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**SPRING GROVE
DEVELOPMENT AGREEMENT
BY AND BETWEEN**

**MWV-EAST EDISTO SPRING GROVE, LLC
AND
CHARLESTON COUNTY, SOUTH CAROLINA**

December 22, 2015

**Prepared by:
George Bullwinkel, III, Esquire
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**DEVELOPMENT AGREEMENT
BY AND BETWEEN**

MWV-EAST EDISTO SPRING GROVE, LLC

AND

CHARLESTON COUNTY, SOUTH CAROLINA

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EXHIBITS

- Exhibit A: Legal Description
- Exhibit B: Boundary Plat
- Exhibit C: Development Phasing Schedule
- Exhibit D: Spring Grove Development Agreement Ordinance
- Exhibit E: Current Regulations
- Exhibit F: Spring Grove Charleston County Fiscal Analysis
- Exhibit G: Portion of Property Subject to Density Covenant
- Exhibit H: Adjacent Property Subject to Density Covenant
- Exhibit I: Areas of Donated Property
- Exhibit J: Memorandum of Understanding with Charleston County Parks and Recreation
- Exhibit K: Traffic Impact Study Standards
- Exhibit L: Form of Partial Assignment and Assumption of Rights and Obligations under Development Agreement
- Exhibit M: Coordination Letter from Charleston Water Systems
- Exhibit N: Coordination Letter from Town of Ravenel
- Exhibit O: Guiding Development Plan
- Exhibit P: Form of Restrictive Covenants
- Exhibit Q: Conceptual Design Plan
- Exhibit R: Tree Protection and Preservation Administrative Manual

**DEVELOPMENT AGREEMENT
BY AND BETWEEN
MWV-EAST EDISTO SPRING GROVE, LLC
AND
CHARLESTON COUNTY, SOUTH CAROLINA,**

This DEVELOPMENT AGREEMENT (together with the Exhibits attached hereto and incorporated by reference herein, the "Agreement") is entered into effective as of the 22nd day of December, 2015 (the "Effective Date"), by and between MWV-East Edisto Spring Grove, LLC, a Delaware limited liability company ("Property Owner") and Charleston County, a political subdivision of the State of South Carolina (the "County") (collectively, the "Parties").

RECITALS

This Agreement is predicated upon the following:

1. The Code of Laws of South Carolina, 1976, as amended (the "S.C. Code"), Sections 6-31-10 through 6-31-160, as it exists on the Effective Date of this Agreement (the "Act"), enables political subdivisions of the State of South Carolina to enter into binding development agreements with entities intending to develop real property under certain conditions set forth in the Act.
2. The County has authorized the use of Development Agreements under Charleston County Zoning and Land Development Regulations Ordinance No. 1202, Art. 3.16 Development Agreements, adopted on November 21, 2006.
3. Under the Charleston County Official Zoning Map, fourteen thousand five hundred eight (14,508) acres comprising the Real Property (hereinafter defined) identified as TMS Numbers 050-00-00-017, 121-00-00-033, 121-00-00-035, 175-00-00-009, and 175-00-00-017,

Charleston County, South Carolina previously designated and approved as Resource Management (RM) District, and TMS Numbers 099-00-00-012, 099-00-00-033, 099-00-00-089, 168-00-00-023, and 186-00-00-062, Charleston County, South Carolina, previously designated as Agricultural/Residential (AGR) District, were reclassified as Form-Based Zoning (FBZD) District by County Council on November 19, 2015, pursuant to Ordinance No. 1880.

4. Pursuant to the Act, the County conducted public hearings regarding its consideration of this Agreement on August 25, 2015, and September 29, 2015, after publishing and announcing notice, in accordance with the Act.

5. The County Council adopted Ordinance No. 1879 on November 19, 2015, (a) determining that this Agreement is consistent with the County Comprehensive Plan, the Act, and the Current Regulations of the County, and (b) approving this Agreement.

NOW THEREFORE, in consideration of the premises of this Agreement and the mutual benefits to the Parties, the Parties agree as follows:

1. The Real Property. The property subject to this Agreement currently consists of approximately fourteen thousand five hundred eight (14,508) acres, of which approximately eight thousand eight hundred forty-nine (8,849) acres are highland. A legal description of the property is set forth in Exhibit A, attached hereto and incorporated by reference herein, and the boundary lines of the property are shown on the compiled plat attached hereto as Exhibit B, and incorporated by reference herein.

2. Definitions. In this Agreement, unless the word or phrase is non-capitalized:

(a) “Adjacent Property” means the property shown on Exhibit H, attached hereto and incorporated by reference, and is not included in the Real Property referred to in Sections 1 and 5

and governed by this Agreement. The “Adjacent Property” is subject to the Restrictive Covenant provisions as set forth in Section 11.B(c), but is not subject to any other provision of this Agreement, the Guiding Development Plan, or the Master Plan.

(b) “Agreement” means this Development Agreement, including the recitals and exhibits attached hereto.

(c) “CCSD” means the Charleston County School District.

(d) “CWS” means Charleston Water Systems.

(e) “CCPRC” means the Charleston County Parks and Recreation Commission.

(f) “Comprehensive Plan” means the Charleston County Comprehensive Plan, adopted on April 20, 1999, as amended, pursuant to S.C. Code § 6-29-510, et seq., and is included in the Current Regulations, which are attached hereto as Exhibit E.

(g) “Conceptual Design Plan” means the document entitled “The Story of Spring Grove” dated May 2015, attached hereto as Exhibit Q and incorporated herein by reference, setting forth the Property Owner’s overall conceptual design vision for the Project. The Conceptual Design Plan has no regulatory force or effect.

(h) “County” means County of Charleston, South Carolina.

(i) “Current Regulations” mean the Master Plan, the Spring Grove Form-Based Zoning District Ordinance, the Comprehensive Plan, the Charleston County Zoning and Land Development Regulations, adopted on November 20, 2001, as amended through the Effective Date, and all other applicable County ordinances, all as amended through the Effective Date hereof, and attached hereto as Exhibit E and incorporated herein by reference.

(j) “Development” means the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into three or more parcels, and is intended by the Parties to include all uses of, activities upon or changes to the Real Property as are authorized by the Agreement.

“Development,” as designated in a land or development permit, includes the planning for, and all other activity customarily associated with it, unless otherwise specified. When appropriate to the context, “Development” refers to the planning for, or the act of developing, or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of this item. For purposes of the Development Agreement, the term “Development” shall be defined pursuant to the Act; for the purposes of the Form District Master Plan, the term “Development” shall be defined pursuant to the ZLDR.

(k) “Development Parcel” means any tract of land on which Development may occur, including platted lots and unplatted parcels, but excluding street rights-of-way.

(l) “Development Permit” includes a building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, certificate of occupancy and any other official action of the County having the effect of permitting the Development or use of property.

(m) “Development Phasing Schedule” means the schedule of proposed Development of the Real Property as shown on Exhibit C, attached hereto and incorporated by reference herein.

(n) “Development Rights” means all rights to the use and Development of the Real Property derived from this Agreement and the Spring Grove Form-Based Zoning District Ordinance.

(o) “Developments of County Significance Requirements” mean those requirements found in Article 3.17 of the ZLDR.

(p) “Facilities” means major capital or community improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.

(q) “Guiding Development Plan” means Exhibit O attached hereto and incorporated by reference herein, which is an illustrative document meant to guide future Development of the Real Property. However, the Guiding Development Plan does not govern future Development of that portion of the Real Property depicted on Exhibit G as it is subject to a restrictive covenant, as is more fully described in Section 11.B hereof, consistent with the Developments of County Significance Requirements.

(r) “Land Development Regulations” means ordinances and regulations enacted by the County for the regulation of any aspect of Development and includes, but is not limited to, County zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the Development or use of property.

(s) “Law” means all statutes, ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies and rules, custom and usage (formal and informal) adopted by the State and/or the County affecting the Development of property, and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications.

(t) “Master Plan” means the Spring Grove Form District Master Plan, Ordinance No. 1880, adopted November 19, 2015, included in the Current Regulations, which are attached hereto as Exhibit E.

(u) “Master Restrictive Covenants” means those private covenants, conditions, and restrictions to be recorded by the Property Owner against certain portions of the Real Property that among other matters establish the MPRB pursuant to the ZLDR § 7.2.7.

(v) “Material Breach” means a failure to meet the obligations set forth in Section 11.B. and Paragraphs 12(d) and 12(f) hereof.

(w) “MOU” means the Memorandum of Understanding between the Property Owner and CCPRC, attached hereto as Exhibit J and incorporated herein by reference.

(x) “MPRB” means the Master Plan Review Board or Master Plan Review Board(s) established by the Master Restrictive Covenants.

(y) “Official Zoning Map” means the Charleston County Official Zoning map as outlined in the ZLDR §1.10.

(z) “Project” is the Development that will occur within and upon the Real Property described in Exhibit A and Exhibit B.

(aa) “MWV’s Obligations” means the obligations of MWV-Spring Grove, LLC as set forth under this Agreement, including but not limited to the obligations set forth in Section 11.B. and Paragraphs 12(d) and 12(f) hereof.

(bb) “Property Owner” means MWV-East Edisto Spring Grove, LLC, a Delaware limited liability company existing under the laws of Delaware together with all subsidiaries thereof and other entities, which have a legal interest, on the date of execution hereof in any of

the Real Property described in Paragraph 5 and includes their successors in interest, successors in title (as to any portion of the Real Property) and/or assigns by virtue of assignment or other instrument compliant with this Agreement. When used herein with reference to a specific property within the Property or other portion of the Property, Property Owner shall mean and refer to that specific person or entity that has legal title to such portion of the Property. This definition of Property Owner shall not be understood to impose obligations, burdens, or liabilities on any of the particular persons or entities who qualify as the Property Owner for portions of the Property not legally tied to them. Property Owner warrants that there are no other legal or equitable owners of the Real Property.

(cc) “Real Property” is the real property referred to in Section 5 and includes any improvements or structures customarily regarded as part of real property.

(dd) “Spring Grove Development Agreement Ordinance or Development Agreement Ordinance” means the Charleston County Ordinance No. 1881, adopted on November 19, 2015, approving this Agreement and attached hereto as Exhibit D and incorporated herein by reference.

(ee) “Spring Grove Form-Based Zoning District Ordinance” means Charleston County Ordinance No. 1879, adopted on November 19, 2015, and is included in the Current Regulations, which are attached hereto as Exhibit E.

(ff) “Stand-Alone Special District” means a Special District defined and mapped at the adoption of the Spring Grove Form-Based Zoning District Ordinance.

(gg) “Term” shall have the meaning set forth in Section 15 of this Agreement.

(hh) “Thoroughfare” has the meaning set forth in the ZLDR Article 7.6.

(ii) “ZLDR” means the Charleston County Zoning and Land Development Regulations, and is included in the Current Regulations, which are attached hereto as Exhibit E.

3. Parties. Parties to this Agreement are the Property Owner and the County.

4. Relationship of the Parties. This Agreement creates a contractual relationship between the Parties. This Agreement is not intended to create, and does not create, the relationship of master/servant, principal/agent, independent contractor/employer, partnership, joint venture, or any other relationship where one party may be held responsible for acts of the other party. Further, this Agreement is not intended to create, nor does it create, a relationship whereby the conduct of the Property Owner constitutes “state action” for any purposes.

5. Legal Description of the Real Property. The Real Property which is the subject of this Agreement is described as follows:

(a) A legal description of the Real Property is set forth in Exhibit A.

(b) A compiled plat of the Real Property is set forth in Exhibit B.

The Real Property currently consists of approximately eight thousand eight hundred forty-nine (8,849) acres of highland and approximately five thousand six hundred fifty-nine (5,659) acres of wetlands, with a total gross acreage of approximately fourteen thousand five hundred eight (14,508) acres.

6. Intent of the Parties. The County and the Property Owner agree that the burdens of this Agreement bind, and the benefits of this Agreement shall inure, to each of them and to their successors in interest and, in the case of the Property Owner, its successors in title and/or assigns. The County and the Property Owner are entering into this Agreement in order to secure benefits and burdens referenced in the Code of Laws of South Carolina, §§ 6-31-10, et seq. To that end,

the Parties agree to work cooperatively to accomplish the purposes of this Agreement during the Term of this Agreement.

7. Consistency with the County's Comprehensive Plan and Land Development Regulations.

This Agreement is consistent with the County's Comprehensive Plan and Current Regulations.

Whenever expressed or implied substantive provisions of this Agreement are inconsistent with the applicable standards set forth in the Current Regulations, the standards set forth in the Current Regulations and the standards set forth in this Agreement shall, to the extent possible, be considered in *pari material* to give effect to both the Current Regulations and this Agreement; provided, however, that in the event of a conflict, and subject to the provisions of S.C. Code § 6-31-80, the standards set forth in the Current Regulations shall govern.

8. Legislative Act. Any change in the standards established by this Agreement or to Laws pertaining to the same shall require the approval of County Council, subject to compliance with applicable statutory procedures and consistent with Section 9(a). This Agreement constitutes a legislative act of County Council. County Council adopted this Agreement only after following procedures required by S.C. Code §§ 6-31-10, et seq., and the ZLDR. This Agreement shall not be construed to create a debt of the County as referenced in S.C. Code § 6-31-145.

9. Applicable Land Use Regulations.

(a) Requirements for Developments of County Significance. The approval of the Spring Grove Form-Based Zoning District Ordinance affirms compliance with the Developments of County Significance requirements set forth in ZLDR Article 3.17, including but not limited to, § 3.17.4.A.2.a through i regarding certain demonstrations concerning the proposed land uses and the compliance of the Master Plan with the procedures and regulations for approval, as entitled in

this Agreement, of land Development applications within the Spring Grove Form-Based Zoning District. In accordance with ZLDR Article 3.17, §§ 3.17.4.A.3.a. through f, this Agreement includes the following information:

(i) Housing. Permar, Inc.'s March 14, 2013 Memorandum to Tom Wallington, attached as Exhibit 1 to the "Spring Grove Charleston County Fiscal Analysis" (Municap, Inc., March 2013, including the Supplemental Report dated May 8, 2015) (the "Fiscal Analysis"), attached hereto as Exhibit F and incorporated by reference herein, addresses information about a variety of housing sizes, types and affordability;

(ii) Cultural Resources. Property Owner or a POA, as defined herein, will manage cultural resources within the Real Property in compliance with federal and state laws and regulations pertaining to cultural resource management as administered by the applicable agencies through the permitting processes;

(iii) Development Phasing Schedule. The Development Phasing Schedule, attached as Exhibit C, addresses information regarding the density and intensity of proposed land uses for the first five (5) years of the Project and projections for each subsequent five (5) year time period. The Guiding Development Plan attached as Exhibit O addresses information regarding the location of proposed land uses for the first five (5) years of the Project and the Development Phasing Schedule addresses projections for each subsequent five (5) year time period through build out. Exhibits C and O provide information on the location, density, and intensity of proposed land uses as required in ZLDR § 3.17.4.A.(a) through (f).

(iv) Economic Benefit. The Property Owner has provided a Fiscal Analysis and the economic analysis shows that the Project is self-sufficient in providing the economic resources necessary to support its development. The impact of the proposed development on the local economy and employment market is addressed in the fiscal impact assessment pursuant to ZLDR § 3.17.4.A.3.d.

(v) Infrastructure. The Fiscal Analysis utilizes the Property Owner's build out assumptions and timing as set forth in the Development Phasing Schedule in the calculation of the fiscal and economic impact of the Project over the Term of the Agreement and includes a fiscal impact assessment of public infrastructure needs pursuant to ZLDR § 3.17.4.A.3.e. Construction of the infrastructure will precede or be concurrent with Development of the Real Property as set forth in Section 12 of this Agreement and the Guiding Development Plan.

(vi) Public Improvements. Sections 12 and 13 of this Agreement address information about the needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, government facilities and the economic benefits of the Project.

(b) Applicable Laws and Land Development Regulations. Except as otherwise provided by this Agreement or by S.C. Code Section 6-31-10, et seq., the Laws applicable to Development of the Real Property, subject to this Agreement, are those in force at the time of execution of this Agreement, defined as the Current Regulations.

(c) Subsequent Regulations. The County may enact subsequent regulations pursuant to S.C. Code § 6-31-80.

(d) Vested Rights. The benefits that inure to the Property Owner under this Agreement shall, commencing on the Effective Date of this Agreement and during the Term of this Agreement, constitute vested Development Rights for the Development of the Real Property, and the Property Owner shall have the vested right to undertake Development of the Real Property, or any portion thereof, in accordance with the Development Rights and consistent with the terms of this Agreement, the Current Regulations, and the Guiding Development Plan during the Term of this Agreement. The Parties acknowledge and agree that as of the Effective Date of this Agreement, the Property Owner has a legal interest in the Real Property and is vested with all Development Rights arising out of this Agreement.

Paragraph 9(b) of this Agreement does not abrogate any rights either preserved by S.C. Code Section 6-31-140 or that may be available or may become available pursuant to common law and otherwise in the absence of a development agreement.

10. Building Codes and Laws Other Than Land Use Regulations. The Property Owner, notwithstanding any provision which may be construed to the contrary in this Agreement, must comply with any building, housing, electrical, mechanical, plumbing, gas and energy codes subsequently adopted by the County or other governmental entity, as authorized by Chapter 9 of Title 6 of the South Carolina Code. This Agreement shall not be construed to supersede or contravene the requirements of any building, housing, electrical, mechanical, plumbing, gas and energy codes subsequently adopted by the County or other governmental entity, as authorized by Chapter 9 of Title 6 of the South Carolina Code. The provisions of this Agreement are not intended, nor should they be construed in any way, to alter or amend in any way the rights, duties and privileges of the County to exercise governmental powers and pass laws not applicable to

Development of the Real Property including, but not limited to, the power of eminent domain and the power to levy and collect taxes; provided, however, that Laws applicable to the Development of the Real Property shall be subject to Section 9(b).

11. Local Development Permits and Other Permits Needed. The Parties anticipate that local Development Permits and other regulatory permits will be needed to complete the Project as more fully described in Article 3 of the Master Plan.

The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Property Owner of the necessity of complying with the Law governing permit requirements, conditions, terms, or restrictions.

A. LAND USES AND INTENSITIES

(1) The Current Regulations establish the zoning and land development regulations for the Real Property, as well as the Development uses permitted on the Real Property, population densities, and building intensities and heights.

(2) Any future amendment by the County of the Comprehensive Plan shall not constitute or require an amendment of this Agreement. Any and all Development authorized by this Agreement pursuant to the Master Plan shall be deemed consistent with the Comprehensive Plan.

(3) The Form-Based Zoning District Ordinance shall survive the Term of this Agreement, and the provisions of the Master Plan, including without limitation those that pertain to the validity of any and all Development Permits issued pursuant to the Master Plan, shall remain effective after the expiration of the Term of this Agreement unless and until amended by County Council pursuant to the zoning process in effect at the time.

(4) The Current Regulations are not intended to contain inconsistent provisions; in the event there are inconsistent provisions, the ZLDR shall take precedence over the Master Plan in accordance with ZLDR § 7.1.4.

B. RESTRICTIVE COVENANTS

(1) Restrictive Covenants. The Property Owner intends to record four (4) restrictive covenants affecting the Property:

(a) Master Plan Review Board (MPRB). Prior to the submittal of the first Community Plan or Special District Plan, Property Owner shall establish, through the recording of Master Restrictive Covenants, an association or associations of owners to provide for a private Master Plan Review Board or Master Plan Review Boards (MPRB) with review authority of the Development of the Real Property or portion thereof pursuant to and in compliance with ZLDR Sec. 7.1.5.A(1). At a minimum, all areas outside of the 75% Acreage shall be included within the authority of the MPRB; the authority of the MPRB may include the 75% Acreage. Until such time that the Master Restrictive Covenants are recorded, MWV-East Edisto Spring Grove, LLC shall serve as the Master Plan Review Board. MWV-East Edisto Spring Grove, LLC may further privately manage the Development by the recording of additional restrictive covenants subservient to prior-recorded Master Restrictive Covenants.

(b) 75 Percent (75%) Acreage. The Real Property shown on Exhibit G, attached hereto and incorporated herein by reference, shall be restricted in residential density consistent with the Developments of County Significance Requirements. Both Property Owner and County acknowledge and agree that the restrictive covenants may be amended or revised unilaterally by the Property Owner and any such amendment or revision does not require an

amendment to this Agreement, as long as the amendment or revision is compliant with this Agreement and the Current Regulations.

(c) Adjacent Property. The Adjacent Property shown on Exhibit H shall be restricted in residential density, except for the portion already subject to that certain Conservation Easement and Declaration of Restrictive Covenants dated January 28, 2002, and recorded in the RMC Office for Charleston County at Book 396, Page 128. The form of the restrictive covenants are attached hereto as Exhibit P and incorporated herein by reference. Both Property Owner and County acknowledge and agree that the restrictive covenants contained in Exhibit P may be amended or revised unilaterally by the Property Owner and any such amendment or revision does not require an amendment to this Agreement provided that the density does not increase above one (1) unit per twenty-five (25) acres. As of the Effective Date of this Agreement, approximately six thousand eight hundred eighty-nine (6,889) acres of Adjacent Property are subject to the restrictions.

(d) New Road Properties. That portion of the Real Property contiguous to New Road between Old Jacksonboro Road and Savannah Highway shall be restricted so that all lots fronting New Road shall have a minimum lot size of three (3) acres.

(2) Recordation of Restrictive Covenants. The restrictive covenants described in subparagraphs (b) and (c) above will be recorded within twenty (20) business days of the expiration re-zoning challenge period provided for in S.C. Code Section 6-29-760. The restrictive covenants described in subparagraph (d) above will be recorded at the time of the subdivision of the property. Notwithstanding the preceding, prior to recording any such deed

restriction or conservation easement on the Real Property, building or Development Permits will be issued consistent with the Master Plan for Infrastructure, as defined in the Master Plan.

(3) Property Owner Dedication. Restrictive covenants may provide, at the sole discretion of the Property Owner, for the dedication of portions or all of the Real Property to an association of owners or any association or sub-association of owners for maintenance and management obligations or other functions, including the payment of fees, subject to the provisions of this Agreement. The recording of a restrictive covenant, conservation easement or similar instrument against all or any portion of the Real Property shall not require or constitute an amendment of the Master Plan or this Agreement, unless it constitutes a material change under the Current Regulations, is less restrictive than this Agreement or the Current Regulations, or triggers a requirement for an amendment.

C. FORM BASED ZONING DISTRICT PROCEDURES

Development applications, including but not limited to Community Plans and Special District Plans, as defined in the ZLDR, and any amendments thereto, respectively, shall conform to the Master Plan, the Agreement, the Guiding Development Plan, and the ZLDR. The Master Plan establishes the overall guidelines and uses authorized within the Project; however, Development of an individual parcel remains dependent on the availability of adequate infrastructure as further described in Sections 12 and 14 herein and compliance with all Current Regulations and the Guiding Development Plan.

The Settlement Types Map, as defined in the ZLDR and included in the Master Plan, is conceptual in nature and may be updated by the County and/or Property Owner at the time of Community Plan submittal in accordance with ZLDR §7.3.3. The Master Plan also includes a

Circulation Map, as defined in the ZLDR, which establishes the general location of both proposed and existing highways and regional, primary, and secondary thoroughfares, and includes anticipated long-distance bicycle routes in accordance with the Settlement Types Map, with the intent to establish connections between development areas, community resources, and existing infrastructure, pursuant to ZLDR § 7.4.4. Pursuant to ZLDR § 7.4.4, the Circulation Map is intended to be conceptual in nature and may be updated by the County and the Property Owner at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed Thoroughfares. The Property Owner acknowledges and agrees that it will develop the Circulation Plan in compliance with ZLDR Chapter 7 including, but not limited to, the requirement for all Thoroughfares to terminate at other Thoroughfares to form a network that connects Community Units, Special Districts, and Separate Rural Developments to each other, existing and planned development, and communities adjacent to the project. The Property Owner shall comply with all Land Development Regulations procedures and requirements contained in the Current Regulation and all other applicable ordinances. Prior to submitting a Community Plan or a proposed amendment to an existing Community Plan or Special District Plan, the Property Owner shall meet with the Planning Director to discuss the proposal and the applicable development review and approval procedures, and to ensure that Development is proceeding in accordance with the Development Phasing Schedule and Guiding Development Plan as set forth in Section 14(b).

The Property Owner agrees and acknowledges that only the SD-1 (Economic Development and Business) and SD-2 (Regional Retail) Special Districts may be developed without subsequent Planning Commission approval if they are developed pursuant to the approved Form District Master Plan; provided, however, that only fifty (50%) of the SD-2

(Regional Retail) Special District located within the G-2 Sector shall be developed within the first five (5) years from the Effective Date of this Agreement. Property Owner commits to submit a Special District Plan for the SD-1 (Economic Development and Business) Special District within six (6) months of the Effective Date of this Agreement.

The Parties acknowledge and agree that Property Owner may request the approval of four (4) additional Special Districts in the future: a recreation Special District, a cultural/educational Special District, a utilities Special District, and/or an age-restricted/age-targeted Special District. Property Owner acknowledges that the County must approve these additional Special Districts via an amendment to the Master Plan pursuant to the procedures and requirements contained in ZLDR Chapter 7.

The County and the Property Owner acknowledge and agree that, pursuant to ZLDR § 7.4.8.B, the Project must comply with the tree protection and preservation requirements of the ZLDR (the “Tree Protection Requirements”). In order to set forth and clarify the process by which the Tree Protection Requirements of the ZLDR will be met within the Project, an administrative manual, attached as Exhibit R and incorporated by reference herein, has been developed, and the Parties agree that the provisions set forth in Exhibit R shall govern the protection and preservation of trees within the Project.

D. VISION/CONCEPTUAL PLAN

The Property Owner has developed a Conceptual Design Plan, attached hereto as Exhibit Q, to serve as a conceptual plan that illustrates the Property Owner’s overall intent for the Development of the Project. The County acknowledges and agrees that the Conceptual Design Plan is not regulatory, and the design standards established in the Master Plan and established

pursuant to the Current Regulations including, but not limited to, ZLDR Chapter 7 govern the design of Lots and Buildings.

12. Facilities and Services. Although the nature of this long-term project prevents the Property Owner from providing exact completion dates, the general phases of Development are set forth in Section 14 and described in Exhibit C. The Property Owner certifies that the services and Facilities will be in place (or if not fully in place, the cost of construction fully bonded or letter of credit posted pursuant to the Current Regulations) at the times provided herein subject and pursuant to ZLDR § 8.14. The Property Owner shall comply with applicable Laws and all provisions of this Agreement, and obtain prior approval of construction plans by the County and other applicable governmental entities before installing the Facilities. Notwithstanding any provision herein to the contrary, the Property Owner hereby assures the County that adequate Facilities shall be available concurrent with the phases of Development.

(a) Rights-of-Way/Easement. The Property Owner or a third party shall at its expense develop and provide roads, streets, and other transportation and drainage related facilities and infrastructure within the Project and pursuant to and at such time required by the development plans for the Project and/or the Current Regulations. Such facilities may be transferred by the Property Owner, in fee or by easement, subject to proper dedication and acceptance by the South Carolina Department of Transportation (“SCDOT”), Charleston County, or a property owners association, as governed by recorded covenants, conditions, and restrictions regarding the ownership and maintenance thereof. Rights-of-way and easements may also remain privately owned and maintained.

(b) Potable Water. Subject to approval by the South Carolina Department of Health and Environment Control (“DHEC”), the service and Facilities for water shall be provided by

CWS insofar as its rights allow, as is evidenced by the coordination letter from CWS attached hereto as Exhibit M and incorporated herein by reference. If the Property Owner initiates an effort to form a public service district to support future water service needs of the Project, the County Agrees, without limiting its police powers or legislative authority, to cooperate with the Property Owner in Property Owner's development of a water service district under all applicable local and State laws.

(c) Sanitary Sewer Facilities and Service. Subject to approval by the DHEC, the service and facilities for sanitary sewer for Phases 1 and most of Phase 2 of the Project shall be provided by CWS pursuant to its contract with the Town of Ravenel and the Town of Ravenel's contract with Property Owner, as is evidenced by a coordination letter from the Town of Ravenel attached hereto as Exhibit N and incorporated by reference herein. When subsequent phases are initiated, sanitary sewer service may be provided by an expansion of the Ravenel service area or by other means available at that time, which will require approval of amendments to the BCDCOG 208 Water Quality Management Plan. The Property Owner has the right to receive sanitary sewer services for the Development from any provider thereof, and to install such sewer Facilities in accordance with the applicable DHEC regulations and the health and safety standards of the County, all subject to approval of amendments to the BCDCOG 208 Water Quality Management Plan. If the Property Owner wishes to form a public service district to support future sewer service needs of the Project, Property Owner shall coordinate with the Town of Hollywood, the Town of Ravenel and the County in development of sewer service district under applicable state law and shall comply with all applicable county and state requirements and procedures. Additionally, such request shall require the Property Owner to submit applications to amend the BCDCOG 208 Water Quality Management Plan

d) Public Services. The Project is eligible to receive county services at a level and in a manner that is consistent with other similarly situated developed areas of the County within the vicinity of Spring Grove.

The Property Owner shall provide certain amounts of property and donations of money for specific public Services and Facilities. Any donation of land under this Agreement may include in the deed a reverter to the Property Owner (a) if the use for which the donated land is being donated or construction of improvements therefore has not substantially begun within ten (10) years of the donations and continues in a reasonable time to completion or (b) the use for which the donated land is made is changed to another use during the Term of this Agreement. Furthermore, the grantee of any land donated under this Agreement is responsible for obtaining the necessary zoning and permitting, including but not limited to an amendment of the Master Plan for the creation of a Special District, if necessary, prior to the conveyance of the respective property. MWV-East Edisto Spring Grove, LLC shall donate the following within the timeframes described below or as otherwise mutually agreed by the Parties:

(i) St. Paul's Fire District: Two hundred and fifty thousand (\$250,000) dollars shall be provided at or before the issuance of the first single-family residential permit and approximately one (1) acre in a location to be mutually agreed upon for the establishment of a new fire station within the Project shall be provided within six (6) months of the Effective Date of this Agreement.

(ii) Charleston County EMS: Approximately one (1) acre in a location to be mutually agreed upon for the establishment of a new EMS facility within the Project, to be provided within six (6) months of the Effective Date of this Agreement.

(iii) Charleston County Sheriff's Department: Twenty-five (25) acres for the establishment of a training range for explosives located within the Real Property in the area shown on Exhibit I, attached hereto and incorporated herein by reference, to be provided within one hundred eighty (180) days of the Effective Date of this Agreement.

(iv) Charleston Water System: Approximately forty (40) acres for the establishment of a ground water storage facility for improved water facility West of the Ashley, including the Project, in the area shown on Exhibit I, within one hundred eighty (180) days of the Effective Date of this Agreement.

(v) Charleston County School District: Approximately twenty (20) acres for the establishment of a school within the Real Property, to be provided at a time and at a location mutually agreeable to the CCSD and the Property Owner within one (1) year of the Effective Date of this Agreement. In the event that the Property Owner and CCSD cannot agree on a location within one (1) year of the Effective Date of this Agreement, the Property Owner's obligation to donate the property terminates, unless such time is extended by mutual agreement of both parties. Furthermore, the deed conveying the property to CCSD shall provide that, in the event a school is not constructed within twenty (20) years of the Effective Date of this Agreement, the property shall revert back to the Property Owner.

(vi) Charleston County Parks and Recreation Commission: The Property Owner will donate land and funding to the CCPRC in accordance with the MOU attached hereto as Exhibit J.

(e) Financing for Infrastructure and Other Public Facilities. The Property Owner may request that special assessment districts or other financing mechanisms be utilized on portions or

all of the Real Property to finance infrastructure improvements and other public facilities for the Real Property, or to finance County Facilities that benefit the Real Property.

(f) Property Owner Commitment to Establish Community Enhancement Fund.

Following the Effective Date hereof and prior to the conveyance of any of the Real Property and continuing until termination as herein provided, the Property Owner and/or the POA shall establish a community enhancement fund to promote the common good and general welfare of the communities near and adjacent to the Project (the "Community Enhancement Fund") and shall be recorded as part of the Restrictive Covenants on the Property. The Community Enhancement Fund shall be funded by a half (0.5%) percent assessment of the construction value of any residential improvement to the Property for which an initial or subsequent building permit is issued to the Property Owner or any successor in title of the Property during the Term of this Agreement. The assessment shall be collected by POA and paid to the County annually within fifteen (15) calendar days of the date of the annual review of the Agreement, and shall be accompanied with an itemized list of permits issued, including, but not limited to, the permit amount, date of issue, name on permit, address and tax map parcel identification number that permit pertains to. Said funds shall be kept by the County in a separate account for the purposes stated herein, and the County shall establish a program to administer and disburse said funds consistent therewith. The provisions hereof and the term of the Community Enhancement Fund shall not terminate upon termination of this Agreement absent a written termination notice by either (i) Property Owner or its association assignee, or (ii) the County to the other; provided further, however, if there are funds remaining in the Community Enhancement Fund account at the expiration of the Term of this Agreement, any such notice shall only terminate the funding of the Community Enhancement Fee and shall not be effective to terminate the Community

Enhancement Fund until all such remaining funds in the account are disbursed in accordance with the County-established program.

13. Transportation.

(a) Infrastructure. The Property Owner shall pay for and construct all road, street, thoroughfare, and other transportation and drainage related infrastructure and improvements within the Real Property. Any roads whose standards are dictated by federal, State or County standards must be constructed according to the respective standards and pursuant to the applicable federal, State or County processes. Transportation Infrastructure, as defined below, shall be constructed in accordance with the Guiding Development Plan, the standards set forth in Section 5.6 of Master Plan (the “Thoroughfare Standards”), and the Current Regulations. The location and cross section of any roads on the Real Property shall be subject to review and action at the Community Plan/Special District Plan review pursuant to ZLDR § 7.4.4.C.

The following regarding Proposed Primary Thoroughfares shown on the Circulation Map included in the Master Plan apply:

- (i) The Property Owner shall plat the right-of-way(s) for the above-referenced Primary Thoroughfares and dedicate them to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
- (ii) The Property Owner shall coordinate the above-referenced right-of-way width(s) and location(s) with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.

(iii) All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.

(b) Property Owner Obligations for Transportation Infrastructure. The Property Owner Obligations for transportation infrastructure (“Transportation Infrastructure”) generally include the provision of internal roads and pathways within Spring Grove. In addition, Property Owner will donate to the County additional land to create up to seventy-five (75’) feet of additional right-of-way along New Road and SC Highway 165 upon written request by the County. The Property Owner will perform a network-based traffic study upon submission of the first Community Plan or Special District Plan of a Settlement. The Property Owner will prepare and submit a traffic impact study for each subsequent Community Plan and Special District Plan application whereby it is anticipated that the Development associated with said Plan will result in 100 or more new peak hour vehicle trips in its entirety, per the ITE TRIP Generation Manual, 9th Edition or later. The traffic impact studies shall comply with Sections 3.4.2. of the Master Plan. In the event that a Community Plan or a Special District Plan is not anticipated to exceed 100 new peak hour vehicle trips in its entirety, the Property Owner shall provide a letter, in accordance with Section 3.4.2.hof the Master Plan, documenting the anticipated traffic to be generated by the Community or Special District Plan; the proposed access and circulation plan; and any associated planned transportation improvements. If requested in writing by the Planning Director, the Property Owner shall perform subsequent network-based traffic studies for an approved Community Plan or Special District Plan upon receipt of every 1000 Density Units certificates of occupancy in order to determine the necessary operational and capacity improvements (e.g., turn lanes, traffic signals, additional rights of way,

additional travel lanes) as needed to serve the Community Plan or Special District, respectively. The network-based traffic study will be based upon the primary traffic circulation pattern, illustrating existing and proposed abutting roadways, proposed major points of ingress and egress to the development, and primary internal trafficways within the Community Plan or Special District, respectively.

If the traffic study shows that the Project will affect roads not on the Real Property or intersections not adjoining the Real Property such that the roads are operating below Level of Service "B" or intersections that adjoin the property such that the intersections are operating below Level of Service "C", the pro-rata cost attributable to the Project of road or intersection improvements required to maintain the "no build" level of service condition as described above, using the No Build alternatives evaluation methodology outlined in Exhibit K, attached hereto and incorporated herein by reference, shall be the responsibility of the Property Owner. The Property Owner and the County will work together to determine the total cost of any improvements required, as well as the pro-rata share required by each. The Property Owner's pro-rata cost is the cost of the road or intersection improvements attributable to the Project as a percentage of the total cost of the road or intersection improvements as mutually agreed upon by the County and the Property Owner. Notwithstanding anything contained in this Agreement, payment to the County of such pro-rata share prior to the issuance of the first Building Permit for the subject Development shall fulfill all obligations of the Property Owner for such mitigation improvements, and all Development Permits related to the subject Development shall be issued pursuant to the Master Plan after such payment.

If the traffic study shows that the Project will affect roads within the Project such that the roads are operating at a LOS "C" or below, the cost of any improvements required to maintain a LOS "C" shall be the responsibility of the Property Owner.

The procedure for traffic impact studies outlined above and contained in Master Plan Section 3.4.2 supersede and replace the standards, requirements and procedures of ZLDR Article 9.9 and ZLDR § 7.4.4.B.1 as such ZLDR provisions are in conflict and inconsistent with the approved Master Plan.

(c) Acceptance of Facilities. Pursuant to ZLDR § 7.4.4.E, the road improvements located with the Real Property described above, including the Thoroughfares developed pursuant to the Master Plan and approved Community and Special District Plans, may be made public upon proper dedication to and acceptance by Charleston County Council. County acknowledges and agrees that the ZLDR authorizes Thoroughfares that are designed pursuant to the ZLDR, including, but not limited to, Appendix A.

14. Schedule for Project Development.

(a) Commencement Date. The Project will be deemed to commence Development upon the Effective Date of this Agreement.

(b) Development Phasing Schedule and Guiding Development Plan. The Parties acknowledge that the Property Owner intends to develop the Real Property in phases. In accordance with the Act, the Property Owner shall develop the Real Property in a manner consistent with the Development Phasing Schedule and Guiding Development Plan as is set forth respectively in Exhibit C and Exhibit O hereto. As the timing of the Development will be affected by the health of the national and local economics as well as demand for various housing types and commercial and industrial uses in the region, it is difficult to accurately project the

timing and scope of the Project. As such and using the most reliable information as of the Effective Date, the Property Owner and County agree upon the Development Phasing Schedule, which is attached hereto as Exhibit C. MWV-East Edisto Spring Grove, LLC, or its assigns, and County further agree that the MWV-East Edisto Spring Grove, LLC, or its assigns, shall, at a minimum, update the Development Phasing Schedule and Guiding Development Plan on an annual basis and submit it to the County prior to the periodic reviews required pursuant to Section 18. Each update shall include a summary of the development that occurred from the effective date of the Agreement, by year, including, but not limited to, total numbers and types of density units approved/developed by Community Plan/Special District Plan, statuses of road and other infrastructure projects, and shall include a general description of the anticipated Development to occur on the Real Property within the next five (5) years; including but not limited to: (1) the location of Development; (2) land use types/intensities; and (3) required on-site and off-site infrastructure improvements that the Property Owner and County reasonably believe will be necessary, including identification of parties responsible for funding identified infrastructure improvements and timing of such improvements for the next five year interval, as mutually agreed to by the County and Property Owner.

The annual update provided by the Property Owner shall only be approved by the Planning Director if it meets the Current Regulations and, if it does not, amendments to the Current Regulations and/ or to the Agreement may be required. Notwithstanding the above, in no case will:

(i) The time frames for Development of the various phases of the Real Property shown as bubbles on the Guiding Development Plan be changed without approval of the Planning Director, which approval shall not be unreasonably withheld; or

(ii) The intensity of Development set forth on the Development Phasing Schedule exceed the contemporaneous availability of sufficient infrastructure improvements with capacity to serve such Development impacts, as evidenced by either:

a) Mutual agreement of the Planning Director and MWV-East Edisto Spring Grove, LLC, or its assigns; or

b) A study performed by a registered South Carolina engineering firm.

Notwithstanding anything contained in this paragraph, at no time shall MWV-East Edisto Spring Grove, LLC, or its assigns, transfer the obligations set forth herein to more than one person/entity at the same time, nor shall more than one person/entity simultaneously be responsible for the obligations set forth herein.

(c) Completion Date. The Property Owner projects that by the year 2065 the Project should be substantially completed (i.e., essentially all structures erected and/or all necessary infrastructure in place to serve the intended uses).

15. Term of the Agreement. The term of this Agreement shall be fifty (50) years, commencing on the Effective Date.

16. Amending or Canceling the Agreement. Subject to the provisions of S.C. Code Section 6-31-80 and Paragraph 18 below, this Agreement may be amended or canceled in whole or in part only by mutual consent of the Parties in writing or by their successors in interest. Any amendment to this Agreement shall comply with the provisions of S.C. Code Section 6-31-10, et seq. A major modification of this Agreement shall occur only after public notice and a public hearing by the County pursuant to S.C. Code Section 6-31-60(B).

17. Modifying or Suspending the Agreement. Pursuant to S.C. Code Ann. § 6-31-130, in the event state or federal laws or regulations prevent or preclude compliance with one or more

provisions of this Agreement, the pertinent provisions of this Agreement shall be modified or suspended as may be necessary to comply with the state or federal laws or regulations.

18. Periodic Review. Pursuant to S.C. Code Ann. § 6-31-90, the County shall review the Project and this Agreement at least once every twelve (12) months, at which time the Property Owner shall demonstrate good-faith compliance with the terms of this Agreement.

If, as a result of its periodic review or at any other time, the County finds and determines that the Property Owner has committed a material breach of the terms or conditions of this Agreement, the County shall serve notice in writing upon the Property Owner setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Property Owner a reasonable time of not less than thirty (30) days in which to cure or initiate a process or plan to cure the material breach. If the Property Owner has initiated a process or plan to cure the breach within thirty (30) days of notice of the breach, is using good faith efforts to cure the breach, and requires additional time to cure, the Property Owner shall request an extension in writing, and County shall not unreasonably deny the request.

If the Property Owner fails to cure any Material Breach, then the County Council may unilaterally terminate or modify this entire Agreement. If a Property Owner fails to cure any non-Material Breach as to any portion of the Real Property within a commercially reasonable time, then the County Council may unilaterally terminate or modify this Agreement with respect to only that portion of the Real Property for which the non-Material Breach occurred.

19. Severability. Subject to the provisions of S.C. Code Section 6-31-150, if any word, phrase, sentence, paragraph or provision of this Agreement shall be finally adjudicated to be

invalid, void, or illegal, it shall be deleted and in no way affect, impair, or invalidate any other provision hereof.

20. Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions. In return for the respective rights, benefits and burdens undertaken by the Parties, the Property Owner shall be, and is hereby, relieved of obligations imposed by future land development laws, ordinances and regulations, except those which may be specifically provided for herein.

The Parties hereto agree to cooperate with each other to effectuate the provisions of this Agreement and to act reasonably and expeditiously in all performances required under the Agreement.

21. Conflicts of Law. This Agreement shall be construed and enforced in accordance with the laws of the State of South Carolina, and the Ninth Judicial Circuit, Charleston County, shall be the proper venue for any disputes.

22. Remedies. In addition to the remedies found in Paragraphs 16 and 18 above, each Party recognizes that the other Party would suffer irreparable harm from a Material Breach of this Agreement and that no adequate remedy at law exists to enforce this Agreement. Consequently, the Parties agree that any non-breaching Party who seeks enforcement of the Agreement is entitled to all remedies available at law and equity, including, but not limited to, actual damages; however, the Parties agree that neither Party is entitled to punitive damages. The County will look solely to the Property Owner as to any rights it may have against the Property Owners under this agreement, hereby waives any right to assert any claims against the shareholders, employees or agents of the Property Owner, and further agrees that no shareholder, employee, or agent of the Property Owner has any personal liability under this Agreement.

23. Recording. Within fourteen (14) days after execution of this Agreement by both Parties, the Property Owner shall record the Agreement in the office of the Charleston County Register of Mesne Conveyances. The burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interest and assigns of the Parties to this Agreement.

24. Third Parties. Notwithstanding any provision herein to the contrary, this Agreement shall not be binding and shall have no force or effect as to persons or entities that are not Parties or successors and assigns to this Agreement.

25. County Approval of Agreement. The County Council has approved the Project under the process set forth in S.C. Code § 6-31-50 of the Act and the ZLDR on the terms and conditions set forth in this Agreement and ZLDR Article 3.16.

26. Successors and Assigns.

(a) Binding Effect. This Agreement shall be binding on the successors and assigns of the Property Owner in the ownership or Development of any portion of the Real Property or the Project. A purchaser, lessee or other successor in interest of any portion of the Real Property shall be solely responsible for performance of obligations hereunder as to the portion or portions of the Real Property so transferred, with the exception of MWV's Obligations. Assignees of development tracts shall be required to execute a written acknowledgment accepting and agreeing to perform the obligations in this Agreement, said document to be in recordable form and provided to the County at the time of the recording of any deed transferring a development tract. Following delivery of such documents, the previous Property Owner shall be released of any further liability or obligation with respect to the obligations, with the exception that MWV-Spring Grove, LLC shall not be released of MWV's Obligations.

The Property Owner shall not be required to notify the County or obtain the County's consent with regard to the sale of lots in residential areas which have been platted and approved in accordance with the terms of this Agreement.

(b) Transfer of Project. The Property Owner shall be entitled to transfer any portion or all of the Real Property to a purchaser(s), subject to the following exceptions:

(i) Transfer of Facility and Service Obligations. Simultaneous with the Property Owner conveying any portion of the Real Property to a third party, the Property Owner shall be required to obtain a written agreement in substantially the same form as Exhibit L, attached hereto and incorporated herein by reference, expressly assuming the Specific Development Parcel Obligations with regard to the parcel conveyed and the potential Development of same. The Property Owner shall notify the County within fifteen (15) days after the conveyance of the property, provide the County the applicable documents assigning the development obligations to the transferee and record the same in the office of the Charleston County Register of Mesne Conveyances.

(ii) Assignment of Development Rights. Any and all conveyances of any portion of the Real Property subject to the intensities/square footage set forth in Section 11A herein to third party developers shall, by written agreement in substantially the same form as Exhibit L, assign a precise number of residential units and/or commercial/office square footage along with the permitted land uses that may be constructed on the subject. The Property Owner shall notify the County within fifteen (15) days of the conveyance of the property, provide the County the applicable documents assigning the development rights to the transferee and record the same in the office of the Charleston County

Register of Mesne Conveyances.

(iii) Mortgage Lenders. Notwithstanding anything to the contrary contained herein, the exceptions to transfer contained in this Section shall not apply: (i) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Real Property or any other transfer in lieu of foreclosure; (ii) to any third party purchaser at such a foreclosure; or (iii) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Real Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer or any portion of the Real Property to any such mortgage lender or subsequent purchaser.

(c) Release of Property Owner. In the event of conveyance of all or a portion of the Real Property and compliance with the conditions set forth therein, MWV-East Edisto Spring Grove, LLC shall be released from all obligations as to the portion of Real Property so transferred, and the transferee shall be substituted as the Property Owner under the Agreement as to the portion of the Real Property so transferred.

(d) Estoppel Certificate. Upon request in writing from an assignee or the Property Owner to the County sent by certified or registered mail or publicly licensed message carrier, return receipt requested, the County will provide a certificate (the "Certificate") in recordable form stating that solely with respect to the portion of the Real Property described in the request, there are no violations or breaches of this Agreement of which the County has actual knowledge, except as otherwise described in the Certificate. The County will respond to such a request within thirty (30) days of the receipt of the request, and may employ such professional

consultants, municipal, county and state agencies and staff as may be necessary to assure the truth and completeness of the statements in the certificate. If the County is unable to confirm the statements in said certificate are truthful and complete, County will notify the Property Owner in writing and will not be required to sign said certificate. The reasonable costs and disbursements of private consultants will be paid by the person making the request.

The Certificate issued by the County will be binding on the County in accordance with the facts and statements contained therein as of its date and may be relied upon by all persons having notice thereof.

If the County does not respond to such request within forty-five (45) days of the time of its receipt, the portion of the Real Property described in the request will be deemed in compliance with all of the covenants and terms of this Agreement. A certificate of such conclusion may be recorded by the Property Owner, including a copy of the request and the notice of receipt and it shall be binding on the County as of its date. Such notice shall have the same effect as a Certificate issued by the County under this Section.

27. General Terms and Conditions.

(a) Agreements to Run with the Land. This Agreement shall be recorded against the Real Property as described in Exhibit A and shown on Exhibit B attached hereto. The agreements contained herein shall be deemed to run with the land. The burdens of this Agreement are binding upon, and the benefits of the Agreement shall inure to, all successors in interest to the Parties to the Agreement.

(b) Pre-Existing Allowed Uses. All uses existing as of the Effective Date of this Agreement, including but not limited to commercial forestry and timbering, agricultural, sand or

soil mining, wildlife management, hunt clubs, and wetland mitigation bank operations, including all practices, land uses, and improvements customarily associated with such operations, shall continue to be allowed uses if not provided for in the Master Plan. Resource Extraction or Mining including Borrow Pits, Mining, Oil, or Gas Extraction, Quarries, or Sand and Gravel Operation as defined in the Current Regulations, on the Property shall only require Site Plan Review approval, a Zoning Permit, and approval from South Carolina Department of Health and Environmental Control (SCDEC) pursuant to ZLDR Section 6.4.14.A. Any subdivision of a portion of the Real Property used or planned to be used for any of the uses listed in the preceding sentence may be an exempt land development as provided by State law. Nothing herein shall be construed to abrogate any rights of the Property Owner that may have accrued or vested as of the Effective Date or at any time during the Term of this Agreement pursuant to the Act, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, codified in Chapter 29 of Title 6 of South Carolina Code of Laws, Section 48-23-205 of South Carolina Code of Laws, or pursuant to common law.

(c) Construction of Agreement. This Agreement should be construed so as to effectuate the public purpose of settlement of disputes, while protecting the public health, safety and welfare, including but not limited to ensuring the adequacy of Facilities and compatibility between Developed and Undeveloped Lands.

(d) Mutual Releases. At the time of, and subject to (i) the expiration of any applicable appeal period with respect to the approval of this Agreement without any appeal having been filed or (ii) the final determination of any court upholding this Agreement; whichever occurs later, and excepting the Parties' respective rights and obligations under this Agreement, Property Owner, on behalf of itself and Property Owner's members, officers,

directors, employees, agents, attorneys, and consultants, hereby releases the County and the County's council members, officials, employees, agents, attorneys and consultants, and the County, on behalf of itself and the County's council members, officials, employees, agents, attorneys and consultants, hereby releases Property Owner and Property Owner's members, officers, directors, employees, agents, attorneys and consultants, from and against any and all claims, demands, liabilities, costs, expenses of whatever nature, whether known or unknown, and whether liquidated or contingent, arising on or before the date of this Agreement in connection with the Real Property or the application, processing or approval of the Project; provided, however, that each party shall not be released from its continuing obligation to comply with the law, including the Current Regulations.

(e) State and Federal Law. The Parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. In the event state or federal laws or regulations prevent or preclude compliance with one or more provisions of the development agreement, the provisions of this Agreement shall be modified or suspended as may be necessary to comply with state or federal laws or regulations. The Parties further agree that if any provision of this Agreement is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect.

(f) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the County Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of the County has the power to amend, modify or alter

this Agreement or waive any of its conditions so as to bind the County by making any promise or representation contained herein. Any amendments are subject to the provisions of Section 16 herein.

(g) Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except in writing mutually agreed to and accepted by both Parties to this Agreement.

(h) Attorneys Fees. Should any Party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeal or rehearings, each Party shall be responsible for its attorneys' fees and all costs and expenses. Should any judgment or final order be issued in that proceeding, said reimbursement shall be specified therein.

(i) Annexation. The Parties acknowledge and agree that should any part of the Property be annexed into another jurisdiction or incorporated as a new jurisdiction, the provisions of S.C. Code of Laws Ann. § 6-31-110 shall apply.

(j) Notices. All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

To the County:

Charleston County
Attn: Chairman, Charleston County Council
4045 Bridge View Drive
North Charleston, SC 29405

With copies to:

Charleston County
Attn: Charleston County Attorney
4045 Bridge View Drive
North Charleston, SC 29405

Charleston County
Attn: Charleston County Administrator
4045 North Bridge Drive
North Charleston, SC 29405

To the Property Owner:

MWV-East Edisto Spring Grove, LLC
201 Sigma Drive, Suite 400
Summerville, SC 29483
Attn: Kenneth T. Seeger

With copy to:

George Bullwinkel, III, Esquire
Nexsen Pruet, LLC
205 King Street, Suite 400
Charleston, SC 29401

(k) Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

[SEPARATE SIGNATURE PAGES ATTACHED]

Witness:

MWV-East Edisto Spring Grove, LLC

By: MWV - Charleston Land Partners, LLC

Its: Sole Member

Marie M. Schueler
Peggy Potts

By:

Kenneth T. Seeger
Kenneth T. Seeger, President

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF BERKELEY)

I, the undersigned Notary of the Public of the State of South Carolina, do hereby certify that Kenneth T. Seeger, President of MWV-Charleston Land Partners, LLC, the Sole Member of MWV-East Edisto Spring Grove, LLC, personally appeared before me this 22nd day of November, 2015, and acknowledged the execution of the foregoing instrument.

Beverly T. Craven

Notary Public for South Carolina

Beverly T. CRAVEN

Printed Name of Notary

My Commission Expires: 4/22/18

IN WITNESS WHEREOF, this Agreement has been executed by the Parties as of the day and year first above written.

Witness:

Marie N. Schultz
Peggy Potts

CHARLESTON COUNTY, SOUTH CAROLINA

By: J. Elliott Sumner
Its: Chairman

Attest: Brenda L. Lane
Clerk of Council

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF CHARLESTON)

Martha Austin Adams Brewer

I, Brenda L. Lane, Notary of the Public of the State of South Carolina, do hereby certify that Charleston, South Carolina, by 22, its December and 2015, its Clerk of Council, personally appeared before me this 22 day of December 2015, and acknowledged the execution of the foregoing instrument.

Martha Austin Adams Brewer

Notary Public for South Carolina

Martha Austin Adams Brewer

Printed Name of Notary

My Commission Expires: 1-22-18

EXHIBITS

- Exhibit A: Legal Description
- Exhibit B: Boundary Plat
- Exhibit C: Development Phasing Schedule
- Exhibit D: Spring Grove Development Agreement Ordinance
- Exhibit E: Current Regulations
- Exhibit F: Spring Grove Charleston County Fiscal Analysis
- Exhibit G: Portion of Property Subject to Density Covenant
- Exhibit H: Adjacent Property Subject to Density Covenant
- Exhibit I: Area of Donated Property
- Exhibit J: Memorandum of Understanding with Charleston County Parks and Recreation
- Exhibit K: Traffic Impact Study Standards
- Exhibit L: Form of Partial Assignment and Assumption of Rights and Obligations under Development Agreement
- Exhibit M: Coordination Letter from Charleston Water Systems
- Exhibit N: Coordination Letter from Town of Ravenel
- Exhibit O: Guiding Development Plan
- Exhibit P: Form of Restrictive Covenants
- Exhibit Q: Conceptual Design Plan
- Exhibit R: Tree Protection and Preservation Administrative Manual

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

CHARLESTON COUNTY – SPRING GROVE

CTN 10:

GARRETT TRACT

All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Paul's Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, Eighty-Two (82) Acres, more or less; Butting and Bounding, North, on lands of West Virginia Pulp and Paper Company, formerly of the Estate of George S. Holmes, deceased; East, on lands of the said West Virginia Pulp and Paper Company, formerly of Joe Cordrey, on lands now or formerly of S. Fludd, and on lands now or formerly of Charles Simmons; South, on lands now or formerly of the Estate of Friday Middleton, and on lands now or formerly of Charles Simmons; and West, on lands now or formerly of Fox, formerly of the Estate of Jackson, and on lands now or formerly of Charles Simmons; and having such shape, form, marks, courses, distances, buttings, boundings, and content, as are delineated on a Map there of by J.P. Gaillard, C.E., dated February 1927, a Blue Print of which said Map is recorded in the RMC Office for Charleston County, in Book C-26, page 254.

The Execution under which this property was sold (a Duplicate of which is attached to the said Deed) calls for One Hundred and Thirty (130) Acres of land but upon levy the only real estate that could be found in St. Paul's Parish, in the County of Charleston, in the State aforesaid, in the name of Joseph Garrett, out of which to satisfy the said Execution, was the Eighty-Two (82) Acre Tract hereinbefore specifically described, which was duly levied on and sold.

BEING a portion of the premises (Tract 14) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in

liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVE AND EXCEPTING the real property described in:

1. Deed dated February 21, 2003 from MeadWestvaco Forestry, LLC to the County of Charleston conveying 2.7 acres (part of 8.205) acres).

Part of TMS No. 175-00-00-009

CTN 12A (PARTS):

JERICHO TRACT

All those several pieces, parcels, tracts or plantations of land, known as "Mount Pleasant" (South Part), "New Ground", "Cordray Tract," "Cadden Tract," "Savannah" (North Part), "Savannah" (South Part), "Jericho," "Gregory," "Wilderness," "Somers Hall," and that portion of "Golden Grove" lying west of New Road — all formerly belonging to Henry A. M. Smith, now deceased, Situate, Lying and Being, in the County of Charleston, in the State of South Carolina; and having such shape, form, names, marks, courses, distances, buttings, boundings, and content, as are delineated on a Map thereof, by G. T. Ford and J. P. Gaillard, Civil Engineers, from surveys made in November — December, 1925, a Blue Print of which said Map is annexed to, and made a part and parcel of, the Deed from Charleston Security Company, as Executor of the Last Will and Testament of Henry A. M. Smith, and Emma R. Smith, to the said Cooper River Timber Company, dated December 15th, 1925, which said Map is recorded in the RMC Office for Charleston County, in Plat Book E, page 31.

BEING a portion of the premises (Tract 3) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, et al., dated December 23, 1935, recorded in the RMC Office for Charleston County

in Book X-38, at Page 8.

SAVING AND EXCEPTING the real property described in the following deeds:

1. Deed from West Virginia Pulp and Paper Company to South Carolina Power Company dated April 30, 1948, recorded in the RMC Office for Charleston County in Book M-49, at Page 14, but conveying herewith all rights of reentry and repossession as set forth in said Deed.

2. Deed from West Virginia Pulp and Paper Company to Janie L. Fabre dated March 14, 1963, recorded in the RMC Office for Charleston County in Book E-79, at Page 310;

3. Deed from West Virginia Pulp and Paper Company to James D. McCallister dated March 14, 1963, recorded in the RMC Office for Charleston County in Book B-85, at Page 240;

4. Deed from West Virginia Pulp and Paper Company to D.L. Warren dated March 14, 1963, recorded in the RMC Office for Charleston County in Book W-89, at Page 322;

5. Deed from West Virginia Pulp and Paper Company to J.W. Postell dated March 14, 1963, recorded in the RMC Office for Charleston County in Book E-79, at Page 301;

6. Deed from West Virginia Pulp and Paper Company to Addison E. Newton dated March 14, 1963, recorded in the RMC Office for Charleston County in Book W-78, at Page 63;

7. Deed from West Virginia Pulp and Paper Company to John Newton, Jr., dated March 14, 1963, recorded in the RMC Office for Charleston County in Book W-78, at Page 143;

8. Deed from West Virginia Pulp and Paper Company to Lucas S. Newton, Jr., dated March 14, 1963, recorded in the RMC Office for Charleston County in Book B-50, at Page 74;

9. Deed from West Virginia Pulp and Paper Company to Robert E. Jones dated March 14, 1963, recorded in the RMC Office for Charleston County in Book M-83, at Page 20;

10. Deed from West Virginia Pulp and Paper Company to Myrtle Mizzell dated May 15, 1963, recorded in the RMC Office for Charleston County in Book U-75, at Page 190;

11. Deed from Westvaco Corporation to the South Carolina State Highway Department dated August 26, 1970, recorded in the RMC Office for Charleston County in Book J-95, at Page 143;

12. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Daniel F. Newton May 3, 1972, recorded in the RMC Office for Charleston County in Book J-99, at Page 79;

13. Deed from Westvaco Corporation to Luther Morrall, dated April 23, 1984, recorded in the RMC Office for Charleston County on December 5, 1984, in Book T-14I, at Page 847.

14. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Roy Walker, Inc., dated February 14, 1990, recorded in the RMC Office for Charleston County in Book G-192, at Page 742;

15. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Thomas R. Crosby, Jr., dated August 9, 1990, recorded in the RMC Office for Charleston County in Book K-196, at Page 120;

16. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Joel Russell dated March 21, 2000, recorded in the RMC Office for Charleston County in Book O-345, at Page 119;

17. Deed from West Virginia Pulp and Paper Company to John W. Cordray dated March 20, 1962, recorded in the RMC Office for Charleston County in Book F-78, at Page 40;

18. Deed from Westvaco Corporation to Developments Unlimited, LLC dated December 12, 2002, recorded in the RMC Office for Charleston County on December 18, 2002, in Book W-429, at Page 274.

19. Deed from West Virginia Pulp and Paper Company to Beaufort Theodore

McCants dated September 8, 1967, recorded in the RMC Office for Charleston County in Book G-89, at Page 110.

20. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to William R. Hall and Shirley J. Hall dated March 12, 1993, recorded in the RMC Office for Charleston County in Book T-224, at Page 192.

21. Deed from Westvaco Corporation to Russell F. Newton dated May 18, 1976, recorded in the RMC Office for Charleston County in Book C-110, at Page 197.

22. Deed from West Virginia Pulp and Paper Company, now Westvaco Corporation, to Southern C&C Company, dated May 31, 1945.

23. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to the South Carolina Electric and Gas Company dated January 28, 1971.

24. Quitclaim dated December 13, 1990 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 0.18 of an acre.

25. Quitclaim Deed dated November 11, 1990 from Westvaco Corporation to S.C. Department of Transportation conveying 2.12 acres, which is a portion of a 3.16-acre conveyance.

26. Quitclaim Deed dated May 30, 1980 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 0.37 of an acre, which is a portion of a 1.38-acre conveyance to improve Road S-2150.

27. Quitclaim Deed dated March 8, 2006 from MeadWestvaco Forestry, LLC to S.C. Department of Transportation conveying 3.3739 acres, which is a portion of 4.862 acres to improve Highway 165.

28. Limited Warranty Deed dated August 23, 2004 from the MeadWestvaco Forestry, LLC to Donald E. Mullis conveying 39.76 acres, a portion of a 182.56-acre conveyance, which

142.8 acres were conveyed from CTN 13.

29. A deed from West Virginia Pulp & Paper Company to J.W. Cordray, by deed dated January 1, 1962, conveying 3.45 acres.

Part of TMS No. 175-00-00-009

TMS No. 186-00-00-062

CTN 14:

DREWS TRACT

All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, according to the Deeds, Sixty-Four (64) Acres, but according to the Map hereinafter referred to, Seventy-Two (72) Acres; Butting and Bounding, Northwest, on the Clay Dam Road; and Southeast and Southwest, on lands now or formerly of Robin Peebles (the meridian on the Map hereinafter referred to being erroneously designated);- and having such shape, form, marks, courses, distances, buttings, boundings, and content, as are delineated on a Map thereof by Richard C. Rhett, Surveyor, dated August 20th, 1926, a Blue Print of which said Map is annexed to, and made a part and parcel of, the Deed from J.H. Drews to the said Cooper River Timber Company, hereinafter referred to, which said Map is recorded in the RMC Office for Charleston County, in Book U-33, page 28.

BEING a portion of the premises (Tract 12) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded In the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 18: BUTTO HALL TRACT

All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston, in the State aforesaid; Measuring and Containing, Two Hundred (200) Acres, more or less; Butting and Bounding, North, on Boyle's "New Ground Tract", belonging to the West Virginia Pulp and Paper Company; Northeast, on lands now or formerly of W.T. Martin; Southeast, on the Jacksonboro Public Road; and Southwest on the "Jerico Tract", belonging to the said West Virginia Pulp and Paper Company.

The property hereby conveyed having originally been a part of a tract known as the "Button Hall Tract", and being a part of the Tract of Land conveyed to Sarah Jane Martin by Sarah E. Platt, by Deed, dated January 29th, 1886, and recorded in the RMC Office for Charleston County, in Book D-26, page 221.

The Tract of Land above described, designated "Tract No. 1", on the Division by J.P. Gaillard, C.E., hereinafter referred to, has such shape, marks, courses, distances, buttings, boundings and content, as are delineated on a Plat thereof by A'ch'd L. Campbell, Surv., dated March 29th, 1880, copied by R. C. Rhett, on June 24th, 1927, and divided by J.P. Gaillard, C.E., in June 1935, a Blue Print of which said Plat, marked "D", is annexed to, and made a part and parcel of Deed recorded in the RMC Office for Charleston County in Book Q-37, Pg. 717.

BEING a portion of the premises (Tract 15) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVING AND EXCEPTION the real property described in:

1. Quitclaim Deed dated November 11, 1990 from Westvaco Corporation to S.C.

Department of Highways and Public Transportation conveying 1.08 acres, a portion of a 3.16-acre conveyance to improve Road S-1845.

Part of TMS No. 175-00-00-009

CTN 2 BT 1: SAM PRIOLEAU

All that Piece, Parcel or Tract of Land, known as a part of Spring Grove Plantation”, Situate, Lying and Being, in Adams Run Township, St. Paul’s Parish, School District No. 19, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing One Hundred and Ninety-Seven (197) Acres, more or less; Butting and Bounding, Northeast (generally), on lands now or formerly of Galloway; Southeast and Southwest (generally), on the “Savannah Tract”, of the said West Virginia Pulp and Paper Company; Southwest (generally), also, on the “P W. Martin Tract” of the said West Virginia Pulp and Paper Company, and on lands of the said West Virginia Pulp and Paper Company, formerly of B. B. Canaday; and Northwest (generally), on lands of the said West Virginia Pulp and Paper Company, formerly of B. B. Canaday; and having such shape, marks, courses, distances, buttings, boundings and content, as are delineated on a Map thereof by J. P. Gaillard, C. E., dated July 8th, 1935, a Blue Print of which said Map, marked “A”, is hereto annexed and made a part and parcel of Deed recorded in the RMC Office for Charleston County in Book Q-37, Page 717.

Being the same Tract of Land conveyed to the Cooper River Timber Company by Sarah A, Prioleau, et al., by Deed, dated August 30th, 1924, and recorded in the RMC Office for Charleston County, in Book G-31, page 629.

BEING a portion of the premises (Tract 6) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-

37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 2 BT 2:

P.W. MARTIN

All that certain Piece, Parcel or Tract of Land, Situate, Lying and Being, in County and State aforesaid; Measuring and Containing, One Hundred and Seventy-Two (172) Acres, more or less; Butting and Bounding, Northeast, on lands of the West Virginia Pulp and Paper Company, formerly of the Estate of Samuel Prioleau, known as the "Estate of Samuel Prioleau Tract", and lands of the said West Virginia Pulp and Paper Company, formerly of Elizabeth Cordrey, and known as the "North Savannah Tract"; Southwest, on lands of the said West Virginia Pulp and Paper Company, formerly of Henry P. Branton, known as the "Branton Tract", and lands of the said West Virginia Pulp and Paper Company, formerly of Elizabeth Cordrey, known as the "E. Cordrey Tract"; Northwest, on lands now or formerly of Hoilbeck, of Morgan, and of others, and lands of the said West Virginia Pulp and Paper Company, formerly of J. Cordrey, and known as the "J. Cordrey Tract".

Being the property conveyed by P.W. Martin to Freeman S. Farr, Trustee, by Deed, dated May __, 1903, and recorded in the RMC Office for Charleston County, in Book 1-27, page 90, (the said tract of land being therein described as containing 155 Acres), by the said Freeman S. Farr, Trustee, conveyed to Oneida Timber Company, and by the said Oneida Timber Company conveyed, inter alia, to E. P. Burton Lumber Company, by Deed, dated June 28th, 1917, and recorded in the RMC Office for Charleston County, in Book F-28, page 200.

BEING a portion of the premises (Tract 2) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in

liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

TMS No. 175-00-00-009

CTN 2 BT 7: TAVEL

MORRIS (FORMERLY TAVEL) TRACT:

All that certain Piece, Parcel or Tract of Land, Situate, Lying and Being, in the County and State aforesaid; Measuring and Containing Fifty (50) Acres, more or less; Butting and Bounding, North and South, on lands of the said West Virginia Pulp and Paper Company, formerly of Edward Tavel, known as the "Edward Tavel Tract"; East, on lands of _____, formerly of W. T. Cordrey; and West, on lands of _____, formerly of Messervey; and being a part of a tract of land originally known as "Osborne".

The Tract of Land hereinbefore described being that, inter alia, conveyed by the E.P. Burton Lumber Company to the said Cooper River Timber Company, by Deed, dated June 21st, 1924, and recorded in the RMC Office for Charleston County, in Book Z-33, page 9; Also,

EDWARD TAVEL TRACT:

All that Piece, Parcel or Tract of Land, known as a part of the "Osborne Tract"; Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, Three Hundred and Twenty-Nine and 5/10 (329.5) Acres, more or less; Butting and Bounding, North, on lands now or formerly of Holms, of Roundtree, of Jenkins, and of the said West Virginia Pulp and Paper Company, formerly of Morris; Northeast, on lands now or formerly of Cordrey, of Meservey, and of Poinsett; East, on the lands now or formerly of Cordrey; Southeast, on lands now or formerly of Cordrey, of Newton, and of Boston; South, on lands now or formerly of Cordrey, and of Gatch; and

Northwest, on lands now or formerly of Gatch, Main Highway to Adams Run Depot, lands now or formerly of Morris, of Ruffin, of Holmes, of Nathans, and of Polite; - and having such shape, marks, courses, distances, buttings, boundings, and content, as are delineated on a Plat thereof by Richard C. Rhett, Surveyor, dated May 24th, 1926,- a Blue Print of which said Plat is annexed to, and made a part and parcel of, the Deed from Edward Tavel to Cooper River Timber Company, hereinafter referred to, which said Plat is recorded in the RMC Office for Charleston County, in Book Z-33, page 358.

The property hereby conveyed being the remaining portion of the "Osborne Tract", conveyed to Edward Tavel by C. G. Henderson, Master, by Deed, dated April 28th, 1896, and recorded in the office for the Clerk of Court for Colleton County, in Book 16, page 334, and in the RMC Office for Charleston County, among the Colleton County Transcripts, in Book K-27, page 426.

Being the tract of Land conveyed to the said Cooper River Timber Company by Edward Tavel, by Deed, dated June 21st, 1926, and recorded in the RMC Office for Charleston County, in Book Z-33, page 358.

BEING a portion of the premises (Tract 4 and Tract 10) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at page 717.

SAVING AND EXCEPTING: -

(a) Ten (10) Acres, conveyed by the said Cooper River Timber Company to the State Commission of Forestry, by Deed dated November 27th, 1933, and recorded in the RMC Office for Charleston County, in Book Q-37, page 377. This reservation, however, is subject to all rights by way of reverter or otherwise which said rights are specifically conveyed to the said

West Virginia Pulp and Paper Company, its Successors and Assigns. By Deed recorded in Book T-191, page 142 (and confirmed by Corrective Deed dated August 20, 1990) Westvaco Corporation quit-claimed 4.96 acres of the 10 acre parcel to the South Carolina State Commission of Forestry and By Deed recorded in Book T-191, page 138, the South Carolina State Commission of Forestry conveyed 5.08 acres of the 10 acre parcel to Westvaco Corporation.

(b) A Right of Way for a Public Road, across the Tract of Land, conveyed by the said Cooper River Timber Company to the County of Charleston, by Deed, dated January 10th, 1928, and recorded in the RMC Office for Charleston County, in Book M-34, page 234.

(c) Deed from Westvaco Corporation to South Carolina State Commission of Forestry, dated August 20, 1990, recorded in the RMC Office for Charleston County on August 31, 1990, in Book G-196, at page 106.

Part of TMS No. 175-00-00-009

TMS No. 099-00-00-033

TMS No. 121-00-00-033

CTN 2 BT 35:

BIVENS BOYLE TRACT

All that certain Piece, Parcel or Tract of Land, formerly composed of Four (4) certain Tracts of Land, known as "Cotton Hall", "Haigs", "Maroon", and "Somers", Situate, Lying and Being, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, One Thousand, Seven Hundred and Twenty-Three (1,723) Acres, more or less, according to a certain Plat by J.P. Gaillard, Civil Engineer, dated June — 1916; Butting and Bounding, North (generally), on lands now or formerly of T.W. Bivens, on the "Sandy Hill

Tract” of the said West Virginia Pulp and Paper Company, and the “Buck Hall Tract” of the said West Virginia Pulp and Paper Company; East (generally), on a Canal separating the Tract hereby conveyed from a part of the “Hyde Park Tract”, and on another portion of the “Hyde Park Tract” and the “Buck Hall Tract”, both of the said Tracts belonging to the said West Virginia Pulp and Paper Company; Southeast and East (generally), on a Public Canal separating the property hereby conveyed from the “Somers Hall Tract” belonging to the Cooper River Timber Company, and on the Public Canal separating the property hereby conveyed from the “Golden Grove Tract” belonging to the said West Virginia Pulp and Paper Company; West, South, and Southwest (generally), on the “New Ground Tract”, belonging to the said West Virginia Pulp and Paper Company; Southwest, also, on the “Mount Pleasant Tract”, belonging to the said West Virginia Pulp and Paper Company; and Northwest (generally), on the said “Mount Pleasant Tract” and the “Bristol Tract”, both belonging to the said West Virginia Pulp and Paper Company.

The property above described does not include One Hundred and Eight (108) Acres of the “Boyle Tract”, which was conveyed by Joseph Bivens to T.W. Bivens, by Deed, dated August 31st, 1922, and recorded in the RMC Office for Charleston County, in Book R-31, page 26.

BEING a portion of the premises (Tract 1) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Also Being the tract of Land conveyed to the said Cooper River Timber Company by Edward Tavel, by Deed, dated June 21st, 1926, and recorded in the RMC Office for Charleston County, in Book Z-33, page 358.

SAVING AND EXCEPTING:

(a) A Right of Way for a Public Road, across the said Tract of Land, conveyed by the said Cooper River Timber Company to the County of Charleston, by Deed, dated January 10th, 1928, and recorded in the RMC Office for Charleston County, in Book M-34, page 234.

(b) Deed from Westvaco Corporation to South Carolina State Commission of Forestry, dated August 20, 1990, recorded in the RMC Office for Charleston County on August 31, 1990, in Book O-196, at Page 106.

BEING a portion of the premises (Tract 4 and Tract 10) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 281:

HENRY BRANTON TRACT

All that certain piece, parcel or tract of land situate on the South side of U.S. Highway No. 17, in St. Paul's Township, District 23, Charleston County, as shown on a plat thereof by H. Foster, R. L. S., dated March 23, 1955.

Measuring and containing and butting and bounding according to said plat as follows: to the North on U. S. Highway No. 17 twenty-four (24.00) chains; to the East on a public road known as "New Road" twenty-one and 90/100 (21.90) chains; to the South on land of G.B. Baldwin sixteen and 20/100 (16.20) chains; and to the West on land of the West Virginia Pulp and Paper Company known as "Golden Grove Tract" sixteen and 20/100 (16.20) chains.

BEING the same premises conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Andrew Branton dated July 23, 1935, recorded in

RMC Office for Charleston County in Book O-60, at Page 430.

Part of TMS No. 175-00-00-009

CTN 3:

SPRING GROVE TRACT

All that Piece, Parcel or Tract of Land, known as a part of "Spring Grove Plantation", Situate, Lying and Being, in Adams Run Township, St. Paul's Parish, School District No. 19, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, Four Hundred and Fifty-Three (453) Acres, more or less; Butting and Bounding, North (generally), on lands now or formerly of Moorer and Padgett, on the "Greenwood Tract", and a part of the "Spring Grove Tract", both belonging to the said West Virginia Pulp and Paper Company; East and Northeast (generally), on a part of the "Spring Grove Tract", belonging to the said West Virginia Pulp and Paper Company; Southeast (generally), on the Spring Grove Road, and lands of the said West Virginia Pulp and Paper Company, known as the "Joe Cordrey Tract"; South (generally), on lands of the said West Virginia Pulp and Paper Company, known as the "Jos. Garret Tract" (incorrectly styled on the Map hereinafter referred to "Jos. Garnett Tr."); Southwest (generally), on lands of the said West Virginia Pulp and Paper Company, known as the "Jos. Cordrey Tract", and on lands now or formerly of Moorer and Padgett; and West (generally), on lands now or formerly of Mrs. K. Thomley, and of I. H. Wood; and having such shape, marks, courses, distances, buttings, boundings and content, as are delineated on a Map thereof by R. C. Rhett, Surveyor, dated Sept. 1924, as corrected as to certain lines resurveyed, and as to content, by J. P. Gaillard, C. E., as per his Certificate on said Map, dated Jan. 1926, a Blue Print of which said corrected Map, marked "B", is annexed and made a part and parcel of Deed recorded in the RMC Office for Charleston County in Book Z-37, Page 281.

BEING a portion of the premises (Tract 7) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVE AND EXCEPTING the real property described in:

1. Deed dated February 21, 2003 from MeadWestvaco Forestry, LLC to the County of Charleston conveying 4.405 acres (part of 8.205 acres).

Part of TMS No. 175-00-00-009

CTN 4 PT:

JOE CORDRAY TRACT (BOTH PARTS)

(a) All that Piece, Parcel, or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, according to a resurvey, Forty (40) Acres, more or less; Butting and Bounding, Northeast and Northwest, on the "Holmes Tract", belonging to the West Virginia Pulp and Paper Company, Southeast, on the Spring Grove Road; Southwest, on lands now or formerly of Sam Flood; West (generally), on lands of the said West Virginia Pulp and Paper Company, formerly of Joseph Garrett; and Northwest, on the "Holmes Tract", belonging to the said West Virginia Pulp and Paper Company, Also,

(b) All that Piece, Parcel or Tract of Land, Situate, Lying and Being, in St. Pauls Parish, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, according to a resurvey, Ninety-Three (93) Acres, more or less; Butting and Bounding, Northeast, on lands of the said West Virginia Pulp and Paper Company, formerly of B.B. Canaday Southeast, on lands of the said West Virginia Pulp and Paper Company, known as

the "Martin Tract"; Southwest, on lands now or formerly of Ham Morgan, and of others; and Northwest, on the Spring Grove Road.

The Tract of Land first above described being designated "A", and the Tract of Land last above described being designated "B", on a certain Map thereof by René Ravenel, dated March 1925, which said Map is recorded in the RMC Office for Charleston County, in Book V-32 page 65.

BEING a portion of the premises (Tract 8) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

SAVE AND EXCEPTING the real property described in:

1. Deed dated February 21, 2003 from MeadWestvaco Forestry, LLC to the County of Charleston conveying 1.1 acres (part of 8.205 acres).

Part of TMS# No. 175-00-00-009

CTN 44:

BRANTON TRACT

All those Two (2) Pieces, Parcels or Tracts of Land (now constituting one united body of land), Situate, Lying and Being, in St. Paula Township, in the County of Charleston, in the State aforesaid; Measuring and Containing (together), Sixty-Two (62) Acres, more or less; Butting and Bounding, Northeast (generally), on the "John Cordray Tract", of the West Virginia Pulp and Paper Company, and the "Martin Tract", belonging to the said West Virginia Pulp and Paper Company; Southeast (generally), on land of the said West Virginia Pulp and Paper Company, separated therefrom by the Clay Dam Road; Southwest (generally), on lands now formerly of

Robin Peoples; and Northwest (generally), on lands or formerly of Robin Peoples, and the "B. Cordray Tract", of the said West Virginia Pulp and Paper Company; and having such shape, form, marks, courses, distances, buttings, boundings, and content as are delineated on a Map thereof, compiled by J. P. Gaillard, on October 25th, 1934 (from surveys by J. D. Taylor, Surveyor), which said Map is recorded in the RMC Office for Charleston County, Book V-37, page 381.

BEING a portion of the premises (Tract 23) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

CTN 7A:

GREENWOOD (BOTH PARTS)

All that certain Piece, Parcel or Tract of Land, known as "The Greenwood Tract", Situate, Lying and Being, in Adams Run Township, in the County of Charleston (formerly Colleton), in the State aforesaid; Measuring and Containing, One Thousand, Four Hundred and Ninety-Seven and One-Half (1,497-1/2) Acres, more or less Butting and Bounding North, an lands now or formerly of Weeks, the West Virginia Pulp and Paper Company, known as the "Estate Pringle Tract", formerly of Dr. Dowling, of Burbidge, and of A. Howard; Northeast, on lands of the said West Virginia Pulp and Paper Company, formerly of the Estate of Henry A. M. Smith, deceased, known as "Sandy Hill"; Southeast, and East, on the "Spring Grove Tract" and the "Fair Spring Tract" of the said West Virginia Pulp and Paper Company, formerly of the Estate of Henry A. M. Smith deceased, and of Ismael Washington; South, on lands of the said

West Virginia Pulp and Paper Company; and West, on the "Cadden Tract", now or formerly of Bradley, and on lands of the West Virginia Pulp and Paper Company known as the "LaRoche B Tract", and of others. SAVING AND EXCEPTING Sixty (60) Acres thereof, designated on the Plat hereinafter referred to as "60 acres divided off for Jacob Neat, Josephine Bunch, and Wm. McMillan, on 10th Dec. A. D. 1896".

The property hereby conveyed having such shape, marks courses, distances, buttings and boundings, as are delineated on a Plat thereof by J. D. Taylor, Surveyor, dated November, A.D. 1896, a copy of which Plat by Richard C. Rhett, Surveyor, dated April 22nd, 1925, is recorded in the RMC Office for Charleston County, in Book U-32, page 733.

BEING a portion of the premises (Tract 9) conveyed to West Virginia Pulp and Paper Company, now known as Westvaco Corporation, by Deed of Cooper River Timber Company, in liquidation, dated July 29, 1935, recorded in the RMC Office for Charleston County in Book Q-37, at Page 717.

Part of TMS No. 175-00-00-009

SW 787:

HAVEN TRACT

ALL that piece, parcel or tract of land, situate, lying and being in St. Paul's Parish, Charleston County, South Carolina; Measuring and Containing Thirty-Four Hundred (3,440) acres more or less, butting and bounding as follows, to-wit:

North: On Lands now or formerly of Atlantic Coast Line Railroad, Cooper River Timber Company, George Martin, H.B. Sanders and W. Harper.

East: On a country road which is 50 feet wide know as New Road.

South: On U.S. Highway No. 161; on property now or formerly known as Royal Pines,

on property now or formerly of St. Paul's Public School, and on property now or formerly of A. Williams, C. Porter, J. S. Stevens and J. W. Newton.

West: On lands now or formerly of Royal Pines, A. Williams, C. Porter, J.S. Stevens, J. W. Newton, — Ward, Dorothy P. Harris, Cooper River Timber Company, W. Harper and H. B. Sanders.

The buttings, boundings and measurements of the said tract more particularly appear upon a plat drawn by the John McCrady Company, dated May and June, 1931, that recites that it is plat of property about to be conveyed to F. L. Hutton, which plat is recorded in Plat Book E, Page 131, RMC Office for Charleston County; the property hereinabove described being all of the property shown on the said plat that lies to the West of a road appearing on the said plat and designated, "New Road".

BEING the same premises conveyed to Westvaco Corporation by Virginia R. Haven dated February 27, 1975, recorded in the RMC Office for Charleston County in Book F-106, Page 326.

SAVE AND EXCEPTING the real property described in:

1. Deed from Westvaco Corporation to Harry Lee Wilkerson dated March 18, 1975, recorded in the RMC Office for Charleston County in Book K-106, at Page 390;
2. Deed from Westvaco Corporation, formerly West Virginia Pulp and Paper Company, to Charleston County School District dated July 24, 1981, recorded in the RMC Office for Charleston County in Book M-126, at Page 411;
3. Deed from Westvaco Corporation to Florrie Pickney dated April 13, 1982;
4. Quitclaim Deed dated August 23, 1989 from Westvaco Corporation to S.C. Department of Transportation conveying 1.9 acres to construct a new road.

Part of TMS No: 175-00-00-009

TMS No. 050-00-00-017

SW 818:

GRUBER TRACT

All that tract of land in St. Pauls Township about two miles from Adams Run Depot, Charleston County, State aforesaid.

MEASURING AND CONTAINING 275 acres, according to a plat by James Postell recorded December 5, 1969 in the RMC Office for Charleston County in Plat Book Z, page 48, and according to a recent survey said to contain 297.4 acres more or less, said to have been originally purchased by John M. Bryan from David Riker and Robert Riker in about 1864 and now known as the "Riker Tract", said to be part of the tract as described in a deed recorded in Book M 27, page 58 in the RMC Office for Charleston County, State aforesaid.

Said tract more particularly described by said plat of Postell and BUTTING and BOUNDING, according to said plat, to the North by lands formerly of Daniel Gordon and now of Georgia-Pacific Corporation, to the West by lands formerly of Malcolm D. Haven and now of Westvaco Corporation, to the South by lands formerly of Malcolm D. Haven and now of Westvaco Corporation, to the East by lands formerly of Malcolm D. Haven, now of Westvaco Corporation, which land and its general shape, marks and bounds were originally set forth and delineated on a rough sketch of the same and recorded in a deed of George F. Bryan to C. B. Sanders, dated November 12, 1923, recorded in RMC Office aforesaid in Book Z, 30, page 224, and are further shown on the above mentioned plat by James Postell.

Subject to the Right-of-way to the Seaboard Cost Line Railway (formerly the Atlantic Coast Line Railroad Company) which crosses the northern tip of the property.

Subject to the Right-of-way granted to South Carolina Electric & Gas Company

(formerly South Carolina Power Company) by instrument dated March 14, 1949 and recorded in the RMC Office for Charleston County in Book V 49, page 244.

BEING the same premises conveyed to Westvaco Corporation by Deed of Frank H. Gruber dated November 17, 1976, recorded in the RMC Office for Charleston County in Book X-110, at Page 257.

Part of TMS No. 175-00-00-009

SW 861 G:

H.H. WEEKS #1

All that certain piece, parcel or tract of land, situate, lying and being at Parkers Perry, in St. Paul's District No. 82, Charleston County, State of South Carolina, containing twenty-three and 96/100 (23.96) acres, and designated Tract "B" on plat hereinafter referenced to, and bounded North by Friendly Road; East by lands of Westvaco Corporation, and also East and Southeast by lands of T. S. Sires; and West by lands of Westvaco Corporation known as "Greenwood," the said tract being irregular in shape. All of the aforesaid will more fully appear by reference to a plat by K. A. Mahoney, Registered Land Surveyor, S. C. No. 6271, bearing the legend "A Plat Showing Certain Existing Tracts of Land Owned by H. H. Weeks Located at Parker's Ferry, Charleston, S. C. TRACT 'A' (Two existing tracts) contains 185.38 acres. TRACT 'B' contains 23.96 acres, total area 209.34 acres about to be conveyed to Westvaco Development surveyed April 10-13, 1979 by K. A. Mahoney, R.L.S., S.C. #6271, reference to which is craved for the specifics thereof as to measurements and distances.

Being a portion of the premises conveyed to Westvaco Corporation by Deed of Westvaco Development Corporation dated May 15, 1979, recorded in the RMC Office for Charleston County in Book Z-119, at Page 272.

Part of TMS No.175-00-00-009

SW 874 B:

GORDON TRACT

All that certain piece, parcel or tract of land formerly a portion of the Wilderness Tract in Adams Run Township, St. Paul's Parish, in the County of Charleston and State of South Carolina, containing 31 acres, more or less, bounded generally North on land of West Virginia Pulp & Paper Company formerly of Harriet M. Venning, East by Tracts B and D on the plat below referred to, South on the Old Jacksonboro-Charleston Public Road, and West on land of Richardson formerly of Harriet M. Venning, which said tract is designated by the letter "A" on a plat of Dan E. Gordon lands, surveyed October, 1946, by Robert F. Knoth & Company, Surveyors, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the Office of the Clerk of the Court of Common Pleas for Charleston County, in the Cause entitled Southern Coatings & Chemical Company v Daniel B. Gordon, et al., and being the same property as was conveyed to Daniel Gordon by Harriet M. Venning by Deed dated March, 1880, and recorded in the RMC Office. Charleston County, South Carolina, in Book C-27, page 346.

All that certain piece, parcel or tract of land containing 10 acres, more or less, in Adams Run Township, St. Paul's Parish, Charleston County, South Carolina, adjoining Tract D and designated by the letter "B" on the plat below referred to, bounded on the North and East by lands of West Virginia Pulp & Paper Company formerly of Henry A. M. Smith, on the South partly by Tract C the property of Estate of Lean Gordon and partly by Tract D the property of the Estate of Daniel E. Gordon, and to the West on Tract A on said plat, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the Office of the

Clerk of the Court of Common Pleas for Charleston County in the Cause entitled Southern Coatings & Chemical Company v. Daniel B. Gordon, et al., and being one of the two parcels conveyed to Daniel B. Gordon by Joseph Singleton by Deed dated 7th September, 1915, and recorded in the RMC Office, Charleston County, South Carolina, in Book O-27, page 304.

All that certain piece, parcel or tract of land containing 4 acres, more or less, in St. Paul's Parish, Charleston County, South Carolina, adjoining Tract B and designated by the letter "D" on plat below referred to, bounded North on Tract B of Estate Daniel B, Gordon, East on Tract C of Estate of Less Gordon, South on the Old Jacksonboro-Charleston Road, at the place where said Road intersects Highway No. 17, and to the West on Tract A on said plat, the property of Estate Daniel B. Gordon, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the office of the Clerk of the Court of Common Pleas for Charleston County in the Cause entitled Southern Coatings & Chemical Company v. Daniel E. Gordon, et al., and being the other of the said two parcels conveyed by Joseph Singleton to Daniel B. Gordon by Deed recorded in Charleston County, South Carolina, in Book O-27, page 304.

All that certain piece, parcel or tract of Land, comprising 24.08 acres, said tract being the remaining portion of a 26 acre tract acquired by Southern Coating & Chemical Company from Daniel C. Gordon by Deed dated July 19, 1947, recorded in Book H-47, page 668, in the RMC Office of Charleston County, South Carolina, and being the same property obtained by Georgia-Pacific Corporation as a result of a Merger Agreement dated July 26, 1967, between Georgia-Pacific Corporation and Williams Furniture Corporation and Southern Coatings & Chemical Company and filed October 20, 1967, in the Secretary of State's Office, State of South Carolina, EXCEPTING from said 26 acre tract a 0.92 acre tract conveyed from Georgia-Pacific Corporation to Thomas Lee Dennis by Deed dated October 7, 1971, said tracts hereinabove mentioned being more specifically described as follows:

All that certain piece, parcel or tract of land in Adams Run Township, St. Paul's Parish, in the County of Charleston and State of South Carolina, formerly of the Estate of Daniel E. Gordon but now of Daniel C. Gordon, containing 26 acres, more or less, and lying on the Northwest side of Jacksonboro Road and designated upon a plat of Daniel E. Gordon lands, and others, surveyed October, 1946, by Robert F. Knoth & Company, Surveyors, by the letter "C", a blue print of which said plat is on file in the Office of the Clerk of Court of Common Pleas for Charleston County, South Carolina, in the Cause entitled Southern Coatings & Chemical Company v Daniel C. Gordon, and others, the said tract having such shape, metes and courses as delineated upon said plat, measuring and containing as follows:

Commencing at a stake located where the northwestern line of U.S. Highway No. 17 and the northern line of Jacksonboro Road meet in a point; thence, running northeastwardly along the Northwest side of Jacksonboro Road on a course N 58° E 1,292 feet to a concrete post on the Northwest side of Jacksonboro Road; thence, running N 40° 601 feet to an iron; thence N 34° 30' W 214.7 feet to a point; thence, continuing N 30° 30' W 84 feet to a stake; thence, running S 56° 15' W 1,260 feet to a stake; thence, running S 35° 15' B 865 feet to the stake on the North side of U.S. Highway No. 17 which was the point of BEGINNING.

Butting and bounding to the Northwest on land formerly of Estate Daniel B. Gordon, now of Southern Coating & Chemical Company designated by the letter "B" upon the plat first hereinabove mentioned; to the Northeast on land of West Virginia Pulp & Paper Company, to the Southeast on the Old Jacksonboro Road to the Southwest on land formerly of Estate of Daniel B. Gordon now of Southern Coating & Chemical Company designated by the letter "D" upon the said plat first hereinabove mentioned, being the same property as was devised to the said Daniel C. Gordon and Estelle Gordon Goodwin under the Will of Leas Gordon, dated January 6, 1925, probated August 26, 1926, filed in Box 635, Package No. 12 in the Probate Court of Charleston

County, and conveyed to said Daniel C. Gordon by Eldridge Goodwine (Eldridge Goodwin) to Daniel C. Gordon, dated October 24, 1946, and recorded February 25, 1947, in Book O-47, page 147 in the RMC Office for Charleston County, South Carolina; and Rupert A. Goodwin to Daniel C. Gordon Dated November 21, 1946, and recorded February 25, 1947, in Book O-47, page 149 in the RMC Office for Charleston County, South Carolina.

BEING a portion of the premises (Part Tract 2 and Tract 3) conveyed to Westvaco Corporation by Deed of Georgia Pacific Corporation dated June 27, 1979, recorded in the RMC Office for Charleston County in Book R-119, at Page 245.

EXCEPTING THEREFROM, the following:

1. All that certain piece, parcel or tract of land, containing 0.92 acres, more or less, situate, lying and being in Adams Run Township, St. Paul's Parish, on Old Jacksonboro Road, County of Charleston, State of South Carolina, and shown and designated on "Plat of Portion of Lot C of a Subdivision of Dan B. Gordon Lands, Jericho, Charleston County, South Carolina, Owned by Georgia-Pacific Corporation about to be conveyed to Thomas Lee Dennis" dated December, 1969, surveyed by Cummings & McCrady, Inc., Architects — Engineers, said tract of land hereby conveyed butting and bounding and measuring and containing, as shown on said plat, as follows: To the Southeast, 200 feet on Old Jacksonboro Road; to the Southwest, 200 feet on land of C. B. Jenny to the Northwest, 200 feet on other land of Georgia-Pacific Corporation; and to the Northeast, 200 feet on other land of Georgia-Pacific Corporation.
2. All that certain piece, parcel or tract of land situate, lying and being in Adams Run Township, St. Paul's Parish on the Old Jacksonboro Road, County of Charleston, State of South Carolina, being shown as designated as "Lot A" and containing 1.0 acre as shown on "Plat of Property at Jericho, Charleston County, South Carolina, Lot "B" Owned by Thomas Lee Dennis and Lot "A" is more fully described according to said plat as follows: BEGINNING at a pipe on

the North side of Old Jacksonboro Road, said pipe being located at the Southeastern corner of said Lot "A" and continuing N 25° 00' W 233.60 feet to a pipe; thence, S 70° 52' W 320.71 feet to a pipe; thence, S 250 00' E 98.54 feet to a pipe; thence N 59° 04' B 200.00 feet to a pipe; thence, S 25° 00' E 176.20 feet to a pipe on the North side of Old Jacksonboro Road; thence, N 70° 52' E 120.70 feet to the point of BEGINNING.

All that certain piece, parcel or tract of land formerly a part of Jericho in Adams Run Township, St. Paul's Parish, Charleston County, South Carolina, containing 85 acres, more or less, and designated by the letter "F" upon the plat below referred to, bounded North partly on Old Jacksonboro-Charleston Road and partly on Atlantic Coast Line Railroad right-of-way, East and South by lands formerly of Mrs. James Ladson, and West by land formerly of Isaac Stanfield now of Loretta Patrick, lettered "E" on said plat, and having such metes, marks and courses as delineated upon said plat, a blue print whereof is on file in the Office of the Clerk of the Court of Common Pleas for Charleston County in the Cause entitled Southern Coatings & Chemical Company v Daniel E. Gordon, et al., and being the same tract conveyed to the late Daniel E. Gordon by W.H. Cordrey by Deed dated 2nd January, 1897, and recorded in the RMC Office, Charleston County, South Carolina, in Book L-27, page 18.

BEING a portion of the premises (Parcel 4 under Tract 2) conveyed to Westvaco Corporation by Deed of Georgia Pacific Corporation dated June 27, 1979, recorded in the RMC Office for Charleston County in Book R-119, at Page 245.

SAVE AND EXCEPTING the real property described in:

1. Quitclaim Deed dated May 30, 1980 from Westvaco Corporation to S.C. Department of Transportation, conveying 1.01 acres, a portion of the 1.38-acre conveyance.
2. Quitclaim Deed dated May 30, 1980 from Westvaco Corporation to S.C. Department of Highways and Public Transportation conveying 0.37 of an acre, a portion of a

1.38-acre conveyance to improve Road S-2150.

Part of TMS No. 175-00-00-009

SW 874 E:

PATRICK TRACT

All that certain piece, parcel or tract of land situated, Lying and being in St. Paul's Parish School District No. 19, County of Charleston, State of South Carolina, containing 25 acres, more or less, and being designated by the letter "B" on a "Plat of Dan E. Gordon Lands and Others" surveyed October, 1946, by Robert F. Knoth & Company, Surveyors, a blue print of which plat is on file in the Office of the Clerk of Court of Common Pleas for Charleston County, State aforesaid, in the Cause entitled Southern Coating & Chemical Company v. Daniel C. Gordon, and others, having such shape, metes and bounds as delineated and set forth upon the said plat, and measuring and containing as follows:

Commencing at a stake located on the Southeast side of the Old Jacksonboro Road 43 feet West of the intersection of the Southeastern line of the Old Jacksonboro Road and the Southern line of the A. C. L. R. R. and thence, running southwestwardly along the southeastern line of the Old Jacksonboro Road on a course S 67° 45' W 152 feet to a point on the Southeast side of the Old Jacksonboro Road; thence, running southwestwardly along the southeastern line of the Old Jacksonboro Road on a course S 57° 50' W 538 feet to a stake on the southeastern side of the Old Jacksonboro Road; thence, running S 15° 25' E 1,601 feet to a stake (old mark); thence, running N 67° B 187 feet to a lightwood stump; thence, running along a line which shows signs of an old fence on a course N 15° 25' W 1,668 feet to the stake on the Southeast side of the Old Jacksonboro Road which was the point of BEGINNING.

Butting and bounding to the Northwest on the Old Jacksonboro Road; to the Northeast on

land formerly of the Estate of Daniel E. Gordon, now of Southern Coatings & Chemical Company designated by the letter "F" upon the plat first hereinabove mentioned; to the Southeast on land formerly of Ladson and to the Southwest on Lands now or formerly of Martin; being the same property as was conveyed by D. E. Gordon to Loretta Patrick by Deed dated 7th December, 1916, and recorded 24th December, 1917, in Book Y-27, page 318 in the RMC Office for Charleston County, South Carolina, and being the identical tract acquired by Southern Coatings & Chemical Company (predecessor by merger to Georgia-Pacific Corporation) from Loretta Patrick by Deed dated November 5, 1947, recorded in Deed Book E-48, page 483.

BEING a portion of the premises (Tract 4) conveyed to Westvaco Corporation by Deed of Georgia Pacific Corporation dated June 27, 1979, recorded in the RMC Office for Charleston County in Book R-119, at Page 245.

Part of TMS No. 175-00-00-009

CTN 89:

OSBORNE TRACT

All that piece, parcel or tract of land, situate, lying and being near Adams Run Station in the County of Charleston, State of South Carolina, being a part of the Osborne Tract and containing Two hundred forty-five (245) acres, more or less;

BUTTING AND BOUNDING to the North on lands now or formerly of Burden, Alston, Washington, Bing, Wilson, Gantt, Collins, Jenkins, Pioss, Thompson, J. Field and West Virginia Pulp and Paper Company; to the East on lands of West Virginia Pulp and Paper Company; to the South on lands of West Virginia Pulp and Paper Company, on U. S. Highway Number 17 and on lands of Robert C. MacNeal; and to the West by lands now or formerly of Wilson, Dunmeyer, Williams, Jenkins, Burden, Alston, Washington, Bing, Ancrum and Wilson;

The metes, bounds, measurements and delineations of the above described tract will more fully appear by reference to a map of the same prepared by Gaillard & Gaillard, Surveyors, on August 18, 1942, the original of which is recorded in the RMC Office for Charleston County in Plat Book F, Page 130;

The lands hereby conveyed being the same that were conveyed to James P. Meehan and Robert C. MacNeal by Helen W. Lipsitz by Deed dated May 24, 1920, recorded in the RMC Office for Charleston County In Book E-30, Page 202, and with respect to which James P. Meehan conveyed to Robert C. MacNeal his one-half undivided interest by Deed dated December 4, 1920, recorded in the RMC Office for Charleston County in Book O-29, Page 234; saving and excepting therefrom the following: (1) A portion described in the said Deeds as containing Ten (10) acres, more or Less, of the old rice lands of Osborne tract, (2) a strip conveyed to Charleston County for the purpose of constructing a highway mentioned and described in a Deed from Robert C. MacNeal to Charleston County, dated April 13, 1934, and recorded in the RMC Office for Charleston County in Book Q-37, Page 633 and (3) a portion in the Southwest corner of the tract hereby conveyed, consisting of Twelve (12) lots laid out and reserved for building purposes, which said reserved lots appear on the map of Gaillard & Gaillard, Surveyors, hereinabove referred to, as by reference thereto will more fully appear.

BEING the same premises conveyed to West Virginia Pulp and Paper Company, now Westvaco Corporation, by Deed of Robert O. MacNeal dated October 15, 1942, recorded in the RMC Office for Charleston County in Book V-43, at Page 59.

TMS No. 175-00-00-017

SW 1021:

S.C. STATE COMMISSION OF FORESTRY TRACT

ALL that certain lot, piece, parcel or tract of Land, with the buildings and improvements thereon, if any, known and designated as "Parcel A 5.08 acres" on a plat entitled "A Plat Showing the Resubdivision of a Parcel of Land Owned by the South Carolina Commission of Forestry Located near Adams Run Charleston County, S.C., Parcel A contains 5.08 acres, Parcel B contains 4.96 acres" prepared by G. A. Simmons and K. A. Mahoney, S.C.R.L.S. #6271, dated November 26, 1985, and recorded in the RMC Office for Charleston County in Book BW, at Page 41, Said plat being incorporated herein by this reference.

SAID tracts having such size, shape, butting and bounding and measuring and containing as will be seen by reference to said plat.

TOGETHER with a permanent, transferable drainage easement, appurtenant to said Parcels A & B, over and through that area lying between Parcel A and Parcel B as shown on the above-referenced plat and designated as "C/L Canal N72-51 W 565.42 C/L Canal" to be used for drainage and any and all other uses necessary for the said Parcel B.

BEGINNING at a point on the eastern right-of-way of said S.C. Highway 171 approximately 2850 feet from road S-10-40 and marked and delineated on the above referenced plat by the initials IPO running from said point $S72^{\circ}10'E$ for a distance of 300.23 feet to a point; thence turning and running $S72^{\circ}58'E$ along a canal the centerline of which being the property line hereby referenced to a point; thence turning and running $S72^{\circ}55'E$ along the said canal the centerline of which being the property line hereby described for a distance of 164.14 feet to a point thence turning and running $S172^{\circ}W$ for a distance of 391.21 feet to a point; thence turning and running $N72^{\circ}51'W$ along the centerline of a canal, said centerline being the property line hereby described for a distance of 565.42 feet to a point on the eastern right-of-way of the said South Carolina Highway 174; thence turning and running $N17^{\circ}11'E$ for a distance of 393.54 feet to a point, same being the point of beginning.

SAID above described tract bounding to the West on S.C. Highway 174 (75-foot Right-of-Way); to the West on lands of B.G. McCarne, Frazier and McMillan, and having as a portion of said line the centerline of a canal as shown on the above referenced plat; to the east on lands of Westvaco Corporation Tevell tract and to the south on parcel B belonging to the Grantor herein.

BEING the same premises conveyed to Westvaco Corporation by Quit-Claim Deed of the South Carolina State Commission of Forestry, dated February 21, 1990, recorded in the RMC Office for Charleston County on March 22, 1990, in Book 1-191, Page 138.

SAVING AND EXCEPTING all that piece, parcel or tract of land, with the buildings and improvements thereon, if any, conveyed to St. Paul's Fire District by Quitclaim Deed dated May 1, 1990, recorded in the RMC Office for Charleston County in Book H-193, Page 864, situate, lying and being near Adams Run, Charleston County, State of South Carolina, and shown and designated as "Parcel A-1" measuring and containing 1.00 acre as shown on a plat entitled "A Plat Showing the Subdivision of a Parcel of Land Owned by Westvaco Corporation Located Near Adams Run (St. Paul's Parish) Charleston County, South Carolina", prepared by G. A. Simmons and K. A. Mahoney, R.L.S., dated June 15, 1988, and recorded in the RMC Office for Charleston County in Plat Book BW, at Page 39; said property to be used for the purposes of a fire station facility and related use by St. Paul's Fire District, its successors and assigns.

TMS No. 099-00-00-089

SW 995 A:

NURSERY TRACT

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Charleston, State of South Carolina, measuring and containing 3.50 acres, more or less, butting

and bounding as follows: North by lands of Westvaco; East by New Road and lands now or formerly of Knoth; South by Old Jacksonboro Road, New Road and lands now or formerly of Knoth; and, West by lands of Westvaco; and more particularly described as Parcel A on "A Plat Showing Three Parcels of Land Located At The Intersection of New Road & Old Jacksonboro Road, Charleston County, S.C." by G.A. Simmons and K.A. Mahoney dated March 5, 1984, and recorded May 18, 1988, in Book U-174, Page 210, aforesaid records.

BEING a portion of the premises (Tract 1) conveyed to Westvaco Corporation by Deed of Robert R. Knoth, dated May 18, 1988, recorded in the RMC Office for Charleston County on May 18, 1988, in Book U-174, Page 210.

TMS No. 186-00-00-062

SW 995 C:

BIRD POND TRACT

ALL that piece, parcel or tract of land situate, lying and being near Adams Run in the County of Charleston, formerly the County of Colleton, State aforesaid, measuring and containing Two Hundred and Fifty (250) acres more or less, and known as the Bird Pond Tract, and butting and bounding to the North on lands now or formerly of The Pandora Company and Southard; East by lands now or formerly of the Ravenel Lumber Company; South by lands now or formerly of M. D. Haven and Westvaco Corporation; West by lands now or formerly of Westvaco Corporation.

THE said tract of land being more fully delineated and shown on a plat of two tracts of land as a whole containing Two Hundred Fifty-Nine (259) acres, by Robert F. Knoth and Company, Surveyors, surveyed and duly recorded December 27, 1946, in the RMC Office for Charleston County, South Carolina in Book G, at Page 2.

BEING a portion of the premises (Tract 3) conveyed to Westvaco Corporation by Deed of Robert R. Knoth, dated May 18, 1988, recorded in the RMC Office for Charleston County on May 18, 1988, in Book U-174, Page 210.

TMS No. 121-00-00-035

SW 995 E:

MERSERVEY/RUFFIN FIELD TRACT

ALL that certain lot, piece or parcel of land, situate, lying and being in the Adams Run section of Charleston County in the State of South Carolina, measuring and containing eleven (11) acres, more or less, and butting and bounding now or formerly on the Northwest on lands of Robert F. Knoth, East on lands of Westvaco Corporation, and Southwest on lands of Westvaco Corporation, and being more particularly shown on a plat of the same made by R. Knoth & Company dated January 30, 1954, which is attached to that certain deed from Isadore L. Banov and Milton A. Banov, as Executors of the Will of Carrie B. Banov, to Robert F. Knoth, dated February 6, 1954, and recorded February 13, 1954, in the RMC Office for Charleston County in Book E-58, at Page 61.

ALSO all that tract or parcel of land situate, lying and being near Adams Run in the County of Charleston, formerly the County of Colleton, State aforesaid, measuring and containing nine (9) acres more or less, and known as the Ruffin Field Tract; butting and bounding now or formerly to the North, West and East on lands of the Westvaco Corporation; and the South and Southeast by the old Adams Run to Jacksonboro Road and lands now or formerly of Robert F. Knoth.

BEING a portion of the premises (Tract 5) conveyed to Westvaco Corporation by Deed of Robert R. Knoth, dated May 18, 1988, recorded in the RMC Office for Charleston County on

May 18, 1988, in Book U-174, Page 210.

TMS No. 099-00-00-012

THE ABOVE DESCRIBED REAL PROPERTY MAY ALSO BE SAVING AND EXCEPTING, IN ADDITION TO ANY OTHER OUT-CONVEYANCE ITEMIZED ON THIS EXHIBIT "A," ALL THOSE OUT- CONVEYANCES BY THE GRANTOR, OR ITS PREDECESSORS IN TITLE, FROM AND AFTER THE DATES OF THE VARIOUS RESPECTIVE DEEDS SET FORTH IN THE VARIOUS DERIVATION CLAUSES SET FORTH IN THIS LEGAL DESCRIPTION, INCLUDING, WITHOUT LIMITATION, ANY REAL PROPERTY CONVEYED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION OR OTHERS FOR ROADWAYS AND THE FOLLOWING OUT-CONVEYANCES:

A. Deed from Westvacó Corporation to Energy Subsidiary, Inc., dated November 20, 1969, recorded in the RMC Office for Charleston County on December 16, 1969, in Book T-93, at Page 357; re-recorded in the RMC Office for Charleston County on December 5, 1978, in Book S-117, at Page 197.

B. Deed from Westvaco Corporation to Westvaco Development Corporation, dated November 20, 1969, recorded in the RMC Office for Charleston County on December 16, 1969, in Book T-93, at Page 353; re-recorded in the RMC Office for Charleston County on December 5, 1978, in Book S-117, at page 196.

C. Deed from Westvaco Corporation to Vaughn Development, Inc., dated April 25, 2002, recorded in the Register of Deeds Office for Berkeley County on May 3, 2002, in Book 2725, at Page 166; recorded also in the RMC Office for Charleston County on June 11, 2002, in Book W-408, at Page 411.

D. Deed from Westvaco Corporation to Leon, Inc., dated December 12, 1986, recorded in the RMC Office for Charleston County on April 15, 1987, in Book A-164, at Page 820.

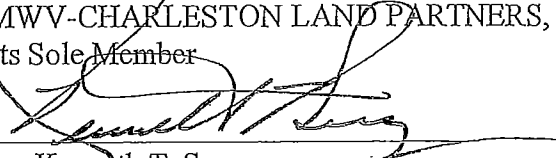
EXHIBIT B
BOUNDARY PLAT

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

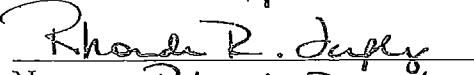
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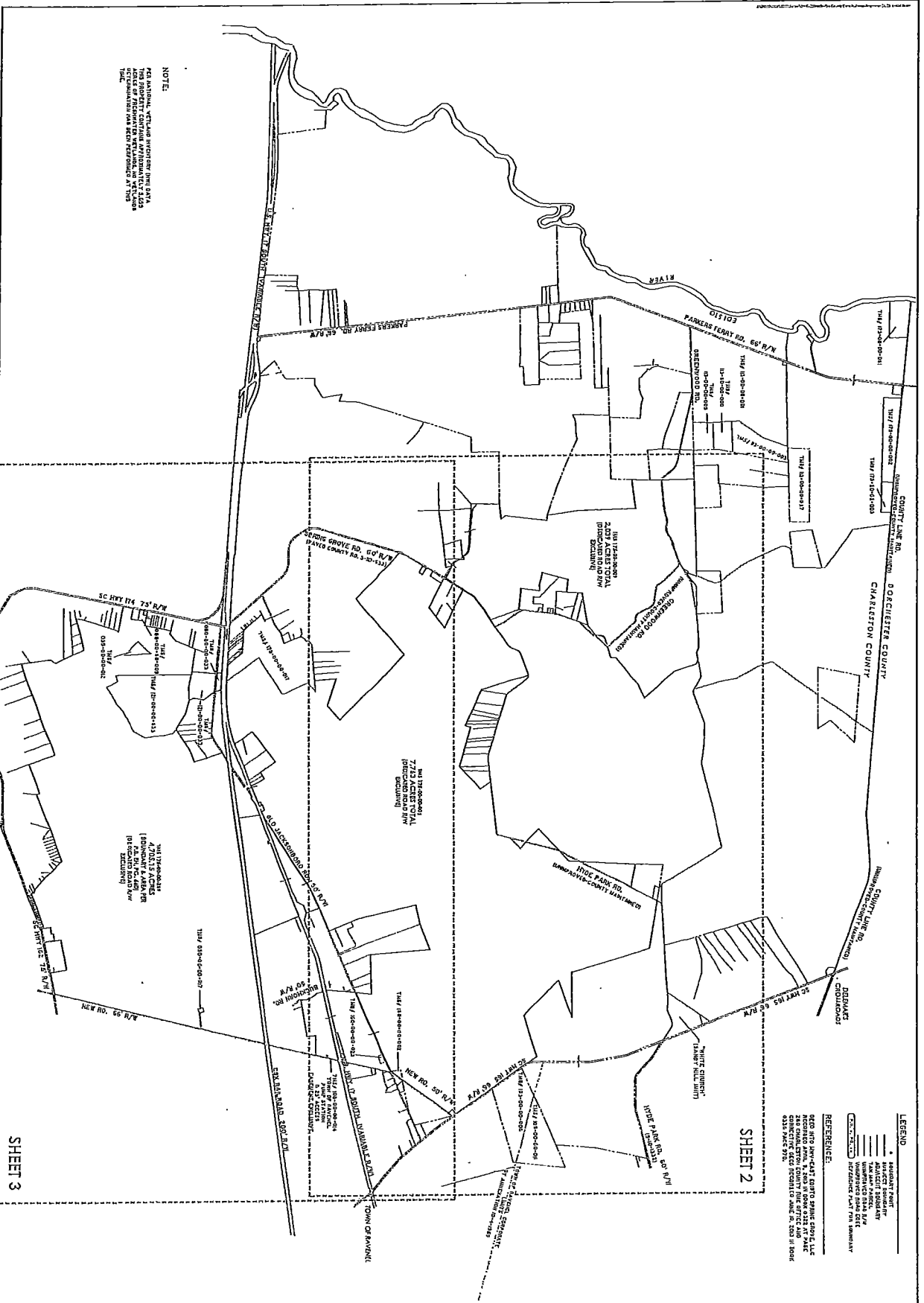
The undersigned hereby certifies that the map entitled "COMPILED MAP MWV-EAST EDISTO SPRING GROVE, LLC TRACT CONTAINING 14,508 ACRES +/- BEING PORTIONS OF GREENWOOD, JERICHO, AND HAVEN UNITS; ST. PAUL'S PARISH, CHARLESTON COUNTY, SOUTH CAROLINA", prepared by Thomas & Hutton Engineering Co., dated March 5, 2013, having last revision date of August 27, 2014, was compiled using two or more recorded plats.

MWV-EAST EDISTO SPRING GROVE, LLC
BY: MWV-CHARLESTON LAND PARTNERS, LLC
Its Sole Member

BY: 
Kenneth T. Seeger
Its: President

Sworn to before me this
8 day of May, 2015.

 (SEAL)
Name: Rhonda R. Tapley
Notary Public for South Carolina
My Commission Expires: 11/2/22



NOTE:
 THE ABOVE SET ASH PROPERTY AND LAND
 THIS PROPERTY CONTAINS APPROXIMATELY 1400
 ACRES OF LAND AND IS BEING DEVELOPED AT THIS
 TIME.

LEGEND

- BOUNDARY POINT
- SURVEY LINE
- ADJACENT PROPERTY
- UNDEVELOPED ROAD RIGHT OF WAY
- UNDEVELOPED TRAIL OR DRIVEWAY

REFERENCE:

SEE ALSO MAPS OF THE STATE OF SOUTH CAROLINA, COUNTY OF DORCHESTER, AND PARISH OF ST. PAUL, SOUTH CAROLINA, TO WHICH THIS MAP IS REFERRED.

SHEET 2

SURVEYOR'S NOTE:

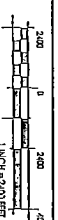
THIS PLAT REPRESENTS A COMPLETE MAP OF THE PROPERTY AND LANDS DESCRIBED HEREIN. THE RESULT OF A FIELD SURVEY BY ME, THE SURVEYOR, HAS BEEN USED FOR THE PREPARATION OF THIS PLAT. THE PLAT IS NOT THE RESULT OF A MEASURED SURVEY AND DOES NOT REPRESENT A MEASURED SURVEY. THIS PLAT IS NOT THE RESULT OF A MEASURED SURVEY AND DOES NOT REPRESENT A MEASURED SURVEY. THIS PLAT IS NOT THE RESULT OF A MEASURED SURVEY AND DOES NOT REPRESENT A MEASURED SURVEY. THIS PLAT IS NOT THE RESULT OF A MEASURED SURVEY AND DOES NOT REPRESENT A MEASURED SURVEY.

PREPARED BY
 T. S. HUTTON
 1600 W. 10TH STREET
 GREENWOOD, SOUTH CAROLINA 29646

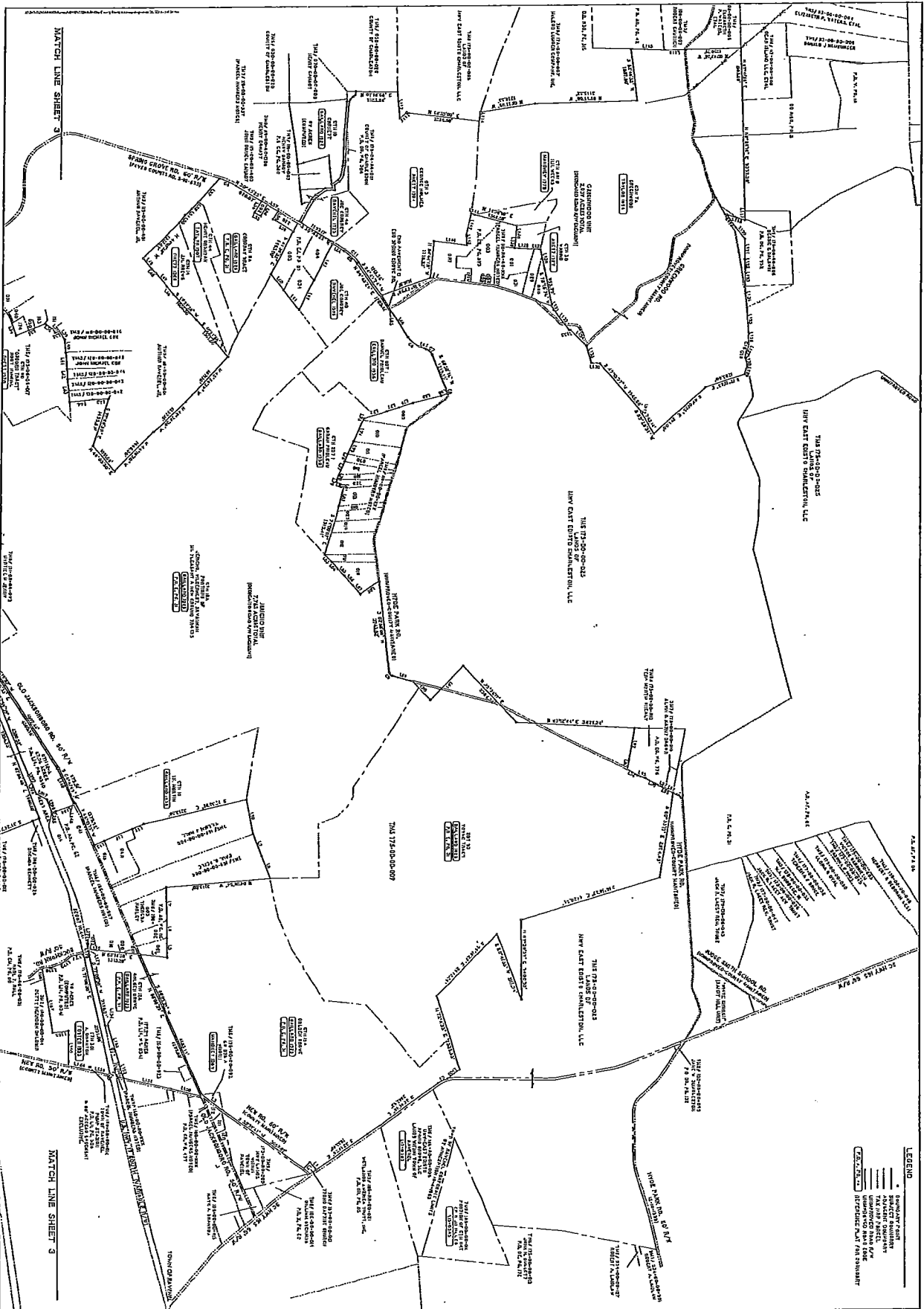
COMPILED MAP
 MWV-EAST EDISTO SPRING
 GROVE, LLC TRACT
 CONTAINING
 14,508 ACRES ±
 BEING PORTIONS OF
 GREENWOOD,
 JERicho,
 AND HAVEN UNITS,
 ST. PAUL'S PARISH,
 CHARLESTON COUNTY,
 SOUTH CAROLINA.

Prepared for
 MWV-EAST EDISTO
 SPRING GROVE LLC

THOMAS & HUTTON
 Engineering Services
 682 Llanoria Road Blvd., Suite 100
 Mt. Pleasant, SC 29564-4192
 P 843.571.2550 | S 843.571.2551
 www.thomashutton.com

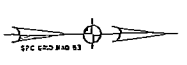


DATE: 08/12/14
 BY: JPH
 SHEET 1 OF 4



LEGEND

- SURVEY POINT
- SURVEY LINE
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- UTILITY LINE
- ELEVATION POINT
- ELEVATION
- REFERENCE PLAT FOR ELEVATION



SEE SHEET 7 FOR LINES & CORNER TABLES

SURVEYOR'S NOTE:
 THIS PLAT REPRESENTS A COMPLETE JOB OF SURVEYING AND ELEVATION PHOTOGRAPHY AND IS NOT THE RESULT OF A FIELD SURVEY BY THE SURVEYOR. THIS PLAT IS NOT TO BE RELIED UPON FOR THE DETERMINATION OF TITLE OR RIGHTS IN REAL PROPERTY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE PREPARATION OF THIS PLAT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS SURVEY.

[Signature]
 F. S. HUTTON, CIVIL ENGINEER
 1500 W. 10TH ST., SUITE 100
 CHARLOTTE, NC 28203

COMPILED MAP
 AMW-EAST EDISTO SPRING GROVE, LLC TRACT CONTAINING 14,508 ACRES ± BEING PORTIONS OF GREENWOOD, JERICHO, AND HAVEN UNITS, ST. PAUL'S PARISH, CHARLESTON COUNTY, SOUTH CAROLINA.

Prepared for:
AMW-EAST EDISTO SPRING GROVE, LLC

THOMAS & HUTTON
 Surveyors | Engineers | Planners | GIS | Consulting
 682 J. Morgan Dadds Blvd, Suite 100
 Mt. Pleasant, SC 29528
 P: 843.249.2000 | F: 843.249.2003
 www.thomasandhutton.com

Scale: 1" = 200' FEET
 Date: 02/29/13
 SHEET 2 OF 4

EXHIBIT C

DEVELOPMENT PHASING SCHEDULE

SPRING GROVE PHASING SCHEDULE

Charleston County: November 2016

Year	Actual Year	Cumulative Residences	Cumulative Retail ft ²	Cumulative Office ft ²	Cumulative Industrial ft ²
1	2015	0	0	0	0
2	2016	0	0	0	0
3	2017	0	0	0	50,000
4	2018	18	0	0	150,000
5	2019	43	0	0	250,000
6 to 10	2020 to 2024	540	0	0	500,000
11 to 15	2025 to 2029	1,590	125,000	100,000	1,000,000
16 to 20	2030 to 2035	2,250	175,000	150,000	1,300,000
21 to 25	2036 to 2040	3,540	325,000	250,000	1,600,000
26 to 30	2041 to 2045	4,590	375,000	300,000	1,900,000
31 to 35	2046 to 2050	5,640	540,000	300,000	2,500,000
36 to 40	2051 to 2055	6,000	540,000	300,000	2,600,000
41 to 45	2056 to 2060	6,000	540,000	400,000	2,700,000
46 to 50	2061 to 2065	6,000	540,000	475,000	2,900,000

EXHIBIT D

SPRING GROVE DEVELOPMENT AGREEMENT ORDINANCE

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)


I, the undersigned, Deputy Clerk of Charleston County Council, DO HEREBY CERTIFY:

That the following constitutes a true, correct and verbatim copy of Ordinance 1881 adopted by Charleston County Council at a meeting held on November 19, 2015, at which a majority of the Members were present and voted in favor of the adoption of the said Ordinance.

That the said Ordinance is duly entered into the permanent records of minutes of meetings of Charleston County Council in my custody as Deputy Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of December, 2015.




Kristen L. Salisbury, Deputy Clerk
CHARLESTON COUNTY COUNCIL

**AN ORDINANCE
APPROVING THE SPRING GROVE DEVELOPMENT AGREEMENT BY AND
AMONG MWV-EAST EDISTO SPRING GROVE, LLC, AND CHARLESTON
COUNTY, SOUTH CAROLINA.**

WHEREAS, Charleston County, South Carolina (the "County"), acting by and through the Charleston County Council (the "County Council"), is empowered under and pursuant to the provisions of the South Carolina Local Government Development Agreement Act, Title 6, Chapter 31, Code of Laws of South Carolina 1976, as amended (the "Act"), to enter into development agreements relating to property within the County; and

WHEREAS, the County Council has determined that the Development Agreement for Spring Grove Development in Charleston County, South Carolina by and among MWV-East Edisto Spring Grove, LLC, and Charleston County, South Carolina (the "Development Agreement") is consistent with the Charleston County Comprehensive Plan (the "Comprehensive Plan"), the Charleston County Zoning and Land Development Regulations (the "ZLDR"); and is a proper exercise of the police power and other authority granted to the County government; and benefits the general health, safety and welfare of the citizens of the County for the County to enter into the Development Agreement relating to the development of the property known as the Spring Grove Development in Charleston, South Carolina;

NOW, THEREFORE, BE IT ORDAINED, by the County Council of Charleston County, South Carolina, in meetings duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance. In addition to the recitals set forth above, which the County Council hereby adopts as findings of fact, the County Council specifically finds that the Development Agreement attached hereto as Exhibit "A" complies with the Act, the Comprehensive Plan, and the ZLDR.

SECTION II. DEVELOPMENT AGREEMENT

The terms of the Development Agreement are hereby approved in accordance with the Act and the County zoning and land development regulations. The Development Agreement shall be effective immediately upon approval of this Ordinance after third reading and execution by the parties.

SECTION III. EXECUTION

The Chairman of the County Council is authorized to execute and deliver the Development Agreement on behalf of the County, and any and all other necessary documents or instruments incidental to the approval of this Ordinance and the Development Agreement.

SECTION IV. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

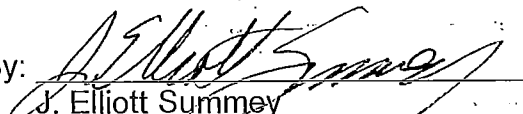
SECTION V. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its approval following third reading by the County Council and execution by the parties.

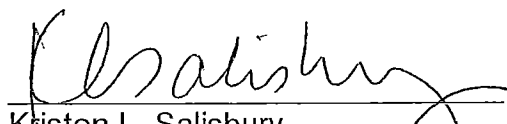
ADOPTED and APPROVED in meeting duly assembled this 19th day of November,



CHARLESTON COUNTY COUNCIL

By: 
J. Elliott Summey
Chairman of Charleston County Council

ATTEST:

By: 
Kristen L. Salisbury
Deputy Clerk of Charleston County Council

First Reading: October 20, 2015
Second Reading November 5, 2015
Third Reading: November 19, 2015

EXHIBIT E

CURRENT REGULATIONS

STATE OF SOUTH CAROLINA)

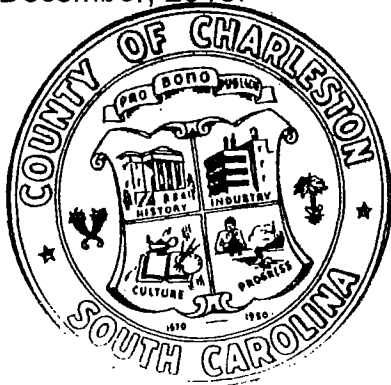
COUNTY OF CHARLESTON)

I, the undersigned, Deputy Clerk of Charleston County Council, DO HEREBY CERTIFY:

That the following constitutes a true, correct and verbatim copy of Ordinance 1880 adopted by Charleston County Council at a meeting held on November 19, 2015, at which a majority of the Members were present and voted in favor of the adoption of the said Ordinance.

That the said Ordinance is duly entered into the permanent records of minutes of meetings of Charleston County Council in my custody as Deputy Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of December, 2015.



Kristen L. Salisbury
Kristen L. Salisbury, Deputy Clerk
CHARLESTON COUNTY COUNCIL

AN ORDINANCE

REZONING 14,508 ACRES OF PROPERTY LOCATED AT 5613 NEW ROAD; 5610 HIGHWAY 174; 7926 OLD JACKSONBORO ROAD; 5670 HIGHWAY 174; 7925 OLD JACKSONBORO ROAD; 5640 OLD JACKSONBORO ROAD; 6731 OLD JACKSONBORO ROAD; 7117 HIGHWAY 165; 7900 SAVANNAH HIGHWAY; 6209 NEW ROAD, PARCEL IDENTIFICATION NUMBERS: 050-00-00-017; 099-00-00-012; 099-00-00-033; 099-00-00-089; 121-00-00-033; 121-00-00-035; 168-00-00-023; 175-00-00-009; 175-00-00-017; AND 186-00-00-062, FROM RESOURCE MANAGEMENT ZONING DISTRICT (RM) AND AGRICULTURAL/RESIDENTIAL ZONING DISTRICT (AGR) TO FORM-BASED ZONING DISTRICT (FBZD) IN CONJUNCTION WITH THE SPRING GROVE DEVELOPMENT AGREEMENT BY AND AMONG MWV-EAST EDISTO SPRING GROVE, LLC AND CHARLESTON COUNTY, SOUTH CAROLINA.

WHEREAS, the properties located at 5613 New Road (PID 050-00-00-017); 7925 Old Jacksonboro Road (PID 121-00-00-033); 5640 Old Jacksonboro Road (PID 121-00-00-035); 7117 Highway 165 (PID 175-00-00-009); 7900 Savannah Highway (PID 175-00-00-017) are currently zoned Resource Management Zoning District (RM); and

WHEREAS, the properties located at 5610 Highway 174 (PID 099-00-00-012); 7926 Old Jacksonboro Road (PID 099-00-00-033); 5670 Highway 174 (PID 099-00-00-089); 6731 Old Jacksonboro Road (PID 168-00-00-023); and 6209 New Road (PID 186-00-00-062) are currently zoned Agricultural/Residential Zoning District (AGR); and

WHEREAS, the applicant requests the parcels be rezoned to the Form-Based Zoning District (FBZD-1) in conjunction with the Spring Grove Development Agreement by and among MWV-East Edisto Spring Grove, LLC and Charleston County, South Carolina; and

WHEREAS, the applicant has submitted a complete application for Form-Based Zoning District (FBZD-1) approval pursuant to Chapter 7 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR); and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed Form-Based Zoning District application and adopted a resolution, by majority vote of the entire membership, and recommended that Charleston County Council (County Council) approve with conditions the application based on the Approval Criteria of Section 3.4.6 and Section 7.2.2.D.5.d of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing, and after close of the public hearing, County Council approved with conditions the Form-Based Zoning District application based on the Approval Criteria of Section 3.4.6 and Section 7.2.2.D.5.d of the ZLDR; and

WHEREAS, County Council has determined the Form-Based Zoning District application meets the Application Criteria of Section 3.4.6 of the ZLDR and the following:

- A. The proposed amendment is in accordance with the purpose and intent of the Comprehensive Plan, its goals and policies, and the Rural Guidelines;
- B. The proposed amendment complies with the stated purposes and requirements of Chapter 7 of the Zoning and Land Development Regulations Ordinance;
- C. The proposed amendment complies with Article 3.17, Developments of County Significance;
- D. The proposed amendment complies with the County and BCDCOG 208 Water Quality Management Plans and facilitates established levels of service for water and sewer supply, stormwater facilities, waste disposal and other public facilities and services and ensures such public facilities

and services will be available to serve development on the property concurrent with its impacts of such services and facilities;

- E. The applicant has provided documentation that the development proposed will not result in significant adverse impacts on other property in the vicinity of the subject property subject to the amendment;
- F. The applicant has provided documentation that the proposed amendment will not have an adverse impact on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and
- G. The proposed amendment is suitable for the FBZD considering such things as parcel size, parcel configuration, road access, and the presence of cultural, historical, archaeological, and natural resources and amenities.

NOW, THEREFORE, be ordained it by Charleston County Council, in meeting duly assembled, finds as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. REZONING OF PROPERTIES

A. Charleston County Council rezones the properties located at 5613 New Road; 5610 Highway 174; 7926 Old Jacksonboro Road; 5670 Highway 174; 7925 Old Jacksonboro Road; 5640 Old Jacksonboro Road; 6731 Old Jacksonboro Road; 7117 Highway 165; 7900 Savannah Highway; 6209 New Road, Parcel Identification Numbers: 050-00-00-017; 099-00-00-012; 099-00-00-033; 099-00-00-089; 121-00-00-033; 121-00-00-035; 168-00-00-023; 175-00-00-009; 175-00-00-017; and 186-00-00-062 from the Resource Management Zoning District (RM) and Agricultural/Residential Zoning District (AGR) to the Form-Based Zoning District (FBZD-1); and

B. The Form-Based Zoning District application and Form District Master Plan submitted by the applicant, including the changes attached thereto as Exhibit "A"

and Exhibit "B" and made part of this Ordinance by reference, duly approved by County Council, are incorporated herein by reference and shall constitute the Form-Based Zoning District (FBZD-1) for the parcels identified above; and

C. Any and all development of the Form-Based Zoning District must comply with the Form District Master Plan, ZLDR, Development Agreement, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for Tax Map Parcel Numbers 050-00-00-017; 099-00-00-012; 099-00-00-033; 099-00-00-089; 121-00-00-033; 121-00-00-035; 168-00-00-023; 175-00-00-009; 175-00-00-017; and 186-00-00-062 are amended to FBZD-1 in accordance with Section 7.2.2.D.5.e of the ZLDR.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

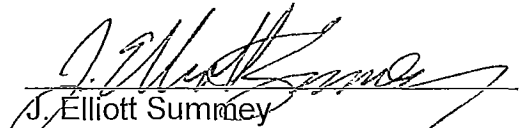
SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval of County Council following third reading.

ADOPTED and APPROVED in meeting duly assembled this 19th day of November, 2015.

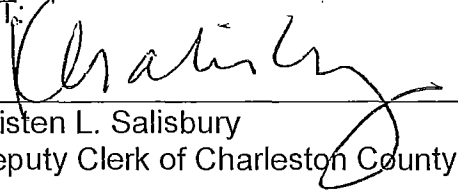


CHARLESTON COUNTY COUNCIL

By: 
J. Elliott Summey
Chairman of Charleston County Council

ATTEST:

By:


Kristen L. Salisbury
Deputy Clerk of Charleston County Council

First Reading: October 13, 2015
Second Reading: October 27, 2015
Third Reading: November 19, 2015

EXHIBIT "A"

**PLANNING AND PUBLIC WORKS COMMITTEE
RECOMMENDED CHANGES AND CONDITIONS TO FBZD-1
APPROVED BY CHARLESTON COUNTY COUNCIL**

Form-Based Zoning District Zoning Map Amendment Application – Zoning Change Application and Checklist Documentation:

1. Tab XI: Revise the Phasing Map to include a note stating that all areas not assigned a timeframe for development will develop pursuant to the applicable section of the development agreement.
2. Provide one updated paper copy and one digital version of this application incorporating the changes noted above.

Form-Based Zoning District Application – Form District Master Plan:

1. Page VIII: Remove the reference to the “Illustration 6.5.4: Frontage Buildout in T5-R District” from the Table of Contents.
2. Page 8, Map 1.1.6, Circulation Map, and other applicable sections: Revise as follows:
 - o Incorporate the revised Circulation Map (Exhibit B) and correct the legend to state “Proposed Primary Thoroughfare.”
 - o Include notes on Map 1.1.6 and text in FDMP Sec. 3.2.1 and in the Development Agreement stating:
 - The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
 - The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
 - All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.
 - o Adjust the proposed evacuation traffic flow accordingly and provide an updated letter from Charleston County Emergency Management regarding the new configuration of the evacuation route.
 - o Amend Map 1.1.5, 75% Acreage and Trails Map accordingly.
 - o Make the same changes to all other application documents, as applicable, including, but not limited to, Tab IX (Trails Map), Tab X (Phasing Map), and Tab XVI (Transportation Report) of the Zoning Change Application and Checklist Documentation).
3. Include language in FDMP Sec. 3.4.2 stating that updated traffic studies submitted with land development applications must address compliance with the Circulation Map including anticipated impacts of future developments within the project boundaries on existing and proposed infrastructure.
4. Include language in FDMP Sec. 3.4.2 stating that updated traffic studies submitted with land development applications shall demonstrate proposed infrastructure meets all requirements; and, in addition, the traffic circulation plan is designed to minimize traffic impacts and maintain the rural character for Old Jacksonboro Road, Hyde Park Road, and Greenwood Road.
5. Page 70, Table 5.6.3.B.9: Submit a letter from the applicable utility company stating that the streetlights listed in the table have been approved by the utility company pursuant to ZLDR Table 7.4.P requirements.
6. Provide three updated paper copies and one digital version of this application incorporating the changes noted above.

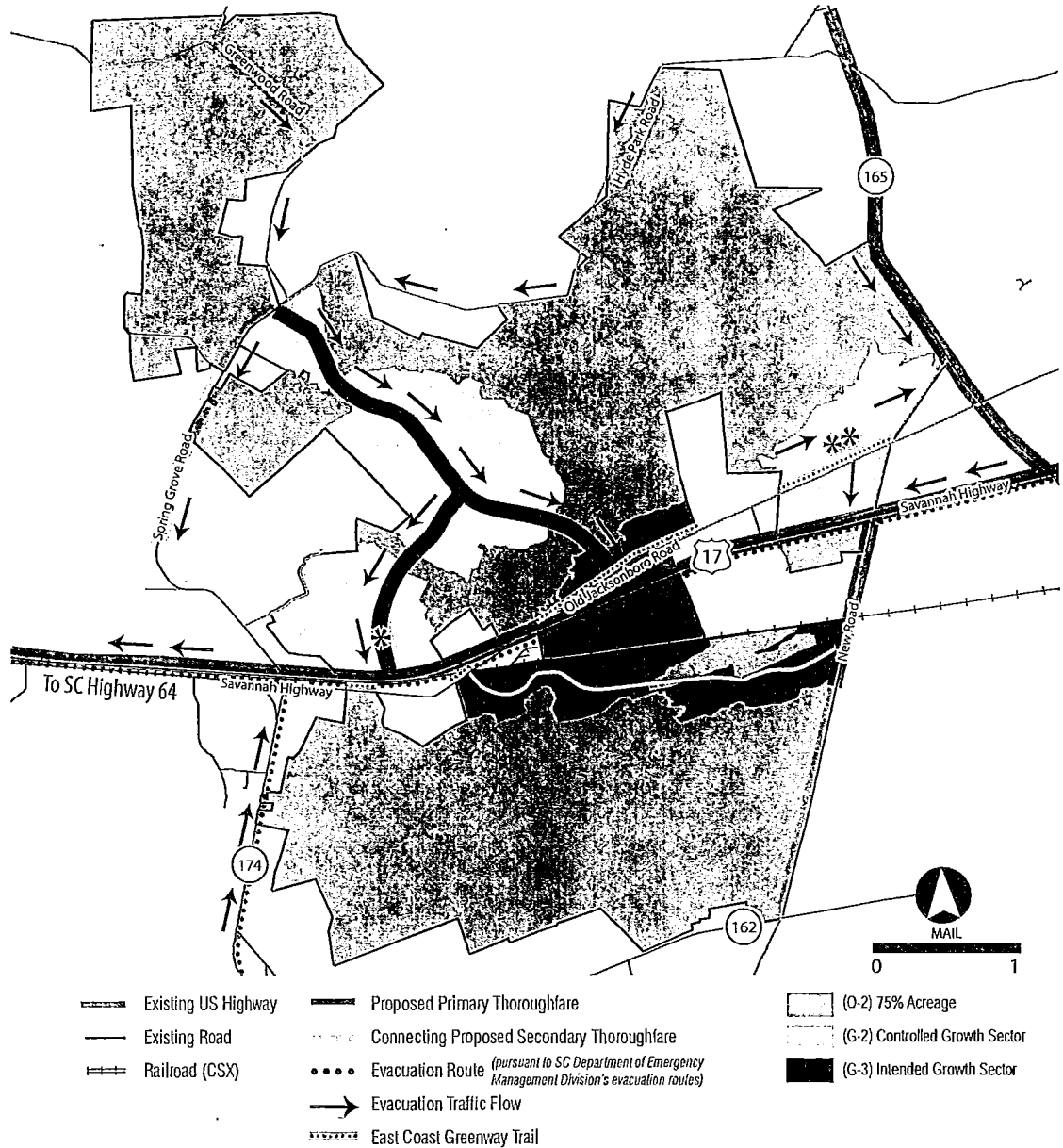
EXHIBIT "B"

REVISED CIRCULATION MAP

1.1.6

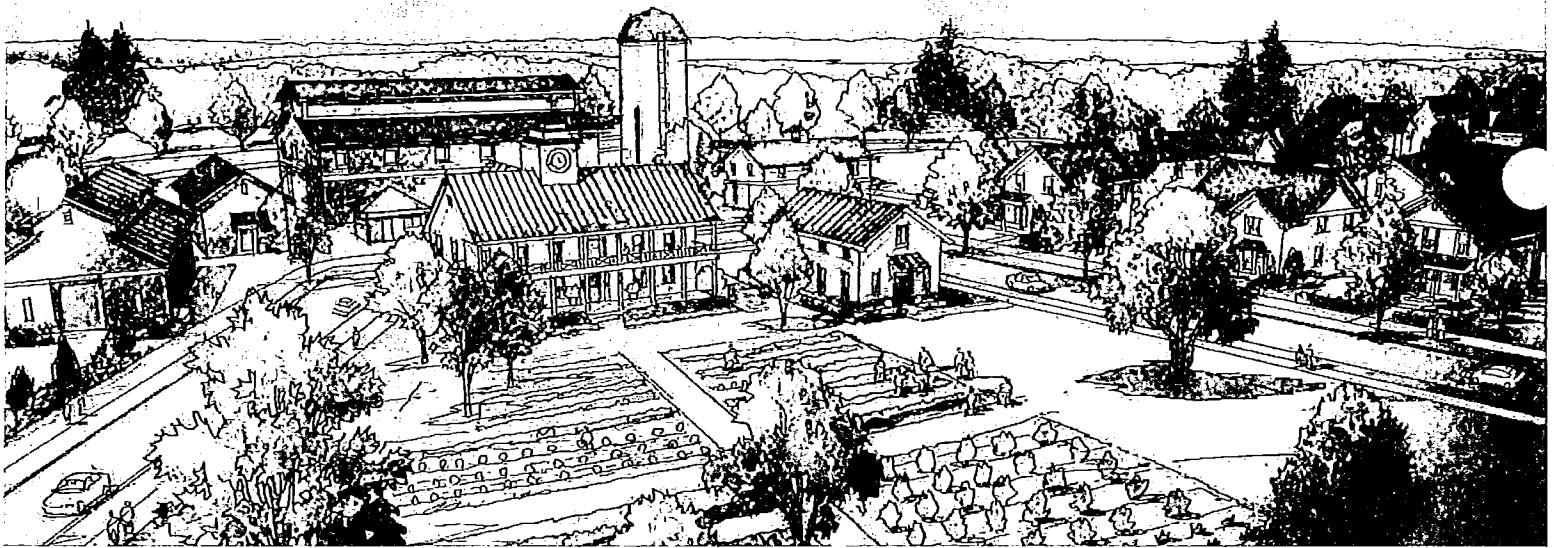
CIRCULATION MAP. The existing and proposed highways, regional thoroughfares, primary thoroughfares, connecting secondary thoroughfares, railroads and evacuation routes are shown on MP Map No. 1.1.6 (Circulation Map). The Circulation Map shall have the effect provided in ZLDR § 7.4.4.B.2.b.

MAP NO. 1.1.6 (CIRCULATION MAP)



Notes:

- Local access streets will be located within each Community and Special District Plan and will connect to arterials and collectors.
 - The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
 - The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
 - All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.
- * The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.
- * * This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.



NOVEMBER 19, 2015

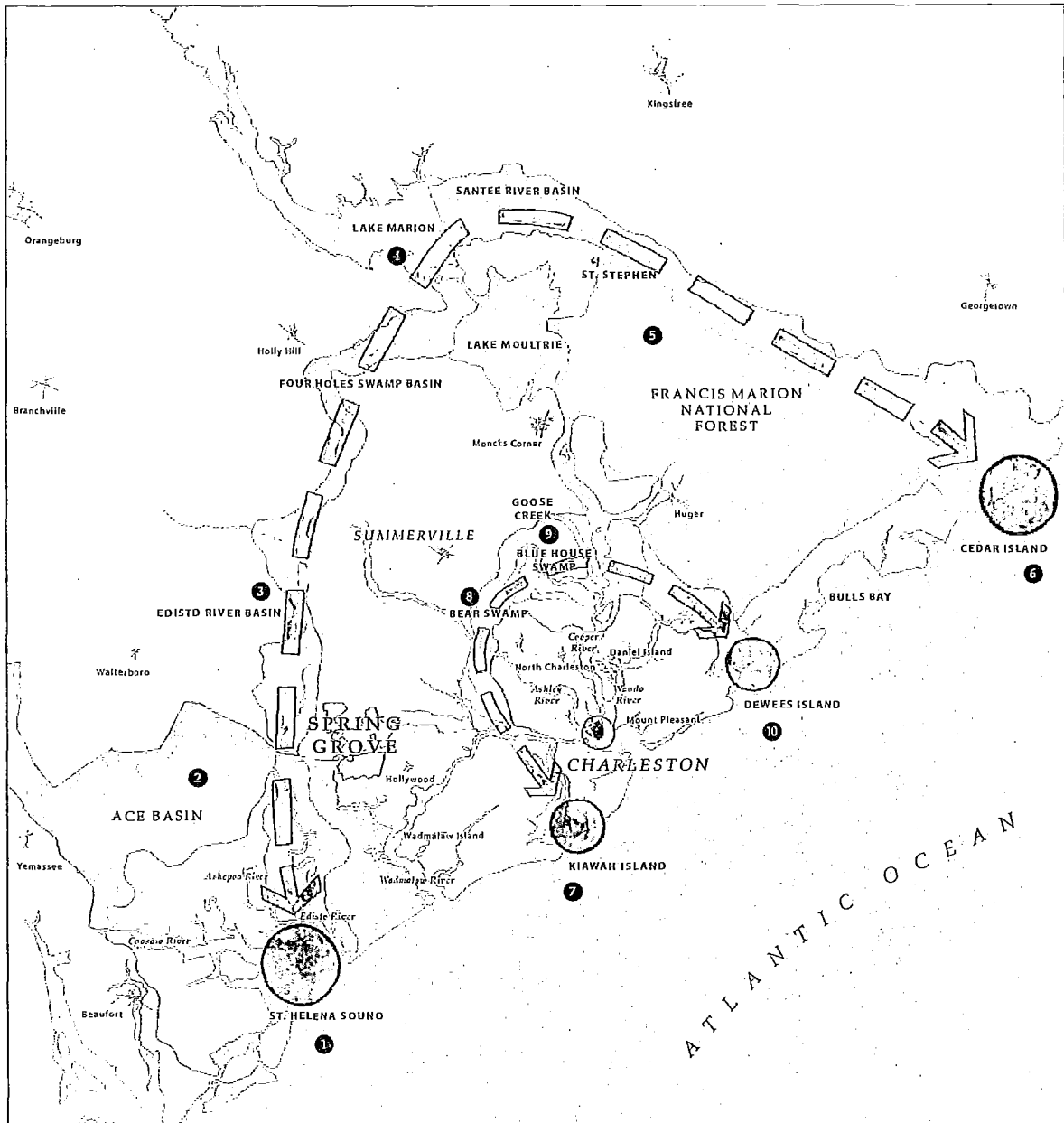
SPRING GROVE

Form-Based Zoning District Zoning Map Amendment (Rezoning) of Form District Master Plan



INTRODUCTION

Spring Grove consists of approximately 14,508 acres located in western Charleston County. Nearly 11,000 acres of Spring Grove (75%) will be subject to restrictive covenants limiting density to one dwelling unit per 25 acres. In addition to the 75% Acreage, approximately 740 acres will be devoted to Economic Development in the form of the Economic Development and Business Special District and approximately 40 acres will be available as a Regional Retail Special District. The remainder of Spring Grove will be developed as interconnected mixed-use communities that provide residential and employment opportunities for the residents of Charleston County.



The Current Regulations are not intended to contain inconsistent provisions; in the event there are inconsistent provisions, the ZLDR shall take precedence over the Master Plan in accordance with ZLDR § 7.1.4.B.

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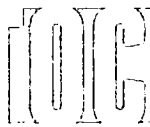
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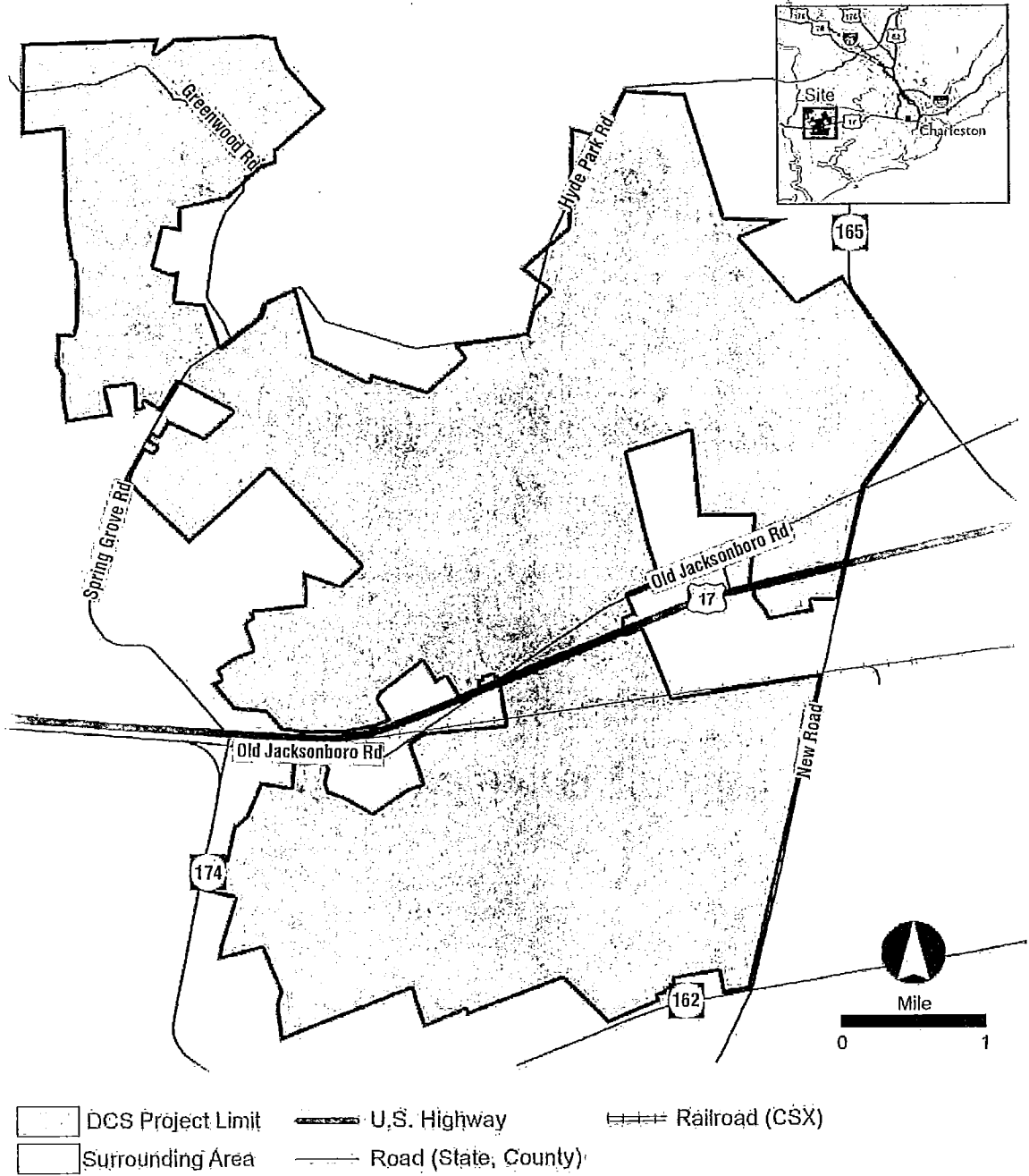
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1.1 SPRING GROVE FORM-BASED ZONING DISTRICT

1.1.1 **GENERAL LOCATION MAP.** The Spring Grove Form-Based Zoning District (the Spring Grove FBZD) is depicted on Map No. 1.1.1 (General Location Map)

MAP NO. 1.1.1 (GENERAL LOCATION MAP)

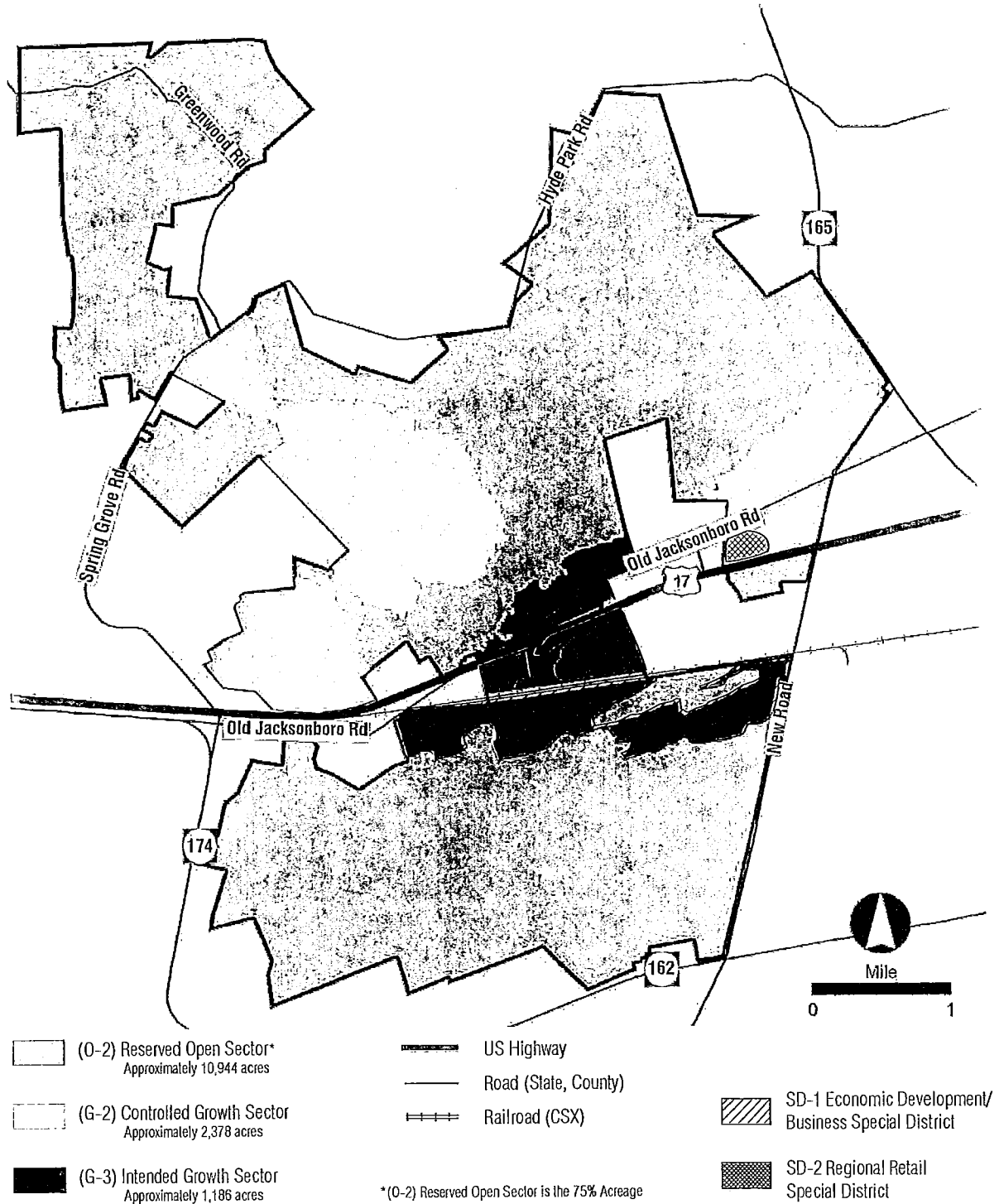


1.1.2

DEVELOPMENT. Development shall occur within the Spring Grove FBZD in conformity with this Master Plan, the Charleston County Zoning and Land Development Regulations ("ZLDR"), and the Spring Grove Development Agreement.

1.1.3 SECTOR MAP. The Spring Grove FBZD is divided into Sectors, as depicted on Map No. 1.1.3 (Sector Map). Sectors are divided into Settlements and certain Special Districts.

MAP NO. 1.1.3 (SECTOR MAP)



1.1.4 SETTLEMENTS MAP. Map No. 1.1.4 (Settlements Map) shows the general locations of conceptual Settlements by type. The estimated range of Density for each indicated Settlement is between 0 Density Units and the number of total Density Units shown for such indicated Settlement.

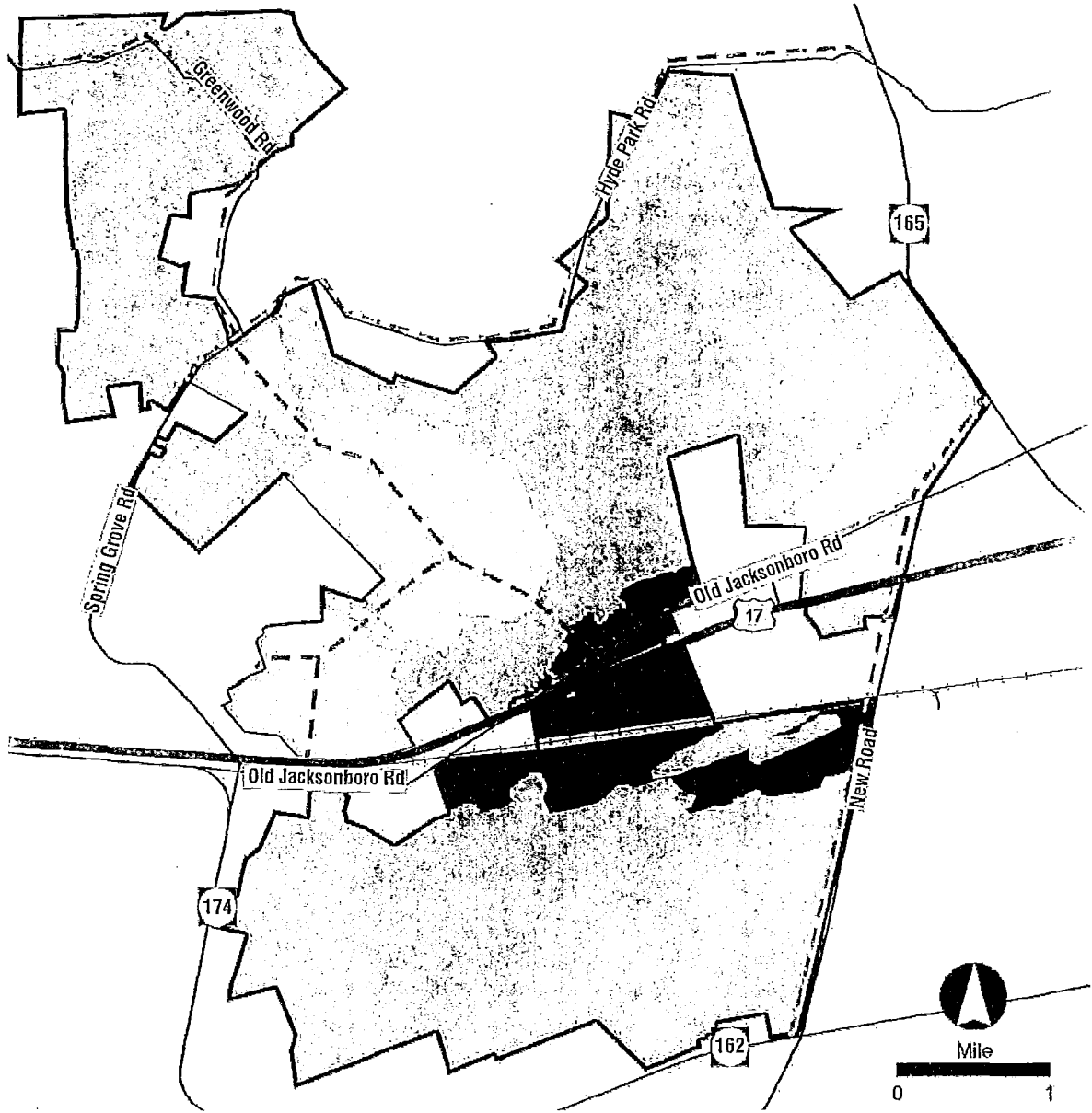
MAP NO. 1.1.4 (SETTLEMENTS MAP)



Town	US Highway	TOTAL # OF DENSITY UNITS THAT COULD BE DEVELOPED IN 75% ACREAGE.
Village	Road (State, County)	75% Acreage = 10,944 @ 1 Density Unit / 25 acres = 437 Density Units
Corner	Railroad (CSX)	

1.15 75% ACREAGE AND TRAILS MAP. The general locations of the 75% Acreage and existing and proposed trails are depicted on MP Map No. 1.1.5 (75% Acreage and Trails Map).

MAP NO. 1.1.5 (75% ACREAGE AND TRAILS MAP)



□ □ □ Trails (General Location)

□ (O-2) 75% Acreage

— US Highway

□ (G-2) Controlled Growth Sector

— Road (State, County)

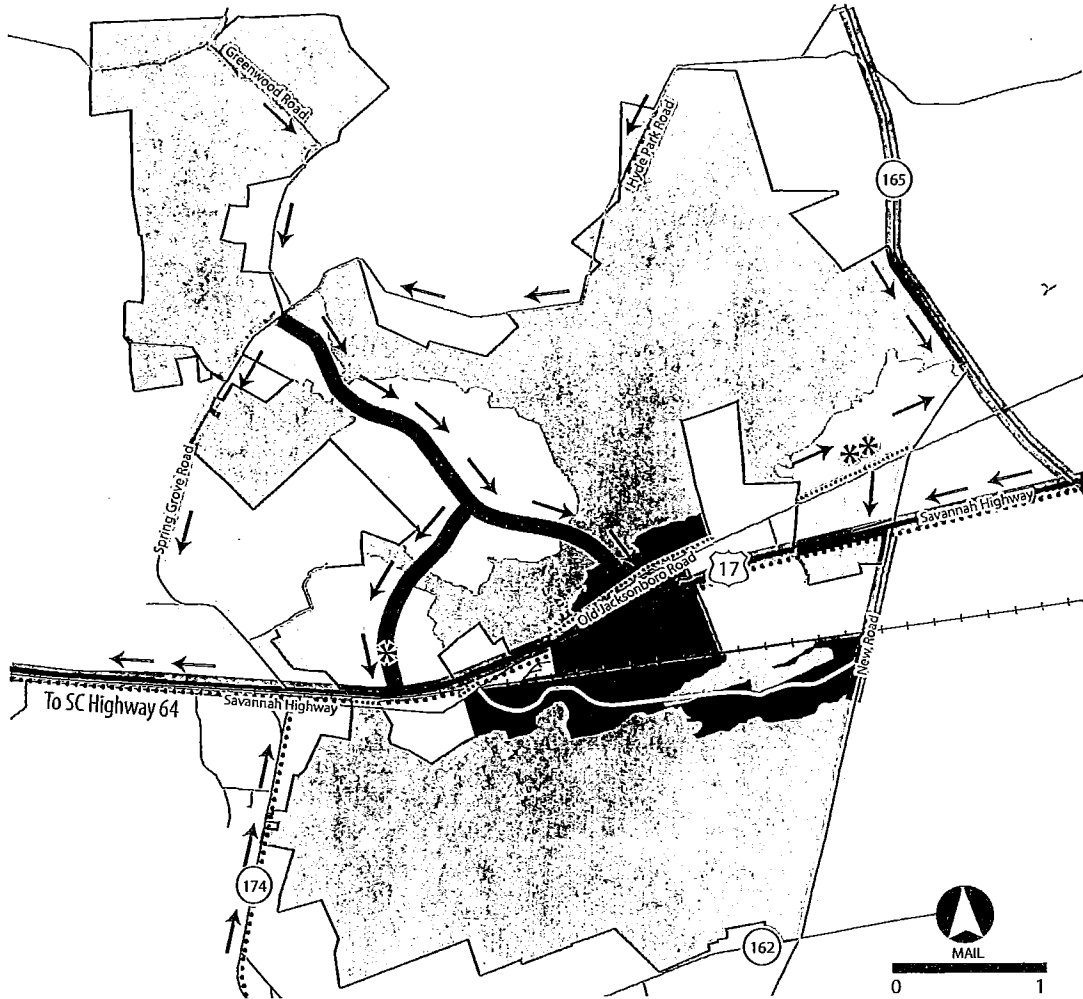
■ (G-3) Intended Growth Sector

— Railroad (CSX)

1.1.6

CIRCULATION MAP. The existing and proposed highways, regional thoroughfares, primary thoroughfares, connecting secondary thoroughfares, railroads and evacuation routes are shown on MP Map No. 1.1.6 (Circulation Map). The Circulation Map shall have the effect provided in ZLDR § 7.4.4.B.2.b.

MAP NO. 1.1.6 (CIRCULATION MAP)



- | | | | | | | |
|-------------------------------|----------------|---|---|---------------------------|---------------------------|--------------------------------|
| Existing US Highway | Existing Road | Connecting Proposed Secondary Thoroughfare | Evacuation Route (pursuant to SC Department of Emergency Management Division's evacuation routes) | Evacuation Traffic Flow | East Coast Greenway Trail | (O-2) 75% Acreage |
| Proposed Primary Thoroughfare | Railroad (CSX) | Evacuation Route (pursuant to SC Department of Emergency Management Division's evacuation routes) | Evacuation Traffic Flow | East Coast Greenway Trail | East Coast Greenway Trail | (G-2) Controlled Growth Sector |
| | | | | | | (G-3) Intended Growth Sector |

Notes:

- Local access streets will be located within each Community and Special District Plan and will connect to arterials and collectors.
- The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
- The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
- All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.

* The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.

** This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.

1.2 DEFINED TERMS

Capitalized terms used herein are defined in ZLDR Chapters 7 and 12, and Article 7 attached herein. In addition, definitions in ZLDR Chapter 7 and 12 apply to terms herein, whether capitalized or not. ZLDR Chapter 7 contains regulatory language that is integral to this Master Plan. Any other terms used herein shall be accorded their commonly accepted meanings.

1.3 SUPERSEDED ZLDR PROVISIONS

Pursuant to ZLDR 7.1.4, the following ZLDR provisions indicated in Table 1.3 (Superseded ZLDR Provisions) are hereby superseded by the indicated Sections of this Master Plan, such ZLDR provisions being inconsistent and in conflict with such Master Plan Provisions, and are authorized pursuant to ZLDR § 7.1.4.

TABLE 1.3: SUPERSEDED ZLDR PROVISIONS

SUPERSEDED ZLDR PROVISIONS	SUPERSEDING MASTER PLAN PROVISIONS
§ 7.4.4.B.1	Section 3.4.2
§ 9.3.10	Section 5.6.5
Article 9.9	Section 3.4.2

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2.1 FBZD MP REQUIREMENTS / MP SATISFACTION CORRELATION.....	13

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2.1 FBZD MASTER PLAN REQUIREMENTS / MASTER PLAN SATISFACTION CORRELATION

Table 2.1 shows the correlation of each ZLDR Chapter 7 Requirement by ZLDR § or Table number and the Spring Grove Master Plan Section or Table number that satisfies the ZLDR requirement.

TABLE 2.1: FBZD MASTER PLAN REQUIREMENTS / MASTER PLAN SATISFACTION CORRELATION

ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT :	SPRING GROVE MASTER PLAN SECTIONS:
ZLDR SEC. 7.1.1 (AUTHORITY)	
Submit a Form District Master Plan	Entire Master Plan
ZLDR SEC. 7.1.4.C (RELATIONSHIP TO CHARLESTON CO. ORDINANCES)	
Identify following superseded ZLDR §§	
ZLDR § 7.4.4.B.1 (Traffic Impact Study Required) & it's reference to ZLDR § 9.9	Section 3.4.2
ZLDR SEC. 7.1.4.B.2 (CHAPTER 9 DEVELOPMENT STANDARDS)	
Incorporating following ZLDR provisions	
ZLDR Article 9.4 (Tree Protection & Preservation)	Section 5.8.3 (Tree Protection & Preservation)
ZLDR Article 9.6 (Architectural & Landscape Design Standards) Architectural Design requirements	Section 6.6 (Architectural Standards)
ZLDR § 9.6.4.C (Site Lighting)	Section 6.8 (Site Lighting)
ZLDR Article 9.11 (Signs)	Section 6.7 (Sign Standards)

ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT: SPRING GROVE MASTER PLAN SECTIONS:

ZLDR SEC. 7.2.2.B (FBZD APP. REQUIREMENT)

All Tables in Chapter 7	Master Plan Tables
ZLDR Table 7.2.A	Table 3.1 (Summary FBZD Related Procedures)
ZLDR Table 7.3.B	Table 4.1.3 (Sector / Settlement / Community Allocation)
ZLDR Table 7.3.D	Table 4.1.2 (Allowed Settlement Types by Sector)
ZLDR Table 7.4.A	Table 4.3.2 (Minimum & Maximum Community Unit Composition by Settlement)
ZLDR Table 7.4.R	Table 5.2.2 (Transect Zone Descriptions)
ZLDR Table 7.4.S	Table 5.2.3.A (T-Zone Development Standards Summary)
ZLDR Table 7.4.T	Tables 5.2.3.B-5.2.3.F (T-Zone Development Standards)
ZLDR Table 7.4.C	Table 5.3.1 (Civic Space Types)
ZLDR Table 7.4.Y	Table 5.4.2.A (Special District Development Standards Summary) Table 5.4.2.B (Special District Supplemental Development Standards)
ZLDR Table 7.4.K	Table 5.6.3.A.1-5.6.3.A.12 (Pre-Assembled Thoroughfares)
ZLDR Table 7.4.G	Tables 5.6.3.B.1 (Thoroughfare Components)
ZLDR Table 7.4.L	Tables 5.6.3.B.5 (Vehicular Lane / Parking Assemblies)
ZLDR Table 7.4.H	Tables 5.6.3.B.2 (Bicycle Facilities Standards)
ZLDR Table 7.4.I	Tables 5.6.3.B.3 (Curb Radius)
ZLDR Table (Figure) 7.4.J	Tables 5.6.3.B.4 (Thoroughfare Nomenclature)
ZLDR Table 7.4.M	Tables 5.6.3.B.6 (Public Frontages - General)
ZLDR Table 7.4.N	Tables 5.6.3.B.7 (Public Frontages - Specific)
ZLDR Table 7.4.O	Tables 5.6.3.B.8 (Public Planting)
ZLDR Table 7.4.P	Tables 5.6.3.B.9 (Public Lighting)
ZLDR Table 7.4.X	Table 5.7.1 (Density Equivalency Calculations)
ZLDR Table 7.4.Z(1)	Table 5.8.1 (Buffer Requirements for Transect Zones)
ZLDR Table 7.4.Z(2)	Table 5.8.2 (Minimum Buffers / Setbacks For T-Zones OCRM Critical Line Areas)
ZLDR Table 7.5.A	Table 6.3.1 (Specific Principal Function & Use)
ZLDR Table 7.5.B	Table 6.3.2.A (Permitted Accessory Functions)
ZLDR Table 7.5.C	Table 6.3.2.B (Maximum Heated Gross Floor Area For Accessory Dwelling)

ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT : SPRING GROVE MASTER PLAN SECTIONS:
ZLDR SEC. 7.2.2.B (FORM APPROVAL REQUIREMENT)

All Tables in Chapter 7	Master Plan Tables
ZLDR Table 7.5.D	Table 6.4.1 (Parking Calculations)
ZLDR Table 7.4.V	Table 6.5.6 (Building Disposition (Placement / Yard Types))
ZLDR Table 7.4.U	Table 6.5.7 (Private Frontages)
ZLDR Table 7.5.E	Table 6.5.1.A (Building Types Allowed by T-Zone) Table 6.5.1.B (Supplemental Building Type Summary)
ZLDR Table 7.5.F	Table 6.7 (Allowed Commercial Signs by T-Zone)
Sector Requirements per ZLDR § 7.3.2.A.1.c (Sector Descriptions)	Section 4.1 (Sectors)
Special Districts per ZLDR § 7.3.2.A.3 (Special Districts) & ZLDR § 7.4.7 (Special Districts)	Sections 4.4 (Special Districts) & 5.4 (Special Districts)
Settlement & Community Type Requirements per ZLDR § 7.3.3 (Settlements) & § 7.4, (Community Scale Planning: Comm Units)	Section 5.1 (Community Units) Section 4.3 (Settlements) Map 1.1.4 (Conceptual Settlements Map)
75% Acreage per ZLDR § 7.4.2 (75% Acreage)	Section 1.4 (75% Acreage Density Restriction) Map 1.1.3 (Sector Map) Map 1.1.4 (Settlements Map) Section 4.1.2 (Settlement Types Allowed in Sectors) Section 4.3.2 (Minimum / Maximum Community Unit Composition by Settlement)
Civic Space per ZLDR § 7.4.3 (Civic Space)	Section 5.3 (Civic Space within T-Zones)
Thoroughfares per ZLDR § 7.4.4 (Circulation & Thoroughfare Design)	Section 5.6 (Thoroughfares) Map 1.1.7 (Circulation Map)
Transect Zones per ZLDR § 7.4.5 (Transect Zones)	Section 5.2 (Transect Zones)
Density calculations per ZLDR § 7.4.6 (Density Calculations)	Section 5.7 (T-Zone & Special District Density & Density Calculations)
Buffer and tree protection per ZLDR § 7.4.8 (Buffer Requirements and Tree Protection and Preservation)	Section 5.8 (Buffers, Screening & Tree Protection/Preservation)
Proposed Functions and Uses per ZLDR § 7.5.1 (Function and Use)	Section 6.3 (Building and Lot Function)
Parking Standards per ZLDR § 7.5.2 (Parking)	Section 6.4 (Vehicular Parking Requirements)

ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT :

SPRING GROVE MASTER PLAN SATISFIES IN:

ALL TABLES IN CHAPTER 7:

MASTER PLAN TABLES:

Supplemental Standards & Guidelines per
ZLDR § 7.5.3 (Supp Stds & Guidelines)

Section 6.2 (Lots)
Section 6.5 (Building Standards)
Section 6.5.2 (Building Types)
Section 6.6 (Architectural Standards)
Section 5.8 (Buffers, Screening & Tree Protection)
Section 6.8 (Site Lighting)
Section 6.7 (Sign Standards)

Supplemental Definitions not listed in ZLDR § 7.6.1
(Supp Definitions)

Article 7 (Definitions) & elsewhere in Master Plan

Procedures and regulations for approval of the land
development applications within the ZLDR as described in
§ 3.17.4.A.2.d-i

Article 3 (Spring Grove FBZD Procedures)

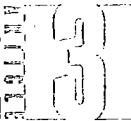


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3.1 SUMMARY OF FBZD RELATED PROCEDURES

3.1 A summary of the FBZD related procedures is set forth on Table 3.1 (Summary of FBZD Related Procedures):

TABLE 3.1. SUMMARY FBZD RELATED PROCEDURES (per ZLDR Table 7.2.A)

Table 3.1 (Summary FBZD Related Procedures) provides a summary of review procedures related to the FBZD and lists Review (R), Decision Making (DM), and Appeal (A) responsibilities for the various review bodies. Section references are to ZLDR.

Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies							Section
	MP RB	Staff SPR	County CRC	Planning Director	BZA	PC	CC	
FBZD Application (Rezoning)				R		R	DM	7.2.2
FBZD Amendments (Rezoning)	R		R	R		R	DM	7.2.6
Community Plans	R		R	DM	A*	A*		7.2.3
Lot, Block, and Building Plans	R	R		DM	A			7.2.3
Special Districts (Defined and mapped at Rezoning)	R		R	DM		A		Art. 7.2 & 7.4
Special Districts (Defined at time of Rezoning and mapped at Community Plan)	R		R	R		DM		Art. 7.2 & 7.4
Zoning Permits	R			DM	A			7.2.5
Uses Subject to Conditions	R		R	DM	A			7.2.5
Dimensional Waivers	R		R	DM	A			7.2.5
Zoning and Tree Variances	R			R	DM			3.10
Preliminary Plats	R		R	DM		A		7.2.4
Conditional Plats	R			DM				7.2.4
Final Plats	R			DM		A		7.2.4

- MPRB: Master Plan Review Board (7.2.7.A.1)
- Staff SPR: Staff Site Plan Review Committee (3.7.6 & 7.2.7.A.2)
- County CRC: County Consolidated Review Committee (7.2.7.A.3)
- BZA: Board of Zoning Appeals (2.3)
- PC: Planning Commission (2.2)
- CC: County Council (2.1)

*Note: Decisions on Community Plans may be appealed to the PC or BZA, as appropriate, pursuant to Chapter 3, Development Review Procedures, of this Ordinance.

3.2 CERTAIN PROCEDURES

3.2.1 THOROUGHFARES

- a. Subject to the approval by the Planning Director, the alignment of any Thoroughfare as shown on an approved Community Plan or Special District Plan may be adjusted on a subsequently submitted Preliminary Plat or Final Plat based on final engineering as long as the Thoroughfare as adjusted maintains compliance with the required T-Zone allocation pursuant to Table 4.1.3 (Sector/Settlement/Community Allocation) and Block Perimeter standards pursuant to Table 5.2.3.A (Transect Zones Standards Summary) and Tables 5.2.3B-5.2.3.F (Transect Zone Development Standards) and the Thoroughfare Standards of Section 5.6 hereof. If not approved by the Planning Director, the Community Plan or Special District Plan must be amended pursuant to ZLDR Chapter 7.
- b. The right-of-way(s) for the Primary Thoroughfares shown on Map 1.1.6 (Circulation Map) will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
- c. The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
- d. All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.

3.2.2 REAR LANES AND ALLEYS

Subject to the approval by the Planning Director, Rear Lanes and Rear Alleys may be included on a Community Plan or Special District Plan, or may have the locations indicated by a Community Plan or Special District Plan adjusted by a Lot, Block and Building Plan. If not approved by the Planning Director, the Community Plan or Special District Plan must be amended pursuant to ZLDR Chapter 7.

3.3 SUBDIVISION

Subdivision of real property within the Spring Grove FBZD is authorized pursuant to ZLDR Chapter 8 (Subdivision Regulations). Separate Rural Developments as defined in ZLDR Sec. 7.3.3.B.1 and single Lot Development within the O-2 Sector will be subdivided pursuant to ZLDR Chapter 8 but are not be required to submit a Community Plan application.

3.4 CERTAIN DCS MATTERS

Pursuant to ZLDR § 3.17.4.A.2.d.-i., the procedures and regulations for approval of the following land development requirements are as follows:

3.4.1 HISTORIC AND ARCHAEOLOGICAL RESEARCH STUDIES

Each historic and archaeological research study for the Community Plan and Special District Plans shall be submitted at the time of plan application. Plan application shall include a description of, and Development shall comply with, the federal and state laws and regulations applicable to historic and archaeological resource studies with which compliance by the Developer is required prior to the commencement of subsequent Development within the Community Unit. This description shall include:

- a. enumeration of subsequent Development Permits subject to the requirements of this section;
- b. description of the threshold criteria for historic and archaeological resources study requirements pursuant to the applicable laws and regulations;
- c. description of the standards for the preservation, mitigation, and/or management of historic and archaeological resources pursuant to the findings of the study where required; and
- e. description of the documentation required to be submitted by the Developer in conjunction with applications for the enumerated Development Permits.

3.4.2 TRAFFIC STUDIES

Pursuant to ZLDR § 7.1.4.B.2 (Chapter 9 (Development Standards)) and ZLDR § 7.1.4.C, the standards, requirements and procedures of this section are provided to, and shall supersede and replace the standards, requirements and procedures of ZLDR Article 9.9 (Traffic Impact Studies) and ZLDR § 7.4.4.B.1 (Traffic Impact Study Required), such ZLDR provisions being in conflict and inconsistent with this Master Plan.

Each Community Plan and Special District Plan application (collectively, the "Application") shall include either an Updated Traffic Impact Study or letter in compliance with the requirements below. Such documentation will update the East Edisto – Charleston County Transportation Report in Support of the Development of County Significance Application dated April, 2013 prepared by Vanasse Hangen Brustlin, Inc., (the "Initial Traffic Study").

- a). An Updated Traffic Impact Study shall be prepared and submitted with each Application, except where a letter documenting that a Spring Grove Traffic Impact Study is not warranted as set forth below.
- b). Consistent with ZLDR § 9.9.1, the trigger for an Updated Traffic Impact Study is a Community Plan or Special District Plan (collectively, the "Plan") that is anticipated to exceed 100 new peak hour vehicle trips in its entirety, per the latest edition of the ITE Trip Generation Manual.
- c). The Updated Traffic Impact Study shall include:
 - i. The proposed Plan;
 - ii. The Plan's anticipated impact on the County's transportation network (analyzed for existing and the appropriate future ("no build/build") planning horizon year);
 - iii. The adequacy of the access Driveway design and multimodal circulation plan;

- iv. The ability of the Adjacent transportation system to accommodate the Community Unit or Special District without deterioration to a ("LOS") "C" or below. If the Adjacent transportation system is not able to accommodate the Community Unit or Special District without a deterioration of the level of service to a LOS "C" or below, the Updated Traffic Impact Study shall include the proposed mitigation plan to restore the Adjacent transportation network to the "no build " Level of Service condition;
 - v. The ability of the transportation system within the Community Unit or Special District to accommodate the Community Unit or Special District without a deterioration to a LOS "D" or below. If the transportation system within the Community Unit or Special District is not able to accommodate the Community Unit or Special District without a deterioration to a LOS "D" or below, the Updated Traffic Study shall include the proposed mitigation plan to restore the transportation system to a LOS "C" or better; and
 - vi. The anticipated volume and the impacts of pedestrian and bicycle traffic generated by the Community Unit or Special District.
- d.) The Updated Traffic Impact Study shall also:
- i. Demonstrate that the proposed development provides an interconnected and complete transportation system in that planned roadways provide for all modes of transportation, limit the use of cul-de-sacs, and maximize connections to neighboring communities;
 - ii. Analyze public transit alternatives;
 - iii. Document that the proposed Plan appropriately incorporates feasible transportation alternatives for non-motorized travel and access to transit, if available;
 - iv. Document consistency with regional emergency evacuation plans;
 - v. Address compliance with the Circulation Map, including the anticipated impacts of future developments within the project boundaries on existing and proposed infrastructure; and
 - iv. Demonstrate that proposed infrastructure meets all requirements and the traffic circulation plan is designed to minimize traffic impacts and maintain the rural character for Old Jacksonboro Road, Hyde Park Road, and Greenwood Road.
- e). The Updated Traffic Impact Study area shall include:
- i. Any intersection(s) of a private Driveway or Thoroughfare with the Adjacent public road(s) offering direct access to a Plan area;
 - ii. Any public roads offering direct access to a Plan area;
 - iii. Any signalized intersection that serves as the Plan's primary point of access to/from a major collector or arterial roadway;
 - iv. The first signalized intersection on either side of the Plan's primary point of access to federal or state highway or County regional highway if within 5 road miles of the Plan's primary point of access and the proposed Plan will add 100 or more peak hour trips to that location;
 - v. Any local intersection location within a mile of the access to the Plan area, if potentially significantly impacted from Plan- related traffic.

- f). As part of the Updated Traffic Impact Study preparation and review process, the Applicant shall provide adequate documentation of its:
- i. Assumptions on background development and traffic growth;
 - ii. Project trip generation, trip distribution, and trip assignment methodologies;
 - iii. Level of service analysis methodologies; and
 - iv. Documentation of input solicited from the South Carolina Department of Transportation (SCDOT) if access is proposed from a state road.
- g). Traffic generated by other approved and/or pending projects in the Updated Traffic Impact Study area shall be identified and added to the existing plus background traffic growth rate to forecast an appropriate future "no build" scenario. Traffic generated by development within Spring Grove shall not be included in the "no build scenario." The anticipated Plan-related traffic shall then be added to the "no build" condition to determine and analyze the projected "build" condition. Traffic conditions at each Plan phase completion (if applicable) shall be analyzed using the same approach.
- h). The Applicant shall consider and recommend appropriate mitigation measures, based on the requirements in the above sections to return the intersection(s), roadway link(s), and/or infrastructure described above to the lesser of the "no build" LOS or requirements shown above the "no build" LOS at the time of the Updated Traffic Impact Study. All required mitigation measures shall be reviewed and approved by the Public Works Director and the Planning Director. The Updated Traffic Impact Study shall then recalculate the LOS for all locations where mitigation measures are proposed to verify that the incremental impacts of the Plan on the LOS are adequately mitigated. Any necessary operational and capacity improvements shall at the expense of the Applicant and in accordance with the Spring Grove Development Agreement.
- i). In situations where a Plan is not expected to meet or exceed the threshold for an Updated Traffic Impact Study, the Applicant shall provide a letter to the County documenting:
- i. The anticipated traffic to be generated by the Plan (less than 100 new peak period trips);
 - ii. The proposed access and circulation plan; and
 - iii. Any associated planned transportation improvements.

The letter shall satisfy the Updated Traffic Impact Study requirements of the Plan for which it is submitted.

3.4.3

INTERCONNECTED AND COMPLETE TRANSPORTATION NETWORK

The requirement to provide an interconnected and complete transportation network shall be deemed satisfied if:

- i. the applicable Community Plan or Special District Plan complies with the applicable Thoroughfare standards;
- ii. the Planning Director and Public Works Director determine that the transportation network connectivity within the Community/Special District Plan and between existing and planned Community Units and Special Districts exists at acceptable levels; and
- iii. all traffic study requirements and mitigation have been fulfilled.

3.4.4 PUBLIC TRANSIT ALTERNATIVES

- a. A letter of coordination from area public transit providers regarding the existing and future provision of public transit shall be submitted with a Community Plan and Special District Plan application.
- b. The requirement to provide an analysis of public transit alternatives shall be deemed satisfied upon the Planning Director's approval of a Community Plan or Special District Plan that includes a description of any public transit alternatives then available to the Plan area and any Thoroughfare designated by Developer to accommodate any such public transit takes into account the physical and operational requirements of any such public transit.

3.4.5 FEASIBLE TRANSPORTATION ALTERNATIVES

- a. Community Plan and Special District Plan applications shall include a description and evaluation of feasible transportation alternatives, and describe how each alternative is provided for in the Plan.
- b. The requirement to demonstrate feasible transportation alternatives shall be deemed satisfied upon the Planning Director's approval of a Community Plan or Special District Plan that complies with the applicable Thoroughfare Standards.

3.4.6 EMERGENCY EVACUATION PLAN

- a. A letter of coordination from the Charleston County Emergency Management Department regarding the impact of the proposed development on emergency evacuation plans and any necessary mitigation shall be submitted with a Community Plan or Special District Plan application.
- b. The requirement to demonstrate consistency with regional emergency evacuation plans shall be deemed satisfied upon the Planning Director's approval of the applicable Community Plan or Special District Plan that includes Thoroughfare connections to existing evacuation routes as promulgated by Charleston County or the South Carolina Department of Transportation.

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4.1 SECTORS

4.1.1 SPRING GROVE SECTORS

The Spring Grove FBZD is composed of the following Sectors as delineated on Map No. 1.1.3 (Sector Map):

- a. O-2, Reserved Open Space, as described in ZLDR § 7.3.2.A.2.a.2
- b. G-2, Controlled Growth Sector, as described in ZLDR § 7.3.2.A.2.a.4.
- c. G-3, Intended Growth Sector, as described in ZLDR § 7.3.2.A.2.a.5.

4.1.2 SECTOR COMPOSITION

Sectors are comprised of the Settlement Types provided in Table 4.1.2 (Allowed Settlement Types by Sector) and certain Special Districts.

TABLE 4.1.2 ALLOWED SETTLEMENT TYPES BY SECTOR (per ZLDR Table 7.3.D)

Settlement Type	Applicable Sector				
	P-1	O-2	G-1	G-2	G-3
Separate Rural Development		✓	✓	✓	✓
Crossroad			✓		
Corner			✓	✓	
Village				✓	✓
Town					✓

Note: P-1 and G-1 are not applicable in the Spring Grove FBZD.

4.1.3 DEVELOPMENT

Development within Sectors is authorized and shall be in accordance with Tables 4.1.3 (Sector/ Settlement/Community Allocation) and Table 4.1.2 (Allowed Settlement Types by Sector).

TABLE 4.1.3: SECTOR/SETTLEMENT/COMMUNITY ALLOCATION (per ZLDR Table 7.2.A)

This Master Plan Table defines areas that are or are not suitable for development. Settlement Types and Specific Community Unit types of various intensities are allowable in specific Sectors. This table allocates the proportions of Transect Zones within each Community Unit Type.

SETTLEMENT TYPES	(PRIMARYLY OPEN SPACE)		(LESS DEVELOPED)				(MORE DEVELOPED)					
	P1 PRESERVED OPEN SECTOR	O2 RESERVED OPEN SECTOR	G1 RESTRICTED GROWTH SECTOR	G2 CONTROLLED GROWTH SECTOR					G3 INTENDED GROWTH SECTOR			
		SEPARATE RURAL DEVELOPMENT	SEPARATE RURAL DEVELOPMENT CROSSROAD CORNER	SEPARATE RURAL DEVELOPMENT CORNER VILLAGE	SEPARATE RURAL DEVELOPMENT VILLAGE TOWN							
COMMUNITY UNIT		RLD	RLD RCLD CLD	RLD RCLD CLD TND	RLD RCLD CLD TND	RLD CLD TND RCD						
T1	NO MINIMUM	ND MINIMUM	NO MIN / MAX 50% MAX	10 - 50%	NO MIN / MAX 50% MAX	10 - 30% 20% MAX	NO MIN / MAX	10 - 30%	15% MAX			
T2	NO MINIMUM	NO MINIMUM	NO MIN / MAX 50% - 100%	20 - 70%	NO MIN / MAX 15 - 100%		NO MIN / MAX					
T3						20 - 55%	10 - 30%		20 - 55%	5 - 40%		
T4			0 - 10%	10 - 40%		10 - 40%	20 - 60%	20 - 60%		20 - 60%	20 - 60%	5 - 80%
T5							10 - 30%			20 - 60%	10 - 80%	

Note: P-1 and G-1 are not applicable in the Spring Grove FBZD.

4.1.4 SECTOR DENSITY

The range of Sector Density for each of the applicable Sectors is between zero (0) and the maximum Sector Density per acre set forth in Table 4.1.4 (Maximum Sector Density Per Acre). Accessory Dwelling Units, Accessory Functions and Outbuildings shall not be counted in determining Sector Density.

TABLE 4.1.4 MAXIMUM SECTOR DENSITY PER ACRE

SECTOR	MAX. NO. DENSITY UNITS / ACRE
P1	NA
O2	.04
G1	NA
G2	2.5
G3	3

Note: Density is defined in ZLDR Sec. 4.2.1

4.2 75% ACREAGE

4.2.1 MAP

The 75% Acreage, as defined in ZLDR Article 3.17, shall comply with ZLDR § 7.4.2 and is depicted on Map No. 1.1.5 (75% Acreage and Trails Map).

4.2.2 75% ACREAGE DENSITY

The minimum density for the 75% Acreage Density is zero (0) Density Units per acre and the maximum density of the 75% Acreage is 1 Dwelling Unit per 25 acres.

4.3 SETTLEMENTS

4.3.1 SETTLEMENT TYPES

The Settlement Types within the Spring Grove FBZD are depicted on Map No. 1.1.4 (Settlement Types Map) and are as follows:

- a. Separate Rural Development Settlement as described in ZLDR § 7.3.3.B.1;
- b. Corner Settlement as described in ZLDR § 7.3.3.B.2.b;
- c. Village Settlement as described in ZLDR § 7.3.3.B.3.a; and
- d. Town Settlement as described in ZLDR § 7.3.3.B.3.b.

4.3.2 DEVELOPMENT

a. Development of the Settlement Types indicated on Map No. 1.1.4 (Settlement Types Map) in conformance with this Master Plan and the ZLDR is authorized and shall be in accordance with Tables 4.1.3 (Sector/Settlement/Community Allocation), Table 4.1.2 (Allowed Settlement Types by Sector), and Table 4.3.2 (Minimum/Maximum Community Unit Composition by Settlement).

TABLE 4.3.2 MINIMUM/MAXIMUM COMMUNITY UNIT COMPOSITION BY SETTLEMENT (per ZLDR Table 7.4.A)

Settlement Type	Minimum Composition	Maximum Composition
Separate Rural Development	1 RLD	1 RLD
Crossroad	1 RCLD	1 RCLD
Corner*	1 CLD	1 CLD + 3 RCLDs
Village*	1 TND	1 TND + 4 CLDs
Town*	1 RCD	2 RCDs + 2 TNDs

**Note: RLDs are permitted within Corners, Villages, and Towns, provided that all requirements of this Chapter and the Form District Master Plan are met.*

b. In addition, Rural Land Developments (RLDs) are permitted in Separate Rural Development Settlements or between or adjacent to Rural Clustered Land Developments, Clustered Land Developments, Traditional Neighborhood Developments or Regional Center Developments, as applicable in the specific Sector.

c. A Rural Land Development (RLD) Community Unit may be included in or adjoin any Settlement and shall be developed in accordance with the standards of the T-2 Transect Zone. In addition, any number of Rural Land Developments (RLDs) are permitted within Corners, Villages and Towns in addition to the minimum and maximum composition provided that all other requirements of the Master Plan and ZLDR are met.

4.3.3 SETTLEMENT DENSITY

The maximum Settlement Density for each Settlement type in the Spring Grove FBZD is set forth in Table 4.3.3 (Maximum Settlement Density per Acre).

TABLE 4.3.3 MAXIMUM SETTLEMENT DENSITY PER ACRE

SETTLEMENT	MAX. NO. DENSITY UNITS / ACRE*
SRD	.20**
Crossroad	NA
Corner	5
Village G2	10
Village G3	10
Town G3	15

* The minimum Settlement Density per Acre is zero (0)

** A maximum density of 1 dwelling unit per 5 acres is allowed for an SRD; however, the overall maximum Sector density requirement of 1 dwelling unit per 25 acres per Table 4.1.4 must also be met and cannot be exceeded. Additionally, the minimum lot size for lots created within Separate Rural Developments is 5 acres.

4.4 CERTAIN SPECIAL DISTRICTS

4.4.1 AUTHORIZATION

Special Districts are authorized in Sectors in accordance with this Section and shall comply with Section 5.4.

4.4.2 ESTABLISHMENT OF SPECIAL DISTRICTS

a. Special Districts are established within the Spring Grove FBZD as follows:

- i. SD-1, Business and Economic Development Special District; and
- ii. SD-2, Regional Retail Special District.

b. Such Special Districts are described generally as follows:

- i. SD -1 Economic Development & Business Special District is for economic development light industrial businesses that are primarily truck-and/or rail-based, warehouse and storage businesses, construction businesses and office facilities, utility generation, transmission, distribution, services, equipment facilities and functions, including without limitation, electric, gas, telephone, cellular, water, sewage, and stormwater, with no Residential Principal Functions,
- ii. SD -2 Regional Retail Special District is principally for big-box regional Retail development that also may have Commercial, Office, religious, or other Principal Functions. SD-2 typically would be located along or accessed by a significant Thoroughfare.

c. Additional regulations regarding Special Districts are contained in the accompanying development agreement.

4.4.3 MAPPED SPECIAL DISTRICTS

Special Districts are mapped on Map No. 1.1.3 (Sector Map).

4.4.4 DEVELOPMENT

Development of the Special Districts established pursuant to Section 4.4.2 is authorized and shall be in accordance with this Master Plan and the ZLDR as set forth in Table 5.4.2.A (Special Districts Development Standards) and Table 5.4.2.B (Special District Supplemental Development Standards).

4.4.5 ADDITIONAL SPECIAL DISTRICTS

Additional Special Districts may be established in accordance with ZLDR § 7.4.7.

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5.1 COMMUNITY UNITS

5.1.1 COMMUNITY UNIT TYPES

The Community Unit Types within the Spring Grove FBZD are as follows:

- a. Rural Land Development (RLD) as described in ZLDR § 7.4.1.B.1;
- b. Rural Clustered Land Development (RCLD) as described in ZLDR § 7.4.1.B.2;
- c. Clustered Land Development (CLD) as described in ZLDR § 7.4.1.B.3;
- d. Traditional Neighborhood Development (TND) as described in ZLDR § 7.4.1.B.4; and
- e. Regional Center Development (RCD) as described in ZLDR § 7.4.1.B.5.

5.1.2 DEVELOPMENT OF COMMUNITY UNITS

Development of Community Units in conformance with this Master Plan and the ZLDR is authorized as set forth in Tables 4.1.3 (Sector/Settlement/Community Allocation), Table 4.1.2 (Allowed Settlement Types by Sector), and Table 4.3.2 (Minimum and Maximum Community Unit Composition by Settlement).

5.2 TRANSECT ZONES

5.2.1 ORGANIZATION, ASSIGNMENT & ALLOCATION



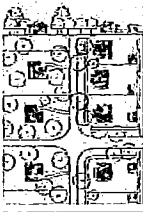
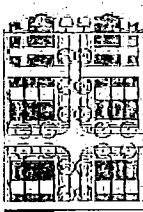

Transect Zones (T-Zones) shall be organized, assigned and allocated for each Community Unit as required by ZLDR § 7.4.5.D and Table 4.1.3 (Sector/Settlement/Community Allocation).

5.2.2 T-ZONE DESCRIPTIONS

The Transect Zones within the Spring Grove FBZD are described in Table 5.2.2 (Transect Zone Descriptions).

TABLE 5.2.2 TRANSECT ZONE DESCRIPTIONS (per ZLDR Table 7.4.R)

This Table provides descriptions of the character of each T-Zone.

	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways General Land Use Mix: Limited agricultural and civic/institutional uses</p>
	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, farms where animals are raised or crops are grown, parks, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways General Land Use Mix: Agricultural with limited residential and civic/institutional uses</p>
	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, predominantly single-family, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways General Land Use Mix: Residential, with limited civic/institutional and agricultural uses</p>
	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens General Land Use Mix: Residential, with limited commercial and civic/institutional uses</p>
	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 3- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping General Land Use Mix: Commercial, residential, and civic/institutional uses</p>

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5.2.3**DEVELOPMENT**

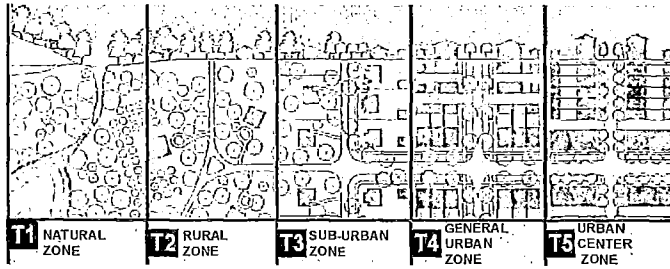
Within each T-Zone, development is authorized in conformance with, and shall comply with, this Master Plan and the ZLDR, and specifically the following tables:

- a. Table 5.2.2 (Transect Zone Descriptions);
- b. Table 5.2.3.A (Transect Zone Standards Summary);
- c. Tables 5.2.3.B - 5.2.3.F (Transect Zone Development Standards);
- d. Table 5.3.1 (Civic Space Types);
- e. Table 5.6.3.A (Pre-Assembled Thoroughfares);
- f. Table 5.6.3.B.1 (Thoroughfare Components)
- g. Table 5.6.3.B.2 (Bicycle Facilities Standards);
- h. Table 5.6.3.B.5 (Vehicular Lane/Parking Assemblies);
- i. Table 5.6.3.B.6 (Public Frontages - General);
- j. Table 5.6.3.B.7 (Public Frontages - Specific);
- k. Table 5.6.3.B.8 (Public Planting - Street Tree Types);
- l. Table 5.6.3.B.9 (Public Lighting Types);
- m. Table 5.6.3.B.10 (Street Tree Requirements);
- n. Table 5.8.1 (Buffer Requirements for Transect Zones);
- o. Table 5.8.2 (Minimum Buffers and Setbacks for Transect Zones OCRM Critical Lines);
- p. Table 6.3.1 (Specific Principal Function and Use);
- q. Table 6.3.2.A (Permitted Accessory Uses);
- r. Table 6.3.2.B (Maximum Heated Gross Floor Area For Accessory Dwelling Units)
- s. Table 6.4.1 (Parking Calculations);
- t. Table 6.5.1.A (Building Types Allowed by Zone);
- u. Table 6.5.1.B (Supplemental Building Type Summary)
- v. Tables 6.5.2.A-6.5.2.BB (Building Types Standards Tables);
- w. Table 6.5.7 (Private Frontages);
- x. Table 6.5.6 (Building Disposition);
- y. Table 6.6 (Architectural Standards); and
- z. Table 6.7(Allowed Commercial Sign Types by Transect).

TABLE 5.2.3.A:

TRANSECT ZONE STANDARDS SUMMARY

(per ZLDR Table 7.4.S)



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
a. ALLOCATION OF ZONES per Pedestrian Shed					
RLD requires	no min, no max	no min, no max	not applicable	not applicable	not applicable
RLD in G3 requires	no min, no max	no min, no max	not applicable	not applicable	not applicable
RCLD in G1 requires	50% max	50-100%	not applicable	0-10%	not applicable
RCLD in G2 requires	50% max	15-100%	not applicable	10-40%	not applicable
CLD in G1 requires	10-50%	20-70%	not applicable	10-40%	not applicable
CLD in G2 Corner requires	10-30%	not applicable	20-55%	20-60%	not applicable
CLD in G2 Village requires	10-30%	not applicable	20-55%	20-60%	not applicable
CLD in G3 Village requires	10-30%	not applicable	20-55%	20-60%	not applicable
TND in G2 requires	20% max	not applicable	10-30%	20-60%	10-30%
TND in G3 requires	15% max	not applicable	5-40%	20-60%	20-60%
RCD requires	not applicable	not applicable	not applicable	5-80%	10-80%
b. MAXIMUM TRANSECT DENSITY					
Density Units Per Acre	not applicable	3 du/acre	6 du/acre	12 du/acre	20 du/acre
c. BLOCK SIZE					
Block Perimeter	not applicable	not applicable	3,000 ft max	2,400 ft max	2,400 ft max
d. THOROUGHFARES (see Section 5.6)					
HW	permitted	permitted	permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	permitted
Rear Alley	not permitted	permitted	permitted	required	permitted
Path	permitted	permitted	permitted	permitted	not permitted
Passage	not permitted	not permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	permitted	not permitted
Bicycle Lane	permitted	permitted	permitted	permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACE (see Table 5.3.1)					
Sports Complex	permitted	permitted	not permitted	not permitted	not permitted
Park	permitted	permitted	permitted	not permitted	not permitted
Greenway	permitted	permitted	permitted	not permitted	not permitted
Green	not permitted	not permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	permitted	permitted
Pocket Park	not permitted	not permitted	permitted	permitted	not permitted
Playground	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION (see Table 5.2.3)					
Lot Width	not applicable	50 ft min, no max	40 ft min; 90 ft max	18 ft min; 120 ft max	18 ft min; 500 ft max
Lot Coverage	not applicable	not applicable	60% max	70% max	80% max
g. SETBACKS - PRINCIPAL BUILDING (see Table 5.2.3.B-5.2.3.F)					
(g.1) Front Setback (Principal)	not applicable	40 ft min	12 ft min; 30 ft max	6 ft min 18 ft max	0 ft min 12 ft max
(g.2) Front Setback (Secondary)	not applicable	20 ft min	12 ft min; 30 ft max	6 ft min 18 ft max	0 ft min 12 ft max
(g.3) Side Setback	not applicable	20 ft min	10 ft min, 0 ft min on 1 sideyard bldg	0 ft min 20 ft max	0 ft min 24 ft max
(g.4) Rear Setback	not applicable	50 ft min	20 ft min or 14 ft from centerline of alley	10 ft min or 14 ft from centerline of alley	3 ft min or 14 ft from centerline of alley
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min**
h. SETBACKS - OUTBUILDING (see Table 5.2.3)					
(h.1) Front Setback	not applicable	40 ft min	20 ft min + Principal Building Front setback	20 ft min + Principal Building Front setback	20 ft min + Principal Building Front setback
(h.2) Side Setback	not applicable	10 ft min	3 ft min	0 ft min	0 ft min
(h.3) Rear Setback	not applicable	not applicable	3 ft min or 14 ft from centerline of alley	3 ft min or 14 ft from centerline of alley	3 ft min or 14 ft from centerline of alley, 25 ft max
i. BUILDING DISPOSITION (see Table 6.5.6)					
Edgeyard	not applicable	permitted	permitted	permitted	not permitted
Sidyard	not applicable	not permitted	not permitted	permitted	permitted
Rearyard	not applicable	not permitted	not permitted	permitted	permitted
Courtyard	not applicable	not permitted	not permitted	not permitted	permitted
j. PRIVATE FRONTAGES (see Table 6.5.7)					
Common Yard	not applicable	permitted	permitted	not permitted	not permitted
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted
Terrace or Lightwell	not applicable	not permitted	not permitted	permitted	permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted
Sloop	not applicable	not permitted	not permitted	permitted	permitted
Shopfront	not applicable	not permitted	not permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	permitted	permitted
Arcade	not applicable	not permitted	not permitted	not permitted	permitted
k. BUILDING CONFIGURATION (see Table 5.2.3.B-5.2.3.F)					
Principal Building	not applicable	1-2 Stories	1-2 Stories	1-3 Stories*	1-5 Stories**
Outbuilding	not applicable	1-2 Stories	1-2 Stories	1-2 Stories*	1-2 Stories**
l. BUILDING FUNCTION (see Table 6.3.1)					

DISPOSITION

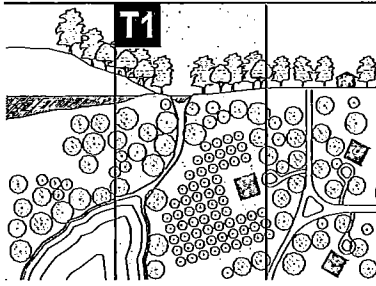
CONFIGURATION

* Generally, buildings should be a minimum of two stories; however, one story buildings are allowed where suitable for the Proposed Use and Function, and if approved by the MPRB.

** Generally, buildings should be a minimum of three stories; however, one and two story buildings are allowed where suitable for the Proposed Use and Function, and if approved by the MPRB.

*** 65% min. for Small House, Sideyard Building, and SG Duplex.

TABLE 5.2.3.B: TRANSECT ZONE DEVELOPMENT STANDARDS: T1- NATURAL TRANSECT ZONE



(see Table 5.2.2)

I. BUILDING FUNCTION (see Table 6.3.1)

K. BUILDING CONFIGURATION

Principal Building	n/a
Outbuilding	n/a

f. LOT OCCUPATION

Lot Width	n/a
Lot Coverage	n/a

i. BUILDING DISPOSITION (see Table 6.5.6)

Edgeyard	n/a
Sidelyard	n/a
Rearyard	n/a
Courtyard	n/a

g. SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	n/a
(g.2) Front Setback Secondary	n/a
(g.3) Side Setback	n/a
(g.4) Rear Setback	n/a
Frontage Buildout	n/a

h. SETBACKS - OUTBUILDING

(h.1) Front Setback	n/a
(h.2) Side Setback	n/a
(h.3) Rear Setback	n/a

j. PRIVATE FRONTAGES (see Table 6.5.7)

Common Yard	n/a
Porch & Fence	n/a
Terrace or Lightwell	n/a
Forecourt	n/a
Sloop	n/a
Shopfront	n/a
Gallery	n/a
Arcade	n/a

Refer to Summary Table 5.2.3.A

PARKING PROVISIONS

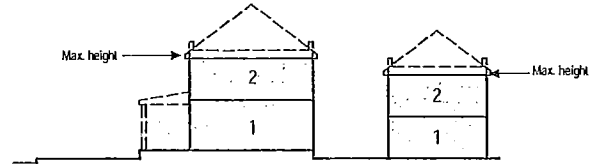
See Table 6.4.1

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

LEGEND: P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

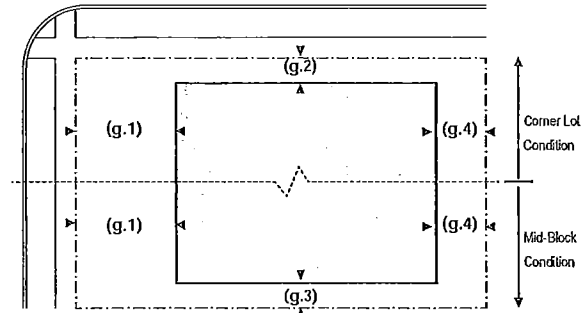
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



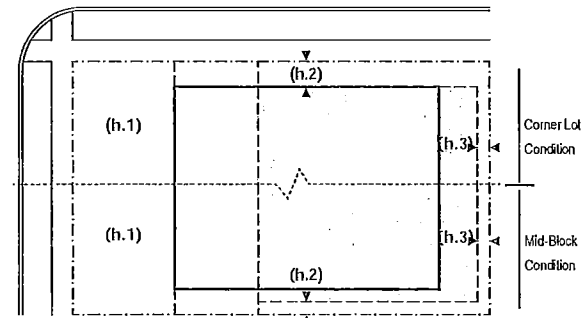
SETBACKS - PRINCIPAL BLDG

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Second and Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Third Layer as shown in the diagram. Side- or rear-entry garages may be allowed in the First or Second Layer.
3. Trash containers shall be stored within the Third Layer.

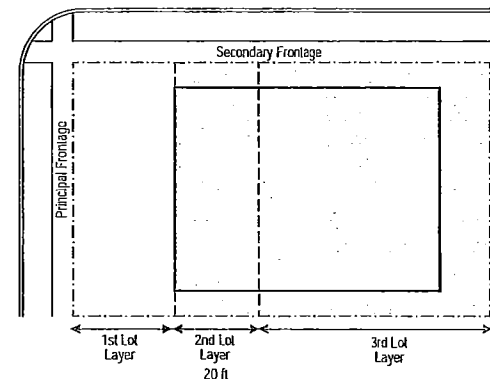
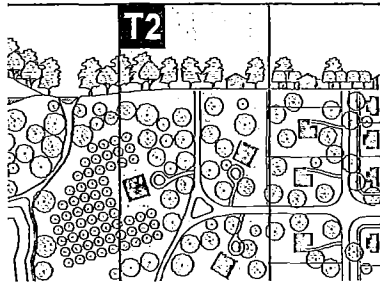




TABLE 5.2.3.C: TRANSECT ZONE DEVELOPMENT STANDARDS: T2 - RURAL TRANSECT ZONE



(see Table 5.2.2)

I. BUILDING FUNCTION (see Table 6.3.1)

k. BUILDING CONFIGURATION

Principal Building	1-2 stories
Outbuilding	1-2 stories

f. LOT OCCUPATION

Lot Width	50' min, no max
Lot Coverage	n/a

i. BUILDING DISPOSITION (see Table 6.5.6)

Edgeyard	P
Sidyard	NP
Rearyard	NP
Courtyard	NP

g. SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	40' min
(g.2) Front Setback Secondary	20' min
(g.3) Side Setback	20' min
(g.4) Rear Setback	50' min
Frontage Buildout	n/a

h. SETBACKS - OUTBUILDING

(h.1) Front Setback	40' min
(h.2) Side Setback	10' min
(h.3) Rear Setback	n/a

j. PRIVATE FRONTAGES (see Table 6.5.7)

Common Yard	P
Porch & Fence	NP
Terrace or Lightwell	NP
Forecourt	NP
Shop	NP
Shopfront	NP
Gallery	NP
Arcade	NP

Refer to Summary Table 5.2.3.A

PARKING PROVISIONS

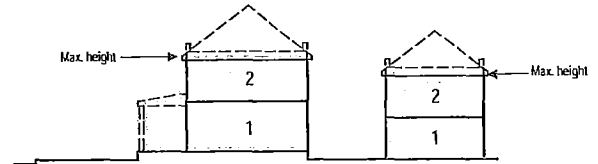
See Table 6.4.1

N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

LEGEND: P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

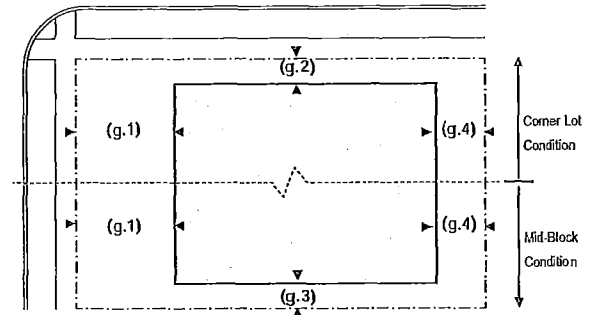
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



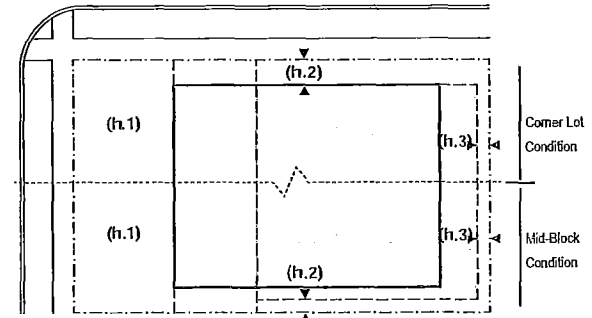
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Second and Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Second Layer if (a) side entry; (b) rear entry; (c) or front entry if setback from Front Building Facade by ≥ 5', Third Lot Layer.
3. Trash containers shall be stored within the Third Layer.

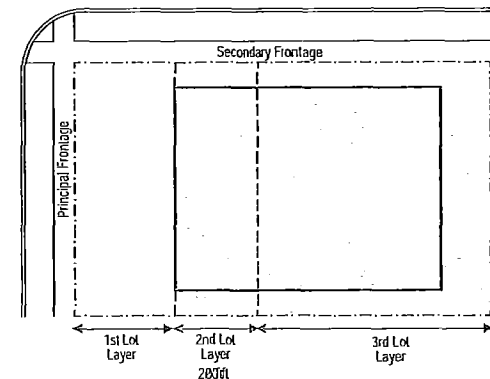
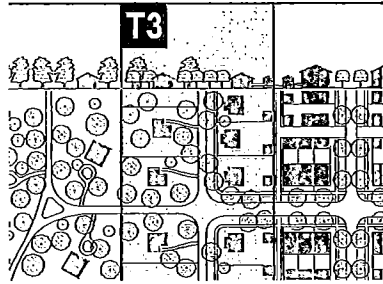


TABLE 5.2.3.D: TRANSECT ZONE DEVELOPMENT STANDARDS: T3-SUB-URBAN TRANSECT ZONE



(see Table 5.2.2)

I. BUILDING FUNCTION (see Table 6.3.1)

k. BUILDING CONFIGURATION

Principal Building	1-2 stories
Outbuilding	1-2 stories

f. LOT OCCUPATION

Lot Width	40' min, 90' max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 6.5.6)

Edgeward	P
Sideward	NP
Reward	NP
Courtyard	NP

g. SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	12' min, 30' max
(g.2) Front Setback Secondary	12' min, 30' max
(g.3) Side Setback	10' min, 0' min on one side of sideyard
(g.4) Rear Setback	20' min or 14' from centerline of alley
Frontage Buildout	40% min

h. SETBACKS - OUTBUILDING

(h.1) Front Setback	20' min + Principal Building Front Setback
(h.2) Side Setback	3' min
(h.3) Rear Setback	3' min or 14' from centerline of alley

j. PRIVATE FRONTAGES (see Table 6.5.7)

Common Yard	P
Porch & Fence	P
Terrace or Lightwell	NP
Forecourt	NP
Sloop	NP
Shopfront	NP
Gallery	NP
Arcade	NP

Refer to Summary Table 5.2.3.A

PARKING PROVISIONS

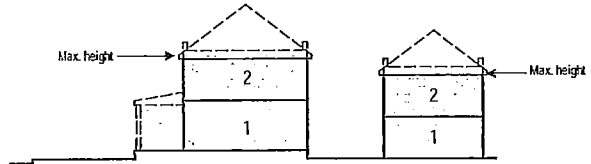
See Table 6.4.1

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

LEGEND: P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

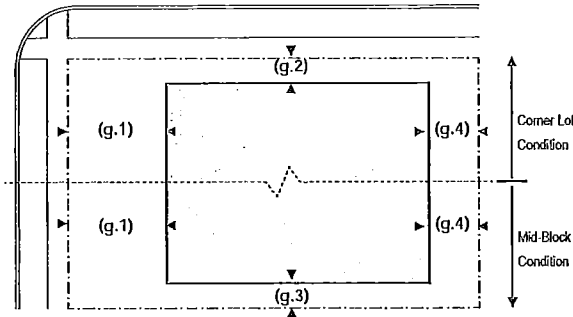
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



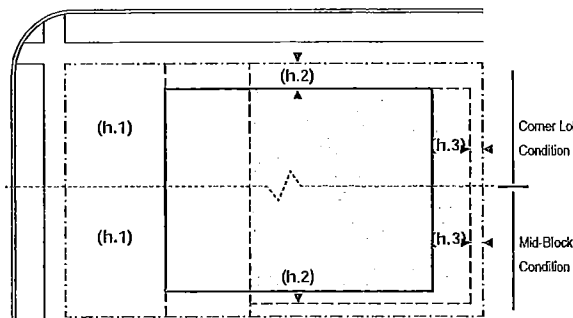
SETBACKS - PRINCIPAL BLDG

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Second and Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Third Layer as shown in the diagram. Side- or rear-entry garages may be allowed in the First or Second Layer.
3. Trash containers shall be stored within the Third Layer.

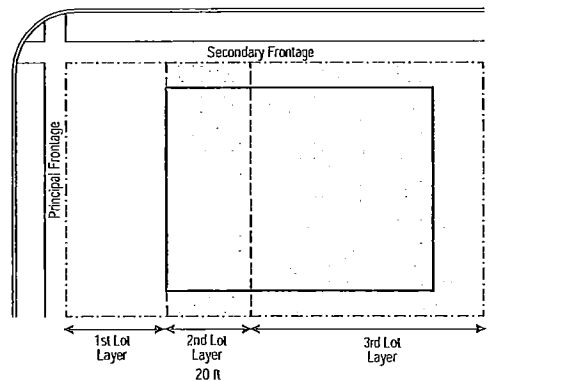
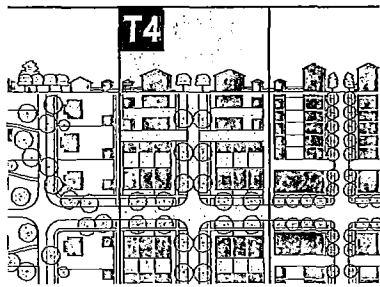


TABLE 5.2.3.E: TRANSECT ZONE DEVELOPMENT STANDARDS: T4-GENERAL URBAN TRANSECT ZONE



(see Table 5.2.2)

I. BUILDING FUNCTION (see Table 6.3.1)

k. BUILDING CONFIGURATION

Principal Building	1-3 stories*
Outbuilding	1-2 stories*

f. LOT OCCUPATION

Lot Width	18' min, 120' max
Lot Coverage	70% max

i. BUILDING DISPOSITION (see Table 6.5.6)

Edgeyard	P
Sideyard	P
Rearyard	P
Courtyard	NP

g. SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	6' min, 18' max
(g.2) Front Setback Secondary	6' min, 18' max
(g.3) Side Setback	0' min, 20' max
(g.4) Rear Setback	10' min or 14' from centerline of alley
Frontage Buildout	60% min

h. SETBACKS - OUTBUILDING

(h.1) Front Setback	20' min + Principal Building Front Setback
(h.2) Side Setback	0' min
(h.3) Rear Setback	3' min or 14' from centerline of alley

J. PRIVATE FRONTAGES (see Table 6.5.7)

Common Yard	NP
Porch & Fence	P
Terrace or Lightwell	P
Forecourt	P
Scoop	P
Shopfront	P
Gallery	P
Arcade	NP

Refer to Summary Table 5.2.3.A

PARKING PROVISIONS

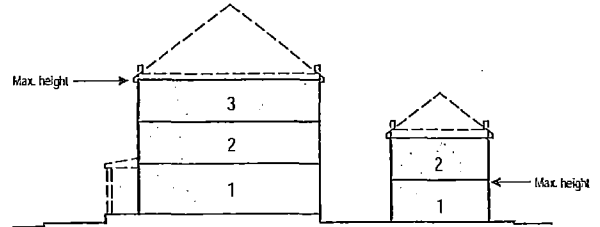
See Table 6.4.1

*N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

LEGEND: P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

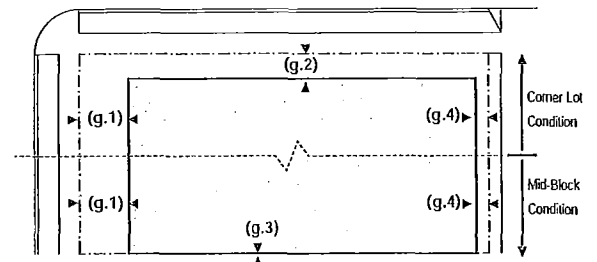
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



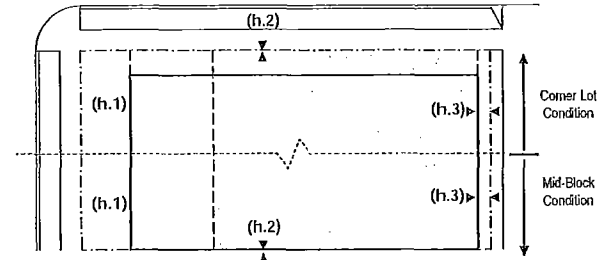
SETBACKS - PRINCIPAL BLDG

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



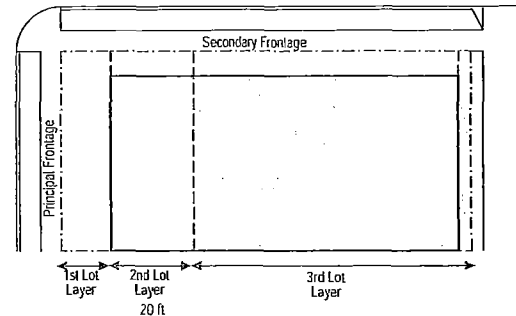
SETBACKS - OUTBUILDING

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



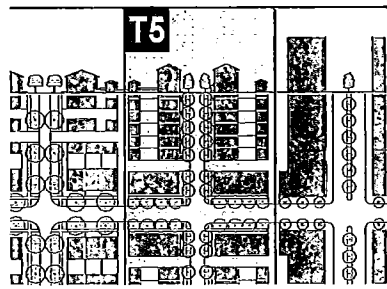
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer. For Parking Lots on shared lots with Principal Building, parking may be provided within the Second or Third Layer only or if not on shared lot, comply with Front Setback.
2. Covered parking shall be provided within the Second or Third Layer as shown in the diagram.
3. Trash containers shall be stored within the Third Layer.



* Generally, buildings should be a minimum of two stories; however, one story buildings are allowed where suitable for the proposed Use and Function, and if approved by the MPRB.

TABLE 5.2.3.F: TRANSECT ZONE DEVELOPMENT STANDARDS: T5-URBAN CENTER TRANSECT ZONE



(see Table 5.2.2)

I. BUILDING FUNCTION (see Table 6.3.1)

K. BUILDING CONFIGURATION

Principal Building	1-5 stories*
Outbuilding	1-2 stories*

F. LOT OCCUPATION

Lot Width	18' min, 500' max
Lot Coverage	90% max

i. BUILDING DISPOSITION (see Table 6.5.6)

Edgeyard	NP
Sidyard	P
Rearyard	P
Courtyard	P

g. SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	0' min, 12' max
(g.2) Front Setback Secondary	0' min, 12' max
(g.3) Side Setback	0' min, 24' max
(g.4) Rear Setback	3' min or 14' from centerline of alley
Frontage Buildout	80% min**

h. SETBACKS - OUTBUILDING

(h.1) Front Setback	20' min + Principal Building Front Setback
(h.2) Side Setback	0' min
(h.3) Rear Setback	3' min or 14' from centerline of alley; 25' max

j. PRIVATE FRONTAGES (see Table 6.5.7)

Common Yard	NP
Porch & Fence	NP
Terrace or Lightwell	P
Forecourt	P
Sloop	P
Shopfront	P
Gallery	P
Arcade	P

Refer to Summary Table 5.2.3.A

PARKING PROVISIONS

See Table 6.4.1

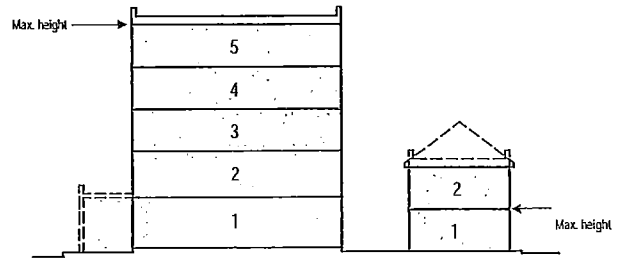
N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

LEGEND: P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

* Generally, buildings should be a minimum of three stories; however, one or two story buildings are allowed where suitable for the proposed Use and Function, and if approved by the MPRB.
 **65% min. for Small House, Sidyard Building, and SG Duplex.

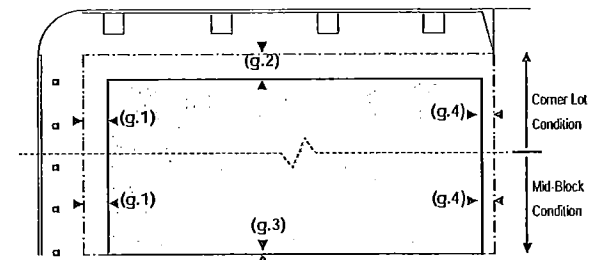
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



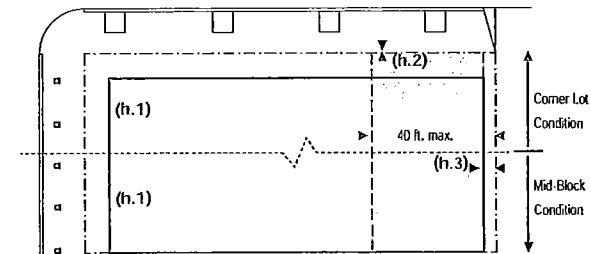
SETBACKS - PRINCIPAL BLDG

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



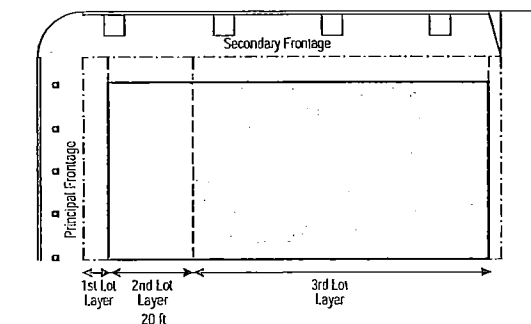
SETBACKS - OUTBUILDING

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Third Layer as shown in the diagram.
3. Trash containers shall be stored within the Third Layer.



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5.3 CIVIC SPACE WITHIN T-ZONES

5.3.1 DEVELOPMENT

Civic Space shall be developed within T-Zones of the Spring Grove FBZD in compliance with ZLDR Chapter 7 and Table 5.3.1 (Civic Space Types).

TABLE 5.3.1: CIVIC SPACE TYPES (per ZLDR Table 7.4.C).

This table describes various Civic Space types that are allowed by right within the specified Transect Zones.

<p>a. Sports Complex: A Civic Space that consolidates heavily programmed athletic fields and associated facilities. A Sports Complex may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, trees, and lawns or fields, formally or informally disposed. The minimum size shall be 25 acres.</p>	
<p>b. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.</p>	
<p>c. Greenway: A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 8 acres.</p>	
<p>d. Green: A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	

TABLE 5.3.1: CIVIC SPACE TYPES [continued]

<p>e. Square: A Civic Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	
<p>f. Plaza: A Civic Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	
<p>g. Pocket Park: A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. The maximum size shall be 1/2 acre.</p>	
<p>h. Playground: A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	

5.3.2 SPECIFIC STANDARDS

The types, sizes and locations of Civic Space shall be designated on the Civic Space Regulating Plan submitted as part of the Community Plan. The locations and acreage of Civic Space indicated on a Civic Space Regulating Plan may be adjusted the time of Lot, Block, and Building Plan submission if the Civic Space requirements of ZLDR § 7.4.3.D.1 are still met after such adjustment, and such adjustment shall not require or constitute an amendment of the Community Plan, subject to the approval of the Planning Director.

5.3.3 OWNERSHIP & MAINTENANCE

Civic Space will be owned or maintained in compliance with ZLDR § 7.4.3.C

5.4 SPECIAL DISTRICTS

5.4.1 DEVELOPMENT OF SPECIAL DISTRICTS

Development of Special Districts is authorized in accordance with this Master Plan and the ZLDR.

5.4.2 MAPPED SPECIAL DISTRICTS

Mapped Special Districts shall comply with the standards of Table 5.4.2.A (Special District Standards Summary) and Table 5.4.2B (Special District Supplemental Development Standards).

5.4.3 WITHIN AN AREA DEVELOPED AS A SPECIAL DISTRICT:

- a. All off-street Parking, Parking Areas, Parking Lots, Garages, Parking Structures, Driveways, and Passenger Drop-Offs on Lots shall be in the location indicated in Table 5.4.2.B (Special District Supplemental Development Standards) relative to each Special District type, as applicable; and
- b. All Parking, other than parking within a Driveway or Thoroughfare, shall be Screened from the Frontage by a Building or by a Streetscreen as required in Table 5.4.2.B (Special District Supplemental Development Standards).



TABLE 5.4.2.A:

**SPECIAL DISTRICTS
STANDARDS SUMMARY**

SD-1	ECONOMIC DEVELOPMENT & BUSINESS	SD-2	REGIONAL RETAIL
-------------	--	-------------	----------------------------

a. ALLOCATION OF ZONES per Pedestrian Shed		
CLD	n/a	n/a
TND	n/a	n/a
TOD	n/a	n/a
b. BASE RESIDENTIAL DENSITY		
By Right	No residential uses	No residential uses
By TDR	n/a	n/a
Other Functions	40 max Density Units/acre	20 max Density Units/acre
c. BLOCK SIZE		
Block Perimeter	Total perimeter of Special District	Total perimeter of Special District
d. THOROUGHFARES (see Section 5.6)		
HW	permitted	permitted
BV	permitted	permitted
AV	permitted	permitted
CS	permitted	permitted
DR	permitted	permitted
ST	permitted	permitted
RD	permitted	permitted
Rear Lane	permitted	permitted
Rear Alley	permitted	permitted
Path	permitted	permitted
Passage	permitted	permitted
Bicycle Trail	permitted	permitted
Bicycle Lane	permitted	permitted
Bicycle Route	permitted	permitted
e. CIVIC SPACE (see Table 5.3.1)		
Sports Complex	permitted	permitted
Park	permitted	permitted
Greenway	permitted	permitted
Green	permitted	permitted
Square	permitted	permitted
Plaza	permitted	permitted
Pocket Park	permitted	permitted
Playground	permitted	permitted
f. LOT OCCUPATION		
Lot Width	18 ft min; no max	18 ft min; no max
Lot Coverage	80% max	90% max
g. SETBACKS - PRINCIPAL BUILDING		
Front Setback	greater of 0 ft or the depth of any required Buffer min; no max	greater of 0 ft or the depth of any required Buffer min; no max
Side Setback	greater of 0 ft or the depth of any required Buffer min; no max	greater of 0 ft or the depth of any required Buffer min; no max
Rear Setback	greater of 0 ft or the depth of any required Buffer min; no max	greater of 0 ft or the depth of any required Buffer min; no max
i. BUILDING DISPOSITION (see Table 6.5.6)		
Edgeward	permitted	permitted
Sideyard	permitted	permitted
Rearyard	permitted	permitted
j. PRIVATE FRONTAGES (see Table 6.5.7)		
Common Yard	not applicable	not applicable
Porch & Fence	not applicable	not applicable
Terrace or Lightwell	not applicable	not applicable
Forecourt	not applicable	not applicable
Stoop	not applicable	not applicable
Shopfront	not applicable	not applicable
Gallery	not applicable	not applicable
Arcade	not applicable	not applicable
k. BUILDING CONFIGURATION		
Principal Building	4 stories max	3 stories max
Outbuilding	3 stories max	2 stories max
l. BUILDING FUNCTION (see Table 6.3.1)		
Residential*		
Lodging	These and other uses as allowed By Right or By Right Subject to Conditions (per Table 6.3.1)	These and other uses as allowed By Right or By Right Subject to Conditions (per Table 6.3.1)
Office		
Retail		

DISPOSITION

CONFIGURATION

* not applicable

TABLE 5.4.2.B: SPECIAL DISTRICT SUPPLEMENTAL DEVELOPMENT STANDARDS

	SD-1 ECONOMIC DEVELOPMENT & BUSINESS	SD-2 REGIONAL RETAIL
SIZE	As shown on Map 1.1.3	As shown on Map 1.1.3
LOCATION	Shown on Map 1.1.3. Mapped Special Districts	Shown on Map 1.1.3 Mapped Special Districts
PARKING LOCATION		
On-Street Parking Location	As if in T-Zone 5	As if in T-Zone 5
Off-Street Parking Location	2nd and 3rd Lot Layers + Up to 2 rows in 1st Lot Layer across < 80% of Front Facade width	All Lot Layers
Off-Street Parking Screening from Frontage by Building or Streetscreen	required, except at Driveways and Thoroughfares	required, except at Driveways and Thoroughfares
Garage Location	Any Lot Layer	Any Lot Layer
Parking Structures	permitted	permitted
Parking Pedestrian Exit	Any Lot Layer	Any Lot Layer
PARKING REQUIREMENTS		
As if in T-Zone	For all Commercial Principal Functions, as if Office Principal Function in T-Zone T5. Otherwise, no parking is required.	For all Principal Functions, as if Retail Principal Function in T-Zone T5.
OFF-STREET LOADING, STORAGE, DRIVE-THROUGH & TRASH RECEPTACLE REQUIREMENTS		
Off-Street Loading, Drive-Through, Storage & Trash Receptacle Locations	3rd Lot Layer	3rd Lot Layer
FRONTAGE BUILDOUT	not regulated	not regulated
BUILDING TYPES	not regulated	not regulated
NUMBER OF BUILDINGS		
Principal Building	not regulated	not regulated
Outbuilding	not regulated	not regulated
SETBACKS - OUTBUILDINGS		
Front Setbacks	the greater of 0' or the depth of any required Buffer min, no max	0' min, no max
Side Setbacks	the greater of 0' or the depth of any required Buffer min, no max	the greater of 0' or the depth of any required Buffer min, no max
Rear Setbacks	the greater of 0' or the depth of any required Buffer min, no max	the greater of 0' or the depth of any required Buffer min, no max
SIGNAGE		
Allowed Commercial Sign Types		
Address/Nameplate	permitted	permitted
Awning Sign	permitted	permitted
Blade Sign	permitted	permitted
Marquee Sign	permitted	permitted
Sidewalk Sign	permitted	permitted
Wall Mural	permitted	permitted
Wall Sign	permitted	permitted
Window	permitted	permitted
Yard Sign	permitted	permitted
Billboard	not permitted	not permitted
BUFFERYARDS	bufferyards will comply with ZLDR Chapter 9	bufferyards will comply with ZLDR Chapter 9

5.4.3 SPECIAL DISTRICTS WITHIN COMMUNITY UNITS

In addition to the Special Districts mapped on Map No. 1.1.3 (Sector Map), Special Districts may be established as components of Community Units as provided for and pursuant to the requirements and processes contained in ZLDR § 7.4.7.

5.5 INTENTIONALLY OMITTED

5.6 THOROUGHFARES

5.6.1 CIRCULATION MAP

Highways, regional thoroughfares, and primary thoroughfares are designated on Map No. 1.1.6 (Circulation Map), with the effect provided in ZLDR § 7.4.4.B.2.b.

5.6.2 INTENTIONALLY OMITTED

5.6.3 THOROUGHFARE TYPES AND ASSEMBLIES

a. Pursuant to ZLDR § 7.4.4.B.3, the Pre-Assembled Thoroughfares set forth on Table 5.6.3.A.1 - 5.6.3.A.12 (Pre-Assembled Thoroughfares) are authorized pursuant to this Master Plan and ZLDR § 7.4.4.

b. Additional Thoroughfares may be developed utilizing the following components:

- i. Table 5.6.3.B.1 (Thoroughfare Components);
- ii. Table 5.6.3.B.2 (Bicycle Facilities Standards);
- iii. Table 5.6.3.B.3 (Curb Radius);
- iv. Table 5.6.3.B.4 (Thoroughfare Nomenclature);
- v. Table 5.6.3.B.5 (Vehicular Lane/Parking Assemblies);
- vi. Table 5.6.3.B.6 (Public Frontages—General);
- vii. Table 5.6.3.B.7 (Public Frontages—Specific);
- viii. Table 5.6.3.B.8 (Public Planting);
- ix. Table 5.6.3.B.9 (Public Lighting); and
- x. Table 5.6.3.B.10 (Street Tree Requirements).

TABLE 5.6.3.A.1: PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

	CS-78-38	
Thoroughfare Type	Commercial Street	
Transect Zone Assignment	T4 & T5	
Right-of-Way Width	78 ft.	(A)
Pavement Width	38 ft.	(B)
Movement	Slow Movement	
Design Speed	25 MPH	
Pedestrian Crossing Time	9.7 seconds	
Traffic Lanes	2 Lanes	(C)
Parking Lanes	Parallel, Both sides 8 ft. marked	(D)
Curb Radius	15 ft.	
Walkway Type	20 ft. Sidewalk including Planter	(E)
Planter Type	8 ft. x 5 ft. Tree Well	(F)
Curb Type	5" Curb	
Landscape Type	Trees at 30 ft. o.c. Average	
Transportation Provision	BR	

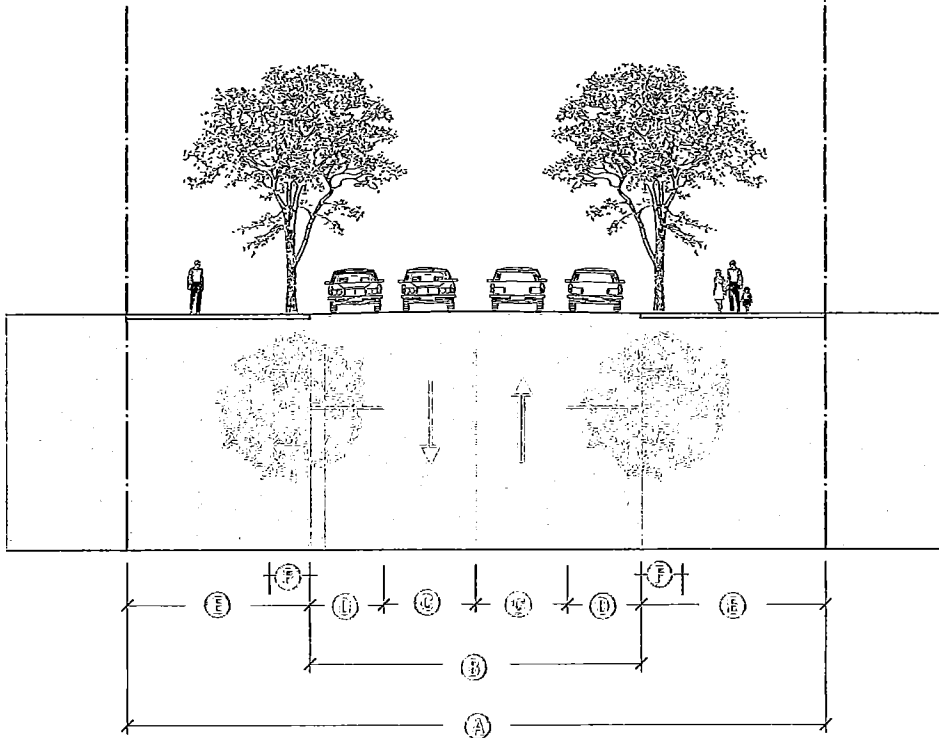
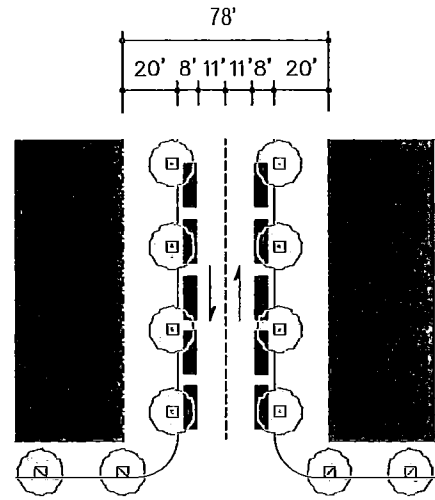


TABLE 5.6.3.A.2: PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

ST-60-38	
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4 & T5
Right-of-Way Width	60 ft. (A)
Pavement Width	38 ft. (E)
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 Lanes (C)
Parking Lanes	Parallel, Both sides 8 ft. (D)
Curb Radius	15 ft.
Walkway Type	5 ft. min. Sidewalk (E)
Planter Type	Continuous Planter (F)
Curb Type	Curb Edge Treatment
Landscape Type	Trees at 30 ft. o.c. Average, centered in strip
Transportation Provision	BT, BR

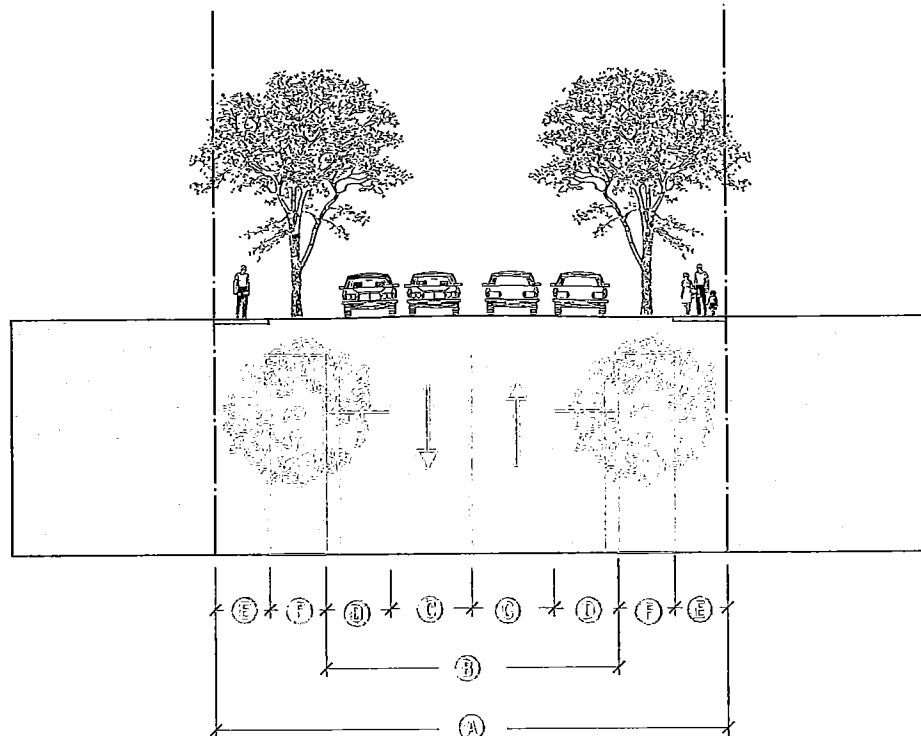
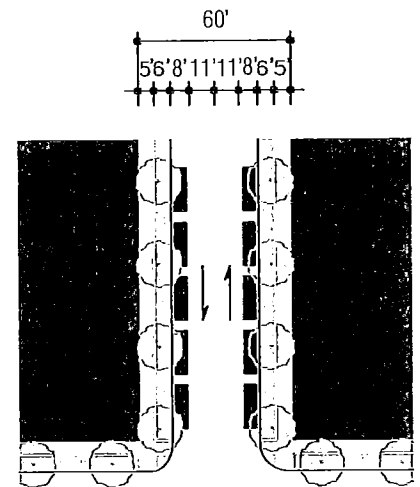


TABLE 5.6.3.A.3- PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

	ST-52-30
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4 & T5
Right-of-Way Width	52 ft. (A)
Pavement Width	30 ft. (B)
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 Lanes (C)
Parking Lanes	One Side 8 ft. (B)
Curb Radius	15 ft.
Walkway Type	5 ft. min. Sidewalk (E)
Planter Type	Continuous Planter & Median (F)
Curb Type	Curb Edge Treatment
Landscape Type	Trees at 30 ft. o.c. Average
Transportation Provision	BR

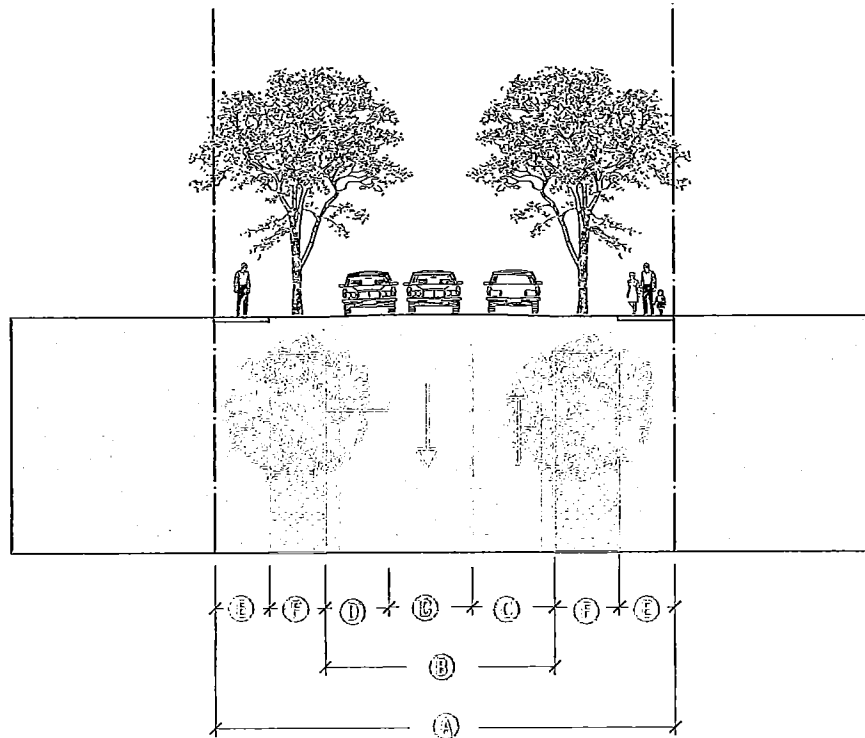
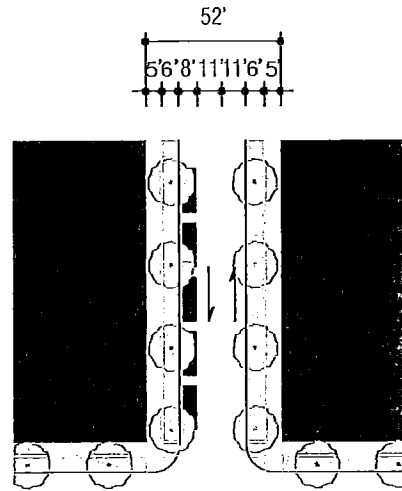




TABLE 5.6.3.A.4: PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

DR-42-19	
Thoroughfare Type	Drive
Transect Zone Assignment	T3, T4 & T5
Right-of-Way Width	42 ft. (A)
Pavement Width	19 ft. + 10 ft. Stabilized Grass Shoulder (B)
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	N/A
Traffic Lanes	1 Lane (C)
Parking Lanes	One Side 8 ft. (D)
Curb Radius	15 ft.
Walkway Type	5 ft. min. Sidewalk One Side (E)
Planter Type	Continuous Planter or Tree Well (F)
Curb Type	Curb Edge Treatment
Landscape Type	Trees at 30 ft. o.c. Average
Transportation Provision	BR

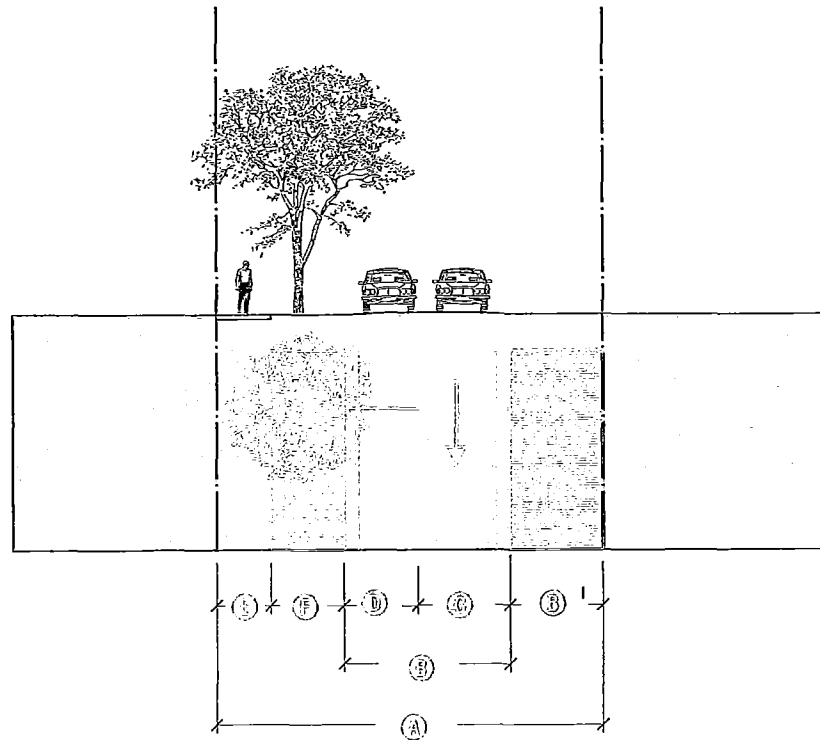
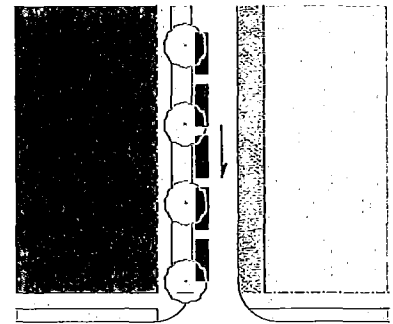
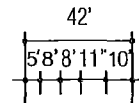


TABLE 5.6.3.A.5- PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

RD-60-22-P	
Thoroughfare Type	Road
Transect Zone Assignment	T1, T2, T3
Right-of-Way Width	60 ft. (A)
Pavement Width	22 ft. (B)
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	6.3 seconds
Traffic Lanes	2 Lanes (C)
Parking Lanes	Opportunistic on Stabilized Shoulder (D)
Curb Radius	25 ft.
Walkway Type	None (E)
Planter Type	Continuous Swale (F)
Curb Type	Rural Edge Treatment or Ribbon Curb
Landscape Type	Trees Clustered at 30 ft. o.c. Average
Transportation Provision	BT

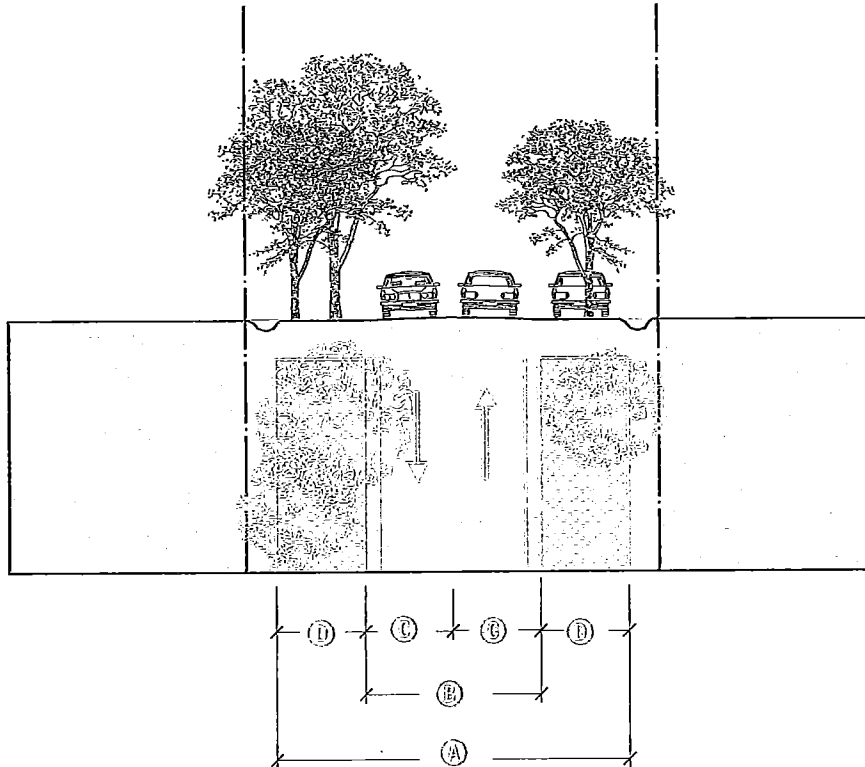
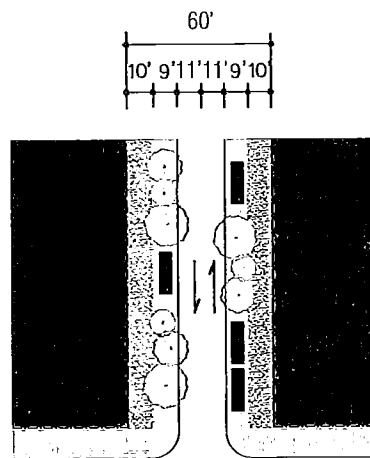


TABLE 5.6.3.A.6- PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

RD-60-22	
Thoroughfare Type	Road
Transect Zone Assignment	T1, T2
Right-of-Way Width	60 ft. (A)
Pavement Width	22 ft. (E)
Movement	Low Speed
Design Speed	35 MPH
Pedestrian Crossing Time	6.3 seconds
Traffic Lanes	2 Lanes (C)
Parking Lanes	None (D)
Curb Radius	30 ft.
Walkway Type	None (E)
Planter Type	Continuous Swale (F)
Curb Type	Rural Edge Treatment or Ribbon Curb
Landscape Type	Trees Clustered at 30 ft. o.c. Average
Transportation Provision	BT

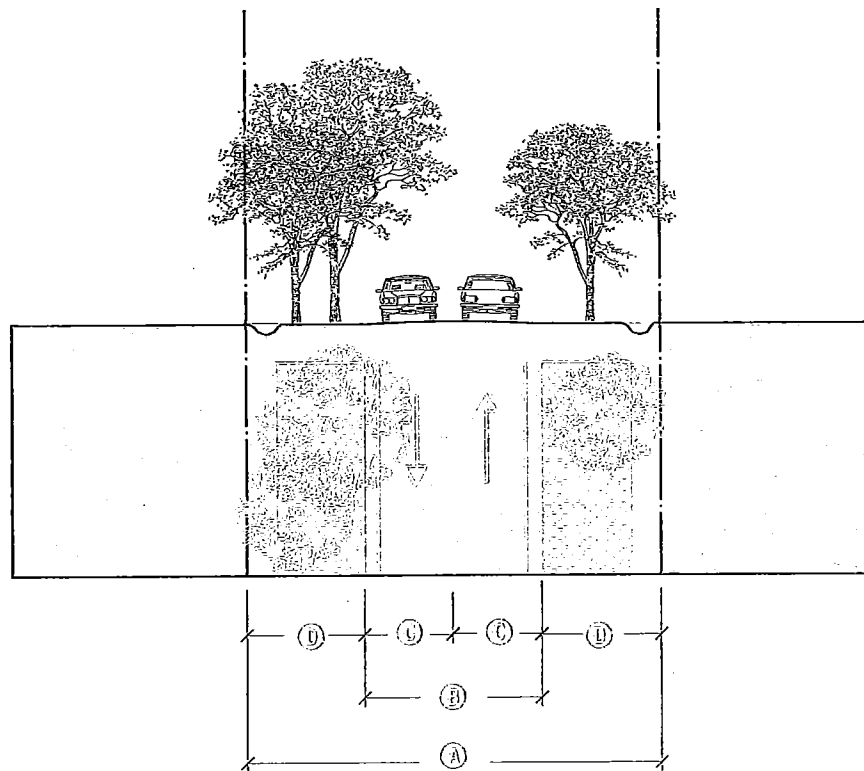
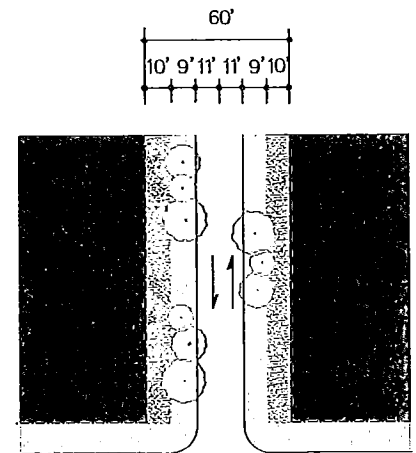


TABLE 5.6.3.A.7: PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

DR-59-22	
Thoroughfare Type	Drive
Transect Zone Assignment	T2, T3, T4 & T5
Right-of-Way Width	59 ft. (A)
Pavement Width	22 ft. (B)
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	6.2 seconds
Traffic Lanes	2 Lanes (C)
Parking Lanes	Opportunistic on Stabilized Shoulder (D)
Curb Radius	15 ft.
Walkway Type	6 ft. Sidewalk One Side (E)
Planter Type	Continuous Swale (F)
Curb Type	Rural Edge Treatment or Ribbon Curb
Landscape Type	Trees Clustered at 30 ft. o.c. Average
Transportation Provision	BT

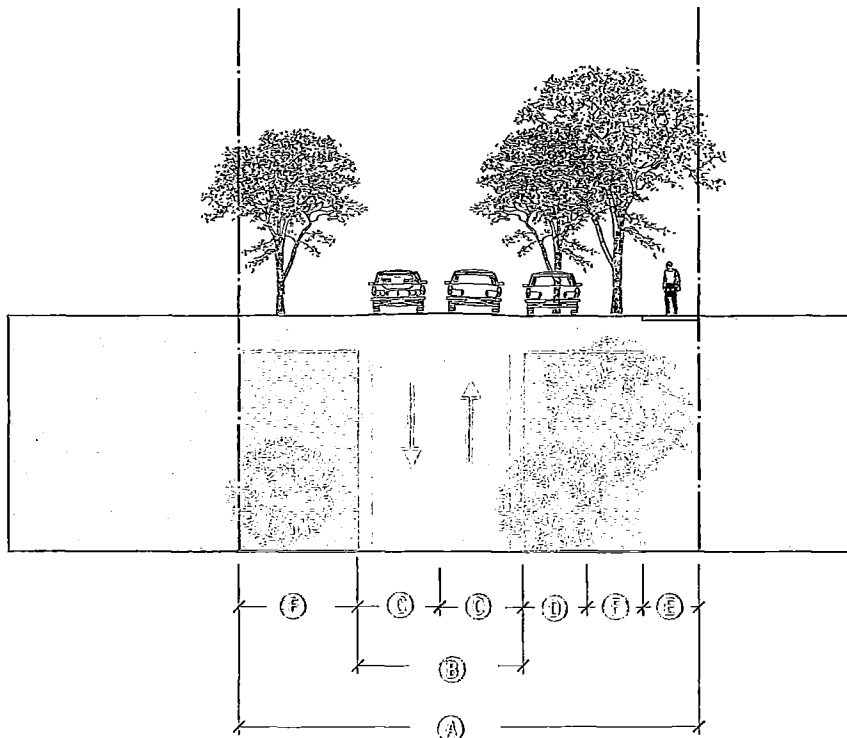
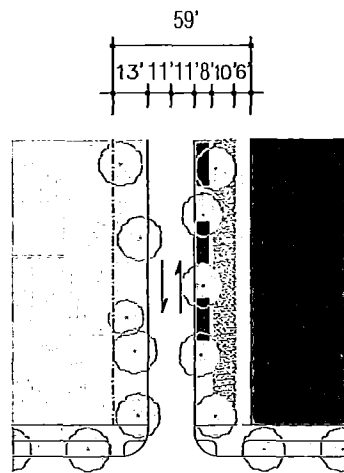


TABLE 5.6.3.A.8: PRE-ASSEMBLED THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

LN-30-10	
Thoroughfare Type	Lane
Transect Zone Assignment	T1, T2
Right-of-Way Width	30 ft. (A)
Pavement Width	10 ft. (B)
Movement	Slow Movement
Design Speed	5 MPH
Pedestrian Crossing Time	N/A
Traffic Lanes	1 Lane (yield) (C)
Parking Lanes	None (D)
Curb Radius	None
Walkway Type	None (E)
Planter Type	None (F)
Curb Type	None
Landscape Type	Naturalistic Tree Clusters or Hedgerow
Transportation Provision	N/A

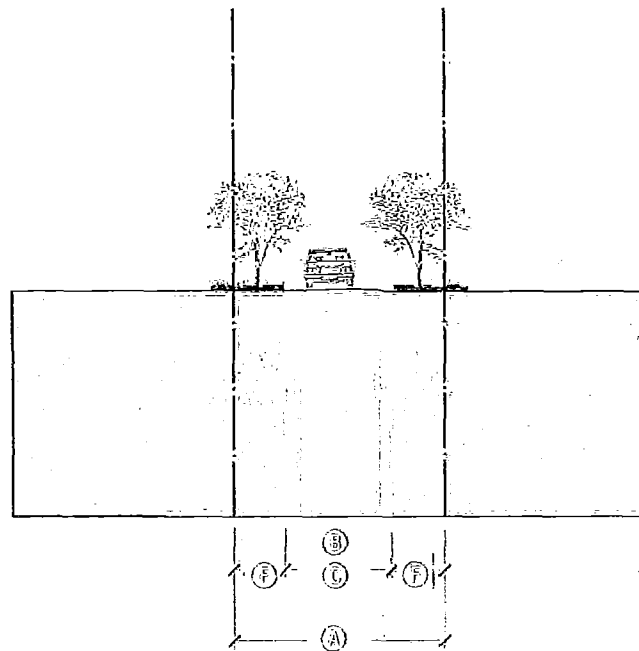
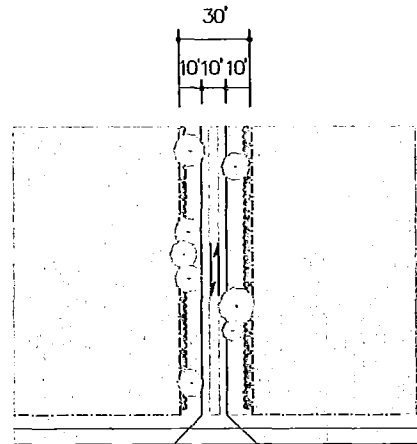


TABLE 5.6.3.A.9: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

		PS-10-5	
Thoroughfare Type		Passage	
Transect Zone Assignment		T1, T2, T3, T4 & T5	
Right-of-Way Width		10 ft.	(A)
Pavement Width		N/A	(B)
Movement		N/A	
Design Speed		N/A	
Pedestrian Crossing Time		N/A	
Traffic Lanes		None	(C)
Parking Lanes		None	(D)
Curb Radius		N/A	
Walkway Type		5 ft. Path	(E)
Planter Type		None	(F)
Curb Type		N/A	
Landscape Type		Varies	
Transportation Provision		N/A	

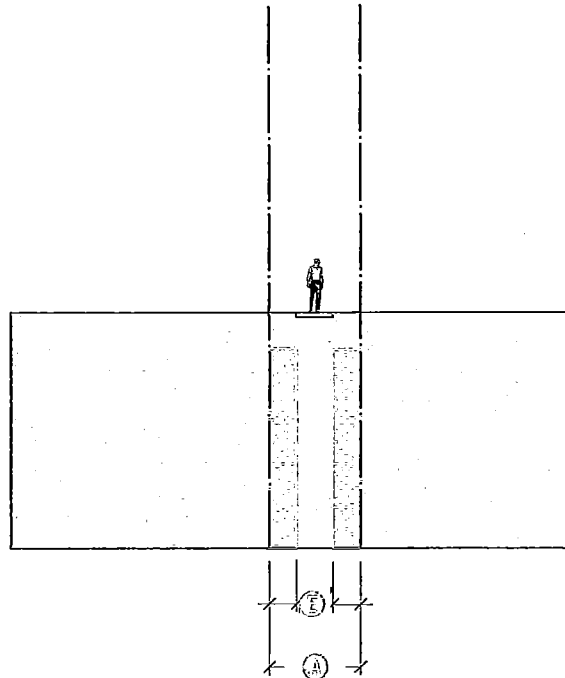
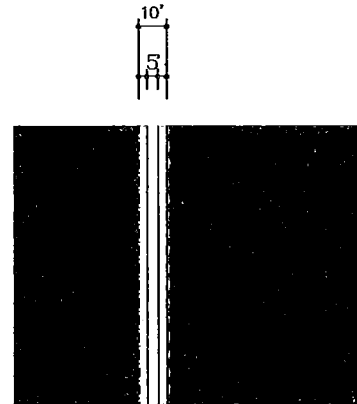


TABLE 5.6.3.A.10: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

BC-Var.-12	
Thoroughfare Type	Bungalow Court
Transect Zone Assignment	T3, T4
Right-of-Way Width	Varies (A)
Pavement Width	N/A (B)
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None (C)
Parking Lanes	None (D)
Curb Radius	N/A
Walkway Type	6 ft. Paths (E)
Planter Type	None (F)
Curb Type	N/A
Landscape Type	Varies
Transportation Provision	N/A

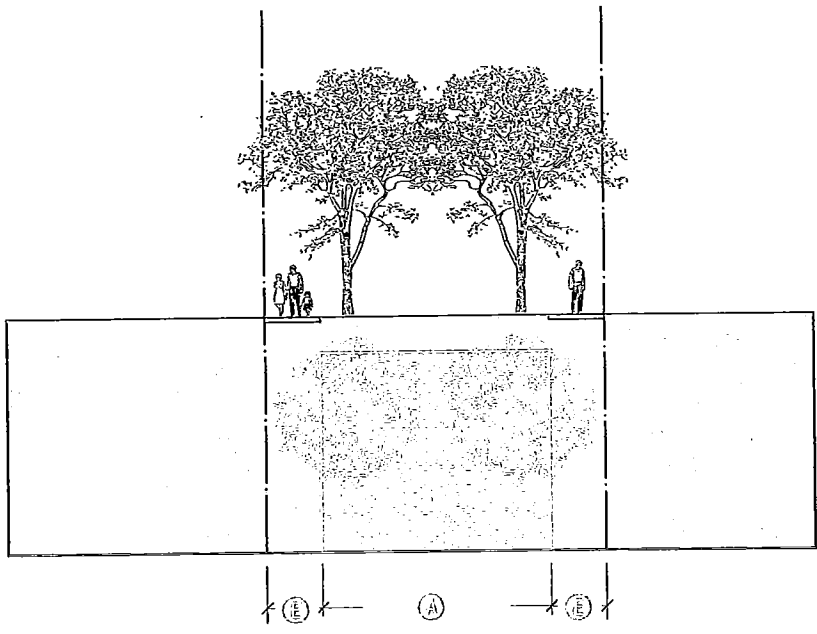
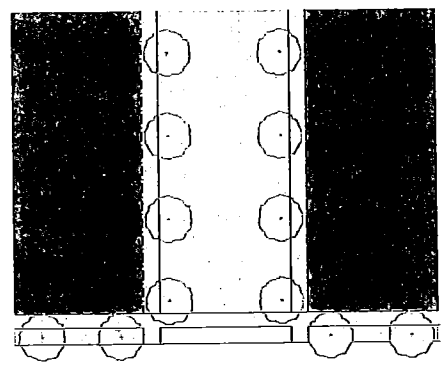
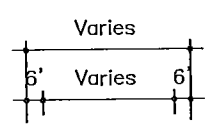


TABLE 5.6.3.A.11: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

	MT-Var.-Var.
Thoroughfare Type	Multipurpose Trail
Transect Zone Assignment	T1, T2, T3, T4 & T5
Right-of-Way Width	Varies, 16 ft. - 35 ft. (A)
Pavement Width	Varies (B)
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None (C)
Parking Lanes	None (D)
Curb Radius	N/A
Walkway Type	Path (E)
Planter Type	Varies (F)
Curb Type	Varies
Landscape Type	Varies
Transportation Provision	N/A

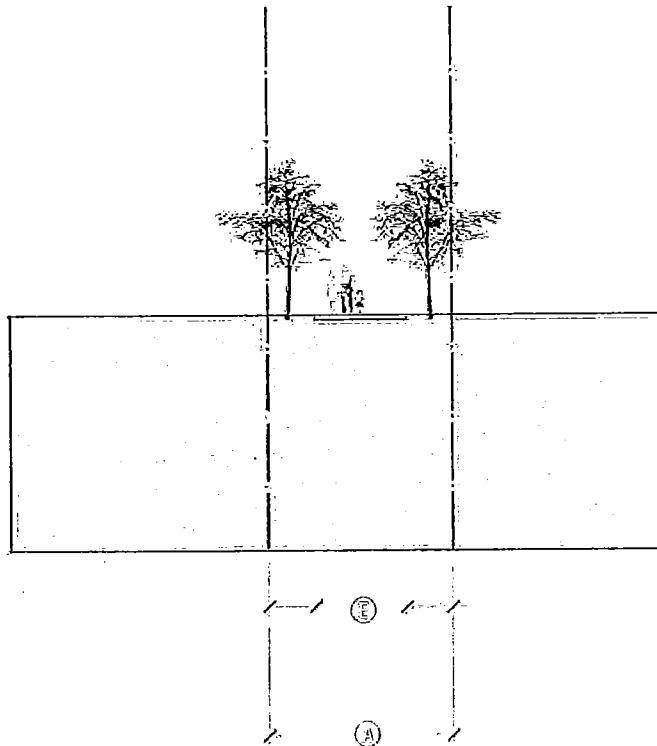
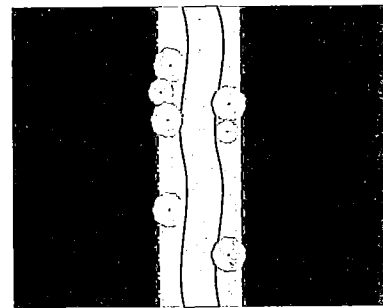
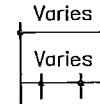


TABLE 5.6.3.A.12: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES (per ZLDR 7.4.4.B.3.a)

PA-Var.-Var.	
Thoroughfare Type	Path
Transect Zone Assignment	T1, T2, T3, T4 & T5
Right-of-Way Width	Varies, 10 ft. - 20 ft. (A)
Pavement Width	N/A (B)
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None (C)
Parking Lanes	None (D)
Curb Radius	N/A
Walkway Type	5-8 ft. Path Minimum (E)
Planter Type	2 ft. Minimum (F)
Curb Type	N/A
Landscape Type	Varies
Transportation Provision	N/A

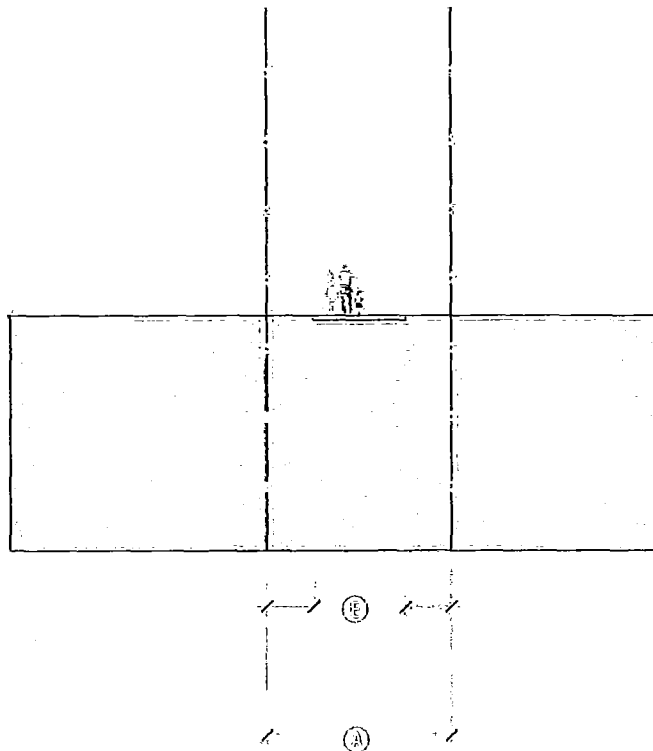
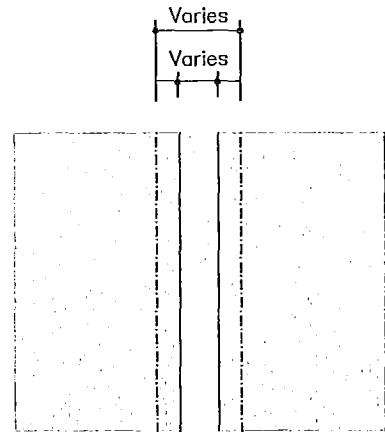
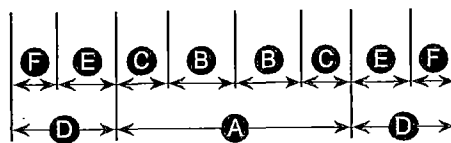
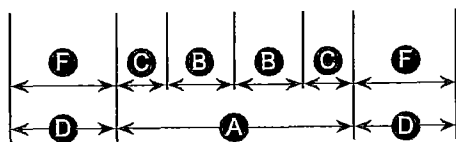
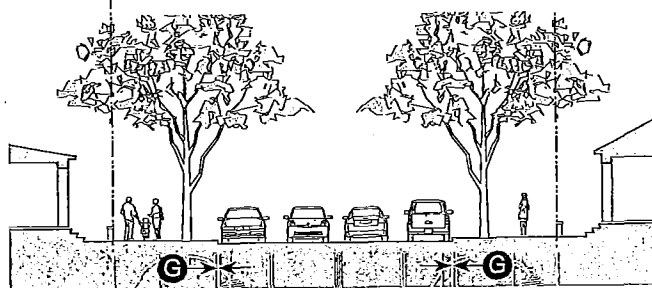
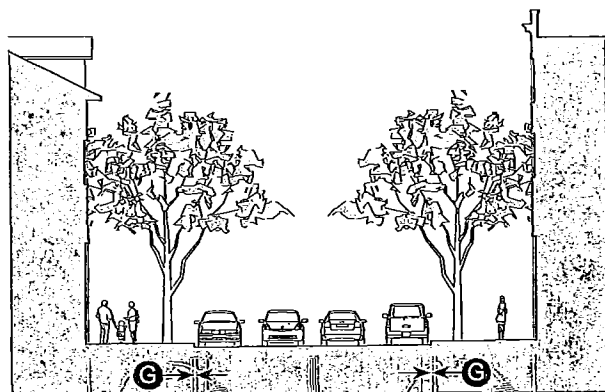


TABLE 5.6.3.B.1: THOROUGHFARE COMPONENTS (per ZLDR Table 7.4.G)

KEY

Rural Edge Treatment	R
Curb Edge Treatment	C
Ribbon Curb (18")	RB



Allowed movement Types	Speed	Lane Assembly (A)		Public Frontage Assembly (D)			
		Travel (B)	Parking (C)	Planter (E)	Path (F)	Assembly (D)	Edge (G)
T1 T2							
Slow	20-25mph	9 ft	-	5 ft min	8 ft min	14 ft min	R or C
Low:30	30mph	10 ft	-	5 ft min	8 ft min	14 ft min	R or C
Low:35	35mph	11 ft	-	5 ft min	8 ft min	14 ft min	R or C
T3							
Yield ¹	<20mph	12 ft	7 ft	5 ft min	5 ft min	10 ft min	C
Yield:Rear Lane	10mph	12 ft	-	4 ft min	-	4 ft min	R, C or RB
Slow: 20	20mph	9 ft	7 ft	5 ft min	5 ft min	10 ft min	C
Slow: 25	25mph	10 ft	7 ft	5 ft min	5 ft min	10 ft min	C
Low: 30	30mph	10 ft	8 ft	5 ft min	5 ft min	10 ft min	C
T4 T5							
Yield (T4 only) ¹	<20mph	12 ft	7 ft	5 ft min	6 ft min	12 ft min	C
Yield: Alley	10mph	21 ft	-	-	-	1.5' ft min	RB
Slow: 20	20mph	9 ft	7 ft	5 ft min	6 ft min	12 ft min	C
Slow: 20 w/45° angle parking	20mph	12 ft	16 ft	5 ft min	6 ft min	12 ft min	C
Slow: 25	25mph	10 ft	7 ft	5 ft min	6 ft min	12 ft min	C
Low:30	30mph	10 ft	8 ft	5 ft min	6 ft min	12 ft min	C
Low: 35	35mph	11 ft	8 ft	5 ft min	7 ft min	12 ft min	C

¹Parking is required on at least one side in order to facilitate yield movement.

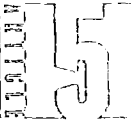


TABLE 5.6.3.B.2: BICYCLE FACILITIES

STANDARDS (per ZLDR Table 7.4.H)

Class I: Multi-Use Trail	
Transect Zones	T1 T2 T3 T4 T5
Width	
One-way	8' min.
Two-way	12' min.
Class II: Bicycle Lane	
Transect Zones	T1 T2 T3 T4 T5
Width Adjacent to:	
Rural Edge	5' min.
Parking	6' min.
Curb and Gutter	5½' to face of curb
Design Speed of Thoroughfare	>25 mph
Class III: Shared Lanes/Bicycle Boulevard	
Transect Zones	T1 T2 T3 T4 T5
Width	no minimum
Design Speed of Thoroughfare	≤25 mph

TABLE 5.6.3.B.3: CURB RADIUS (per ZLDR Table 7.4.I)

This table provides the radius for curbs at the intersection of thoroughfares.

Movement Type	Speed	Curb Radius ¹
Yield	<20 mph	5' - 10'
Slow	20-25 mph	10' - 15'
Low	30-35 mph	15' - 20'

End Notes

¹ With on-street parking, or bike lanes and no curb extensions or bulb-outs.

TABLE 5.6.3.B.4: THOROUGHFARE NOMENCLATURE (per ZLDR Figure 7.4.J)

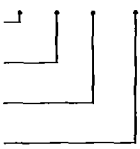
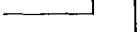
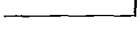
Key	ST-57-20-BL	Transit Route:	TR
Public Frontage Type		Public Frontage Types	
Right of Way Width		Highway:	HW
Pavement Width		Boulevard:	BV
Transportation		Avenue:	AV
Transportation		Commercial Street:	CS
Bicycle Trail:	BT	Drive:	DR
Bicycle Lane:	BL	Street:	ST
Bicycle Route:	BR	Road:	RD
Path:	PT	Rear Alley:	RA
Passage:	PS	Rear Lane:	RL

TABLE 5.6.3.B.5: VEHICULAR LANE/PARKING ASSEMBLIES (per ZLDR Table 7.4.L).

A range of vehicular lane and parking configurations compose streets that are allocated to the Transect Zones and allowed either by right or by review of the Planning Director.

	ONE WAY MOVEMENT →		TWO WAY MOVEMENT →		
a. NO PARKING	T1 T2 T3 	T1 T2 T3 	T1 T2 T3 	T1 T2 	T1 T2
b. YIELD PARKING	T3 T4 		T3 T4 		
c. PARKING ONE SIDE PARALLEL	T3 T4 	T3 T4 T5 	T4 T5 	T4 T5 	T5
d. PARKING BOTH SIDES PARALLEL	T4 	T4 T5 	T3 T4 T5 	T5 	T5
e. PARKING ONE / BOTH SIDES DIAGONAL	T5 	T5 	T4 T5 	T5 	T5
f. PARKING ACCESS			T3 T4 	T5 	



By Director

By Right

TABLE 5.6.3.B.6: PUBLIC FRONTAGES - GENERAL (per ZLDR Table 7.4.M).

The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 5.6.3.B.7.

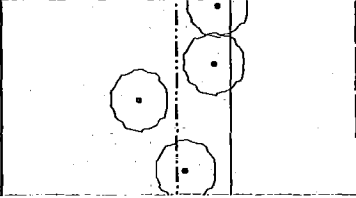
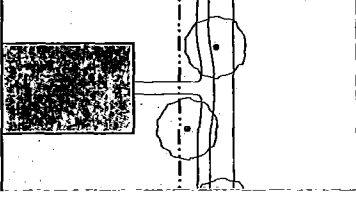
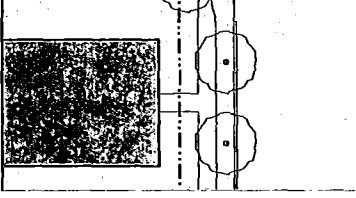
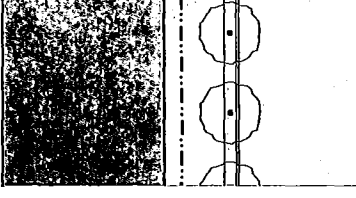
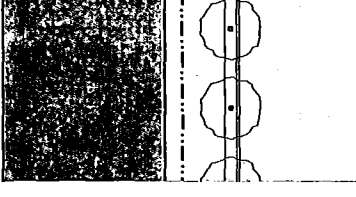
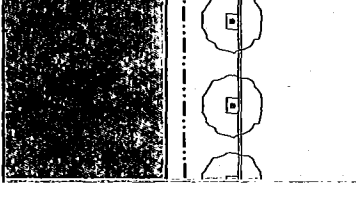
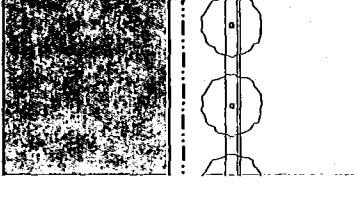






PLAN	
LOT	R.O.W.
PRIVATE FRONTAGE	PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	 <p>T1 T2 T3</p>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <p>T1 T2 T3</p>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	 <p>T3 T4 T5</p>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row.</p>	 <p>T3 T4 T5</p>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced row.</p>	 <p>T3 T4 T5</p>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.</p>	 <p>T5</p>
<p>g. (BV) For Boulevard: This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced row.</p>	 <p>T3 T4 T5</p>

TABLE 5.6.3.B.7: PUBLIC FRONTAGES - SPECIFIC (per ZLDR Table 7.4.N). This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and planters – relative to specific Thoroughfare types within Transect Zones. The table assembles all of the elements for the various Thoroughfare Types.

RURAL.....URBAN

TRANSECT ZONE	T1 T2 T3	T1 T2 T3	T3 T4	T4 T5	T6
PUBLIC FRONTAGE TYPE	HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.					
Total Width	16-24 ft	12-24 ft	12-18 ft	12-18 ft	18-24 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.					
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb
Curb Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet
Effective Turning Radius	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'
c. Walkway: The pavement dedicated exclusively to pedestrian activity.					
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet
d. Planter: The layer which accommodates street Trees and other landscape.					
Arrangement	Clustered	Clustered	Regular	Regular	Regular
Species	Multiple	Multiple	Alternating	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet
e. Landscape: (See Tables 5.6.3.B.8 and 5.6.3.B.10)					
f. Lighting: (See Table 5.6.3.B.9)					

TABLE 5.6.3.B.8: PUBLIC PLANTING - STREET TREE TYPES (per ZLDR Table 7.4.0). This table shows six common types of street tree shapes and their appropriateness within the Transect Zones.

	T1	T2	T3	T4	T5	SD	EXAMPLE SPECIES
POLE 	"	"	"	"	"	"	Sabal Palmetto Hardy Palm Windmill Palm
OVAL 	"	"	"	"	"	"	Atlantic White Cedar Green Ash Red Cedar Magnolia Holly
BALL 	"	"	"	"	"	"	Mockernut Hickory Overcup Oak Maple
PYRAMID 	"	"	"	"	"	"	Pond Cypress Bald Cypress Loblolly Pine Longleaf Pine
UMBRELLA 	"	"	"	"	"	"	Beech Live Oak River Birch Red Oak
VASE 	"	"	"	"	"	"	Slippery Elm Winged Elm Crab Apple

Note:
The Planning Director may approve additional tree shapes.

TABLE 5.6.3.B.9: PUBLIC LIGHTING TYPES (per FBZD Table 7.4.P).

Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types.

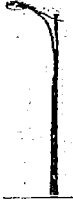




	T1	T2	T3	T4	T5	SD	EXAMPLE MODELS
COBRA HEAD 	"	"				"	Philips/Hadco Large Techtra CF7 www.lighting.philips.com
PIPE 	"	"	"	"	"	"	Philips/Lumec Candela Series CANS1-CN1S www.lumec.com/products/technical/serie_candela-CANS1-CN1S.html
POST 	"	"	"	"	"	"	Philips/Lumec Candela Series CANS1-CN1S www.lumec.com/products/technical/serie_candela-CANS1-CN1S.html
COLUMN 	"	"	"	"	"	"	Philips/Lumec Candela Series CANS2 www.lumec.com/products/technical/serie_candela-CANS2.html
DOUBLE COLUMN 	"	"	"	"	"	"	Philips/Lumec Candela Series CANS2 www.lumec.com/products/technical/serie_candela-CANS2.html

TABLE 5.6.3.B.10 STREET TREE REQUIREMENTS

Street Trees are required or recommended as indicated below. Street Trees are further regulated in Tables 5.6.3.A.1 - 5.6.3.A.12 (Pre-Assembled Thoroughfares), 5.6.3.B.1 (Thoroughfare Components), 5.6.3.B.6 (Public Frontages - General), 5.6.3.B.7 (Public Frontages - Specific) and 5.6.3.B.8 (Public Planting - Street Tree Types).

T-Zone	Street Trees Required/Recommended
T2	Recommended
T3	Recommended
T4	Required
T5	Required, unless ROW is less than 40'

Notes: 1. In the event of a conflict between Tables 5.6.3.B.10 and Tables 5.6.3.A.1. – 5.6.3.A.12, Tables 5.6.3.A.1. – 5.6.3.A.12 govern.
 2. These street tree requirements shall only apply to new Thoroughfares established pursuant to ZLDR § 7.4.4.B.3.b.

5.6.4. PUBLIC FRONTAGES RELATED TO CIVIC SPACE

In addition to relationships between buildings and Public Frontages, as shown on Table 5.6.3.B.6 (Public Frontages—General) and Table 5.6.3.B.7 (Public Frontages—Specific), Public Frontages may also be related to Civic Space.

5.6.5 WALKWAYS

This section supersedes ZLDR § 9.3.10 (Pedestrian Ways) as related to the Spring Grove FBZD and is authorized pursuant to ZLDR § 7.1.4.B (Relationship to Charleston County Ordinances).

- a. Pedestrian ways and paved pedestrian ways shall be provided in accordance with the Thoroughfare standards contained in this Master Plan.
- b. Paved pedestrian ways shall link surrounding roadways with the front entrance and shall provide pedestrian linkages between the proposed Development and uses on Adjoining Lots.
- c. Placement.
 - i. Paved pedestrian ways within Rights-of-Way shall conform to the construction details for paved Sidewalks contained in the Thoroughfare standards of this Master Plan.
 - ii. Unpaved, alternative surface walkways that are not within a Right-of-Way, and bike trails or walking trails that are designed to connect neighborhoods and provide access to common areas may be provided in accordance with this Master Plan as approved by the Planning Director.
 - iii. Other alternative surface walkways may be used for outside of Rights-of-Way when deemed appropriate to surrounding development characteristics by the Planning Director.

5.6.6 THOROUGHFARES IN SPECIAL DISTRICTS

The authorized Thoroughfares within Special Districts are indicated on Table 5.4.2.A (Special District Standards Summary)

5.7 T-ZONE AND SPECIAL DISTRICT DENSITY AND DENSITY CALCULATIONS

5.7.1 DENSITY UNITS

T-Zone Density and Special District Density are expressed in terms of Density Units and calculated per Table 5.7.1 (Density Equivalency Calculations)

TABLE 5.7.1: DENSITY EQUIVALENCY CALCULATIONS (per ZLDR Table 7.4.X)

Function	Density/acre
1 Residential Dwelling Unit*	1 Density Unit
1 Lodging Bedroom	.5 Density Unit
1500 sf Retail	1 Density Unit
1500 sf Office	1 Density Unit
1500 sf Medical	1 Density Unit
1500 sf Civic	1 Density Unit
1500 sf Education	1 Density Unit
3000 sf Industrial	1 Density Unit
Agriculture	0 Density Units
Other	0 Density Units
Outbuilding/Accessory Dwelling	0 Density Units

* Includes Residential Units in Dwelling Groups.

5.7.2 EXCLUSIONS FROM CALCULATIONS

Accessory Functions and Temporary Functions shall be excluded from T-Zone and Special District Density Calculations.

5.8 BUFFERS, SCREENING & TREE PROTECTION / PRESERVATION

5.8.1 LANDSCAPE BUFFERS & SCREENING

Landscape buffers and screening are required pursuant to ZLDR § 7.4.8.A. and Table 5.8.1 (Buffer Requirements for Transect Zones).

TABLE 5.8.1: BUFFER REQUIREMENTS FOR TRANSECT ZONES (per FBZD Table 7.4.Z(1)).

Proposed Special District	Transect Zone				
	T1	T2	T3	T4	T5
Industrial*	E	D	D	C	C
Commercial*	C	C	B	-	-

Notes: Refer to ZLDR Table 9.5.4.B.5- Buffer Depth & Landscape Standards, for an explanation of Buffer Types B, C, D, E.

5.8.2 OCRM CRITICAL LINE BUFFERS

All OCRM Critical Lines shall be protected in compliance with ZLDR § 7.4.8 and Table 5.8.2 (Minimum Buffers and Setbacks for Transect Zones).

TABLE 5.8.2: MINIMUM BUFFERS/ SETBACKS FOR T-ZONES OCRM CRITICAL LINES (per FBZD Table 7.4.Z.(2)).

Minimum Buffer/Setback	Transect Zone					SD
	T1	T2	T3	T4	T5	
OCRM Critical Line Buffer	35 ft.	25 ft.	25 ft.	15 ft.	15 ft.	15 ft.
Setback from OCRM Critical Line	50 ft.	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.

5.8.3 TREE PROTECTION AND PRESERVATION

Development within the Spring Grove FBZD shall comply with the standards of ZLDR Article 9.4, Tree Protection and Preservation.

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6.1 DEVELOPMENT OF LOTS, STRUCTURES AND BUILDINGS

Development of Lots, Structures and Buildings is authorized and shall be developed in accordance with this Master Plan and the ZLDR.

6.2 LOTS

- a. In all T-Zones, newly platted Lots other than those created for Block subdivision and those in Civic Space shall be dimensioned according to Table 5.2.3.A (Transect Zone Standards Summary) and Tables 5.2.3.B-5.2.3.F (Transect Zone Development Standards).
 - b. In T-Zones T2 through T5, Lot Coverage for Buildings and Lots shall not exceed that shown in, and shall comply with, Table 5.2.3.A (Transect Zone Standards Summary) and Tables 5.2.3.B-5.2.3.F (Transect Zone Development Standards). Lot Coverage has the same meaning as Building Cover, which is defined in ZLDR Article 12.
-

6.3 BUILDING AND LOT FUNCTION

Each Lot, Principal Building, Outbuilding, Manufactured Housing Unit and Structure may contain or be used for one or more Principal Functions, Accessory Functions and Temporary Functions in accordance with this Section 6.3.

6.3.1 PRINCIPAL FUNCTIONS

- a. Table 6.3.1 (Principal Functions and Uses) establishes the principal use categories and allowable land use types for Lots, Structures, and Buildings by Transect Zone or Special District authorized within the Spring Grove FBZD.
- b. Conditions for Utilities. To the extent feasible, a parcel of land that is proposed to be used as a site for a Utility shall comply with the applicable Transect Zone or Special District development standards provided, however, that:
 - i. A parcel of land that is proposed to be used as the site for a utility substation, power line easement, or right-of-way, pumping station, pressure regulation station, electricity regulating substation, gas pressure control station, or similar facilities may be exempted from the Subdivision Plat Procedures if the Planning Director determines that all engineering and survey standards of the ZLDR have been met, pursuant to ZLDR § 8.1.3.A; and
 - ii. A parcel of land that is proposed as a site for a Utility may be exempted from the applicable Transect Zone or Special District standards, subject to the approval of the Planning Director.

TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A).

This Table authorizes specific Functions and Uses within Transect Zones & Special Districts.

A. AGRICULTURAL USES		T1	T2	T3	T4	T5	SD1	SD2
ANIMAL PRODUCTION								
Animal Aquaculture, including Finfish Farming, Fish Hatcheries and Shrimp or Shellfish Farming (in ponds)		o	o					
Apiculture (Bee Keeping)			o					
Horse or Other Animal Production		o	o					
Concentrated Animal Feeding Operation								
Livestock Pen			o					
CROP PRODUCTION								
Greenhouse Production or Food Crops Grown Under Cover			o					
Horticultural Production or Commercial Nursery Operations			o					
Hydroponics			o					
Crop Production		o	o	o	o	o		
Wineries			o					
FORESTRY AND LOGGING								
Bona Fide Forestry Operations		o	o	o	o	o	o	o
Lumber Mills, Planing or Saw Mills, including Chipping and Mulching			o				o	
STABLE								
Stables, Commercial			o					
Stables, Private			o					
SUPPORT ACTIVITIES FOR AGRICULTURAL USES								
Agricultural Processing			o				o	
Agricultural Sales or Services			o				o	
Agricultural Storage			o				o	
Roadside Stands		o	o		o	o	o	o

o BY RIGHT
 o BY RIGHT, SUBJECT TO CONDITIONS

TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

B. RESIDENTIAL	111	12	13	14	15	SD	SDP
	Congregate Living for the Elderly (up to 15 residents)			o	o	o	
Duplex			o	o	o		
Dwelling Group							
Farm Labor Housing (up to 10 residents)							
Farm Labor Housing, Dormitory (more than 10 residents)							
Child Caring Institution (10 or more children)			o	o	o		
Group Care Home, Residential (up to 20 children)				o	o		
Group Residential, including Fraternity or Sorority Houses, Dormitories or Residence Halls				o	o		
Manufactured Housing Unit		o					
Manufactured Housing Unit, Replacement		o					
Manufactured Housing Park		o					
Multi-Family (including Condominiums or Apartments)				o	o		
Retirement Housing			o	o	o		
Retirement Housing, Limited (up to 10 residents)			o	o	o		
Single Family Attached (including Townhouses or Rowhouses)				o	o		
Single Family Detached		o	o	o	o		
Affordable Dwelling Units		o	o	o	o		
Single Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)		o					
Transitional Housing, including Homeless and Emergency shelters, Pre-Parole Detention Facilities, or Halfway Houses				o	o		
Continuing Care Retirement Community			o	o	o		
Community Residential Care Facility			o	o	o		
Group Care Home, Residential (fewer than 10 children)			o	o	o		

- o BY RIGHT
- o BY RIGHT, SUBJECT TO CONDITIONS

TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD1	SD2
C. CIVIC/INSTITUTIONAL							
COURTS AND PUBLIC SAFETY							
Court of Law				o	o	o	o
Correctional Institutions							
Parole Offices or Probation Offices							
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection and Police Protection	o	o	o	o	o	o	o
Bus Shelter		o	o	o	o	o	o
DAY CARE SERVICES							
Adult Day Care Facilities				o	o	o	
Child Day Care Facilities, including Group Child Care Home or Child Care Center				o	o	o	
Family Day Care Home				o	o	o	
Family Childcare Home				o	o	o	
DEATH CARE SERVICES							
Cemeteries or Crematories		o	o	o			
Funeral Services, including Funeral Homes or Mortuaries				o	o	o	
Columbarium		o	o	o	o		
EDUCATIONAL SERVICES							
Pre-school or Educational Nursery			o	o	o		
School, Primary			o	o	o		
School, Secondary			o	o	o		
College or University Facility			o	o	o		
Business or Trade School				o	o	o	
Personal Improvement Education, including Fine Arts Schools and Automobile Driving Schools				o	o	o	
HEALTH CARE SERVICES							
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities and Ambulatory Surgery Facilities				o	o	o	o
Community Residential Care Facilities			o	o	o		
Convalescent Services, including Nursing Homes				o	o	o	

o BY RIGHT

o BY RIGHT, SUBJECT TO CONDITIONS

TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD1	SD2
Counseling Service, including Job Training or Placement Services				o	o	o	o
Intermediate Care Facility for the Mentally Retarded					o	o	
Public or Community Health Centers				o	o	o	o
Health Care Laboratories, including Medical Diagnostic and Dental Laboratories				o	o	o	o
Home Health Agencies				o	o	o	o
Hospital, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals or Hospices				o	o	o	
Outpatient Facilities for Chemically Dependent or Addicted Persons					o	o	
Rehabilitation Facilities				o	o	o	
Residential Treatment Facility for Children and Adolescents (mental health treatment)						o	
Abortion Clinic							
Medical Centers				o	o	o	
Habilitation Center				o	o	o	
MUSEUMS, HISTORIC SITES AND SIMILAR INSTITUTIONS							
Historical Sites (Open to the Public)		o		o	o		
Libraries or Archives				o	o		
Museums				o	o		
Nature Exhibition		o		o	o		
Botanical Gardens		o		o	o		
Zoos				o	o		
POSTAL SERVICE							
Postal Service, United States		o		o	o	o	o
RECREATION AND ENTERTAINMENT							
Community Recreation including Recreation Centers		o		o	o		
Fishing or Hunting Guide Service (Commercial)		o		o	o		
Fishing or Hunting Lodge (Commercial)	o	o					
Golf Courses or Country Clubs		o					
Parks and Recreation		o	o	o	o	o	o

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD1	SD2
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice and Roller Skating Rinks, Indoor Shooting Ranges, Theaters and Video Arcades				o	o	o	o
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks and Sports Arenas		o			o	o	
Drive-In Theaters							
Golf Driving Ranges							
Outdoor Shooting Ranges		o					
Recreation or Vacation Camps		o					
Special Events (Commercial and Industrial)						o	
Special Events (Residential and Agricultural)		o	o	o	o		
Auditorium / Amphitheater / Performance Venue			o	o	o	o	o
Community Center, Public or Not-for-Profit		o		o	o		
Recreation Assembly, including recreation center, fairground, and stadium		o			o	o	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS							
Business, Professional, Labor, or Political Organizations				o	o		
Social or Civic Organizations, including Youth Organizations, Sororities and Fraternities				o	o		
Religious Assembly			o	o	o		o
Social Club or Lodge				o	o		
UTILITIES AND WASTE-RELATED USES*							
Utility Service, Major							
Electric or Gas Power Generation Facilities		o	o	o	o	o	o
Utility Substation		o	o	o	o	o	o
Electrical or Telephone Switching Facility		o	o	o	o	o	o
Sewage Collector or Trunk Lines		o	o	o	o	o	o
Sewage Disposal Facilities		o	o	o	o	o	o

* See FDMP § 6.3.1.b for Use Conditions.

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SU	SU
Utility Pumping Station		o	o	o	o	o	o
Water Mains	o	o	o	o	o	o	o
Water or Sewage Treatment Facilities		o				o	
Water Storage Tank	o	o	o	o	o	o	o
Wind Energy Facility, Large		o				o	
Utility Service, Minor							
Electric or Gas Power Distribution		o	o	o	o	o	o
Sewage Collection Service Line		o	o	o	o	o	o
Water Service Lines		o	o	o	o	o	o
Waste-Related Uses							
Hazardous Waste Treatment or Disposal							
Nonhazardous Waste Treatment or Disposal						o	
Septic Tank Installation, Cleaning, or Related Services		o			o	o	o
Solid Waste Combustors or Incinerators, Including Cogeneration Plants							
Solid Waste Disposal Facility (Public or Private)							
Waste Collection Services						o	
Waste Transfer Facilities						o	
Sprayfield		o				o	
MISCELLANEOUS CIVIC/INSTITUTIONAL USES							
Conference or Exhibition Center					o	o	o
Fountain / Public Art		o	o	o	o	o	o

* See FDMP § 6.3.1.b for Use Conditions.

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

D. COMMERCIAL

	T1	T2	T3	T4	T5	SU	SD
ACCOMODATIONS							
Bed and Breakfasts Inns		o		o	o		
Hotels or Motels				o	o	o	o
Rooming or Boarding Houses							
RV (Recreational Vehicle) Parks or Campgrounds		o					
ANIMAL SERVICES							
Kennel		o		o	o	o	o
Pet Stores or Grooming Salons		o		o	o	o	o
Small Animal Boarding (enclosed building)		o		o	o	o	o
Veterinary Services		o		o	o	o	o
FINANCIAL SERVICES							
Banks				o	o	o	o
Financial Services				o	o	o	o
Short-term Lenders							
FOOD SERVICE AND DRINKING PLACES							
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, and Member Exclusive Bars or Lounges				o	o	o	o
Catering Service				o	o	o	o
Restaurant, Fast Food, including Snack or Non-alcoholic Beverage Bars				o	o	o	o
Restaurant, General, including Cafeterias, Diners, Delicatessens, and Full-Service Restaurants				o	o	o	o
Sexually Oriented Business							
INFORMATION INDUSTRIES							
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, and Telegraph Service Offices					o	o	o
Communications Towers		o		o	o	o	o
Data Processing Services					o	o	o
Publishing Industries, including Newspaper, Periodical, Book, Database, and Software Publishers					o	o	o

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T6	S10	S11
OFFICES							
Administrative or Business Office, including Book-keeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, and Travel Arrangement Services			o	o		o	o
Government Office	o		o	o		o	
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering and Legal Services			o	o		o	o
OTHER NONRESIDENTIAL DEVELOPMENT							
Convention Center or Visitors Bureaus			o	o		o	o
Heavy Construction Services or General Contractors, including Paving Contractors or Bridge or Building Contractors						o	
Office/Warehouse Complex				o		o	
Billboard							
Special Trade Contractors (Offices/Storage)			o	o		o	o
Building Equipment or Other Machinery Installation Contractors			o	o		o	o
Carpentry Contractors			o	o		o	o
Concrete Contractors			o	o		o	o
Drywall, Plastering, Acoustic or Insulation Contractors			o	o		o	o
Electrical Contractors			o	o		o	o
Excavation Contractors			o	o		o	o
Masonry or Stone Contractors			o	o		o	o
Painting or Wall Covering Contractors			o	o		o	o
Plumbing, Heating or Air Conditioning Contractors			o	o		o	o
Roofing, Siding or Sheet Metal Contractors			o	o		o	o
Tile, Marble, Terrazzo or Mosaic Contractors			o	o		o	o

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD	SIP
PARKING, COMMERCIAL							
Parking Lots			o	o		o	o
Parking Structure			o	o		o	o
RENTAL AND LEASING SERVICE							
Charter Boat or other Recreational Watercraft Rental Service						o	
Commercial or Industrial Machinery or Equipment Rental or Leasing Service						o	
Construction Tools or Equipment Rental						o	
Consumer Goods Rental Centers				o		o	
Consumer Goods Rental Service including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods or other Household Items			o	o			o
Heavy Duty Truck or Commercial Vehicle Rental or Leasing						o	
Self-Service Storage / Mini Warehouses				o		o	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles			o	o		o	o
REPAIR AND MAINTENANCE SERVICES							
Boat Yard		o				o	
Repair Services, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops			o	o		o	o
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops			o	o		o	o
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops			o	o		o	o
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes			o	o		o	o

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

	TR	TC	TD	TA	TS	SU	SLP
RETAIL SALES OR SERVICES							
Non-Store Retailers				o	o	o	o
Direct-Selling Establishments				o	o	o	o
Electronic Shopping or Mail-Order Houses				o	o	o	o
Fuel (except liquefied petroleum gas) Dealer, including Heating Oil Dealers						o	
Liquefied Petroleum Gas (Bottled Gas) Dealers						o	
Vending Machine Operators						o	o
Building Materials or Garden Equipment and Supplies Retailers				o	o		o
Hardware Stores				o	o		o
Home Improvement Centers				o	o		o
Garden Supplies Centers		o		o	o		o
Outdoor Power Equipment Stores				o	o		o
Paint, Varnish or Wallpaper Stores				o	o		o
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries or Candy Shops				o	o	o	o
Liquor, Beer, or Wine Sales				o	o		o
Retail Sales or Services, General				o	o		o
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store				o	o		o
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store				o	o		o
Convenience Stores				o	o	o	o
Drug Stores or Pharmacies				o	o	o	o
Duplicating or Quick Printing Service				o	o	o	o
Electronics, Appliance, or Related Products Store				o	o		o
Florist				o	o		o
Furniture, Cabinet, Home Furnishings or Related Products Store				o	o		o
Pawn Shop				o	o		o
Private Postal or Mailing Service				o	o	o	o

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

	T11	T12	T13	T14	T15	S01	S02
Tobacconist				o	o		
Sweetgrass Basket Stands	o	o	o	o	o	o	o
Warehouse Clubs, Superstores, and Department Stores						o	o
Service Station, Gasoline, with or without Convenience Stores				o	o	o	o
Truck Stop						o	
Kiosk				o	o	o	o
Open Market				o	o	o	o
Push Cart				o	o	o	o
Vehicle Sales - Automobile or Light or Medium Duty Truck Dealers (New or Used)				o	o	o	o
Vehicle Sales - Heavy Duty Truck or Commercial Vehicle Dealers (New or Used)					o	o	o
Manufactured Mobile Home Dealers						o	o
Motorcycle, Watercraft or Recreational Vehicle Dealers							o
Vehicle Parts, Accessories or Tire Store				o	o	o	o
Truck Depot						o	
Retail Sales, Durable and Consumer Goods				o	o	o	o
Retail Sales, Heavy Consumer Goods				o	o		o
RETAIL OR PERSONAL SERVICES							
Consumer Convenience Service				o	o		o
Automated Bank/Teller Machine				o	o	o	o
Drycleaners or Coin-Operated Laundries				o	o		
Drycleaners or Laundry Pick-up Service Stations				o	o		
Locksmith				o	o		
One-Hour Photo Finishing				o	o		o
Tailors or Seamstresses				o	o		
Hair, Nail or Skin Care Services, including Barber Shops and Beauty Salons				o	o		

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

	FB1	FB2	FB3	FB4	FB5	SB*	SB*
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studio or Reducing Studios					o	o	o
Tattoo Parlors							
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating or Janitorial Services				o	o	o	
Landscaping and Horticultural Services to Commercial, Industrial, or Institutional Buildings and Residences				o	o	o	o
Personal Services, General				o	o	o	o
Consumer Services, General				o	o	o	o
VEHICLE AND WATERCRAFT STORAGE							
Vehicle Storage, including Bus Barns, Boat or RV Storage						o	
Impound Yard						o	
Towing Facility						o	
Boat Ramps	o	o	o				
Community Dock	o	o	o				
Commercial Dock							
Marina		o					
Dry/Stack Storage for Watercraft						o	
WHOLESALE SALES							
Aircraft Wholesalers, including Related Parts						o	
Beverage or Related Products Wholesalers, including Alcoholic Beverages						o	o
Book, Periodical, or Newspaper Wholesalers						o	o
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)						o	o
Clay or Related Products Wholesalers						o	
Computers or Electronic Products Wholesalers				o	o	o	o
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials						o	o
Electrical Equipment, Appliances or Components Wholesalers						o	o

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

	T61	T62	T63	T64	T65	SD1	SD2
Fabric or Apparel Wholesalers						o	o
Farm Supplies or Equipment Wholesalers		o				o	o
Flower, Nursery Stock or Florists Supplies Wholesalers		o				o	o
Food or Related Products Wholesalers						o	o
Furniture, Cabinets, or Related Products Wholesalers						o	o
Glass or Related Products Wholesalers						o	o
Leather Product Wholesalers						o	
Machinery, Tools or Construction Equipment Wholesalers						o	
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers						o	
Metal or Mineral (except Petroleum) Wholesalers						o	
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts						o	
Paint, Varnish or Related Supplies Wholesalers						o	
Paper or Paper Products Wholesalers						o	
Petroleum Wholesalers						o	
Pharmaceutical Wholesalers						o	
Plastics or Rubber Products Wholesalers						o	
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment						o	
Sign Wholesalers						o	
Tobacco or Related Products Wholesalers						o	
Toy or Artwork Wholesalers						o	
Watercraft (Commercial or Residential) Wholesalers, including Related Parts						o	
Wood Products Wholesalers						o	
Other Miscellaneous Wholesale Sales						o	

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

E. INDUSTRIAL								
		T1	T2	T3	T4	T5	SU	SUP
INDUSTRIAL SERVICES								
	Drycleaning or Carpet Cleaning Plants						o	
	Laundries, Commerical						o	
	Photo Finishing Laboratories						o	
	Research and Development Laboratories						o	
	Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities						o	
MANUFACTURING AND PRODUCTION								
	Aircraft Manufacturing, including Related Parts						o	
	Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs					o	o	o
	Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing						o	
	Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides						o	
	Clay or Related Products Manufacturing						o	
	Computers or Electronic Products Manufacturing						o	
	Electrical Equipment, Appliances, or Components Manufacturing						o	
	Fabric or Apparel Manufacturing, including Textile Mills						o	
	Food or Related Products Manufacturing						o	
	Furniture, Cabinets or Related Products Manufacturing						o	
	Glass or Related Products Manufacturing						o	
	Leather Products Manufacturing, including Tanneries						o	
	Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment						o	
	Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing						o	
	Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries						o	
	Microbrewery					o	o	o
	Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts						o	

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A). [Continued]

	IP1	IP2	IP3	IP4	IP5	SP1	SP2
Paint, Varnish or Related Supplies Manufacturing						o	
Plastics or Rubber Products Manufacturing						o	
Printing Press Production or Lithography					o	o	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Speciality Items						o	
Pulp or Paper Mills							
Rendering Plants							
Sign Manufacturing						o	
Slaughter House and Meat Packing							
Stone or Shell Products Manufacturing						o	
Tobacco Products Manufacturing						o	
Toy or Artwork Manufacturing						o	
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts						o	
Wood Products Manufacturing						o	
Other Miscellaneous Manufacturing and Production						o	
WAREHOUSE AND FREIGHT MOVEMENT							
Warehouse and Distribution Facilities						o	
Cold Storage Plants						o	
Freight Container Storage Yards, excluding Fuel Storage Facilities						o	
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities						o	
Fuel Storage Facilities, excluding Nuclear Fuels						o	
Household Moving Storage						o	
Grain Terminals and Elevators						o	
Parcel Services						o	
Retail Store Warehouses						o	
Stockpiling of Sand, Gravel, or other Aggregate Materials			o			o	
Storage of Weapons or Ammunition						o	

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TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE (per FBZD Table 7.5.A) [Continued]

E. OTHER USES							
	T1	T2	T3	Q1	T5	SD	SDP
RECYCLING SERVICES							
Recycling Center						o	
Recycling Collection Drop-Off		o			o	o	
RESOURCE EXTRACTION/MINING*							
Resource Extraction or Mining including Borrow Pits, Mining, Oil, or Gas Extraction, Quarries, or Sand & Gravel Operation	o	o	o	o	o	o	o
TRANSPORTATION							
Aviation, including Private Airstrips							
Railroad Facility				o	o	o	
Sightseeing Transportation, Land or Water				o	o	o	o
Taxi or Limousine Service				o	o	o	o
Urban Transit Systems				o	o	o	
Water Transportation				o	o	o	o
Passenger Terminal				o	o	o	

* See ZLDR § 6.4.14.A for Use Conditions.

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6.3.2 ACCESSORY FUNCTIONS

- a. Table 6.3.2.A (Permitted Accessory Uses) establishes the permitted Accessory Uses within the Spring Grove FBZD.
- b. Accessory Functions shall comply with ZLDR § 7.5.1.C.
- c. Home Occupations within the Spring Grove District are permitted pursuant to ZLDR § 6.5.11, subject to the following:
 - i. Home Occupations shall be allowed as Accessory Functions to all Residential Principal Functions. Zoning Permits shall be required for all Home Occupations.
- d. Accessory Dwelling Units are authorized in the Spring Grove FBZD in compliance with ZLDR § 7.5.1.D and Table 6.3.2.B (Maximum Heated Gross Floor Area for Accessory Dwelling Units).
- e. A Manufactured Housing Unit may be used as a Residential Principal Function, or an Accessory Function, and may be located or relocated to or within a Lot.

TABLE 6.3.2.A: PERMITTED ACCESSORY USES (per ZLDR Table 7.5.B)

Accessory Use Type	Transect Zone				
	T1	T2	T3	T4	T5
Accessory/Secondary Dwelling Unit		✓	✓	✓	✓
Barns and farming-related structures	✓	✓			
Fences and Walls	✓	✓	✓	✓	✓
Food/Refreshment Stand			✓	✓	
Gate Houses and Guard Houses		✓	✓		
Gift shops, news stand				✓	✓
Home Occupations		✓	✓	✓	
Outdoor storage		✓			
Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings		✓	✓		
Radio and television receiving antennas		✓	✓		
Solar Collectors and Wind Generators	✓	✓	✓	✓	✓
Tennis courts, swimming pools, and hot tubs		✓	✓	✓	

TABLE 6.3.2.B: MAXIMUM HEATED GROSS FLOOR AREA FOR ACCESSORY DWELLING UNITS (per ZLDR Table 7.5.C).

Transect Zone	Max. Floor Area
T2	1500 sf
T3 - T5	800 sf

6.3.3 TEMPORARY FUNCTIONS

ZLDR Articles 6.6 (Temporary Uses) and 6.7 (Special Events) are applicable within the Spring Grove FBZD.

6.4 VEHICULAR PARKING REQUIREMENTS

6.4.1 PARKING REQUIRED

Parking for the Functions and Uses in Table 6.3.1 (Principal Functions and Uses) shall be established pursuant to ZLDR § 7.5.2 and Tables 6.4.1 (Parking Calculations)

TABLE 6.4.1: PARKING CALCULATIONS (per ZLDR Table 7.5.D).

This Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of Building allowed on each site given the parking available.

REQUIRED PARKING				SHARED PARKING FACTOR			
	T2	T3	T4	T5	with		
RESIDENTIAL	2.0 / dwelling		1.5 / dwelling	1.0 / dwelling	RESIDENTIAL		RESIDENTIAL
LODGING	1.0 / bedroom		1.0 / bedroom	1.0 / bedroom	LODGING		LODGING
OFFICE	3.0 / 1000 sq. ft.		3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	OFFICE		OFFICE
RETAIL	4.0 / 1000 sq. ft.		4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	RETAIL		RETAIL
CIVIC	To be determined by Planning Director						
OTHER	To be determined by Planning Director						

6.4.2 PARKING PER FUNCTION

For Lots in all T- Zones and Special Districts Developed within the Spring Grove FBZD:

- a. Parking shall be designed in accordance with ZLDR § 7.5.2.
- b. Accessory Dwelling Units, Accessory Functions, and Temporary Functions and Outbuildings shall not be counted in determining allowed Density or parking requirements.

6.4.3 SUPPLEMENTAL STANDARDS

- a. Rear Alley / Rear Lane. Parking within a Lot shall be accessed by a Rear Alley or Rear Lane, when such is available on the Community Plan, Conditional Plat or Final Plat and/or Lot, Block, and Building Plan.
- b. Shared Parking Areas - Walks. Shared Parking Areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

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6.5 BUILDING STANDARDS

6.5.1 BUILDING TYPES

a. The Building Types allowed by Transect Zone are set forth in Table 6.5.1.A (Building Types Allowed by Transect Zone) and Table 6.5.1.B (Supplemental Building Types Allowed by Transect Zone).

b. The Building Types listed in Table 6.5.1.B (Supplemental Building Types Allowed by Transect Zones) are authorized for the Spring Grove Form Based Zoning District.

TABLE 6.5.1.A: BUILDING TYPES ALLOWED BY TRANSECT ZONE (per ZLDR Table 7.5.E)

BUILDING TYPE	TRANSECT ZONE				
	T1	T2	T3	T4	T5
Single-Family: Villa		✓	✓	✓	
Single-Family: House		✓	✓	✓	
* Single-Family: Cottage	✓		✓	✓	
Sideyard House			✓	✓	✓
Accessory Dwelling		✓	✓	✓	✓
Duplex/Triplex/Quadplex			✓	✓	✓
Courtyard House			✓	✓	✓
Townhouse				✓	✓
Live/Work Unit			✓	✓	✓
Apartment House				✓	✓
Flex Building				✓	✓
Mixed-Use Block				✓	✓

*Not applicable in T-1 in the Spring Grove FBZD.

TABLE 6.5.1.B: SUPPLEMENTAL BUILDING TYPES ALLOWED BY TRANSECT ZONE

BUILDING TYPE	TRANSECT ZONE				
	T1	T2	T3	T4	T5
Farm House		✓			
Large House		✓	✓	✓	
Medium House		✓	✓	✓	
Small House			✓	✓	✓
Sideyard Building			✓	✓	✓
SG Duplex			✓	✓	✓
Courtyard Building				✓	✓
Rowhouse				✓	✓
SG Live/Work Unit			✓	✓	✓
Small Multifamily Building				✓	✓
Large Multifamily Building					✓
Mixed-Use Building				✓	✓
Small Commercial Building		✓		✓	✓
Workplace Building		✓			✓
Retail Building					✓
Block Perimeter Building					✓

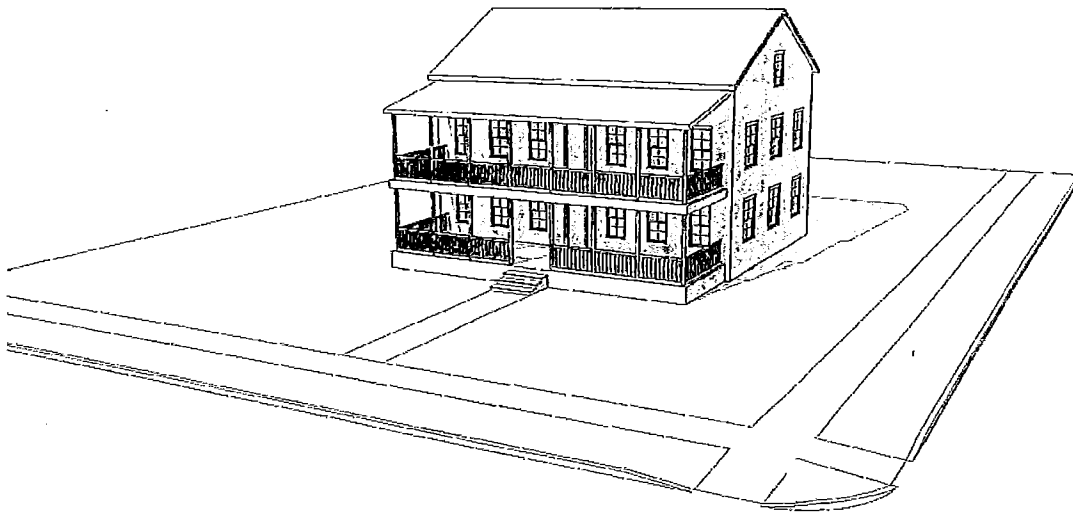
6.5.2 BUILDING TYPES STANDARDS

- a. Principal Buildings shall comply with the Building Type Standards and requirements set forth in Tables 6.5.2.A-6.5.2.BB (Building Types Standards). However, Buildings in Special Districts are not required to comply with these Building Type Standards. Buildings in Civic Spaces are not required to comply with these Building Type Standards but must comply with ZLDR § 7.5.3.D.2.A.
- b. In the event of a conflict between the Building Types standards tables and the Transect Zone standards tables, the more restrictive standard applies.

TABLE 6.5.2.A SINGLE FAMILY: VILLA

T1 T2 T3 T4 T5

A large, single-family detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting.



TABLES 6.5.2.A BUILDING & LOT TYPES

LOT WIDTH	90' min.
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard Only
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence
PEDESTRIAN ACCESS	No restrictions
VEHICULAR ACCESS	No restrictions
PLACEMENT OF PARKING, LOADING & SERVICES	No restrictions
TYPICAL NUMBER OF DENSITY UNITS	1

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Single Family Villa shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the Villa should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

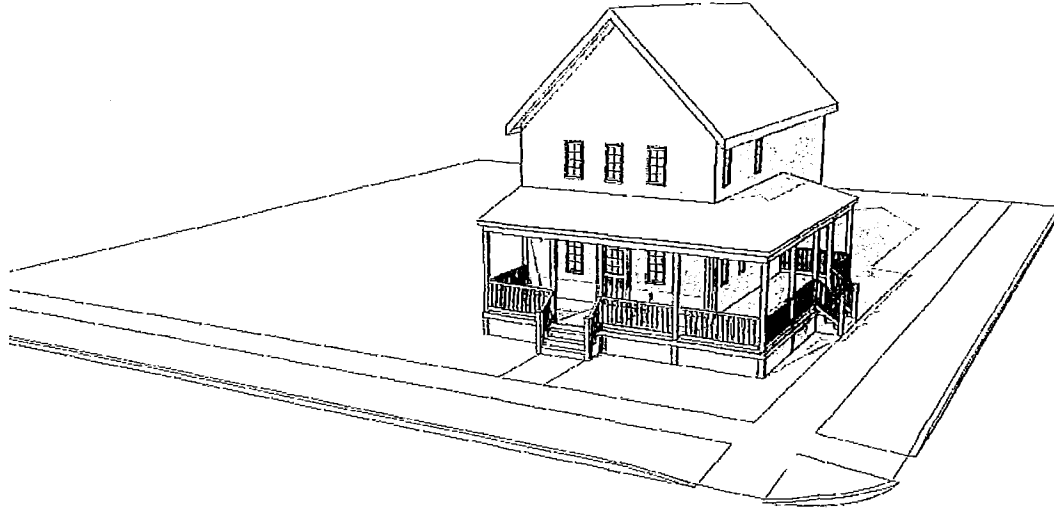
RANGE OF ANTICIPATED ROOF & EAVE DETAILS

Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.B: SINGLE FAMILY: HOUSE

A medium-sized, single-family detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable setting.



TABLES 6.5.2.B BUILDING & LOT TYPES

LOT WIDTH	50' min, 70' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Sideyard
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence, Stoop
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Single Family House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

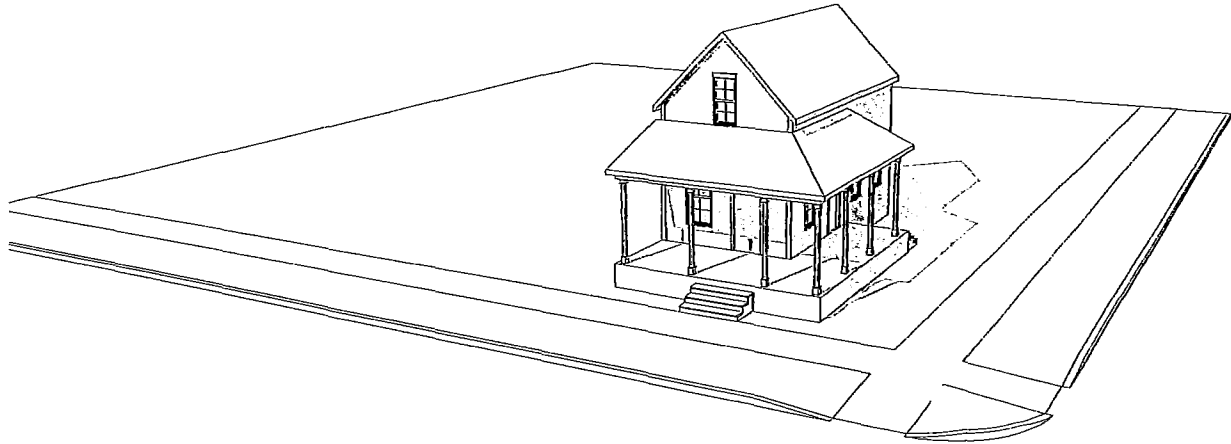
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.C: SINGLE FAMILY: COTTAGE

T2 T3 T4

A small, single-family detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable setting. This Building Type is not applicable in T-1 in the Spring Grove FBZD.



TABLES 6.5.2.C BUILDING & LOT TYPES

LOT WIDTH	30' min, 50' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Sideyard
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence, Stoop
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Single Family Cottage shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the Cottage should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

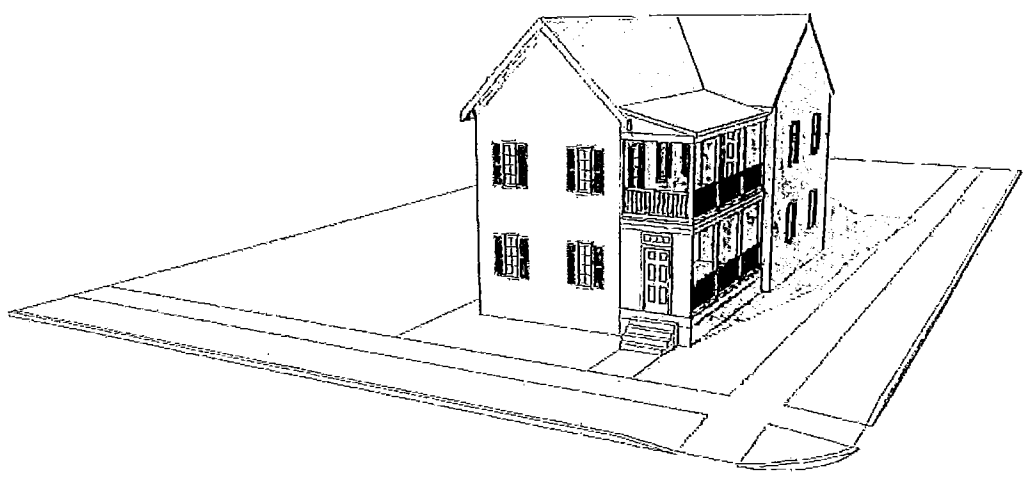
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.D: SIDERYARD HOUSE

T1 T2 T3 T4 T5

A small to medium single-family or twin structure that occupies one side of the lot with a setback on the other side.



TABLES 6.5.2.D BUILDING & LOT TYPES

LOT WIDTH	25' min, 40' max
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Edgeyard
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Porch, Fence, Stoop
PEDESTRIAN ACCESS	No restrictions
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Sideyard House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the Building should generally address the primary adjacent street. The typical sideyard Building is narrow fronted (short side facing the primary street with eave perpendicular to the street). A two-story (rarely, one-story) porch runs along the side of the Building. The facade typically extends to create a doorway to the porch. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

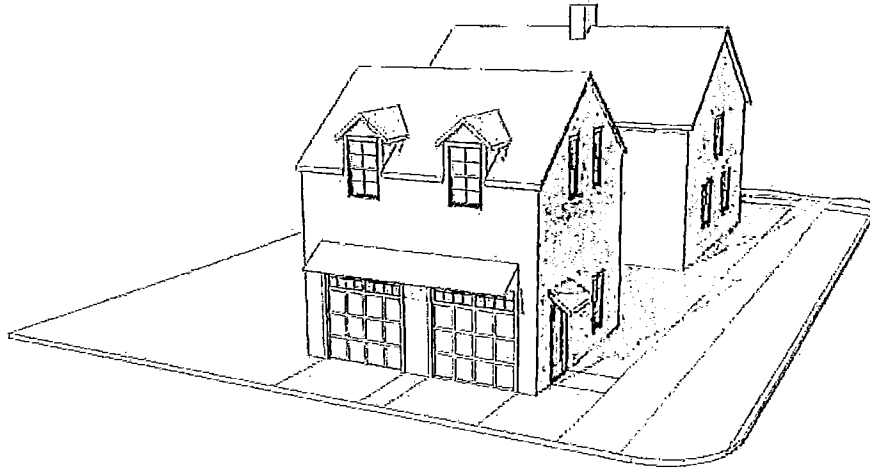
Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a minimum depth of six inches (unless there is a parapet).

TABLE 6.5.2.E: ACCESSORY DWELLING

(T2) (T3) (T4) (T5)

An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on a lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses and above or beside a garage.



TABLES 6.5.2.E BUILDING & LOT TYPES

LOT WIDTH	30' min, 50' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Sideyard
BUILDING HEIGHT	1 to 3 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence, Stoop
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1 per Primary Dwelling Unit

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Accessory Dwelling shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

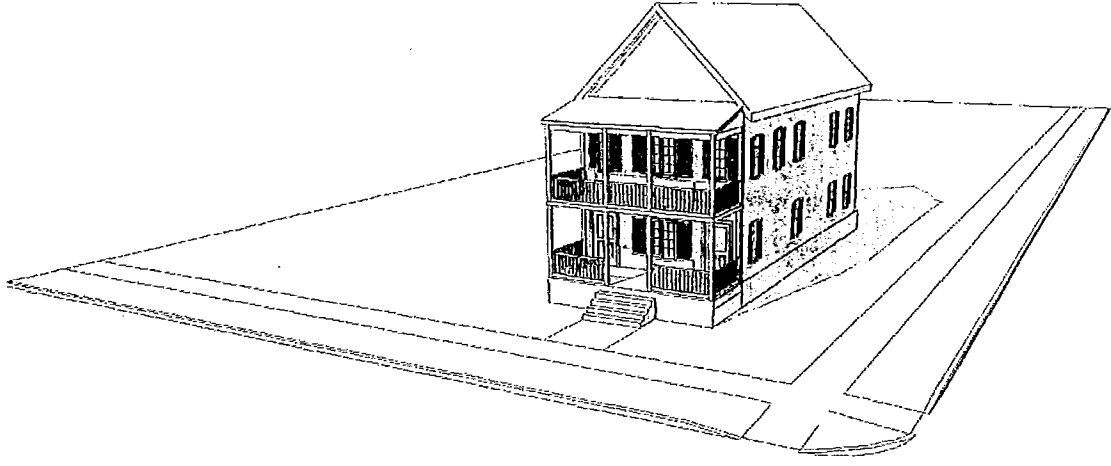
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.F: DUPLEX/TRIPLEX/QUADPLEX

T2 T3 T4 T5

A small to medium-sized structure that consists of two, three, or four side-by-side or stacked dwelling units, both facing the street. This building type has the appearance of a medium to large single-family home.



TABLES 6.5.2.F BUILDING & LOT TYPES

LOT WIDTH	25' min, 80' max
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Edgeyard
BUILDING HEIGHT	1 to 3 stories
PRIVATE FRONTAGE	Porch, Fence, Stoop, Terrace/ Dooryard
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Duplex/ Triplex/ Quadplex shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the building should generally address the primary adjacent street. The building may have the same massing as a detached single family House, allowing it to blend seamlessly with adjacent single family homes. The main body may be designed as a single unit or as attached units, in which case they should be of a similar or complementary design. The units may be side-by-side or stacked. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building(s) and coordinate with structural patterns such as porch columns. The two attached units in this Building type should be of a similar or complementary design. There will typically be two separate entrances on the primary facade.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

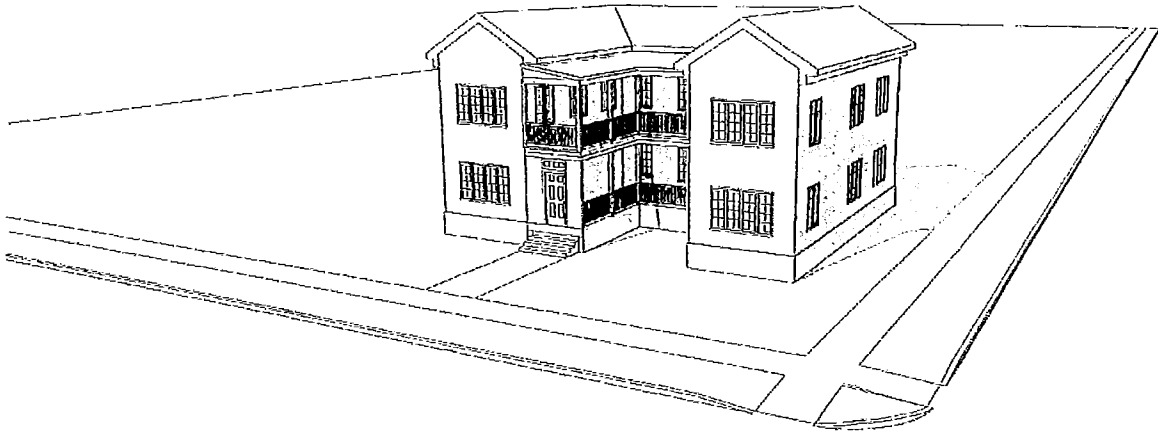
Roofs are typically hipped or gabled, depending on the Building configuration. If attached units are side-by-side, the ridge typically runs parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.G: COURTYARD HOUSE

T1 T3 T4 T5

A building that occupies the boundaries of its lot while internally defining one or more private patios.



TABLES 6.5.2.6 BUILDING & LOT TYPES

LOT WIDTH	Per Transect Zone
YARD TYPES (PRIVATE OPEN SPACE)	Courtyard, Edgeyard
BUILDING HEIGHT	1 to 3 stories
PRIVATE FRONTAGE	Porch & Fence, Stoop, Terrace/Dooryard
PEDESTRIAN ACCESS	A principal entrance to the Building shall be included within the facade. Access to Dwelling Units shall be through an interior courtyard.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Varies

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Courtyard House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. A Courtyard House typically surrounds an interior courtyard separated from the primary street by a portion of the Building or a Wall. The main body may be “donut” shaped or “U” shaped. Dormers, porches or other projections may be added as consistent with the architectural character of the main body. Porches are typically faced onto the courtyard.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

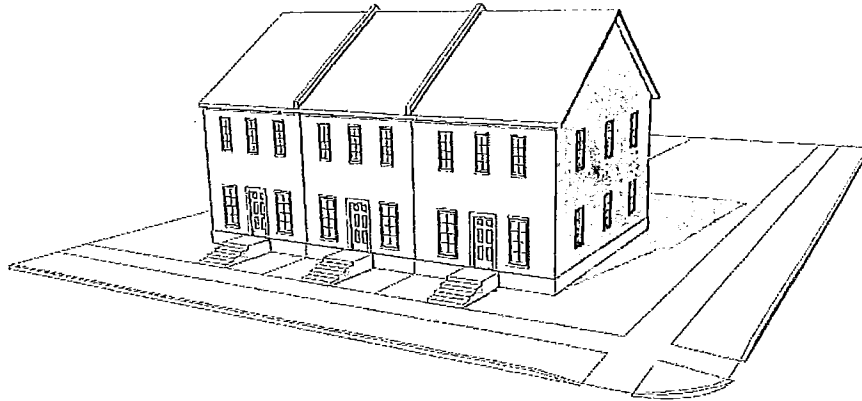
Roofs are typically hipped or gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.H: TOWNHOUSE

T1 T2 T3 T4 T5

A small to medium-sized attached single-family dwelling that consists of three or more dwelling units placed side-by-side. It is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street.



TABLES 6.5.2.H BUILDING & LOT TYPES

LOT WIDTH	18' min, 36' max
YARD TYPES (PRIVATE OPEN SPACE)	Rearyard, Sideyard as end-unit
BUILDING HEIGHT	1 to 3 stories
PRIVATE FRONTAGE	Porch, Fence, Stoop, Terrace/ Dooryard
PEDESTRIAN ACCESS	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
VEHICULAR ACCESS	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable up to 7.

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Townhouse shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the Townhouse should generally address the primary adjacent street. Townhouse units are attached side-by-side, typically with the eaves parallel to the street. Side wings (on end units only), rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body. Attached units should be of a similar or complementary design.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. The attached units in this Building type should be of a similar or complementary design.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

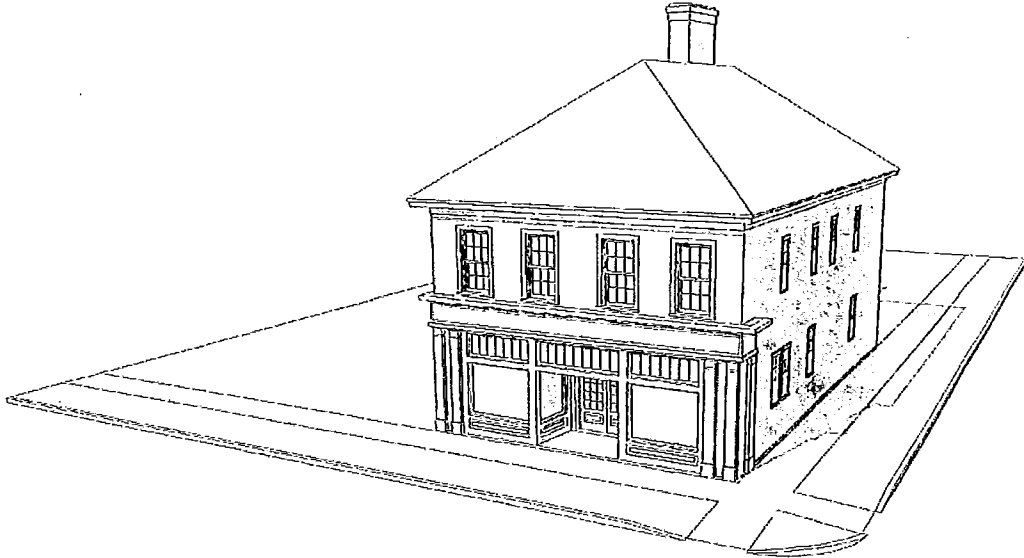
Roofs are typically gabled with the ridge running parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.1: LIVE/WORK UNIT

T1 T2 T3 T4 T5

An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.



TABLES 6.5.2.1 BUILDING & LOT TYPES

LOT WIDTH	18' min, 40' max
YARD TYPES (PRIVATE OPEN SPACE)	Rearyard, Edgeyard, Sideyard as end-unit
BUILDING HEIGHT	2 to 4 Stories
PRIVATE FRONTAGE	Common Yard, Shopfront, Gallery, Arcade
PEDESTRIAN ACCESS	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
VEHICULAR ACCESS	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable up to 7.

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Live/Work Unit shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Live/Work Units may have an office or Storefront frontage, or may be massed similar to a Residential Building type. They may be detached or attached to other units. If attached, they should be of a similar or complementary design. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. If units are attached, they should be of a similar or complementary design.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

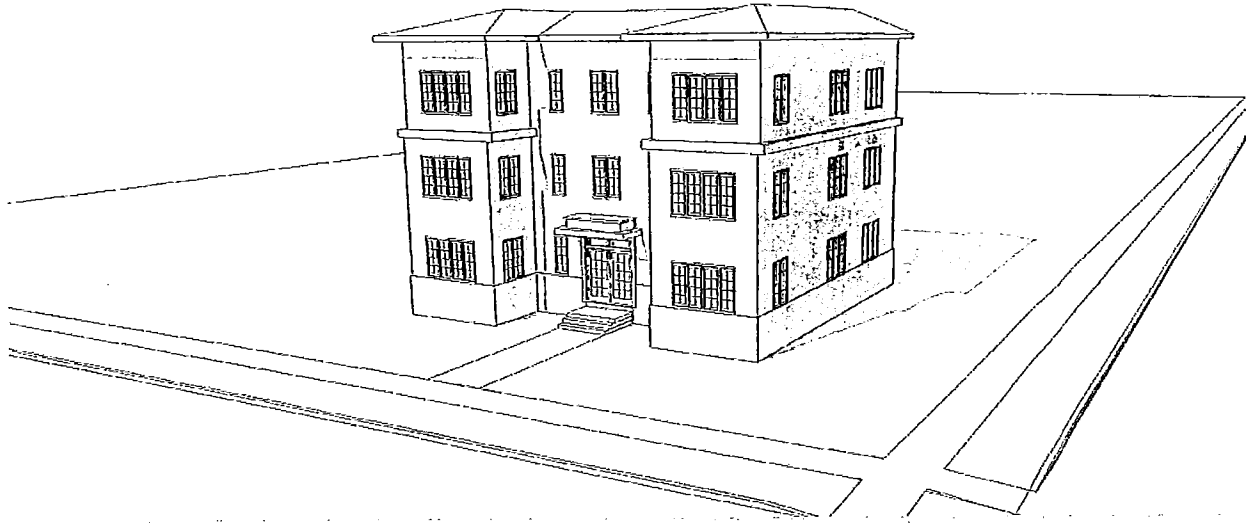
Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.J: APARTMENT HOUSE

T4 T5

A medium-to-large-sized structure that consists of seven (7) to twelve (12) side-by-side and/or stacked dwelling units, typically with one shared entry.



TABLES 6.5.2.J BUILDING & LOT TYPES

LOT WIDTH	60' min, 120' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Rearyard, Courtyard, Sideyard
BUILDING HEIGHT	2 to 3 Stories
PRIVATE FRONTAGE	Porch, Fence, Stoop, Terrace, Lightwell, Forecourt, Arcade, Gallery
PEDESTRIAN ACCESS	A Principal Entrance to the Building shall be included within the Facade. Additional access may be located along a side Elevation or exterior stair access from the ground floor.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	4 to 24, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Apartment House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Apartment Houses with fewer units may be designed to complement adjacent single-family Houses, or may even appear as a Large House but contain multiple flats. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

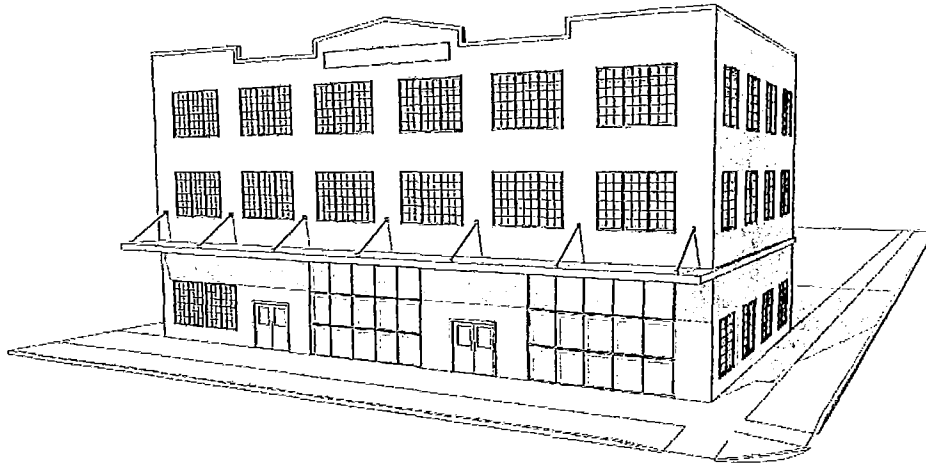
Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.K: FLEX BUILDING

T2 T3 T4 T5

A structure designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.



TABLES 6.5.2.K BUILDING & LOT TYPES

LOT WIDTH	Width of the Block
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Courtyard, Rearyard
BUILDING HEIGHT	1 to 5 stories
PRIVATE FRONTAGE	Shopfront, Terrace, Forecourt, Stoop, Gallery, Arcade
PEDESTRIAN ACCESS	Pedestrian access to the Building shall be included within the frontage elevation.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Flex Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.L: MIXED USE BLOCK

T4 T5

A building that occupies most or all of a block and has many functions or uses within the same building. Typically, a mixed-use building has retail or office use on the ground floor and office or residential use on upper floors.



TABLES 6.5.2.1 BUILDING & LOT TYPES

LOT WIDTH	Width of the Block
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Courtyard, Rearyard
BUILDING HEIGHT	1 to 5 stories
PRIVATE FRONTAGE	Shopfront, Terrace, Forecourt, Stoop, Gallery, Arcade
PEDESTRIAN ACCESS	Pedestrian access to the Building shall be included within the frontage elevation.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Mixed Use Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

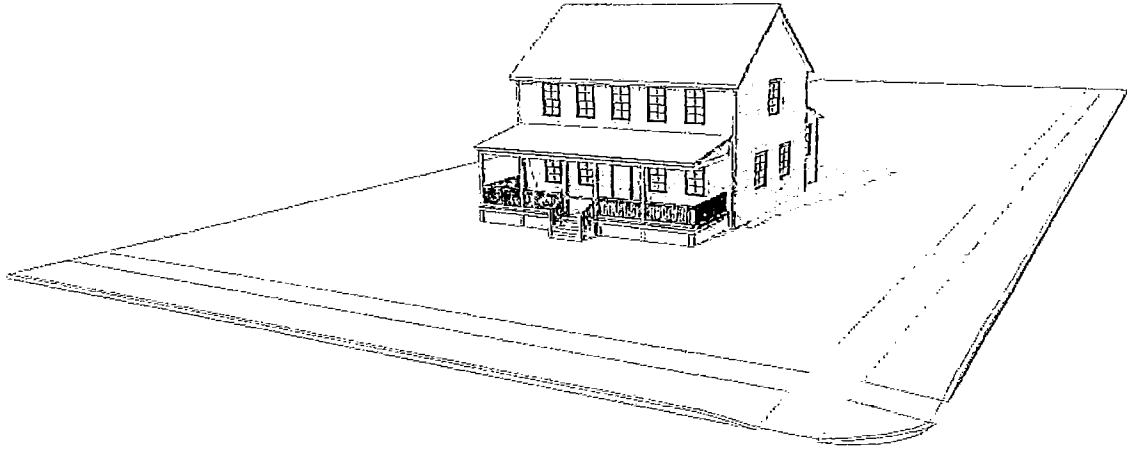
Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.M: FARM HOUSE

TABLE 6.5.2.M: FARM HOUSE

This Building Type is sited on a very large Lot and is exclusively located in a rural environment. This Building Type is commonly associated with a Residential Principal Function.



TABLES 6.5.2.M BUILDING & LOT TYPES

LOT WIDTH	90' min.
YARD TYPES (PRIVATE OPEN SPACE)	Edgeward Only
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Common Yard
PEDESTRIAN ACCESS	No restrictions
VEHICULAR ACCESS	No restrictions
PLACEMENT OF PARKING, LOADING & SERVICES	No restrictions
TYPICAL NUMBER OF DENSITY UNITS	1

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Farm House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

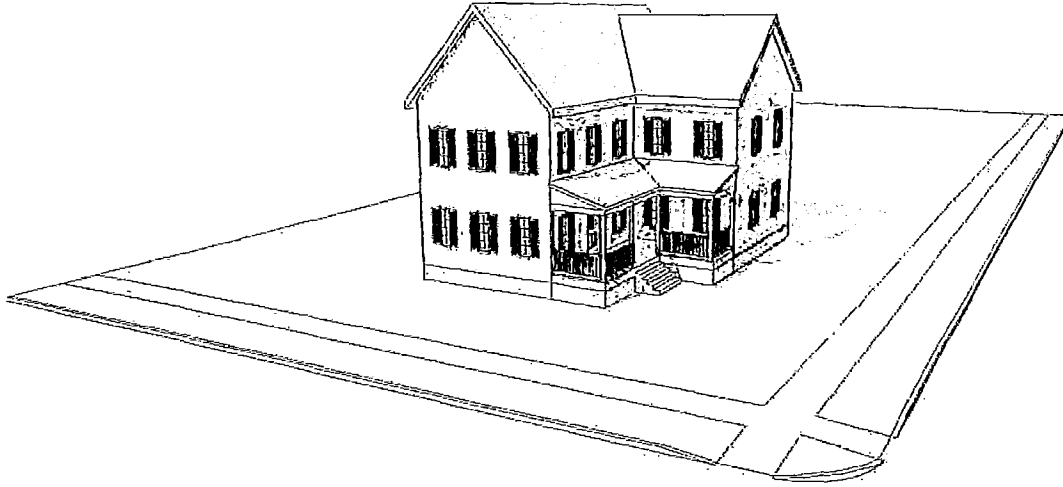
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.N: LARGE HOUSE

T2 (T3) (T4) T5

This Building Type, commonly associated with a Residential Principal Function, is generally 2-stories and sited on a relatively large Lot. It may be used for other Functions if allowed in the applicable T-Zone. It typically is located on the edge of a Village or neighborhood or in a general urban setting.



TABLES 6.5.2.N BUILDING & LOT TYPES

LOT WIDTH	70' min-180' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeward
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Large House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

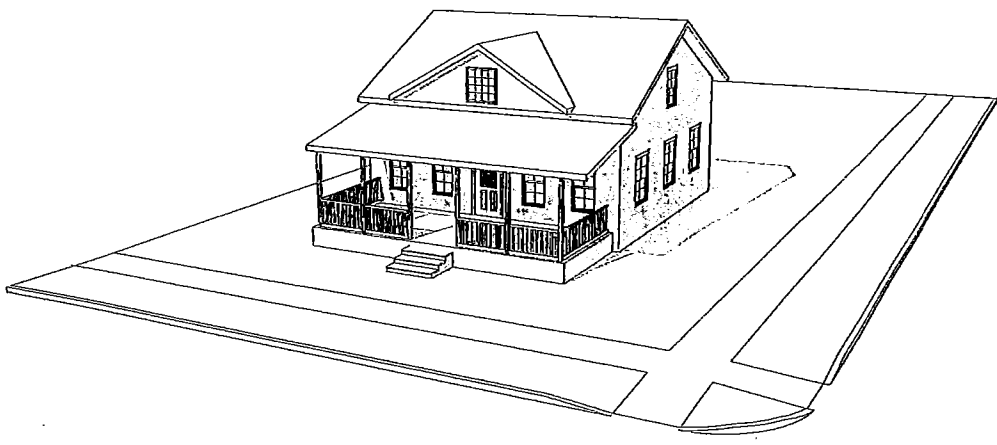
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.0: MEDIUM HOUSE

(T2) T3 (T4)

This Building Type generally is sited on a medium-sized Lot. Its location may extend from the edge to the center of a Village or neighborhood. This type is commonly associated with a Residential Principal Function but may also have any other Function allowed in the applicable T-Zone.



TABLES 6.5.2.0 BUILDING & LOT TYPES

LOT WIDTH	50' min, 70' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Sideyard
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence, Stoop
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Medium House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

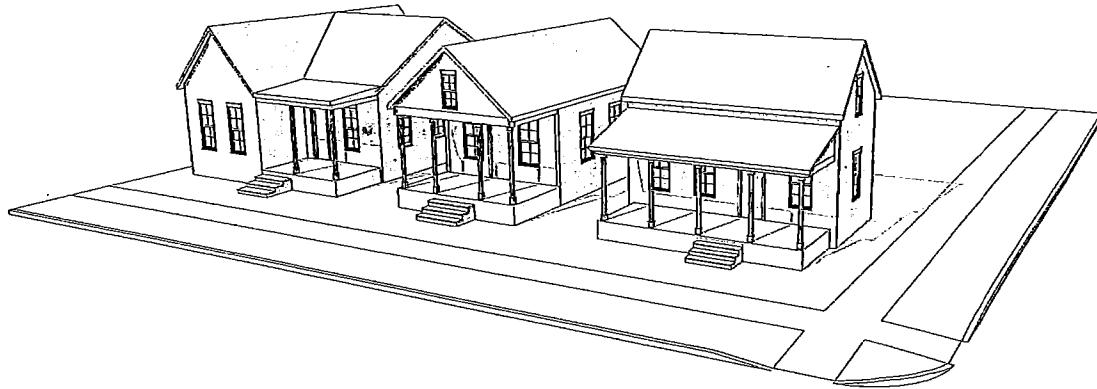
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.P: SMALL HOUSE

T3 T4 T5

This Building Type is commonly thought of as a small single-family detached residence. It may be used for other Functions allowed in the applicable T-Zone. It generally is sited on a small Lot. Its location may extend from the edge to the center of a Village or neighborhood.



TABLES 6.5.2.P BUILDING & LOT TYPES

LOT WIDTH	30' min, 50' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Sideyard
BUILDING HEIGHT	1 to 3 Stories
PRIVATE FRONTAGE	Common Yard, Porch, Fence, Stoop
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Small House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

TABLE 6.5.2.Q: SIDERYARD BUILDING

T3 T4 T5

This Building Type, commonly associated with a Residential Principal Function, is generally 2-stories and sited on a relatively large Lot. It may be used for other Functions allowed in the applicable T-Zone. It typically is located on the edge of a Village or neighborhood or in a general urban setting. The Sideyard Building originated in Charleston and is characterized by its rectangular footprint with the short side facing the street and the longer side of the House facing the sideyard. The Building is typically situated on the property line, allowing for a generous side yard. A porch or piazza is located along the yard side. In the case of interior Lots, the piazza or yard is contained and defined by the adjacent sideyard Building.



TABLES 6.5.2.Q BUILDING & LOT TYPES

LOT WIDTH	25' min, 40' max
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Edgeyard
BUILDING HEIGHT	1 to 3 Stories
PRIVATE FRONTAGE	Porch, Fence, Stoop
PEDESTRIAN ACCESS	No restrictions
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Sideyard Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the Building should generally address the primary adjacent street. The typical sideyard Building is narrow fronted (short side facing the primary street with eave perpendicular to the street). A two-story (rarely, one-story) porch runs along the side of the Building. The facade typically extends to create a doorway to the porch. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

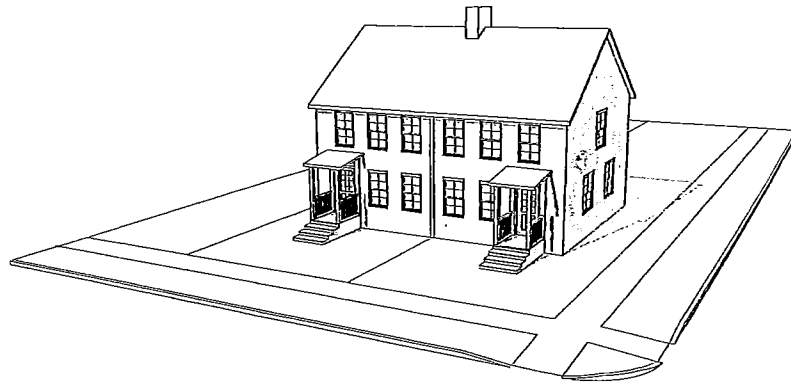
Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a minimum depth of six inches (unless there is a parapet).

TABLE 6.5.2.R: SG DUPLEX

T1 T2 T3 T4 T5

This Building Type may be used for a Residential Principal Function in which two Dwelling Units may share a party Wall or other Functions allowed in the applicable T-Zone. Its location may extend from the edge to the center of a Village or neighborhood. The Duplex Building type may be designed as a single unit or attached units.



TABLES 6.5.2.R BUILDING & LOT TYPES

LOT WIDTH	25' min, 80'max
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Edgeyard
BUILDING HEIGHT	1 to 3 stories
PRIVATE FRONTAGE	Porch, Fence, Stoop, Terrace/ Lightwell
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the SG Duplex shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. A duplex may have the same massing as a detached single family House, allowing it to blend seamlessly with adjacent single family homes. The main body may be designed as a single unit or as attached units, in which case they should be of a similar or complementary design. The two units may be side-by-side or stacked. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building(s) and coordinate with structural patterns such as porch columns. The two attached units in this Building type should be of a similar or complementary design. There will typically be two separate entrances on the primary facade.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

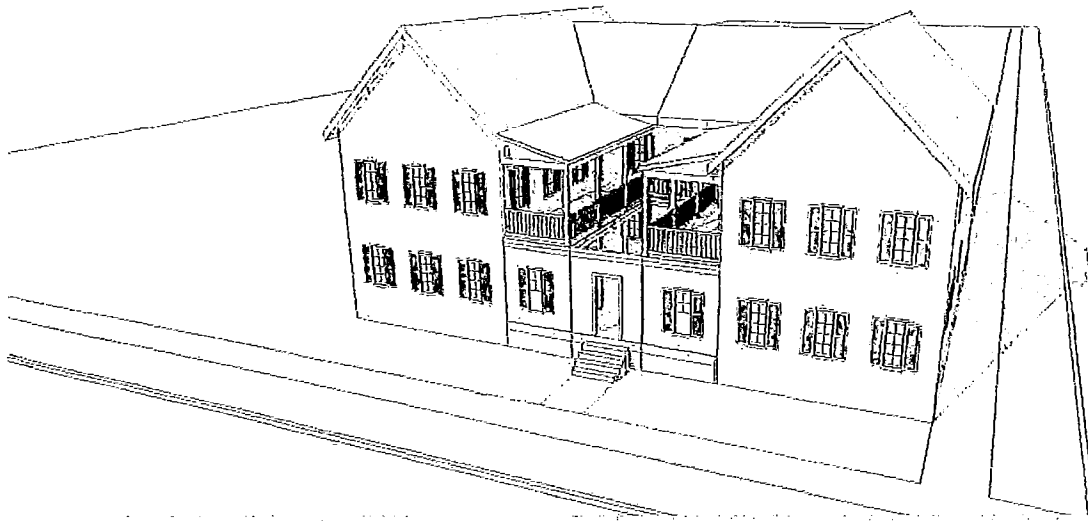
Roofs are typically hipped or gabled, depending on the Building configuration. If attached units are side-by-side, the ridge typically runs parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.S: COURTYARD BUILDING

T2 T3 T4 T5

This Building Type, commonly associated with a Residential Principal Function, is generally 2-stories and sited on a relatively large Lot. It may be used for other Functions allowed in the applicable T-Zone. It typically is located on the edge of a Village or neighborhood or in a general urban setting. A Courtyard Building typically occupies the boundaries of the Lot, with the Building defining an interior private patio.



TABLES 6.5.2.S BUILDING & LOT TYPES

LOT WIDTH	Per Transect Zone
YARD TYPES (PRIVATE OPEN SPACE)	Courtyard
BUILDING HEIGHT	1 to 4 stories
PRIVATE FRONTAGE	Porch & Fence, Stoop, Terrace/Dooryard
PEDESTRIAN ACCESS	A principal entrance to the Building shall be included within the facade. Access to Dwelling Units shall be through an interior courtyard.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Varies

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Courtyard Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. A Courtyard Building typically surrounds an interior courtyard separated from the primary street by a portion of the Building or a Wall. The main body may be "donut" shaped or "U" shaped. Dormers, porches or other projections may be added as consistent with the architectural character of the main body. Porches are typically faced onto the courtyard.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

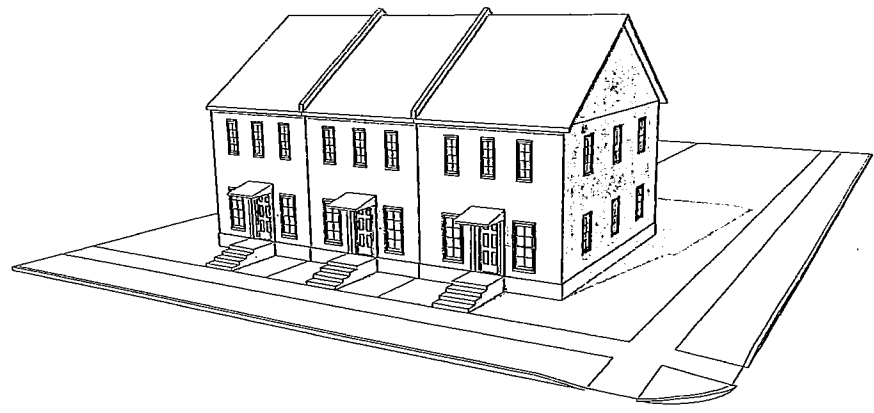
Roofs are typically hipped or gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.T: ROW HOUSE

T2 T3 T4 T5

This Building Type may be used for a Residential Principal Function or other Functions allowed in the applicable T-Zone. Adjacent Buildings are attached and may share a party Wall. Rowhouses typically feature a private yard or patio between the main Building and any rear Outbuilding.



TABLES 6.5.2.1 BUILDING & LOT TYPES

LOT WIDTH	18' min, 36' max
YARD TYPES (PRIVATE OPEN SPACE)	Rearyard, Sideyard as end-unit
BUILDING HEIGHT	1 to 3 stories
PRIVATE FRONTAGE	Porch, Fence, Stoop, Terrace/ Lightwell
PEDESTRIAN ACCESS	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
VEHICULAR ACCESS	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable up to 7.

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Rowhouse shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. Rowhouse units are attached side-by-side, typically with the eaves parallel to the street. Side wings (on end units only), rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body. Attached units should be of a similar or complementary design.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. The attached units in this Building type should be of a similar or complementary design.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

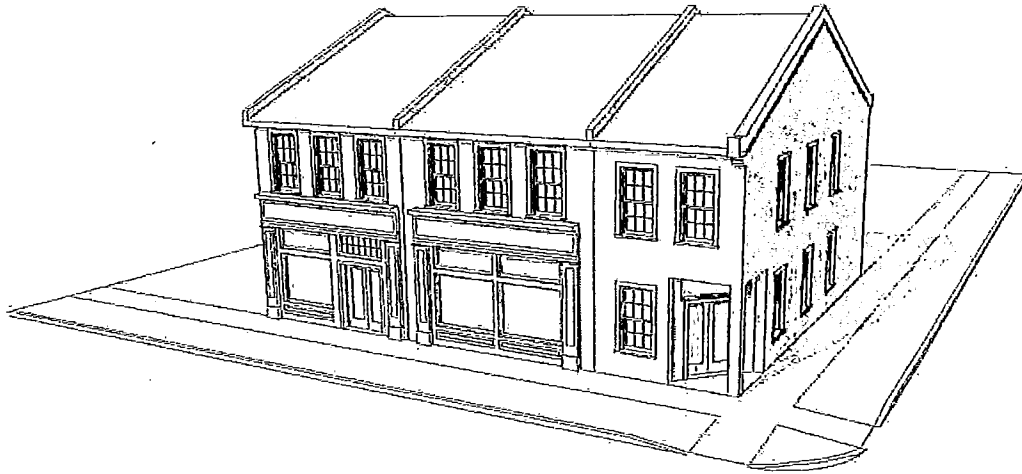
Roofs are typically gabled with the ridge running parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.U: SG LIVE/WORK

T2 T3 T4 T5

This Building Type may include a Residential Principal Function and/or office, Professional Services, Commercial, Medical, Retail, Personal Services, or such other Functions as may be allowed in the applicable T-Zone. If more than one Principal Function is present in this Building Type, it is Mixed-Use. Adjacent Buildings may share a party Wall. Live/Work Buildings typically feature a private yard or patio between the main Building and any rear Outbuilding.



TABLES 6.5.2.U BUILDING & LOT TYPES

LOT WIDTH	18' min, 50' max
YARD TYPES (PRIVATE OPEN SPACE)	Rearyard, Edgeyard, Sideyard as end-unit
BUILDING HEIGHT	2 to 4 Stories
PRIVATE FRONTAGE	Porch, Fence, Common Yard, Shopfront, Gallery, Arcade
PEDESTRIAN ACCESS	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
VEHICULAR ACCESS	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable up to 7.

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the SG Live/Work shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Live/Work units may have an office or Storefront frontage, or may be massed similar to a Residential Building type. They may be detached or attached to other units. If attached, they should be of a similar or complementary design. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. If units are attached, they should be of a similar or complementary design.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.V: SMALL MULTIFAMILY BUILDING

T4 T5

This Building Type is designed to compliment detached single-family Houses although it may in fact contain several flats. This Building Type may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other Functions permitted in the applicable T-Zone.



TABLES 6.5.2.V BUILDING & LOT TYPES

LOT WIDTH	60' min, 120' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Rearyard, Courtyard, Sideyard
BUILDING HEIGHT	2 to 3 Stories
PRIVATE FRONTAGE	Porch, Fence, Stoop, Terrace, Lightwell, Forecourt, Arcade, Gallery
PEDESTRIAN ACCESS	A Principal Entrance to the Building shall be included within the Facade. Additional access may be located along a side Elevation or exterior stair access from the ground floor.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	4 to 24, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Small Multifamily Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Small Multi-Family Buildings with fewer units may be designed to complement adjacent single-family Houses, or may even appear as a Large House but contain multiple flats. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.W: LARGE MULTIFAMILY BUILDING

T5

This Building Type may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other Functions permitted in the applicable T-Zone.



TABLES 6.5.2.W BUILDING & LOT TYPES

LOT WIDTH	120' min, 300' max
YARD TYPES (PRIVATE OPEN SPACE)	Rearyard, Courtyard, Sideyard
BUILDING HEIGHT	2 to 5 Stories
PRIVATE FRONTAGE	Stoop, Terrace, Shopfront, Forecourt, Arcade, Gallery
PEDESTRIAN ACCESS	A Principal Entrance to the Building shall be included within the Facade. Additional access may be located along a side Elevation or exterior stair access from the ground floor.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	24 to 48, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Large Multifamily Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses. This Building type should be compatible with a context that may include large scale commercial Buildings.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

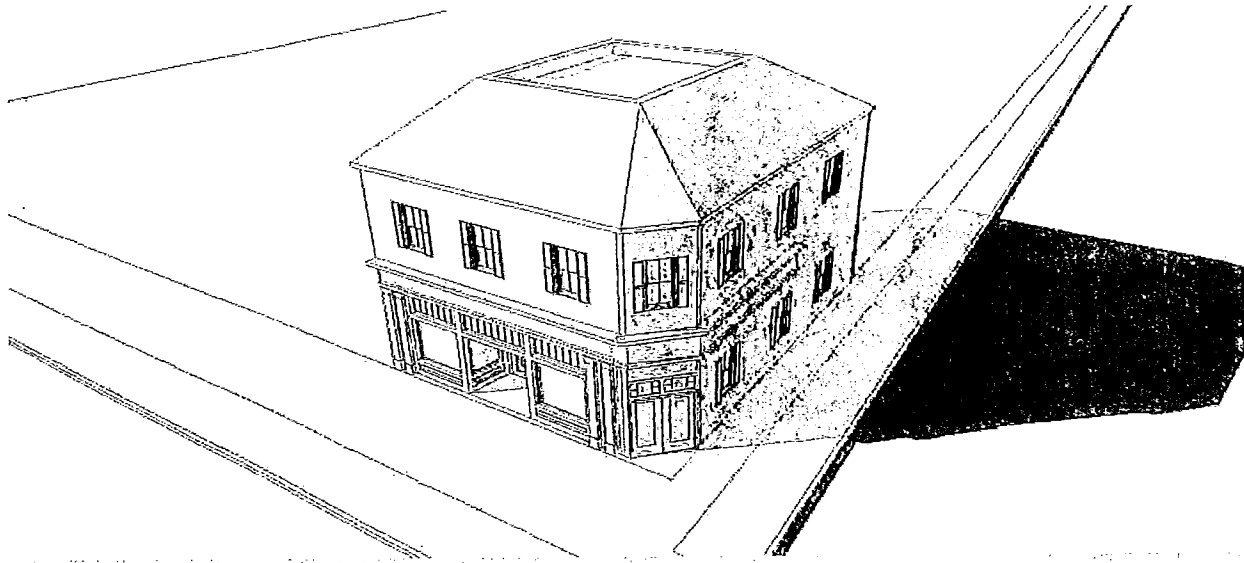
Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.X: MIXED-USE BUILDING

T 12 13 T4 T5

This Building Type features a Shopfront, Gallery or Arcade Frontage at the ground floor that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.





TABLES 6.5.2.X BUILDING & LOT TYPES

LOT WIDTH	70' min -180' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Sideyard, Rearyard
BUILDING HEIGHT	1 to 3 Stories
PRIVATE FRONTAGE	Shopfront, Gallery, Arcade
PEDESTRIAN ACCESS	Principal Entrance to the Building shall be included in the Facade.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Mixed-Use Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

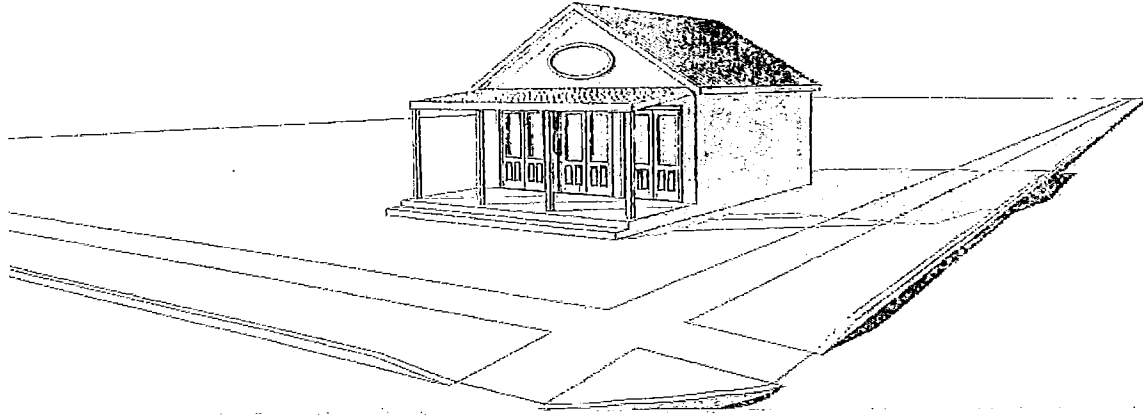
Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.Y: SMALL COMMERCIAL BUILDING

(T2) (T4) (T5)

This Building Type is one or two stories and may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or a restaurant. It may also have a Residential Accessory Function.



TABLES 6.5.2.Y BUILDING & LOT TYPES

LOT WIDTH	18' min, 200' max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Rearyard
BUILDING HEIGHT	1 to 2 Stories
PRIVATE FRONTAGE	Porch, Shopfront , Gallery, Arcade, Common Yard
PEDESTRIAN ACCESS	The main entrance to each ground floor area shall be directly from the Facade
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Small Commercial Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

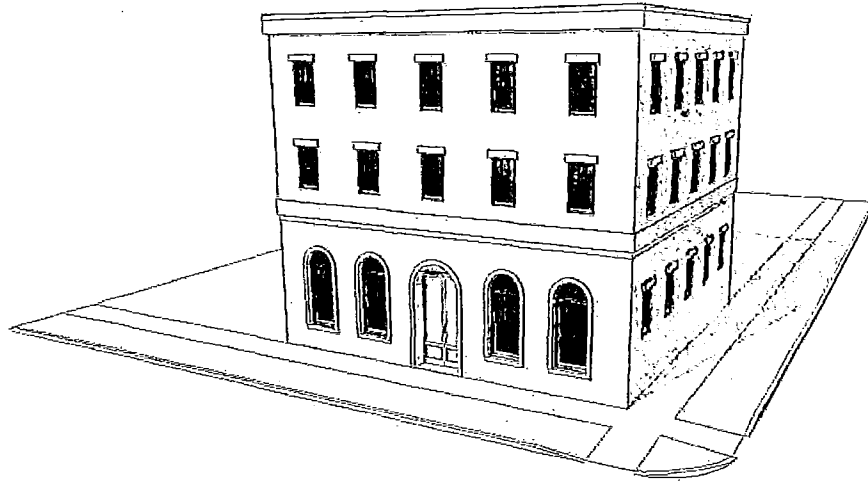
Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.7: WORKPLACE BUILDING

T1 (T2) B T4 (T5)

This Building Type features a Shopfront, Gallery or Arcade Frontage at the ground floor that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.



TABLES 6.5.2.Z BUILDING & LOT TYPES

LOT WIDTH	120 ft. min, 300 ft. max
YARD TYPES (PRIVATE OPEN SPACE)	Edgeyard, Rearyard, Courtyard, Common Yard
BUILDING HEIGHT	2 to 4 stories
PRIVATE FRONTAGE	Shopfront, Gallery, Arcade
PEDESTRIAN ACCESS	The main entrance to each ground floor area shall be directly from the Facade. Entrance to portions of the Building above the ground floor shall be a Thoroughfare-level lobby.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Workplace Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

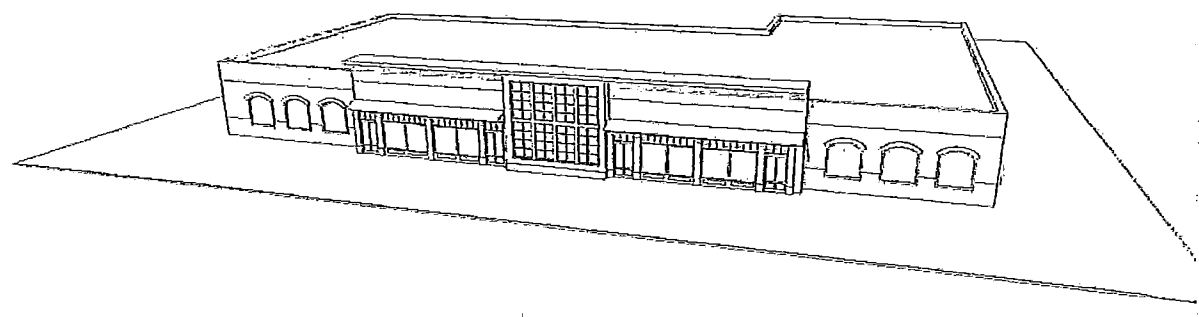
Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.AA: RETAIL BUILDING

T1 T2 T3 T4 (T5)

This Building Type is one-story and may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or a restaurant. It may also have a Residential Accessory Function providing a Dwelling for the owner or operator of the Principal Function.



TABLES 6.5.2.AA BUILDING & LOT TYPES

LOT WIDTH	120 ft. min, 500 ft. max
YARD TYPES (PRIVATE OPEN SPACE)	Rearyard, Courtyard
BUILDING HEIGHT	1 to 4 stories
PRIVATE FRONTAGE	Shopfront, Gallery, Arcade
PEDESTRIAN ACCESS	The main entrance to each ground floor area shall be directly from the Facade. Entrance to portions of the Building above the ground floor shall be a Thoroughfare-level lobby. Secondary pedestrian entrances should be provided directly from the parking areas in the third layer.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway or through the Building.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Retail Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

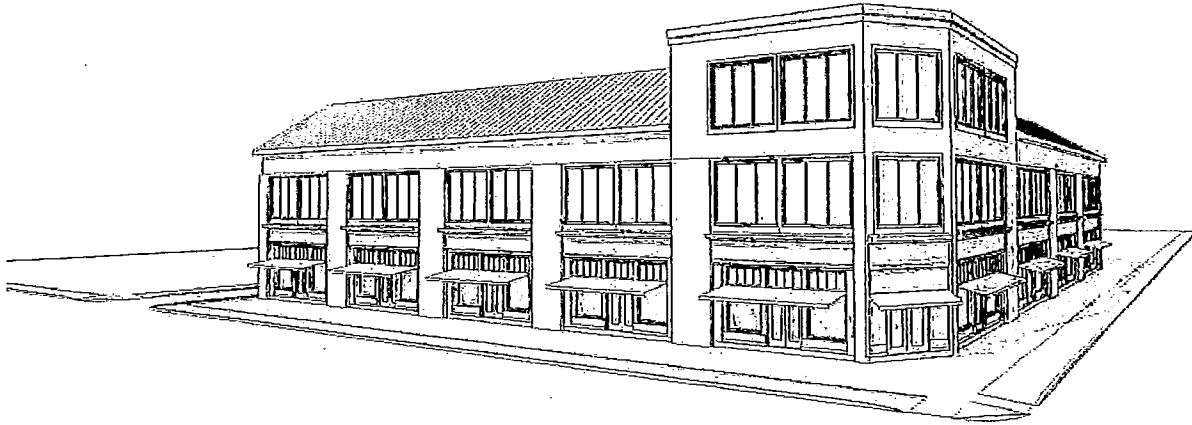
Roofs are typically flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

TABLE 6.5.2.BB: BLOCK PERIMETER BUILDING

11 12 13 14 (15)

This Building Type provides parking either in a Parking Area, Parking Lot or Parking Structure placed inside the Block. This Building Type is sometimes known as a "donut" Building. It may include Parking, Residential, office and/or other Principal Functions allowed in the applicable T-Zone. If more than one Principal Function is present in this Building Type, it is Mixed-Use. Parking in the Third Lot Layer on the ground floor and in the Second and Third Lot Layers on the floors above is obscured by and lined with space having a Principal Function other than Parking.



TABLES 6.5.2.BB BUILDING & LOT TYPES

LOT WIDTH	Width of the Block
YARD TYPES (PRIVATE OPEN SPACE)	Sideyard, Courtyard, Rearyard
BUILDING HEIGHT	1 to 6 stories
PRIVATE FRONTAGE	Shopfront, Terrace, Forecourt, Stoop, Gallery, Arcade
PEDESTRIAN ACCESS	Pedestrian access to the Building shall be included within the frontage elevation.
VEHICULAR ACCESS	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
PLACEMENT OF PARKING, LOADING & SERVICES	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
TYPICAL NUMBER OF DENSITY UNITS	Variable

DESIGN VISION & CODE COMPLIANCE

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Block Perimeter Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

RANGE OF MASSING & FACADE COMPOSITION

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

RANGE OF ANTICIPATED ROOF & EAVE DETAILS

Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

6.5.3 INTENTIONALLY OMITTED

6.5.4. INTENTIONALLY OMITTED

6.5.5 ZLDR SECTION 9.6.4.A.I SUPPLEMENTED

ZLDR § 9.6.4.a.i is supplemented by the following, which shall be implemented by recorded private covenants and restrictions:

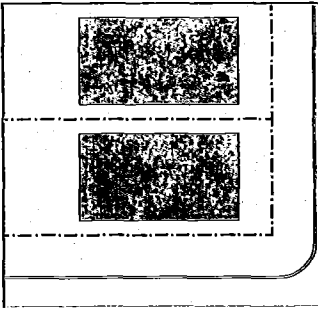
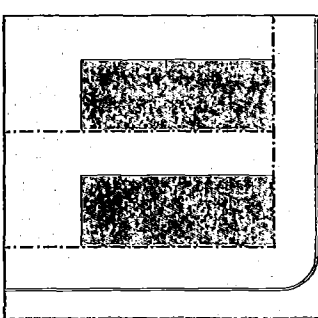
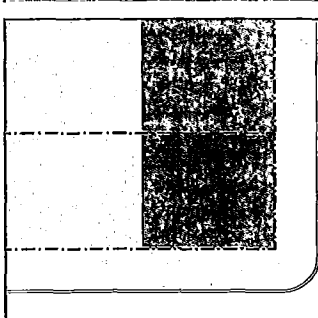
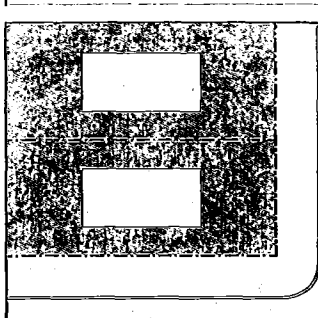
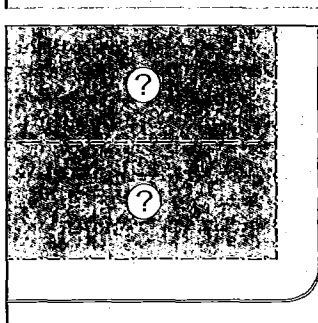
- a. In all Special Districts and T-Zones T1, T2, T3 and T4, if the Front Setback is four (4') feet or more, Private Frontage planted landscaping shall be required between Buildings and sidewalks, and Parking Lots and Driveways. The scale of landscaping shall be in proportion to the Building.
-

6.5.6 BUILDING DISPOSITION

In T-Zones T2, T3, T4 and T5, Buildings and Lots on which they are situated shall comply with the standards of Table 6.5.6 (Building Disposition (Yard Types))

TABLE 6.5.6: BUILDING DISPOSITION (YARD TYPES) (per ZLDR Table 7.4.V).

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	 <div style="float: right; text-align: center;"> <p>T2 T3 T4</p> </div>
<p>b. Sideyard: A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>	 <div style="float: right; text-align: center;"> <p>T4 T5</p> </div>
<p>c. Rearyard: A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <div style="float: right; text-align: center;"> <p>T4 T5</p> </div>
<p>d. Courtyard: A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	 <div style="float: right; text-align: center;"> <p>T5</p> </div>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <div style="float: right; text-align: center;"> <p>SD</p> </div>

6.5.7 PRIVATE FRONTAGES

In T-Zones T2, T3, T4 and T5, Buildings and Lots shall comply with the standards of Table 6.5.7 (Private Frontages)

TABLE 6.5.7: PRIVATE FRONTAGES (per ZLDR Table 7.4.U).

The Private Frontage is the area between the building Facades and the Lot Lines.

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.					T2 T3
b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.					T3 T4
c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.					T4 T5
d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.					T4 T5
e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.					T4 T5
f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.					T4 T5
g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					T4 T5
h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					T5

6.6 ARCHITECTURAL STANDARDS

6.6.1 ARCHITECTURAL DESIGN

Pursuant to ZLDR § 7.5.3.E.1.a, the architectural design of all Buildings and Lots within the Spring Grove FBZD shall comply with Table 6.6.1 (Architectural Standards) and ZLDR Article 9.6 (Architectural and Landscape Design Standards).

6.6.2 CERTAIN FBZD REQUIREMENTS

The General and Essential Characteristics, Range of Massing and Façade Composition, and Range of Anticipated Roof and Eave Details, as required pursuant to ZLDR §§ 7.5.3.E.2.b-e, are set forth in Tables 6.5.2.A-6.5.2.BB (Building Types Standards).

TABLE 6.6.1: ARCHITECTURAL STANDARDS

A. Lowcountry architecture is an approach to design and construction that reflects and responds to the climatic conditions, available building materials and cultural influences and traditions of the region. Over generations, Lowcountry architecture has evolved into way of building that is emblematic of the region and is adaptable to a wide variety of uses, locations and personal taste. Elements often, but not always found, in Lowcountry architecture include the following:

- Simple rectangular building massing
- Deep roof overhangs
- Raised first floors
- Porches
- Vertical proportions to column bays and fenestration
- Composed, but potentially informal, relationship of building massing, porches and fenestration
- Vertical proportions to column bays and fenestration



BARBADIAN
PRECEDENT

LOW COUNTRY VERNACULAR

TABLE 6.6.1: ARCHITECTURAL STANDARDS [CONTINUED] - EVOLUTION OF ARCHITECTURAL LANGUAGES

B. Architecture is not static. Preferences, tastes and trends change over time. Old styles fall out of favor and new design approaches become the latest rage. These cyclical patterns can be observed throughout the history of settlement, becoming more pronounced as we moved from the days of vernacular buildings built by the home owners or local craftsmen, to an industry where buildings are designed using pattern books or by professional architects. Building traditions were imported to the region by English, French, Dutch, Barbadian and other settlers. These traditions were overlaid with contextual building traits responding to the local climate and available materials, thereby creating new patterns and evolving into what we now know as "Lowcountry" architecture. This type of evolution can be seen in the series of photographs above.

Also represented in the region are some of the more common and widely found historically significant styles, including Georgian, Federal, Victorian and Craftsman buildings. These styles represented the architectural "fashion" of the era in which they were popularized and have endured in modern times. Local builders and designers have made a modifications to the pure versions of these architectural styles prominent throughout the United States in order to adapt to regional conditions and constraints.

Within each of the prominent architectural languages there is a full spectrum of elaboration and ornamentation, from elaborate to simple, or from high to low style. In addition to the traditional and historically-based architecture, contemporary architecture of the region has evolved and allows for current and future market preferences and new stylistic trends.

CONTINUUM OF AN ARCHITECTURAL LANGUAGE



ELABORATE

REFINED

RELAXED

SIMPLE

CONTEMPORARY

HIGH STYLE

LOW STYLE

TABLE 6.6.1: ARCHITECTURAL STANDARDS [CONTINUED] - DIVERSITY OF DIALECTS

C. Appropriate dialects for the Lowcountry architectural language that may be found in Spring Grove include, the following families of architectural “styles” and others that are commonly found within the South Carolina Lowcountry:

- Lowcountry: Vernacular
- Lowcountry: Barbadian/ Tropical
- Lowcountry: Contemporary
- Classical
- Craftsman
- Victorian
- Italianate

Examples of buildings that might fall into the above architectural style families and provide inspiration for the architecture to be found in Spring Grove are shown on the following pages.

LOWCOUNTRY

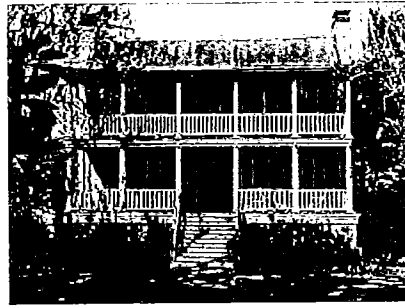
This vernacular style is specific to, and seen throughout the Lowcountry, having developed in response to the regional climate, availability of materials, local construction methods and culture of the people who live here. Subsets of the style illustrated here include Barbadian/Caribbean and Lowcountry Contemporary, both of which are characterized by the same essential elements but with a distinct set of variations.

The massing and composition seen in the vernacular architecture of the Lowcountry are similar to other popular styles in the region, all of them having been influenced by British colonization and the patterns and proportions of preceding styles. The defining characteristics respond to the hot, humid climate by promoting air circulation, shading and natural cooling. Raised foundations and humidity resistant building materials protect against flooding, rot and insect damage. One- and two-story porches create shade and provide additional outdoor living space. Tall windows maximize the amount of air allowed inside, and high ceilings allow more space for warm air to rise, keeping the lower half of the room cooler. One of the most important defining characteristic of the Lowcountry vernacular is a rectangular shape, often, but not always, one room deep, oriented so that the longest side of the building captures prevailing breezes and takes advantage of the relative position of the sun. This long, narrow building is commonly referred to as the “Single House” or “Charleston Single,” the residential building form most associated with this region.

A traditional subset of the Lowcountry vernacular is the “Barbadian/Tropical” style. Some of the original settlers of this area were immigrants from Barbados and other parts of the Caribbean. Many of the defining characteristics of the vernacular architecture so common in the lowcountry is thought to have originated in Barbados, where the climate is similar, and vernacular architecture likely developed in similar patterns. Barbadian architecture can be identified by the use of delicate decorative trim and railings, colorful exterior paint, shutters and siding.

A subset of the lowcountry vernacular is the “Lowcountry Contemporary” style. Buildings in this style exhibit the same general characteristics as above, but with contemporary materials and details. Proportions and massing may be exaggerated, especially in non-residential examples. These three subsets are illustrated on the following pages.

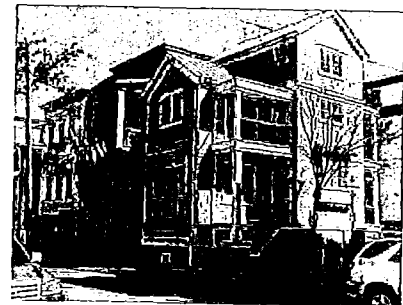
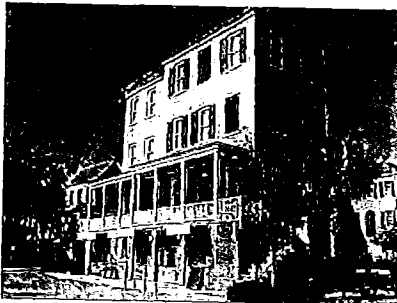
LOWCOUNTRY: VERNACULAR



LOWCOUNTRY: BARBADIAN / TROPICAL



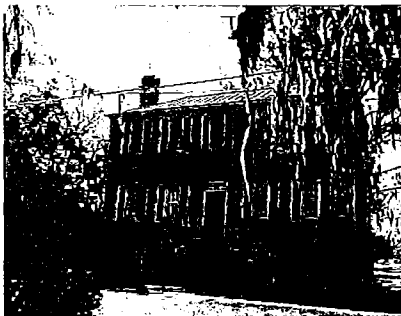
LOWCOUNTRY: CONTEMPORARY



CLASSICAL

The dominant style of architecture throughout the English colonies between 1700 and 1820. These styles were introduced to the New World through pattern books and were based on the classical details and proportions of Greek and Roman design.

The typical classical building is a one- to three-story simple box with a side-gabled roof and symmetrical or well composed arrangement of windows and doors. There are several subsets of the Classical style, which feature elements such as a three or five bay facade with vertically and horizontally aligned windows; centered, paneled front doors with elaborate surrounds or entablature; multi-paned double-hung windows; and decorative moldings in the cornice). Some variants of the style may include attached projections or wings, small entry porches, transoms, sidelights, three-part Palladian windows, belt coursing between stories, and/or raised foundations.



CRAFTSMAN

The Craftsman style, also known as “Arts and Crafts” was popularized in Southern California in the early 1900s and quickly spread throughout the country through pattern books and magazines. It was the predominant style of smaller American houses from about 1900 to 1920.

The Craftsman style is characterized by a low-pitched, hipped or gabled roof with wide, open eaves and exposed roof rafter tails, decorative beams, and deep, wide porches. Composition may be symmetrical or asymmetrical. The porch roof is typically supported by large, square tapered columns; though Southern versions of the Craftsman cottage may use more narrow, vertical columns. Additional defining elements may include dormers. Craftsman buildings often use a mixture of materials including brick, shingles, and siding. The style places an emphasis on natural materials and hand crafted details.



VICTORIAN

Victorian was the dominant style in America between 1860 and 1900. Industrialization and the expansion of railroads throughout the country resulted in drastic changes to the way Americans designed and built homes. The heavy timber framing methods developed in preceding styles were replaced by balloon framing, allowing building forms to evolve from simple box shapes to complex forms. Mechanization of woodworking techniques led to elaborate detailing. The most common variants of the Victorian style found in this region are Queen Anne and Folk Victorian.

Victorian architectural styles borrowed details from buildings of the Georgian and Federal eras, especially in the Queen Anne style. The most common defining elements include steeply pitched, irregular roofs, often hipped or gabled but usually featuring a decoratively detailed front-facing gable. Asymmetrical facades usually incorporate articulations such as bay windows, towers, overhangs and other projections. One or two story porches with decorative columns and brackets are an essential element and typically wrap around one or both sides. Windows and doors are vertically proportioned but may be symmetrical or asymmetrical in placement. Additional decorative details may include wooden brackets and elaborate trimwork.



ITALIANATE

The Italianate style was predominant in much of the United States between 1850 and 1880. It was less common in the southern states, having passed from fashion by the time of rebuilding after the Civil War. Many of the defining characteristics are still evident in the architecture of the area.

Italianate buildings are typically two- to three story masses with a low-pitched, hipped roof characterized by deep, overhanging eaves with decorative brackets. Defining elements include tall, narrow, often arched windows; elaborate crowns above windows; square cupolas or towers; and a three-ranked facade with a symmetrical arrangement of windows around a central door. Bay windows are also seen.



6.7 SIGN STANDARDS

Signs shall comply with ZLDR Article 9.11 (Signs). The Commercial Signs authorized in the Spring Grove FBZD are set forth in Table 6.7 (Allowed Commercial Sign Types by Transect Zone).

TABLE 6.7: ALLOWED COMMERCIAL SIGN TYPES BY TRANSECT ZONE (per ZLDR Table 7.5.F). This Table summarizes the types of Commercial Signs that are permitted in each Transect Zone.

Sign Type	Transect Zone				
	T1	T2	T3	T4	T5
Address/Name Plate Sign		✓	✓	✓	✓
Awning Sign				✓	✓
Blade Sign		✓	✓	✓	✓
Marquee Sign					✓
Sidewalk Sign				✓	✓
Wall Sign				✓	✓
Window Sign			✓	✓	✓
Yard Sign		✓	✓	✓	
Wall Mural Sign		✓		✓	✓
Billboards	Not Permitted				

6.8 SITE LIGHTING

Site Lighting shall comply with ZLDR § 9.6.4.C (Landscaping Design Guidelines - Site Lighting).

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7.0 SUPPLEMENTAL DEFINITIONS

For the purposes of this Master Plan, certain Principal Functions and Uses are defined herein or in ZLDR Article 12. If not specifically defined herein or in ZLDR Article 12, functions and uses shall have the meaning as defined in Merriam-Webster's Collegiate Dictionary, 11th Edition.

ACCESS:

Way or means of approach to provide vehicular or pedestrian entrance to a Lot, Tract, or Parcel.

AGRICULTURAL PRINCIPAL FUNCTION:

Any of the Principal Functions listed under the heading "Agricultural" in Table 6.3.1 (Specific Principal Function & Use).

AMBULATORY SURGICAL FACILITY:

A distinct, freestanding, self-contained entity that is organized, administered, equipped, and operated exclusively for the purpose of performing surgical procedures or related care, treatment, procedures, and/or services, e.g., endoscopy, for which patients are scheduled to arrive, receive surgery or related care, treatment, procedures, and/or services, and be discharged on the same day, as further defined and regulated in S.C. DHEC Regulation 61-91 Standards for Licensing Ambulatory Surgical Facilities (S.C. Code Regs. 1976 as amended). Not synonymous with Medical Office or Outpatient Clinic Principal Function.

APICULTURE (BEE KEEPING):

The keeping of bees.

APPLICANT:

A Developer, or a person or entity authorized by a Developer to seek one or more Development Permits and to undertake Development within the Spring Grove FBZD in accordance with the requirements of this Master Plan and the Spring Grove Development Agreement.

ASSOCIATION:

See definition of "Homeowners' (or Property Owners') Association."

AUDITORIUM / AMPHITHEATER / PERFORMANCE VENUE PRINCIPAL FUNCTION:

Indoor or outdoor facilities, Structures, or Buildings for the assembly of persons for Civic, cultural or educational spectator activities; may include charges for admission and ancillary services.

AVENUE (AV):

A Thoroughfare of high vehicular capacity and low to moderate speed and usually equipped with a landscaped median. Avenue is a subcategory of Local Thoroughfare.

AWNING:

A roof-like cover extending as shelter over an Entrance of a Building.

BLOCK FACE:

The aggregate of all Building Facades on one side of a Block.

BLOCK PERIMETER BUILDING:

A Building Type that provides parking either in a Parking Area, Parking Lot or Parking Structure placed inside the Block. This Building is sometimes known as a "donut" Building. It may include Parking, Residential, office and/or other Principal Functions allowed in the applicable T-Zone.

BOULEVARD (BV):

A Thoroughfare designed for high vehicular capacity and moderate speed, traversing a Developed or to be Developed area.

BUFFER:

See Buffer, Landscape in ZLDR Chapter 12.

BUILDING TYPE:

Any of the types of Buildings the standards for which are provided in Tables 6.5.1 and 6.5.1.B (Building & Lot Types).

CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR):

Charleston County Zoning and Development Regulations Ordinance No. 1202, adopted on November 20, 2001 in Charleston County, South Carolina (as amended) in such form as of the effective date of the Spring Grove FBZD Ordinance.

CIVIC:

A term describing (a) a Public or Non-Profit organization, or authority dedicated to, providing or making available artistic, assembly, cultural, educational, recreational, governmental, transit, or parking opportunities, activities, services or providing or making available a Civic / Institutional Principal Function, or (b) such an activity, service or Principal Function.

COMMERCIAL:

Any of the Principal Functions listed under the heading "Commercial" in Table 6.3.1 (Specific Principal Function & Use).

COMMERCIAL NURSERY OPERATIONS:

Synonymous with "Horticultural Production".

COMMERCIAL STREET:

A Thoroughfare type designed for moderate to high vehicular capacity and slow speed, traversing an Urbanized area.

COURTYARD BUILDING:

A Building Type commonly associated with a Residential Principal Function. It may be used for other Functions allowed in the applicable T-Zone.

DRIVE:

A Thoroughfare type with Building Frontages on one side and no Building Frontages or very sporadic Building Frontages on the other side. Frequently, a Drive is used along a boundary between an Urbanized area and a natural condition along a waterfront or Park.

DRIVE AISLE:

That part of a Parking Area accommodating the movement and circulation of vehicles between Driveways and parking spaces.

DRIVEWAY:

A vehicular way within a Lot that provides Access between the Lot, or Parking Area or Loading Area within the Lot, and a Thoroughfare, street or road. Not synonymous with Alley, Drive Aisle or Thoroughfare.

ENFRONT:

To place an element along a Frontage, as in "a porch Enfronts the Thoroughfare."

FARMHOUSE:

A Building Type commonly associated with a Residential Principal Function. It is exclusively located in a rural environment.

HIGHWAY:

A Thoroughfare type of high vehicular speed and capacity.

INDUSTRIAL PRINCIPAL FUNCTIONS:

Each of the Principal Functions listed under the heading "Industrial" in Table 6.3.1 (Specific Principal Function & Use).

LARGE HOUSE:

A Building Type commonly associated with a Residential Principle Function. It may be used for other Functions if allowed in the applicable T-Zone.

LARGE MULTIFAMILY BUILDING:

A Building Type that may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other functions permitted in the applicable T-Zone.

LARGE PEDESTRIAN SHED:

A Pedestrian Shed that is an average 1/2 mile radius or 2,640 feet. A Large Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Community Unit. See definition of "Pedestrian Shed".

LESS INTENSE TRANSECT ZONES:

As used in ZLDR § 7.4.5.D (Transect Zones - Community Plan Submittals - Standards) and as applied within the Spring Grove FBZD, shall mean T-Zones T2 and T3.

LEVEL OF SERVICE ("LOS"):

As defined, detailed, and used within the current edition of the Highway Capacity Manual published by the Transportation Research Board.

LINEAR PEDESTRIAN SHED:

A Pedestrian Shed that is elongated along an important Mixed Use corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the corridor for the length of its Mixed Use portion. It may be used to structure a TND.

MAIN CIVIC SPACE:

The primary outdoor gathering place for a Community Unit. The Main Civic Space is often, but not always, associated with an important Civic Building.

MASTER PLAN:

This Spring Grove Form-Based Zoning District Master Plan approved and adopted by Charleston County Council on _____ as the zoning and land development regulations to regulate all Development within the Spring Grove FBZD in accordance with the Spring Grove Development Agreement.

MEDIUM HOUSE:

A Building Type that is generally sited on a medium-sized Lot. This Building Type is commonly associated with a Residential Principal Function but may also have any other Function allowed in the applicable T-Zone.

MIXED-USE BUILDING:

A Building Type that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.

MORE INTENSE TRANSECT ZONES:

As used in ZLDR § 7.4.5.D (Transect Zones - Community Plan Submittals - Standards) and as applied within the Spring Grove FBZD, shall mean T-Zones T4 and T5.

MULTIPURPOSE TRAIL (MT):

A way running independently of a vehicular Thoroughfare and shared by bicyclists and pedestrians.

OPACITY:

The degree of obscuration of light, evaluated from zero percent (a clear-glass window) to one hundred percent (a wall).

OTHER PRINCIPAL FUNCTIONS:

Each of the Principal Functions listed under the heading "Other" in Table 6.3.1 (Specific Principal Function & Use).

OUTBUILDING:

An additional Building located on a Lot that contains a Principal Building.

PARKING LANE:

That portion of the Vehicular Lanes of a Thoroughfare accommodating parking for vehicles.

PASSAGE (PS):

A pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect Parking Areas or Parking Lots to Frontages.

PASSENGER TERMINAL:

One or more Buildings and/or Structures used by passengers for waiting, embarking, exiting, or changing transportation modes.

PEDESTRIAN PATH (PP):

A pedestrian way traversing a Park, Open Space or rural area, with landscape matching the area through which it passes, ideally connecting directly with the urban Sidewalk network. Buildings may Enfront a Pedestrian Path.

PLAYGROUND:

Recreational and support facilities for play by children.

PRINCIPAL ENTRANCE:

A main point of Access for pedestrians into a Building.

PRIVATE ROAD OR PRIVATE THOROUGHFARE:

Road or Thoroughfare Right-of-Way and improvements dedicated to a Homeowners' Association or to other private ownership and maintenance.

PROPERTY:

That certain real property identified on the Charleston County Official Zoning Map as the Spring Grove FBZD.

PUBLIC:

The term indicating that a Function, organization, establishment, entity, operation or activity is conducted under the authority of a local, State, or federal government, or of a special purpose district, port authority, or a tribal, regional or multi-jurisdictional governing entity, or that a Building or Structure, road, Thoroughfare, area, or facility is open to and accessible by the general public.

PUSH CART:

Non-motorized mobile container for the Storage and sales of goods, including food and beverages, usually pursuant to a franchise agreement with the public entity that is responsible for the ownership and maintenance of the Public Right-of-Way where the Principal Function is operated or to a franchise agreement with the owner of the property on which the Function is proposed.

REAR ALLEY (RA):

A vehicular way located to the rear of Lots providing Access to service areas, parking, and Outbuildings that may contain Utilities and Easements. Rear Alleys should be paved from Building face to Building face.

REAR LANE (RL):

A vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings that may contain Utilities and Easements. Rear Lanes may be paved to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb.

REGIONAL RETAIL SPECIAL DISTRICT:

A Special District proposed or existing pursuant to Section 5.4 (Special Districts) in compliance with the requirements and standards of such sections and other provisions related thereto under these Master Plan Regulations.

RESIDENTIAL PRINCIPAL FUNCTIONS:

Each of the Principal Functions listed under the heading "Residential" in Table 6.3.1 (Specific Principal Function & Use).

RESTRICTIVE COVENANTS:

Any covenants, conditions and restrictions recorded by the Property Owner or an authorized Developer against the Property or any part thereof, that may establish additional requirements for the Development and use of the Property or such part thereof, and that may establish the Spring Grove Master Plan Review Board (SGMPRB) to exercise those powers as set forth herein.

RETAIL BUILDING:

A Building Type that is one-story and may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or restaurant. It may also have a Residential Accessory Function providing a Dwelling for the owner or operator of the Principal Function.

ROAD (RD):

A Thoroughfare type for low-to-moderate vehicular speed and capacity.

ROW HOUSE:

A Building Type that may be used for a Residential Principal Function or other Functions allowed in the applicable T-Zone.

SECONDARY FRONTAGE:

On Corner Lots, the Private Frontage that is not the Principal Frontage.

SECTOR DENSITY:

The total number of Dwelling Units existing or proposed for all areas assigned to a Sector type divided by the total number of gross acres within all areas assigned to such Sector.

SEPARATE RURAL DEVELOPMENT SETTLEMENT:

Settlement Type authorized by this Master Plan composed pursuant to Section 4.3.1.

SIDEWALK:

The paved section of the Public Frontage dedicated exclusively to pedestrian activity.

SIDE YARD BUILDING:

A Building Type commonly associated with a Residential Principal Function. It may be used for other Functions allowed in the applicable T-Zone.

SIGHTSEEING TRANSPORTATION, LAND OR WATER:

Facilities at the starting and ending point of scenic or sightseeing tours for the reception and boarding of passengers, including but not limited to ticket sales and waiting areas, and facilities for the parking, docking, storage, and servicing of vehicles or watercraft.

SMALL COMMERCIAL BUILDING:

A Building Type of one or two stories that may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or restaurant. It may also have a Residential Accessory Function.

SMALL HOUSE:

A Building Type commonly thought of as a small single-family detached residence. It may be used for other Functions allowed in the applicable T-Zone.

SMALL MULTIFAMILY BUILDING:

A Building Type designed to complement detached single-family Houses although in may in fact contain several flats. It may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other Functions permitted in the applicable T-Zone.

SMALL MATURING TREE:

Any species of tree that will not normally attain the stature of a Large Maturing Tree, but distinct from Shrub in that the overall height of the tree and its canopy exceeds the width of the canopy and that it typically features one trunk.

SPRING GROVE DEVELOPMENT AGREEMENT:

The Development Agreement between Charleston County and the Developer to which this Master Plan is attached.

SPRING GROVE DUPLEX OR SG DUPLEX:

A Building Type used for a Residential Principal Function in which two Dwelling Units may share a party Wall. It may be used for other Functions allowed in the applicable T-Zones.

SPRING GROVE FBZD:

See definition of "Property."

SPRING GROVE FORM DISTRICT:

See definition of "Property."

SPRING GROVE LIVE/WORK BUILDING OR SG LIVE/WORK BUILDING:

A Building Type that may include a Residential Principal Function and/or office, Professional Services, Commercial, Medical, Retail, Personal Services, or such other Functions as may be allowed in the applicable T-Zone.

SPRING GROVE MASTER PLAN REVIEW BOARD (SGMPRB):

Private review board authorized to make determinations of compliance of Development Applications with Restrictive Covenants in accordance with ZLDR § 7.1.5.A (Relationship to Future Restrictive Covenants).

STREETSCREEN:

A freestanding hedge, Fence or Wall built to provide privacy to a side Yard or rear Yard, and/or strengthen the spatial definition of the public realm (a) along the Frontage Line with 6 feet of the Front Setback line or (b) coplanar with the Front Building Façade of the Building on the Lot to Screen a Parking Lot, Parking Area, or Loading Area.

STREET TREE:

Any tree installed or maintained in compliance with Table 5.6.3.B.6 (Public Frontages - General), Table 5.6.3.B.7 (Public Frontages - Specific), Table 5.6.3.B.8 (Public Planting), and Table 5.6.3.B.10 (Street Tree Requirements).

TRACT:

See definition of "Parcel."

TRAVEL LANES:

That portion of the Vehicular Lanes of a Thoroughfare accommodating the movement and circulation of vehicular traffic.

VEHICULAR LANE:

Component of a Thoroughfare that provides for travel and parking of vehicles, being the Travel Lanes and Parking Lanes.

VILLAGE:

Settlement Type authorized by this Master Plan composed pursuant to Section 4.3 (Settlements).

WORKPLACE BUILDING:

A Building Type that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.

YARD:

Any portion of a Lot, Abutting a Lot Line, which is unoccupied and unobstructed by Buildings or Structures from the ground upward, except where Encroachments, Buildings, Structures, and Minor Structures are expressly permitted.

ZLDR:

See Charleston County Zoning and Land Development Regulations.

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STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

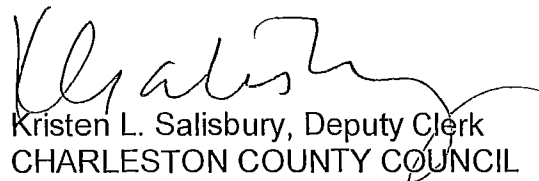
I, the undersigned, Deputy Clerk of Charleston County Council, DO HEREBY CERTIFY:

That the following constitutes a true, correct and verbatim copy of Ordinance 1879 adopted by Charleston County Council at a meeting held on November 19, 2015, at which a majority of the Members were present and voted in favor of the adoption of the said Ordinance.

That the said Ordinance is duly entered into the permanent records of minutes of meetings of Charleston County Council in my custody as Deputy Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of December, 2015.




Kristen L. Salisbury, Deputy Clerk
CHARLESTON COUNTY COUNCIL

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY COMPREHENSIVE PLAN AT THE FOLLOWING DOCUMENT LOCATION: MAP 3.1.4, FUTURE LAND USE, TO SHOW A FUTURE LAND USE DESIGNATION OF DEVELOPMENT OF COUNTY SIGNIFICANCE FOR THE FOLLOWING PARCEL IDENTIFICATION NUMBERS: 050-00-00-017, 5613 NEW ROAD; 099-00-00-012, 5610 HIGHWAY 174; 099-00-00-033, 7926 OLD JACKSONBORO ROAD; 099-00-00-089, 5670 HIGHWAY 174; 121-00-00-033, 7925 OLD JACKSONBORO ROAD; 121-00-00-035, 5640 OLD JACKSONBORO ROAD; 168-00-00-023, 6731 OLD JACKSONBORO ROAD; 175-00-00-009, 7117 HIGHWAY 165; 175-00-00-017, 7900 SAVANNAH HIGHWAY; AND 186-00-00-062, 6209 NEW ROAD IN CONJUNCTION WITH THE SPRING GROVE DEVELOPMENT AGREEMENT BY AND AMONG MWV-EAST EDISTO SPRING GROVE, LLC; AND CHARLESTON COUNTY, SOUTH CAROLINA.

Charleston County Council, in a meeting duly assembled, hereby makes the following findings of fact:

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on November 18, 2008 by Ordinance No. 1567 and amended on December 22, 2009 by Ordinance No. 1622; October 11, 2011 by Ordinance No. 1694; February 23, 2012 by Ordinance No. 1720; May 8, 2012 by Ordinance No. 1722; and January 6, 2015 by Ordinance No. 1835 includes a Future Land Use Designation of "Resource Management" for Parcel Identification Numbers 050-00-00-017, 121-00-00-033, 121-00-00-035, and 175-00-00-017; and,

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on November 18, 2008 by Ordinance No. 1567 and amended on December 22, 2009 by Ordinance No. 1622; October 11, 2011 by Ordinance No. 1694; February 23, 2012 by Ordinance No. 1720; May 8, 2012 by Ordinance No. 1722; and January 6,

2015 by Ordinance No. 1835 includes Future Land Use Designations of "Resource Management" and "Rural Economic Development" for Parcel Identification Number 175-00-00-009; and,

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on November 18, 2008 by Ordinance No. 1567 and amended on December 22, 2009 by Ordinance No. 1622; October 11, 2011 by Ordinance No. 1694; February 23, 2012 by Ordinance No. 1720; May 8, 2012 by Ordinance No. 1722; and January 6, 2015 by Ordinance No. 1835 includes a Future Land Use Designation of "Rural Cultural Community Protection" for Parcel Identification Numbers 099-00-00-012, 099-00-00-033, and 099-00-00-089; and,

WHEREAS, the Charleston County Comprehensive Plan 10-Year Update adopted on November 18, 2008 by Ordinance No. 1567 and amended on December 22, 2009 by Ordinance No. 1622; October 11, 2011 by Ordinance No. 1694; February 23, 2012 by Ordinance No. 1720; May 8, 2012 by Ordinance No. 1722; and January 6, 2015 by Ordinance No. 1835 includes a Future Land Use Designation of "Agricultural Residential" for Parcel Identification Numbers 168-00-00-023 and 186-00-00-062; and,

WHEREAS, the property owner of Parcel Identification Numbers 050-00-00-017, 099-00-00-012, 099-00-00-033, 099-00-00-089, 121-00-00-033, 121-00-00-035, 168-00-00-023, 175-00-00-009, 175-00-00-017, and 186-00-00-062 has made application to amend the Comprehensive Plan in order to indicate a Future Land Use designation of "Development of County Significance" for Parcel Identification Numbers 050-00-00-017, 099-00-00-012, 099-00-00-033, 099-00-00-089, 121-00-00-033, 121-00-00-035, 168-00-00-023, 175-00-00-009, 175-00-00-017, and 186-00-00-062; and,

WHEREAS, the application has been reviewed by County staff and has been found to be complete and in proper form; and,

WHEREAS, the County Planning Commission has reviewed the application and adopted a resolution, by majority vote of the entire membership, recommending that Charleston County Council (the "County Council") approve the application with conditions based on the procedures established in State law and the Approval Criteria of Article 3.2 of the ZLDR; and,

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least 1 public hearing and after close of the public hearing, County Council approved with conditions the proposed amendments to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED, by County Council of Charleston County, South Carolina, in meetings duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. MAP AMENDMENTS TO THE COMPREHENSIVE PLAN

The Charleston County Comprehensive Plan is hereby amended, including the changes attached hereto as Exhibit "A" and made part of this Ordinance by reference, at the following document location: Map 3.1.4, Future Land Use, to indicate a Future Land Use designation of "Development of County Significance" for Parcel Identification Numbers 050-00-00-017, 099-00-00-012, 099-00-00-033, 099-00-00-089, 121-00-00-

033, 121-00-00-035, 168-00-00-023, 175-00-00-009, 175-00-00-017, and 186-00-00-062.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

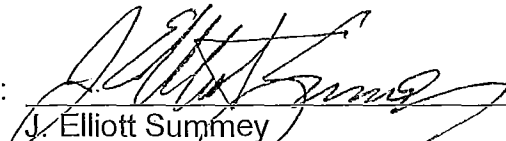
This Ordinance shall become effective immediately upon its approval following third reading by the County Council.

ADOPTED and APPROVED in meeting duly assembled this 19th day of November, 2015.



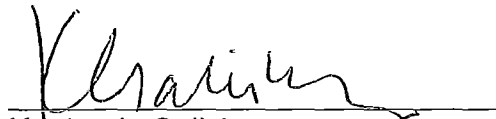
CHARLESTON COUNTY, SOUTH CAROLINA

By:


J. Elliott Summey
Chairman of Charleston County Council

ATTEST:

By:


Kristen L. Salisbury
Deputy Clerk to Charleston County Council

First Reading: October 13, 2015
Second Reading: October 27, 2015
Third Reading: November 19, 2015

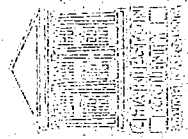
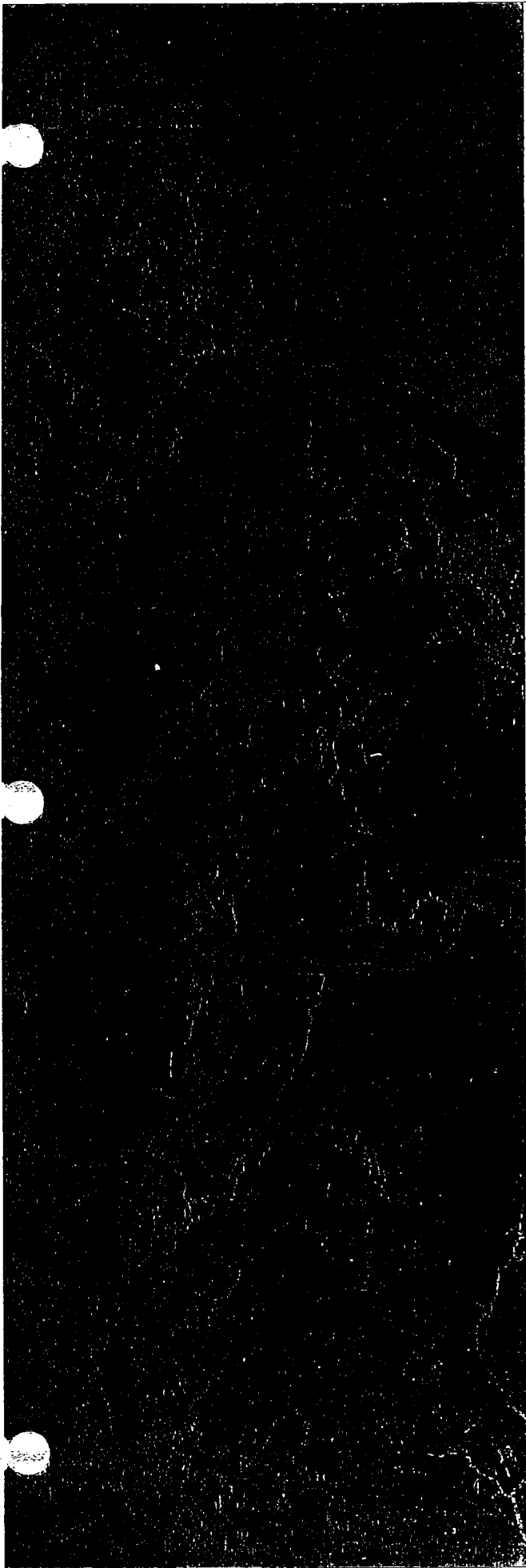
EXHIBIT "A"

PLANNING AND PUBLIC WORKS COMMITTEE

**RECOMMENDED CHANGES AND CONDITIONS TO THE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

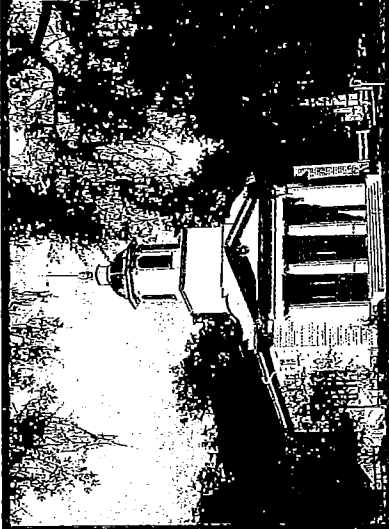
APPROVED BY CHARLESTON COUNTY COUNCIL

1. Include "Rural Cultural Community Protection" in the list of Future Land Use designations currently in effect for the subject properties.
2. Provide one updated paper copy and digital version of this application incorporating the change noted above.



Comprehensive Plan

Guiding the Future for a Thriving Community



ADOPTED BY CHARLESTON COUNTY COUNCIL
November 18, 2008
Ordinance No. 1567 as amended

Acknowledgements

The *Charleston County Comprehensive Plan* reflects a year long effort of citizens, County Officials, and professional consulting team to update and refine the future vision for the County. Special thanks to the citizens of Charleston County for their dedicated participation in the Comprehensive Plan Process.

CHARLESTON COUNTY COUNCIL

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Walter L. Smalls, Deputy Administrator for General Services
Jim Armstrong, Deputy Administrator for Transportation and Public Works
Christine DuRant, Deputy Administrator for Community Services
Daniel Pennick, AICP, Zoning/Planning Director

Plan Adoption Date: November 18, 2008 by Ordinance No. 1567
Amended: December 22, 2009 by Ordinance No. 1622; October 11, 2011 by Ordinance No. 1694; February 23, 2012 by Ordinance No. 1720;
May 8, 2012 by Ordinance No. 1722; January 6, 2015 by Ordinance No. 1835; November 19, 2015 by Ordinance No. 1879.

2008 PLAN UPDATE

CONSULTANTS

McBride Dale Clarion & Clarion Associates

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Miley, Gallo + Associates, Ltd.

OTHER CONTRIBUTORS

Special thanks to all of the other County departments and regional agencies who participated in the 2008 Plan Update and 2013/2014 Five-Year Review planning processes.

County Departments

Emergency Management
Facilities Management
Consolidated 9-1-1 Center
Economic Development
Public Works
Environmental Management
Community Development
Building Services
Transportation Development

Other Agencies

Charleston County Park and Recreation Commission
Charleston County Aviation Authority
Charleston County School District
South Carolina State Ports Authority
Berkeley-Charleston-Dorchester Council of Governments
City of Charleston
Town of Mount Pleasant
City of North Charleston
Dorchester County
Berkeley County
Colleton County

Photography Courtesy of:

Cathy Ruoff, Director, Charleston County Greenbelt Program
Emily Crow, McBride Dale Clarion

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Part I: Introduction and Background

“If there is a time for you to understand and appreciate the necessity of your involvement—the time is now. It is critically important for the citizens of Charleston County to have an opportunity to have input into this plan. This plan will be the guide that we use between now and 2020. Many changes will happen and without your involvement we will not have done our jobs as good as they could have been done.”

*– U.S. Rep. Tim Scott
Former Charleston County
Council Chairman*

Chapter 1.1 Introduction

OVERVIEW

The Charleston County *Comprehensive Plan* (the Plan) is the future vision for preservation and development in Charleston County (the County) for the next five to ten years. The Plan establishes strategies for the County to pursue to maintain and enhance its high quality, unique landscapes with a focus on strategies that the County government can directly influence and achieve.

The comprehensive planning process identified a series of over arching themes that serve as the primary guidance for the recommended strategies and implementation initiatives. These themes are:

1. The major policies and direction of the 1999 *Comprehensive Plan*, the subsequent 2003/2004 *Comprehensive Plan Review*, 2008 *Comprehensive Plan Update*, and 2013-2014 *Comprehensive Plan Review* are still largely valid and accurate. All future Plan updates and reviews should stay the course and build on the past success of the Plan.
2. Rural preservation is very important. The Plan needs to place emphasis on the protection of the unique Lowcountry character. The Urban Growth Boundary needs to be institutionalized through intergovern-

mental agreements and/or working relationships in order to direct higher intensity growth to the Urban/Suburban Area where adequate infrastructure and services are in place, allowing for preservation of the rural character of the majority of the County.

3. Fiscal responsibility is essential to success for the County. New development needs to generate revenue equal to the cost of providing new services and infrastructure so that existing residents and businesses do not pay a disproportionate share of the cost of growth.

4. The broad nature of comprehensive planning is important for a successful future, however, there are areas in the County where more detailed land use study and planning will be necessary.

5. The County is but one of many players in the region that can influence the preservation of resources, form of development, and provision of services and infrastructure. It is vitally important that the County recognize its ability to manage its destiny and establish working relationships and/or formal agreements with other jurisdictions and agencies that contribute to the quality of life.

6. The Plan places an emphasis for growth to occur within the Urban Growth Boundary (UGB) where public infrastructure and services exist. Additionally, the Plan recognizes the need for mixed-use development and a diversity of housing types that are affordable to County residents and located near existing infrastructure while preserving and protecting the Rural Area for future generations. A commitment to balance social, economic and environmental considerations is required to achieve the objectives set forth in the Plan. The integration of these three basic areas of concern into all development processes with broad public participation in decision making is important for achieving sustainable development in Charleston County.

The following purpose and intent statement defines the broad role of the Comprehensive Plan.

Purpose and Intent

The County of Charleston Comprehensive Plan will guide public decision-making affecting the quality of life in Charleston County through the year 2020. The Plan identifies the community's Vision for the future. The Vision articulates the essential components of the

quality of life in Charleston County, as identified by the community, and serves as the touchstone for the Comprehensive Plan. The various elements of the Plan are designed to accomplish this Vision by articulating goals for the future regarding the pattern, quality, and intensity of land uses, the provision of public facilities and services, economic development, availability of housing, and preservation of natural and cultural resources. The Plan also establishes strategies or actions and implementation tools to enable the County to achieve the Vision set out in this Plan. The components of the Plan focus on real actions the County can achieve given the appropriate time and resources. The strategies of the Plan elements are tied together in a comprehensive manner and are executed through both the land use and priority investment strategies.

The following section provides guidance on the structure of the Plan and the various elements.

GUIDE TO THE COMPREHENSIVE PLAN

Using the Plan

As stated in the Purpose and Intent, the Plan is a guide for public decision-making. Specifically, the County's elected and appointed officials should use the Plan to evaluate future proposals or policy changes to ensure consistent decisions are made. Furthermore, the Plan should provide guidance to land owners and developers on what is appropriate in the County.

This Plan contains a few terms that will be used to describe the various policy recommendations:

- **Vision:** the comprehensive, over arching statement of the desired future of the County. The ultimate set of ideals to which the County should aspire.
- **Goal:** a statement of desired end-state or target. Tied very closely to the vision statement and focused on a specific element of the Plan. Provides particular guidance for where the County should be in the future, and sets the tone for the individual strategies

for each element.

- **Strategy:** a recommended course of action or task the County or its designated agency could undertake in pursuit of a Goal and the Vision. Provides focused and achievable guidance on specific topics under the Plan element headings. Ties the implementation of the Plan to the Goals and Vision.
- **Initiative:** a specific set of tasks or a coordinated effort to be undertaken in the pursuit of implementation of the Plan.

While all of the various recommendations of the Plan are intentionally interwoven, it is possible to glean information from a particular section or set of recommendations within the individual elements of the Plan. The Plan is provided as a comprehensive guide for the County but specific recommendations may apply more in one circumstance than another. The elements of the Plan are listed below. The Plan dedicates a chapter section to each element that includes background and strategies/recommendations for that element of the Plan.

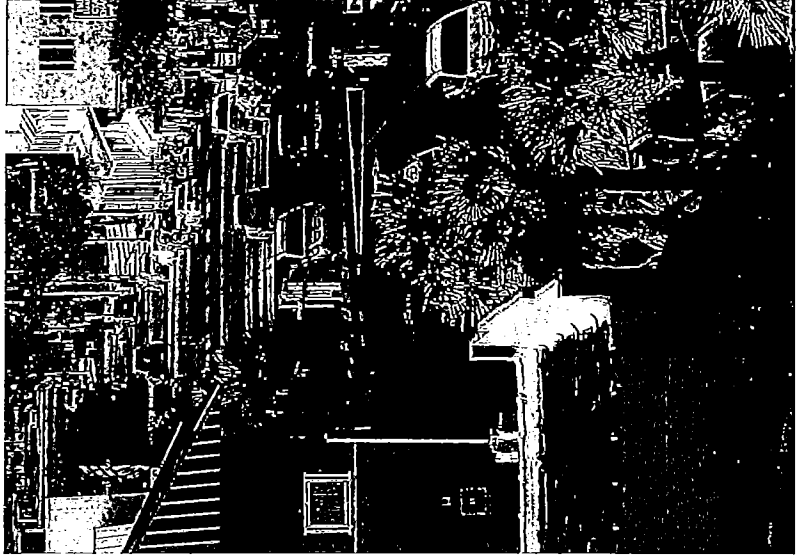


The scenic views along many of the County's roads are a key component to the vision and character of the County.

Plan Structure
Following these introductory chapters, the Plan is divided into the Vision (Part 2), Comprehensive Plan Elements (Part 3), and Additional Resources & References (Part 4). The following lists the various sections of each chapter and provides a brief overview of the contents.

Part 2: Vision

- **Chapter 2.1 Vision Statement** is the articulation of the components of the quality of life in Charleston County, as identified by the community. This is the



Coordination with both the large and small municipalities in the County is important in the long-term success of this Plan.

- over arching statement of what is important and what the County desires now and in the future.
- **Chapter 2.2 Goals** is the ten specific targets for the elements of the Plan, which tie the specific strategies for each element to the Vision Statement.

Part 3: Comprehensive Plan Elements

- **Chapter 3.1 Land Use Element** is the history of land use development and strategies to shape the future of the Charleston County landscape and geographic distribution of preservation and development. This element includes strategies for location, quality, and quantity of land uses.
- **Chapter 3.2 Economic Development Element** is the overview of the economic environment and strategies to influence employment and business growth in the County to support the population.
- **Chapter 3.3 Natural Resources Element** is the recognition of the diverse natural assets in the County and additional strategies beyond those in the Land Use Element to protect and preserve these features. This Element includes, through reference, the strategies and information in the *Charleston County Comprehensive Greenbelt Plan*.

- **Chapter 3.4 Cultural Resources Element** is the recognition of the diverse historical and cultural assets in the County and additional strategies beyond those in the Land Use Element to protect and preserve these features.
- **Chapter 3.5 Population Element** is the assessment and inventory of population and demographic data to establish existing conditions, forecasts for planning purposes, and strategies to stay apprised of the continually changing needs and preferences of the population.

- **Chapter 3.6 Housing Element** is the assessment of housing conditions and needs in the County and strategies to ensure adequate and affordable housing supply is available in the future.
- **Chapter 3.7 Transportation Element** is the overview of transportation data and efforts in the County and region as well as a list of necessary and bonded improvements to the road network. This Element includes, through reference, the strategies and information in the *Charleston County Comprehensive Transportation Plan*.
- **Chapter 3.8 Community Facilities Element** is the inventory and status of the various facilities serving the population of Charleston County, and strategies to ensure continued quality service provision in the future.
- **Chapter 3.9 Priority Investment, Implementation and Coordination Element** is the element that prioritizes the investment of County resources into the various strategies of the Plan and lists the major initiatives the County should undertake in pursuit of the Plan strategies/recommendations.

- **Chapter 3.10 Energy Element** identifies steps that need to be taken to prepare for a changing style of living through conservation and renewable energy.

Part 4: Additional Resources & References

- **Chapter 4.1 Definitions** is the glossary of specific terminology used in the Plan.
- **Chapter 4.2 Index of References** is the index of data sources, and documents influencing the creation of this Plan which are not included as part of the Plan and a listing of the Appendix Documents included through reference as part of this Plan.



Charleston County has established communities, areas where development will take place, and areas that will remain in a natural state.

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Chapter 1.2 Planning Background

AUTHORITY FOR THE COMPREHENSIVE PLAN

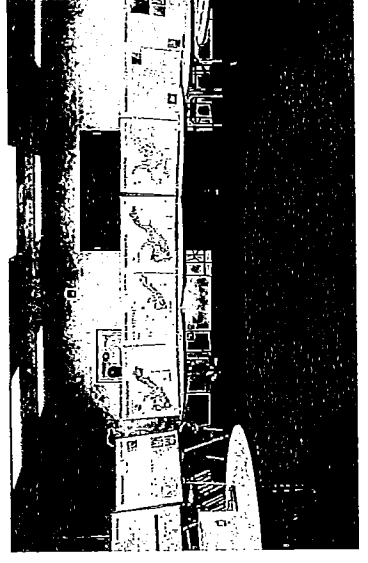
In 1994, the County was granted the authority to prepare and maintain a comprehensive plan through the *South Carolina Government Comprehensive Planning Enabling Act* (S.C. Code Title 6, Chapter 29). The Act consolidated formerly separate legislative acts regarding the local authority to create comprehensive plans. Chapter 29 has since been updated to include additional sections regarding educational requirements for local planning officials, vested rights, and the *Federal Defense Facilities Utilization Integrity Protection Act*. In 2007, The General Assembly enacted the *The South Carolina Priority Investment Act* thereby amending sections of the *Comprehensive Planning Enabling Act* to require local jurisdictions to include discrete transportation and priority investment elements in their plans and enhancing the requirements for the housing element of plans and zoning codes.

PLANNING IN CHARLESTON COUNTY

The *Comprehensive Plan* is adopted by County Council as an ordinance. Before adoption, the Planning Commission must make a recommendation and County Council must hold a public hearing, giving the public a minimum of thirty days public notice of the hearing. The Plan must be reviewed once at least every five years to determine if changes are needed which require additions or amendments. The Plan must be updated at least every ten years.

History of Planning in the County

Charleston County adopted its first *Comprehensive Plan* in 1999 after a two year long planning process. The 1999 plan was the first prepared under the 1994 *Comprehensive Plan Enabling Act*. The Plan was subsequently reviewed in 2003, updated in 2008, and reviewed again in 2013-2014. The 1999 Comprehensive Plan process was overseen by the Planning Commission and the Council-appointed Joint Planning Policy Committee composed of 25 individuals. Prior to the 1999 *Comprehensive Plan*, planning in the County had been done based on geographic subareas of the County.



The adopted 1999 *County of Charleston Comprehensive Plan* superseded the area plans and replaced them as the effective planning document for the unincorporated portions of Charleston County. Although no longer in effect, the legacy of these area plans is carried forward through the vision and direction of this updated Plan. The area plans included:

- *61 Corridor Growth Management Plan* (City of Charleston and Charleston County 1986);
- *James Island Land Use Policy Recommendations* (James Island Study Committee 1988);
- *Johns Island Plan 1995 Land Use Update* (Charleston County 1995);
- *Edisto Island Land Use Plan* (Edisto Island Land Use Committee 1993); and
- *Wadmalaw Island Land Use Plan/Planned Development Guidelines* (Wadmalaw Island Planning Committee 1988).

Updating the Plan

This *Comprehensive Plan* is the result of the state mandated five year review and ten year update cycle, the need for the County to conform to the new state statutes (*The Priority Investment Act*) requiring additional elements in the *Comprehensive Plan*, and a response to changing economic and growth trends. The County took a very comprehensive approach to updating, amending, and reviewing the Plan including extensive public participation, full Planning Commission involvement, and a team of consultants who assisted in evaluation of trends, and creation of the 2008 *Plan Update*.

The County's Role & Other Players

On the surface it may appear that the County should be able to manage growth and provide services as an

independent and wholly functioning entity. However, the truth is that Charleston County is but one major player in a dynamic regional context. The County is responsible for several functions and services delivered through the County such as Emergency Medical Services (EMS), the Consolidated 9-1-1 Center, Public Safety (Sheriff's Office and Detention Center) and Environmental Management. Services that Charleston County Government does not directly manage include:

- Schools – Charleston County School District;
- Parks – Charleston County Park and Recreation Commission (CCPRC);
- Bus system – Charleston Area Regional Transportation Authority (CARTA);
- Water resource management and water access permitting – Office of Ocean & Coastal Resource Management (OCRM);
- Municipal garbage and trash pickup;
- Sanitary sewer services; and
- Water services.

The division of responsibility requires the Charleston County Government to work in coordination with agencies to provide services. It also compounds the importance of inter-jurisdictional and inter-agency cooperation to achieve the growth management intent of this Plan.

The County has the primary role in the preparation of the Plan. The implementation of this Plan lies with County Council, the Planning Commission, the Planning Department, the *Zoning and Land Development Regulations Ordinance*, the Half Cent Sales Tax Programs including the *Greenbelt Plan* and the *Transportation Comprehensive Plan*, the Public Works Department, the Office of Economic Development and other County departments. The

Priority Investment and Land Use Elements are the pivotal components for the Plan, tying together the various recommendations into a form that the County can and should implement.

The County must focus on coordination and agreements with other agencies to implement the Plan. Because the County does not have the ultimate policy-making authority or management abilities of such services as sanitary sewer, water, and water resource management, the County must defer to the respective agency. While this Plan outlines a vision for the future, it is necessary to also recognize the importance of the other agencies outside the direct control of the County. The County can not autonomously manage growth without the cooperation of these other agencies which provide vital services to the community.

INFLUENCING TRENDS

The 2008 *Comprehensive Plan Update* planning process started with a set of technical research documents that focused on the historic and anticipated future trends in population, housing, and non-residential growth. The analyses were split into: 1) a demand based analysis (*The Demand Analysis*) which looks at the potential growth of the population and the demand for new housing and businesses that would be generated by that growth; and 2) a supply side analysis (*The Capacity Analysis*) which reviews the available land in the County and the potential buildout capacity of that land under current zoning and land use policies. Together these analyses provide a guide for where the County is headed under current policy and trends the discussion of what may need to be adjusted in the 2008 *Plan Update*.

The following sections describe the findings of the *Demand and Capacity Analyses* performed as part of

¹ Both documents are available in their entirety at the Charleston County Planning Department.

the 2008 Plan Update; however, more up to date demographic trend data from the 2010 U.S. Census, 2007 - 2011 American Community Survey, and other sources, is included in Part 3, Comprehensive Plan Elements, as part of the 2013 - 2014 Comprehensive Plan Five-Year Review.

The Demand Analysis

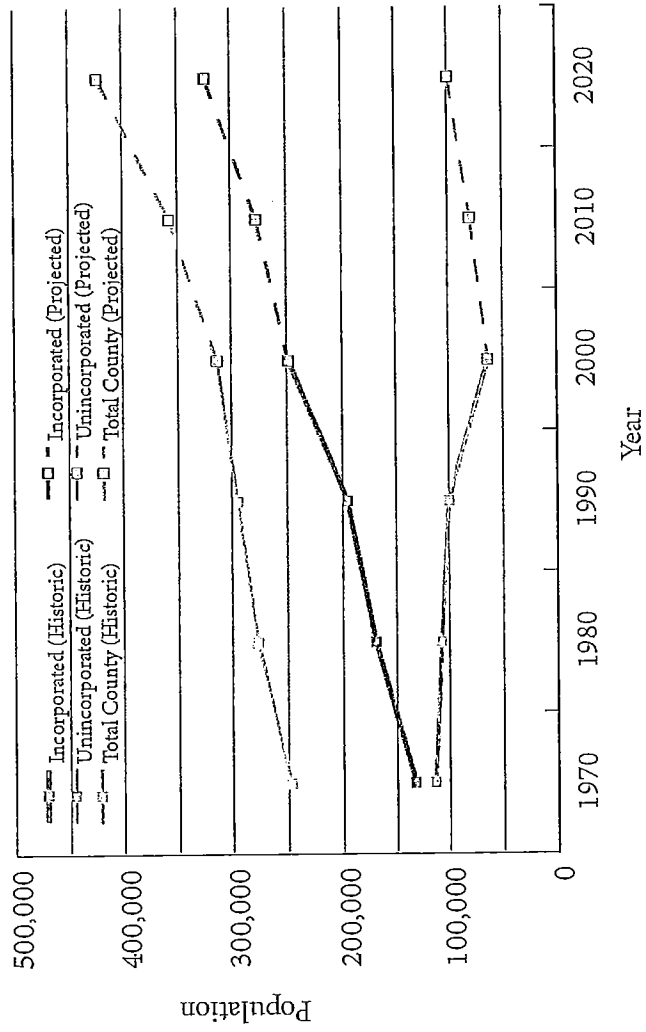
The Demand Analysis conducted as part of the 2008 Plan Update looks at local, regional, and national trends to attempt and calibrate a local projection that is truly reflective of the economic climate in which the County is operating. The Capacity Analysis conducted as part of the 2008 Plan Update looks at the natural constraints to development and the development regulations and policies that protect or permit development to create an

estimate of just how much growth can be accommodated.

Figure 1.1.1 shows the historic and projected population growth for the County from the 2008 Plan Update Demand and Capacity Analyses. The data is split between the unincorporated portion of the County, and the areas within municipal boundaries. These projections were based on the assumption that annexation trends would continue in a similar manner to the historic pattern. The assumption is that municipalities would continue to annex to a certain degree thereby increasing the land area of municipalities and decreasing that which is in the unincorporated County. The summary findings of the 2008 Plan Update Demand Analysis include:

- Assuming an annual growth rate of 1.7 percent, Charleston County can reasonably expect 85,000 new residents during the projection period resulting in a 2020

FIGURE 1.1.1: CHARLESTON COUNTY, HISTORIC AND PROJECTED POPULATION GROWTH



Note: 2007 population estimated based on analysis of available recent population estimates. 2010 and 2020 population forecasts are based on 1.7 percent annual growth rate. Sources: U.S. Census Bureau, 1970-2000; Miley, Gallo, & Associates, LLC, 2007.



Public participation was key in the 2008 update for the Comprehensive Plan.

population of 425,000.

- Based on the municipal population capture analysis, 70 percent, or 60,000 people, will live in the incorporated areas of the County, and 30 percent, or 25,000, will live in the unincorporated areas.
- Population growth of 1.54 percent a year is expected for the municipalities and a relatively higher rate of 2.24 percent a year is projected for the unincorporated areas. However, if annexation activity increased significantly, these estimates will shift accordingly.
- Population growth will stimulate housing demand in Charleston County. In total, the County will need approximately 42,000 new housing units by 2020. Growth in the municipalities will drive housing demand for 30,000 units. In the unincorporated areas, 12,000 new housing units are anticipated through 2020.
- Assuming product-type preferences are consistent with recent County trends, the majority of the new units, 30,000 or 70 percent, will be single-family residences. Within the municipalities approximately 24,000, or 69 percent, are expected to be single-family units. However, in the unincorporated areas, ap-

proximately 9,000, or 77 percent, are expected to be single-family homes, with five percent multi-family, and 18 percent mobile homes.

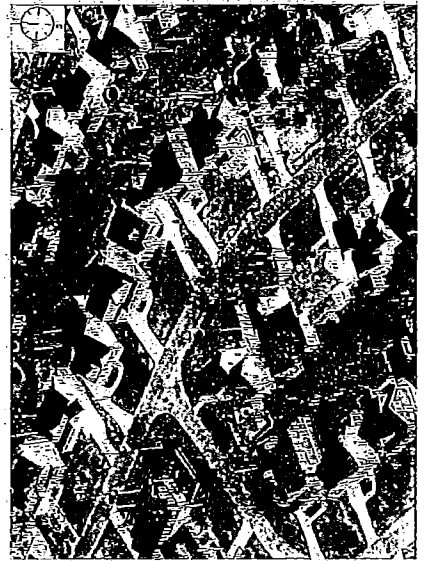
- Although Charleston County's annual employment growth rate is projected to be 1.9 percent, our research indicated that the majority of the demand for new commercial space is likely to occur within the municipalities. However, special land assemblages along with targeted economic development efforts could directly affect employment estimates for the unincorporated areas.

Capacity Analysis

The companion, supply-side analysis (*The 2008 Plan Update Capacity Analysis*) looks at the capacity of the unincorporated land area to support new developments under current policies. The unincorporated areas were targeted because these are the areas in which the County is responsible for planning. This analysis started with a current update of existing land use. The land identified as vacant, large residential lots, and agricultural land was assumed to have some potential development capacity. Any land with environmental constraints or protections was removed from the pool of land. The development densities from 1999 *Future*

Land Use Plan and the subsequent 2003/2004 *Review* and existing zoning were applied to the available acreage to yield the number of potential homes that could be built on the land. The summary findings of the 2008 *Plan Update Capacity Analysis* included:

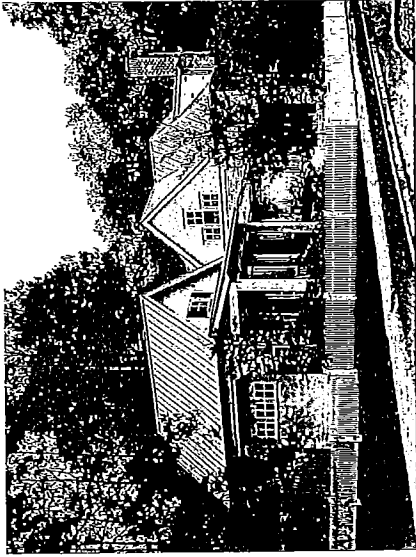
- Zoning provided for a mid-range buildout closer to the high density recommendations of the 1999 *Future Land Use Plan* which was reviewed in 2003/2004. At these densities there is capacity for 50,000-58,000 new homes in the unincorporated parts of the County.
- The estimated buildout of 50,000-58,000 new homes does not account for any future annexations or changes to existing zoning designations. The way cities annex land will alter the capacity for growth and the unincorporated capture rate. If land were rezoned to a higher density the capacity would also increase.
- In addition to the capacity in large parcels of land there is that capacity in currently approved Planned Developments, which is approximately 3,360 acres.
- Between 30 and 50 percent of the residential capacity is located within the Urban/Suburban Area, based



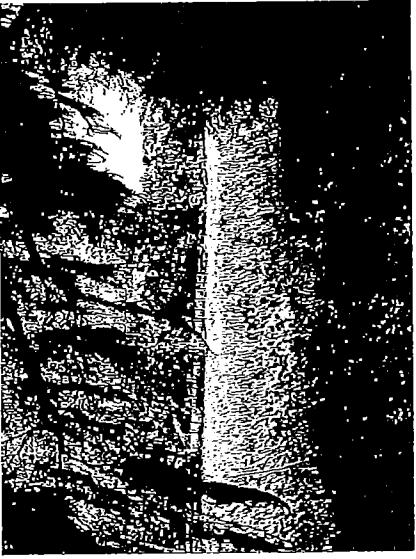
on municipal boundaries existing at the time of the study and depending on the density scenario used.

- The unincorporated County has adequate capacity under current zoning regulations to accommodate anticipated growth through 2020 and beyond, even while maintaining a density of 1 home per 25 acres in large portions of the County. *Figure 1.1.2* shows the relationship between the demand for 12,000 units and the capacity under the three density scenarios examined.
- The unincorporated County has adequate capacity under existing zoning to absorb projected non-residential economic development. However, with a special sites/land assemblages and proper marketing, additional demand and capacity could open up.

The findings of these two reports, in addition to the public comments on the Plan, support the theme that the existing policies are on track and the County should stay the course during the *2008 Update*. The planning process and public outreach are outlined in the following section.

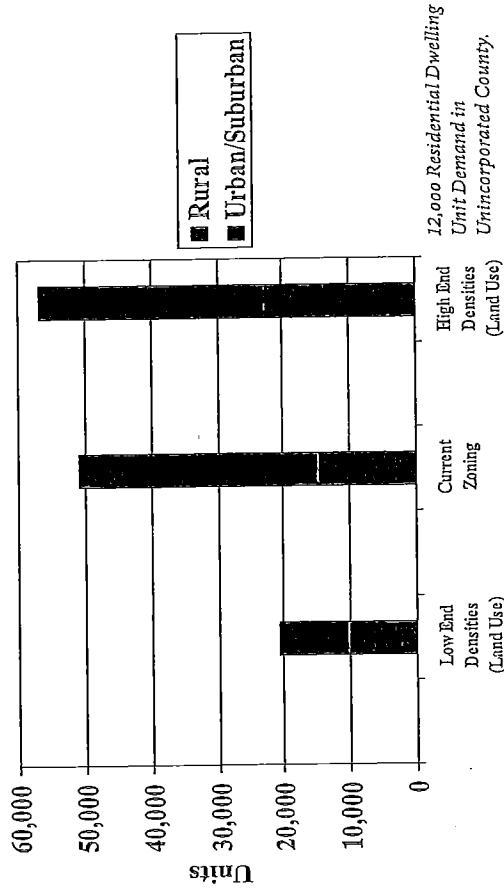


Demand for housing in the unincorporated County is mostly for single-family homes. However, accessory units like the one shown here offer affordable options in the more Rural Areas of the County.



The County has adequate capacity to accommodate growth while still preserving much of the rural character. Current regulations go a long way to set appropriate development densities.

FIGURE 1.1.2: RESIDENTIAL CAPACITY COMPARED TO DEMAND (UNINCORPORATED COUNTY)



Density Capacity Scenario

THE PLANNING PROCESS

Overview of the Planning Process

The County and consultant team completed the 2008 *Update to the Comprehensive Plan* over a period of one year starting in September of 2007. The process included four key phases with a public participation element between each phase: 1) Data Collection and Analysis; 2) Policy Development; 3) Draft Plan Document; and 4) Adoption.

Phase one included data gathering and technical research. The planning team collected extensive data, prepared the demand and capacity analyses, and conducted interviews with various agencies, departments, and stakeholders to evaluate the planning climate and assess key data. The first round of public workshops was held in October 2007. An additional workshop was held with the Charleston County Citizens Academy in November 2007. This first set of workshops was structured as a fact finding effort. Four separate workshops were held in different locations throughout the county to introduce the public to the planning process and solicit opinions and concerns regarding strengths, weaknesses, and opportunities in the County that should be addressed in the Plan update. The information gathered at these workshops was evaluated by the Planning Commission and the consultants and influenced the early development of policies in phase two. The documentation on both the technical analysis and public input is included in appendices to the Plan.

In Phase two, the planning team combined input from Planning Commission, the public, and the technical analysis to begin shaping the goals for the Plan. These goals along with the existing land use objectives and a draft land use plan were presented to the public in a second round of public workshops held on February 25-26, 2008 for comment and discussion. The comments from Planning Commission and the public led to a reworking of the land use approach, the goal state-

ments and the existing land use strategies included in this Plan. Following the approval of the goals by Planning Commission and additional work on the Land Use Element, the planning team began drafting the other elements of the Plan. The materials presented at these workshops and the public input gathered are available in the appendices to the Plan.

In Phase three, the draft of the updated Plan stays the course of the 1999 *Plan* and 2003/2004 *Plan Review* by carrying forward many of the original plan objectives and policies. The intent of the updated Plan is to strengthen those recommendations by focusing on the quality of growth in the County, increasing inter-jurisdictional coordination, and ensuring that future development contributes its fair share to the costs associated with growth and does not negatively impact current residents. The elements of the Plan were drafted using input from the various departments and agencies engaged in the provision of facilities and services. Following the review of the strategies of the various elements by Planning Commission, the Draft Plan was presented to the public on July 14-15, 2008. This series of workshops was intended to present a relatively complete version of the Plan to the public and solicit another round of comments before the final review by Planning Commission and before the Planning Commission recommended the Plan to County Council. The comments from the public at these workshops are included as an appendix to the Plan.

In Phase four, following the recommendation by Planning Commission, through a resolution, the Plan was forwarded to County Council, which held a public hearing. County Council considered public comments on the Plan and then adopted the updated *Charleston County Comprehensive Plan* by ordinance.

2008 Comprehensive Plan Update Process

Phase 1
Data Collection & Analysis

Public Input Round 1

Phase 2
Policy Development

Public Input Round 2

Phase 3
Draft Plan Document

Public Input Round 3

Phase 4
Adoption

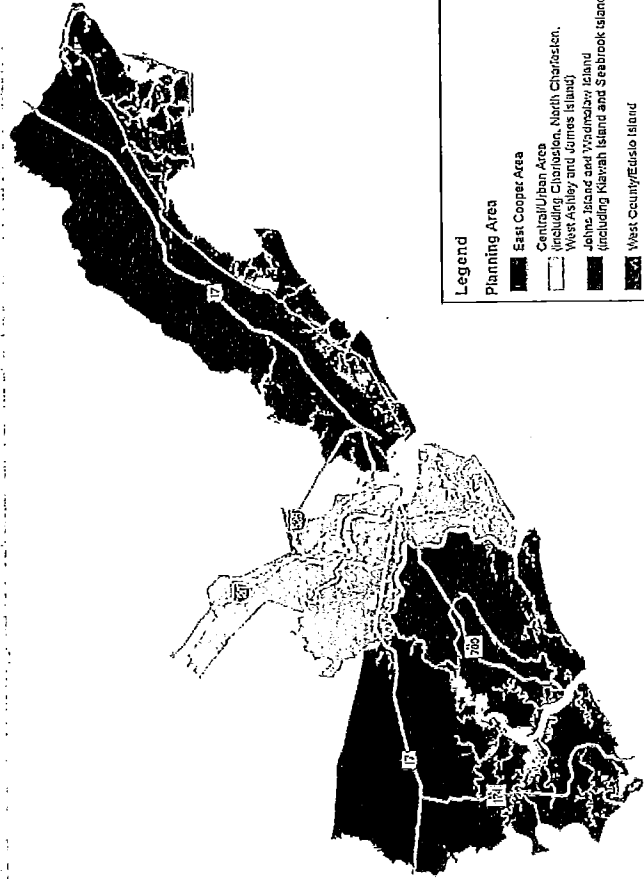
Plan Amendments, Reviews, and Updates

In accordance with the provisions of the *South Carolina Local Government Comprehensive Planning Enabling Act*, the Planning Commission must review the *Comprehensive Plan* at least every five years, and update the Plan when appropriate, or at least every ten years. The Planning Commission adopted a resolution on October 14, 2013 completing the *Five-Year Review of the Charleston County Comprehensive Plan* pursuant to the Planning Act. The resolution stated that the Planning Commission would implement the findings of the *Five-Year Review* through amendments to the *Comprehensive Plan and Zoning and Land Development Regulations Ordinance* to be completed as part of the annual work program. The findings of the *2013/2014 Five-Year Review*, which are incorporated into this document, were subsequently vetted by the public, recommended for adoption by the Planning Commission on October 13, 2014, and adopted by County Council. This process included five public workshops held in different areas

of the County to gather public input. The information presented at the workshops was also posted on the County's web site for citizens to view and provide feedback. All public comments were provided to the Planning Commission and Council and were considered in the adoption process.

As this document is intended to be a proactive policy document for the future development of the County based on sound technical merit and extensive public participation, amendments to the Plan should not be viewed lightly. Any amendment to the Plan, even those recommended in the future work plans for specific areas, should be held to the same high standard and comprehensiveness as the creation of the *2008 Update* and *2013/2014 Five-Year Review*. Because of the coordinated intent of the elements of the Plan, deviation from one element in an amendment should be weighed against potential impacts on the achievement of other goals, strategies, and implementation measures. Each amendment should be evaluated comprehensively to ensure that proposed changes are consistent with

The public work sessions included as part of the 2008 Plan Update and 2013/2014 Five-Year Review were designed to provide locations for participation that were convenient to the various planning areas of the County. In each round of public input, meetings were held in four locations over two nights. The map to the right shows the planning areas of the County. A meeting location was chosen in each area. The turn-out for the meetings was consistent and the input from the participants contributed strongly to the resulting Plan.

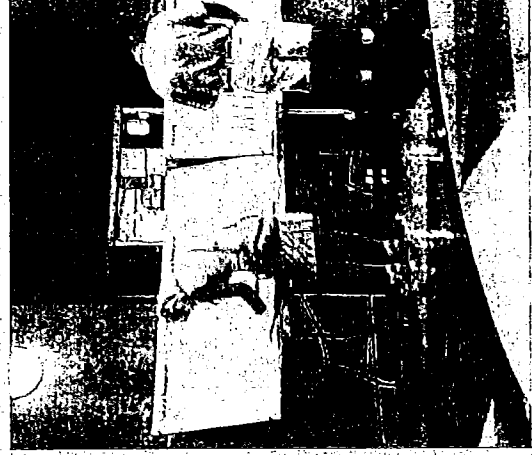
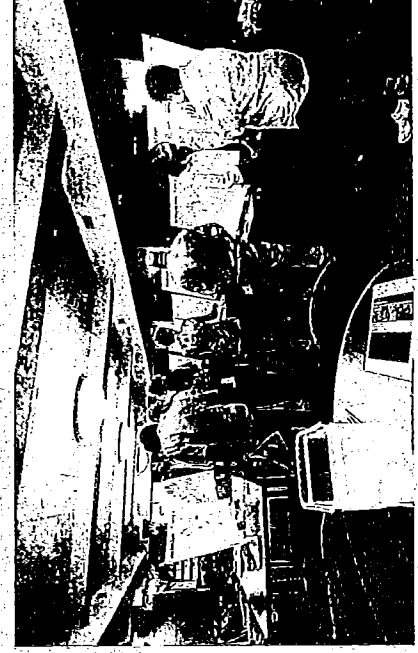


October 31, 2007

Public workshops were set up to provide locations within each of the planning areas for each round of meetings.

the spirit of this Plan, can be supported by public facilities and services, and are supported by all elements of the Plan; amendments should not be considered solely as an amendment to the Future Land Use Map. The overarching Vision and Goals for the Plan are presented in Part 2 and should be interpreted as the "Spirit" of the Plan.

As part of the 2013/2014 Five-Year Review, five public workshops were held in five different areas of the county. Over 160 citizens attended the workshops.



Part 2: Vision

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Chapter 2.1 Vision Statement

Our vision for the future of Charleston County is tempered by its history. Charleston County is characterized by its natural scenic beauty, active waterways and port, extensive history, truly diverse culture, and vibrant business climate. However, our greatest asset is our people. All of these attributes contribute to its accelerating growth and development. As this growth continues, it is essential that the people embrace a true vision for the County which respects the natural environment and traditional lifestyles, allows for responsible growth and quality development with an emphasis on regional cooperation. While striving to enhance our quality of life, a balance must be maintained between fostering growth and development and preserving our natural and cultural resources always respecting the rights of the individual, including private property rights.

Historically an agrarian community, vast expanses of land remain in some form of agricultural use. We should make every effort to support these activities for cultural economic and scenic reasons. This is in keeping with the vision of Thomas Heyward, Jr., a Charleston signer of the Declaration of Independence who said “. . . Agriculture is the parent of commerce; and both together form the great sources from which the wants of individuals are supplied. . .”

Today many of our recreation activities, quality of life, and tourist attractions are derived from our beaches, waterways, scenic beauty, historic preservation, and abundant natural resources. These should be preserved and protected for future generations. Additionally, any visionary transition into the 21st Century mandates quality education.

The economic base of the County is shifting as a community we should encourage this diversification and growth while providing for a variety of opportunities without compromising traditional values and settlement patterns. Regionally, major employers are the port, tourism, the medical industry, the government and military, agriculture, and increasingly manufacturing, specifically high-tech sophisticated manufacturing. As we support these economic activities and quality growth, coordination and cooperation among the various governmental entities must occur resulting in improved service delivery, high quality development, and unity. This health vibrant community must look to the past, consider the present, and plan for the future in order to remain a superior place to live, work, and play.



The Angel Oak on Johns Island.

Chapter 2.2 Goals

The following statements have been carefully crafted to reflect the Vision and establish specific goals for the various elements of the Plan. These goals are reiterated later in the Plan as part of the policies and as capstones for each element.

2.2.1: Land Use Element Goal

Accommodate quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.

2.2.2: Economic Development Element Goal

Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for county government services and facilities.

2.2.3: Natural Resources Element Goal

Unique Lowcountry natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality will be preserved, and actions will be taken to mitigate any potential negative impacts of growth and development, and enhanced, where appropriate.

2.2.4: Cultural Resources Element Goal

Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.

2.2.5: Population Element Goal

A socioeconomically diverse and growing population will be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents.

2.2.6: Housing Element Goal

Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities.

2.2.7: Transportation Element Goal

A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.

2.2.8: Community Facilities Element Goal

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected growth and are in place when needed.

2.2.9: Priority Investment, Implementation, and Coordination Element Goal

Public infrastructure projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

2.2.10: Energy Element Goal

Promote use of alternative energy sources and energy conservation measures that benefit our communities.

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Part 3: Comprehensive Plan Elements



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Chapter 3.1 Land Use Element

3.1.1: OVERVIEW

The Land Use Element tells the history of land development in the County and presents recommendations and strategies to shape the future of the County. This element provides direction for both the intensity and quality of development and specifically addresses aspects of growth management intended to protect the valued rural character of the Lowcountry. Charleston County is a unique coastal county in South Carolina with a vast array of high quality natural resources, a wide range of communities and neighborhoods, and a variety of land uses ranging from untouched natural habitats to highly developed urban centers. In some parts of the County, these divergent land uses are located in close proximity to one another, while in other areas more of a gradual change in the landscape exists as one moves outward from the urban centers of the Cities of Charleston and North Charleston, and the Town of Mount Pleasant.

Updating and reviewing the County's *Comprehensive Plan* provides an opportunity to not only address the intensity of future development, but to truly focus on maintaining the features of the unique Lowcountry landscape that make Charleston County a cherished place to live, work, and play. The land use pattern and the quality of the built and natural environments define the character that makes Charleston County different from other places in South Carolina and the country.

The Land Use Element is designed to tell the story of where the County is and where it desires to be in regard to the utilization of its land resources. This is accomplished through a detailed existing land use inventory and establishment of overarching goals supported by a series of strategies and recommendations to promote implementation and action.



The Land Use Element strives to provide a balance between protection of natural landscapes and logical and sustainable development patterns that support economic development and job growth.

Purpose and Intent

The following land use information, recommendations, and strategies reinforce the Urban Growth Boundary, help manage growth, and strengthen the rural and urban/suburban character of areas of the County. The recommendations and strategies, particularly those contained in the Future Land Use portion of the Plan, are intended to provide guidance for the location and intensity of land uses to support the County in its review and update of the Zoning and Land Development Regulations Ordinance. The Growth Management portion of the Plan provides qualitative strategies to shape the character of preserved and developed land areas in the County and further distinguish the Rural and Urban/Suburban Areas. Combined, the associated aspects of the Land Use Element establish a flexible yet predictable method for determining the appropriateness of proposed development to shape the future of the County.

Land Use Background

The history of land use planning in Charleston County has evolved over the last few decades. Prior to the adoption of the 1999 Comprehensive Plan, various entities in the County prepared individual land use plans to reflect their visions for their portion of the County. Starting in 1997, the County undertook their first comprehensive planning effort to bring these community level plans together into a consolidated vision for the County. One of the key themes that was relevant then and which carries forward today is the distinction between the characteristics of the rural landscape and the more urban character of the developed portions of the County.

Urban Growth Boundary

In the 1999 Plan, a Suburban/Rural Area Edge was established as a tool to delineate the Rural Area from the Urban/Suburban Area. During the Five-Year Review of the Plan in 2003, the Suburban/Rural Area Edge was moved from Brownswood Road to Main Road on Johns Island, placing more of the County in the Urban/Suburban Area. An application to move the Suburban/Rural Area Edge back to its original location was approved in 2004. Over the years, the Suburban/Rural Area Edge came to be thought of as an Urban Growth Boundary (UGB), recognized by the public, the municipalities in the County, and other service providers. The 2008 Plan Update reflected this change in thinking, identifying the delineating line as the Urban Growth Boundary. Section 3.1.5, Growth Management, discusses the Urban Growth Boundary in more detail.

The Urban/Suburban Area is located within the Urban Growth Boundary and is characterized by a diverse mix of residential neighborhoods, business/industrial uses, road frontage development, and undeveloped areas. High levels of infrastruc-

ture and services and medium to high intensity development exist within the Urban/Suburban Area. The Rural Area is located outside of the Urban Growth Boundary and is identified by agricultural uses, forests, tidal marshes and freshwater wetlands, which dominate the landscape. It is traversed by scenic rural roads, and dotted with historic buildings and archaeological sites indigenous to the Lowcountry. Low levels of infrastructure and services and low intensity development exist within the Rural Area.

The challenge the County faces with the Urban Growth Boundary is that it requires cooperation from jurisdictions such as the Cities of Charleston and North Charleston and the Town of Mount Pleasant and other service providers for it to be implemented effectively. Some jurisdictions do recognize the boundary; however, there is no inter-jurisdictional agreement regarding the location of the Urban Growth Boundary or the criteria to change its location. The municipalities in the County have the power to establish their own boundary and to adopt amendments to it by approving annexations and development which may be in conflict with the County established Urban Growth Boundary. The only municipalities in the County that have adopted Urban Growth Boundaries are the City of Charleston and the Town of Mount Pleasant.

One of the main focuses of the Five-Year Review was to review and revise the location of the County's Urban Growth Boundary (as appropriate) for consistency with the Urban Growth Boundaries adopted by the City of Charleston and Town of Mount Pleasant and to better follow parcel boundaries and geographic features. County staff coordinated with staff from the City of Charleston and Town of Mount Pleasant when reviewing the location of the Urban Growth Boundaries adopted by each jurisdiction. In some instances where differences between the Urban Growth Boundaries existed, the County found it appropriate

to revise its Urban Growth Boundary to match those adopted by the other jurisdictions, as described in more detailed below. In other instances, the County found the location of its Urban Growth Boundary to be appropriate even when differences with the Urban Growth Boundaries adopted by other jurisdictions existed. In such cases, the County requested that those jurisdictions examine their Urban Growth Boundaries for consistency with the County's Urban Growth Boundary during the five-year reviews of their respective comprehensive plans.

The County's Urban Growth Boundary was revised to match the City of Charleston's Urban Growth Boundary in several locations in the St. Andrews and Johns Island areas; however, a few differences still remain between the locations of the two Urban Growth Boundaries. The main difference is that the City of Charleston's Urban Growth Boundary places the Sol Legare Community on James Island in the Rural Area while the County's Urban Growth Boundary places that community in the Urban/Suburban Area. This difference has existed since 2003, when the County moved its Urban Growth Boundary in order to place all of James Island in the Urban/Suburban Area. This change was made because high levels of infrastructure and public services that define the Urban/Suburban area existed across the entire island, including within the Sol Legare Community.

Slight differences between the Urban Growth Boundaries adopted by the County and Town of Mount Pleasant exist in the East Cooper Area. The County reviewed these differences and found the location of its Urban Growth Boundary to be appropriate and requested the Town examine their Urban Growth Boundary location for consistency with the County's during the five-year review of their comprehensive plan.

The changes in the Urban Growth Boundary proposed as part of the *Five-Year Review* can be seen on *Map 3.1.2.A*. The Urban Growth Boundary changes resulted in the movement of approximately 1,759 acres from the Urban/Suburban Area to the Rural Area. Of this total, approximately 510 acres were in the City of Charleston and approximately 1,249 acres were unincorporated. The changes also resulted in the movement of approximately 1,212 acres from the Rural Area to the Urban/Suburban Area. Of this total, approximately 1,209 acres were located in the City of Charleston and just under three acres were unincorporated. This data is based on Charleston County Assessor's Office data available on May 29, 2014.

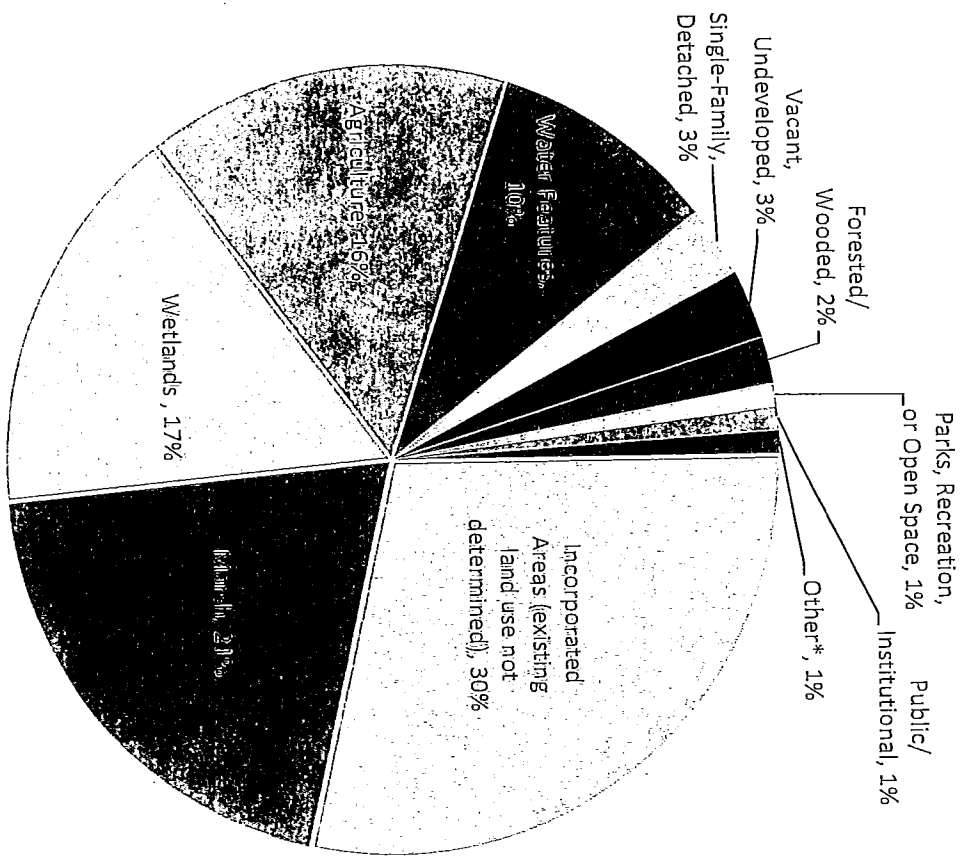
3.1.2: EXISTING LAND USE

Inventories of Existing Conditions

The County completed its first comprehensive inventory of the existing land uses in the unincorporated portions of the County in 2007. A second existing land use inventory was conducted in 2013 utilizing Geographic Information Systems (GIS) technology, current County records, and 2012 oblique aerial images (Pictometry). The existing land use categories, statistics, and map are illustrated in *Figure 3.1.1: Existing Land Use Pie Chart* and on the following pages.

It is important to note that approximately 30 percent of the land area of the County is incorporated and that the majority of the incorporated area is located in the Urban/Suburban Area. Almost 50 percent of the land area in the unincorporated County contains wetlands, marsh, and other water features, and an additional 18 percent is forestland or in agricultural or silvicultural use.

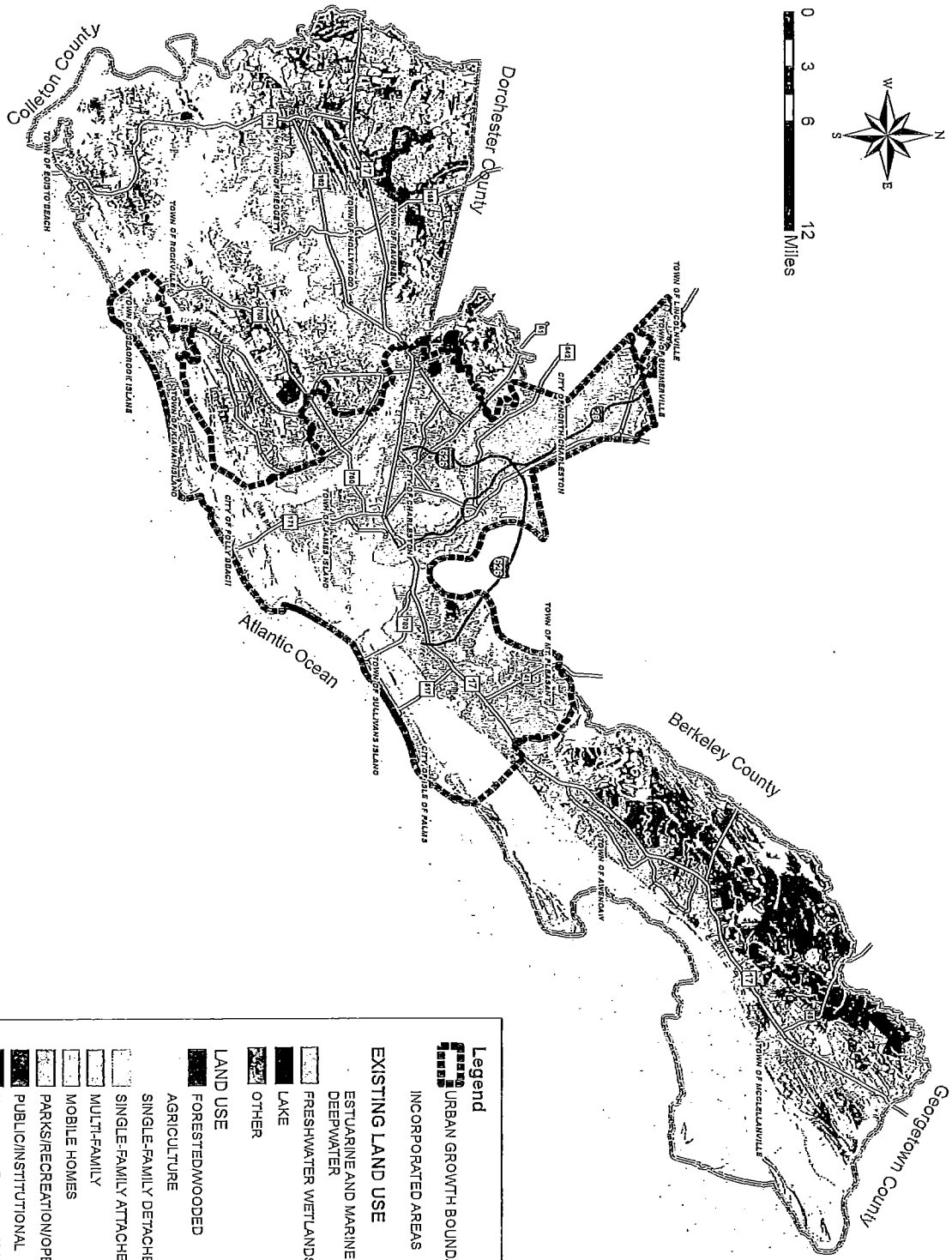
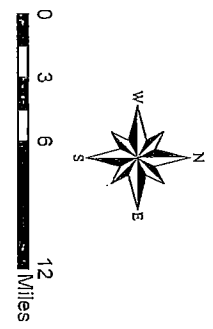
FIGURE 3.1.1: EXISTING LAND USE PIE CHART



*Other includes single-family attached, mobile homes, commercial, industrial, and utilities/transportation.

Sources: Charleston County Tax Assessor data, GIS data, and oblique aerial images (Pictometry, 2012).

MAP 3.11: EXISTING LAND USE MAP



Legend	
	URBAN GROWTH BOUNDARY
	INCORPORATED AREAS
EXISTING LAND USE	
	ESTUARINE AND MARINE WETLANDS AND DEEPWATER
	FRESHWATER WETLANDS AND PONDS
	LAKE
	OTHER
LAND USE	
	FORESTED/WOODDED
	AGRICULTURE
	SINGLE-FAMILY DETACHED
	SINGLE-FAMILY ATTACHED
	MULTI-FAMILY
	MOBILE HOMES
	PARKS/RECREATION/OPEN SPACE
	PUBLIC/INSTITUTIONAL
	UTILITIES/TRANSPORTATION
	COMMERCIAL
	INDUSTRIAL
	VACANT/UNDEVELOPED

Note: Municipal boundaries shown are as of Feb. 25, 2014

3.1.3: GENERAL LAND USE POLICIES

Overview

The Land Use Element Goal and Strategies provide direction regarding the overall approach to land use planning in the County. They address the long-term vision for land use and establish strategic actions that County Council can take to carry out the recommendations contained in the Future Land Use and Growth Management sections that follow.

Land Use Element Goal

Accommodate quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.

Land Use Element Needs

Land Use Element needs include, but are not limited to, the following:

- Reinforcing the significance of the Urban Growth Boundary through interjurisdictional coordination;
- Preserving the rural character of the County;
- Encouraging compact growth where infrastructure already exists;
- Providing guidance for the location, character, and

intensity of land uses in the County; and

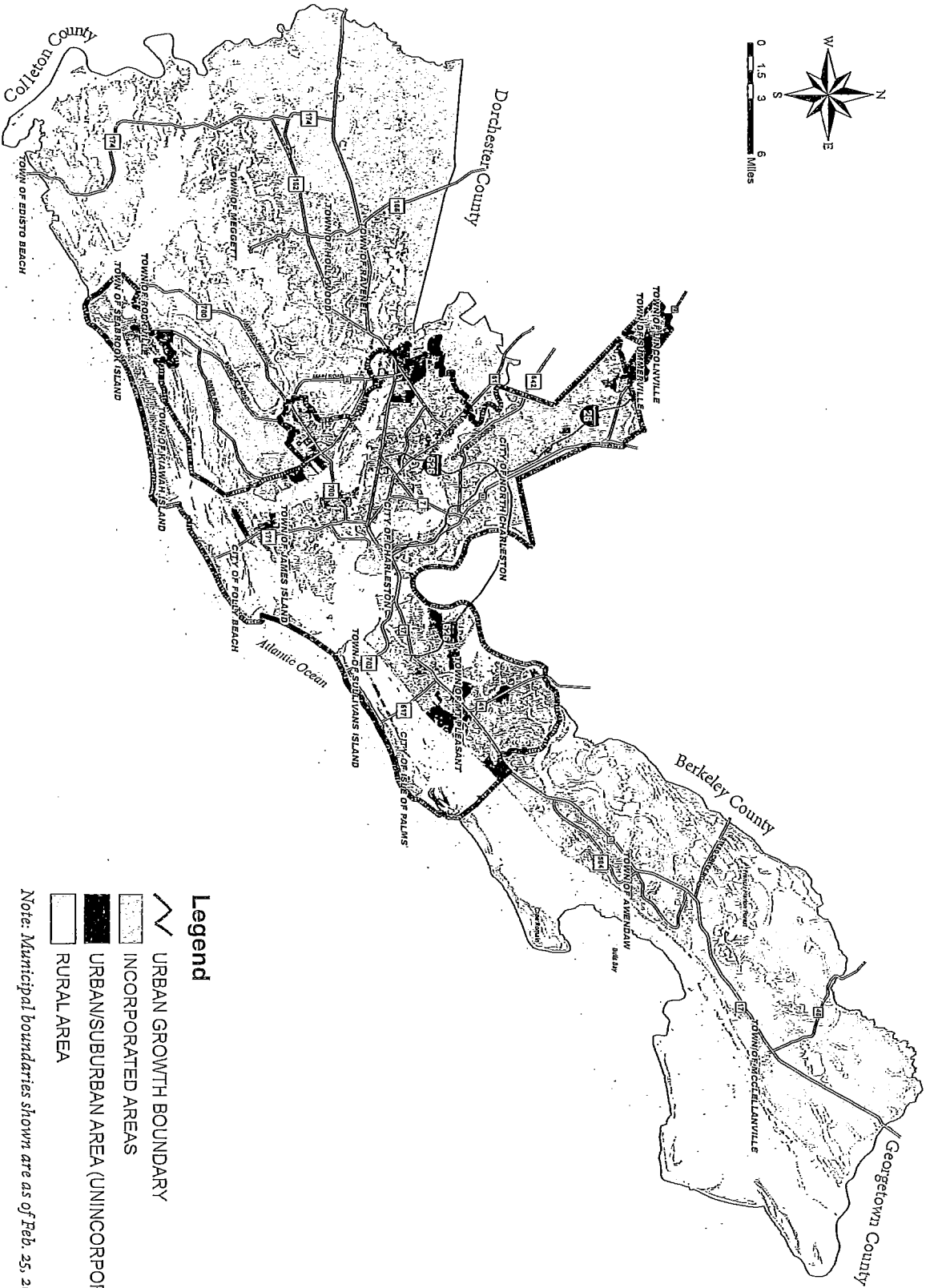
- Authorizing innovative planning strategies that respond to emerging land use policy needs, with focus on the form and mix of land uses in land use plans.

Land Use Element Strategies and Time Frames





The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- IU 1. Protect and enhance the environmental quality of freshwater and saltwater wetlands and recharge areas; creek, marsh and river front lands; beaches; and access to beaches and waterways.
- IU 2. Implement design character that enhances the quality of development along commercial corridors and establish scenic corridors and areas of environmental and cultural significance.
- IU 3. Foster the rural character of land outside the Urban Growth Boundary, encouraging lower density development.
- IU 4. Coordinate land use patterns with transportation, housing, employment and retail development to provide communities and neighborhoods where people can live and work.
- IU 5. Reinforce the location of the Urban Growth Boundary and the criteria to change its location through coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and service providers.
- IU 6. Encourage compact growth in already developed areas, redevelopment, and infill of existing vacant sites inside the Urban Growth Boundary over development in low growth areas, giving high priority to areas of greatest employment and residential density.
- IU 7. Continue the *Comprehensive Plan* implementation initiatives adopted by County Council.
- IU 8. Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth.
- IU 9. Require that any application affecting County resources be reviewed by the County for consistency with the adopted Future Land Use Plan.
- IU 10. Adopt innovative planning and zoning techniques such as: (1) Clustering or Conservation Design and (2) Form-based Zoning District regulations to authorize a combination of land uses within communities, including residential, service, and employment land uses.
- IU 11. Density bonuses beyond the maximum density of the recommended future land use designation may be approved when affordable and/or workforce housing units are included in proposed developments in the Urban/Suburban Area, provided there is no negative effect on the existing community.

MAP 3.1.2: GROWTH MANAGEMENT AREAS

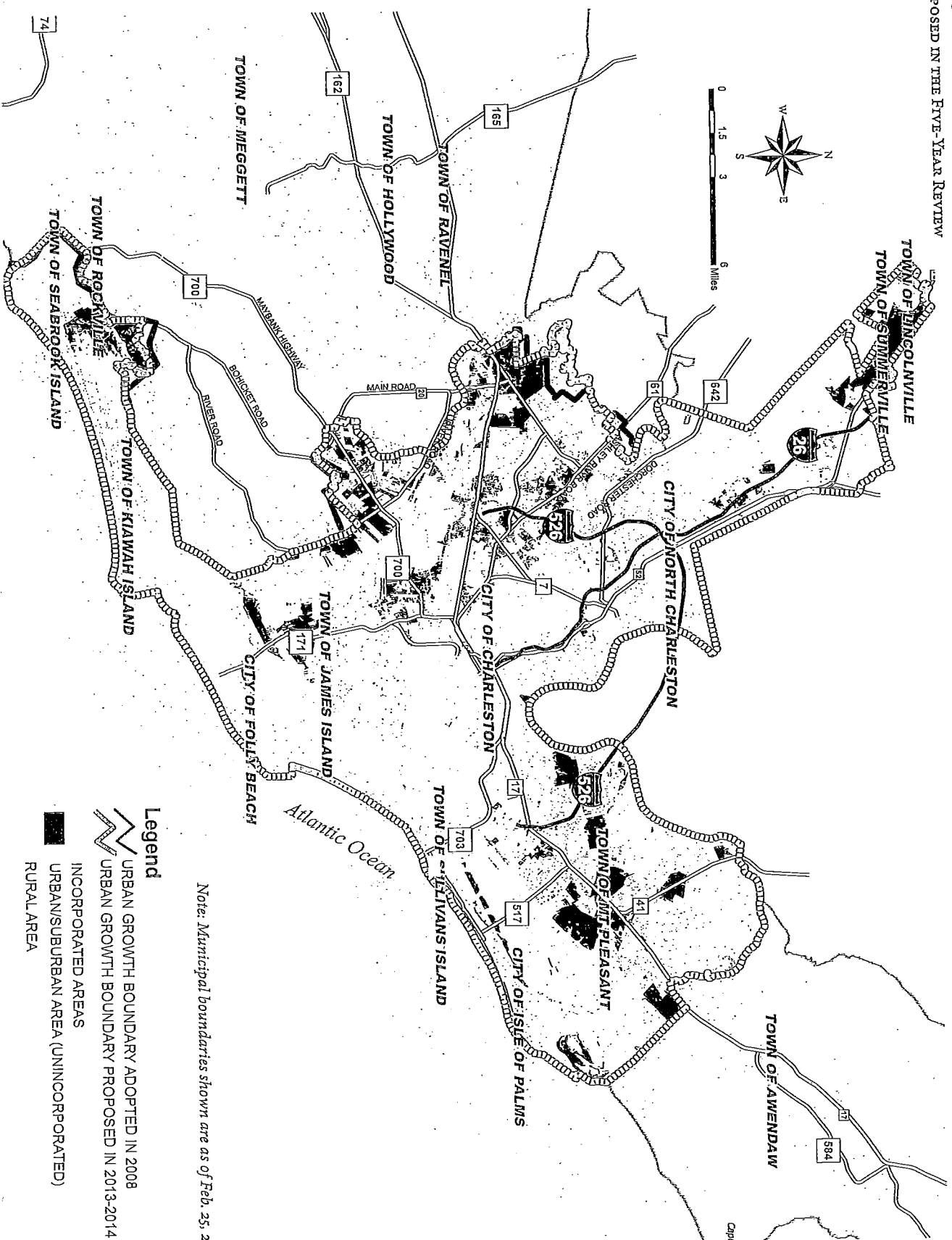


Legend

-  URBAN GROWTH BOUNDARY
-  INCORPORATED AREAS
-  URBAN/SUBURBAN AREA (UNINCORPORATED)
-  RURAL AREA






Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP 3.1.2.A: URBAN GROWTH BOUNDARY CHANGES
PROPOSED IN THE FIVE-YEAR REVIEW



Note: Municipal boundaries shown are as of Feb. 25, 2014

Legend

-  URBAN GROWTH BOUNDARY ADOPTED IN 2008
-  URBAN GROWTH BOUNDARY PROPOSED IN 2013-2014
-  INCORPORATED AREAS
-  URBAN/SUBURBAN AREA (UNINCORPORATED)
-  RURAL AREA

3.1.4: FUTURE LAND USE PLAN APPROACH

The approach to future land use includes a multi-tiered effort that incorporates recommendations for growth management, treatment of major planning efforts, specific land uses and densities within the Future Land Use Plan, and development quality and character through a series of guidelines for the Rural and Urban/Suburban Areas of the County. Combined, these recommendations and the other elements of the Plan are the criteria against which all development proposals should be evaluated for conformance with the *Comprehensive Plan*.

3.1.5: GROWTH MANAGEMENT

One of the growth management tools implemented in this plan is the Urban Growth Boundary, which clearly defines two distinct Growth Management Areas - the Rural Area and the Urban/Suburban Area. The Urban Growth Boundary implements the desired County policy to promote higher intensity growth in the Urban/Suburban Area where adequate infrastructure and services are in place, at the same time allowing for preservation of the rural character of the majority of the County. *Map 3.1.2: Growth Management Areas* shows the geographic boundaries of these two Growth Management Areas. All future land use and development quality recommendations are tied to these areas. *Map 3.1.2.A* illustrates the changes in the Urban Growth Boundary proposed as part of the *Five-Year Review*, which are described in detail in Section 3.1.1.

The City of Charleston and the Town of Mount Pleasant have both adopted Urban Growth Boundaries, as well; however, the locations of those Urban Growth Boundaries vary slightly from the location of the Urban Growth Boundary adopted by Charleston County. To be implemented effectively, cooperation with juris-

dictions such as the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers is needed. Cooperation regarding the location of the Urban Growth Boundary and criteria to change its location should be pursued. More information regarding institutionalizing the Urban Growth Boundary is described in detail in *Chapter 3.9 Priority Investment, Implementation, and Coordination Element*.

3.1.6: SPECIAL PLANNING AREAS

A. Major Planning Efforts

Major Planning Efforts include specialized initiatives in both the Rural and Urban/Suburban Areas of the County where multi-jurisdictional planning is required to ensure that the goals and strategies of this Plan are met. The Major Planning Efforts adopted as part of the 2008 *Plan Update*, which included addressing the southern portion of Johns Island and the Highway 17 North corridor, as well as implementing Developments of County Significance, were accomplished in 2009, 2011 and 2012, respectively.

The Major Planning Efforts identified during the 2013/2014 *Five-Year Review* of the Plan include reinforcing the Urban Growth Boundary through inter-jurisdictional coordination and addressing the proposed Spring Grove development, which encompasses approximately 14,500 acres in western Charleston County, as identified on *Map 3.1.3: Special Planning Areas*. *Chapter 3.9 Priority Investment, Implementation, and Coordination Element* describes each Major Planning Effort and the recommended implementation strategies.

B. Urban/Suburban Area Review

Map 3.1.3: Special Planning Areas identifies areas in the Urban/Suburban Area of Charleston County that re-

quire further study regarding land use, zoning, and site design consistency with adjacent jurisdictions. These areas are located in Johns Island, James Island, West Ashley, East Cooper, and the North Area. In some instances, the future land use recommendations in these areas are inconsistent with the zoning and/or existing land uses. In other cases, existing land uses and/or future land use recommendations are not consistent and/or are not compatible with land uses and form of development on adjacent parcels located both within the unincorporated County and within other jurisdictions.

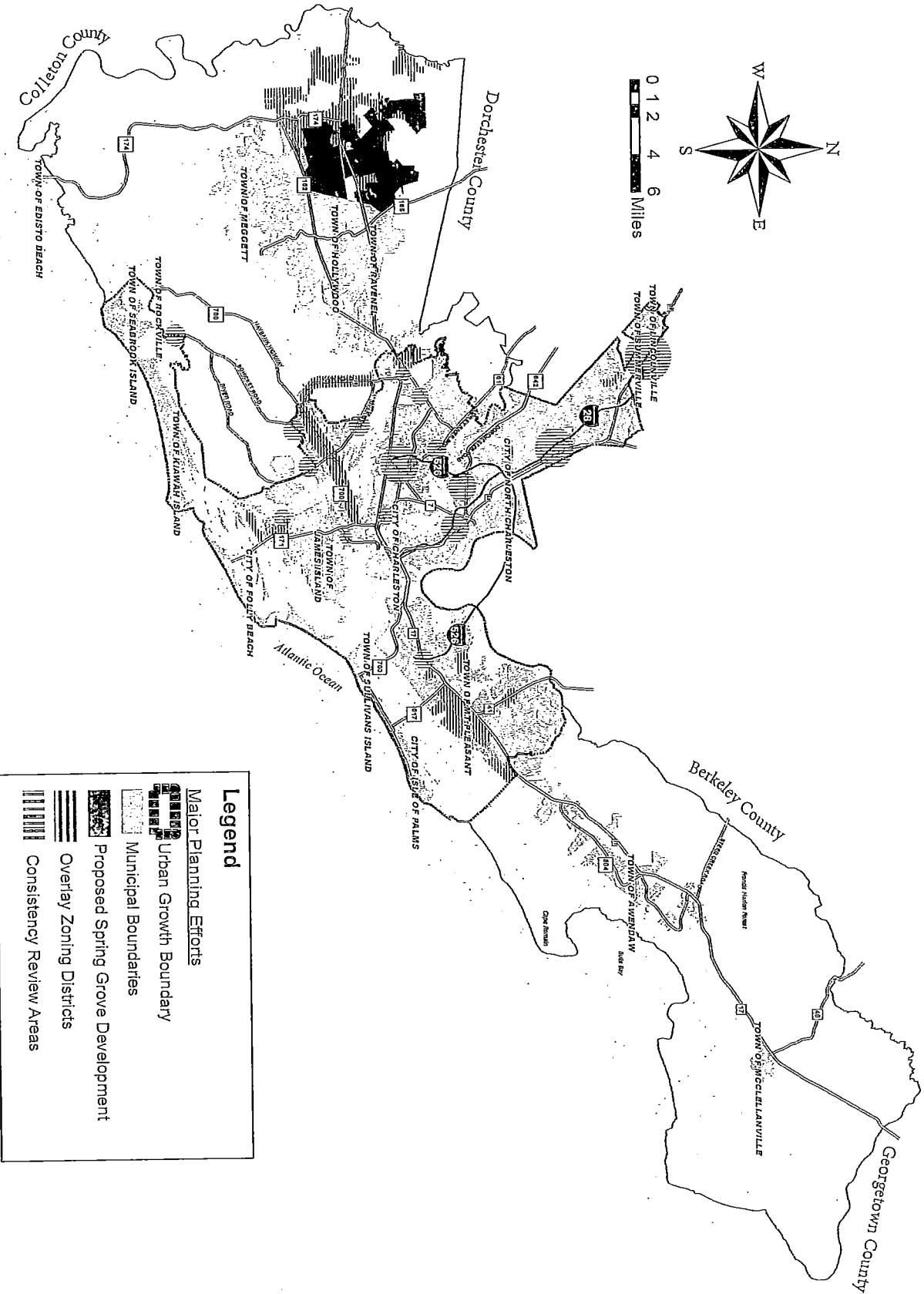
Chapter 3.9 Priority Investment, Implementation, and Coordination Element describes the recommended implementation strategies to address these issues.

Chapter 3.9 Priority Investment, Implementation, and Coordination Element also describes the process for reviewing the Urban/Suburban Area zoning districts for consistency with Comprehensive Plan policies regarding uses, densities, intensities, dimensional standards, and provision of housing types that are desired and can be afforded by new and future County residents.

C. Rural Area Review

Map 3.1.3: Special Planning Areas identifies areas in the Rural Area of Charleston County where there are inconsistencies between the future land use designations, zoning, and/or existing land uses. *Chapter 3.9 Priority Investment, Implementation, and Coordination Element* describes the recommended implementation strategies to address these issues and also describes the process for reviewing the Rural Residential (RR-3) zoning district to allow development to occur at a maximum density of one dwelling per acre, consistent with the density recommendation of this Plan.

MAP 3.1.3: SPECIAL PLANNING AREAS



Legend	
	Major Planning Efforts
	Urban Growth Boundary
	Municipal Boundaries
	Proposed Spring Grove Development
	Overlay Zoning Districts
	Consistency Review Areas

Note: Municipal boundaries shown are as of Feb. 25, 2014

D. Overlay Zoning Districts

Map 3.1.3: Special Planning Areas identifies both currently adopted overlay zoning districts that need to be reviewed and areas of the County where new overlay zoning districts should be created including:

- Maybank Highway Corridor including James Island;
- Main Road Corridor;
- Sweetgrass Basket Stand Special Consideration Area;
- Customized overlay zoning districts for the areas in the Urban/Suburban Cultural Community Protection future land use category;
- Customized overlay zoning districts for the areas in the Rural Cultural Community Protection future land use category; and
- Aircraft Accident Potential Zones and high noise zones surrounding Joint Base Charleston.

The purpose of these overlay zoning districts is to ensure that land use and design standards implement the desires of the community and are coordinated among relevant jurisdictions. Descriptions of each overlay zoning district, along with the recommended strategies and processes, can be found in *Chapter 3.9 Priority Investment, Implementation, and Coordination Element*.

3.1.7: FUTURE LAND USE RECOMMENDATIONS

The following are the descriptions and density recommendations for the future land use categories identified on the *Future Land Use Map (Map 3.1.4)*. *Map 3.1.5* provides a detail of the Urban/Suburban Area, followed by a series of maps showing the existing overlay zoning districts with their respective land use recommendations.

A. Rural Area Future Land Use Categories

The following future land use categories apply in the Rural Area of the County.

Conservation Management

These are areas consisting of various natural resources located in the County. They typically include highland areas surrounded by marsh or water, small islands, fragile natural land, or other areas as determined by their changing nature. Residential development in these areas should be very low intensity and may be in the form of Planned Development Zoning Districts. Densities will be based upon criteria such as FEMA designations, historical erosion patterns, nature of plants and wildlife, soils, ability to provide services, and other pertinent information.

Resource Management

Resource Management areas generally encompass undeveloped lands within the Rural Area that are used principally for timber production, wildlife habitat, recreational and commercial fishing, and limited agriculture. These areas encompass significant acreage of fresh, brackish, and saltwater tidal marshes, as well as important habitat for non-game and endangered species.

Designation of Resource Management areas recognizes the importance of a coordinated effort to protect and conserve natural resources while allowing for the continued economic use of private property and public lands. The type and intensity of development in Resource Management areas should support the needs of timber production, wildlife habitat management, recreation, agriculture, and areas of environmental sensitivity.

Developed uses should not constitute a threat to the resource base through either physical encroachment or indirect impacts. Development should also be compat-

ible with the land management requirements essential to maintenance of the resource base. Accordingly, residential development should be limited to very low density, with a maximum density of one dwelling unit per 25 acres. Clustering and other techniques may be used to ensure compatibility with Best Management Practices.

Wadmalaw Agricultural Preservation

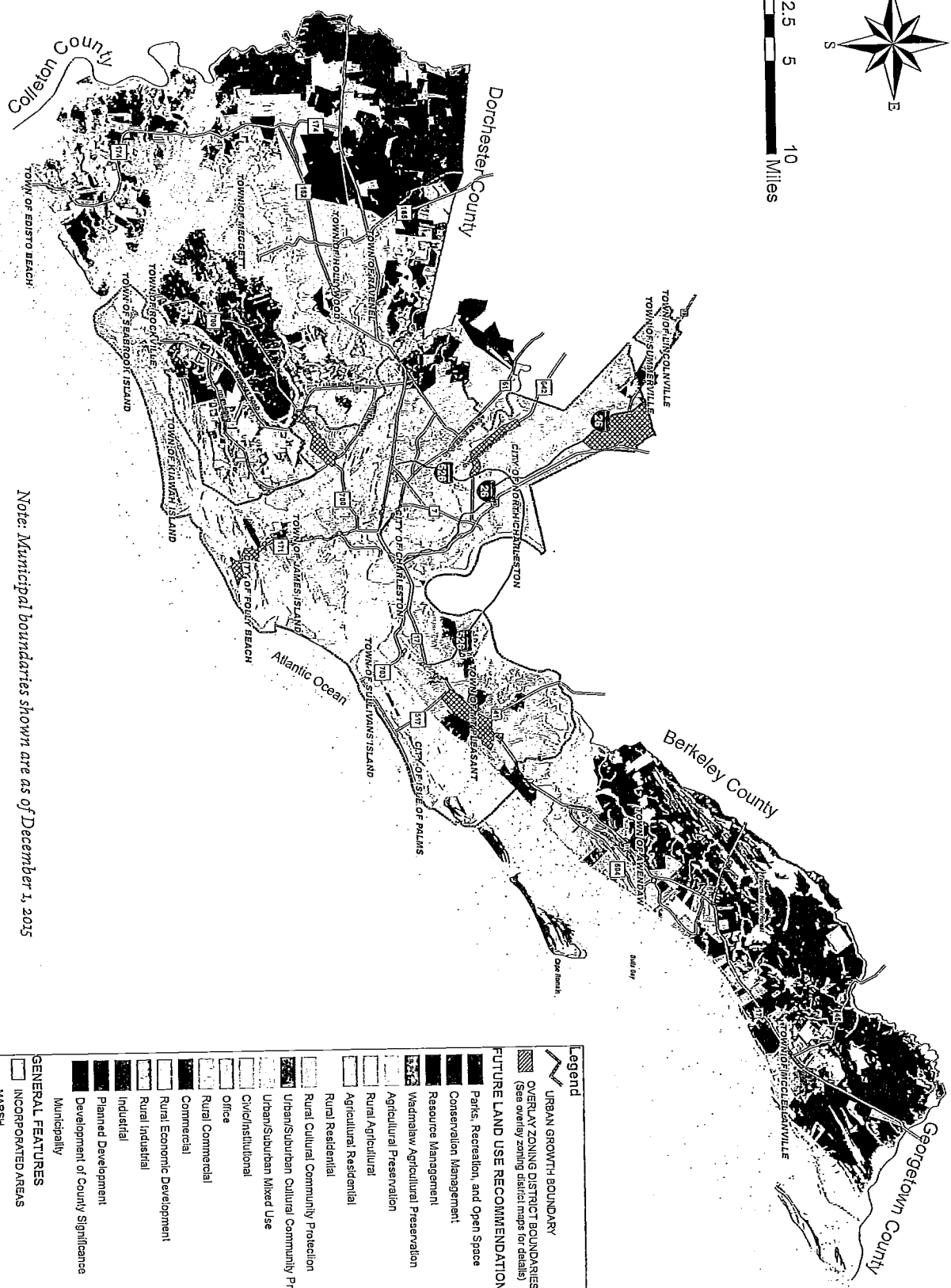
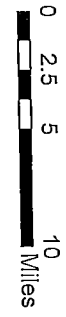
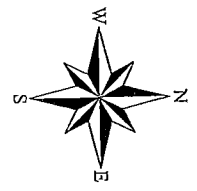
The uses recommended for this future land use category are similar to those recommended for the Agricultural Preservation use category; however, the recommended density is lower and this designation applies specifically to Wadmalaw Island. The incorporation of this designation is also consistent with the *Wadmalaw Island Planned Development Guidelines* adopted by the County in 1988.

Agricultural Preservation

The majority of land within the Rural Area contains soil types recognized by the U.S. Department of Agriculture as the best farmland for agricultural production. These include areas characterized by soils classified as prime farmland, unique soils, and soils of statewide importance. Designation of farmland preservation areas recognizes the importance of preserving Charleston County's farming resources, including individual farms and areas of productive soils, as well as a way of life valued by the community. Changes brought on by higher energy costs should result in more demand for agricultural products that are locally grown and harvested for local markets.

The types and intensities of development in the Agricultural Preservation Area should primarily support the needs of the farming industry, secondarily allowing for compatible residential development. Residential density of one dwelling per five acres to one dwelling per ten acres applies, except on Edisto Island which has a residential density of one dwelling per ten

MAP 3.1.4: FUTURE LAND USE



Note: Municipal boundaries shown are as of December 1, 2015

Legend	
	URBAN GROWTH BOUNDARY
	OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)
FUTURE LAND USE RECOMMENDATIONS	
	Parks, Recreation, and Open Space
	Conservation Management
	Resource Management
	Waldenlaw / Agricultural Preservation
	Agricultural Preservation
	Rural Agricultural
	Agricultural Residential
	Rural Residential
	Rural Cultural Community Protection
	Urban/Suburban Cultural Community Protection
	Urban/Suburban Mixed Use
	Civil/Institutional
	Office
	Rural Commercial
	Commercial
	Rural Economic Development
	Rural Industrial
	Industrial
	Planned Development
	Development of County Significance
	Municipality
GENERAL FEATURES	
	INCORPORATED AREAS
	MARSH
	WATER RESOURCES

acres. The residential density is coupled with development guidelines and incentives to retain significant acreage available for farming. Specific regulatory techniques may include flexible site planning guidelines, minimum lot sizes, or conservation or clustered design with retention of open space. Such provisions will maintain the agricultural land base, while enhancing development values particularly along waterfront properties.

Agricultural Residential

This land use category consists of rural residential Settlement Areas that have been subdivided into small properties. Proposed densities generally range from one dwelling per acre to one dwelling per five acres. "By-right" uses include residential development, agriculture, and other uses necessary to support the viability of agriculture.

Agricultural Residential includes Settlement Areas, which are small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use that may or may not yet be built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement

Area" are as follows:

1. Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning District or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. Parcels are not located on Wadmalaw Island or Edisto Island.

Rural Agriculture

The intent for this area is to retain the viability of agriculture while accommodating low levels of population growth. Densities range from one dwelling per four acres to one dwelling per eight acres. Incentive provisions should be made to encourage conservation design to retain acreage suitable for maintaining agriculture, protection of natural, historic, and cultural resources, and provision of open space.

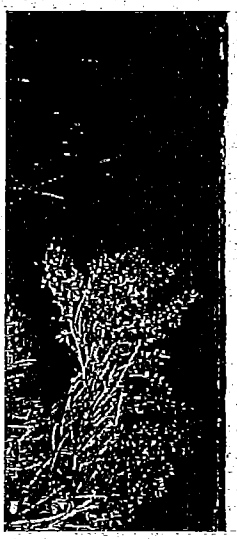
Specific regulatory techniques may include flexible site planning guidelines, minimum lot sizes, or conservation or clustered design with retention of open space. Such provisions will maintain the agricultural land base, while enhancing development values particularly along waterfront properties.

Rural Residential

In this designation, densities range from one dwelling per acre to one dwelling per three acres. Where appropriate, provisions should be made for clustered development to retain open space and preserve natural features. The intent of this area is to accommodate modest population growth to reduce demand for public services and facilities while retaining rural community character.

Rural Cultural Community Protection

This future land use designation is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this category are located in the Rural Area and are typically less developed than other areas due to the lack of off-site water and sewer utilities. Much of the development is single-

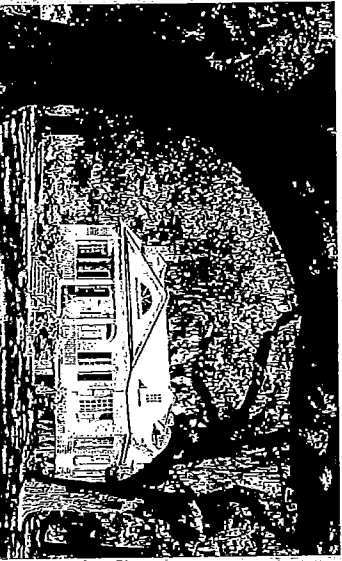


family residential with many churches. Historically, many small neighborhood businesses existed in these communities; however, there are very few neighborhood businesses existing today. The communities have a strong tie to the natural resources in the area and have many earthen roads that connect to state roads.

Future development should be compatible with the existing community and the residential density should not exceed one dwelling per acre. Residences, agriculture, forestry, churches, cemeteries, cultural and historic buildings, schools, post offices, etc. should be allowed. Compatible businesses and offices should be allowed to offer services and employment opportunities for local residents, provided the building scale and coverage fits with existing structures. This designation should not be located on Wadmalaw Island or Edisto Island, or within Planned Development or Form-Based Zoning Districts. Zoning and land development regulations in these areas should be customized to meet the needs of the individual communities.

Parks, Recreation, and Open Space

This category provides for lands intended to remain in a predominantly natural state; lands that have been



protected through permanent conservation easements or are publicly owned that significantly restrict development; and open spaces, green spaces, and parks and recreation, as defined in this Plan.

Civic/Institutional

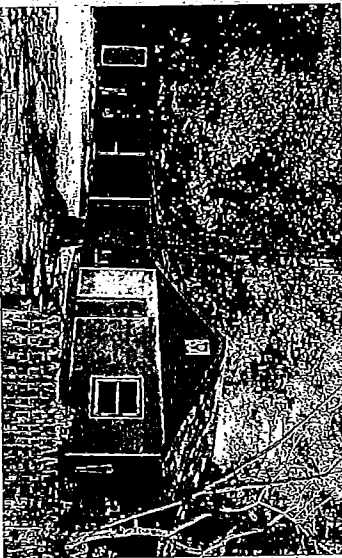
Civic and institutional uses such as churches, schools, and community centers make up a large portion of the "sense of community" that is Charleston County. Appropriate locations for these uses include prominent locations within communities, such as key inter-sections, within Settlement Areas, or within nodes that have safe access and visibility from major roads.

Rural Commercial

Commercial development in the Rural Area is limited to retail and service uses that serve the residential population and agricultural activities, provide employment opportunities, and do not negatively impact the surrounding community.

Rural Industrial

The Rural Industrial areas are designated to accommodate low impact industrial uses. Activities that are



noxious are prohibited. High-tech industrial uses are encouraged over traditional smokestack or manufacturing industries. Industries that support the rural economy and provide employment opportunities for rural residents, such as warehousing, agricultural processing, agricultural manufacturing, farm equipment sales, repair and rental services, welding services and other services to support the rural population, are encouraged.

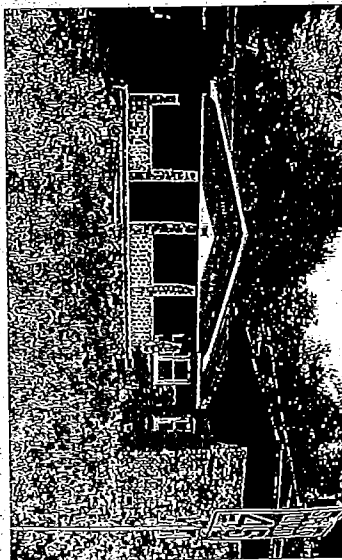
Rural Economic Development Area

Rural Economic Development areas are designated to accommodate regional business parks that contain professional office, wholesale, warehousing and high technology industrial uses that support the local rural economy and provide employment opportunities for residents in the Rural Area.

B. Urban/Suburban Area Future Land Use Categories
The following future land use categories apply in the Urban/Suburban Area of the County:

Urban/Suburban Cultural Community Protection

This future land use designation is intended to protect



and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses. Many of the roads are paved with connections to county or state maintained roads; however, earthen roads still exist.

Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre. Compatible institutional, office, and low intensity commercial uses should be allowed to offer services and employment opportunities for local residents, provided the building scale and coverage fits with existing structures. Sweetgrass Basket making, including sales, should be recognized and promoted. Zoning and land development regulations in these areas should be customized to meet the needs of the individual communities.

Urban/Suburban Mixed Use

This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. This category is intended to allow for growth to occur within the Urban Growth Boundary by allowing urban mixed uses and affordable housing in the Urban/Suburban Area while preserving and protecting the Rural Area for future generations. Densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted.

Parks, Recreation, and Open Space

This category provides for lands intended to remain in a predominantly natural state; lands that have been protected through permanent conservation easements or are publicly owned that significantly restrict development; and open spaces, green spaces, and parks and recreation, as defined in this Plan.

Civic/Institutional

Civic and institutional uses such as churches, schools, and community centers make up a large portion of the "sense of community" that is Charleston County. Appropriate locations for these uses include prominent locations in communities, such as key intersections or within neighborhoods that have safe access and visibility from major roads.

Office

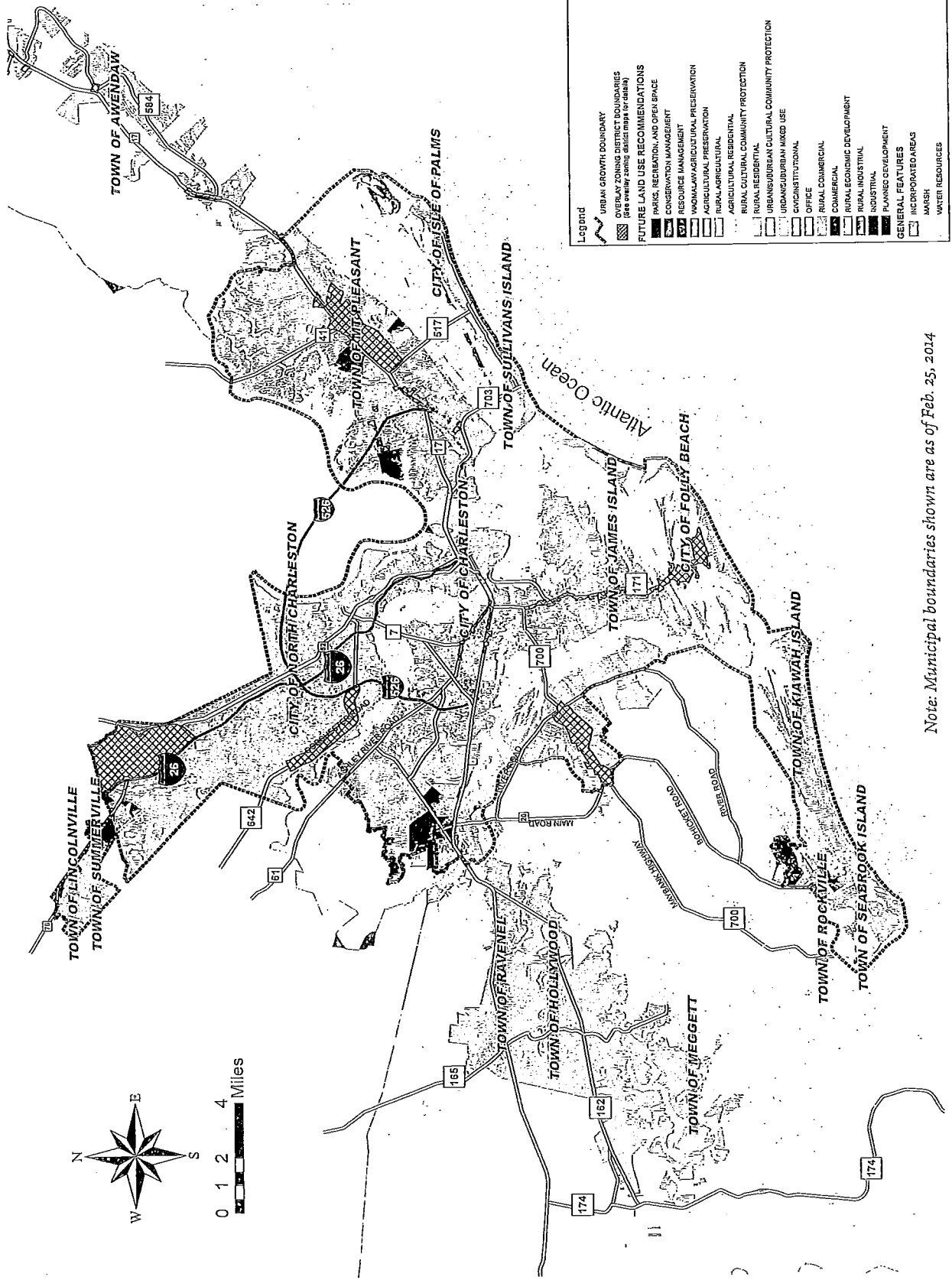
This land use category provides for a range of professional and other office uses including: administrative, professional, business, government, and medical. The scale and intensity of office development should complement the surrounding area and provide employment opportunities for the residents of Charleston County. This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, and civic uses, as well as public and open spaces and linkages to public transit in a walkable environment. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted.

TABLE 3.1.1: FUTURE LAND USE RESIDENTIAL DENSITIES

The Rural Area	Future Land Use Categories	Residential Density Guidelines
	Conservation Management	Consistent with the Natural Resource Management (NRM) District contained in the <i>Zoning and Land Development Regulations Ordinance</i> .
	Resource Management	1 dwelling per 2.5 acres
	Wadmalaw Island Agricultural Preservation	1 dwelling per 15 acres to 1 dwelling per 7 acres*
	Agricultural Preservation	1 dwelling per 10 acres to 1 dwelling per 5 acres 1 dwelling per 10 acres on Edisto Island
	Rural Agriculture	1 dwelling per 8 acres to 1 dwelling per 4 acres.
	Rural Residential	1 dwelling per 3 acres to 1 dwelling per acre
	Agricultural Residential	1 dwelling per 5 acres to 1 dwelling per acre
	Rural Cultural Community Protection	1 dwelling per 25 acres to 1 dwelling per acre Not permitted on Wadmalaw or Edisto Islands
Planned Development Zoning Districts	All Future Land Use Categories	See Chapter 3.1.7.C, Planned Developments, of this Plan
Form-Based Zoning Districts	All Future Land Use Categories	See Chapter 3.1.7.D, Form-Based Zoning District
Urban/Suburban Area	Urban/Suburban Cultural/Community Protection	1 to 4 dwellings per acre
	Urban/Suburban Mixed Use	4 or more dwellings per acre

* The area of a parcel in the Wadmalaw Agricultural Preservation designation within 1,000 feet of the OCRM Critical Line has a maximum density of 1 dwelling unit per 3 acres.

MAP 3.1.5: URBAN/SUBURBAN FUTURE LAND USE DETAIL



Note: Municipal boundaries shown are as of Feb. 25, 2014

Commercial

This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted.

Industrial

Major industrial uses and industrial parks are included within this land use designation. High-tech industrial uses are encouraged. Industries that support economic development goals and strategies should be given priority. Appropriate uses include manufacturing, distribution facilities, flex space, industrial support activities, ports and transportation related facilities. This designation also encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted.

C. Planned Developments Zoning Districts

Planned Development Zoning Districts (Planned Developments) are a type of zoning district and planning tool intended to promote innovative site planning, mixing of uses, conservation of natural and cultural resources, and efficient use and provision of public facilities and services in order to accomplish the Purpose and Intent of the *Comprehensive Plan*. Planned Developments ensure the orderly development of projects that do not fit the typical future land use or zoning prototypes by allowing flexibility in fu-

ture land use recommendations and zoning restrictions as trade-offs for improved design amenities, infrastructure provision, and mixed use.

While Planned Developments may permit flexibility in future land use recommendations and zoning restrictions, they still must comply with the overall Purpose and Intent of this Plan. Additionally, Conservation Design may be used in Planned Developments to offset the provision of significant amounts of permanently protected open spaces or agricultural land. (See *Conservation Design Toolbox in Appendix A*).

This Plan places a strong emphasis on balancing social, economic, and environmental considerations and recognizes the need for incentives to promote mixed-use development, conservation of open space and agricultural lands, and the provision of affordable housing. Some of the incentives include, but are not limited to:

- Density bonuses, as described in sub-sections “a” and “b” below, may be allowed for Planned Developments that include at least fifty percent (50%) permanently protected Common Open Space and comply with all other requirements of this Plan and the *Zoning and Land Development Regulations Ordinance*. These density bonuses shall not be applicable to areas in (1) the Conservation Management and Resource Management Future Land Use designations, as identified in this Plan; and (2) the Agricultural Preservation Future Land Use designation on Edisto Island, as identified in this Plan.

- a. An increase of up to 20 percent more than the number of dwelling units permitted under the maximum density identified in this Plan for the Rural Residential and Agricultural Residential Future Land Use designations (example calculation: number of dwelling units permitted under the maximum density multiplied by 1.2).

TABLE 3.1.2: EXAMPLE OF AN INCREASE OF UP TO 20% DENSITY BONUS

Parcel Size	10 acres
Future Land Use Designation	Agricultural Residential
Maximum Density of the Future Land Use Designation	1 dwelling unit per acre
Number of Dwelling Units Permitted (Maximum Density)	10 dwelling units
Number of Dwelling Units Permitted with 50% Permanently Protected Common Open Space: (# of Dwelling Units Permitted Under Maximum Density X 120%)	[10 dwelling units X 1.2] = 12 dwelling units

TABLE 3.1.3: EXAMPLE OF AN INCREASE OF UP TO 120% DENSITY BONUS

Parcel Size	80 acres
Future Land Use Designation	Rural Agriculture
Base Density of Future Land Use Designation	1 dwelling unit per 8 acres
Number of Dwelling Units Permitted (Base Density)	[80 acres / 8] = 10 dwelling units
Number of Dwelling Units Permitted (PD Maximum Density)	[80 acres / 4] = 20 dwelling units
Number of Dwelling Units Permitted with 50% Permanently Protected Common Open Space: (# of Dwelling Units Permitted Under Base Density X 220%)	[10 dwelling units X 2.2] = 22 dwelling units

Table 3.1.2 illustrates a detailed example of this calculation.

b. An increase of up to 120 percent more than the number of dwelling units permitted under the base density of the Future Land Use designation identified in this Plan for all other applicable Comprehensive Plan Future Land Use designations in the Rural Area (excludes (1) "a" above; (2) the Conservation Management and Resource Management Future Land Use designations; and (3) the Agricultural Preservation Future Land Use designation on Edisto Island) (example calculation: number of dwelling units permitted under the base density multiplied by 2.2). Table 3.1.3 illustrates a detailed example of this calculation.

- Density bonuses beyond the maximum density of the recommended future land use designation may be approved when affordable housing units are included.
- Planned Developments that include a parcel or parcels of land that have varying future land use designations and/or varying zoning classifications may be deemed consistent with the *Comprehensive Plan* if the total density proposed does not exceed the maximum combined density permitted in the future land use designations and/or zoning districts.

D. Form-Based Zoning Districts

A Form-Based Zoning District is a zoning district category and a planning tool that guides the form and character of the built environment to create development patterns that coordinate the location of a variety of land uses with a connected transportation network in a manner that accommodates pedestrian mobility and controls sprawl.

These development patterns further the Land Use, Economic Development, Population, Housing, Transportation, Community Facilities, Natural Resources, Cultural Resources, Priority Investment, Implementation, and Coordination, and Energy Element strategies contained in this Plan by addressing the County's emerging land use policy concerns with innovative planning concepts. Increased residential and commercial sprawl and automobile-dominated transportation networks have created demand for innovative planning and zoning techniques such as Form-Based Zoning District regulations that enable the combination of land uses at densities that are sufficient to support walkability and land use diversity, and that facilitate coordinated and integrated infrastructure planning strategies.

Form-Based Zoning District regulations create predictability in the community planning process by directing the intended form and character of the specific Form-Based Zoning District, while allowing such District to naturally grow over time in response to market conditions. The *Comprehensive Plan* recognizes that the projected build-out time frame of any specific Form-Based Zoning District may far exceed the time frame of the current Comprehensive Plan update, and that the goal of predictability in the long-term community planning process may require the consideration of land use planning strategies not envisioned in the current Plan. Therefore, the Form-Based Zoning District provisions of the *Comprehensive Plan* are intended to complement the future land use recommendations incorporated in Sections 3.1.4 and 3.1.7; the growth management provisions of Section 3.1.5, and the guidelines set forth in Section 3.1.8.

E. Developments of County Significance

Developments of County Significance are defined as proposed developments that (1) have a gross acreage

equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the *Comprehensive Plan and Zoning and Land Development Regulations Ordinance*. The Plan recognizes that there are Rural Areas throughout the County which may at some time meet this definition and that they should be addressed through appropriate procedural requirements. The *Zoning and Land Development Regulations Ordinance* should be amended to establish protocol for submission requirements and review of Developments of County Significance. The following outlines an application, process, and criteria which shall be addressed in the *Zoning and Land Development Regulations Ordinance*.

Application

All applications for Developments of County Significance shall include a Comprehensive Plan amendment request(s) and Development Agreement request(s). Additionally, a Rezoning application may be submitted as part of the application for Developments of County Significance. An application to amend the *Comprehensive Plan* pursuant to the Developments of County Significance process may be approved by the County Council if it determines that the proposed amendment is consistent with the overall purpose and intent of the *Comprehensive Plan* and the requirements of the Developments of County Significance provisions contained in the *Comprehensive Plan and Zoning and Land Development Regulations Ordinance*.

Process

The process shall follow the procedure required by the Charleston County Zoning and Land Development

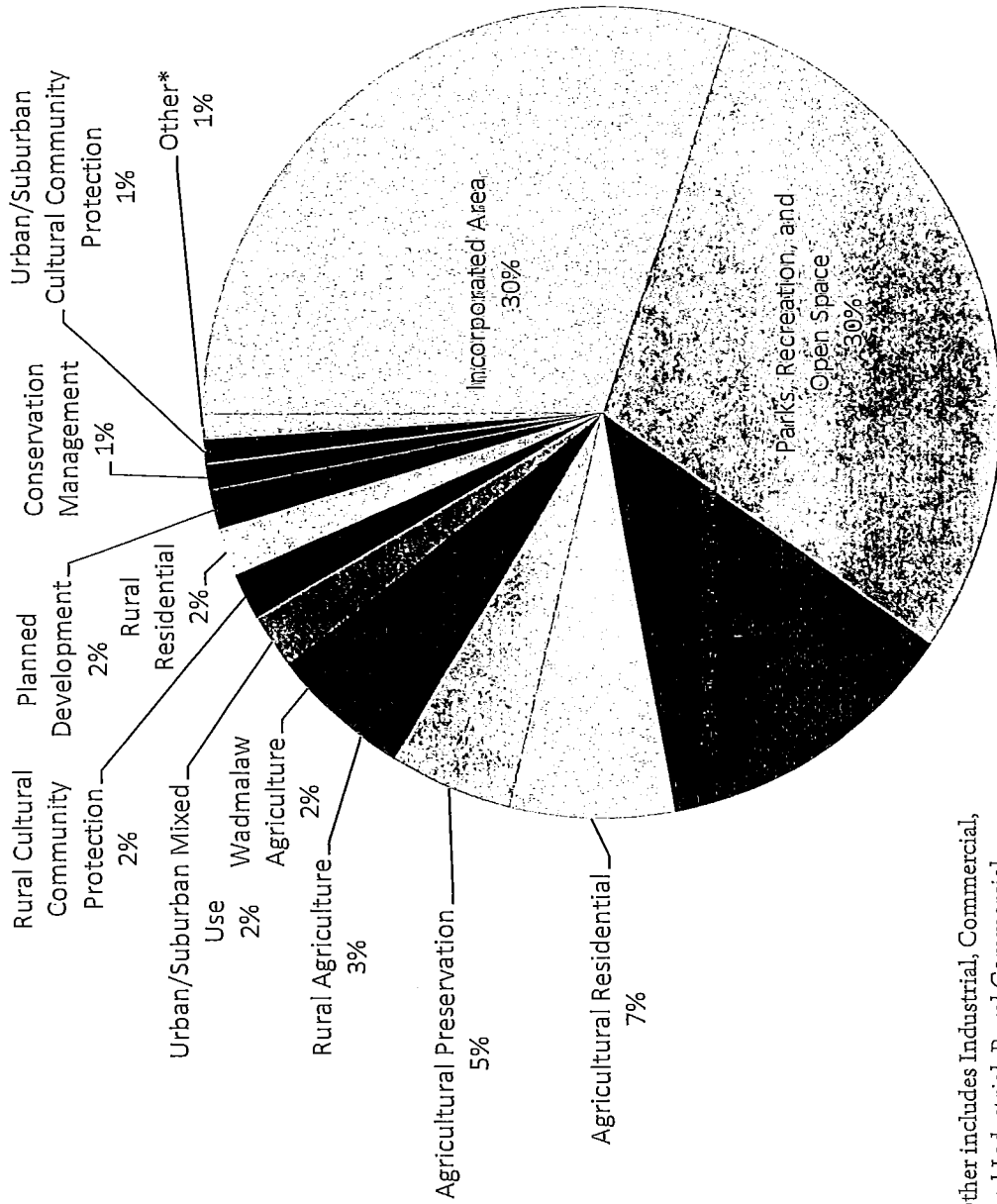
Regulations Ordinance and South Carolina State Law in terms of public hearings, notifications, time-limits, and final determinations for *Comprehensive Plan* amendment requests, Development Agreement requests, Rezoning requests, and for any change on the Zoning Map. Extensive public outreach should be required prior to the submission of an application for a Development of County Significance.

Criteria

All applications shall include documentation addressing each element of the Charleston County *Comprehensive Plan* and shall at a minimum include the following:

- Seventy-five percent (75%) of the land included in the application shall be either private land permanently restricted by deed restriction or conservation easement to clustered or unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other open space preservation organizations. The application shall identify the amount of acreage available for clustered rural density; said acreage shall be excluded from the seventy-five percent (75%) calculation.
- A historic and archaeological resource study;
- Preservation, mitigation and/or management of significant cultural, historic and archaeological sites, resources and landscapes;
- Information regarding the location, density and intensity of proposed land uses for the first five years of the proposed project and projections for each subsequent five year time period until buildout;

FIGURE 3.1.2: FUTURE LAND USE PIE CHART



*Other includes Industrial, Commercial, Rural Industrial, Rural Commercial, Rural Economic Development, Civic, and Office. These Future Land Use categories equate to less than 1% of the total unincorporated acreage.

dotted with historic buildings and archaeological sites indigenous to the Lowcountry.

Agricultural and forestry activities and geographically dispersed Settlement Areas with homes are secondary to the natural and historic landscapes in the Rural Area. A small number of service and agriculturally oriented businesses are sited along major highways.

The Rural Area is not targeted for public wastewater treatment except when approved by County Council for the general health, safety, and welfare of the community. A significant amount of land is in public ownership, open space easements, agricultural use, timber management, and wildlife habitat uses, contributing to the rural character of Charleston County.

The purpose of establishing the following guidelines for preservation and development in the Rural Area of the County is to:

1. Protect and maintain the natural environment;
2. Promote agri-business and agri-tourism;
3. Designate prominent locations with good access and visibility from major roads for civic or community oriented uses such as churches or schools;
4. Establish and maintain a rural network of roads that

- Interconnected and complete transportation networks;
- Analysis of public transit alternatives;
- Provision of transportation alternatives; and
- Emergency evacuation plans.

3.1.8: DEVELOPMENT QUALITY

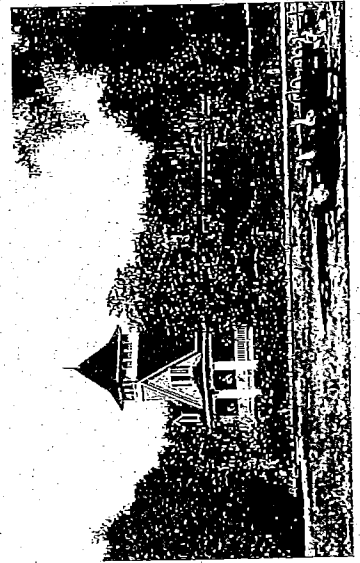
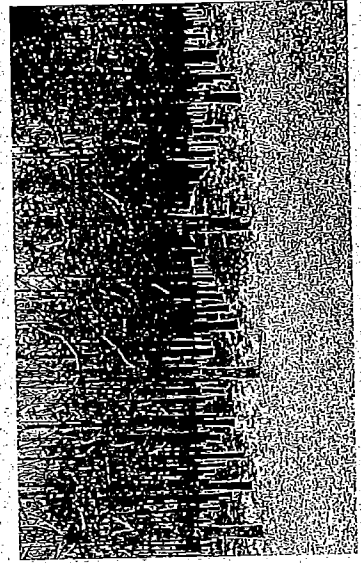
The following guidelines for the Rural and Urban/Suburban Areas are included to help manage growth in a manner that is consistent with the desired character and quality unique to the communities within Charleston County. The guidelines provide a set of expectations that should be used to evaluate the conformance of applicable development applications with this *Comprehensive Plan*.

A. Rural Area

Purpose and Intent

The Rural Area is located outside of the Urban Growth Boundary and is identified by forests, tidal marshes and freshwater wetlands, which dominate the landscape. They are traversed by scenic rural roads, and

- An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
- An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;
- Inclusion of a variety of housing ownership types and affordability;
- Economic development information such as economic feasibility analysis (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact on the local economy and employment market;
- Fiscal impact analysis of the public infrastructure needs;
- List needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities;
- Traffic impact study;



enhances the rural character and does not encourage rural growth;

5. Promote infill of undeveloped portions of existing Settlement Areas to continue to define the edge between the Settlement Areas and the surrounding rural landscape; and
6. Maintain the rural low-density qualities of large portions of the County to preserve the character and culture of the Lowcountry.

Rural Guidelines

The following Rural Guidelines describe the features of preservation or development that are important to maintain the rural qualities of the County. These statements provide guidance for the location, quality and character of future development which are appropriate in the Rural Area and should be considered in the composition of development applications in the Rural Area.

Rural Guideline 1.

Prioritize the protection of agricultural activities, natural landscapes, and cultural resources balanced with low-intensity residential, agricultural, and supportive commercial uses.

Rural Guideline 2.

Develop very low density residential uses to maintain the rural character.

Rural Guideline 3.

Develop gross densities at the higher range of the recommended future land use when Clustering or Conservation Design is used, as exhibited in *Figure 3-1.3*, to offset the provision of significant amounts of preserved land, especially in the Rural Residential and

Rural Agriculture Future Land Use categories. (See *Conservation Design Toolbox in Appendix A*).

Rural Guideline 4.

Develop gross densities at or above the maximum densities recommended in the future land use categories when Planned Development Zoning Districts, Form-Based Zoning Districts, and/or Developments of County Significance are found to be consistent with the Elements contained in this Plan and the requirements of the *Zoning and Land Development Regulations Ordinance*.

Rural Guideline 5.

Establish a pattern of roads and buildings which portrays a traditional rural quality of life with large areas dedicated to agriculture or silviculture, or protected in a natural state to provide habitat for native species.

Rural Guideline 6.

Preserve cultural and historic sites.

Rural Guideline 7.

Designate prominent locations with good access and visibility from major roads for civic or community oriented uses such as churches or schools.

Rural Guideline 8.

Maintain or enhance the visual identity of existing scenic roads.

Rural Guideline 9.

Provide vegetated buffers of fifty feet or more between roads and structures where development occurs along or near designated scenic roads.

Rural Guideline 10.

Maintain rural and agriculturally oriented commercial uses in a dispersed pattern or in low concentrations in nodes at major intersections to support and contribute to the rural quality of life.

Rural Guideline 11.

Locate new rural and agriculturally oriented commercial uses at nodes with access to major roads and buffer from any adjacent residential or agricultural uses.

Rural Guideline 12.

Maintain the overall pattern of very low levels of human influence.

Rural Guideline 13.

Preserve and protect natural areas such as marshes, forests, and vegetative or wildlife habitats.

Rural Guideline 14.

Preserve areas with soils recognized by the U.S. Department of Agriculture as the best land for agricultural production or agricultural activities.

Rural Guideline 15.

Preserve and protect agriculture and timber land.

Rural Guideline 16.

Comply with the Settlement Area criteria in the *Zoning and Land Development Regulations Ordinance* for the establishment of all new Settlement Areas. No new Settlement Areas shall be established on Wadmalaw Island or Edisto Island.

Rural Guideline 17.

Respect the scale, configuration, building orientation, density, pattern, materials, building relationship to street, and general character of existing settlements and the surrounding Rural Area.

Rural Guideline 18.

Provide pedestrian and bicycle trail linkages as well as access to public transportation routes in Settlement Area developments.

Rural Guideline 19.

Protect water quality, wildlife habitat, and scenic vistas by meeting or exceeding the minimum lot widths, buffers and setbacks required for developments along the OCRM Critical Line, as contained in the *Zoning and Land Development Regulations Ordinance*.

Rural Guideline 20.

Ensure adequate soil conditions and land area is present to support on-site wastewater disposal systems and potable water/well systems.

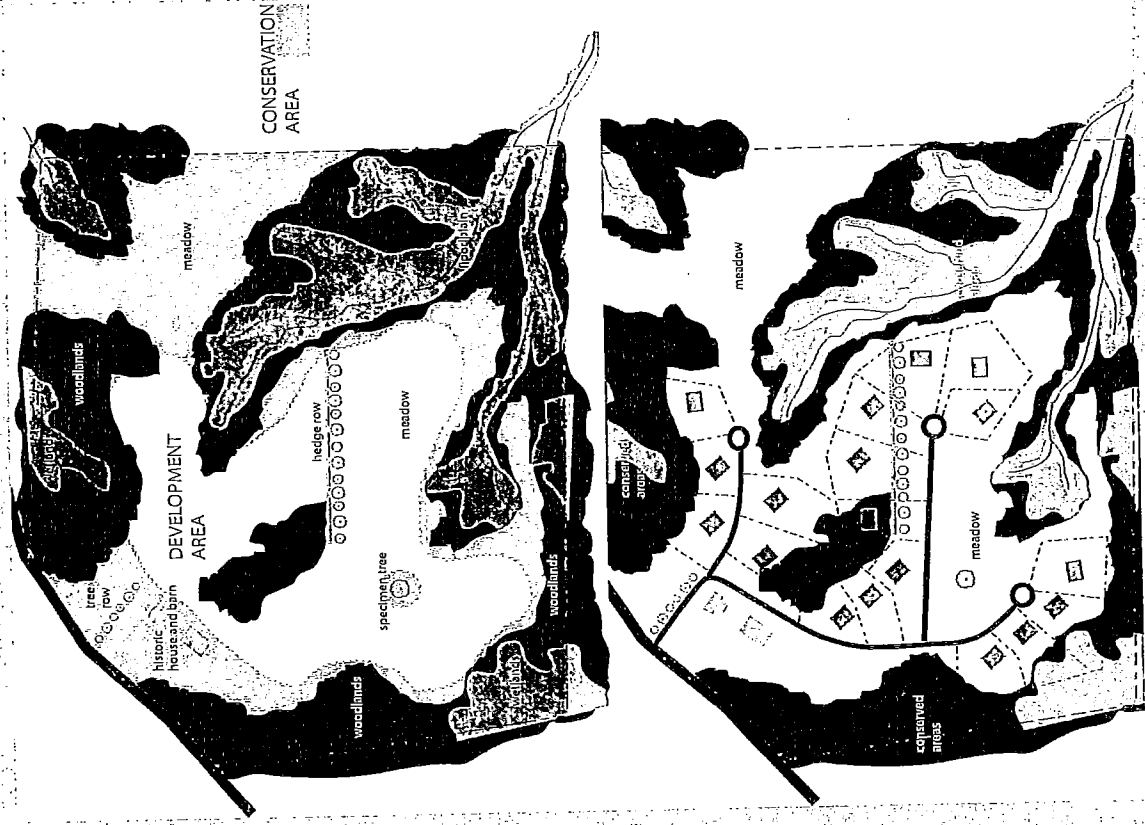
Rural Guideline 21.

Obtain approval of a *Comprehensive Plan* amendment for the purposes of amending the Community Facilities Element and the County's 208 Wastewater Service Areas Map and a *208 Water Quality Management Plan* amendment to allow any wastewater treatment systems other than individual on-site systems prior to submitting applications for development approval. Wastewater treatment systems that are approved as part of Planned Development Zoning Districts, Form-Based Zoning Districts, and/or Development Agreements do not require amendments to the *Comprehensive Plan*; however, they may require amendments to the Charleston County and BCDCOG 208 *Water Quality Management Plans* (Charleston County became a Designated Management Agency in 2010).

Rural Guideline 22.

Design new publicly owned and maintained roadways to be in character with the Rural Area and ensure that they will not promote additional growth out of character with the rural landscape.

Figure 3.1.3: Clustering, or Conservation Design.



The illustrations show how a rural site can be creatively developed with the by-right number of units while permanently protecting cultural and natural resources. By building homes on smaller lots clustered in the buildable or highland areas, the wooded areas, wetlands, marshes and historic structures can be preserved for generations to come.

This concept is an innovative way to develop land in the Rural Area that applies many of the Rural Guidelines in this Element.

Rural Guideline 23.

Where appropriate, meet the requirements for Developments of County Significance, as contained in Chapter 3.9 *Priority Investment, Implementation, and Coordination Element*.

B. Urban/Suburban Area Purpose and Intent

The Urban/Suburban Area is located within the Urban Growth Boundary and is characterized by a diverse mix of residential neighborhoods, business/industrial uses, road frontage development, and undeveloped areas. High levels of infrastructure and services and medium to high intensity development exist within the Urban/Suburban Area.

The land development pattern in the Urban/Suburban Area ranges from older traditional neighborhood patterns with a grid street systems to suburban style subdivisions which draw on the natural landscape of marshes and waterways to help delineate neighborhoods, but which only allow for limited pedestrian ways and street connectivity. The purpose of the Urban/Suburban Guidelines is to:

1. Provide locations for concentrated mixed use growth patterns on land environmentally suitable for development where services can be provided in an efficient and cost effective manner;
2. Focus development activities on infill, redevelopment, and intensification of existing and surrounding uses;
3. Promote mixed use developments and a general land use pattern that includes a variety of housing types, retail, service, employment, civic, and compatible industrial uses, as well as open space and includes linkages to public transit in a walkable environment;
4. Promote alternative forms of transportation;

5. Establish a transitional area between the Rural Area and the Urban/Suburban Area consisting of lower intensity uses at the outer edge of the Urban Growth Boundary;

6. Designate prominent locations with safe access and visibility from major roads for civic or community oriented uses such as churches or schools; and

7. Protect natural resources.

Urban/Suburban Guidelines

The following Urban/Suburban Guidelines describe the features of preservation or development that are important to maintain the character within the Urban/Suburban Area. These statements provide guidance for the appropriate location, quality and character of future development in the Urban/Suburban Area and should be considered in the composition of development applications for the Urban/Suburban Area.

Urban/Suburban Guideline 1.

Provide compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Urban agriculture should also be permitted.

Urban/Suburban Guideline 2.

Provide an interconnected network of sidewalks, pedestrian ways, bike ways, and streetscaping in all new residential and nonresidential developments to establish linkages to parks, open space, schools, and public transportation as well as retail and service uses.

Urban/Suburban Guideline 3.

Respect the scale and site placement of adjacent existing development to maintain established community characteristics where appropriate.

Urban/Suburban Guideline 4.

Provide a variety of type, size, affordability and creativity in housing design.

Urban/Suburban Guideline 5.

Minimize the visual impact of garages and parking structures, as shown in Figure 3.1.4: *Minimizing the Visual Impact of Garages*.

Urban/Suburban Guideline 6.

Utilize locations in close proximity to existing neighborhoods for mixed use infill development.

Urban/Suburban Guideline 7.

Minimize the effect of industrial/commercial uses on local street systems and land use patterns through quality site design, provision of public transit access, and the design of local road connections.

Urban/Suburban Guideline 8.

Provide transitional areas from residential uses to non-residential uses through similar scale of building, architectural styles, and orientation of buildings and parking lots.

Urban/Suburban Guideline 9.

Provide a transitional area in developments near the outer edge of the Urban Growth Boundary consisting of lower intensity uses to step down to the adjacent rural intensities.

Urban/Suburban Guideline 10.

Preserve cultural and historic sites.

Urban/Suburban Guideline 11.

Include parks, recreational uses, greenspace, and water access in urban/suburban neighborhood design.

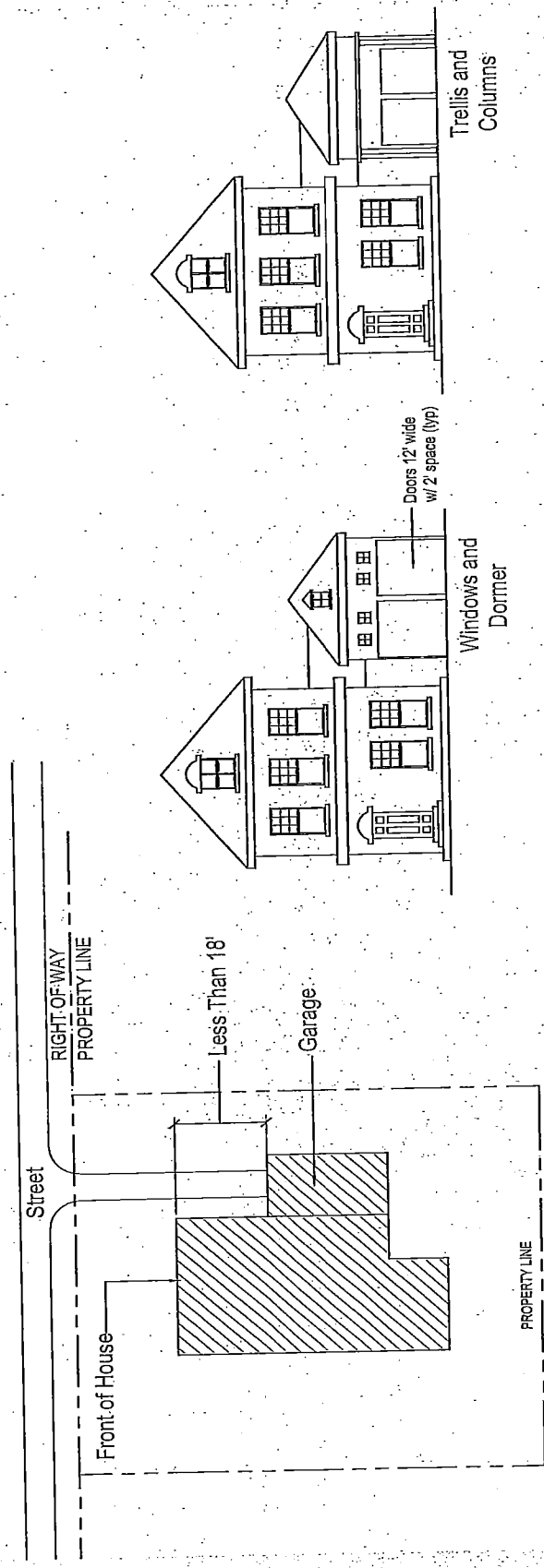
Urban/Suburban Guideline 12.

Maintain areas occupied by marshes and unique vegetative and wildlife habitats.

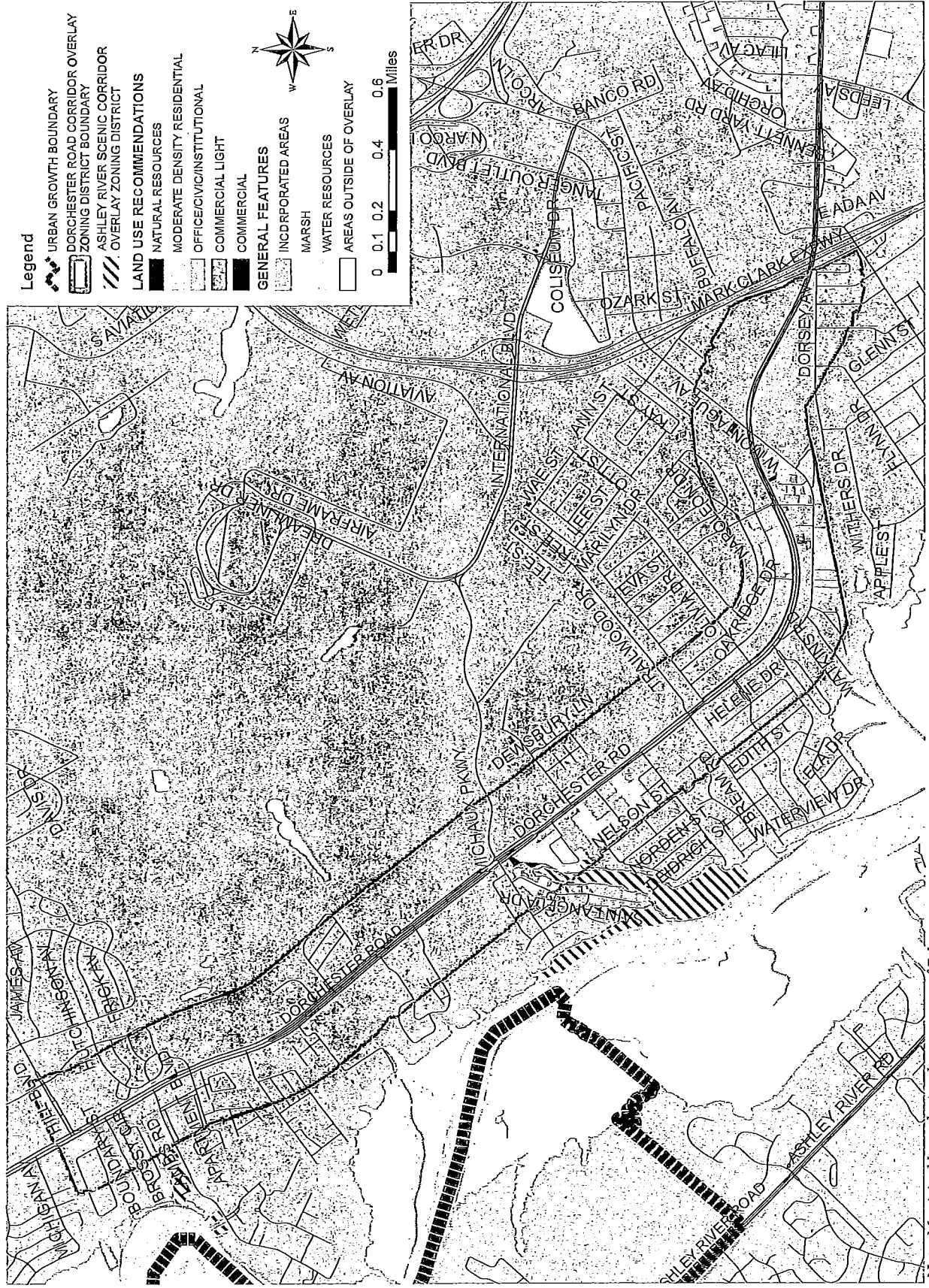
Urban/Suburban Guideline 13.

Protect water quality, wildlife habitat, and scenic vistas by meeting or exceeding the minimum lot widths, buffers, and setbacks required for developments along the OCRM Critical Line, as contained in the *Zoning and Land Development Regulations Ordinance*.

FIGURE 3.1.4: MINIMIZING THE VISUAL IMPACT OF GARAGES
 Setting garages back from the front facade of a home de-emphasizes the elements of the home related to the car and increases the focus on the human-scale elements of the house.

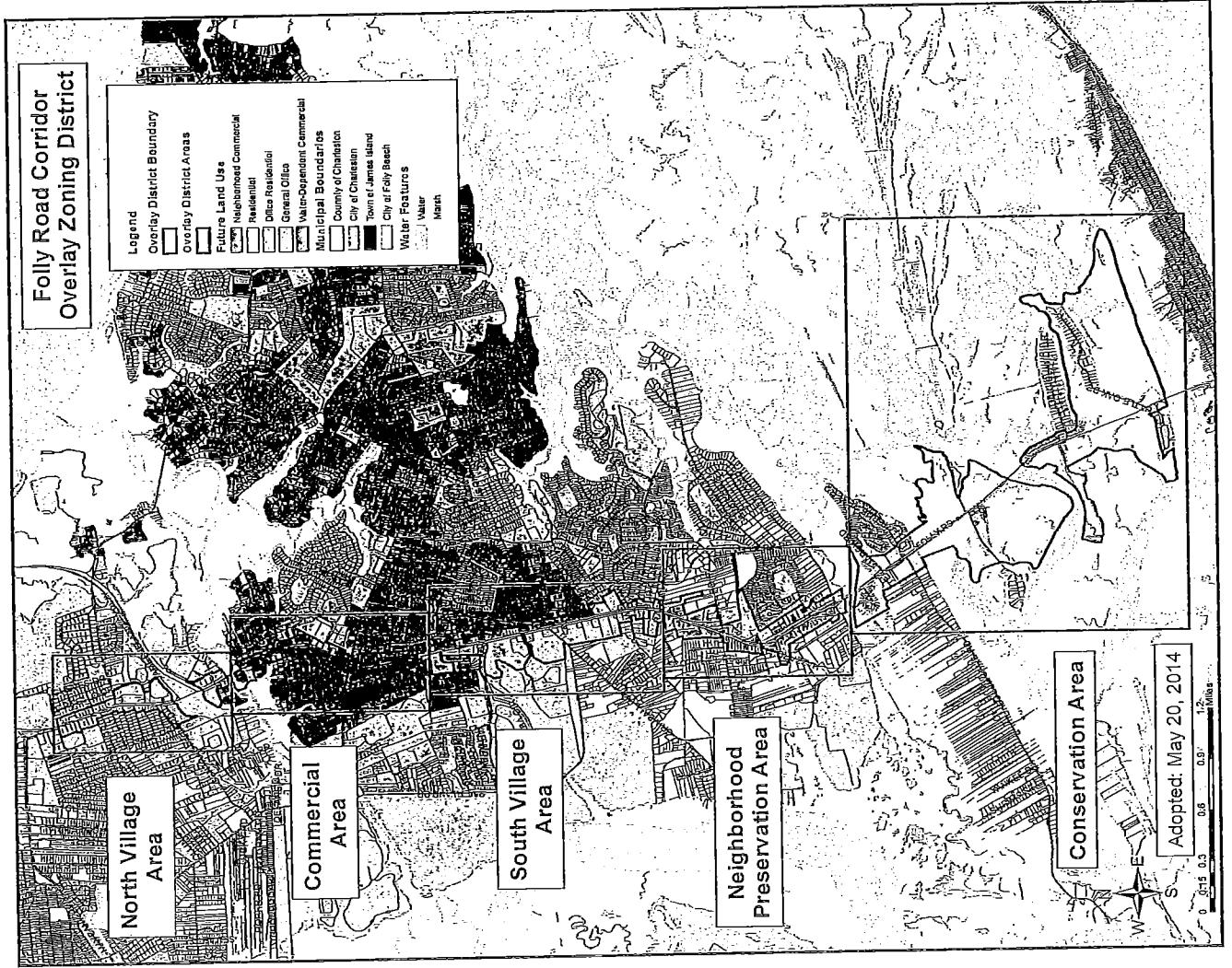


MAP 3.1.6: DORCHESTER ROAD CORRIDOR AND ASHLEY RIVER SCENIC CORRIDOR OVERLAY ZONING DISTRICT



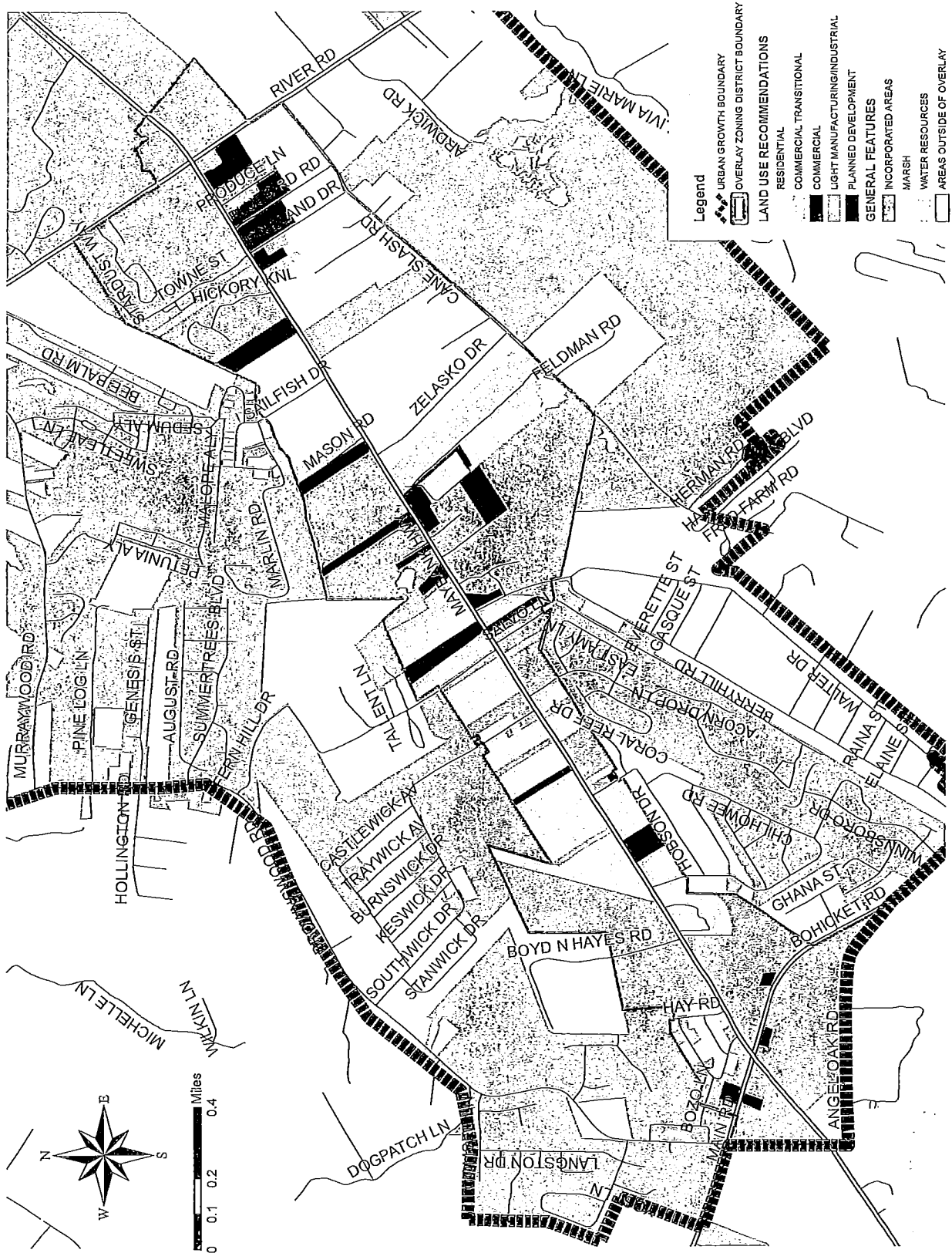
Note: Municipal boundaries shown as of Feb. 25, 2014

MAP: 3.1.7: FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT



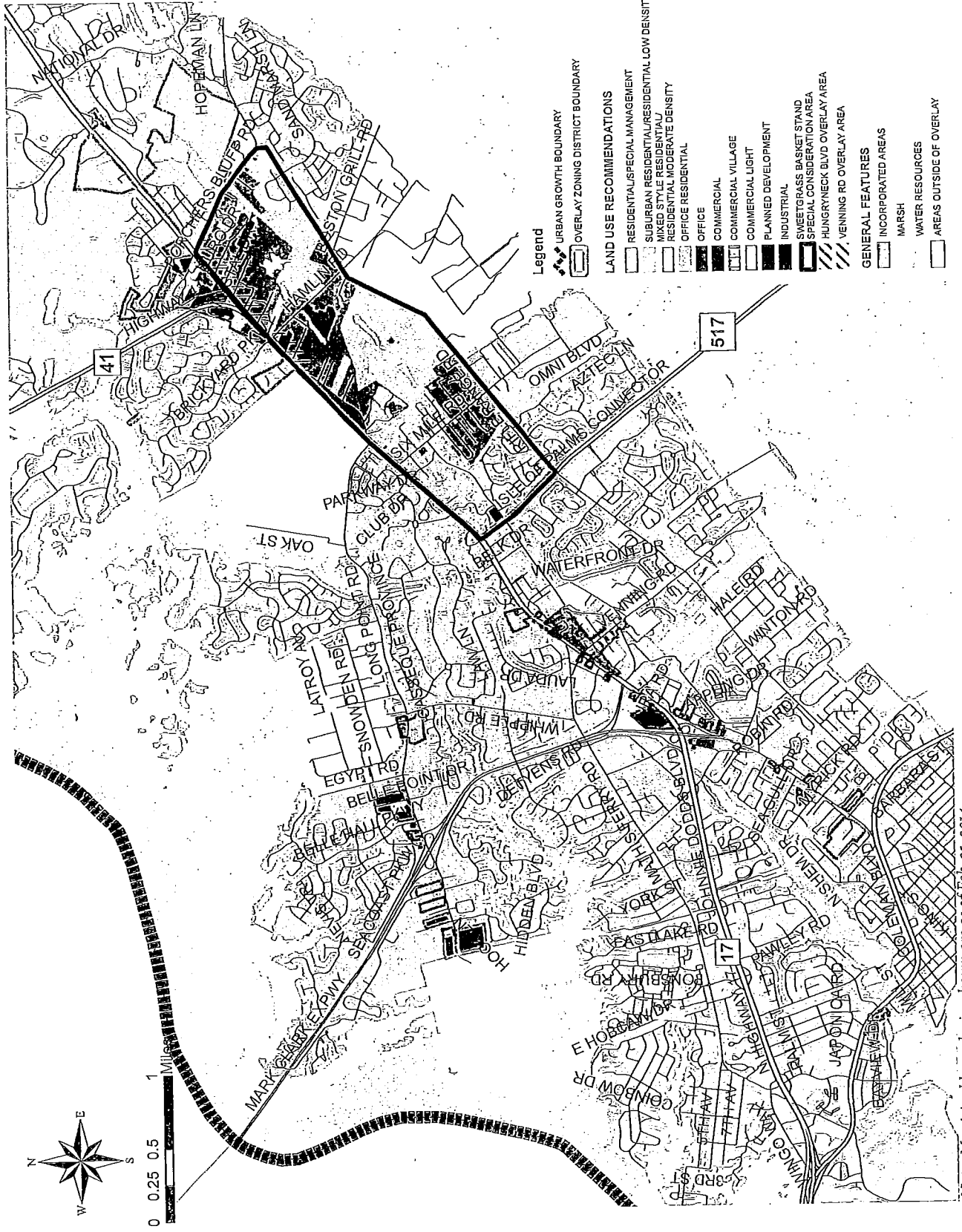
Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP 3-1.8: MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT



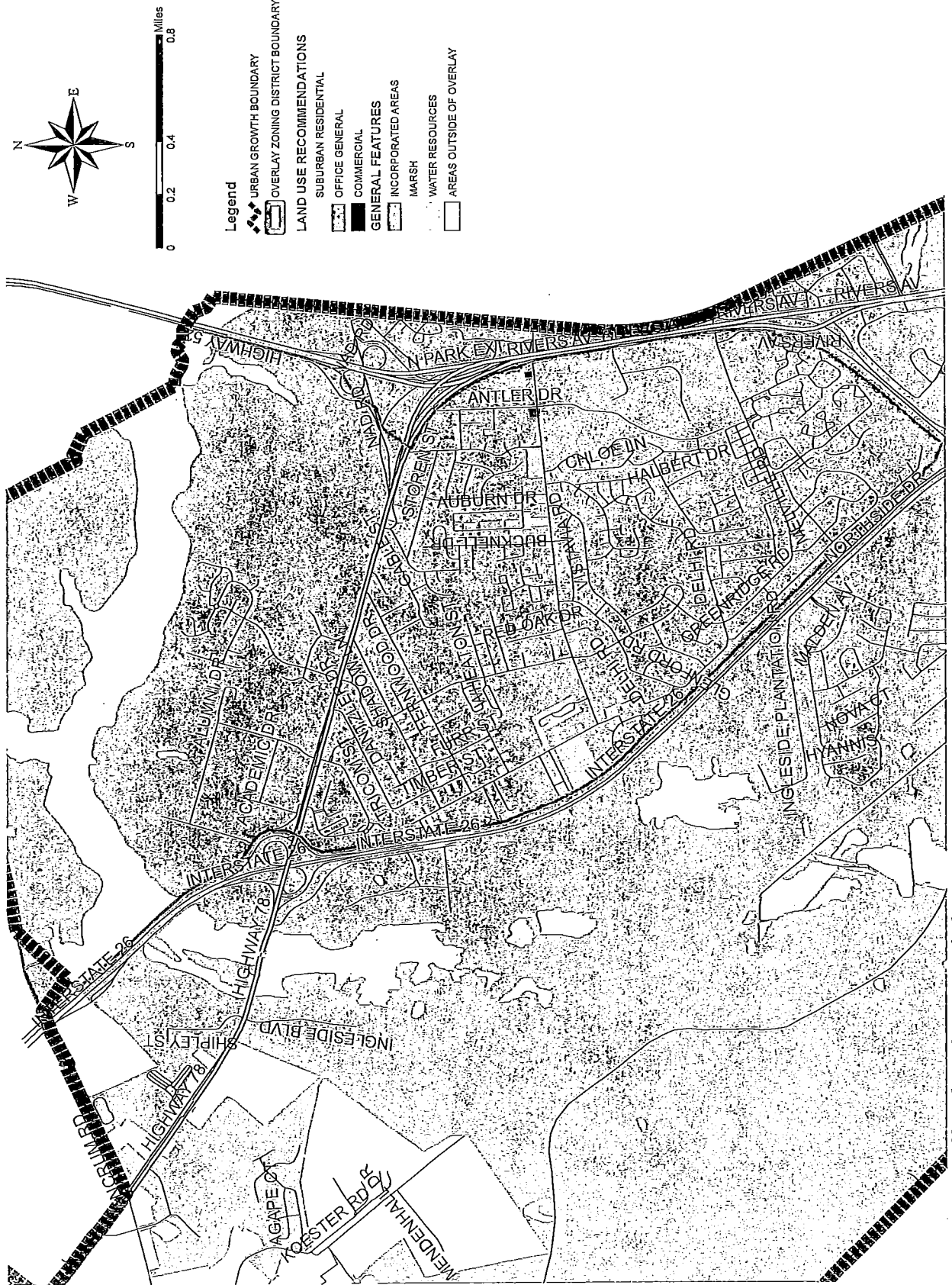
Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP 3.1.9: MOUNT PLEASANT OVERLAY ZONING DISTRICT

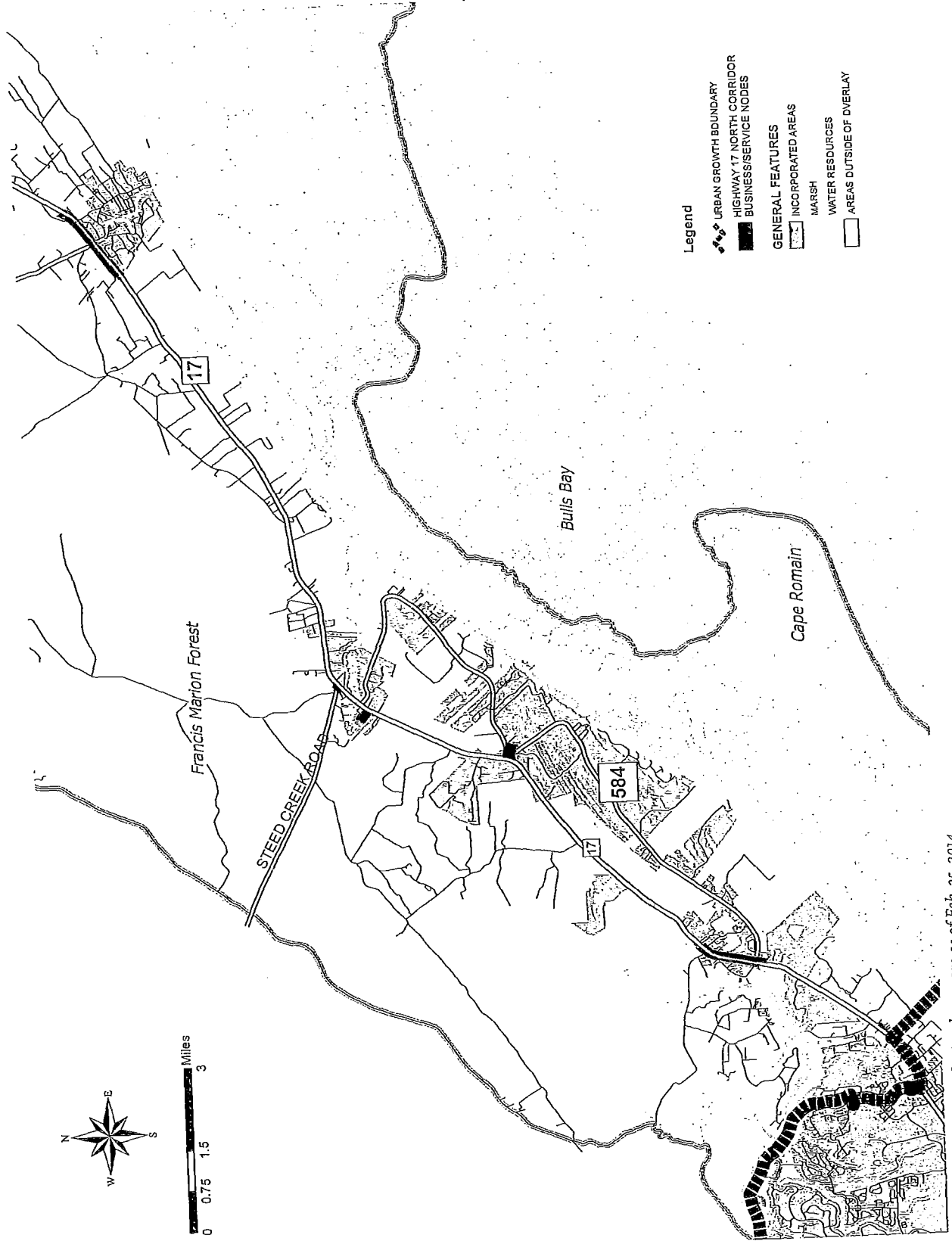


Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3.1.10: UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT



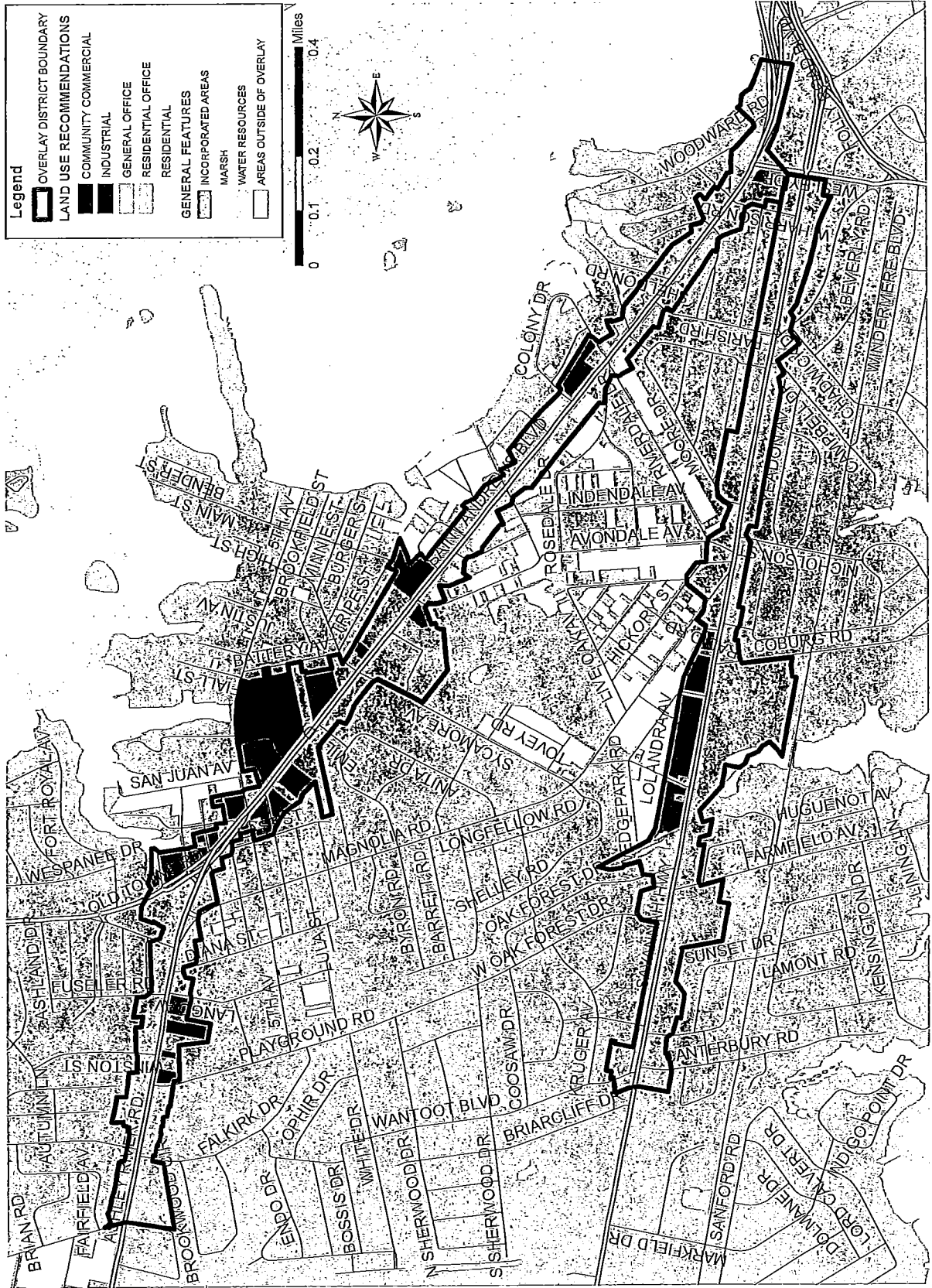
MAP: 3-1.11: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT



- Legend**
- URBAN GROWTH BOUNDARY
 - HIGHWAY 17 NORTH CORRIDOR BUSINESS/SERVICE NODES
 - GENERAL FEATURES
 - INCORPORATED AREAS
 - MARSH
 - WATER RESOURCES
 - AREAS OUTSIDE OF OVERLAY

Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3-1.12: St. Andrews Area Overlay Zoning District



Note: Municipal boundaries shown are as of Feb. 25, 2014

Chapter 3.2 Economic Development Element

3.2.1: OVERVIEW

The County includes Economic Development as an Element to help balance business and employment growth with that of population, housing, transportation, and land use. A balance is necessary to ensure the community continues to thrive. The County should act and has acted to correct imbalances as they occur or are anticipated. The County has an active Economic Development Department which liaise with the State, surrounding counties, and numerous other entities. It has played a large role in attracting industries and commerce to the County.

Purpose and Intent

Economic development is an important component of the Comprehensive Plan to tie recommendations for business and employment growth with the land use, transportation, and housing recommendations. The purpose and intent of this chapter is to provide strategies that allow Charleston County to be a key player in the support of a unified economic development vision for the Charleston Region. The strategies for economic development should foster a stable and competitive business climate to draw business to the region and should support and strengthen the economic viability of existing industries. The strategies contained in this Element are also intended to encourage business start-ups, including small business enterprises, minority owned businesses, and high-technology and knowledge-based businesses and attract new targeted industry sectors to Charleston County. The Economic Development Department should continue to promote the development of a trained quality workforce. evaluate new economic development opportunities as they arise, and support the other recommendations of this Plan as part of the comprehensive strategy for the future of the County.

3.2.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Introduction

In 2013, the Charleston regional economy can aptly be described as 'transcendent'. Following the recent recession, all local economic indicators indicate a rebound, but more importantly, developments over the past five years have elevated Charleston to international prominence.

The new-found global stature of Charleston is the culmination of two decades of focused effort, as well as a sound pro-business environment, and plenty of good fortune. Beginning with the closure of the Naval Complex in Charleston by the 1993 Base Realignment and Closure (BRAC) Commission, tri-county government and business leaders have mounted a robust campaign of economic recruitment, tourism promotion, and growth of the federal government presence.

Several major milestones over the past five years have included:

- Establishment of the second Boeing Final Assembly site for the 787, its subsequent expansion, and the 787-related Interiors Responsibility Center. Most recently, the company announced that significant IT and Engineering Centers would be established here, as well as a 737 Max Inlet production facility;
- Growth of the Space and Air Warfare Systems (SPAWAR) presence, along with various other Navy and Air Force commands attached to Joint Base Charleston;
- Port-related growth;
- Growth of the medical sector;
- Growth of the information technology / software sector;
- Additional air service from Southwest and Jet Blue;

- Addition of the Clemson University Drive Train Test Facility, an anchor for the wind energy and power systems sector; and
- Growth of the Charleston tourism sector, anchored by a burgeoning culinary scene, year-round arts and cultural festivals such as Spoleto Festival USA, outdoor recreation, and signature athletic events like the 2012 PGA Championship at Kiawah Island and the Family Circle Cup.

The unprecedented economic diversity now evident in the Charleston economy has proven a hedge against the recession, with the region's unemployment rate remaining favorable in comparison with state and national trends, as depicted in *Figure 3.2.1*. International and domestic companies eyeing the eastern United States continue to find the Port of Charleston, the competitive business cost structure, a highly productive workforce, the state's 'right-to-work' environment, the ease of attracting talent, the unrivaled quality of life, and pro-business state and local government partnership as alluring calling cards.

Charleston County Economic Development

Mission

The Charleston County Economic Development Department was created in 1994 and crafted a strategic plan in that inaugural year. The three-pronged mission includes:

- Recruitment of 'primary' employers;
 - Retention and expansion of 'primary' employers; and
 - The safeguarding and improvement of the local business climate.
- 'Primary' employers include manufacturers, research and development operations, corporate headquarters, large distribution facilities, defense contractors, biotechnology firms, and information technology

companies. The basic premise is that when recruiting or facilitating an expansion by these types of operations, more payroll is introduced into the community, creating a multiplier effect as dollars are re-spent in retail, service, and other smaller businesses. Among the other advantages offered by this strategy is the attraction of large levels of capital investment, which translate into an enhanced level of public revenues available to provide public services. Lastly, the creation of large numbers of new jobs reduces unemployment and bolsters the standard of living for area residents.

The Charleston County Economic Development Department pursues its three-pronged mission with a relatively small staff of five, but Charleston County supports many other aspects of economic development through its other direct County functions, as well

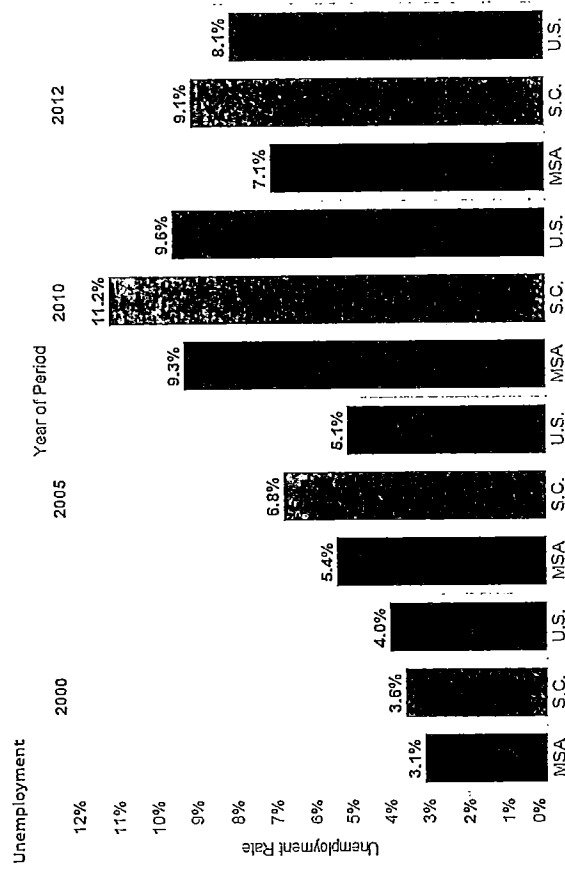
as its financial partnerships with several key non-profit entities.

Business in Charleston County

Doing business in Charleston County is a value proposition, because excellent public services enhance "the bottom line." The County is a recognized leader in many areas and enjoys a stellar reputation for financial stability and integrity. Amidst the turbulence of the recent recession, at a time when so many state and local governments were in distress, Charleston County retained its AAA credit rating with all three of the major rating agencies.

In addition to the Economic Development Department mission, Charleston County influences the economy on several other fronts:

FIGURE 3.2.1: REGIONAL (MSA), STATE, AND NATIONAL UNEMPLOYMENT RATES (2000 - 2012)



Source: S.C. Department of Employment and Workforce.

- Tourism Promotion – as a major funder of the Charleston Area Convention and Visitors Bureau, and through funding (with its accommodations fee) the North Charleston Convention Center; Joseph P. Riley Park, Mt. Pleasant Soccer Complex, Family Circle Stadium, and beach re-nourishment at the Isle of Palms. These efforts have paid big dividends in the attraction of convention business, festivals and attractions in a city which was recently named “The #1 U.S. destination” by *Condé Nast* magazine.
 - Transportation Infrastructure and Workforce Mobility – as a major funder and manager of local road improvements, utilizing the locally enacted “Half Cent Sales Tax,” major funding for the public transportation system operated by the Charleston Area Regional Transit Authority (CARTA), and as a major funder of regional transportation planning undertaken by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG). Roads constructed by the County continue to relieve traffic congestion, and create more efficient access and connectivity between residential and business centers.
 - Education and Workforce Training – as a major funder of BCDCOG, which administers the Workforce Investment Act-affiliated workforce initiatives, the Metro Chamber of Commerce and its Education Foundation initiative, as well as financial support for major training facilities for aerospace and nursing at Trident Technical College.
 - Public Safety – as a provider of EMS, Enhanced 9-1-1, law enforcement, fire protection, hazardous materials management, and Emergency Preparedness services, which protect residents, employees, and business and residential property, and result in lower insurance rates. Award-winning public safety programs such as the state-of-the-art Consolidated Dispatch Center, create the quickest possible emergency response, and the well-developed Charleston County Emergency Management Plan offers a solid foundation for business continuity planning.
 - Environmental Stewardship – as a careful planner of sustainability, a provider of solid waste and recycling services, and a preserver of “green belts.” The Charleston quality of life, a major magnet for business growth, hinges on a careful balance between progress and preservation, and these renowned County programs help sustain that balance.
- Key Economic Development Allies
Beyond the Economic Development Department mission and the activities of various sister county departments, several local and state agencies and non-profit entities round out the overall regional service offering to businesses. These include:
- The S.C. Department of Commerce – serving the State of South Carolina, this agency joins forces with the County throughout the corporate recruitment process, as well as in initiatives designed to retain and expand manufacturing, corporate headquarters, research and development, and other significant business operations. The state offers financial incentives which can include offsets to the state corporate income tax, grants and cash rebates to underwrite some business project costs, and workforce training programs designed to deliver a “turn-key” workforce at little to no cost to the employer.
 - Area municipalities – business sites often exist within the major municipalities of Charleston County – namely, Charleston, North Charleston, and Mt. Pleasant. These cities are valuable allies to Charleston County in the recruitment, retention,
- and expansion of businesses as their mayors set the pro-business tone with their assistance in expeditious plan reviews and permitting.
- The Charleston Regional Development Alliance – this 501-c organization was founded in 1995 by Berkeley, Charleston, and Dorchester counties, along with the three area chambers of commerce, to market and recruit industry on behalf of the tri-county region. The three counties work hand-in-hand on a daily basis with the Alliance as it attracts business prospects to the area for visits, which in many cases lead to the establishment of new business enterprises here.
 - The Berkeley, Charleston, Dorchester Council of Governments – this tri-county organization by law exists to act as a regional facilitator on all federally funded transportation, water, and sewer projects. It also administers the Workforce Investment Act (WIA) programs designed to strategically funnel federal dollars into workforce training in relevant in-demand occupations. Beyond these roles, the BCDCOG also acts as the clearinghouse on a variety of federal statistics, including the U.S. Census and transportation data.
 - The Metro Chamber of Commerce – the oldest municipal chamber in the United States exists in Charleston, and this organization pursues numerous initiatives designed to advocate for good public policy which will safeguard and improve the area’s business climate. The Chamber is active in areas such as public education, higher education, highway infrastructure, and air travel. The Chamber also offers programs to assist entrepreneurs and small business owners (SCORE) and maintains a full-service business data center (the Center for Business Research).

- **Area utilities** – The County enjoys productive working relationships with the electric, natural gas, water, sewer, and telecommunications utilities, with whom it works hand-in-hand to recruit, retain, and expand businesses. The utilities also play a valuable role in extending, upgrading or relocating needed infrastructure for business facilities, as well as in their provision of grants to offset some of the costs associated with the establishment or expansion of a facility.

Economic Diversification

Growth of the Charleston Area

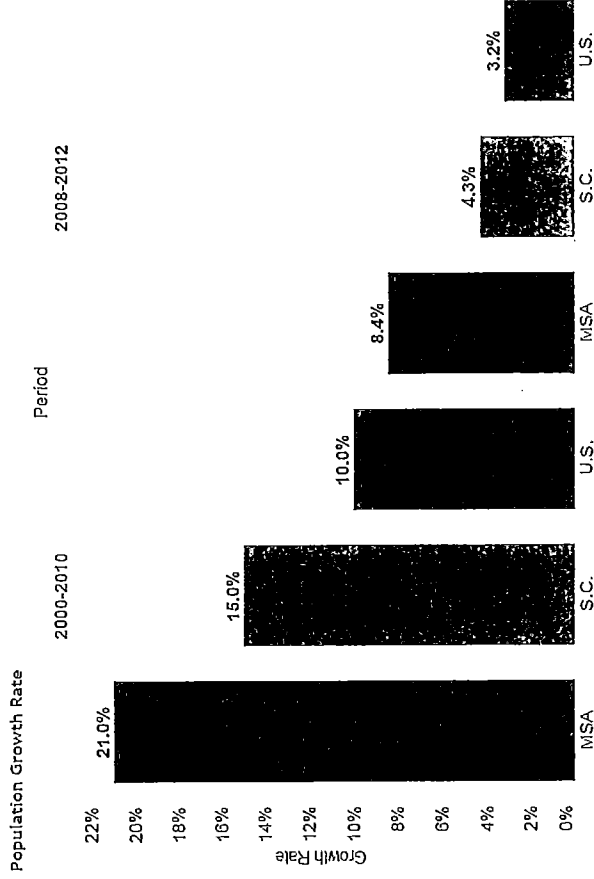
In the decade from 2000-2010, the population within the Charleston region increased from 549,033 to 664,607 persons, according to the U.S. Census Bureau. The addition of 115,574 new residents represented a 21 percent increase, which outpaced both the U.S. (10 percent), and S.C. (15 percent) averages, as shown in *Figure 3.2.2*. Similar to the general population growth, the area workforce grew at a 20 percent rate, outpacing the S.C. (nine percent) and U.S. (six percent) rates. (see *Figure 3.2.3*).

Overall Economic Performance

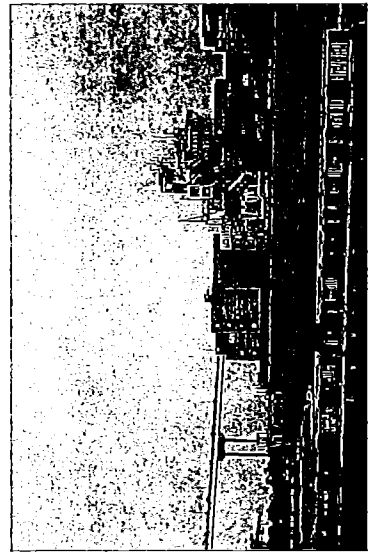
Since the inception of its economic development mission in 1993, business recruitment, retention, and expansion results within Charleston County have been phenomenal. Many of its largest feats have occurred within the past five years, which marked the arrival and early expansion by The Boeing Company.

According to the S.C. Department of Commerce, from 1993 through the close of

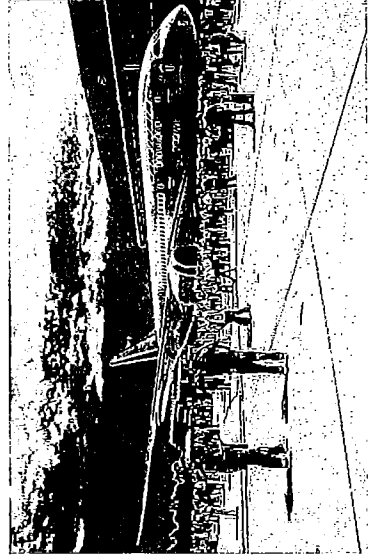
FIGURE 3.2.2: REGIONAL (MSA), STATE, AND NATIONAL POPULATION INCREASES (2000 - 2012)



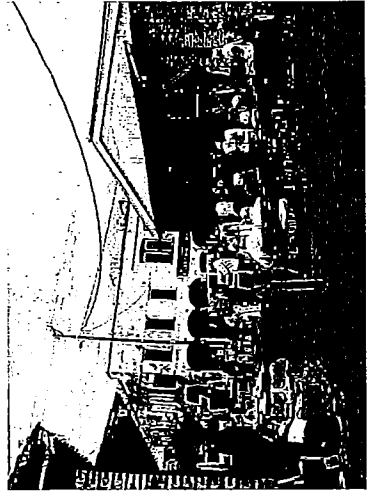
Source: U.S. Census Bureau.



The Port of Charleston



Boeing

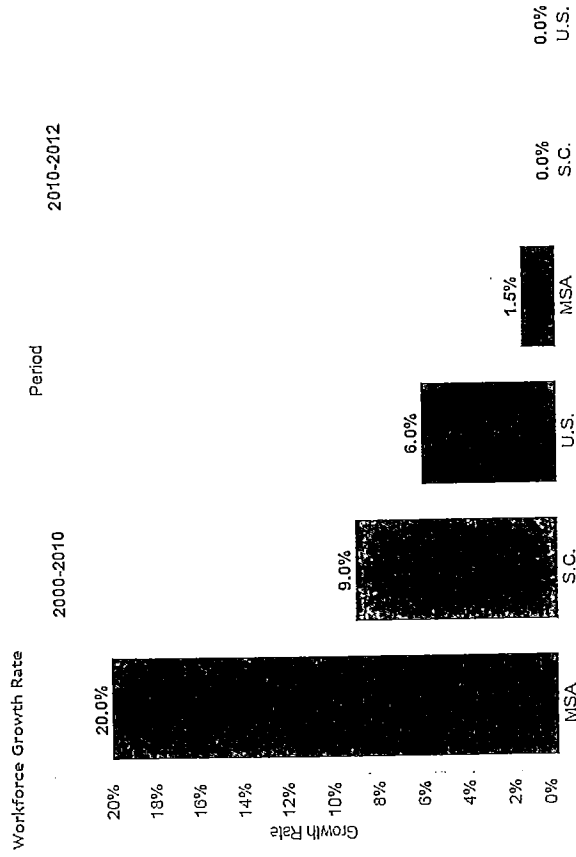


The Market, Downtown Charleston

2012, businesses in Charleston County had invested some \$4.2 billion and created over 24,000 new jobs within its boundaries. In 2012 Charleston County placed among the 'Top Ten' counties in South Carolina for capital investment and job creation for the 16th time in 18 years. Those figures have climbed yet higher in 2013, with the record-breaking \$1 billion expansion by Boeing which will create an additional 2,000 new jobs.

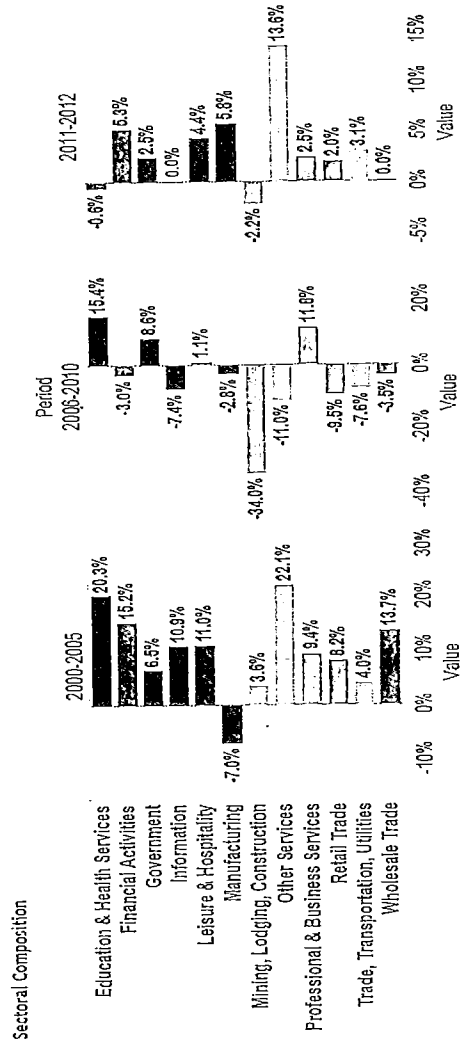
The past decade (2000-2010) was a roller-coaster ride for those employed in most of Charleston's economic sectors, particularly construction, manufacturing, and retail. From 2000 through 2005, all sectors expanded, with the exception of manufacturing, as shown in Figure 3.2.4. Once the Great Recession set in, contraction occurred in financial activities, information, manufacturing, retail trade, wholesale trade, and trade, transportation, and utilities. The most spectacular contraction (34 percent) occurred in construction, due to the nationwide collapse of the housing bubble, and the near collapse of the nation's banking and financial sector. Within the region, only education and health services, government, leisure and hospitality, and professional and business services registered employment growth during that period. During 2011 and 2012, with the recovery struggling to find its legs, most sectors had regained ground and had begun rehiring. Contraction continued to plague the construction sector, which registered another 2.2 percent loss in jobs. Amidst new multi-family and single-family housing starts and increased commercial demand in 2012-2013, however, many economists believe that the sector has stabilized and will begin to grow modestly.

FIGURE 3.3: REGIONAL (MSA), STATE, AND NATIONAL WORKFORCE GROWTH RATES (2000 - 2012)



Source: U.S. Department of Labor - Bureau of Labor Statistics.

FIGURE 3.2.4: GROWTH IN CHARLESTON'S ECONOMIC SECTORS (2000 - 2012)



Source: S.C. Department of Employment and Workforce.

Unemployment Rates, Average Wages, and Per Capita Income

From 1995, shortly after the inception of the county economic development mission, through 2010, the average wage in the Charleston region rose 76 percent - from \$22,568 to \$39,661. By 2005 the Charleston regional average wage had surpassed that of South Carolina, and by 2010 it had further grown the gap to be about six percent higher. Regional wages continue to trail average U.S. wages, but have narrowed the gap - having represented 79 percent of U.S. wages in 2000, and growing to represent 85 percent in 2010, as shown in Figure 3.2.5.

Per capita income is a different and more inclusive measure than average wages; it includes not only wages, but also revenues derived from sources as diverse as investment portfolios, rent, unemployment compensation, and transfer payments. Per capita income in Charleston County ranked sixth among the state's 46 counties in 1995, at \$21,118. By

2003, it had improved to second in the state, growing to \$31,333. Charleston County remained in second place in 2011, but improved to \$41,656, narrowly behind Beaufort County (see Figure 3-2.6). Recent growth trends suggest that Charleston County will soon rise to number one.

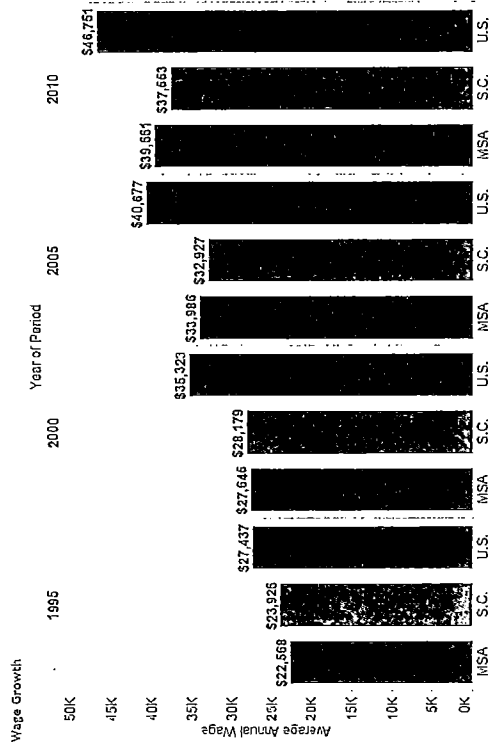
In the year 2000, unemployment in the Charleston region averaged 3.1 percent, which is widely defined as full employment. In 2005, immediately prior to the Great Recession, unemployment ticked up to 5.4 percent - similar to the national trend, but much lower than the S.C. rate of 6.8 percent. At the height of the recession in 2010, the Charleston region spiked to 9.3 percent - again similar to the national trend (9.6 percent), but much lower than S.C. (11.2 percent). In 2012, amidst a still tepid recovery, the Charleston region had improved to 7.1 percent, while the U.S. (8.1 percent) and S.C. (9.1 percent) rates were slower to improve. During 2013, the Charleston region averaged 6.4 percent. Figure 3-2.7 shows the exact unemployment rates for Charleston County and comparative cities. During its 2013 annual event, the forecast by the Metro Chamber of Commerce Outlook Advisory Board was for unemployment to drop to 5.8 percent by the end of 2014.

Economic Sector Composition

As the economy began its gradual rebound over the past several years, several new trends began to emerge:

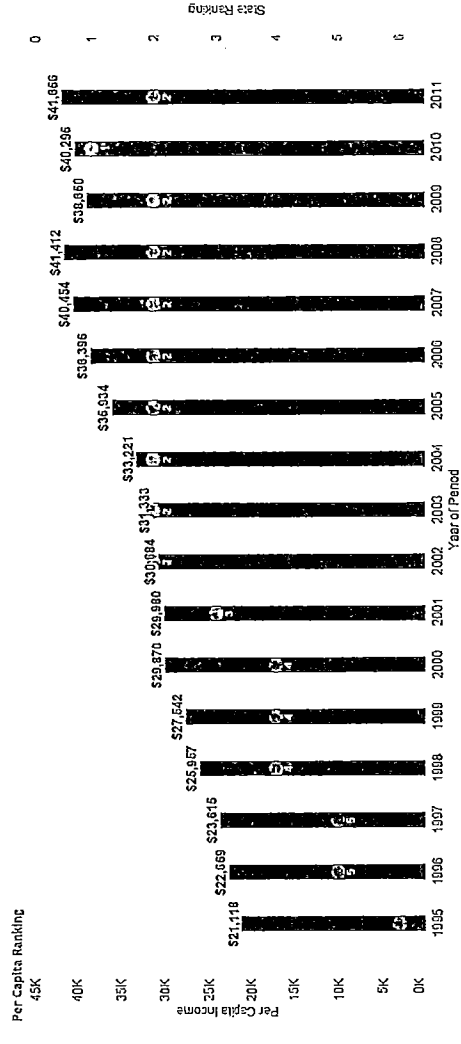
- The Services sector accounted for 59 percent of new jobs created - mainly in the Professional and Business Services and Education and Health Services categories. Many of these new jobs reflect the growth of the Medical University of South Carolina (MUSC) and the many hospital systems within the Charleston region, in addition to growth at the local universities. They also reflect the growth of the Space and Air Warfare Systems (SPAWAR) center, along with its numerous defense contractors. Some of these jobs are also accounted for by the dramatic growth of the creative knowledge-based tech companies within the region.
- The Leisure and Hospitality sector grew by 13.1 percent from 2010 to 2013, a marked improvement over the 4.6 percent increase that occurred between 2004 and 2009. This is a testament to the economic significance of some 4 million annual visitors to the Charleston area. Charleston was recently ranked as the number one destination in the world by *Condé Nast* magazine and played host to the 2012 PGA National Championship at Kiawah Island's Ocean Course.

FIGURE 3-2.5: WAGE GROWTH IN THE REGION, STATE, AND NATION (2000 - 2010)



Source: U.S. Department of Labor, Bureau of Labor Statistics.

FIGURE 3-2.6: PER CAPITA INCOME RANKING OF CHARLESTON COUNTY COMPARED TO OTHER SC COUNTIES (2000 - 2011)



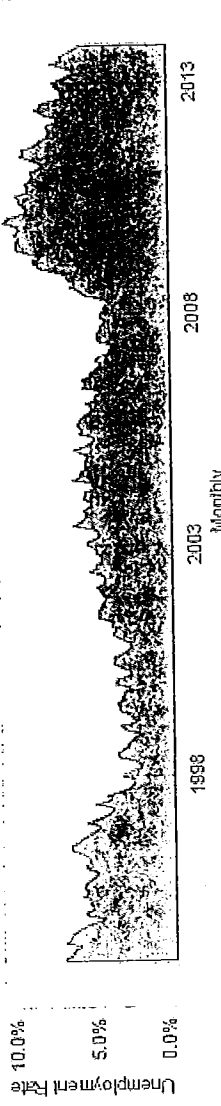
Sources: S.C. Department of Commerce and US Department of Labor, Bureau of Labor Statistics.

Note: The orange circles on the chart illustrate Charleston County's per capita income for each indicated year; the number below each orange circle indicates Charleston County's per capita income ranking among SC Counties for that year.

FIGURE 3.2-7: UNEMPLOYMENT RATES IN CHARLESTON COUNTY AND COMPARATIVE CITIES (2013)

City	Labor Force	Employment	Unemployment	Rate
Seattle	379,797	361,906	17,891	4.7%
Raleigh	223,067	211,478	10,589	4.8%
Durham	124,170	118,061	6,099	4.9%
Huntsville	39,250	34,865	4,385	4.9%
Charleston*	176,010	166,750	9,260	5.3%
Orlando	130,477	130,996	7,481	5.4%
Wichita	181,865	171,593	10,272	5.6%
Charlotte	393,673	371,468	24,185	6.1%
Boston	323,718	303,329	20,389	6.3%
San Diego	716,601	667,621	48,980	6.8%
Washington	363,733	337,306	26,427	7.3%
New York	4,066,703	3,741,563	327,140	8.0%
Savannah	64,336	59,127	5,209	8.1%
Atlanta	193,382	175,744	17,638	9.1%

Charleston County Historical Unemployment Rate



Source: U.S. Bureau of Labor Statistics, October 2013. Not seasonally adjusted.

- Several large new hotels are under way in downtown Charleston, as well as a growing convention trade at the Convention Center in North Charleston.

Recent Economic Indicators

The recent economic indicators for the Charleston region shine light on some economic engines that continue to struggle post-recession, and others that have barely missed a beat. The Port of Charleston continues to trend in a positive direction, increasing its annual tonnage during 2012 to 1.5 million twenty-foot equivalent units (TEUs). The progress is welcome, considering that it has a way to go yet to regain its pre-recession volume (1.9 million TEUs). The same is true of the local housing market, where the annual number of homes sold and their values continue to climb. The 10,946 sales registered during 2012 represented steady post-recession progress, but fell 30 percent short of the pre-recession mark of 15,700. Likewise, the median value of a home during 2012 was \$261,065. This figure represented improvement over the 2009-2011 period, but remained well short of the \$299,720 value posted in 2008.

Retail sales in the Charleston region have barely missed a beat, along with the visitor industry and air

travel. Retail sales grew by 58 percent during the past decade, from \$12.9 billion in 2001 to \$20.3 billion in 2012. Steady progress occurred up until 2009, when the effects of the recession on consumer confidence began to take hold, and spending plummeted 13 percent - from the previous year total of \$18.7 billion to \$16.3 billion. This setback was a one year 'blip,' however, and by 2010, retail sales regained the lost ground and exceeded 2008 levels.

Priority Industries and Local Advantages --

The Four Traditional Economic Engines

The Charleston region has for many years been anchored by four economic engines, including: the Port of Charleston; the military; MUSC and the medical sector; and the tourism industry. These engines remain very viable today, but are now augmented by several recent 'game changers.'

The Port

The Port of Charleston opens doors for its customers across the globe, with every key ocean carrier present and offering service to about 150 countries spread across every continent. This is a huge draw for exporting manufacturers, and many of those located across the Southeast utilize the Port of Charleston, which is recognized for its world-class intermodal facilities and industry-leading efficiency.

Manufacturing is alive and well and flourishing in the Charleston region, characterized by household corporate names such as The Boeing Company, DuPont, Alcoa, Nucor Steel, Cummins, Daimler, Kapstone Pulp & Paper, MeadWestvaco Speciality Chemicals, Robert Bosch Corporation, and many others.

The Port of Charleston continues to trend in a good direction, increasing its annual tonnage during 2012 to 1.5 million TEUs. The South Carolina Port Authority (SCPA) priority project is Charleston's Post -45 Harbor Deepening. According to the SCPA, "Charleston currently has the deepest channels in the region and can handle ships drafting up to 48 feet on high tide. Deepening Charleston Harbor to 50 feet will open the port to han-

ding larger post-Panamax container ships 24 hours a day." The deepening is projected to be completed by 2020 and is estimated to cost \$300 million; a share between state and federal governments. Nonetheless, the S.C. General Assembly has made provisions to fund the entire project if federal government funding falls through. Now under construction, the Navy Base Terminal (NBT) is slated for completion by 2019. This facility is design specifically to host the larger Post Panamax ships and is projected to increase the container cargo capacity of the SCPA by 50 percent.

The Port has created a growing source of business focusing on non-containerized cargo and break bulk. The cruise industry is another facet that is in demand as noted in the SCPA's strategic plan. According to the Port of Charleston, "in CY2012 Charleston handled 14 port-of-call vessels and 70 turnport vessel calls for an annual total of 84." Between port of call and embarkations, passenger counts exceeded 189,000 in CY2012. The Carnival Fantasy has made Charleston a homeport operation since spring of 2010. The ship offers five- and seven-day cruises to the Caribbean.

The Medical University of South Carolina

The Medical University of South Carolina (MUSC) is a major employer in Charleston County, and along with the Roper/St. Francis, Columbia/HCA, and Tenet Healthcare hospital systems, drives the growing Charleston medical sector. Added to that list are pharmaceutical operations such as aaiPharma and Charles River Labs, and medical device companies such as Berchtold, Belimed, and Getinge. With its growing medical research activity, MUSC is a catalyst for medical discoveries, and the recently erected Research Innovation Center in downtown Charleston provides space for entrepreneurs to develop their science for commercial application.

Along with patient care and academics, research is at the heart of MUSC. With core facilities, state of the art centers and institutes, and the latest clinical trials, MUSC is poised to be a leader in medical research and development. MUSC's current strategic plan allows for the creation of the Center for Medical Innovation and Entrepreneurialism. The Center will serve as a gateway for partner engagement as well as a resource for entrepreneurial health and biomedical scientists. The South Carolina Clinical and Translation Research Institute is bringing positive change to biomedical research and creating an avenue for shared expertise and resources. Furthermore, the Foundation for Research Development is paving the way for inventors, industry, and entrepreneurs to collaborate. In patient care, for 2013-14, MUSC was ranked as the #1 hospital in South Carolina by U.S. News & World Report. In addition, MUSC received national rankings in Ear, Nose, and Throat (#27), Nephrology (#40), and Rheumatology (#17). The Hollings Cancer Center, renowned Children's Hospital, and numerous specialties make MUSC a fixture in healthcare excellence.

The Military

Despite the 1993 Base and Realignment Commission (BRAC) decision to close the Charleston Naval Complex, the U.S. military still accounts for a large portion of area employment. Over 20,000 local jobs are provided by the 457th Airlift Command adjacent to Charleston Airport, the Nuclear Submarine Training School and the U.S. Army Combat Asia facility at the Naval Weapons Station at Goose Creek, and a host of other federal agencies located at the former naval base including the U.S. Border Patrol, Department of State, and U.S. EPA.

Space and Naval Warfare (SPAWAR) Systems Center Atlantic is a high technology, engineering fa-

ility that designs, builds, tests, fields, and supports the Navy as well as other federal customers. SPAWAR Atlantic is responsible for integrating the Mine Resistant Ambush Protected (MRAP) vehicles used to protect the war fighters on the ground in Afghanistan. The facility employs over 3,100 Civil Service employees with an average salary of \$87,000 and supports an estimated 80 defense contractors operating in the region, which employ an estimated 12,000 employees. Overall, SPAWAR supports over 25,000 jobs in South Carolina who contribute over \$1.3 billion in annual labor income. SPAWAR's estimated impact on South Carolina's economy is estimated at \$3.1 billion.

The Tourism Industry

The tourism industry has fared well through the recession, with the number of visitors to the area steadily increasing annually. Economic uncertainty resulted in a drop in occupancy and average daily room rates during 2009-10, but this was a 'blip' on an otherwise favorable radar. Hoteliers have seen the occupancy rate bounce back and in 2012 the average room rate of \$122.74 was the highest ever recorded.

The forecast by the College of Charleston Office of Tourism Management is for continued growth in occupancy and average daily rates during 2013 and 2014. Confidence in the industry is riding high, with several major new hotels under way in downtown Charleston, North Charleston, and Mt. Pleasant, which will add over 1,500 new rooms. The only cloud on the horizon, as reported by the Metro Chamber of Commerce, could be the downturn in defense spending and the impact it might have on military related business travel to Charleston.

The "Holy City" received numerous accolades in 2013 that continue to impress tourists and residents alike year after year:

Discount Air Carriers

Air traffic at the Charleston International Airport has increased 63 percent during the past decade, engaged in recent years by the introduction of discount air carriers Southwest and JetBlue. JetBlue began serving passengers earlier in 2013 with flights to New York's JFK International and Boston's Logan International airports. Since 2011, the addition of Southwest and JetBlue has added over 500,000 new flight seats at Charleston International. Passenger activity grew steadily until 2006, when the onset of the recession discouraged many business and leisure fliers. Regaining its momentum temporarily, the passenger growth trend was interrupted again by the economic uncertainty during 2009 and 2010. The years 2011 and 2012 have been marked by robust growth, with the current flier volume eight percent above the previous high water mark of 2008. The forecast by the Charleston County Aviation Authority is for a steady three percent growth during 2013 and 2014.

The Boeing Company and a Bourgeoning Aerospace Sector

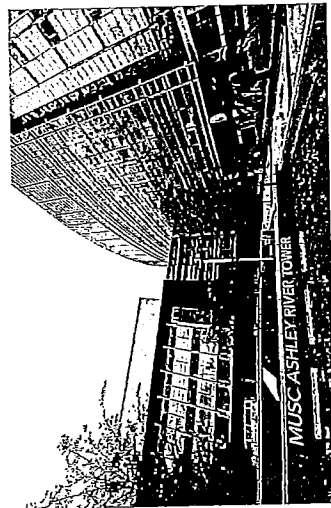
The economic landscape of Charleston was transformed by the arrival of Boeing in 2009, which announced that it had chosen North Charleston and the Charleston International Airport as its second 787 Assembly site. Here the \$250 million aircraft would be assembled, and the site would assume responsibility for the production of all aft fuselage sections serving both the west-coast and east-coast assembly lines. With this announcement, the Charleston area joined the elite ranks of Everett, WA and Toulouse, France as one of only three places in the world where wide-body commercial aircraft are assembled and delivered.

The final assembly of the Boeing 787-8 began in 2011 in North Charleston on the massive 240-acre multi-building complex, and the first delivery occurred in

- #1 U.S. City by *Condé Nast Traveler Readers' Choice Awards* (2011, 2012, and 2013);
- #1 Top City in the U.S. and Canada by *Travel + Leisure World's Best Awards* (2013);
- #1 Friendliest City by *Condé Nast Traveler Readers' Choice Awards* (2012);
- #1 Best Weekend Getaway by *U.S. News & World Report* (2013);
- #11 Top 25 Parks in the U.S. - Waterfront Park by *TripAdvisor Travelers' Choice Awards* (2013);
- #11 Best Minor League Network in America in 2013 by *Sportsbusiness Journal*;
- #15 Top 25 Destinations in the U.S. by *TripAdvisor Travelers' Choice Awards* (2013); and
- Arthur Ravenel, Jr. Bridge - Most Beautiful Bridges Around the World by *CNN* (2013).

Recent Economic 'Game Changers'

Several developments occurring in the Charleston economy during the past five years have created decided business advantages for the region.



Medical University of South Carolina (MUSC)

October 2012 with customer Air India. Earlier in 2010 Boeing had announced the location of the Interiors Responsibility Center in Palmetto Commerce Park, about 10 miles north of the Final Assembly complex. This facility fabricates and supplies internal components of the 787 such as the restrooms, galleys, and overhead bins. Since the 2011 plant opening, some 6,100 employees have come on board. This figure is sure to increase in the near future with the news in late 2013 that the longer 787-9 will soon be produced here as well.

In the spring of 2013, Boeing again gave its vote of confidence in the Charleston area as it announced a \$1 billion expansion that would promise an additional 2,000 employees. As part of this expansion, Boeing committed to bring information technology and engineering capabilities to its campus, along with additional production workers. Later in the year, it also moved to acquire an additional 460 acres in and around the Final Assembly complex and announced a new paint facility that would shift that task here from San Antonio, TX. The company also announced that a second aircraft program, the 737-Max, would be supported from North Charleston with an engine inlet (nacelles) production plant to be located in Palmetto Commerce Park.

The economic magnitude of building the 787 is breathtaking in and of itself, but is made all the more impressive when one considers the further impact of business visitors to the area. The multitude of business visitors to the North Charleston campus that occurs just in the normal daily course of business creates a massive spin-off effect in area restaurants, hotels, shops, and tourist venues. In addition, the delivery of aircraft is a prestigious ceremonial event that is preceded by the hosting of large entouragees of airline owners, their families and staff over extended periods of time.

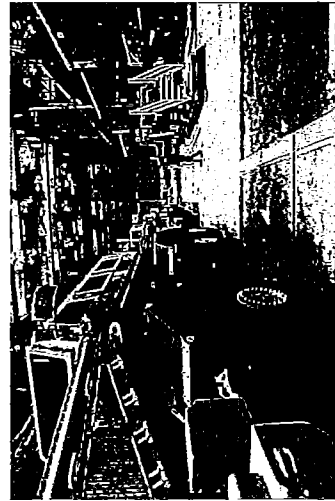
As Boeing increases its workforce to 8,000 employ-

ees during 2014, it will also be making a new imprint in the Charleston technology sector. The company announced that it will create engineering and IT centers of excellence, as well as a new Boeing research and technology center. Over 1,500 positions will be staffed by high tech knowledge workers, further complementing the home-grown technology sector growth the Charleston area has been experiencing.

Clemson University Energy Innovation Facility

The Clemson University Research Institute (CURI) Campus is home to the nation's newest and world's most advanced capacity wind-turbine drive train testing facility. The \$100 million Clemson University SCE&G Energy Innovation Center opened in November 2013. The center is capable of full-scale highly accelerated mechanical and electrical testing of advanced drive-train systems for wind turbines with 75 MW and a 15 MW test bay. This technology will pave the way for future energy innovation.

By 2030, the U.S. Department of Energy has set a goal to generate 20 percent of the nation's power needs through wind. The South Carolina coast offers strong winds in shallow water, access to the ports



General Dynamics Land Systems - Force Protection Factory, Ladson, SC

of Charleston and Georgetown, and a large demand which drives development of offshore wind farms. In addition, ship-building and manufacturing facilities enhance the potential to become an industrial hub as larger turbines are created. Through the efforts of CURI, South Carolina can benefit from the wind energy industry that is coming to the forefront.

Technology Sector Growth

Organic growth by the Charleston technology sector has been astounding. Charleston's technology sector has been dubbed "Silicon Harbor" by Nate DaPore, President and CEO of PeopleMatter and the Charleston County nominee as 2013 South Carolina Department of Commerce Economic Development Ambassador. "Home-grown" information technology and high tech firms such as PeopleMatter, SPARC, Benefifocus, and Blackbaud have experienced exponential growth which is continuing into 2014. The recent Google data center expansion, in Berkeley County and the Boeing IT Center of Excellence showcase the pinnacle of which has reached. The Charleston area also hosts three firms included in the Inc. 500 list of fastest-growing companies. Benefifocus went public during 2013, and several Charleston firms successfully acquired venture capital.

Through the efforts of the Charleston Digital Corridor, the Charleston region is on the cusp of being a technology center. Knowledge-based companies and emerging companies have the convenience of utilizing one of two incubator facilities, dubbed 'Flagships', to grow and incubate their companies and host a co-working space. The 40,000 sq. ft. Flagship 3 has just been announced and will continue to foster Charleston's development of its knowledge economy. In addition to the Digital Corridor initiatives, the Harbor Accelerator is an independent recently founded business accelerator program for entrepreneurs

with scalable business concepts. Their 14-week program caps off with introductions to potential capital sourcing to grow a start-up.

Numerous other platforms are geared to the tech and knowledge-based creative sector such as Parliament, a coalition of businesses and entrepreneurs dedicated to support the creative community. Parliament hosts Pecha Kucha Nights sporadically to bring the community together and showcase the vast creative talent. DIG South, "the Southeast's Interactive Festival," is a similar effort which began in the spring of 2013. This multi-day event features a conference of over 100 presenters from various companies such as Samsung, LinkedIn, Inc. Magazine, Google, and local tech firms such as PeopleMatter and SPARC. The 2-day tech and creative industry expo presents opportunities for entrepreneurs to interact and start-ups to get noticed. The efforts of both Parliament and DIG South have continued to grow each year to adapt to the changing tide of Charleston's "Silicon Harbor."

Recent Accolades

The number and diversity of accolades garnered by Charleston are a continuing testament to its status as a "boom town." These include everything from manufacturing growth to entrepreneurial success, and from leading visitor destination to award-winning culinary town.

2008 rankings include:

- 7th – Job Creation in the State;
- 9th – Capital Investment in the State;
- 2008 Best Performing Cities (2nd year in a row) – Milliken Institute; and
- Top U.S. Cities for Doing Business (2nd year in a row) – Inc.com.

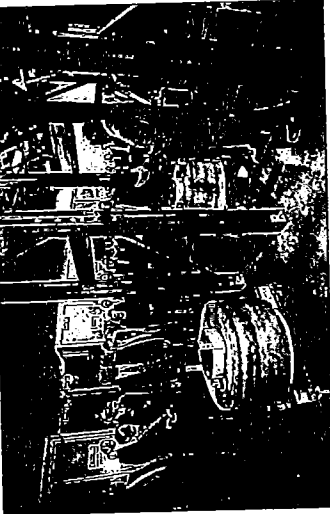
2009 rankings include:

- 1st – Job Creation in the State;



The Boeing Company, North Charleston, SC

- 1st – Capital Investment in the State;
 - 50 Best Places to Live: The Next Great Adventure Towns – *National Geographic Adventure*;
 - Best Small Cities for Startups – *Businessweek*;
 - Next Cities: Best Places to Live & Work for Young Professionals – Next Generation Consulting;
 - Best Cities for Technology Jobs – *Forbes*;
 - Progressive Environmental Stewardship & Sustainable Growth – National Resource Defense Council;
 - America's Best Colleges – *Forbes*;
 - The World's Smartest Cities – *Forbes*; and
 - Best Cities for Business – Marketwatch.
- 2010 rankings include:
- 9th – Job Creation in the State;
 - 7th – Capital Investment in the State;
 - #1 for Noteworthy Neighborhoods & Friendly People – *Travel & Leisure Magazine*; and
 - #1 Coolest Small City in America – G.Q.
- 2011 rankings include:
- 7th – Job Creation in the State;



Clemson University Energy Innovation Facility

- 13th – Capital Investment in the State;
 - #1 Top City in the United States – *Condé Nast*;
 - A Top 20 Best Performing Large City – Miliken Institute;
 - #4 Small Business Vitality Score in the Nation – *Portfolio Magazine*;
 - #1 Brain Gainer Metro – *Wall Street Journal*;
 - #8 Best City for Job Growth – New Geography; and
 - A Top 50 best Place for Business & Careers – *Forbes*.
- 2012 rankings include:
- 6th – Job Creation in the State;
 - 8th – Capital Investment in the State;
 - #1 in the U.S. for Growth in Manufacturing Jobs – Brookings Institute;
 - South Carolina Ranks in the Top 10 best Places for Business – Chief Executive;
 - Charleston is the #1 Tourist City in the World – *Condé Nast*;
 - #2 for Economic Growth – Area Development;
 - A Top 10 Best Places for Jobs in the U.S. – *Forbes*;
 - Charleston Ranks #9 for Job Recovery Amongst U.S. Metros – Brookings Institute; and
 - South Carolina Ranked #4 for Exports; Set New record \$25B in total exports – U.S. Chamber of Commerce.
- Comparative Business Cost Advantages**
- The cost of doing business in Charleston County has long received a reputation as being favorable and affordable. Whether a company is looking to start a business, relocate a business, or simply expand, the start-up costs (construction), ongoing operating

costs (lease, electricity, wages) state and local tax climate, and available business incentives and support programs are very attractive. These advantages include:

- Wage rates – the Charleston area offers features a salary structure which is competitive with other leading business cities. In fact, Charleston finishes third among a list of 14 competitor cities for salary affordability from the perspective of a business looking to locate in Charleston. This creates a competitive advantage in various industry niches in which the Charleston region competes (see *Figures 3.2.8 and 3.2.9*).
- Facility establishment costs – The Charleston region features below average land and building costs based on U.S. National averages according the ACCRA Cost of Living Index (see *Figure 3.2.10*). Nationally competitive industrial and office space lease rates vary favorably within the region (see *Figures 3.2.11, 3.2.12, and 3.2.13*).
- Ongoing operating costs – A variety of ongoing operating costs, including competitively priced utilities, and lower than average state and local taxes represent business advantages (see *Figure 3.2.14*).

FIGURE 3.2.8: WAGES IN THE CHARLESTON REGION (2012)

Occupation	Employ.	Annual Mean Wage	Hourly Mean Wage	Annual Median Wage	Hourly Median Wage
All Occupations(000000)	291,750	\$41,180	\$19.80	\$32,710	\$15.73
Architecture and Engineering Occupations(170000)	7,360	\$69,670	\$33.50	\$67,010	\$32.22
Arts Design Entertainment Sports and Media Occupations(270000)	3,030	\$44,750	\$21.52	\$36,400	\$17.50
Building and Grounds Cleaning and Maintenance Occupations(370000)	10,920	\$22,700	\$10.91	\$19,950	\$9.59
Business and Financial Operations Occupations(130000)	11,950	\$61,650	\$29.64	\$56,140	\$26.99
Community and Social Service Occupations(210000)	2,970	\$39,270	\$18.88	\$35,500	\$17.07
Computer and Mathematical Occupations(160000)	6,720	\$64,960	\$31.23	\$62,950	\$30.26
Construction and Extraction Occupations(470000)	10,880	\$36,210	\$17.41	\$33,760	\$16.23
Education Training and Library Occupations(260000)	14,600	\$45,490	\$21.87	\$44,810	\$21.54
Farming Fishing and Forestry Occupations(450000)	180	\$32,380	\$15.57	\$29,040	\$13.96
Food Preparation and Serving Related Occupations(350000)	29,960	\$20,320	\$9.77	\$18,430	\$8.86
Healthcare Practitioners and Technical Occupations(290000)	22,810	\$66,550	\$31.99	\$68,810	\$32.27
Healthcare Support Occupations(310000)	8,140	\$27,640	\$13.29	\$25,910	\$12.46
Installation Maintenance and Repair Occupations(490000)	12,190	\$41,360	\$19.89	\$38,970	\$18.74
Legal Occupations(230000)	2,030	\$77,270	\$37.15	\$66,520	\$27.17
Life Physical and Social Science Occupations(190000)	1,900	\$66,840	\$27.33	\$48,730	\$23.43
Management Occupations(110000)	13,340	\$98,970	\$47.58	\$85,900	\$41.30
Office and Administrative Support Occupations(430000)	47,660	\$32,270	\$15.52	\$30,320	\$14.58
Personal Care and Service Occupations(390000)	8,020	\$23,740	\$11.41	\$20,320	\$9.77
Production Occupations(510000)	16,920	\$40,600	\$19.52	\$38,100	\$18.32
Protective Service Occupations(330000)	7,340	\$35,060	\$16.86	\$33,460	\$16.09
Sales and Related Occupations(410000)	34,080	\$30,470	\$14.85	\$22,610	\$10.87
Transportation and Material Moving Occupations(530000)	18,860	\$32,520	\$15.64	\$27,090	\$13.03

Source: U.S. Department of Labor, Bureau of Labor Statistics, May 2012.

FIGURE 3.2.10: COST OF LIVING COMPARISON (2013)

State	City	Composite Index	Housing	Utilities	Transportation	Home Price
New York	New York	175.6	326.9	129.4	114.3	\$999,746.00
Massachusetts	Boston	140.1	177.4	139.2	103.2	\$491,000.00
California	San Diego	129.2	194.9	96.9	113.7	\$584,254.00
District of Columbia	Washington	141.6	251.1	95.0	105.7	\$777,025.00
Washington	Seattle	117.5	136.1	97.2	118.0	\$372,516.00
South Carolina	Charleston	100.8	93.1	113.7	92.1	\$250,593.00
Alabama	Huntsville	96.8	81.5	103.7	102.0	\$233,127.00
North Carolina	Charlotte	95.1	84.4	109.6	95.1	\$250,105.00
Florida	Orlando	95.9	78.4	104.6	98.6	\$216,734.00
North Carolina	Raleigh	94.6	83.2	104.6	100.1	\$249,432.00
Georgia	Atlanta	93.5	87.3	91.5	102.2	\$240,956.00
North Carolina	Durham	91.1	78.8	86.6	96.5	\$232,675.00
Georgia	Savannah	91.9	70.4	113.7	102.7	\$209,707.00
Kansas	Wichita	91.9	75.5	109.7	98.9	\$224,829.00

Sources: ACCRA Cost of Living Index 3rd Quarter 2013 and CaER.org.

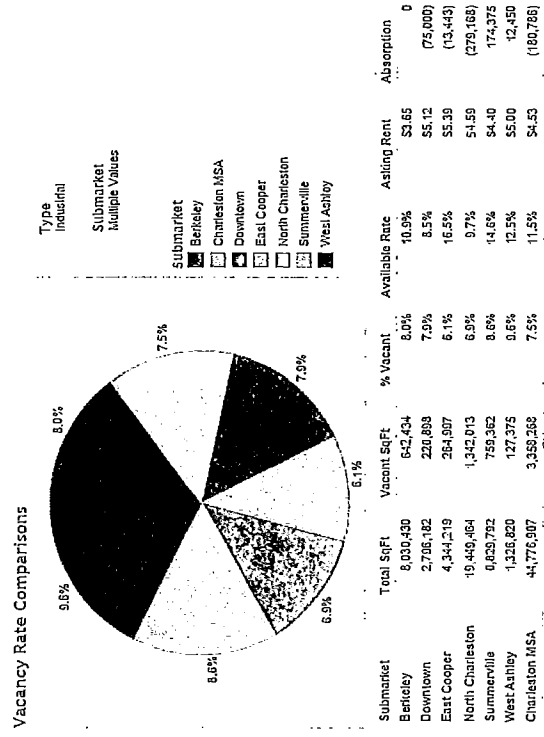
FIGURE 3.2.9: WAGE COMPARISONS (2012)

Area name	Hourly mean wage	Annual mean wage*
Washington-Arlington-Alexandria DC-VA-MD-WV	\$30.65	\$63,750
Boston-Cambridge-Quincy MA-NH	\$28.05	\$58,350
Seattle-Bellevue-Everett WA Metropolitan Division	\$27.68	\$57,960
New York-Northern New Jersey-Long Island NY-NJ-PA	\$27.38	\$56,940
Durham-Chapel Hill NC	\$26.20	\$54,500
San Diego-Carlsbad-San Marcos CA	\$24.41	\$50,770
Huntsville, AL	\$23.97	\$49,860
Atlanta-Sandy Springs-Marietta GA	\$22.80	\$47,420
Raleigh-Cary NC	\$22.06	\$45,880
Charlotte-Gastonia-Rock Hill NC-SC	\$22.00	\$45,780
Wichita KS	\$19.84	\$41,260
Charleston-North Charleston-Summersville SC	\$19.80	\$41,180
Savannah GA	\$19.75	\$41,080
Doral-Kissimmee-Sanford FL	\$18.96	\$39,190

Source: U.S. Department of Labor, Bureau of Labor Statistics.

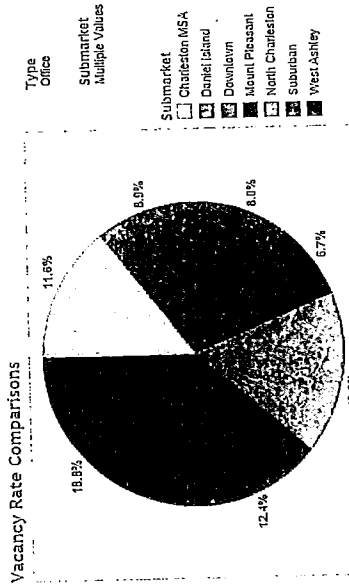
*Note: Annual wages have been calculated by multiplying the hourly mean wage by 2,080 hours; where an hourly mean wage is not published, the annual wage has been directly calculated from the reported survey data.

FIGURE 3.2.11: INDUSTRIAL SPACE LEASE RATES (2013)



Source: Avison and Young.

FIGURE 3.2.12: OFFICE SPACE LEASE RATES (2013)



Submarket	Total SqFt	Vacant SqFt	% Vacant	Available Rate	Asking Rent	Absorption
Downtown	1,717,686	137,413	8.0%	\$31.02	\$4.00	5,400
North Charleston	3,765,005	519,695	13.8%	\$22.55	4.056	4,056
West Ashley	1,204,394	226,426	18.8%	\$20.85	(42,269)	(42,269)
Charleston MSA	9,399,773	1,090,374	11.6%	\$26.64	3,654	3,654
Daniel Island	1,120,434	99,719	8.9%	\$22.67	7,713	7,713
Mount Pleasant	1,591,382	106,623	6.7%	\$26.94	28,665	28,665
Suburban	7,682,115	952,562	12.4%	\$23.48	(1,776)	(1,776)

Source: Avison and Young.

FIGURE 3.2.14: UTILITY RATES IN SC AND THE US (2013 AND 2010)

Natural Gas & Electricity (2013 DATA)	South Carolina		United States	
	Natural Gas*	Electricity**	Natural Gas*	Electricity**
Industrial	\$5.06	0.0590	\$4.39	0.0680
Commercial	\$9.24	0.0952	\$8.34	0.1030
Residential	\$19.50	0.1224	\$12.48	0.1231
All Sectors		0.0889		0.1001
Transportation				0.1041

*per thousand cu.ft.
**cents per kWh

United States Department of Energy
Energy Information Administration
October 2013

Water & Sewer (2010 DATA)

Type	Water		Sewer	
	Charleston Water System	Mount Pleasant Water Works	Charleston Water System	Mount Pleasant Water Works
Average Daily Use	80.0	8.7	24.0	7.7
Daily Capacity	115.0	10.7	32.0	9.7
Daily Peak Use	75.0	12.1	28.0	7.8

millions of gallons

Charleston Regional Development Alliance

FIGURE 3.2.13: AVERAGE CONSTRUCTION COSTS BY CITY (2012)

City	Score
New York	132.2
Boston	117.5
Seattle	104.2
San Diego	103
Orlando	89.1
Atlanta	88.5
Huntsville	84.1
Wichita	83.3
Savannah	81.5
Charleston	80.3
Durham	77.5
Raleigh	76.8
Charlotte	76.7

Figure 3.2.13 shows the average construction costs in various cities with 100 being the base. A score of more than 100 indicates above average costs and a score of less than 100 indicates below average costs.

Sources: Chamber of Commerce and the RS Means Group.

State and Local Taxes

The State of South Carolina features one of the lowest corporate income taxes in the nation (five percent before credits and incentives) and Charleston features a below average sales and use tax (8.5 percent) when compared to communities across the U.S., according to TaxFoundation.org. Local property taxes are levied according to a state statutory formula which derives an assessed value from the appraised value of real and business personal property multiplied by an assessment value (10.5 percent for manufacturers; six percent for other business) and then multiplies that assessed value by a local millage rate factor. This local millage rate factor is determined by the cost of delivering local services and the value of the local tax base.

Financial Incentives

The State of South Carolina has enacted a variety of financial incentives for businesses over more than two decades. These incentives are intended to promote the creation of new jobs and leverage new capital investment, and they generally consist of credits against the state corporate income tax, local property tax relief, grants for infrastructure, site preparation, or facility construction, and turn-key customized workforce training during facility ramp-up.

During the 1980s and 1990s, the S.C. General Assembly enacted incentives legislation for manufacturing plants, corporate headquarters, research and development facilities, and large distribution facilities employing more than 75 employees. Since 2000 these incentives have been further revised or expanded, and new legislation has been enacted for technologically intensive facilities, some high-paying service sector facilities, and companies who are incrementally increasing their cargo volumes through the Port of Charleston.

Statutory Incentives

Statutory incentives require no negotiation with state or local governments, and are claimed automatically by a company which meets the statutory requirements. The process is an administrative one governed by the filing of proper forms, schedules, and other required documentation with the S.C. Department of Revenue.

Statutory Incentives include:

- Five-year property tax abatement – an eligible company enjoys exemption from county portion of property taxes in each of the five years following its expenditure of \$50,000 or more;
- Sales tax exemptions – many of the cost items associated with a company's means of production are exempt from the state sales tax, including, but not limited to: electricity, pollution control equipment, rolling stock, inventory;
- Jobs tax credit – a company receives \$1,500 in each of the five years following the creation of a 'net new job' (jobs exceeding the previous year benchmark). These job tax credits can be used to offset up to one half of state corporate income tax liability, with unused credits carried forward and applied over the next 15 years;
- Corporate headquarters credit – credits against the state corporate income liability are automatically available to corporate headquarters; and
- Research and development credit - credits against the state corporate income liability are automatically available to research and development facilities.

Discretionary Incentives

Discretionary incentives require negotiation with state or local governments and involve an application process followed by public approval. These incentives are offered to a company at the discretion of state and local officials and are typically driven by the meeting of certain capital investment, job creation, and average annual salary benchmarks. Discretionary incentives include:

- Fee-in-lieu of taxes (FILOT) – a company investing more than \$2.5 million can negotiate with the county to have its investment taxed at a six percent assessment, rather than the 10.5 percent which typically applies to all business personal property (e.g. machinery & equipment, computers, etc.) and to all manufacturing property (including land and building). This incentive also 'fixes' the local millage rate at its current level for the next 20-30 years. A company investing more than \$150 million and hiring 200 or more employees is eligible to negotiate with the county for an enhanced FILOT ("super-fee") featuring a four percent assessment rate.

- Job development credit (JDC) – a company which proposes substantial hiring of employees at salary rates meeting or exceeding the county's average per capita income can negotiate with the State of South Carolina to receive JDC, an incentive which derives from a portion of the state's employee tax withholding. After its application is approved by the S.C. Coordinating Council for Economic Development, the company enters into a Revitalization Agreement with the S.C. Commerce Department wherein it guarantees its hiring schedule, as well as the specific cost items (site preparation, facility construction, etc.) towards which the JDC will be placed. Once hiring targets are achieved, the reimbursement JDC payments flow to the company on a quarterly basis over a ten year period.

Grants

Grants require negotiation with state or local governments and involve an application process followed by public approval. Grants typically are offered to address public infrastructure needs or to help a company offset site preparation costs. These grants are offered to a company at the discretion of state and local officials and are typically driven by the meeting of certain capital investment, job creation, and average annual salary benchmarks. Grants include:

- Set-Aside grants – The State of South Carolina typically offers Set-Aside grants to companies which are requiring public infrastructure (water, sewer, roads, rail) improvements to the sites where they intend to locate. A company applies for a Set-Aside grant, and the decision is made by the S.C. Coordinating Council for Economic Development.
- Closing Fund grants – The State of South Carolina in some cases will offer a grant from its Closing Fund in cases where such assistance can address an impediment and be a deal closer.
- ED Fund grants – Charleston County utilizes its ED Fund on occasion to address public infrastructure improvements (water, sewer, road improvements) in response to the expansion needs of existing companies within the county.
- Utility tax credit (UTC) grants – UTC grants are occasionally offered by electrical and telecommunication utilities within South Carolina to address public infrastructure needs at a development site. The enabling legislation requires that such improvements occur within a public right-of-way, and limits the range of cost items to an approved list.

Productive Workforce and 'Best of Class' Training Programs

As noted earlier, the Charleston region has exceeded the state and national average

for growth of its workforce over the past decade and is projected to do so going forward. The in-migration rate, coupled with graduation rates from its higher education institutions, will position the area workforce for the future. Alongside this accumulating critical mass of talent are the considerable state-supported workforce training and continuing education resources of the Charleston area.

- Turn-key customized workforce training – The State of South Carolina was the first in the nation to develop a workforce training program geared to relocating industry during the 1960s. Its agency known as readySC offers customized recruitment, assessment, training development, management, and implementation services. It essentially fields the turn-key workforce for a relocating or expanding operation at state cost and does so to the precise specifications of the company. Since its inception, readySC has trained well over 40,000 employees for blue-chip domestic and international companies as diverse as The Boeing Company, BMW, Michelin, and Hoffman-LaRoche.

- Technical training, continuing education, and re-training – Federal, state, and local programs address the full spectrum of workforce needs: from the start-up of an operation through its maturation, encompassing all of the changing training and education needs along the way.

- The Federal Workforce Investment Act (WIA) - enables the SC Works Trident system to offer services such as: facilities and meeting spaces for training sessions, recruitment events, business seminars, conferences, career fairs, and employee testing; On-the-job and classroom training programs; WorkKeys skill assessment tests; and Incumbent worker training (IWT) grants.

- Employee retraining funds are available as a discretionary incentive administered by the S.C. Coordinating Council for Economic Development. They are available to manufacturing, processing, and technology-intensive companies.

- ‘Right-to-Work’ environment with low unionization - S.C. state laws allowed under provisions of the Taft-Hartley Act prohibit agreements between labor unions and employers that make payment of union dues, membership, or fees a condition of employment prior to or following hiring.

- Pro-business State and Local Partnership with Business - The State of South Carolina is consistently ranked by national publications as among the nation’s ‘Top Five’ states to do business. Being ‘business-friendly’ is a philosophy and it requires consistent leadership and a vast degree of intergovernmental teamwork from the federal level down to the city hall.

The Charleston area has risen to the top of the list in the Southeast among site selectors

due to its solid business fundamentals, as well as renowned business-friendly practices. In Charleston County, a relocating company seeking to construct a new facility benefits from coordinated federal/state environmental permitting, as well as expedited local plan reviews and construction permitting.

One amazing example of this can be found in the experience of The Boeing Company when it constructed its 1.2 million Final Assembly facility for the 787 in 2010-11. The State of South Carolina took the lead in 2004 in devising and funding a wetlands mitigation plan which allowed Yonght Aircraft to lose no time as it began site clearing for its fuselage fabrication and integration facility. When it announced the second 787 Final Assembly Facility in 2009, with no wetlands concerns to hamper progress, Boeing then benefited from the assistance of state government agencies such as DHEC to expedite air permitting. At the local level, the City of North Charleston stationed building officials on-site on a seven-days-a-week basis in order to keep building inspections and permitting on track with the aggressive schedule for facility completion. The end result was the completion, ahead of schedule, of a massive, technically complex and state-of-the-art aerospace assembly building in 12 months.

Value-added public services bolster “bottom line” – In a business-friendly community, local government has to deliver value for the tax dollar, rather than eroding a bottom line through inefficiency in its service-delivery or time-consuming and costly regulations. Charleston County is noteworthy as a recognized leader among the 46 counties in South Carolina when judged by several criteria:

- **Fiscal Management:** A legacy of fiscal integrity provides a firm foundation for the cost effective provision of high quality public services.

- **Planning and Environmental Stewardship:** Careful land planning, extensive greenbelt acquisition, and a far-reaching solid waste program act to safeguard the cherished Charleston County landscape and preserve its natural resources.

- **EMS and Public Safety:** Excellent emergency medical service providers, along with our Sheriff’s well-trained and highly capable law enforcement officers, give our businesses and residents great peace of mind.

- **Consolidated 9-1-1 and Emergency Preparedness:** The County’s award-winning program has a new state-of-the-art facility to better serve the public, which opened in 2013.

- **Public Transportation Infrastructure:** Strategic investment in highway infrastructure and public transportation within its business corridors creates exciting new business and job creation opportunities.

- **Small Business Procurement and Mentoring:** The County also targets much of its procurement at local businesses, mentoring and encouraging them to bid on County contracts.

- **Economic Development:** Charleston County Council creates value in the business climate through balancing preservation with growth and progress. The County has a unique 'sense of place' that beckons to an earlier time, but enthusiastically embraces a culture of economic innovation.

- **The Business Retention & Expansion (BRE) program** offered by the Charleston County Economic Development Department provides "service after the sale" by cementing the relationship with the company through the cost-free offering of a vast array of business assistance which begins with start-up and progresses through the business establishment stage, and continues on an ongoing basis indefinitely.

During the start-up phase, the BRE program assists a business with permitting, acting as a liaison with OCRM, DHEC, and area municipalities. It addresses workforce needs, acting as a liaison with ReadySC and SC Works, as well as infrastructure needs at the site.

As the business gets established, the BRE program assists the company with community introductions and business networking, helping it make important early connections. During this phase the BRE program is positioned to assist with personal relocation, contacting realtors, and providing community and school info to help facilitate the relocation of key employees. It is during this phase that the BRE program can also help a company address its supply chain needs, identifying local, in-state, or recruited companies that it will need as suppliers.

As the company matures, the BRE program provides ongoing support. The staff will visit the company on a periodic basis, assisting with business challenges, and striving to position the company for expansion. The BRE program also promotes initiatives (such as roundtables) designed to support the automotive, aerospace, and technology sectors. The BRE program also utilizes networking events, such as the annual Charleston County Council Industry Appreciation Luncheon event, to showcase local companies and call attention to their achievements.

- **Quality of Life:** The Charleston area enjoys a coveted quality of life which is characterized by the breathtaking physical beauty of the area, the moderate year-round climate (see *Figure 3.2.15*), the vast offering of leisure/outdoor recreation, and its extensive cultural and social opportunities.

- **"Sense of place":** Charleston County offers numerous unique communities with differing personalities offering diverse residential options: from grand, historic homes to sleek condominiums outfitted with the latest amenities. Comfort abounds for every taste. Whether it is the beach or a golf course view or a sustainable community to a downtown pied-a-terre, footsteps from the best dining and shopping. There are countless lifestyles to choose from.

- **"Mid-sized city" with "big-city" amenities:** Charleston County offers robust year-round cultural, arts, and entertainment offerings, a plethora of world-class restaurants, first-rate shopping, and exciting minor league and college sports.

FIGURE 3.2.15: TEMPERATURE, PRECIPITATION, AND HURRICANES

Temperature & Precipitation		Average Maximum Temperature	Average Minimum Temperature	Average Total Precipitation	Average Total Snow Fall
January	56.7	34.0	3.67	0.0	
February	56.4	37.2	3.89	0.0	
March	62.1	43.0	4.27	0.0	
April	67.3	55.1	3.33	0.0	
May	76.5	65.8	3.56	0.0	
June	81.9	72.5	4.75	0.0	
July	84.2	76.7	5.55	0.0	
August	83.7	75.8	5.41	0.0	
September	81.6	67.6	4.15	0.0	
October	73.6	56.9	2.99	0.0	
November	62.6	47.3	2.68	0.0	
December	55.0	37.5	3.54	0.0	

Temperature = degrees F
Precipitation = inches

Southeast Regional Climate Center
Average from 1930-2010

Hurricane Storms

	Direct Landfalling Storms	Non-Landfalling Storms Affecting within 50 Miles	Total Storms Affecting
Alabama	26.0	51.0	77.0
Florida	243.0	27.0	270.0
Georgia	14.0	-2.0	12.0
North Carolina	45.0	6.0	51.0
South Carolina	26.0	1.0	27.0
Virginia	6.0	2.0	8.0
Alabama	0.0	0.0	0.0
Florida	0.1	0.0	0.2
Georgia	0.0	0.0	0.0
North Carolina	0.0	0.0	0.0
South Carolina	0.0	0.0	0.0
Virginia	0.0	0.0	0.0
Alabama	6.3	3.2	2.1
Florida	0.7	6.0	0.6
Georgia	11.6	-0.5	13.6
North Carolina	3.6	27.2	3.2
South Carolina	6.3	163.0	6.0
Virginia	27.2	0.5	20.4
Alabama	0.2	0.3	0.5
Florida	1.5	0.2	1.7
Georgia	0.1	0.0	0.1
North Carolina	0.3	0.0	0.3
South Carolina	0.2	0.0	0.2
Virginia	0.0	0.0	0.1

State Climate Office of North Carolina
Hurricane Index 1951-2010

Sources: Southeast Regional Climate Center and National Hurricane Center - National Weather Service

3.2.3: ECONOMIC DEVELOPMENT ELEMENT GOAL

Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for County government services and facilities.

Economic Development Element Needs

Economic Development Element needs include, but are not limited to, the following:

- A unified economic development vision for the Charleston Region;
- Fostering a stable and competitive business climate; and
- Supporting existing industries, encouraging new business start-ups, including small business enterprises and minority-owned businesses, and attracting new targeted sectors to Charleston County.

3.2.4: ECONOMIC DEVELOPMENT ELEMENT STRATEGIES AND TIME FRAMES

The following strategic actions should be undertaken by the County in support of the objectives of the various economic development agencies that promote and serve the County and in support of the strategies of the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ED 1. Encourage and support initiatives and strategies (such as those described in efforts such as *Opportunity Next* and *Accelerate Charleston*) to maintain and improve the business climate through property tax relief, stream-lined regulatory processes, and addition of infrastructure critical to business.
- ED 2. Encourage mixed-use developments in proximity to neighborhoods to provide for business growth and development and to provide retail and personal services to local residents.
- ED 3. Support incentives for underutilized commercial centers for redevelopment and re-use that allow for mixtures of residential and non-residential uses.

- ED 4. Designate land with regional access and access to services and amenities for business uses to support growth of new and existing sectors of employment.
- ED 5. Support economic development objectives of the Berkeley-Charleston-Dorchester Council of Governments.
- ED 6. Encourage Rural Area economic development efforts on agri-tourism and other employment opportunities that provide jobs for the local population and promote community sustainability.
- ED 7. Promote and enhance agricultural activities in the Rural Area by providing incentives to keep land in active agricultural production.
- ED 8. Support economic development objectives through land use regulations that encourage the provision of high quality and affordable housing.
- ED 9. Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations.
- ED 10. Continue to highlight the natural and agricultural heritage of the Lowcountry in promotional materials for economic development.
- ED 11. Continue to promote the development and maintenance of all infrastructure including: services, amenities, and transportation networks that support economic development activities. This would include capital improvement plans and coordinated priority investment.
- ED 12. Utilize Intergovernmental Agreements with other municipalities, agencies, and jurisdictions to strategically focus regional resources on prime economic development sites within the County.
- ED 13. Support the enhancement of existing and new businesses through infrastructure funding initiatives, code enforcement, and beautification programs.
- ED 14. Support the efforts of the Charleston County Economic Development Department and supporting agencies.
- ED 15. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize the combination of land uses within communities, including land uses that facilitate economic development opportunities within and in close proximity to such communities.
- ED 16. Support the initiatives in regional plans to educate the local workforce (e.g., *Our Region, Our Plan*).
- ED 17. Support those other entities in the community that are promoting economic development.

Intentionally Blank

Chapter 3.3 Natural Resources Element

3.3.1: OVERVIEW

Natural resources are included in this Plan because of their significant contribution to the character and quality of life in Charleston County; their local value expressed through the public input process of this Plan; their ability to attract new residents; and because South Carolina State Law requires that a Natural Resources Element be included in the Comprehensive Plan. As a steward of natural resources, the County has a responsibility to coordinate with other jurisdictions and agencies to minimize the impacts of growth on the natural environment.

A key component in protecting natural resources is the promotion of sustainable development practices and patterns. The concept of “sustainability” involves the ability of a community and society to meet the needs of the present population while ensuring that future generations have the same or better opportunities.

There are increasing concerns that, as a culture, we are using resources at a faster rate than we are replenishing them and are creating communities that are not sustainable in the long run. Charleston County seeks to progress in a manner that conserves natural

resources and minimizes degradation of the natural environment.

One of the challenges in addressing sustainability in a community comprehensive plan is that many of the issues are global in nature – air quality, biodiversity, ozone and climate depletion, food production, and others - and it is often difficult to identify how local planning policies can address these issues. It can be overwhelming for community leaders to address these issues, particularly when the community has its hands full with local development issues. However, the County believes it is important to act responsibly through the implementation of strategies to address these issues. The County aspires to “think globally, act locally,” while also recognizing that these efforts must be balanced with other local demands on government time and resources. To supplement the strategies of this Element, the County adopted an Energy Element in 2012, which includes additional strategies to promote sustainable development practices.

Purpose and Intent

The purpose and intent of the Natural Resources Element is to: promote protection and enhancement of natural resources in the County; sustain natural environments, habitats, and wildlife for the general health, safety and welfare of current and future generations; promote sustainable development practices in conjunction with the other elements of this Plan; protect and enhance the unique natural characteristics of the County that contribute to the County's identity and quality of life of its residents; and support the recommendations of the Charleston County Greenbelt Plan.



3.3.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Numerous agencies are involved in the protection of natural resources including but not limited to the Environmental Protection Agency (EPA), the South Carolina Department of Health and Environmental Control (SCDHEC), the Department of Natural Resources (DNR), the Office of Ocean and Coastal Resource Management (OCRM), the U.S. Army Corps of Engineers (USACE), and non-profit agencies such as the Coastal Conservation League, the Sierra Club, Ducks Unlimited, the Lowcountry Open Land Trust, the Trust for Public Land, and The Nature Conservancy.

Charleston County's regulatory power regarding natural resource protection is limited to land-side issues related to the impacts of growth and development on the natural environment. For example, Charleston County can and does require larger lot sizes, lot widths, and buffers for development along the OCRM Critical Line and protects greenspace through the Charleston County Greenbelt Program. The County also is responsible for the impacts of non-point sources of pollution, or runoff, on water quality through its Stormwater Management Program, an implementation of Phase II of the Environmental Protection Agency's National Pollution Discharge Elimination System (NPDES). In contrast, Charleston County is not responsible for permitting development activities such as docks or wetland filling or crossings; however, the County does regulate the land-side effects of these water dependent uses.

Water Resources

Charleston County has extensive water resources including the Atlantic Ocean, tidal rivers, creeks, lakes, tributaries, marshes, and freshwater wetlands. The Environmental Protection Agency, the South Carolina

Department of Health and Environmental Control, and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) hold the main responsibilities for establishing and enforcing water quality goals through utilization of the 208 *Water Quality Management Plan*. These agencies monitor water quality to determine permit limits for treated wastewater dischargers and any other activities that may impact water quality. The U.S. Army Corps of Engineers has the authority to regulate certain activities in navigable waters and to protect freshwater wetlands. As stated above, the County has enacted regulations on land-side development activities to minimize the impact on water resources.

Floodplains are another important natural resource in Charleston County. Flooding in the County is principally due to hurricanes, tropical storms, and extra-tropical storms; however, it can also occur due to intense severe thunderstorm activity. Flooding also occurs from storm surge when storm tides are higher than the normal high tide. The Federal Emergency Management Agency (FEMA) has determined areas subject to flooding in the County.

Approximately 60 to 65 percent of the County is in a FEMA flood hazard area. Within Charleston County, the storm surge area encompasses most of the major rivers and adjoining estuarine marsh areas. Much of the remaining area that is not subject to storm surge is within the 100-year floodplain as designated by FEMA. The County's flood zones are shown on *Map 3-3.1: Charleston County Flood Hazard Zones*.

In July 2012, the United States Congress passed the *Bigger-Waters Flood Reform Act of 2012*, which mandated changes to FEMA policies, as well as the National Flood Insurance Program (NFIP). These changes most significantly impact local flood insur-

ance rates. To attempt to mitigate not only high flood insurance costs but also the impacts of future hazards due to climate change, Charleston County continuously works with local government entities to create and implement the *Charleston Regional Hazard Mitigation Plan*. The plan was originally adopted in 1999, and annual updates occur each year to ensure the plan is relevant. On November 7, 2013, the latest plan was adopted by County Council. Thirty other government entities in Charleston County have adopted the *Regional Hazard Mitigation Plan*, and this collaboration ensures that all communities within Charleston County agree to implement the strategies set forth in the plan.

Critical Areas

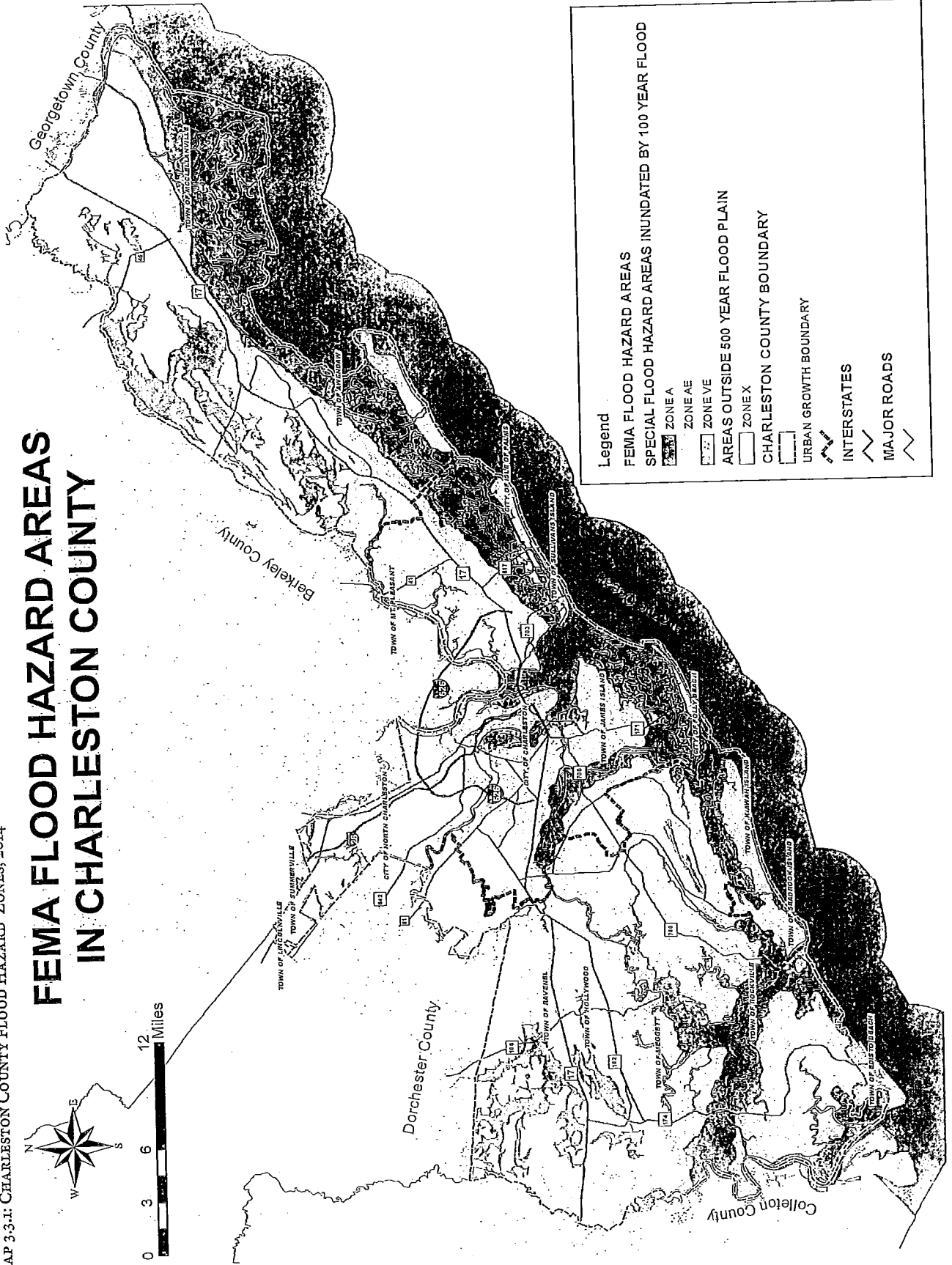
SCDHEC defines "critical area" as coastal waters, tidelands, beaches, and beach/dune systems. State law mandates that SCDHEC permit all activity occurring in critical areas, which could include building docks, bulkheads, boat ramps, dredging, or filling. With the abundance of water resources in the County, several critical areas exist and permits are issued regularly. *Map 3-3.2: Office of Ocean and Coastal Resource Management Critical Area Permits* demonstrates the permits that have been issued as of March 2014. The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)* includes waterfront development standards to protect these important areas.

Aquatic Habitat

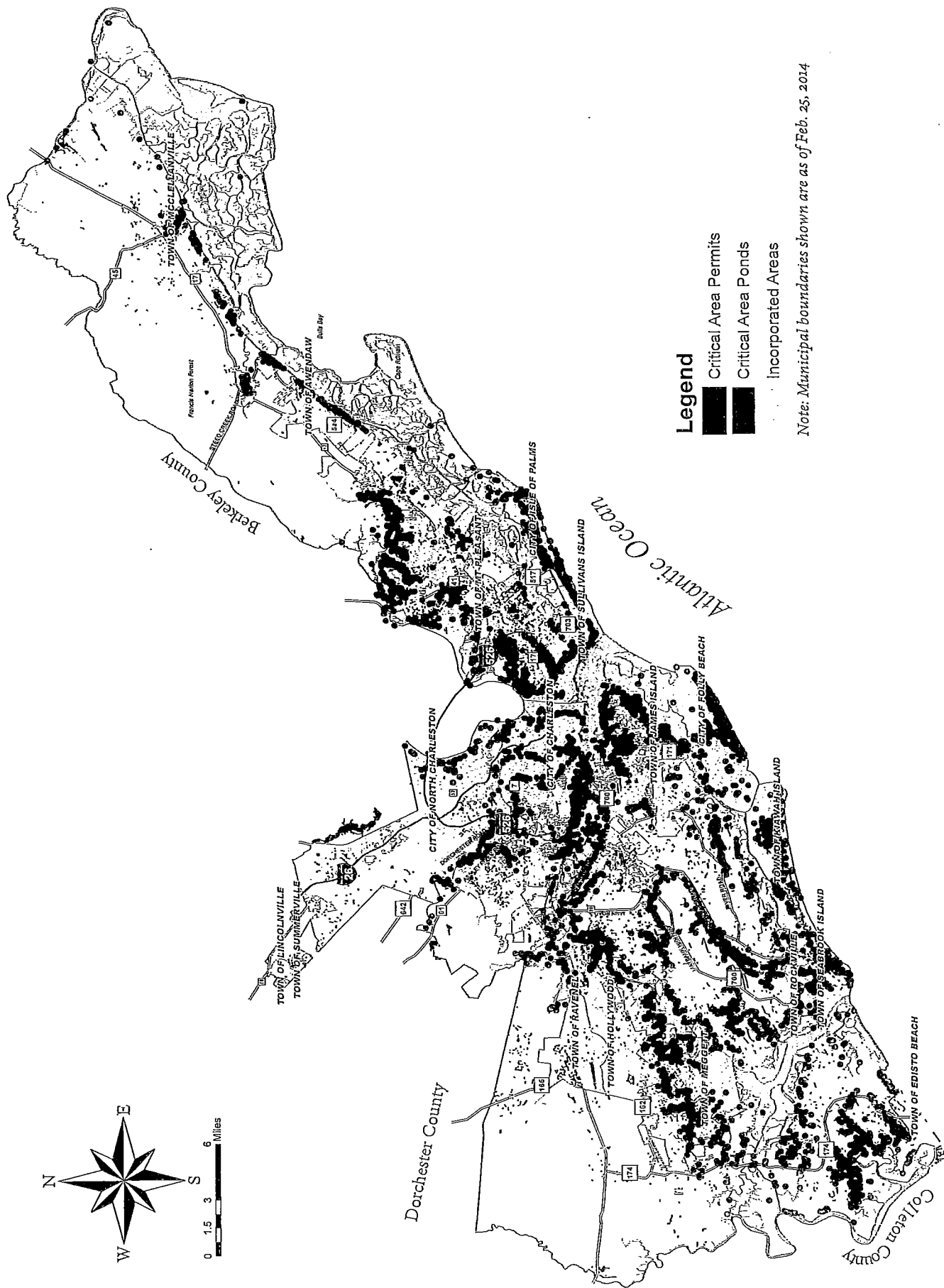
The aquatic habitats of Charleston County include coastal marine, estuarine, and freshwater ecosystems. The coastal marine ecosystem consists of tidal ocean beaches and sand bars, as well as coastal waters that extend seaward to the limit of low tide. The estuarine ecosystem extends from the ocean inland to the limit of tidal influence and the point where saltwater is measur-

MAP 3-3-1: CHARLESTON COUNTY FLOOD HAZARD ZONES, 2014

FEMA FLOOD HAZARD AREAS IN CHARLESTON COUNTY



MAP 3.3-2: OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT CRITICAL AREA PERMITS, 2014



Note: Municipal boundaries shown are as of Feb. 25, 2014

man activities: physical destruction or alteration of habitat, changes to water quality, and general disruption of normal feeding and breeding behavior caused by human disturbance. In addition to activities that affect habitat conditions, human impacts include, but are not limited to, direct harvesting of species through commercial and recreational fishing and hunting.

Terrestrial Wildlife Habitat and Designated Species

Charleston County is one of the most biologically rich and diverse habitat areas on the Atlantic Coast of the United States, containing many thousands of acres of tidal marsh and freshwater swamps. Interspersed with natural wetlands are thousands of acres of impoundments created during the nineteenth century when upland areas were altered and flooded for rice cultivation. Uplands in the eastern portion of the County are dominated by the fire-dependent Longleaf pine ecosystem - one of the most diverse ecosystems in the Country.

The wetlands and impoundments of Charleston County provide migration and wintering habitat for huge numbers of shorebirds and wading birds. The forested wetlands provide extensive breeding, migration, and wintering habitat for significant resident and migratory duck and geese populations. The region also provides important foraging and nesting habitat for a diversity of non-game species and species designated as endangered or threatened at the federal or state levels.

Farmland Soils

Productive soils generally predominate over large areas in Charleston County, providing expansive areas suitable for agriculture. At the time of the Charleston County

ably diluted by freshwater drainage. Freshwater ecosystems include swamps, bays, savannahs, floodplains, marshes, lakes, ponds, creeks, reservoirs, and rivers with certain average salinity levels.

Each of the aquatic habitats in Charleston County is characterized by unique hydrologic and water quality conditions, as well as biological communities adapted to survive and reproduce in those environments. Meandering shallow tidal creeks and salt marshes are dominant features of the estuaries of Charleston County, providing nursery habitat for many species of fish, crabs, mollusks, oysters, clams and shrimp. Pollutant loading from upland areas draining into tidal creeks is a water quality concern because these creeks function as direct conduits, receiving stormwater from the adjacent upland and conveying it to the larger estuarine system. Potentially toxic chemicals carried in stormwater also typically accumulate in bottom sediments, and depending upon the chemical conditions of the water, such as pH, salinity, or dissolved oxygen levels, can be released to cause unacceptable levels of some pollutants such as zinc, copper, lead and mercury. Malfunctioning septic tanks create another water quality concern. Fecal coliform and bacteria leaching into waterways can devastate aquatic systems and create unsafe drinking water and swimming conditions. SCDHEC gathers water quality data to develop South Carolina's 303(d) list of impaired waterbodies as required by the *Clean Water Act*. This list can be found by visiting the SCDHEC website (www.scdhec.gov). The sources for impairment of waters are identified, as well as recommended corrective actions to improve water quality. In Charleston County, the leading pollutant resulting in water impairments is fecal coliform bacteria.

There are generally three types of impacts on aquatic habitats associated with hu-

Conservation programs involving public-private partnerships and citizens in the County include:

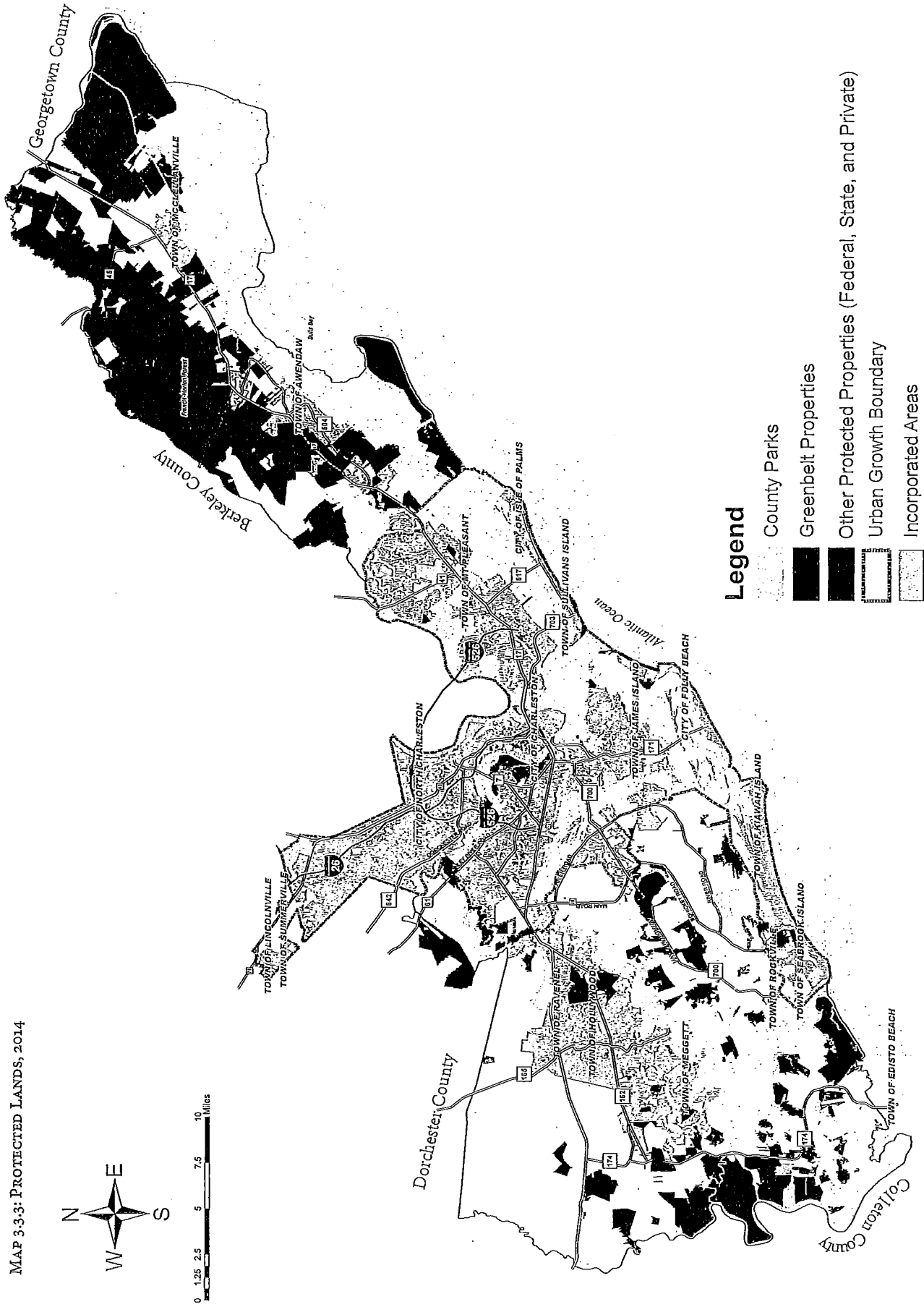
- The Ashepoo, Combahce and Edisto (ACE) Basin Project;
- The ACE Basin National Wildlife Refuge;
- The Cooper, Ashley, Wando, and Stono (CAWS) Basin Project;
- The Santee Basin Habitat Protection Project;
- The Francis Marion National Forest;
- The Cape Romain National Wildlife Refuge;
- The Santee and Washo Coastal Reserve Wildlife Management Area;

• The Santee Delta-Cape Romain Unit of the Carolinian-South Atlantic Biosphere Reserve;

- The Edisto River Basin Project;
- The South Carolina Heritage Preserves; and
- The Charleston Harbor Project.

Public-private partnerships, along with the work of programs such as the County Greenbelt Program, ensure that land is conserved for green space and recreational purposes. *Map 3.3.3: Protected Lands* demonstrates conserved lands that are part of the County parks system, Greenbelt Program, or protected privately or by federal or state government.

MAP 3-3-3: PROTECTED LANDS, 2014



Note: Municipal boundaries shown are as of Feb. 25, 2014

Soil Survey (USDA 1971), almost three-quarters of Charleston County's land area outside of the City of Charleston (exclusive of tidal marsh) was farmland soils, categorized by the United States Department of Agriculture as prime farmland, statewide significant soils, or unique soils.

Farm and Forest Resources

Charleston County's vision for the future clearly establishes a need to preserve and protect the community's agricultural tradition and its farm economy. The agricultural lifestyle is considered a vital element of the community's rural character and historic heritage. Today, this lifestyle and the rural countryside that supports it in Charleston County are threatened by a number of forces. The County is losing irreplaceable agricultural resources to urban sprawl at an alarming rate, with much of the new development in the County since 1982 occurring on prime farmland previously used by many generations of farmers for production of crops and livestock.

With the adoption of the 1999 *Comprehensive Plan* and subsequent updates, the County has shifted significant focus on the preservation of farmland resources both through the land use plan recommendations and the current *Zoning and Land Development Regulations Ordinance*. Agriculture and timbering activities have also been reinforced through the provision of preferential tax assessments for such activities.

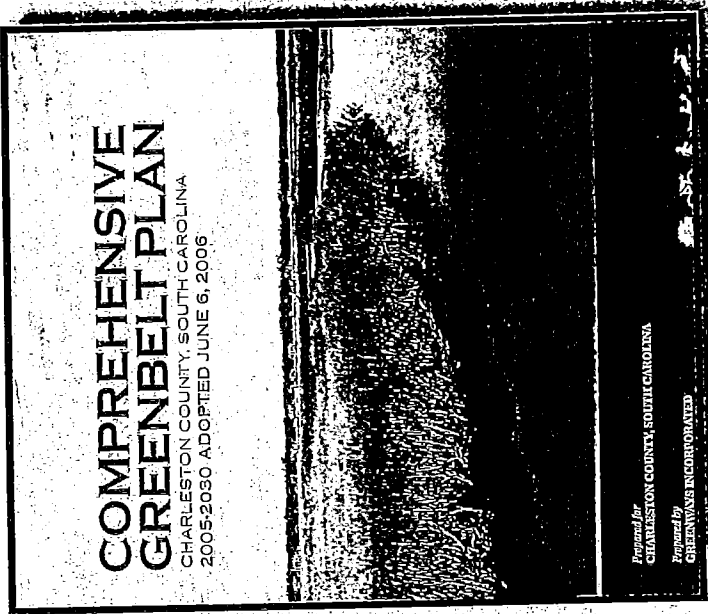
While the County has done much to manage growth through this Plan, the conversion of farmland to residential use still increases pressures on the farming community, not merely by taking land out of production but by creating a perception of rising property values for uses other than agriculture. With development, and the gradual dispersal of population into the suburbs and rural areas, come conflicts between farming activities and the interests of new residents unhappy with the noise, dust, and smells of routine farm activities. As farms are sold and converted, the remaining operations become separated by new development. Additionally, as the farming community shrinks, so does its local political voice,

and the chances increase that local planning and zoning decisions can be incompatible with agricultural activities.

However, sustainability initiatives, rising energy costs, and climate change predictions have resulted in a return to more local production of agricultural products. With its climate, quality soils, and access to the unique resources of the coastal environment, Charleston County has witnessed a renaissance of agricultural production, particularly in the fields of viticulture, organic farming, artisanal meat and cheese production, and other niche markets that are supported by the sustainability movement of thinking globally and buying locally. Several organizations exist in Charleston County that focus on access and production of local food.

Other issues affecting the agricultural economy include rising land values that adversely affect the viability of farming by making it increasingly difficult for new farmers to enter agriculture or for existing producers to buy or rent land to expand operations. Additionally, state and federal inheritance taxes make it extremely difficult for farming families to transfer ownership of the family farm from one generation to the next, particularly in locations where land has acquired significant value due to its development potential.

Charleston County also has extensive forest resources that benefit the County's economy, its natural resource base, and its rural character. A portion of the Francis Marion National Forest is within the County, and this immense natural resource is beneficial to the County in a variety of ways from enhancing the quality of life and providing recreational opportunities to preserving a unique ecosystem that has been present for hundreds of years in the Lowcountry. The manner in which forest land is managed has a direct influence on water quality, the way wetlands function, wildlife habitat, air quality, and scenic resources, as well as the land's long-term productive capabilities. In 2012, the Francis Marion National Forest began updating their *National Forest Land and Resource Management Plan* to comply with



Note: The 2006 *Charleston County Comprehensive Greenbelt Plan* is incorporated into this Comprehensive Plan.

recent changes in federal regulations. This plan revision includes several community workshops and incorporates strategies to address challenges facing National Forests such as forest restoration, watershed and habitat protection, and effects of climate change, among other issues. A number of initiatives and state programs are in place in South Carolina today that encourage forest stewardship and the long-term sustainability of forest resources.

Charleston County Council, recognizing the importance and plight of agriculture and forestry, established the Agricultural Issues Advisory Committee (the Committee) in November 2009. The Committee is a joint effort of municipal, county, state, and federal governmental agencies, non-profit organizations, and private sector agricultural and forestry operations whose mission is to identify ways to foster agriculture and agri-business in both Charleston County and across the state. The Committee is an extremely effective advocate for preservation of agriculture and forestry in South Carolina, facilitating the flow of information and ideas between farmers, foresters, non-profit groups, private entities, government agencies,

and elected and appointed officials; bringing together agricultural preservation efforts from around the state; and providing links between local producers and consumers.

In November 2011, the Town of Mount Pleasant, in partnership with the Appalachian Sustainable Agriculture Project (ASAP), completed a *Local Food and Farm Assessment*, which provided insight on the importance of agriculture in Charleston County. *Reference Box 3.3.1* summarizes this study. Continued attention to the importance of agriculture to Charleston County's economy and history will help ensure that this sector of the local economy is preserved and enhanced for years to come.

Groundwater Resources

Many residents and businesses of Charleston County and neighboring Dorchester and Berkeley Counties are and will be dependent upon groundwater to meet their water needs. Mount Pleasant Water Works relies in large part on water drawn from wells to meet the potable water needs of its residents. In the Rural Area, residents are completely dependent upon individual wells to provide for their water needs. As demand for groundwater grows in coming years, users will be forced to compete for a shrinking portion of the groundwater resource. Because the groundwater resources are part of a much larger interrelated system of aquifers underlying 28 counties from Columbia to the coast, planning for use and protection of groundwater resources is an issue that must be addressed collectively by many communities in the State. Both the South Carolina Department of Health and Environmental Control and the South Carolina Department of Natural Resources (SCDNR) are involved in the development of a coordinated groundwater protection program. The BCDCOG is the agency designated to coordinate a groundwater management Plan for the



Reference Box 3.3.1: Local Food and Farm Assessment (2011)

In 2011, the Town of Mount Pleasant consulted with the Appalachian Sustainable Agriculture Project (ASAP) to provide a Local Food and Farm Assessment. The study resulted in an emphasis on the relevance of the agriculture and timber industries across Charleston County.

According to the 2012 USDA Census of Agriculture, the County has **359 farms** and **nearly 35,436 acres of farmland**. The average farm size is 99 acres. Using 2007 data, the Assessment determined the value of agricultural products sold from Charleston County farms was approximately **\$24 million**. Charleston is the number one aquaculture (farming of fish, crustaceans, mollusks, etc.) producer in the state. A comparison of 2007 and 2012 data indicates that the number of farms increased; however, the total acres of farmland decreased.

To understand the food market, ASAP consulted market research, restaurants, and grocers; all research indicated that locally grown food has more appeal with customers. Survey results from County residents indicate that there is strong support for having locally grown food available for purchase, conserving the region's farmland, and enjoying the recreational aspects associated with agriculture.

The report includes policy recommendations, many of which the County already practices including tax incentives for agricultural uses and creating an agricultural preservation board. Additional recommendations include promoting agri-tourism, creating a comprehensive farmland plan, and creating new zoning districts or regulations that encourage agriculture or urban gardening.

To read the complete report, please visit www.tompssc.com.

Berkeley-Charleston-Dorchester Region. A coordinated effort is needed to ensure that the quantity and quality of our groundwater resources is protected.

Air Quality

Air quality is monitored and regulated by several agencies including the U.S. Environmental Protection Agency (EPA) and the SCDHEC Bureau of Air Quality (BAQ). The *Clean Air Act*, which was last amended in 1990, requires EPA to set National Ambient Air Quality Standards (NAAQS) for wide-spread pollutants from numerous and diverse sources considered harmful to public health and the environment.

The *Clean Air Act* established two types of national air quality standards. Primary standards set limits to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against visibility impairment and damage to animals, crops, vegetation, and buildings. EPA has set NAAQS for six principal pollutants, which are called "criteria" pollutants. The *Clean Air Act* requires EPA to review scientific information and standards for each pollutant every five years. In 2008, EPA set new standards for ozone pollution, called primary 8-hour ozone standards, that reflect new scientific evidence regarding ozone and its effects on public health and the environment. The new standards set the ozone limit at a maximum of 0.075 parts per million¹.

The BAQ is responsible for the conservation and enhancement of air resources in South Carolina in accordance with regulations pursuant to the *Pollution Control Act*, the *Asbestos Licensing Act*, and the *Clean Air Act*. The EPA and the BAQ have implemented an air quality monitoring program throughout South Carolina that measures concentrations of major pollutants in the ambient air. The effectiveness of the State's air quality

program is measured in part by the rate of compliance with applicable statutes and regulations, and in part by the State's attainment status for the NAAQS.

From 1999 to 2008, Charleston County experienced a degradation of air quality; however, from 2008 to 2012, the ozone level improved from 0.074 parts per million to 0.065 parts per million. In 2008, when the County had an ozone level of 0.074 parts per million, this was extremely close to the EPA limit of 0.075 parts per million. Nonattainment of NAAQS has serious implications including:

- Public health impacts such as asthmas and lung issues;
- New stringent air pollution control regulatory standards such as requirements to develop traffic restrictions to reduce nitrogen oxides and volatile organic compounds from automobiles, mandated use of low sulfur fuels, carpooling or busing requirements, and reduced driving days (failure to comply with such regulations can result in withholding of federal highway construction funds); and
- Impacts to industry and economic development due to required air pollution controls resulting in increased costs for goods and/or reduced employment opportunities.

The improved ozone level in 2012 could have resulted from the *Early Action Plan* (EAP), a collaboration of the County, BCDCOG, SCDHEC, and EPA. The EAP was created in 2004, and it determines what actions must be taken at state and local levels to ensure compliance with recently adopted federal regulations regarding ozone emissions. The EAP contains a "List of Emission Reduction Strategies" that facilitate the County's efforts to reduce harmful emissions through

a series of suggested actions items.²

² Information obtained from BCDCOG.

¹ Information obtained from EPA.

3.3.3: NATURAL RESOURCES ELEMENT GOAL

Unique Lowcountry natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality will be preserved, and actions will be taken to mitigate any potential negative impacts of growth and development, and enhanced, where appropriate.

Natural Resources Element Needs

Natural Resources Element needs include, but are not limited to, the following:

- Protecting and enhancing natural resources;
- Sustaining natural environments, habitats and wildlife;
- Promoting sustainable development practices;
- Promoting and protecting scenic corridors; and
- Allowing compact land use patterns to help minimize the fragmentation of natural resources.

3.3.4: NATURAL RESOURCES ELEMENT STRATEGIES AND TIME FRAMES

The following strategic actions should be undertaken by Charleston County and cooperating agencies that promote and protect natural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- NR 1. Maintain the *Zoning and Land Development Regulations Ordinance* to ensure that natural resources are protected prior to, during, and after development activities.
- NR 2. Continue protecting critical and natural resource areas by designating them for very low intensity uses in the future land use recommendations and the *Zoning and Land Development Regulations Ordinance*.
- NR 3. Promote sustainable, low impact development practices including but not limited to stormwater management, maintenance of vegetative cover, Critical Line buffers and setbacks, and conservation set-asides in development plans and the *Zoning and Land Development Regulations Ordinance*.
- NR 4. Promote sustainable development patterns by concentrating high intensity development in the Urban/Suburban Area where public facilities and infrastructure exist and encouraging low intensity development in the Rural Area to protect sensitive and unique natural resources.
- NR 5. Work with the Charleston County Greenbelt Program and participating non-profit agencies to implement the *Comprehensive Greenbelt Plan* and provide incentives for protection of natural resources using methods such as conservation easements to place land into permanent protection and provide development incentives such as density bonuses for land set-asides through land development regulations.
- NR 6. Explore the feasibility of establishing a public/private/multi-jurisdictional transfer of development rights program.
- NR 7. Investigate the *Firewise guidelines* and *Wild Land Interface Building Code* and use these tools to evaluate the *Zoning and Land Development Regulations Ordinance* for possible amendments to incorporate standards to protect rural residents from the danger of wildfires.
- NR 8. Continue to promote best management practices, including prescribed burning where appropriate, in forest maintenance, timber harvesting and agricultural production.
- NR 9. Continue to support local agricultural and timber operations through incentives such as tax relief initiatives to owners who keep their property in agricultural or timber production and voluntary agricultural and forestal areas/communities.
- NR 10. Continue protecting water quality through implementation of the NPDES Phase II Stormwater Management Program.
- NR 11. Work with applicable jurisdictions in the region, the BCDCOG and SCDHEC to adopt and implement a regional groundwater management plan.
- NR 12. Encourage sustainable landscaping that includes attractive environments that are in balance with the local climate and require minimal use of fertilizers and pesticides, while at the same time conserving water.
- NR 13. Adopt innovative Planning and zoning techniques such as Form-Based Zoning and Multiple-Use Overlay Zoning District regulations to authorize the combination of land uses in compact development patterns.
- NR 14. Continue the efforts of the Charleston County Council Agricultural Issues Advisory Committee to identify ways to foster agriculture, agri-business, and forestry in the County and across South Carolina including but not limited to supporting state and local enabling legislation such as the Tourist Oriented Directional Signage Program and voluntary agricultural and forestal areas/communities.

NR 15. Administer and implement the *Charleston County Local Comprehensive Beach Management Plan* as approved by Charleston County Council (through adoption of this Plan) and SC DHEC-OCRM.

NR 16. As recommended in the *Charleston Regional Hazard Mitigation Plan*, prepare and adopt a county-wide Community Wildfire Protection Plan (CWPP) with the assistance of local and locally represented land management agencies and organizations and local hazard mitigation officials, including fire departments.

NR 17. Investigate programs such as Septic Maintenance Programs to protect water quality and provide clean and safe sewage systems to communities in the Rural Area.

NR 18. Support agriculture and agribusiness by: (1) recognizing these operations as the important economic engines they are; and (2) completing a detailed food and farm assessment that maps the local food shed and the farmland required to support it and that makes recommendations regarding planning for a more resilient food supply by protecting adequate land and farms in the surrounding region.

NR 19. Continue to coordinate with the BCDDCOG, SCDHEC, and other jurisdictions and agencies to implement the *Early Action Plan* and its Emission Reduction Strategies and continue working to meet federal air quality standards.

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Chapter 3.4 Cultural Resources Element

3.4.1: OVERVIEW

Charleston County encompasses an area richly endowed with a history that is revealed to its residents through a legacy of historic properties, scenic roadways, and historic rural landscapes. In recent years, citizens, as well as many historic preservation professionals, have increasingly raised concerns that these resources are threatened by the changing character of the community. Public-private partnerships, such as recent efforts to preserve the Morris Island Light House, are important in the effort to protect the County's cultural resources. Today, there is a recognized need for more public awareness of the importance of history and natural beauty to the quality of life in Charleston County, appreciated by both residents and visitors. In this sense, recognition and appreciation of the County's historic legacy is not just an issue of historic preservation, but is a key contributor to the local economy. It is at the heart of the vision for Charleston County which calls for preservation of rural community character, cultural resources, and traditional lifestyles.

Purpose and Intent

The purpose and intent of the Cultural Resources Element is to protect and preserve the County's significant historic and archaeological resources and cultural heritage, to recognize and increase public awareness of the historic character of Charleston County and the efforts to preserve that heritage and the associated economic benefits, and to promote mechanisms for public and private partnerships to preserve and protect historic and/or culturally significant heritage, properties, or landscapes.

3.4.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

There is a strong preservation community composed of a number of organizations that have made a commitment to preserve cultural and historic resources in the County. Much of the responsibility for protecting cultural resources lies outside the purview of Charleston County Government. Some of the agencies involved in the protection of cultural resources include:

- The State Historic Preservation Office;
- The Office of Ocean and Coastal Resource Management;
- The Edisto Island Open Land Trust;
- The East Cooper and Mount Pleasant Preservation Society;
- The Mount Pleasant Open Space Foundation;
- The Lowcountry Open Land Trust;
- The South Carolina Institute of Archaeology and Anthropology;
- The National Trust for Historic Preservation;
- The Trust for Public Land;
- The Preservation Society of Charleston;
- The Historic Charleston Foundation; and
- The Edisto Island Historic Preservation Society.

Charleston County has incorporated regulations to protect cultural resources through the *Zoning and Land Development Regulations Ordinance* and coordinates with other agencies responsible for protecting these resources. However, the County is not solely responsible for their protection.

Historic and Architectural Resource Inventories in Charleston County

Between 1989 and 1992, two historical and architectural surveys were conducted to identify historical and cultural resources in parts of Charleston County. In 1989, a historical survey, funded by the South Carolina Department of Archives and History, Charleston County Government, and the City of Charleston, was conducted on James Island and Johns Island. A total of 85.5 square miles was surveyed, and 330 sites were identified. 201 sites were located on James Island and 129 sites were located on Johns Island. In 1992, Charleston County Council organized a public-private partnership to conduct an additional historic and architectural survey designed to include surveys of areas not previously surveyed, and to consolidate findings of prior studies that had looked at specific sites within

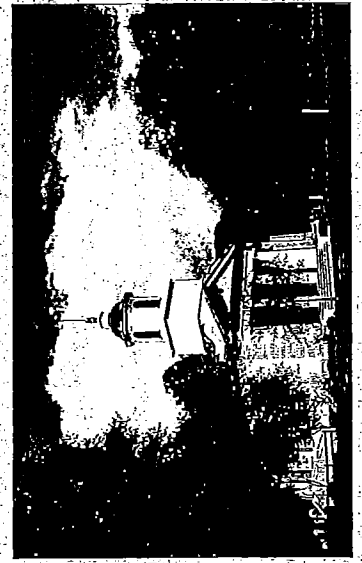
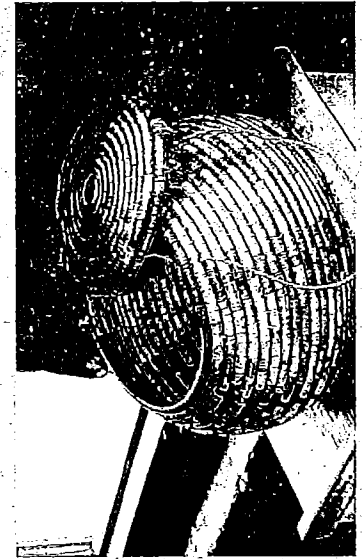
those areas. Concurrent with the 1992 historical and architectural survey, the County partnered to conduct an archeological inventory of Charleston County. The South Carolina State Historic Preservation Office (SHPO) granted funding for both projects, with matching funds provided by the Charleston County Council, the City of Charleston, the Historic Charleston Foundation, and the municipalities of Ravenel, Seabrook Island, and Kiawah Island. In order to raise public awareness, foster public support of preservation, and reach consensus as to how best to protect historic resources, the survey sponsors incorporated broad-based community participation throughout the survey process. These surveys remain the most recent historical and archaeological surveys produced by Charleston County; however, the County is pursuing a federal historic preservation grant to fund an update to the historical and architectural survey, as the 1992 survey is now over 20 years old.

Based on the results of both the 1989 and 1992 surveys, approximately 1,170 historic and architectural sites have been surveyed within Charleston County, exclusive of the City of North Charleston, the Town of Mount Pleasant, and the City of Charleston (except for

James Island areas within the City which are included in the 1,170 total).¹ Surveyed sites include properties built prior to 1942 whose level of significance is considered to be local as well as those that are nationally significant. A few sites that retain little integrity or setting are included in the surveys pending assessment of their level of importance with regard to local history.

Table 3-4-1: Type Distribution of Historic and Architectural Sites in Charleston County presents a summary of the type distribution of the surveyed sites within Charleston County. These indicate that almost two-thirds of the historic sites are residences, including houses, slave cabins and tenant or employee cottages. Cemeteries compose the second most common site type, including approximately 12 percent of the total. Approximately three-quarters of the sites surveyed contained structures built between 1878 and 1940. Few structures survive that were built before 1800.

The surveyed sites are spread throughout Charleston County (*Table 3-4-2*). Approximately one-half of the sites are located on Edisto Island, Wadmalaw Island, James Island, and Johns Island. Approximately 15 percent are within the vicinities of Hollywood, Meggett



1 Preservation Consultants 1988, 1989, 1992.

National Register of Historic Places

Listing a property in the National Register recognizes that it is of significance to the Country, the State, and the local community. It qualifies property owners for certain federal tax benefits and federal assistance for historic preservation (when funds are available). It also mandates consideration of potential impacts on the historic properties that result from federal or federally-assisted projects. As of 2014, 183 National Register of Historic Places (NRHP) listings (including 167 sites and 16 historic districts) exist in Charleston County (including incorporated and unincorporated areas). *Map 3-4-2* indicates the NRHP sites located in unincorporated Charleston County as of 2008. In 2013, one of the unincorporated NRHP sites, Point of Pines Plantation Slave Cabin on Edisto Island, was delisted from the National Register of Historic Places when it was dismantled and sent to Washington, D.C. The slave cabin will be reassembled and featured in the future National Museum of African American History and Culture in the nation's capital.

and Ravenel. The incorporated area of McClellanville has the highest concentration of sites, with 87 sites located within the corporate limits, composing 11 percent of the countywide total sites surveyed.

Of the surveyed sites identified in the 1992 survey in Charleston County, 133 sites located within the unincorporated areas of Charleston County are either nominated to the National Register of Historic Places, considered eligible for the National Register, or classified as potential historic districts. One-half of these sites are located on Edisto Island. These 133 sites include the more significant historic properties in the County. Additional sites are likely to meet criteria for inclusion on the National Register, but were not included in the survey due to the lack of resources needed to compile documentation required for review by the State Historic Preservation Office.

In 2014, the County utilized improved mapping technology to spatially display many of the 1992 survey sites. Not all sites can be mapped due to some survey cards lacking accurate parcel identification numbers. Some parcels also no longer exist due to subdivisions; therefore, only 623 of the sites (81 percent of the total sites included in the 1992 survey) can be mapped. Of the 623 sites, 412 sites (66 percent) are located in unincorporated Charleston County, as shown on *Map 3-4-1*.

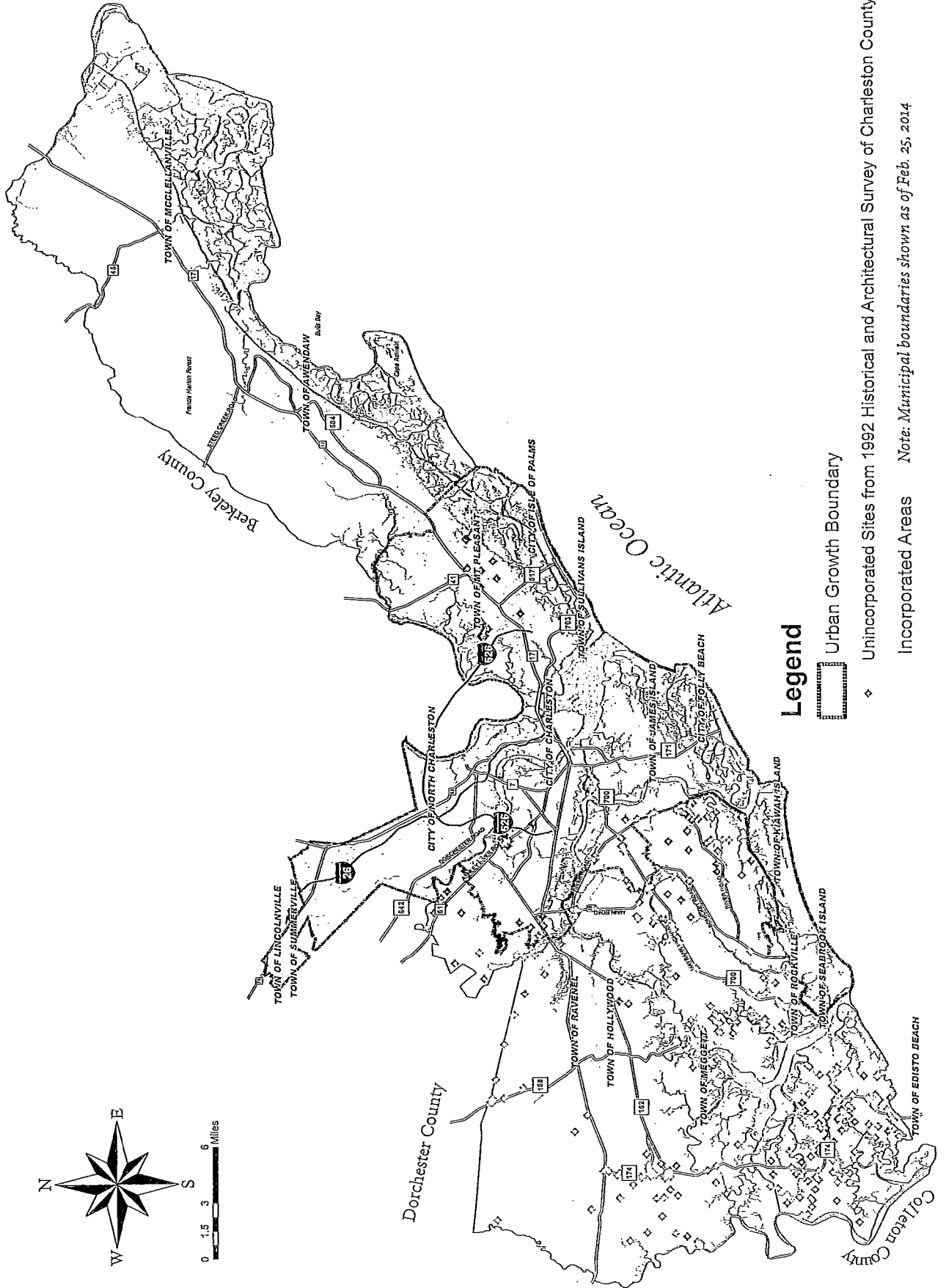


TABLE 3-4-1. TYPE DISTRIBUTION OF HISTORIC AND ARCHITECTURAL SITES IN CHARLESTON COUNTY

Type	Number of Sites	Percent Total
Residences	753	64.4%
Cemeteries	135	11.5%
Roads and Landings	36	3.1%
Church Buildings	37	3.2%
Stores and Commercial Buildings	36	3.1%
Barns, Stables and Agricultural Outbuildings	28	2.5%
Railroad Lines and Structures	19	1.6%
Domestic Outbuildings	28	2.5%
Designed Landscapes	20	1.7%
Ruins and Building Sites	16	1.4%
Schools	14	1.2%
Bridges and Bridge Sites	11	0.9%
Canals	7	0.6%
Pecan Orchards and Groves	7	0.6%
Windmills	3	0.3%
Oyster Factories	3	0.3%
Cotton Gins	4	0.3%
Fire Towers	3	0.3%
Other	17	1.4%
Total	1,170	100.0%

Note: Exclusive of the City of Charleston, the Town of Mount Pleasant, and the City of Charleston (except for James Island, which is included in the numbers shown)
 Source: Preservation Consultants 1988, 1989 and 1992

MAP 3-4.1: UNINCORPORATED SITES ON THE 1992 CHARLESTON COUNTY HISTORICAL AND ARCHITECTURAL SURVEY

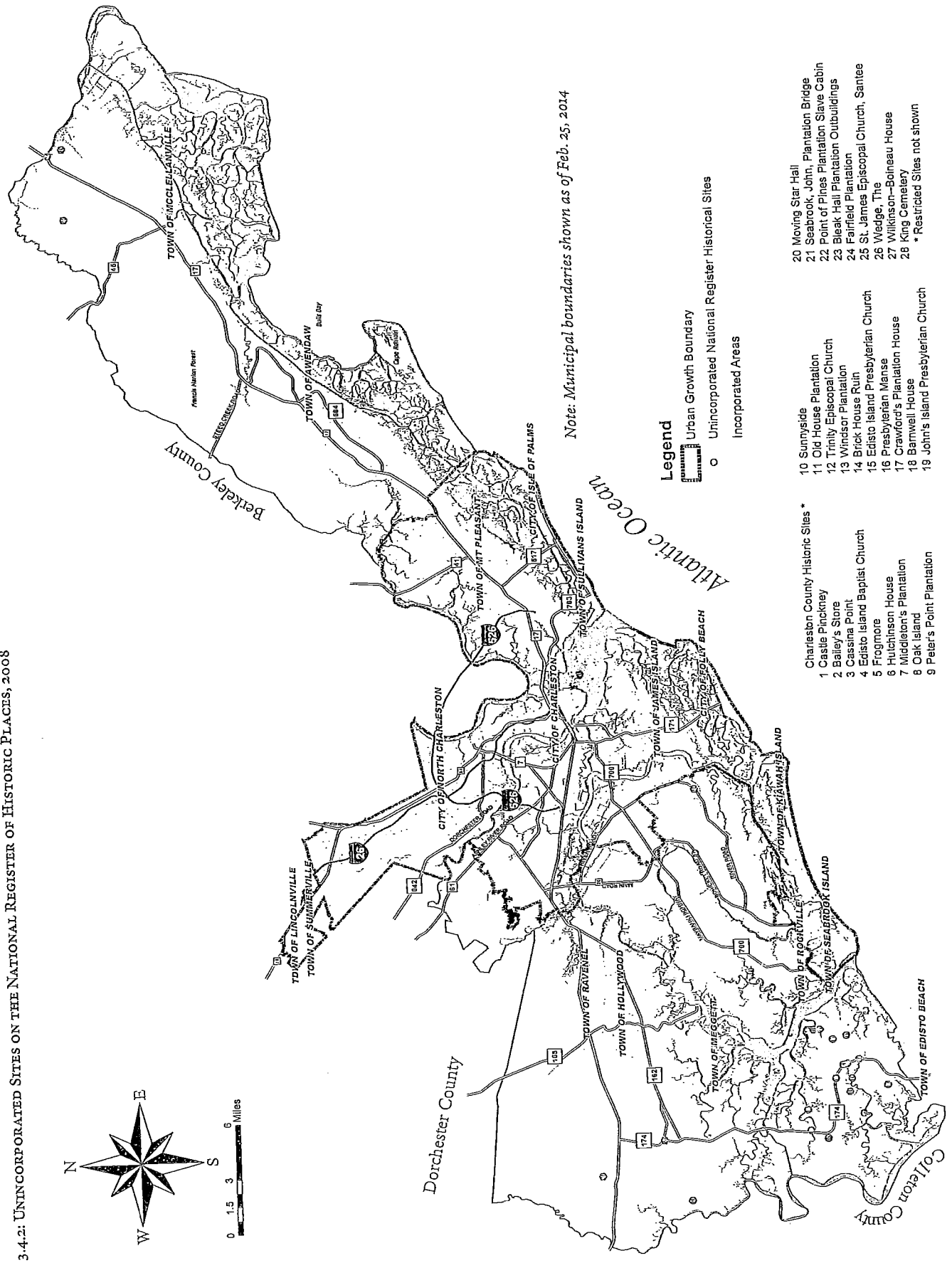


Legend

- Urban Growth Boundary
- ◆ Unincorporated Sites from 1992 Historical and Architectural Survey of Charleston County
- ◆ Incorporated Areas

Note: Municipal boundaries shown as of Feb. 25, 2014

MAP 3-4.2: UNINCORPORATED SITES ON THE NATIONAL REGISTER OF HISTORIC PLACES, 2008



Note: Municipal boundaries shown as of Feb. 25, 2014

- Legend**
- Urban Growth Boundary
 - Unincorporated National Register Historical Sites
 - Incorporated Areas

- Charleston County Historic Sites *
- 1 Castle Pinckney
 - 2 Bailey's Store
 - 3 Cassina Point
 - 4 Edisto Island Baptist Church
 - 5 Frogmore
 - 6 Hutchinson House
 - 7 Middleton's Plantation
 - 8 Oak Island
 - 9 Peter's Point Plantation
- 20 Moving Star Hall
- 21 Saabrook, John, Plantation Bridge
- 22 Point of Pines Plantation Slave Cabin
- 23 Bleak Hall Plantation Outbuildings
- 24 Fairfield Plantation
- 25 St. James Episcopal Church, Santee
- 26 Wedge, The
- 27 Wilkinson-Boineau House
- 28 King Cemetery
- * Restricted Sites not shown

TABLE 3.4.2: GEOGRAPHIC DISTRIBUTION OF HISTORIC AND ARCHITECTURAL SITES IN CHARLESTON COUNTY

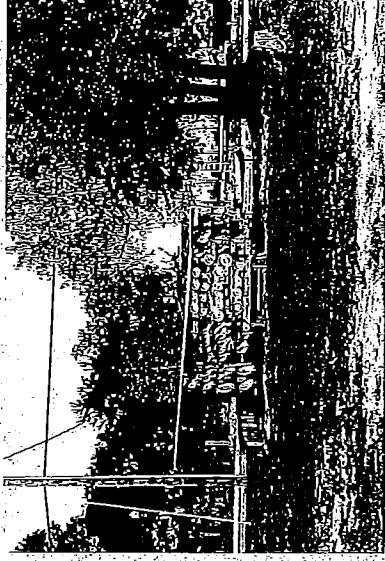
Area	Number of Sites		Percentage of Countywide Total
	Incorporated	Unincorporated	
McClellanville and Vicinity	87	41	10.9%
Awendaw and Vicinity	2	18	1.7%
Mt. Pleasant and Vicinity	2	75	6.6%
Lincolnville and Vicinity	2	1	0.2%
Highway 61 Corridor	-	43	3.7%
Ravenel and Vicinity	29	22	4.4%
Charleston Area	-	5	0.4%
Hollywood and Vicinity	19	20	3.3%
Meggett and Vicinity	45	33	6.7%
Adams Run/Osborne and Vicinity	-	76	6.5%
Edisto Island	-	151	12.9%
James Island/Johns Island	(not determined)	330 (total)	28.2%
Kiawah Island	2	-	0.2%
Wadmalaw Island	-	167	14.3%

Note: Exclusive of the City of North Charleston, the Town of Mount Pleasant, and the City of Charleston (except for James Island which is included in the numbers shown)

Source: Preservation Consultants 1988, 1989 and 1992

Historic Preservation Committee

In April 2014, the Charleston County Planning Commission established a Historic Preservation Committee to assist in updating the *Zoning and Land Development Regulations Ordinance* to better enhance and protect the County's natural resources. The Committee will also assist planning staff with drafting the grant application to receive a federal historic preservation grant to update the County's Historic and Architectural Survey. If a grant is awarded, the Committee will be instrumental in administering the grant. The Historic Preservation Committee was formed to carry out the strategies set forth in this Element and identify new ways to promote historic preservation in the unincorporated parts of Charleston County.



3.4.3: CULTURAL RESOURCES ELEMENT GOAL

Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.

Cultural Resources Element Needs

- Cultural Resources Element needs include, but are not limited to, the following:
- Preserving the County's significant historic and archaeological resources and cultural heritage;
 - Increasing public awareness of the historic character of the County; and
 - Promoting public and private partnerships to preserve and protect cultural resources.

3.4.4: CULTURAL RESOURCES ELEMENT STRATEGIES AND TIME FRAMES

Charleston County should take the following actions to promote and protect cultural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CR 1. Continue to promote historic preservation in Charleston County and enhance the County's historic preservation ordinance.
- CR 2. Pursue grant opportunities to update the historical/architectural survey for Charleston County, with emphasis on areas not previously surveyed, and promote continued preservation of local historic sites and structures, including applying for federal historic preservation grants, as administered by the South Carolina State Historic Preservation Office.
- CR 3. Support policies, incentives, and plans that encourage historic preservation and protection of cultural and archaeological resources such as the Gullah Geechee Cultural Heritage Corridor.
- CR 4. Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.
- CR 5. Require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.
- CR 6. Monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.
- CR 7. Protect rural historic landscapes from development that may be out of character with their inherent rural attributes.
- CR 8. Maintain and update development standards that preserve scenic and historic roadways and vistas.
- CR 9. Utilize planning and zoning techniques to protect historic communities and neighborhoods and other areas of cultural significance.
- CR 10. Consider possible tax relief initiatives to owners who rehabilitate historically significant property.
- CR 11. Encourage adaptive reuse and rehabilitation of older buildings that complement historic development patterns.
- CR 12. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote and protect cultural and archaeological resources.
- CR 13. Explore options to create a local program to protect locally significant historic and cultural resources.

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Chapter 3.5 Population Element

3.5.1: OVERVIEW

Purpose and Intent

Analysis of historic, current, and future population trends included in this Element identifies the changing needs and preferences of residents of the County. This information is intended to help shape the Future Land Use Plan, and identify future service needs of the population which can be addressed through the Comprehensive Plan.

3.5.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

As part of the 2008 *Comprehensive Plan Update*, Miley Gallo, and Associates prepared a *Demand Analysis* that addressed population and growth forecasts, municipal boundaries and annexations in regards to population, and growth variables. The *Demand Analysis* was an adequate substitution for the lack of available, current U.S. Census Bureau data at the time and was also helpful in planning for future years. The findings of the *Demand Analysis* included:

- Based on an assumed annual growth rate of 1.7 percent, Charleston County could expect a population

of 425,000 residents by 2020 (approximately 85,000 new residents).

- Based on the municipal population capture analysis, 70 percent of new residents, or 60,000 people, were expected to live in the incorporated areas of the County, and 30 percent of new residents, or 25,000 people, were expected to live in the unincorporated areas. Municipalities were expected to grow annually by 1.54 percent, while unincorporated areas would grow at a higher annual rate, 2.24 percent. If annexation activity increased significantly, the estimates would shift accordingly.

- The expected population growth was anticipated to stimulate the housing demand in Charleston County, resulting in the need for approximately 42,000 new housing units by 2020 - 30,000 new units in municipalities and 12,000 new units in unincorporated areas.
- Assuming no change in housing preferences, 70 percent of the new units (30,000 units) were expected to be single-family residences.
- Although Charleston County's annual employment growth rate was projected to be 1.9 percent, the ma-

jority of the demand for new commercial square footage was expected to likely occur within the municipalities.

Since the adoption of the *Comprehensive Plan Update* in 2008, changing conditions have greatly impacted the nation and made the findings of the *Demand Analysis* somewhat outdated. In late 2008, some financial institutions collapsed, and the housing market was drastically affected as home foreclosure and eviction rates skyrocketed. Unemployment rates and poverty levels increased due to prolonged uncertainty in the market. The effects of the financial crisis affected all groups of people, as evidenced by the data available in this Element. After six long years, in 2014, the economy is slowly recovering.

In addition, the release of the 2010 Decennial Census data and 2007-2011 Five-Year Estimates from the American Community Survey indicate large shifts in racial diversity and age trends at local, state, and national levels that need to be examined to better accommodate and plan for the needs and impacts of our current and future residents.

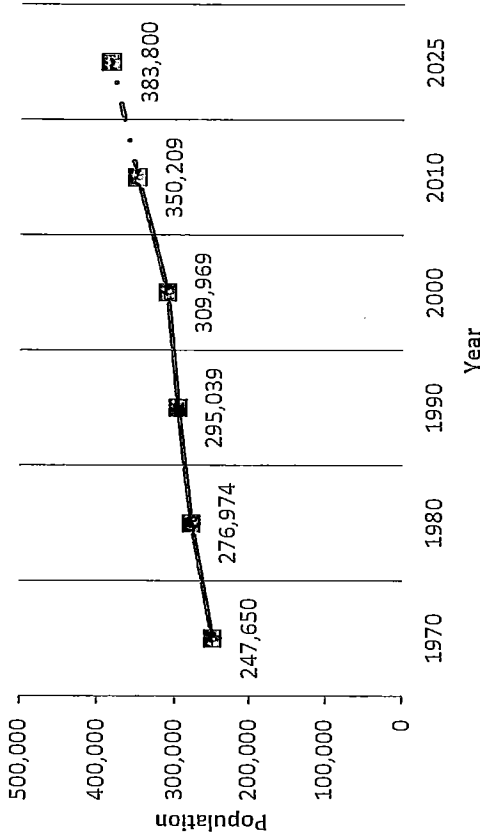
Population Estimates, Trends, and Forecasts
 Of all the regions in the United States, the South has consistently seen the most growth in recent decades. By 2030, over half of the American population (approximately 52 percent) is expected to live in the South, according to the U.S. Census Bureau population projections. *Figure 3-5.1: Countywide Population Trends and Projections* illustrates the County's growing population. From 2000 to 2010, the population increased by 13 percent (40,240 new residents). From 2010 to 2025, the County's population is projected to increase by 9.6 percent to 383,800 residents (33,591 new residents). Similar to Charleston County, Berkeley and Dorchester Counties' populations have continued to increase and are projected to increase into 2025, as demonstrated in *Figure 3-5.2: Tri-County Populations, 1990-2025*.

Municipal Capture Rates

Since the 1970s, municipalities within Charleston County have experienced not only natural population growth but also substantial growth from the expansion of municipal boundaries by annexation.

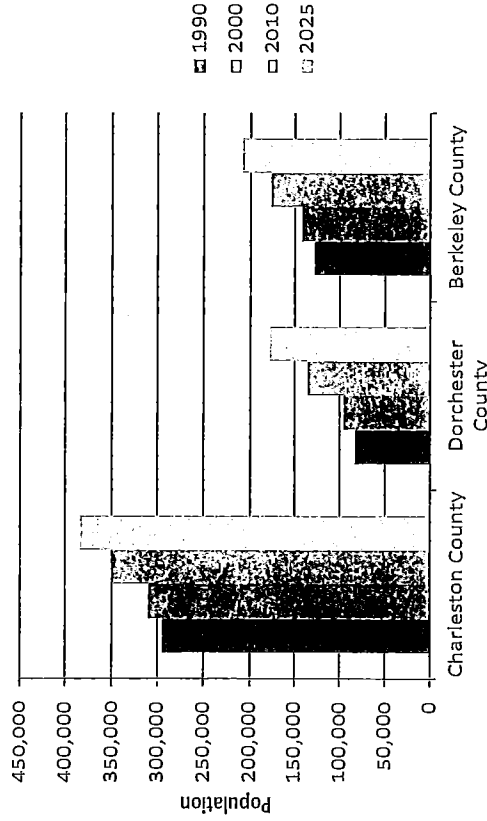
Figure 3-5.3: Charleston County Land Area demonstrates the proportions of unincorporated and incorporated land in the County. As evidenced, 68 percent of the County's land area (approximately 715 square miles) is unincorporated, and the majority of the unincorporated portion is located in the Rural Area. *Figure 3-5.4: Municipal Growth* indicates the growth of municipalities as a result of annexation in recent years. The Cities of Charleston and North Charleston, as well as the Town of Mount Pleasant are illustrated as they are the largest municipalities in the County with more vigorous annexation policies. Historical data implies annexation activity peaked in the 1990s with incorporated/unincorporated capture ratios of 298 / - 198 per-

FIGURE 3-5.1: COUNTYWIDE POPULATION TRENDS AND PROJECTIONS, 1970-2025



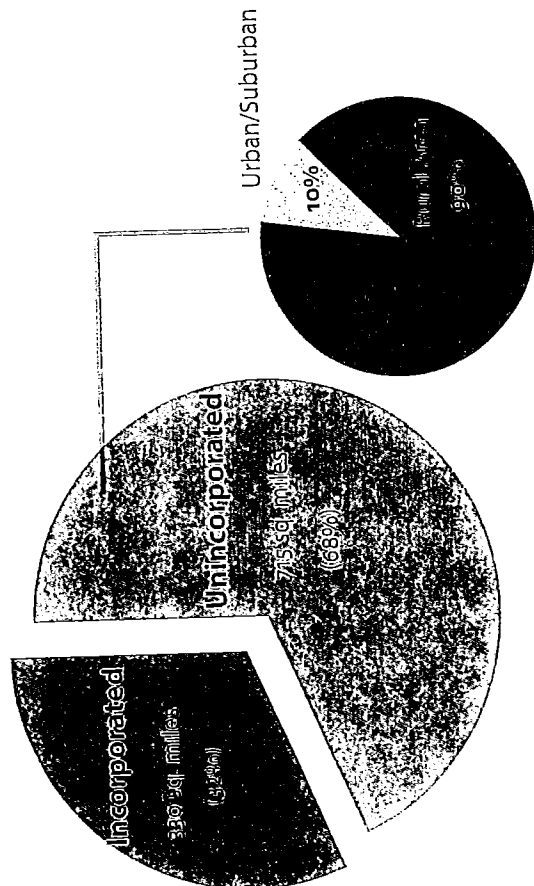
Sources: U.S. Census Bureau, 1970, 1980, 1990, 2000, 2010; BCDCOG via South Carolina Office of Research and Statistics, 2012. Note: 2025 projection provided by BCDCOG utilizing data from the South Carolina Office of Research and Statistics.

FIGURE 3-5.2: TRI-COUNTY POPULATIONS, 1990-2025



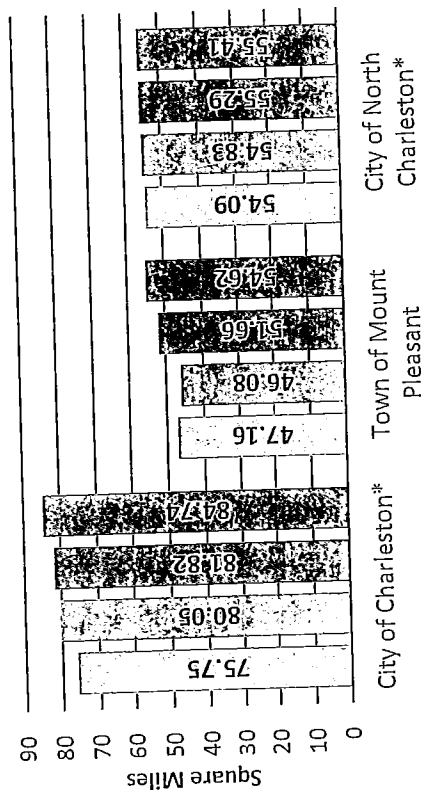
Sources: U.S. Census Bureau, 1990, 2000, 2010; BCDCOG via South Carolina Office of Research and Statistics, 2012. Note: 2025 projection provided by BCDCOG utilizing data from the South Carolina Office of Research and Statistics.

FIGURE 3-5-3: CHARLESTON COUNTY LAND AREA, 2013



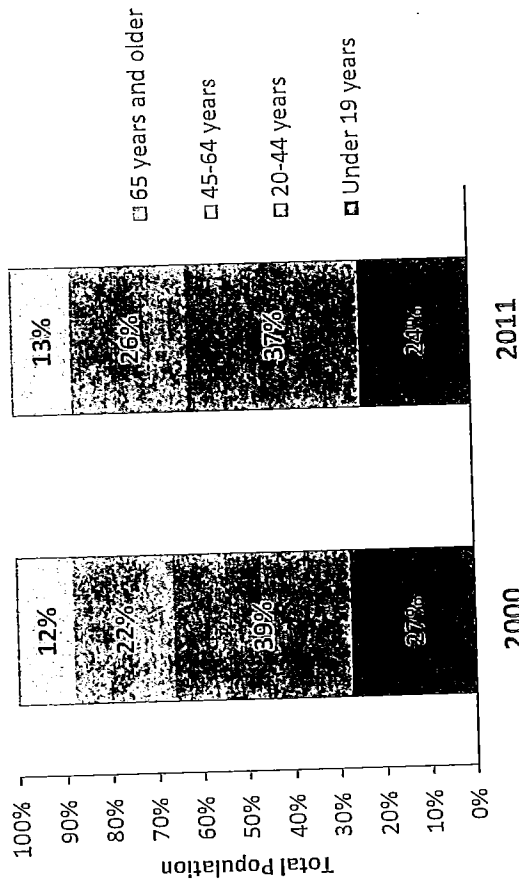
Source: Charleston County GIS data, 2013

FIGURE 3-5-4: MUNICIPAL GROWTH OF LARGEST THREE MUNICIPALITIES



Source: Charleston County GIS data, 2013
 *Note: Municipal size is reflective of portions of jurisdictions located within Charleston County only.

FIGURE 3-5-5: CHARLESTON COUNTY AGE PROFILE



Sources: U.S. Census Bureau, 2000; American Community Survey, Five-Year Estimate, 2007-2011

cent (1990 – 2000). From 2000 to 2007, the capture ratio dramatically declined to 66/34 percent indicating population growth via annexation slowed considerably. Accordingly, net population gains resulted in the unincorporated areas of the County. It is important to note the ratio for 2000 through 2007 is based on the actual municipal boundaries in place during 2007, a distinct advantage of a spatial projection model. Based on the uploaded 2007 boundary files, the ESRJ model predicted the capture ratio to settle at 70/30 percent during 2007 to 2012. This projection was fairly accurate, as actual municipal boundaries in place in January 2014 indicate a capture ratio of approximately 68/32 percent, as illustrated in Figure 3-5-3.

Population Composition

Recent Census Bureau data revealed that the United States population is diversifying in many ways. Racial and ethnic groups are increasing; generational gaps are more prominent; and lifestyle changes are resulting in more heterogeneous households. The County's population continues to diversify as well, and the shifting demographics will affect County policies and change the provision of services. The following sections illustrate the County's changing population.

Age Distribution

Charleston County's population is aging, a trend also seen in other parts of the country, as illustrated in Figure 3-5-5: Charleston County Age Profile. From 2000 to 2011, the per-

centage of residents age 45 years and older increased from 34 percent in 2000 to 39 percent in 2011 (by 28,391 residents). To plan for an increasing proportion of older residents, the County should be aware of changing transportation and housing needs. Access to public transportation and housing that is affordable to those on a fixed income and close to services will be crucial to serving this age group.

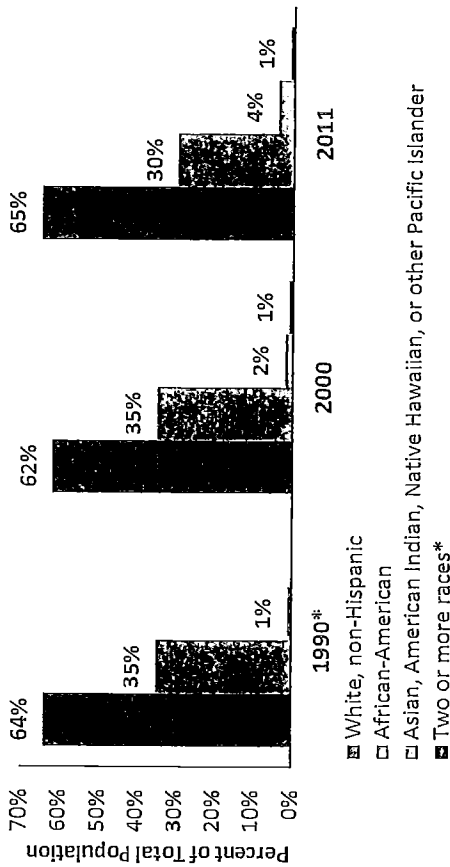
In 2011, 37 percent (129,402 residents) of the County's population was between the ages of 20 and 44 years. This younger group, mostly Millennials (those born between the early 1980s and early 2000s) and Generation Xers (those born between the early 1960s and early 1980s), contains more college-educated residents. Charleston County's growth in knowledge-based industries will continue to draw younger generations to the Lowcountry. Lifestyle preferences are distinct among younger residents, as many prefer dense urban and suburban settings with opportunities for walkable communities and public transportation, which has implications for land use planning. Younger generations also prefer to communicate in different ways. The County should identify new mechanisms (such as social media outlets and innovative community workshops) to engage its younger population in the community planning process.

In 2011, 24 percent (84,110 residents) of the County's population was under the age of 19. Educational and employment opportunities should continue to be available for the County's youth, as the County strives to retain its young residents.

Racial Composition

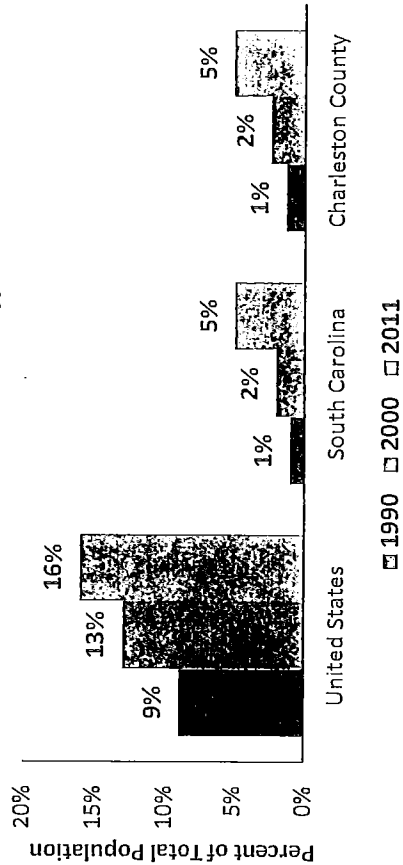
Between 1990 and 2000, the total population in all race categories in Charleston County increased. *Figure 3-5.6* displays the historic racial composition of the County. From 2000 to 2011, the African-American population decreased five percent, while the Asian, American Indian, Native Hawaiian, or other Pacific Islander population increased two percent. Surprisingly, the White population increased three percent from 2000 to 2011, which does not parallel national trends. *Figure 3-5.7* depicts the increases in the Hispanic population. Minority populations, specifically the Hispanic population, are expected to increase more rapidly in future years due to higher birth rates among this group and declining birth rates among the White population. The U.S. Census Bureau predicts that by 2043 there will actually be no majority race in the United

FIGURE 3-5.6: CHARLESTON COUNTY RACIAL PROFILE, 1990-2011



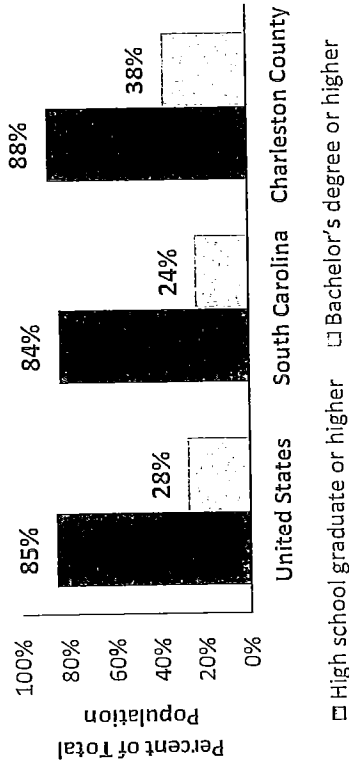
Sources: U.S. Census Bureau, 1990, 2000; American Community Survey Five-Year Estimate, 2007-2011
*Note: Identification as multiracial was not an option for citizens during the 1990 Decennial Census.

FIGURE 3-5.7: HISPANIC POPULATION IN CHARLESTON COUNTY, 1990-2011



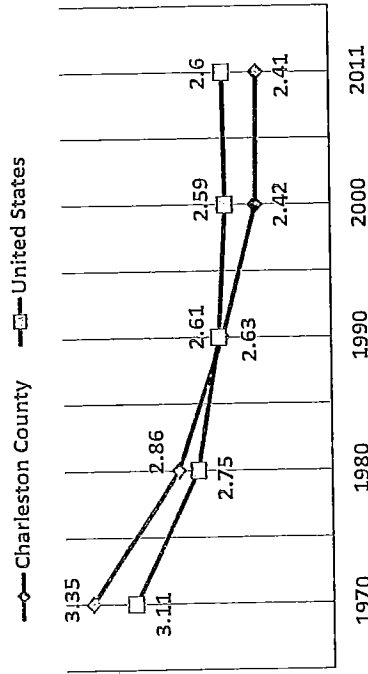
Sources: U.S. Census Bureau, 1990, 2000; American Community Survey Five-Year Estimate, 2007-2011

FIGURE 3-5.8: CHARLESTON COUNTY EDUCATIONAL ATTAINMENT, 2011



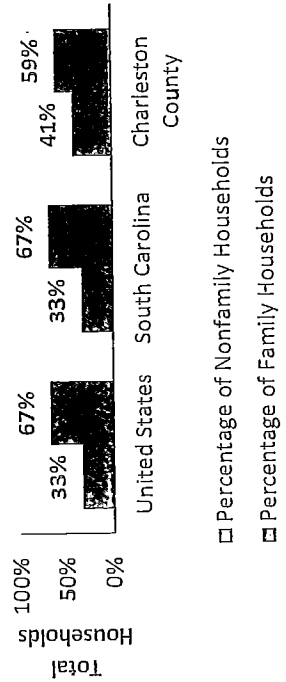
Source: American Community Survey Five-Year Estimate, 2007-2011

FIGURE 3-5-9: AVERAGE HOUSEHOLD SIZE, 1970-2011



Sources: U.S. Census Bureau, 1970-2000; American Community Survey Five-Year Estimate, 2007-2011

FIGURE 3-5.10: HOUSEHOLD COMPOSITION, 2011



Source: American Community Survey Five-Year Estimate, 2007-2011

States. The older population will continue to be predominately non-Hispanic white; however, the under-18 population is projected to be approximately 33 percent non-Hispanic white, resulting in a non-majority population.

Gender

Between 1970 and 1990, there was a 1.7 percent increase in the percentage of females who compose the total County population and a corresponding increase in the percentage of males. In 2011, females outnumbered males in the County, comprising approximately 52 percent of the population.

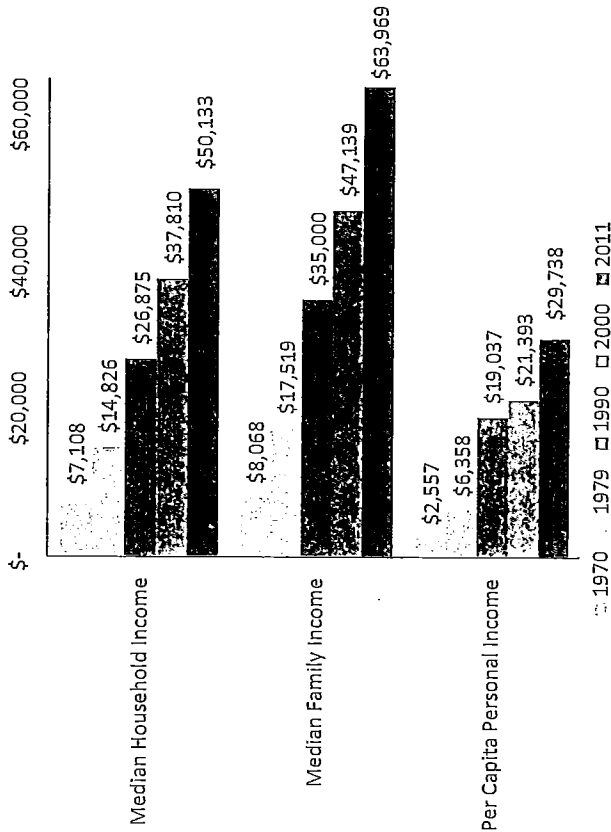
Education

The Charleston County population has generally achieved a higher level of education when compared to other counties in South Carolina. In 2011, approximately 12 percent of the population in the County over 25 years of age was not a high school graduate while approximately 38 percent of the population in the County over 25 years of age held a bachelor's degree or higher, as illustrated in Figure 3-5.8. The larger population of educated residents could be attributed to the influx of new residents drawn to knowledge-based career opportunities as well as the many higher educational institutions that are located in region. A significant proportion of the County's population is actively working towards meeting educational goals. In 2013, the total enrollment for all higher education institutions in the region was over 40,000 students. In addition, in 2013, the Charleston County School District enrolled just over 43,000 students in public schools. For more enrollment figures, please see Table 3.8.1 in the Community Facilities Element.

Household Size & Composition

Figures 3-5.9 and 3-5.10 illustrate the continued trends of decreasing household sizes and changing household composition in Charleston County. In 2011, the average household size had decreased to 2.41 persons per household from 2.42 persons per household in 2000. Family households (defined as a married couple or single parent and at least one child) comprised approximately 59 percent of the total households. The remaining 41 percent were non-family households, defined as single-person households or households of multiple unrelated individuals. The U.S. Census Bureau estimates that by 2025, single-person households will equal family households nationally, and by 2050, they will exceed the number of family households. Changing household sizes will have long-term implications on housing unit size, type, and location. Smaller, more energy-efficient homes may be more preferential.

FIGURE 3-5.11: CHARLESTON COUNTY INCOME CHARACTERISTICS, 1970-2011

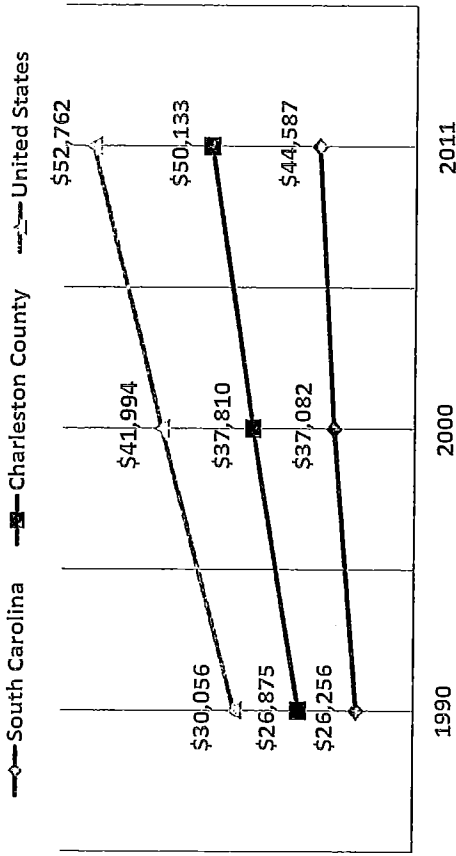


Sources: U.S. Census Bureau, 1970, 1979, 1990, 2000; American Community Survey Five-Year Estimate, 2007-2011. Note: Household income includes the incomes of everyone in the household 15 years and older. Family income includes the income of all members of a family 15 years and older. Per capita personal income is the mean money received over 12 months for every individual over 15 years of age in an area. These figures have not been adjusted for inflation.

Income Levels

Since 2008, the local economy has been recovering from one of the worst recessions in recent years when unemployment rates increased nationwide, and the housing and financial markets collapsed. Charleston County experienced a slowing of the local economy; however, employment growth remained somewhat steady compared to other parts of the state and nation, as illustrated in the Economic Development Element. To better understand the income levels of the County's residents, Figure 3-5.11 illustrates the Median Household Income, Median Family Income, and Per Capita Personal Income. Figures have not been adjusted for inflation. Figure 3-5.12 illustrates the inflation-adjusted figures for change in Median Household Income from 1990 to 2011.

FIGURE 3-5.12: MEDIAN HOUSEHOLD INCOME, 1990-2011



Sources: U.S. Census Bureau, 1990, 2000; American Community Survey Five-Year Estimate, 2007-2011. Note: Figures have not been adjusted for inflation. Table 3-5.1 below indicates the median household income for Charleston County adjusted for inflation and shown in 2011 dollars.

TABLE 3-5.1: MEDIAN HOUSEHOLD INCOME, CHARLESTON COUNTY, 1990-2011

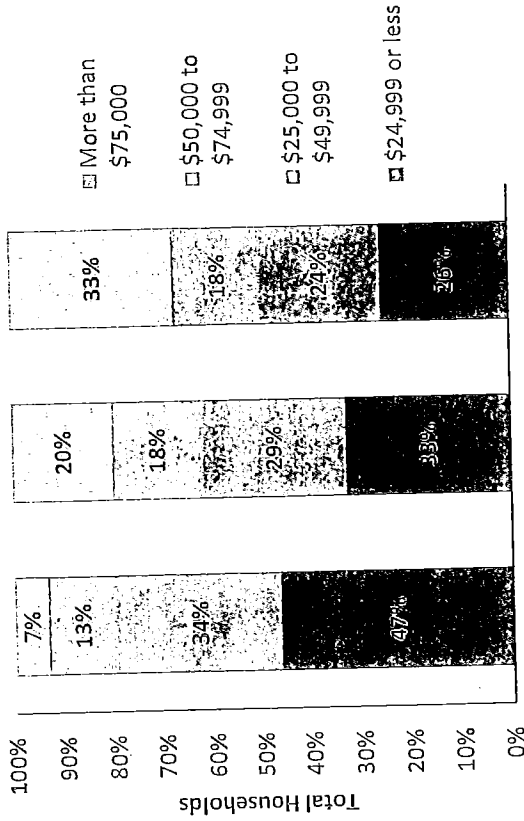
	1990	2000	2011
Median Household Income	\$ 26,875	\$ 37,810	\$ 50,133
Inflation Adjusted (2011)	\$ 46,253	\$ 49,253	\$ 50,133

Sources: U.S. Census Bureau, 1990, 2000; American Community Survey Five-Year Estimate, 2007-2011

Poverty Levels

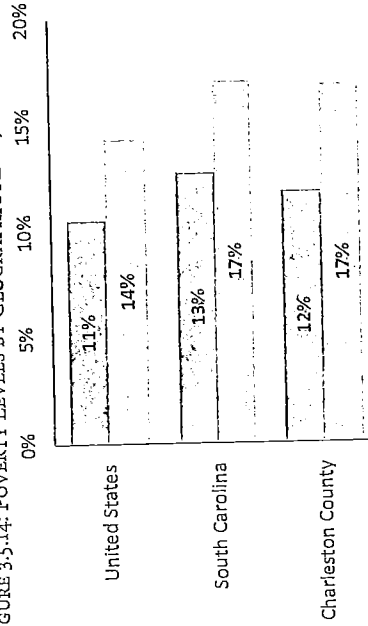
In 2013, the poverty guideline for a family of three was \$19,530, as determined by the U.S. Department of Health and Human Services. Based on the 2011 poverty guideline for a family of three (\$18,530), nearly 12 percent of families in Charleston County (approximately 9,762 families) had incomes below the poverty level. Nearly 17 percent of all people in Charleston County (approximately 58,293 people) had incomes below the poverty level. The majority of the poorest residents in Charleston County live in the unincorporated areas of the County. Figure 3-5.13 illustrates the income ranges of households in the County in 1993, 2000, and 2011 and indicates that wages are growing in the County. The Charleston Regional Development Alliance (CRDA) reported in the 2013 Economic Scorecard that the region's wages grew 11.5 percent from 2005

FIGURE 3.5.13: DISTRIBUTION OF HOUSEHOLD INCOME, CHARLESTON COUNTY, 1993-2011



Sources: U.S. Census Bureau, 1993, 2000; American Community Survey Five-Year Estimate, 2007-2011

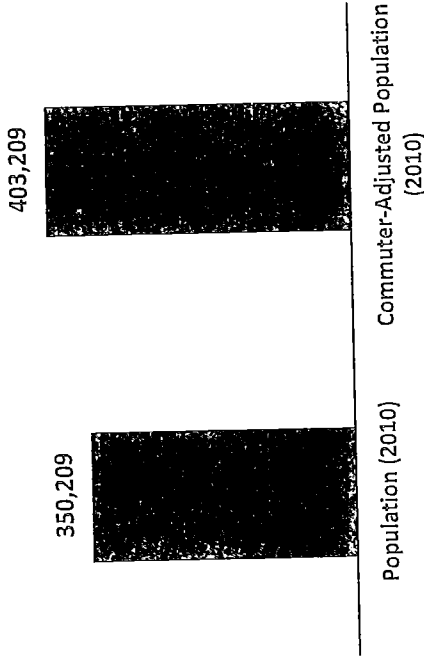
FIGURE 3.5.14: POVERTY LEVELS BY GEOGRAPHIC AREA, 2011



Percentage of Families with Incomes Below Poverty Level
 Percentage of Individuals with Incomes Below Poverty Level

Source: American Community Survey Five-Year Estimate, 2007-2011

FIGURE 3.5.15: COMMUTER-ADJUSTED POPULATION, 2010



Source: U.S. Census Bureau, 2010

to 2012, however, the region's wages are only 85 percent of the national average wage, making it difficult for the County's residents to afford to rent or buy homes. Figure 3.5.14: Poverty Levels by Geographic Area compares the percentage of individuals and families with incomes below the poverty level in Charleston County to both the state and nation. As illustrated, Charleston County has slightly fewer families with incomes below poverty level than South Carolina as a whole; however, poverty levels are higher for all individuals in Charleston County than the United States.

Commuter-Adjusted Population

Because the County not only serves residents, but also visitors (both daily commuters and tourists), it is crucial to understand the commuter-adjusted population. As a major employment center for the region, Charleston County's daytime population increased by about 53,000 people or approximately 16 percent in 2010, as depicted in Figure 3.5.15: Commuter-Adjusted Population. This important statistic is useful for transportation planning, emergency planning, and other policy-making. A large commuting population also indicates that many residents do not live near employment centers, resulting in high transportation costs and overburdened transportation infrastructure.

3.5.3: POPULATION ELEMENT GOAL

A socioeconomically diverse and growing population will be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents.



Population Element Needs

Population Element needs include, but are not limited to, the following:

- Monitoring population and cultural shifts and national trends;
- Developing policies to meet the needs of the County's population; and
- Encouraging diversity within communities.

3.5.4: POPULATION ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- P 1. Monitor population growth trends and demographic shifts as indicators of population change and use this information to guide future updates to the *Comprehensive Plan*.
- P 2. Develop land use strategies and implementation measures that address the needs of the population.
- P 3. Support a diverse population through land development regulations which accommodate a range of housing, transportation, and employment opportunities.
- P 4. Continue to monitor and evaluate population, cultural shifts, and national trends for their potential impacts on land use and development patterns.
- P 5. Adopt innovative planning and zoning techniques such as Form-Based Zoning and Multiple Use Overlay Zoning District regulations that encourage diverse communities and respect culture and history.
- P 6. Identify new mechanisms (such as social media outlets and innovative community workshops) to engage the County's younger population in the community planning process.

Chapter 3.6 Housing Element

3.6.1: OVERVIEW

Housing is included in the *Comprehensive Plan* to ensure policies are in place to promote safe and affordable housing in the County and provide housing options for residents of various demographic and economic backgrounds. As a desirable place to live, the demand for housing is high in Charleston County. The County's population increased 13 percent (40,240 residents) from 309,969 residents in 2000 to 350,209 residents in 2010. By 2025, the BDCOG predicts that the County will reach a population of 383,300. This continual growth will require additional housing units that are diverse in type, size, and affordability.

Purpose and Intent

Charleston County includes the housing element in the Comprehensive Plan in compliance with South Carolina State Law. Furthermore, the intent of this chapter is to promote a sufficient, diverse supply of housing with access to facilities and services and promote housing alternatives for low and moderate income households. The strategies for housing are meant to preserve existing housing stock and encourage community revitalization while promoting a supply of safe and structurally sound homes. To further enhance the quality of life of County residents, the strategies encourage attractive land uses that promote community identity and support a wide range of housing needs with particular emphasis on promoting diverse and affordable housing opportunities.

3.6.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The primary role of the County in provision of affordable and safe housing is guided by South Carolina State Law which endows the County with certain regulatory powers over development activity. The County Government does not have a housing

department dedicated to directly providing affordable housing opportunities; however, the Charleston County Community Development Department works to fund affordable housing and community revitalization projects through Community Development Block Grants and other funding sources. This Department prepares the *Five-Year Consolidated Plan*, which outlines the County's priorities for housing and community development projects. In creating this plan, the County consults with agencies and organizations actively involved in public assisted housing, affordable housing development, and homelessness to ensure the strategies included in the plan align with community needs. In addition to creating and implementing the *Consolidated Plan*, the County provides regulatory incentives for the provision of affordable units and monitors building standards and quality through the *Building Code* and the Beautification Section of the *Charleston County Code of Ordinances* (Ordinance #1227). The County also periodically reviews the development process for any hindrances to the provision of affordable housing and seeks out ways to streamline processes. Furthermore, the recommendations of this Plan, including the Future Land Use Plan, promote mixed-use growth with a variety of housing types to help further the provision of affordable housing units in the County.

The County can also increase the supply of affordable housing through coordination with other agencies such as the South Carolina Community Loan Fund (CLF) (formerly the Lowcountry Housing Trust), which is a regional advocate for affordable housing and sustainable communities. CLF is a non-profit organization established to provide a dedicated ongoing source of funding for the production and preservation of affordable housing, as well as healthy food retail, community facilities, and community businesses. Charleston County has long partnered with CLF to promote the implementation of policies that reduce unnecessary barriers to affordable housing.

In May 2013, CLF hosted the first annual Tri-County Housing Summit. The

County Planning Commission's Affordable Housing Committee along with partners from other jurisdictions and non-profits were instrumental in the planning of the event. This day-long conference brought together professionals from the private, public, and non-profit sectors to discuss housing trends and issues and how housing matters to various fields from banking to education to government. The Summit focused on identifying possible solutions to housing problems in the region.

Regional Housing Needs

In 2011, County Council requested that the BCDCOG conduct a regional housing needs report to: identify current and emerging housing needs and trends in the region; generate a greater understanding of local housing issues; and provide direction for addressing housing-related issues. The BCDCOG report consists of three sections:

- Issues and Trends;
- Community Profile; and
- Housing Market Analysis.

The Community Profile highlights the region's demographics. The Housing Market Analysis includes data on the existing housing inventory, housing market, future needs, and housing issues. Analysis of these two sections, as well as national and state demographic trends, was utilized to create the Issues and Trends section, which highlights the top five most pressing issues facing the region.

Two groups - an Advisory Committee and a Focus Group - oversaw the creation of the report. Stakeholders from the private, public, and non-profit sectors partnered to provide valuable feedback in identifying the top issues, as well as the goals and strategies to address the issues.

Housing in Charleston County

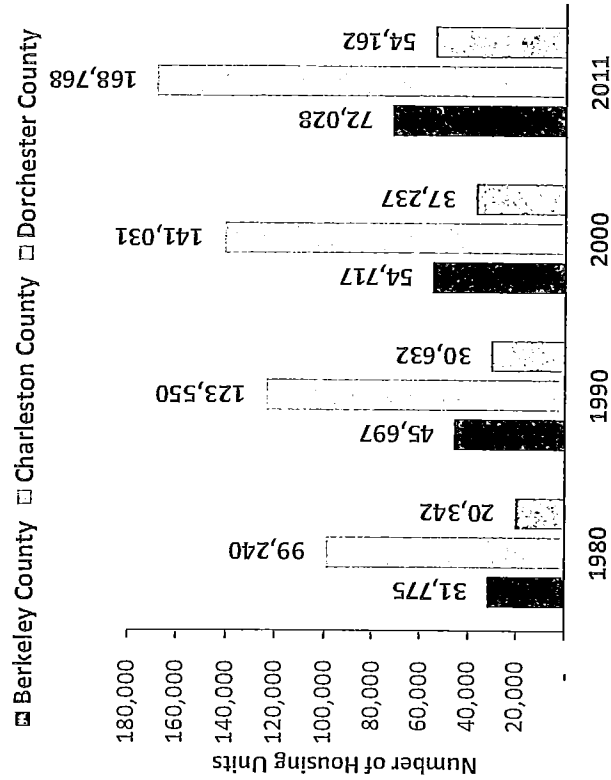
Charleston County contains 57 percent (168,768 housing units) of the total housing units in the region (294,958 housing units). While the majority of the regional housing stock is in Charleston County, more development has been occurring in Berkeley and Dorchester Counties in recent years as housing prices in Charleston County have become out of reach for many residents. *Figure 3.6.1* indicates the growing number of housing units in the tri-county region.

Understanding the existing housing conditions in the County is crucial to planning for the needs of current and future residents. The following sections closely examine the existing housing stock by assessing housing characteristics, tenure, and costs.

Like many other communities, the majority of the housing units in Charleston County (59 percent or 98,653 homes) are in the form of single-family detached homes. As shown in *Figure 3.6.2*, Charleston County has a slightly more diverse housing stock than South Carolina, with 25 percent of the housing units in the form of apartments and nearly ten percent of units in the form of townhouses, rowhouses, or duplexes. The housing stock in Charleston County is fairly comparable to that of the nation.

Figure 3.6.3 demonstrates the changing housing tenure in Charleston County. Between 1990 and 2011, the percent of owner-occupied housing units remained relatively constant; however, the percent of renter-occupied housing units decreased slightly over the same

FIGURE 3.6.1: TOTAL HOUSING UNITS BY COUNTY, 1980-2011



Sources: U.S. Census Bureau, 1980-2000; American Community Survey, 2007-2011

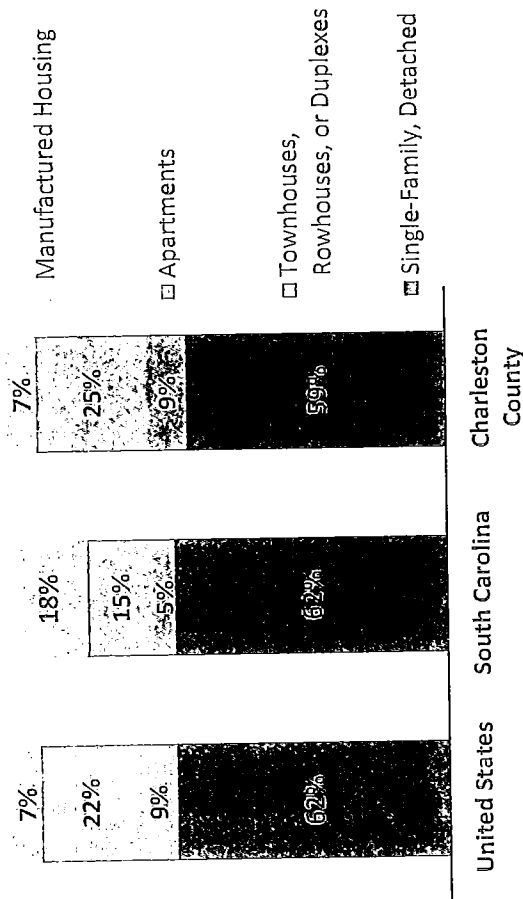
period of time and the percent of vacant units, which include seasonal homes (second homes and vacation rentals), increased slightly.

Figure 3.6.4 compares the County's housing tenure to state and national trends. In 2011, Charleston County had a lower percentage of owner-occupied units than both South Carolina and the United States, but the percentages of both renter-occupied units and vacant units were higher in Charleston County than either the state or nation.

The age of the local housing stock can be used as an indicator of local housing quality. Data from the American Community Survey 2007-2011 Five-Year Estimates indicates that 53 percent (89,538 units) of the housing stock in Charleston County was built after 1980, which means that the majority of the housing stock is relatively new. While this information provides some indication of the quality and age of housing, the true measure of quality is dependent on more factors than are reported in Census data. The County's Building Code and the Beautification Section of the *Charleston County Code of Ordinances* (Ordinance #1227, as amended) help sustain quality housing in the County.

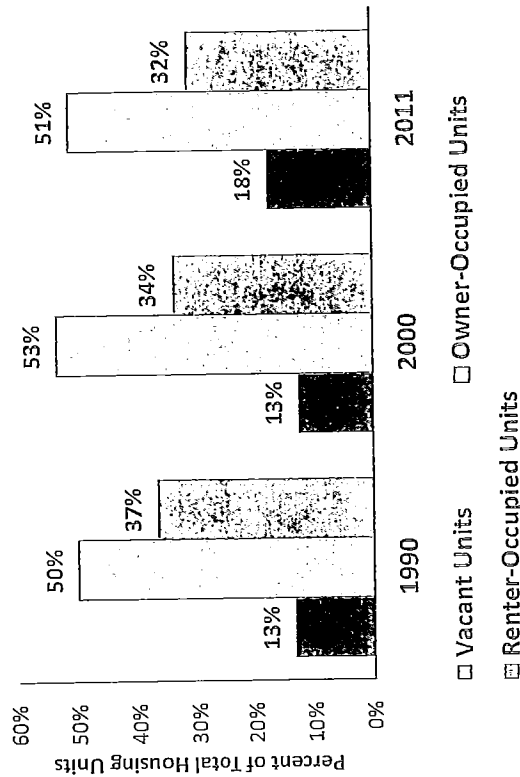
Home values and median gross rent both tend to be higher in Charleston County, when compared to state and national figures. In 2011, the median home value of owner-occupied homes (as reported to the Census) was \$242,000. This is much higher than the state median (\$137,000) and national

FIGURE 3.6.2: HOUSING TYPE, 2011



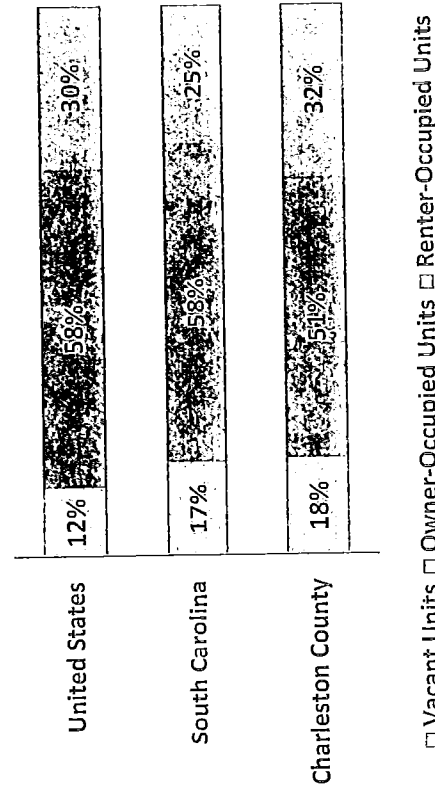
Source: American Community Survey, 2007-2011

FIGURE 3.6.3: HOUSING TENURE IN CHARLESTON COUNTY, 1990-2011



Sources: U.S. Census Bureau, 1990-2000; American Community Survey, 2007-2011

FIGURE 3.6.4: HOUSING TENURE, 2011



Source: American Community Survey, 2007-2011

median (\$186,200). *Map 3.6.1* demonstrates the median home value by Census block group for Charleston County. The map demonstrates median home value in two categories: homes that are affordable to households earning up to 120 percent of the Median Household Income (\$60,159) and homes that are not affordable to the same households. As demonstrated, many areas in the County are unaffordable to households earning less than \$60,159. Median gross rent in Charleston County was \$895, again higher than the state median (\$728) and national median (\$871). Housing affordability is a critical issue in the region as housing costs are consistently higher than surrounding areas and comparable metros.

Housing Affordability

The affordability of homes in Charleston County is an area of concern, particularly for service workers, low- to moderate-income earners, seniors, and entry-level professionals. *Figure 3.6.5* demonstrates the annual household income needed to afford to purchase a home in Charleston County (\$80,667) compared to the actual median household incomes of all residents, homeowners, and renters in Charleston County (\$50,133, \$66,528, and \$31,284, respectively). As illustrated, the income necessary to afford to purchase a home in Charleston County is 38 percent (\$30,534) higher than the median household income earned in 2011. According to Census data, renter-occupied households earn significantly less than owner-occupied households, which indicates a greater affordability issue for the renting population.

Housing is considered affordable when occupants pay less than 30 percent of their monthly income on monthly housing costs. In 2011, slightly more than one-third of homeowners and one-half of renters in Charleston County, a total of 56,882 households, were paying more than 30 percent of income on housing costs (see *Figure 3.6.6*). In the region, a total of 92,830 households reported that they spend more than 30 percent of

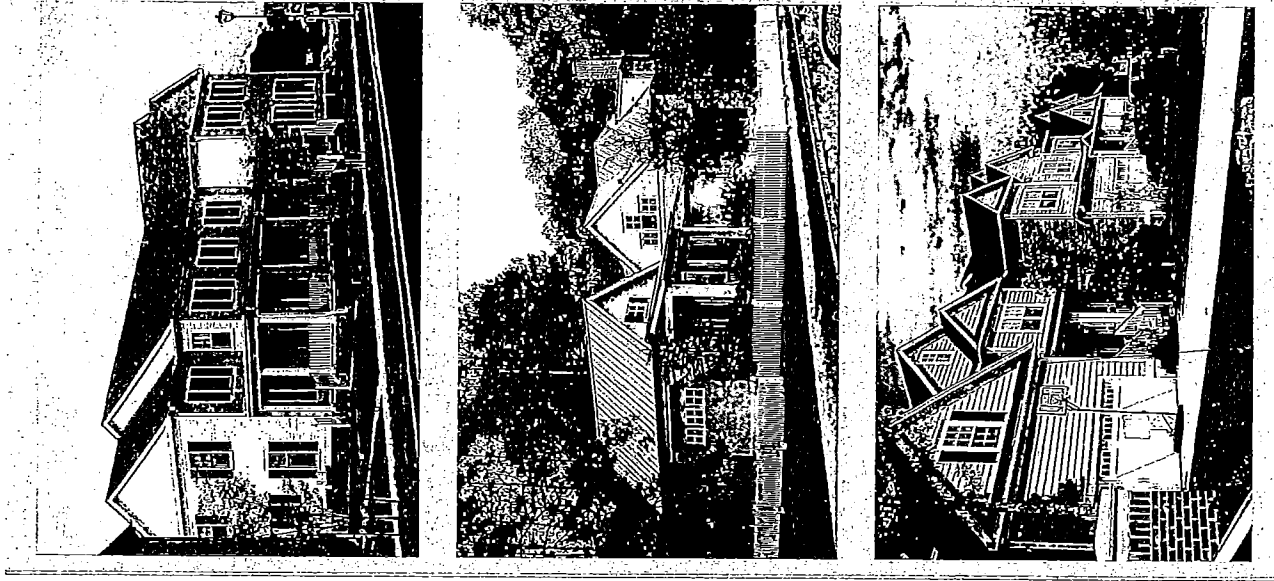
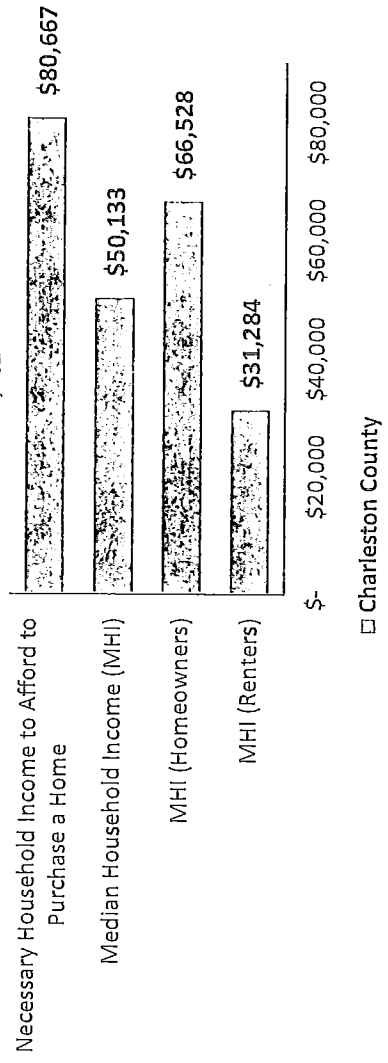
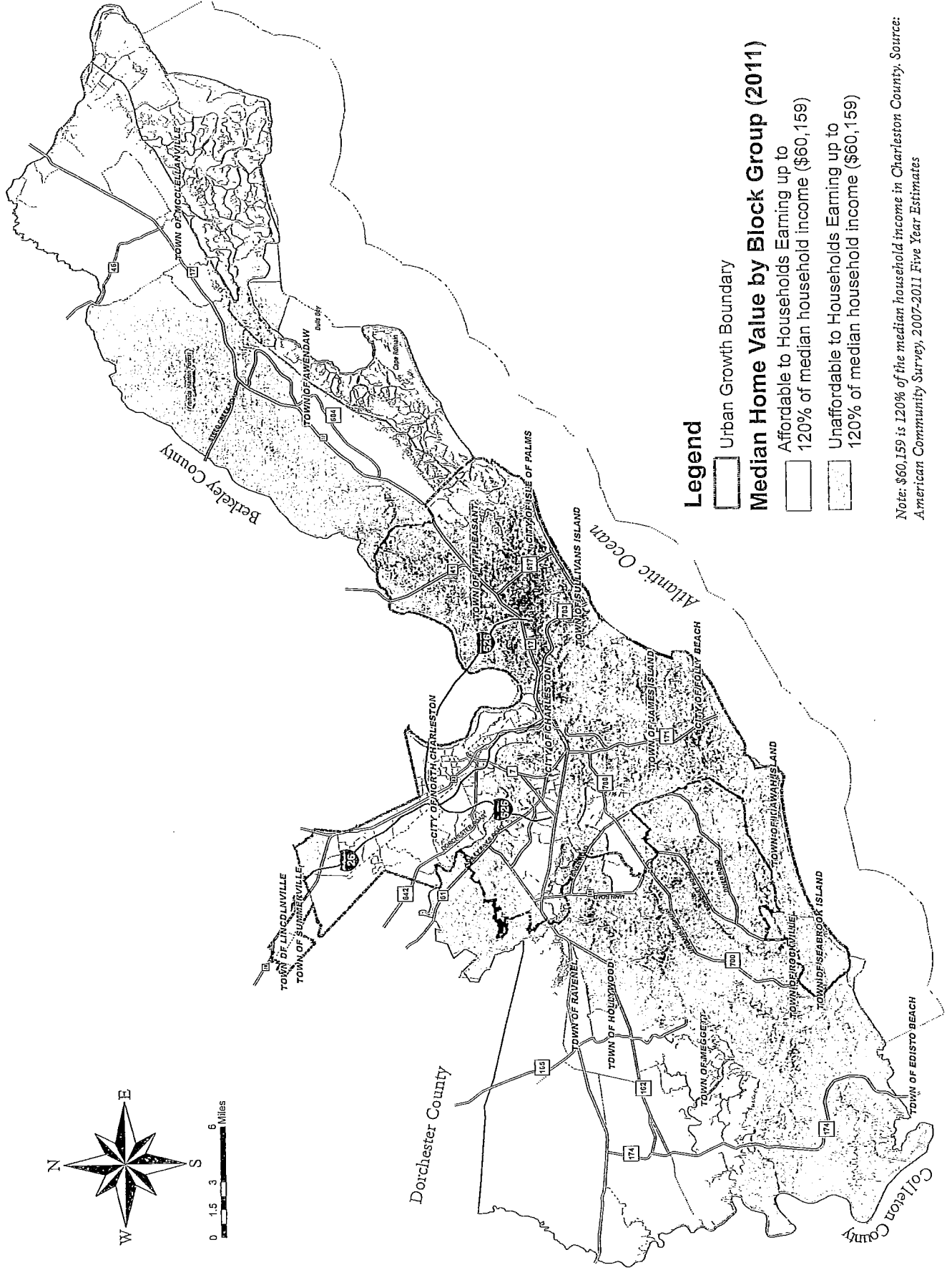


FIGURE 3.6.5: HOUSEHOLD INCOME RELATIVE TO MEDIAN HOME VALUE, 2011



Note: Home Price is based on the Median Home Value in Charleston County is \$242,000. Source: American Community Survey, 2007-2011

MAP 3.6.1: MEDIAN HOME VALUE BY BLOCK GROUP IN CHARLESTON COUNTY, 2011



Legend

- Urban Growth Boundary
- Median Home Value by Block Group (2011)**
- Affordable to Households Earning up to 120% of median household income (\$60,159)
- Unaffordable to Households Earning up to 120% of median household income (\$60,159)

Note: \$60,159 is 120% of the median household income in Charleston County. Source: American Community Survey, 2007-2011 Five Year Estimates

Housing Issues and Trends

1. Lack of affordability
2. Housing located far from employment centers and public facilities
3. Lack of diverse housing options
4. Regulatory barriers
5. Lack of an active partnership

income on housing costs.

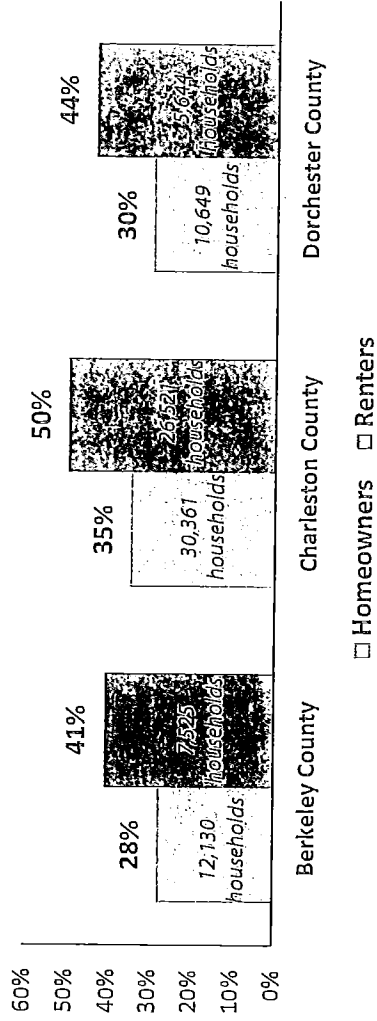
As shown in Figure 3.6.7, Charleston County consistently had the highest median sales prices of homes in the region between 2007 and 2012, based on data from the Charleston Trident Association of Realtors (CTAR).

Table 3.6.1 demonstrates the average sales prices of homes in the region in 2012, according to CTAR data. To account for possible outliers in the data, Charleston County was assessed with and without home sales in the beach communities, due to the higher priced homes located in these communities. Berkeley County was also assessed with and without home sales on Daniel Island, as the homes in that community tend to be much higher priced than in other areas of Berkeley County. The income necessary to afford the average-priced home in any area of the region is higher than both the regional median household income (\$51,332) and the median household income in Charleston County (\$50,133). It should be noted that Table 3.6.1 compares average sales data to median household income data because neither median sales data nor average household income was available for comparison.

As stated in the 2013 *Economic Scorecard*, published by the Charleston Regional Development Alliance (CRDA), while average wages in the Charleston region have grown almost 20 percent since 2005, the region's average wages are only 85 percent of the national average. Figure 3.6.8 provides an example

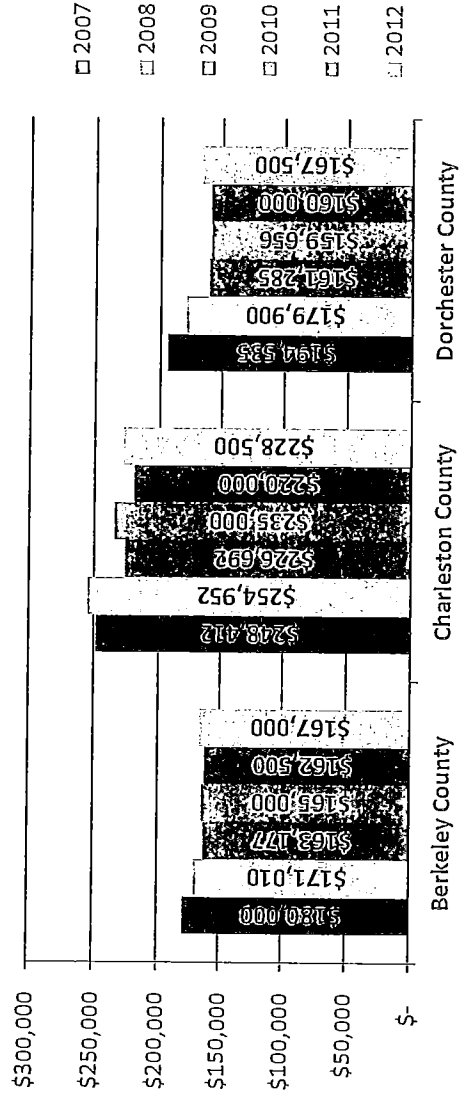
of how residents employed as firefighters, teachers, and service workers are not earning enough to afford housing in the region.

FIGURE 3.6.6: PROPORTION OF HOMEOWNERS AND RENTERS SPENDING MORE THAN 30% OF MONTHLY INCOME ON HOUSING COSTS BY COUNTY, 2011



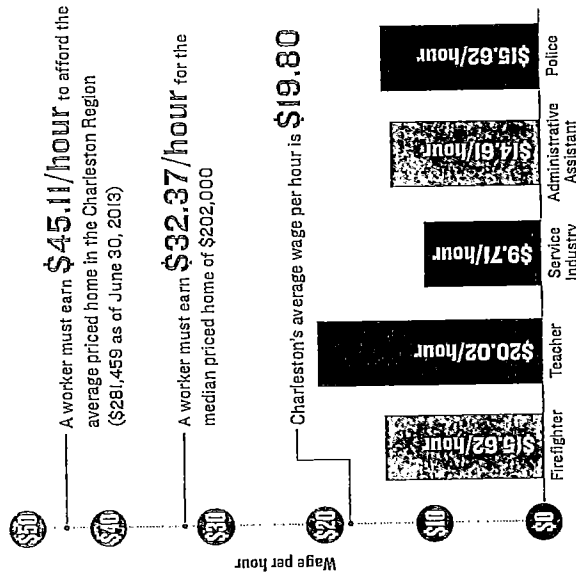
Source: American Community Survey, 2007-2011

FIGURE 3.6.7: MEDIAN HOME SALES PRICES BY COUNTY, 2007-2012



Source: Charleston-Trident Housing Market Annual Report, 2012, Charleston Trident Association of Realtors

FIGURE 3.6.8: WAGE VERSUS HOME PRICE COMPARISON
WHY HOUSING MATTERS



Sources: Lowcountry Housing Trust, Center for Business Research; Source: Graphic published in 2013 Economic Scorecard, Charleston Regional Development Alliance (CRDA).

governments and taxpayers to maintain the extensive road infrastructure system, and sprawling development.

Housing that is affordable to residents should be encouraged in the Urban/Suburban Area of Charleston County where public infrastructure, facilities, and employment exist. Encouraging infill development will increase the concentration of residents near existing public transportation stops, which could increase utilization of the routes and decrease reliance on automobiles.

Diverse Housing Options

Changing demographics and lifestyle preferences are resulting in changing housing preferences. Nationally, household sizes have been decreasing for years, and Charleston County is no different. From 1990 to 2011,

Location of Housing that is Affordable

Much of the most affordably-priced housing is located in the rural parts of region, far from employment centers. This results in residents driving further to find housing they can afford, which can increase living expenses by up to 15 percent, increase traffic congestion, excessively burden transportation infrastructure, and negatively impact economic development and the quality of the environment.

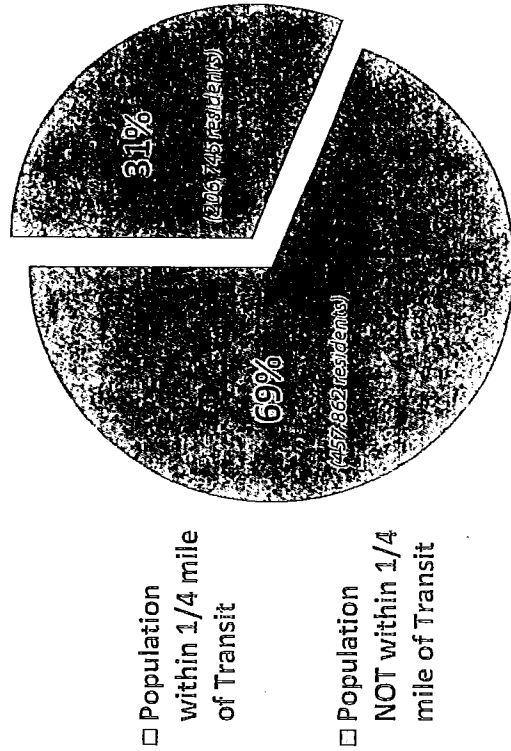
Transportation costs can increase overall living costs by up to 15 percent, which can make housing more or less affordable based on its location and proximity to services, employment, and alternative transportation modes. The BCDCOG report looked at public transportation accessibility in the region and found that only 31 percent of residents (206,745 residents) live within one-quarter mile of a public transit stop (see Figure 3.6.9). When residents live further than one-quarter mile from transit, they are much less likely to utilize the service, which means that nearly 70 percent of residents in the region are not likely to use public transportation. Looking at public transportation use as reported by the Census, it is even more evident that public transportation is severely underutilized in the Charleston area - only two percent of the County's population reported using public transportation to commute to and from work. The dependency on automobiles in the region is resulting in traffic congestion, high costs for local

TABLE 3.6.1: INCOME NECESSARY TO AFFORD AVERAGE-PRICED HOMES, 2012

	Average Sales Price	Income Necessary to Afford	Necessary Income as % of MHI
Region	\$265,806	\$88,804	173% of MHI
Berkeley County	\$214,334	\$71,351	139% of MHI
Berkeley County (without Daniel Island)	\$173,000	\$58,005	113% of MHI
Charleston County	\$314,207	\$104,717	204% of MHI
Charleston County (without Beach Communities)	\$278,003	\$92,911	181% of MHI
Dorchester County	\$176,931	\$59,032	115% of MHI

Note: MHI is an acronym for Median Household Income. The regional MHI in 2011 was \$51,332. Source: Multiple Listing Service (MLS) Closed Sales, Charleston Trident Association of Realtors, 2012.

FIGURE 3.6.9: PUBLIC TRANSPORTATION ACCESSIBILITY IN REGION, 2010

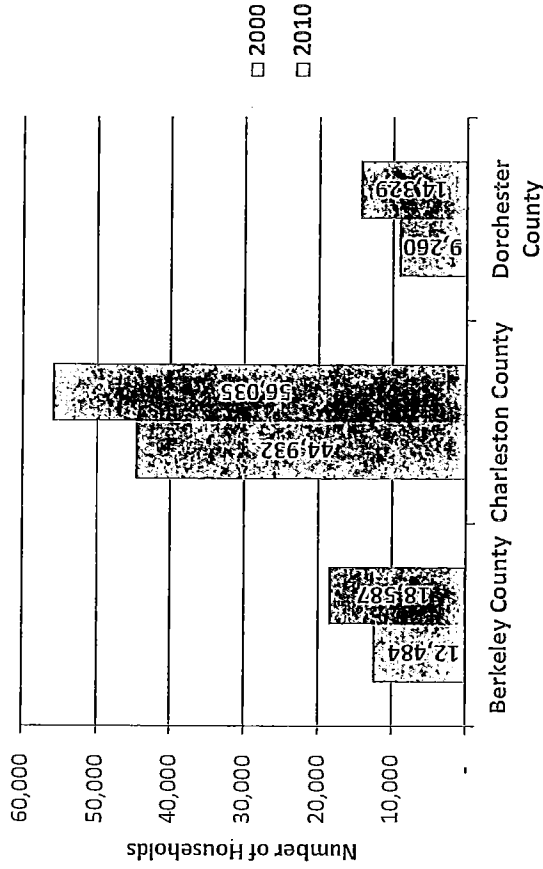


Source: ESRI Business Analyst via U.S. Census Bureau, 2010

the average number of persons per household decreased from 2.61 to 2.41 in the County. Additionally, the number of single-person households are on the rise, as shown in Figure 3.6.10. In 2010, single-person households in Charleston County comprised 39 percent (56,935 households) of the total households. Additionally, almost a quarter of those households were individuals over 65 years of age. The number of single-person households is expected to continually increase in future years. By 2025, nationally, single-person households are expected to equal family households; by 2050, single-person households are expected to exceed family households. Decreasing household sizes will impact the types of housing units that need to be provided. As mentioned previously, the majority (59 percent) of the housing stock in the County is in the form of single-family detached units. Figure 3.6.11 demonstrates the size of existing homes in the County, South Carolina, and United States based on the number of bedrooms. In the County, 63 percent of housing units have three or more bedrooms. The existing housing stock and size of units might not be compatible for current and future residents in the County as household sizes continue to decrease and more people live alone.

Lifestyle changes are also already impacting local housing markets. Two general-

FIGURE 3.6.10: SINGLE-PERSON HOUSEHOLDS BY COUNTY, 2000-2010



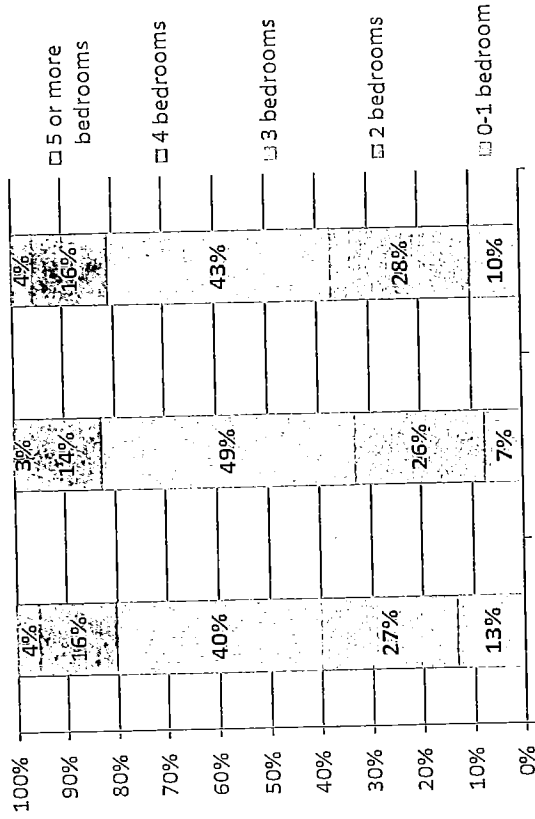
Sources: U.S. Census Bureau, 2000, 2010

tions, the Millennials and Baby Boomers, have very distinct needs and preferences when choosing where and how they want to live. Baby Boomers have traditionally lived in large, single-family detached homes, often in suburban settings; however, as they age, they may prefer smaller homes located closer to services. Some may not want the onus that comes with home maintenance and as they stop driving, walkable environments with access to public transportation will be important.

Millennials, the largest generation in the United States at around 86 million people, have very different preferences than the generations before them. Millennials tend to move more, desire more urban or dense suburban settings with access to public transportation, are less likely to marry at a young age, and are better educated. Renting is often more prevalent in this generation. The mobility afforded by renting is attractive to many Millennials and changes to mortgage lending practices combined with large amounts of student loan debt may make homeownership unattainable for many in this younger generation.

Overall, people of all ages are finding renting more appealing than homeownership. In recent years, the perception of renting has changed (see Reference Box 3.6.1). According to the American Community Survey 2007-2011 Five Year Estimates, ap-

FIGURE 3.6.11. HOUSING SIZE BY BEDROOM COUNT, 2011



United States South Carolina Charleston County

Source: American Community Survey, 2007-2011

approximately 38 percent of the housing units in Charleston County (53,151 units) are renter-occupied, which is higher than the proportions of renters in both South Carolina (30 percent) and the United States (34 percent).

Not all residents live in individual privately-owned or rented homes. A small portion of the County's population (3 percent or 11,379 residents) resided in group quarters in 2011, which can be categorized into two general groups - institutional and non-institutional. The institutionalized group quarters population includes but is not limited to people living in adult correctional facilities, juvenile facilities, nursing facilities/skilled nursing facilities, in-patient hospice facilities, residential schools for people with disabilities, and hospitals with patients who have no usual home elsewhere. The non-institutionalized group quarters population includes people living in college/university student housing, military barracks, emergency and transitional shelters, and group homes.¹ Residents living in group quarters will most likely increase as the population ages and as the educational institutions in the region expand. The types of group quarters, such as assisted living facilities, nursing homes, and dormitories may need to be expanded to accommodate these groups of residents.

1 Information from Census Website.

Regulatory Barriers to Affordable Housing
 The BCDCOG report identified regulatory barriers as a prominent housing issue. Most specifically, local zoning regulations can often unintentionally encourage low-density, single family/single lot development resulting in higher priced housing and environments where residents are forced to drive to services, offices, employment centers, and parks. Local zoning regulations should instead encourage a variety of housing types and sizes, as well as offer bonus densities and other incentives to encourage the development of affordable or workforce housing located near employment centers, services and public transportation. Federal regulations can also unintentionally create hardships to housing affordability. Most recently, the Biggert-Waters Flood Insurance Reform Act of 2012 has the potential to negatively impact housing affordability in Charleston County. As a coastal community, changes to FEMA and the National Flood Insurance Program (NFIP) will result in increased rates for many homes located in flood zones.

Lack of Active, Collaborative Housing Partnership

The final housing issue that was identified in the BCDCOG report is the lack of an active partnership among regional stakeholders. Several separate organizations with some stake in housing exist throughout the region; however, there is little collaboration occurring. One of the goals of the annual Housing Summits is to create an active partnership to address the housing and related issues.

Reference Box 3.6.1: How Housing Matters: Americans' Attitudes Transformed by the Housing Crisis & Changing Lifestyles (2013)

Conducted on behalf of The MacArthur Foundation

A national survey was conducted among adults from November 2012 to March 2013 that focused on the role of housing and changing preferences. Overall, the appeal of renting versus owning is changing. Fifty-seven (57) percent of adults believe that "buying has become less appealing", while nearly the same amount (54 percent) believe "renting has become more appealing." However, the study did find that many Americans still aspire to one day own their home (greater than seven in ten renters aspired to own one day).

The perception of renting is changing due to both lifestyle changes and less apparent benefits of homeownership. Finally, the survey pointed out that as a nation, we are becoming more mobile, increasing the appeal of renting.

To read the full report, visit www.macfound.org/programs/how-housing-matters/.

Addressing Housing Issues

The BCDCOG report suggests the following goals to address housing issues in the region:

1. Increase the proportions of both owner- and renter-occupied homes in the region that are affordable to households earning below 120 percent of the regional median household income (\$61,598) and are located in close proximity to employment centers and existing public infrastructure by at least ten percent by 2020. Diverse housing types should be encouraged.

2. Increase the average hourly wages and salaries in the region paid by existing industries, encourage the recruitment of businesses and industries that pay the wages necessary to afford housing (\$32-37/hour), and train residents to obtain higher paying jobs through coordination with the Charleston Regional Development Alliance (CRDA) and local Economic Development departments. This will also require collaboration with local Chambers of Commerce.

Several strategies are included within the BCDCOG report to begin working towards accomplishing the above goals. The County should continue to participate in regional Housing Summits and continue to serve on the regional housing task force.

3.6.3: HOUSING ELEMENT GOAL

Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities.

Housing Element Needs

- Housing Element needs include, but are not limited to, the following:
- Meeting the projected demand for a diversifying population;
 - Promoting housing that is affordable to all residents; and
 - Ensuring a supply of safe and structurally sound homes.

3.6.4: HOUSING ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies in support of the Housing Goal and the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

H.1. Coordinate with adjacent jurisdictions, the SC Community Loan Fund, and other affordable housing agencies in pursuit of supplying housing that is affordable to all residents.

- H.2. Continue to support funding for affordable and workforce housing agencies such as the SC Community Loan Fund and local housing authorities that provide subsidized housing.

H.7. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote mixed-use developments with diverse housing options in walking distance to services, retail, and employment opportunities.

- H.3. Maintain and develop incentives in the *Zoning and Land Development Regulations Ordinance*, such as density bonuses, transfers of density, and mixed-use development provisions to promote diverse housing options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation, particularly in the Urban/Suburban Area.

H.8. Continue to encourage provision of housing that is affordable to all residents and meets the needs of the diversifying population (e.g., rental apartments, townhouses, duplexes, and first time home buyer initiatives).

- H.4. Continue to allow density bonuses in planned developments and the use of accessory dwelling units to promote housing that is affordable to all residents, including but not limited to low and moderate income households.

H.9. Charleston County should be proactive in promoting housing that is affordable to all residents through incentives and removal of regulatory barriers.

- H.5. Support existing communities and maintain existing housing stock.

H.10. Support the findings of local and regional housing studies and implement applicable strategies by adopting amendments to the *Zoning and Land Development Regulations Ordinance* and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.

- H.6. Continue to enforce the Building Code and Beautification Section of the Charleston County Code of Ordinances (Ordinance #1227) and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition that meet all FEMA requirements.

H.11. Ensure that infill development preserves and enhances the character of surrounding existing communities.

Chapter 3.7 Transportation Element

3.7.1: OVERVIEW

Transportation is an important *Comprehensive Plan* Element because it provides the strategies tying the movement of people and goods with the strategies of economic development and land use. Because roads are capital facilities maintained in part by the County, they are linked to the strategies for capital facility improvements and the provision of adequate public facilities. The impact of new development on the roadways is often felt on a countywide level. As development in areas of the County intensifies, one of the first things long time residents and new residents notice is an increase in traffic and traffic congestion. Furthermore, the general health, safety, and welfare of the citizens and visitors to Charleston County are strongly influenced by the road network's ability to handle evacuations during severe weather and other emergencies.

A transportation system that offers a complete network of transportation choices, including, but not limited to, pedestrian and bicycle facilities as well as public transportation and mass transit options, is key to developing a sustainable community. The provision of transportation in the County should reflect the unique characteristics of the landscape and adhere to the character outlined in the development quality strategies of the *Comprehensive Plan*. Safe and adequate transportation options should maintain and enhance the rural

character throughout the County.

Transportation systems are not confined solely to roads. In Charleston County, the transportation system includes: a large port system; the Intercoastal Waterway along with the Atlantic Ocean and various rivers used for shipping purposes; several airports, both public and private; Joint Base Charleston; public transportation systems; and a network of local roads, collector roads, arterial roads, and highways. The economy of the Berkeley-Charleston-Dorchester region is dependent upon the viability and success of these diverse transportation systems. Therefore, a key strategy in this Element is to support these systems and ensure that they are balanced with land use recommendations.

Purpose and Intent

The purpose of the Transportation Element of the Comprehensive Plan is to: present information and strategies that respect the scenic beauty, community character, natural resources, and cultural heritage of Charleston County in the provision and use of any transportation system; consider the impacts of proposed new development in the existing transportation systems during review of proposed developments; improve efficiency of the existing and planned transportation

system by managing its supply and demand; encourage the provision of safe, convenient pedestrian and bicycle systems; encourage public transit options in the County; promote intermodal transportation systems such as park and ride, pedestrian and bike ways, and commuter rail; and support and improve the existing emergency evacuation and transportation planning policies.

3.7.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The County's primary function in relationship to transportation is through improvements of roadways and drainage. The Transportation Development Department is responsible for these improvements, while the Public Works Department is responsible for drainage and maintaining county roads. In 2006, the County completed a *Comprehensive Transportation Plan* as part of the Charleston County Transportation Sales Tax Program, which is administered by the County's Transportation Development Department. The Plan includes a forecast of Charleston County road projects over the next 25 years, a review of funding sources and leverage options, and a review of mass transit systems. A Transportation Advisory Board (TAB) was created by the Charleston County Council

to make recommendations on transportation sales tax expenditures for transportation projects.

In Charleston County, transportation planning is a combined effort of Charleston County, adjacent counties and municipalities, the South Carolina Department of Transportation (SCDOT), and the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), which is the Metropolitan Planning Organization (MPO) for the region as designated by the Federal Highway Administration (FHWA). Public transportation is provided by the Charleston Area Regional Transportation Authority (CARTA) and the Rural Transportation Management Agency (RTMA). Together, these agencies analyze the short- and long-range transportation needs of the region and offer a public forum for transportation decision making. The BCDCOG prepares a five year plan which is included in the biannual SCDOT Statewide Transportation Improvement Program (STIP).

South Carolina Department of Transportation

The SCDOT is responsible for transportation planning for federal and state highways. Its focus is on providing statewide regional networks of transportation. Plans from SCDOT allocate federal and state funds toward projects. The SCDOT Commission determines the funding priorities for the federal-aid program following each new federal highway bill and annual appropriations act which includes the funding level allocated to the BCDCOG through the Charleston Area Transportation Study (CHATS). Since the mid 1990s, the allocation between urban and rural federal-aid funds for MPOs and COGs, called Guideshares, has been based on study area population. Since the metropolitan population of the BCDCOG Region exceeds 200,000, CHATS is entitled to specific allocations of federal funds called Urban Attributable Funds.

Charleston Area Transportation Study

In 1977, the BCDCOG was appointed to perform the planning and programming functions of the Charleston Area Transportation Study (CHATS), in cooperation with the SCDOT, the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA). CHATS currently serves approximately 800 square miles comprised of the region's most urbanized areas. CHATS is governed by a 47-member board representing governmental and transportation-related organizations from throughout the CHATS region. There are many ongoing planning efforts associated with CHATS. The CHATS Transportation improvement plan lists three primary documents which encompass the regional transportation efforts:¹

1. The *Unified Planning Work Program* lists the transportation studies and tasks to be performed by the MPO staff, which is the BCDCOG staff, on an annual basis.

2. The *Long-Range Transportation Plan (LRTP)* is used as a guide for region plans to invest in the transportation system over a 25 year period. The plan includes environmental, social, and intermodal considerations. The vision of the LRTP is guided by estimated available financial resources. The LRTP was adopted in April of 2005 and must be updated every five years to reflect changing conditions. The plan was most recently updated in 2010.

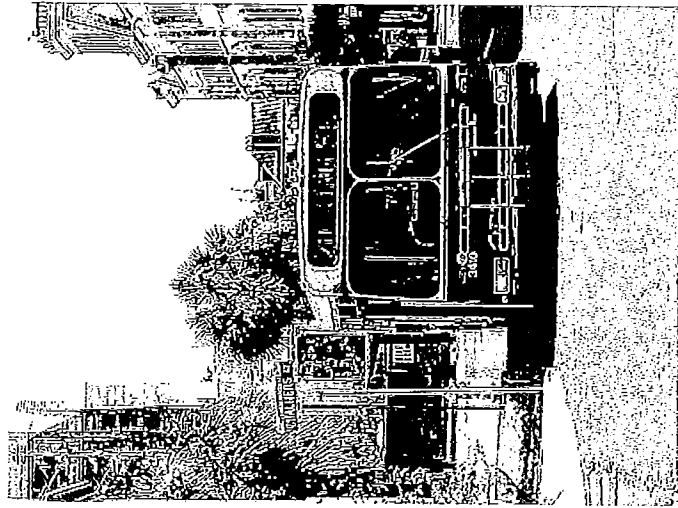
3. The *Transportation Improvement Program (TIP)* is a short-range five year capital improvement program prioritizing projects for federal funding. The current five year transportation improvements program was adopted in June 2009 and last amended on September 23, 2013. The current program spans from fiscal years 2010-2015. A project must have available funding and be included in the LRTP to be included in the TIP. CHATS also prepares an annual rural planning work program.

Public Transportation

Charleston Area Regional Transportation Authority (CARTA) provides local, express, and neighborhood bus service within the urban and suburban areas of the Berkeley-Charleston-Dorchester region. In Charleston County, CARTA provides service in and between North Charleston, Charleston, Mount Pleasant, West Ashley, and James Island. CARTA's services (other than fixed route services) include express routes, DASH service, and Tel-A-Ride vehicles all of which are described as follows.

Express Routes

Eight express service routes run between James Island and North Charleston, between West Ashley and Mount Pleasant, between Summerville and downtown



¹ Information from BCDCOG, 2008.

Charleston, and between downtown Charleston and Charleston International Airport in North Charleston. All routes include stops in downtown Charleston.

DASH Service

Rubber-wheeled trolleys provide bus service in downtown Charleston. This service is often utilized by downtown workers and tourists.

Tel-A-Ride Vehicles

This service provides curb-to-curb service for residents who meet the Americans with Disabilities Act Certification Requirements.

TriCounty Link provides rural bus service to Berkeley, Charleston, and Dorchester Counties. In Charleston County, three bus routes serve the western portion of the County, including Johns Island, Kiawah Island, Seabrook Island, and Edisto Island, as well as the Towns of Meggett, Hollywood, and Ravenel. Two routes serve the eastern part of the County and extend into the Towns of Awendaw and McClellanville. Commuter routes are also available through TriCounty Link.

Charleston County Transportation Committee

The Charleston County Transportation Committee (CTC) is a group of professionals appointed by the Legislative Delegation from all legislative bodies within the County. Charleston County appoints two of the ten members of the CTC. The main objective of the CTC is to distribute gas tax funding, which is 2.66 cents derived from the State Gas Tax of 16 cents, for small construction and resurfacing projects. The Charleston County Transportation Development Department acts as program manager for the CTC.

The Charleston County Comprehensive Transportation Plan

The Charleston County Comprehensive Transportation Plan (The Transportation Plan) as proposed by the Transportation Advisory Board in May 2006 is hereby included as the Transportation Element of the *Charleston County Comprehensive Plan*. The Transportation Plan is an initiative of the RoadWise Program, created through the *Charleston County Half Cent Transportation Sales Tax Program (Half Cent Sales Tax)*.

The Transportation Plan was developed through a process that included participation from the regional planning organizations, local jurisdictions and the public. The plan includes reviews of the various transportation plans established by local municipalities, CTC, CHATS, BCDCOG, and SCDOT. The existing plans and priorities encompass roadways and greenways, bike and pedestrian paths, drainage and construction plans,

intersection improvements and signalization, as well as mass transportation options.

The Transportation Plan, which is funded by the Half Cent Sales Tax and required by Ordinance No. 1343 *Sales Tax Spending Plan*, is to develop structured, yet flexible, short-term and long-term strategies that can be implemented systematically to take advantage of available funding and improve the transportation network throughout Charleston County.

To guide the development of the *Comprehensive Transportation Plan*, Ordinance No. 1343 also created the Transportation Advisory Board (TAB) and tasked the Board with commenting on the plan and its recommendations, as well as receiving input from the public through the Public Information Meeting process. The County TAB developed a list of values to be considered in evaluating the projects and developing recommendations. Those value statements include:

1. Maintaining and completing existing infrastructure;
2. Environmental Impact;
3. Projects that include interconnects between communities;
4. Projects with regional benefits;
5. Projects that provide the greatest significance to the most people;
6. Projects with the capacity to leverage other funding sources; and
7. Projects that are multi-modal and/or multipurpose.

These values were used to generally evaluate projects for prioritization; however, they do not have universal applicability to all projects under consideration. Therefore, it was necessary to selectively apply them to the various categories. Staff completed a thorough analysis of projected resources and expenditures for the 25 year program and developed recommendations to improve the County's transportation network. The Transportation Plan reflects comments from the public and extensive financial analysis.

Bonding and Recommended Projects

Revenue Projections

The Charleston County voters approved the Sales Tax Referendum in 2004 which will provide funding to the recommended improvements. The revenue projections from the Half-Cent Sales Tax are shown in *Table 3-7-1: Transportation Sales Tax Revenue Projections*. The Transportation Plan recommends the allocations of \$34,604,800 (18 percent of the sales tax revenues) to mass transit.

Bonding Approved in Referendum

Bonding approved in the referendum includes \$113 million in general obligation bonds sales that are payable from the proceeds of the Half-Cent Sales Tax. The Initial Bond Program, which consisted of \$36 million for greenbelts and \$77 million for roadways, allowed the County to finance portions of the following highway projects, all which are complete or near completion:

- \$25 million to complete the right-of-way acquisition and engineering process for widening and improvement of Johnnie Dodds Boulevard from the Arthur Ravenel, Jr. Bridge to the I-526 overpass (completed);
- \$7 million for the Glenn McConnell/Bees Ferry Road Intersection improvements, for which construction is scheduled to begin in May 2014;
- \$10 million for the road improvements on James Island, which included the Folly Road and Maybank Highway intersection improvements (completed), Harbor View Road improvements (future project), and loop-ramp interchange from the James Island Connector to Folly Road (deferred);
- \$6 million for the improvements to Folly Road from south of Windermere Boulevard to US Highway 61 (completed); and
- \$29 million for acquisition and construction of the Palmetto Commerce Parkway, the roadway connecting Ashley Phosphate Road and Ladson Road (completed).

Commitment to Fund the Arthur Ravenel, Jr. Bridge

The County has also committed funds in the amount of \$72 million for the State Infrastructure Bank as the County's matching funds for the construction of the Arthur Ravenel, Jr. Bridge.

Recommended Funding Allocations

Considering the commitments already made for a portion of the tax revenues, and in response to the comments received from the public on the need for funding in certain program areas, the Transportation Development Department recommends annual allocations to the following programs:

- Local Paving Program \$ 2.0 Million
- Resurfacing Program \$ 4.0 Million
- Annual Drainage Projects \$ 1.0 Million
- Council/Public Works Projects \$ 1.0 Million
- Pedestrian/Bike Projects \$ 0.5 Million
- Annual Intersection Projects \$ 2.0 Million

Recommended Bonding

County Council approved the sale of three tranches of general obligation bonds of \$77 million, \$42 million, and \$142 million. The proceeds from the bond issuance provide funding availability during the accelerated construction period. Table 3-72 shows the project recommendations.

TABLE 3-72: TRANSPORTATION SALES TAX REVENUE PROJECTIONS, 2014

Year	Fiscal Year	40% Receipts	17% Green Space	18% Transit	65% Roads
1	2005	5,870	0,998	1,057	3,816
2	2006	37,116	6,310	6,681	24,125
3	2007	39,521	6,719	7,114	25,689
4	2008	40,097	6,816	7,217	26,063
5	2009	37,470	6,370	6,745	24,356
6	2010	36,293	6,170	6,533	23,590
7	2011	37,931	6,448	6,828	24,655
8	2012	40,673	6,914	7,321	26,437
9	2013	42,527	7,230	7,655	27,643
10	2014	46,000	7,820	8,280	29,900
11	2015	48,250	8,203	8,685	31,363
12	2016	50,180	8,531	9,032	32,617
13	2017	52,187	8,872	9,394	33,922
14	2018	54,274	9,227	9,769	35,278
15	2019	56,445	9,596	10,160	36,689
16	2020	58,703	9,980	10,567	38,157
17	2021	61,051	10,379	10,989	39,683
18	2022	63,493	10,794	11,429	41,270
19	2023	66,033	11,226	11,886	42,921
20	2024	68,674	11,675	12,361	44,638
21	2025	71,421	12,142	12,856	46,424
22	2026	74,278	12,627	13,370	48,281
23	2027	77,249	13,132	13,905	50,212
24	2028	80,339	13,658	14,461	52,220
25	2029	86,925	14,247	15,047	54,631
26	2030	-	-	-	-
Totals		1,303,000	221,510	234,540	846,950

FY 2005 includes 2 months of revenue, and FY 2030 includes no more than 10 months of revenue to reflect start of collection in May 2005. All amounts shown on the schedule are in thousands and are subject to annual budget submission to County Council and annual appropriation by County Council. FY 2005 - 2013 are actual amounts.

Source: Charleston County Transportation Development Department, 2014.

TABLE 3.7.2: PROJECTS RECOMMENDED FOR FUNDING

Project	Amount Authorized by Nov. 2004 Referendum	Amount Authorized by Referendum	Additional Bonded Funding GOB	Current Estimated Cost	Additional Sales Tax Funding Recommended	Recommended Other Funding
A. Completion of Limited Scope of Initial Bond Projects						
Palmetto Parkway/Ashley Phosphate Rd. Acquisition and Construction	\$28.5 M	\$7.5 M	-	\$36.0 M		
Johnnie Dadds Blvd.	\$37.0 M	-	\$45.7 M	\$82.7 M		
Glenn McConnell/Bees Ferry Rd. Intersection Improvements		-	\$7.8 M	\$7.8 M		
Road Improvements on James Island						
Loop Ramp from James Island Connector to Folly Rd.			\$0.3 M	\$0.3 M		
Folly Rd./Maybank Hwy Intersection Improvements	\$5.0 M			\$5.0 M		
Harbor View Road	\$3.0 M	\$1.0 M	\$3.5 M	\$1.63 M		\$8.8 M SCDOT
U.S. 17/Hwy. 61 Connector near Wesley Dr.	\$3.5 M			\$3.5 M		
Total Initial Bond Projects	\$77.0 M	\$8.5 M	\$57.3 M	\$151.6 M		\$8.8 M
B. High Priority Regional Projects						
Completion of the Mark Clark Exwy.				\$556.0 M		\$556.0 M SIB
Port Access Road and Railroad Overcrossing				\$300.0 M		\$300.0 M SIB
Interchange at I-526/Hungry Neck Blvd.				\$40.0 M		\$8.0 M Federal Earmark
Total High Priority Regional Projects				\$896.0 M		\$896.0 M
C. High Priority Local Projects						
Glenn McConnell/I-526 Loop		\$7.5 M		\$7.5 M		
Bees Ferry Road Widening from Savannah Hwy. (Hwy 17) to Ashley River Rd. (Hwy. 61)		\$11.0 M	\$12.5 M	\$43.3 M		\$12.8 M SCDOT \$7.0 M Federal Earmark
Folly/Camp Rd. Intersection		\$2.5 M	\$13.2 M	\$25.1 M		\$6.5 M SCDOT \$2.9 M Federal Earmark
Future Dr. Loop to Ladson Rd. and Northside Dr. Extension		\$9.0 M	\$34.0 M	\$43.0 M		
Maybank Hwy. Widening (Johns Island - I-526 to Main Rd.)		\$1.0 M	\$14.0 M	\$15.0 M		
Medical University Roadway Infrastructure Improvement Project (Phase I)		\$2.5 M		\$4.8 M		\$2.3 M SCDOT
Allocation Projects			\$11.0 M	\$11.0 M		
Total High Priority Local Projects	\$77.0 M	\$42.0 M	\$142.0 M	\$197.3 M		\$31.5 M
Grand Total						\$936.3 M

Source: Charleston County Transportation Development Department, 2014.

Other Transportation Initiatives

Mark Clark Expressway

In 2006 and 2012, the South Carolina State Infrastructure Bank (SIB) voted to commit a total of \$556 million of additional funding to Charleston County for the completion of I-526 (Mark Clark Expressway). Of the \$556 million, the SIB awarded the County \$99 million for preliminary design, environmental impact studies, engineering, and right-of-way acquisition. The SIB made a commitment to fund the Mark Clark Expressway's complete construction, from its current terminus at US Highway 17 South to the James Island Connector, as funding becomes available to the Bank. Charleston County Council directed the County's greenbelt consultant to conduct a study of the likely impacts of the proposed I-526 Mark Clark Expressway on the community of Johns Island.

The study, called the *Mark Clark Community Impact Assessment*, found that Johns Island will experience significant increases in the number of households and residential serving uses in the years ahead. Although regional growth patterns will bring more people to Johns Island with or without the Mark Clark, the completion of this road could shift land and development patterns in the region.

More growth occurs in areas with improved interstate access at the expense of other parts of the region; therefore, Johns Island can expect to capture a higher share of future regional growth than communities without enhanced interstate connections. An accelerated rate of development and change poses physical, social, and economic challenges for any community. The study also included recommendations to preserve the qualities most valued by community stakeholders and to lessen the impacts of development and land use and socioeconomic change resulting from the Mark Clark such as community design of corridors, green infrastructure, customized rural development standards, community design of interchanges, and promoting opportunities for affordable housing.

Widening of Maybank Highway

As noted above, the widening of Maybank Highway on

Johns Island, from the Stono River Bridge to Main Road, is a project that is recommended for funding through the *Half Cent Sales Tax*. This project was included as part of the 2004 bond referendum for the *Half Cent Sales Tax*. In June of 2007, the City of Charleston conducted a community planning effort for the area of Johns Island within the Urban Growth Boundary. The transportation objectives for the Maybank Highway Corridor that resulted from this effort were vastly different than the widening project included in the 2004 referendum.

Charleston County Council subsequently directed County staff to coordinate with the City of Charleston staff to evaluate the merits of both transportation improvement plans for the Maybank Highway Corridor to determine the most feasible route. Council also directed staff to include coordination of land use and transportation in the resulting study in order to ensure that the recommended transportation alternative does not negatively impact land use in the Corridor.

Commuter Rail

Commuter rail transit systems are short-distance transportation modes that primarily serve persons traveling to and from employment centers; therefore, ridership is generally confined to the morning and evening peak hours. These systems are often used to provide transportation choices, mitigate air quality impacts, effecuate urban form, or relieve overcrowded highways during peak travel times.

In response to increasing traffic congestion in the I-26 corridor, the BDCOG, in partnership with CARTA, examined the potential success of a commuter rail system in the *Charleston Metropolitan Area Commuter Rail Feasibility Study*, completed in 2006. This study was an update of a 1990 study entitled *Study of Potential Commuter Rail Services in the Charleston Urban Area*. The 1990 study found that it was not appropriate for the Metropolitan Charleston Area to support a commuter rail project at that time; however, the study recommended that the potential for future commuter rail projects be revisited by the year 2000. The population increases and growth of the urban area since 1990 provides evidence that the region is ripe for a transit option that fo-

cus on commuters.

The 2006 study focused on a 22 mile corridor, the Norfolk Southern Line from the Charleston Peninsula to Summerville, running parallel to I-26. Capital costs for this project were estimated to be a total of \$45.8 million, with \$27 million for fixed facilities and \$18.8 million for equipment. These estimates did not include the cost of land acquisition, demolition, utility modifications, corridor clean-up, or track reconstruction. The study estimated annual operating costs to be approximately \$3.96 million with operating revenue, based on estimated ridership levels, to be \$2.55 million, making the operating deficit \$1.41 million.

Past studies coupled with continual population growth have indicated to regional leaders that a need exists for enhanced transit to alleviate traffic demands on the I-26 corridor. To obtain financial assistance from the Federal Transit Administration (FTA) in constructing a Fixed Guideway system (such as commuter rail), FTA requires detailed analyses of current and projected demand, based on current and projected populations within a defined service area, and various transit mode alternatives that could potentially serve the corridor. The region's Metropolitan Planning Organization (MPO), Charleston Area Transportation Study (CHATS), initiated a *Fixed Guideway Analysis* for the I-26 corridor under a previous federal transportation bill. Referred to as an *Alternatives Analysis*, FTA had a predefined methodology and submission requirements for conducting these analyses. With transition to a new federal transportation bill (MAP-21), concurrent with the region's submission to FTA to initiate the project, the requirements for such the defined *Alternatives Analysis* were integrated into a later stage of the project development process.

Working with FTA, a subcommittee of CHATS is now moving forward with performing an in-depth analysis of current transit service options, current and projected demands for public transportation within the corridor; potential alignments and transit modes to meet those demands; and a preliminary fiscal assessment to determine a locally preferred alternative for establishing a

Fixed Guideway system along the corridor. The study is expected to be completed by June 2015.

Future development can have a direct impact on the success of a commuter rail service. Creating an urban form that supports transit service should be pursued in conjunction with the municipalities of Charleston County. Transit Oriented Development (TOD) is designed to maximize access by transit and non-motorized transportation, with other features, to encourage transit ridership. TOD does more than simply shift car trips to transit; it also increases accessibility and transportation options through land use clustering and the mix of residential and commercial facilities. It reduces the need for automobile use and parking. By reducing the distance required for car trips, it encourages walking and cycling, and allows some households to reduce their car ownership, which together can result in large reductions in vehicle travel. TOD strategies address how development on a "greenfield" site can be adjusted to incorporate transit strategies early on, and continue to be transit-accessible as the community grows.

Rail

Rail transport is an important component in the movement of freight in the region. Highway facilities are capacity constrained and coupled with limited funding for improvement, rail transport shows the potential to alleviate the demand on the entire transportation network. A multi-modal approach to the movement of goods and peo-

ple will be necessary to accommodate the growth in transportation demand.

To serve passenger transportation, an inter-modal transportation facility was originally planned for the intersection of West Montague Avenue and Dorchester Road in North Charleston; however, CARTA requested to relocate the inter-modal facility to the current AMTRAK site on Rivers Avenue and the Federal Transit Administration (FTA) approved the relocation. CARTA intends to sell the original site located at the intersection of West Montague Road and Dorchester Road. Proceeds from the sale, along with FTA funding, will enable a new inter-modal transportation center to be constructed for \$14.5 million. The inter-modal facility is scheduled to be constructed by the fall of 2016. The facility is planned to be interconnected with AMTRAK, CARTA, Greyhound/Southeastern Stages Bus Lines, and taxi-ground transportation services. Updates on this ongoing project can be found by contacting the BCDCOG.

Airports

Charleston County contains three airports including the Charleston International Airport located in North Charleston, the Charleston Executive Airport located on Johns Island, and the Mount Pleasant Regional Airport located in Mount Pleasant.

Charleston International Airport

The Charleston International Airport terminal complex includes approximately 270,000 square feet. In 2013, 1.5

million passengers enplaned and 1.4 million deplaned. Freight traffic increased in 2013 to 12.1 million pounds enplaned and 28.4 million pounds deplaned at Charleston International Airport.

Million Air, a new facility that opened in August 2007, is incorporated within the Charleston International Airport and the Air Force Base (AFB). Million Air includes a 22,000 square foot hangar and provides such services as luxury rental cars and limousine and catering services. It serves both private and corporate aircraft as well as charters.

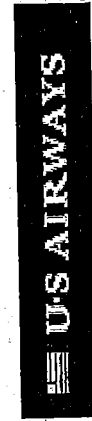
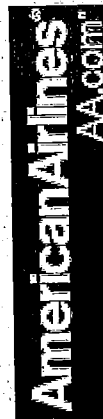
Since 2011 when Boeing completed their facilities located in North Charleston, the Charleston International Airport has increased in service and significance to the local economy. The addition of Southwest Airlines and JetBlue Airlines led to increased passenger service. The expansion of aerospace industries has also been successful, partly due to the success of this local airport.

Charleston Executive Airport

The Charleston Executive Airport is located on the eastern edge of Johns Island next to the Stono River. The majority of the air traffic, 50 percent, is local general aviation. Approximately 41 percent is transient general aviation, five percent is military, and four percent is air taxi aviation. Between January 2012 and December 2012, the airport saw approximately 151 daily aircraft operations.

A new General Aviation Terminal was opened in May 2007 under the Atlantic Aviation banner, which is a

Passenger airlines available at the Charleston International Airport in 2014.



modern 5,900 square foot facility and includes additional ramp parking for aircraft.

Mount Pleasant Regional Airport

The Mount Pleasant Regional Airport is located in the Town of Mount Pleasant. The majority of the air traffic at this airport, 60 percent, is local general aviation. Approximately 36 percent is transient general aviation, three percent is air taxi, and less than one percent is military air traffic. Between January 2007 and December 2007 the airport saw approximately eighty daily aircraft operations. An addition completed in 2009 added 2,400 square feet in support of general aviation activities.

Joint Base Charleston

A Joint Land Use Study (JLUS) was initiated in December 2006 and completed in 2008. The study goals and objectives are to encourage cooperative land use planning between the Charleston Air Force Base (AFB) – Naval Weapons Station (NWS) Charleston, which together form Joint Base Charleston, and the surrounding communities within the Berkeley-Charleston-Dorchester region to ensure future civilian growth and development is compatible with the operational mission objectives of these installations and to seek ways to reduce the operational impacts on adjacent civilian land. The 2008 JLUS provides an overview of existing land use issues and reviews relations between the military operations and civilian growth surrounding Joint Base Charleston. It also provides recommendations such as a Transfer of Development Rights Program (TDR), zoning overlay districts, land acquisition programs, noise and sound abatement measures and real estate disclosures. In the fall of 2013, the BCDCOG began implementing tasks from the 2008 JLUS including a TDR Feasibility Study and Maritime Traffic Study. The BCDCOG is also drafting model ordinances for an Air Installation Compatible Use Zone (AICUZ) Overlay Zoning District and Sound Attenuation and Noise Abatement Standards. A Communications Plan will also

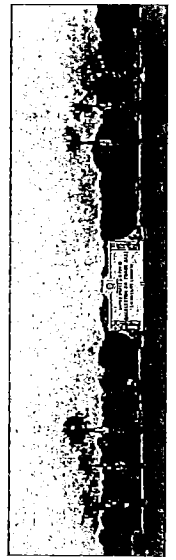
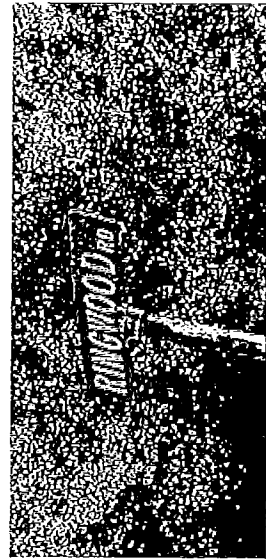
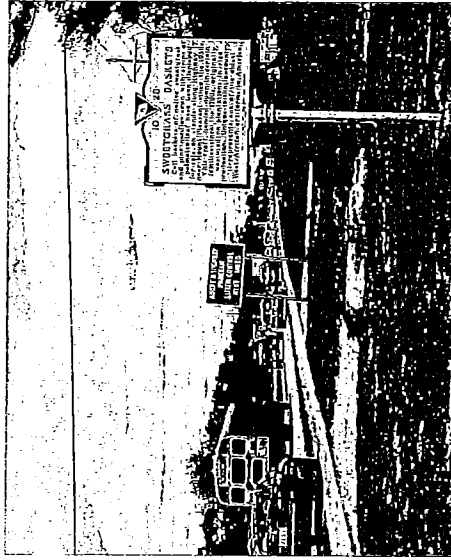
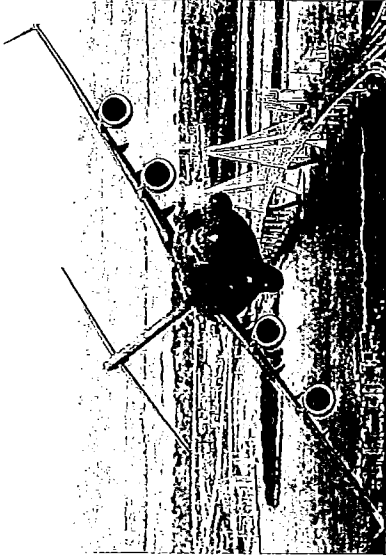
be established to enhance coordination among the many jurisdictions.

Ports

The South Carolina State Ports Authority (SCSPA) owns and operates five marine terminals in the Port of Charleston: Union Pier, Wando Welch Terminal, North Charleston Terminal, Columbus Street Terminal, and Veterans Terminal. The Wando Welch Terminal is the only terminal located in unincorporated Charleston County. In 2013, the Port of Charleston handled approximately 1.56 million twenty-foot equivalent units (TEUs). The SCSPA has an approximate capacity of 2.6 million TEUs at its three existing container facilities, encompassing 450 acres of land designated for container operations. Union Pier, Columbus Street, and Veterans Terminals handle non-containerized cargoes such as vehicles and breakbulk goods.

Currently, the SCSPA is developing a new container facility at the former Navy Base. Permitted in April 2007 the new facility is proposed to have a capacity of 1.4 million TEUs, increasing the Port's container capacity by about 50 percent. Extensive site preparation to stabilize the expansion site began in late 2007 and construction of the storage yard and berth was projected to begin around 2010. Phase I of the new terminal, which encompasses 170 acres, is expected to open by 2014. An SCDOT access road is proposed for ingress/egress between I-26 and this Terminal with funding from the State Infrastructure Bank.

Aside from the public marine terminals operated by the SCSPA, there are several private terminals in the Port of Charleston that handle commodities such as bulk coal and fuel.



3.7.3: TRANSPORTATION ELEMENT GOAL

A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.

- T 1. Administer and implement the approved roadway improvements detailed in *Charleston County Ordinance No. 1324*, the Charleston County Half Cent Sales Tax Referendum, adopted in 2004.
- T 2. Continue to require traffic impact studies consistent with the *Zoning and Land Development Regulations Ordinance*.
- T 3. Adopt and administer standards requiring provision of adequate transportation infrastructure including but not limited to:
 - Connecting existing sidewalk and bicycle facilities to proposed road facilities;
 - Adding turn lanes at driveways and intersections;
 - Installing traffic signals; and
 - Widening roads and bridges.

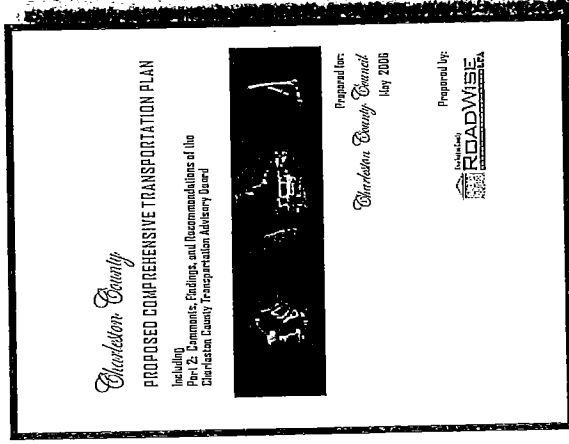
Transportation Element Needs

Transportation Element needs include, but are not limited to, the following:

- Tying transportation with the strategies of housing, economic development, and land use;
- Encouraging transportation options such as public transit and pedestrian and bicycle systems;
- Improving the efficiency of the existing and planned transportation system, with particular attention to connectivity and evacuation planning; and
- Ensuring that transportation planning is a coordinated effort of all jurisdictions.

3.7.4: TRANSPORTATION ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies to support the transportation Goal and the Vision for this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.



Note: The 2006 Charleston County *Comprehensive Transportation Plan* is incorporated into this *Comprehensive Plan*.

- T 5. Create and adopt a set of access management standards to regulate levels of access depending on the function of the roadway.
- T 6. Adopt "Complete Streets" policies for publicly owned and maintained streets, which are transportation policies that incorporate aesthetics as well as alternative modes of transportation such as bike lanes, sidewalks and mass transit into the transportation system.
- T 7. Preserve future transportation corridors and other rights-of-way to reduce future acquisition costs.
- T 8. Coordinate with all communities throughout the County to develop traffic impact studies.

3.7.4: TRANSPORTATION ELEMENT STRATEGIES AND TIME FRAMES CONTINUED

- T 9. Mandate that adequate transportation infrastructure be in place prior to, or concurrent with, additional development.
- T 10. Coordinate transportation strategies with growth management and land use strategies.
- T 11. Promote increased traffic safety along roadways including but not limited to separation of pedestrian and bicycle traffic from motorized traffic, intersection improvements, access management plans such as curb cuts, and lower speed limits.
- T 12. Support and participate in Metropolitan Planning Organization functions, as designated by the Federal Highway Administration and SCDOT.
- T 13. Continue to monitor the status of population evacuation for emergency preparedness for natural or man made disasters.
- T 14. Continue to identify additional ways of financing transportation improvements including the Transportation Half-Cent Sales Tax Program and public/private partnerships.
- T 15. Support the functions of the Charleston County Transportation Committee (CTC).
- T 16. Promote multi-transit opportunities including the improvements at the Charleston International Airport/Air Force Base, State Ports Authority, and maintaining the Intracoastal Waterway.
- T 17. Support initiatives and plans to expand and enhance public transportation networks in the Urban/Suburban Area, as this will benefit residents by possibly decreasing transportation costs and providing more transportation options.
- T 18. Promote a transportation network and systems that contribute to a sustainable development pattern for long-term success of Charleston County.
- T 19. Base transportation plan approvals on the projected capacity of various types of transportation facilities to accommodate development of a mix of land uses over time in response to market conditions.
- T 20. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to encourage flexible street design that is context-sensitive and reflects adjacent land uses.
- T 21. Support the comprehensive trails plan developed by the Charleston County Park and Recreation Commission (CCPRC), to be implemented through the Charleston County Transportation Development Department, and recognize that some municipalities have developed their own bike and pedestrian plans to be implemented through coordination with the County's Transportation Development Department.
- T 22. Encourage pedestrian and bike access be incorporated on all public roadways, including bridges, and explore potential funding sources for additional pedestrian and bike access projects.
- T 23. Coordinate with the City of Charleston, Dorchester County, Town of Summerville, and the SC Department of Transportation on the potential extension of the Glenn McConnell Parkway.

Chapter 3.8 Community Facilities Element

3.8.1: OVERVIEW

The County includes community facilities as a component of the *Comprehensive Plan* to ensure that land use planning is balanced with the availability of public services and infrastructure. Coordinating land use decisions with the provision of public facilities and services protects the quality of life for existing residents and ensures the ability to provide for future residents. There are many agencies involved in the provision of public facilities and services making interjurisdictional coordination a key component in managing them. Additional information on coordination efforts to ensure efficient provision of public services can be found in *Chapter 3.7 Transportation Element*, as well as in *Chapter 3.9, Priority Investment, Implementation, and Coordination Element*.

Purpose and Intent

The strategies contained in this Element are intended to ensure that essential facilities and services necessary for the growth, development, or redevelopment of the County are provided. They are also meant to ensure coordination with the various providers of public facilities and services, including but not limited to:

- Water and sewer service, such as Charleston Water Systems, Mount Pleasant Water Works, and North Charleston Public Service District;

- Parks and recreation, such as the Charleston County Park and Recreation Commission;
- Fire departments, such as the St. Johns Fire Department;
- Consolidated 9-1-1 Center;
- Public safety services including Emergency Medical Services (EMS), the Charleston County Sheriff's Office, and the Charleston County Emergency Management Department;
- Solid waste collection and disposal;
- School District;
- Public libraries and other cultural facilities; and
- Government facilities.

3.8.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Numerous agencies are involved in the provision of public facilities and services. Many of these agencies are outside the purview of Charleston County requiring interjurisdictional agreements to ensure the coordinated provision of public facilities and services. While this Plan can establish general strategies for the County to follow, the actual provision of most services and facilities is managed by outside agencies.

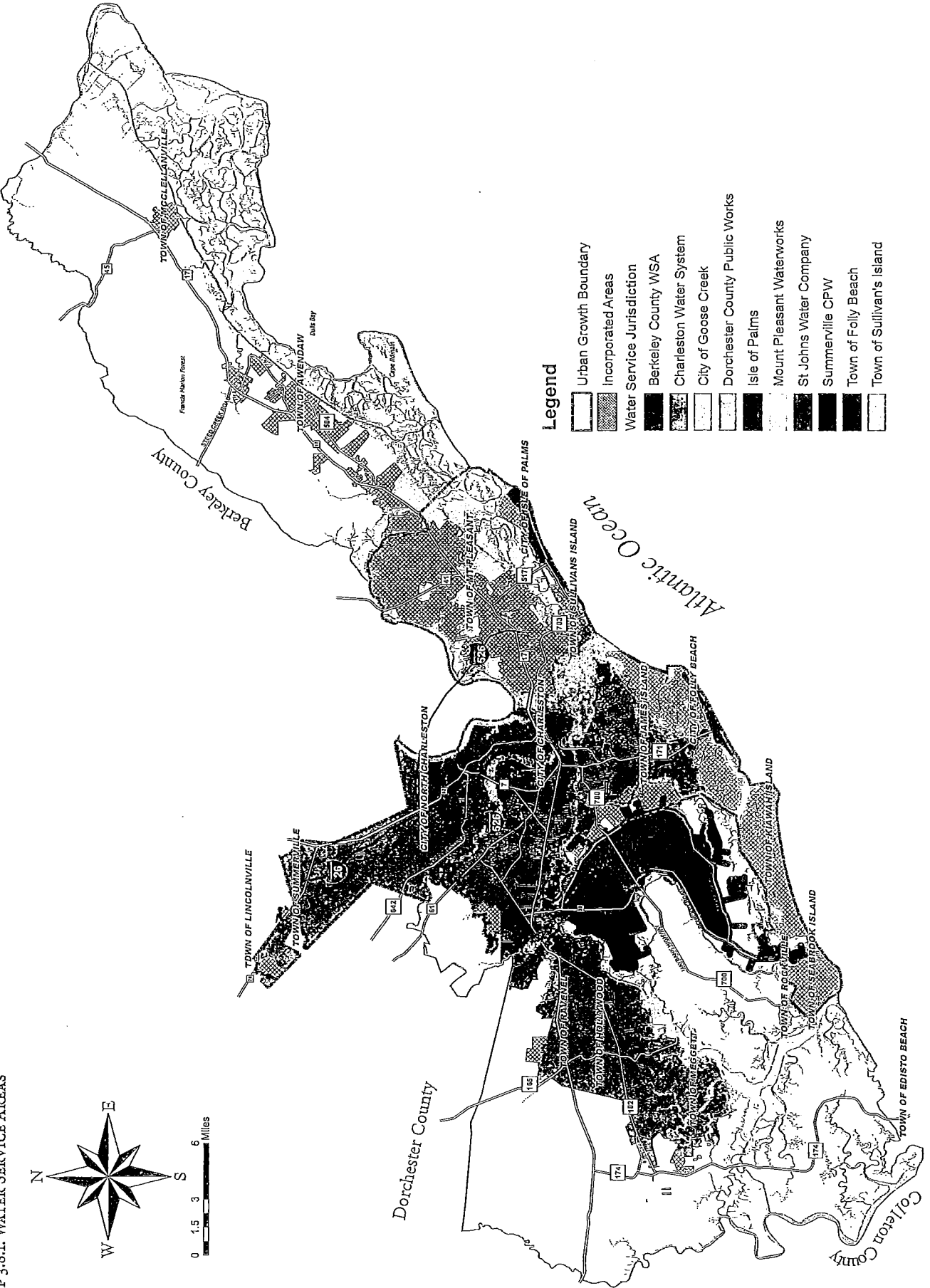
Water Supply

Charleston County is not a water service provider. Water service is provided by various agencies including, but not limited to Charleston Water Systems, Mount Pleasant Water Works, St. Johns Water Company, Kiawah Island Utility, Seabrook Island, Isle of Palms Water and Sewer, Sullivan's Island, Lincolnville, and Dewees Island. Each provider has a specific service area. Residents in areas located within water service areas where water lines do not exist or in areas located outside of service areas rely on wells to provide water supply. Areas within service areas generally have moderate residential densities while the Rural Area where service is not available is recommended for agricultural, natural, and very low density residential to make on-site wells a practical approach to potable water. See *Map 3-8.1* for Water Service Areas.

Wastewater

Charleston County does not provide wastewater treatment services. Wastewater treatment service providers within the County include, but are not limited to, Charleston Water Systems, Mount Pleasant Water Works, North Charleston Public Service District, James Island Public Service District, Kiawah Island Utility, Seabrook Island, Sullivan's Island, Isle of Palms, and Dewees Island. Individual on-site wastewater disposal systems are in use throughout much of the Rural Area and in some of the Urban/Suburban Area where

MAP 3-8.1: WATER SERVICE AREAS



Legend

- Urban Growth Boundary
- Incorporated Areas
- Water Service Jurisdiction
- Berkeley County WSA
- Charleston Water System
- City of Goose Creek
- Dorchester County Public Works
- Isle of Palms
- Mount Pleasant Waterworks
- St Johns Water Company
- Summerville CPW
- Town of Folly Beach
- Town of Sullivan's Island

centralized wastewater treatment is not available. SCDHEC is responsible for permitting individual on-site wastewater disposal systems.

The Section 208 *Water Quality Management Plan (WQM Plan)*, administered by the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), guides the provision of wastewater treatment services by various agencies within the Berkeley-Charleston-Dorchester Region. The goal of the WQM Plan is to preserve and enhance water quality and to meet the water quality requirements of the Federal *Clean Water Act* and the *South Carolina Pollution Control Act*.

Designated Management Agencies assist the BCDCOG with managing and carrying out the provisions of the *WQM Plan*. There are several Designated Management Agencies within the Region, including Charleston County. See *Map 3.8.2. for Wastewater/Sewer Service Areas*.

Environmental Management

The Charleston County Environmental Management Department provides solid waste disposal and recycling services to all residents (incorporated and unincorporated areas) of Charleston County. The Environmental Management Department's responsibilities encompass solid waste collection, processing, disposal, and recycling in order to provide citizens with a clean and healthy environment in which to live. Services include municipal solid waste (MSW) disposal, construction and demolition debris (C&D) disposal, and composting at the Bees Ferry Landfill. The Bees Ferry Landfill tract's continued use as a public solid waste landfill without "use-specific conditions" is consistent with the *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance*. Other services include waste-to-energy, curb-side recycling, drop-site recycling, convenience centers, metals and white goods recycling, tire recycling, ma-

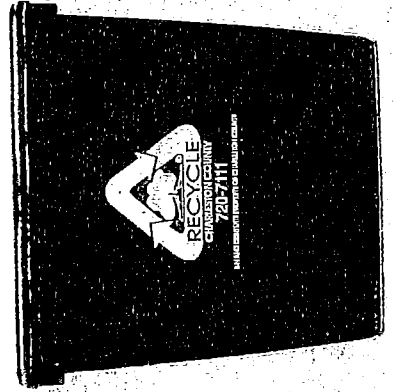
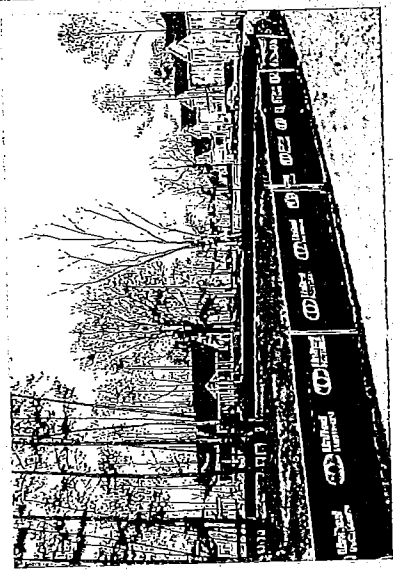
terials recovery facility, household hazardous waste, enforcement of litter codes, and public education. The Environmental Management Department operates in accordance with a long-range solid waste plan to identify how to best serve the citizens of Charleston County through the year 2030. The Environmental Management Department focuses on public outreach and education regarding recycling, composting, and disposing of solid waste in proper ways that do not harm the environment.

Public Safety Services

Fire Protection

Fourteen fire departments, as shown on *Map 3.8.3: Fire Service Districts*, provide fire protection services to the residents of Charleston County. One (St. Andrews) serves only unincorporated areas of the County. Four (James Island PSD, St. Johns, St. Paul's and Awendaw Consolidated Fire District) are fire districts that serve a combination of municipalities and unincorporated areas. Two (North Charleston and Mount Pleasant) are municipal fire departments that have service agreements with Charleston County to provide fire protection to nearby unincorporated areas. Charleston, Lincolnville, Isle of Palms, Sullivan's Island, and Dewees Island serve only the municipality in which they are located. The Joint Base Charleston has its own fire department which is federally maintained. One (C&B) is a volunteer department serving unincorporated areas of Charleston County located north of Ladson Road (as well as some unincorporated areas in Berkeley County).

The City of Charleston, the Joint Base Charleston, the City of North Charleston, the St. Johns, and the St. Andrews fire departments are staffed by paid firefighters. The C&B Volunteer Fire Department is staffed only by volunteers. The remaining eight departments have both paid and volunteer firefighters in differing



ratios, with the majority of these fire departments relying almost exclusively on paid firefighters.

The standards by which fire protection services are evaluated are a function of the distances between fire stations and structures served, water availability, and the numbers and types of fire fighting equipment, fire stations, and personnel. The most widely used indicator of a fire department's ability to provide fire protection services is its rating assigned by the Insurance Services Organization (ISO). The lower the ISO rating the higher the level of protection and the lower the fire insurance premiums for insured properties within the service area.

Emergency Medical Services

Charleston County Emergency Medical Services (EMS) provides emergency medical assistance to residents of the urban and rural communities of Charleston County, including both incorporated and unincorporated areas. Its mission is to provide pre-hospital, advance life support, and paramedic services to residents and visitors. Services are administered from EMS Headquarters in North Charleston where the EMS Director maintains offices and directs administrative functions, and dispatching operations occur at the Consolidated 9-1-1 Center on Palmetto Commerce Parkway in North Charleston. A board certified emergency medical physician directs the medical aspects of the services, and a professional staff of emergency medical dispatch certified dispatchers and emergency medical technicians perform the services. Emergency medical services are decentralized, provided by medic units located in 14 EMS districts. Eight of the EMS districts are classified as urban and six of the EMS districts are classified as rural.

Charleston County EMS utilizes nationally recognized goals for response time in order to assess its service delivery, as well as to routinely evaluate the need for upgrading or re-distributing facilities, equipment, and

personnel. Response time goals adopted by Charleston County EMS are as follows:

In Urban/Suburban Area

- Acceptable – Response time less than eight minutes 80 percent of the time.
- Marginal – Response time between eight and 15 minutes.
- Unacceptable – Response time greater than 15 minutes.

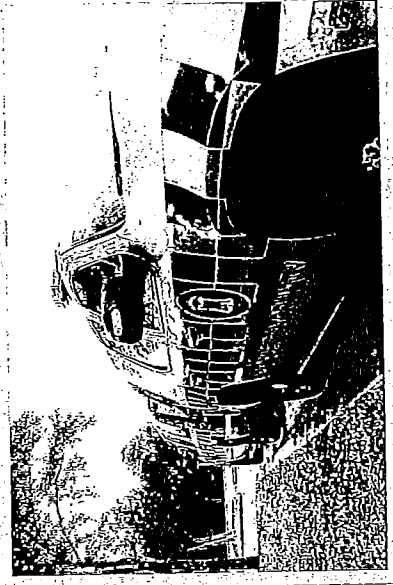
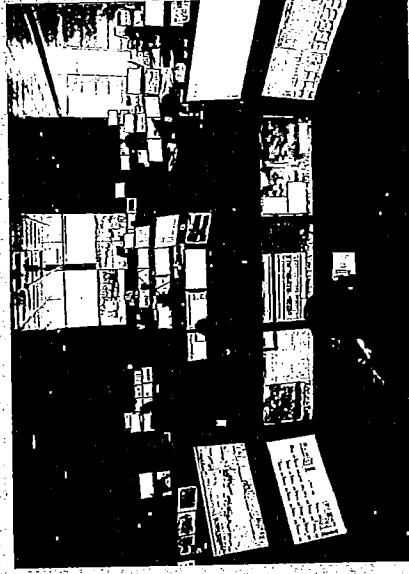
In Rural Area

- Acceptable – Response times less than 15 minutes 80 percent of the time.
- Marginal – Response time between 15 and 30 minutes.
- Unacceptable – Response times greater than 30 minutes.

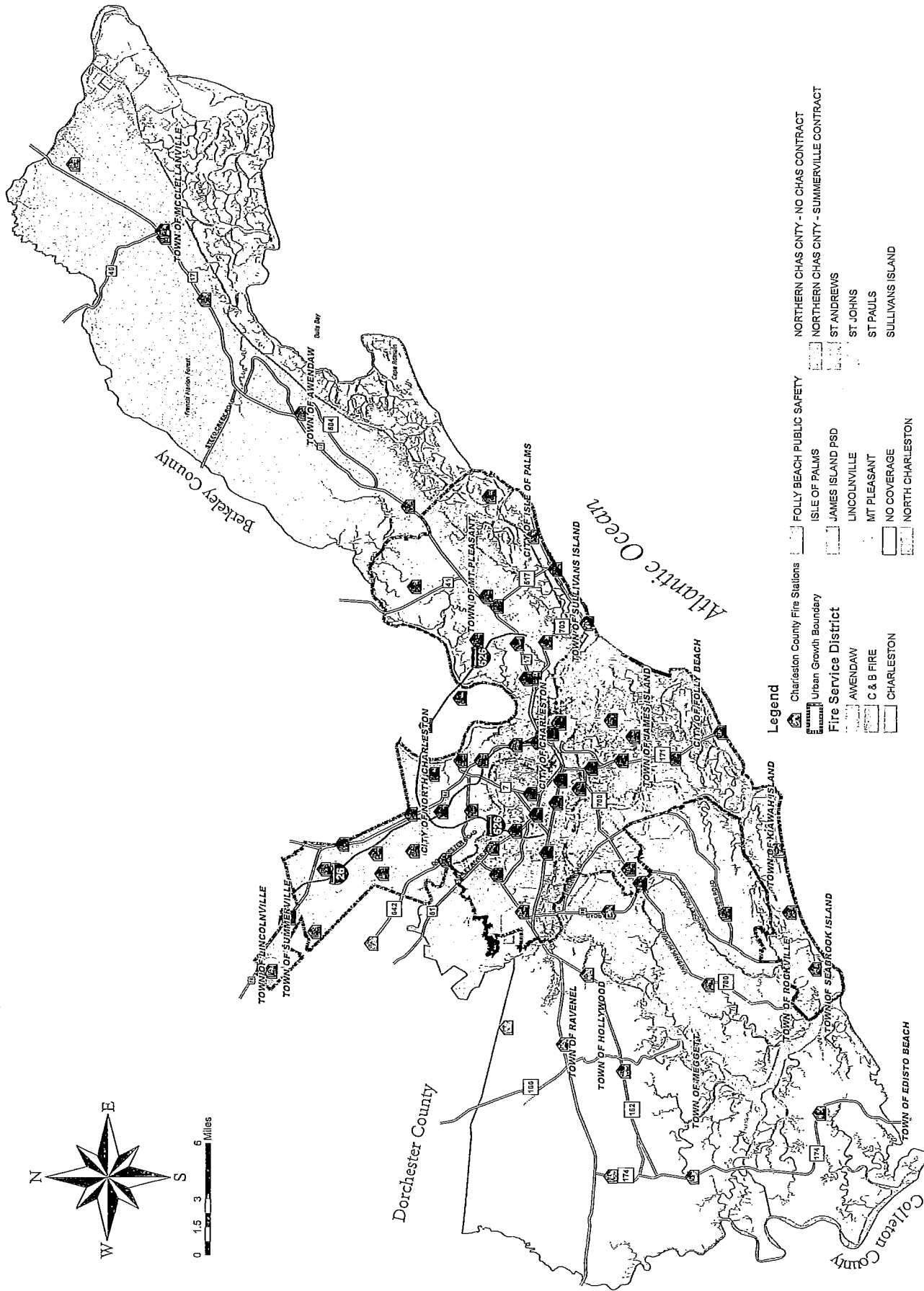
Charleston County EMS includes special units and programs including, but not limited to the Special Operations Emergency Medical Support Team, the Hazardous Materials (HazMat) Medical Support Team, the Tactical Emergency Medical Services Support Team, the Technical Emergency Medical Support Team, a Motorcycle Team, and a Bicycle Team. EMS locations are shown on *Map 3.8.4: EMS Locations*.

Law Enforcement

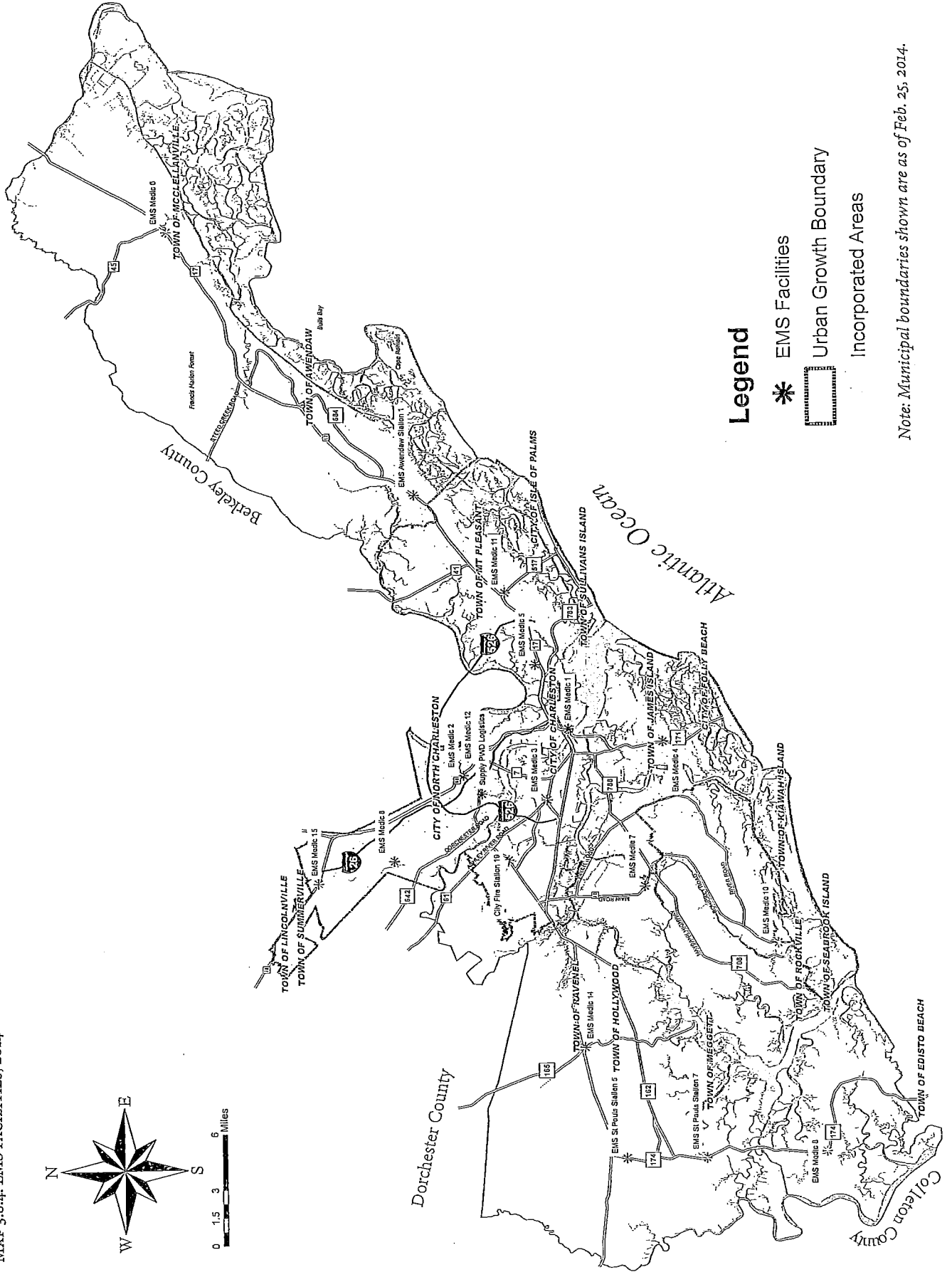
The Charleston County Sheriff's Office is the primary provider of law enforcement services for all unincorporated areas of the County. As the Sheriff is the Chief Law Enforcement Officer in the County, the agency may provide services to citizens living within a municipality. These services may be delivered directly to the citizen in need, or indirectly in the form of support for the police department of the respective municipality. The Sheriff's Office also maintains the County Detention Center, which is comprised of a jail facility for adults, a Juvenile Detention Center, and two post-conviction housing fa-



MAP 3-8.3: FIRE SERVICE DISTRICTS, 2014



MAP 3.8.4: EMS FACILITIES, 2014



Legend

- * EMS Facilities
- Urban Growth Boundary
- Incorporated Areas

Note: Municipal boundaries shown are as of Feb. 25, 2014.

ilities for adults. The agency is also responsible for all civil and criminal process issued by Magistrate Courts and courts of record, as well as prisoner transport, therapeutic mental health transport, courtroom security, school crossing guards, and animal control. The Sheriff's Office contains several units with specialized purposes and functions, such as SWAT and K-9. The Charleston County Detention Center, which was most recently expanded in May 2010, has a capacity for 1,917 inmates. In 2014, the yearly average daily population was 1,266 inmates.

Consolidated 9-1-1 Center

Provision of the public safety services discussed above involves the coordinated efforts of many agencies. Critical time can be lost when a citizen or visitor who has dialed 9-1-1 is transferred and/or asked several times for the same information. Additionally, dependency on cellular phones and other communications devices continues to increase, impacting the efficiency of operations of emergency communications centers. Charleston County recognized the need to address these issues and successfully created a Consolidated 9-1-1 Center, which opened in spring 2013. The Consolidated 9-1-1 Center is housed with the Emergency Operations Center (EOC) in a newly constructed facility in North Charleston. The new facility is approximately 38,000 square feet and received the Leadership in Energy and Environmental Design (LEED) silver certification goal. As of 2014, the Consolidated 9-1-1 Center dispatches for:

- Charleston County Sheriff's Office;
- Charleston County Emergency Medical Services;
- Charleston County Volunteer Rescue Squad;
- Awendaw Fire Department;
- City of Charleston Police and Fire Departments;
- Dewees Island Fire Department;
- Isle of Palms Police and Fire Departments;
- James Island Fire Department;

- Lincolnville Police and Fire Departments;
- Mount Pleasant Police and Fire Departments;
- St. Andrews Public Service District Fire Department;
- St. Johns Fire District;
- St. Pauls Fire Department; and
- Sullivan's Island Police and Fire Departments.

Government Facilities

General operations of the Charleston County Government are based in numerous county-owned or leased facilities located throughout the County. The County has expanded these facilities to keep pace with growth and to provide its citizens with social, legal, health, and other necessary services. Currently, the inventory of Charleston County's Real Property assets, which consists of facilities and land owned and leased by the County, includes 142 facilities totaling approximately 8 million square feet and approximately 1,600 acres of land. This property is divided into 19 sections based on function such as administration, boat landings, EMS stations, fire stations, fleet operations, public works sites, tower sites, libraries, service centers, parking, and vacant land/buildings/offices.

The Lonnie Hamilton III, Public Services Building is the County's main administrative office building. It houses the offices of the County Administrator, County Council, the Budget Office, the Controller, the Planning Department, the Building Services Department, the Human Resources Department, the Geographic Information Systems Department, and other County departments. The O.T. Wallace County Office Building and Annex, located in downtown Charleston, houses the main offices of the Assessor and the Treasurer, although representatives from these departments are available to assist the public at the main County building. Complimenting the County Office Building are two satellite service centers located in St. Paul's (Ravenel) and East Cooper (Mt. Pleasant). These centers offer residents access to county services at locations closer to home. The Ravenel Service

Center has been limited to the Magistrate's Court and the EMS station. Satellite offices of the Auditor, Treasurer, Planning Department, and Building Services Department no longer provide services at this location.

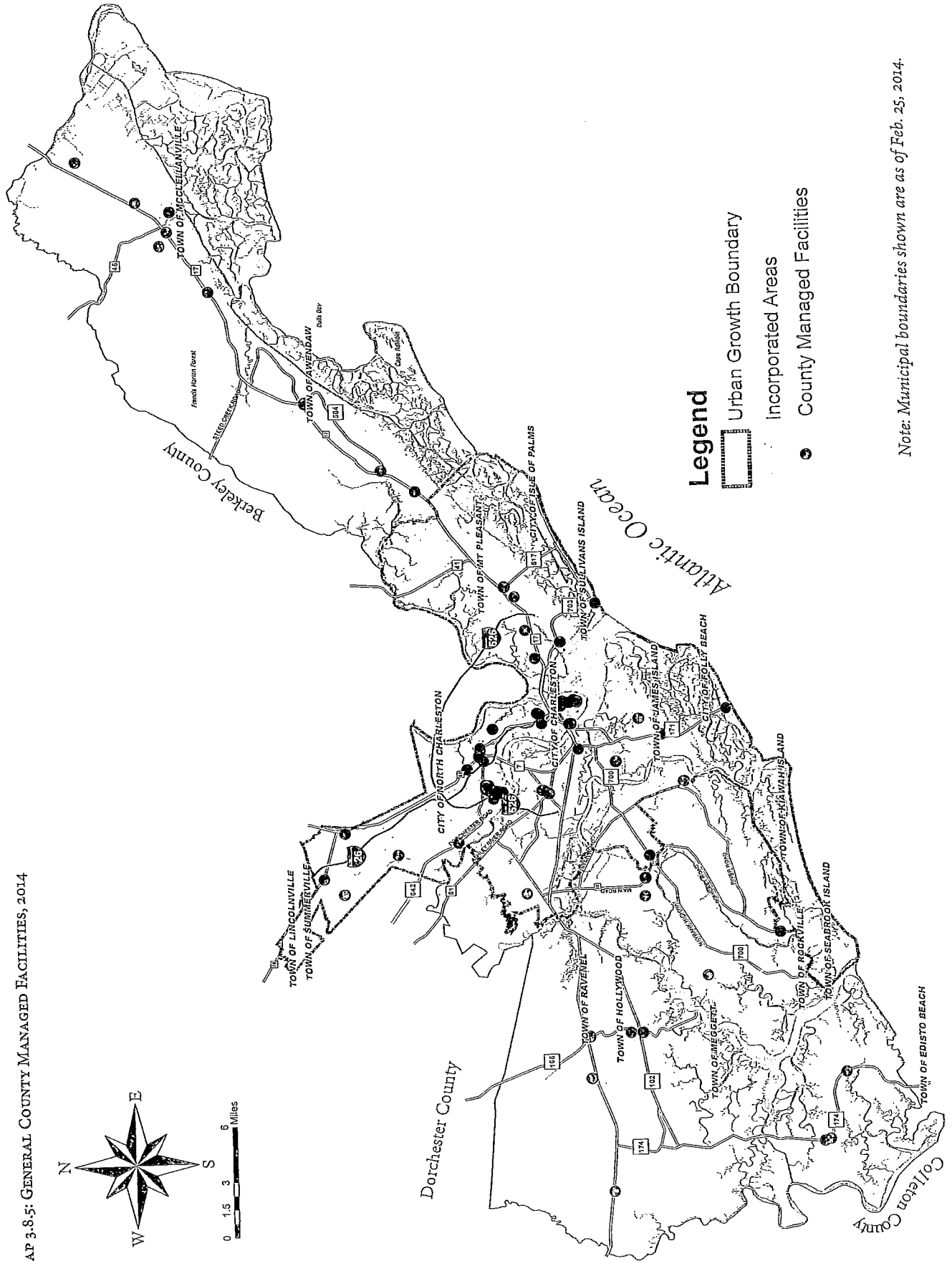
The Judicial Center, located Downtown, is the County's main judicial office building housing Circuit Judges, the Clerk of the Court, the Probate Court, Small Claims Court, the 9th Circuit Solicitor, the General Sessions Court, and State Probation and Parole Court Services. Offices of the County Attorney as well as the Magistrate's Summary Courts are located at the Lonnie Hamilton III site. Magistrate's Courts and Small Claims Court are dispersed at 14 locations throughout the County.

The Public Works Headquarters central office is located at the Lonnie Hamilton III site; however, various support facilities are clustered along Azalea Drive in North Charleston. These include various facilities that support fleet operations and mosquito control, and warehouse and storage facilities. In addition, the Public Works Department has six Public Works camps located in the following areas: Edisto Island, St. Paul's, Johns Island, James Island, Ladson, and McClellanville.

The Department of Alcohol and Other Drug Abuse Services (DAODAS) is headquartered at the Charleston Center. The various functions of DAODAS include Adult Residential Services, Community and Prevention Services, Criminal Justice Services, Detoxification Services, Women's and Children's Outpatient Services, and Youth Services. Community-based outreach facilities are located throughout the County, the larger of which include the McClennan-Banks Ambulatory Care Center on Ashley Avenue, which is an extension of the Medical University of South Carolina (MUSC), and the DAODAS Sojourner Center for Women and Women's Intensive Outpatient Center located on Hanover Street in Charleston.

The Charleston County Perimeter Center, located

MAP 3.8.5: GENERAL COUNTY MANAGED FACILITIES, 2014



on Bridge View Drive in North Charleston, includes the County's General Services Department, the State Health Department, and the County Coroner's facilities.

Other locations used for Charleston County government functions include:

- Consolidated 9-1-1 Center and Emergency Management Department, located at the Emergency Operations Center (EOC), Palmetto Commerce Parkway;
- Radio Communications and Telecommunications, Lonnie Hamilton III site;
- North Charleston Housing Authority, Goodman Boulevard;
- Charleston County Records Center, Leeds Avenue;
- Offices of Veterans' Affairs are located at The Chicora Center; and
- Offices of the Board of Election and Voter Registration, Headquarters Road.

The locations of the Government Facilities are shown on *Map 3.8.5: General County Managed Facilities*.

Emergency Preparedness

The Charleston County Emergency Management Department (EMD) is responsible for setting up measures that assist the public in the event of a natural or man-made disaster, providing land and water search operations, and recording hazardous materials in the community. These measures include fire protection, educational services, and rescue operations. The Emergency Management Department sets up the Emergency Operations Center (EOC) with other County departments and agencies. Coordination with the various municipalities, adjacent counties, South Carolina Emergency Preparedness Division, and other agencies to ensure public safety in the event of a disaster also falls under the purview of EMD.

Public Libraries

The Charleston County Library is an independent authority established by the State of South Carolina Legislature to provide library services to the residents of Charleston County. A Board of Trustees, appointed by County Council, directs the activities of the Library.

The Charleston County Library System is organized to provide three tiers of service, including a main library, regional branch libraries, and local branch libraries. Currently the County operates the new Main Library in downtown Charleston, five regional branch libraries, and ten local branch libraries. In addition, the Charleston County Library operates one bookmobile that provides library services to the County.

The Charleston County Main Library is the focus of the library system. Its pri-

mary function is to act as the principal information center for Charleston County. As the hub of the system, information is distributed from the main library throughout the community via the network of branch libraries. The flow of information of a more specialized nature is from the main library through the regional branches to the local branches for distribution. Both the regional branch libraries and the local branch libraries serve the informational, educational, cultural, and recreational needs of the community in which they are located. *Map 3.8.6* shows the library locations.

As the County's population has grown, the Charleston County Library has not necessarily kept pace in increasing its public services. When compared to the public library standards adopted by the SC State Library, Charleston County Public Library failed to meet several standards. This resulted in a thorough analysis of the existing libraries and services, which included surveying the public and gathering community input. The research was compiled, and a proposal, which calls for construction and renovation measures, was created to improve the overall operations of the Library.

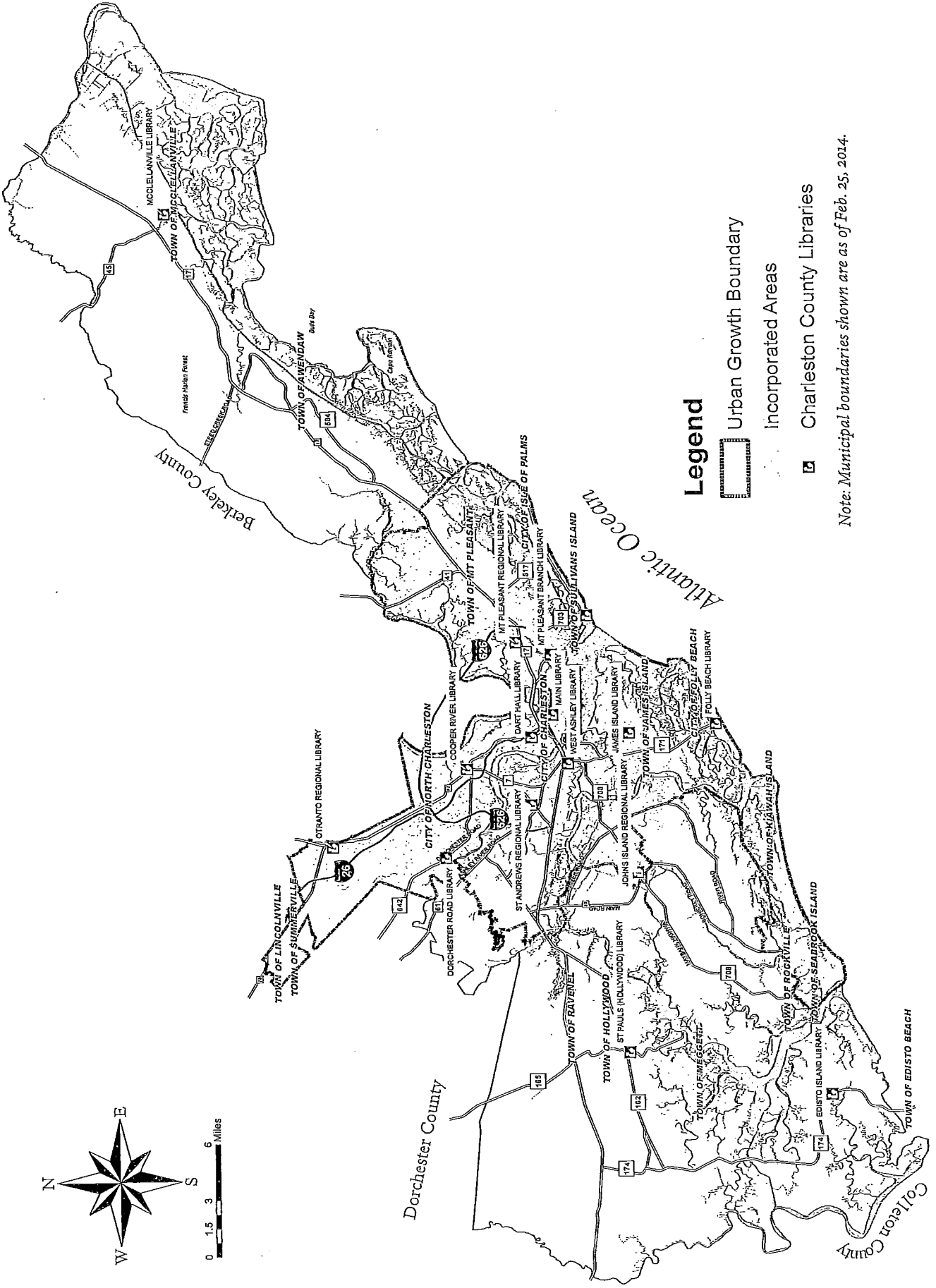
In April 2013, the Charleston County Library board members, along with members of Charleston County Council plus library and County staff, held a series of ten community meetings to introduce the new proposal to local residents and ask for feedback. The proposal calls for constructing four new buildings, renovating 12 existing branches, and moving library support services out of the Main Library to free up that space for public use. The estimated cost to construct, renovate, and relocate the 17 buildings is \$103.8 million. In January 2014, Charleston County Council agreed to put the building referendum on the ballot in November 2014. If approved by voters, officials estimate the four new libraries could open by late 2017 or early 2018. The renovation of existing branches would be staggered, with most of it completed in 2018-2019.

Parks and Recreation Services




Established as a Special Purpose District in 1968, the Charleston County Park and Recreation Commission (PRC) has specific areas of responsibility defined by state legislation. PRC's area of responsibility encompasses the entire County, with the exception of Francis Marion National Forest, Capers Island, and Dewees Island. Its mission is to improve the quality of life in Charleston County by offering a diverse system of park facilities, programs, and services. In 1995, County Council increased the responsibilities of PRC by turning over responsibility for improving and managing the County's public boat landings.

PRC's operations are overseen by a seven-member board that is appointed

MAP 3.8.6: LIBRARIES, 2014



Legend

-  Urban Growth Boundary
-  Incorporated Areas
-  Charleston County Libraries

Note: Municipal boundaries shown are as of Feb. 25, 2014.

by the Governor upon the recommendation of the Charleston Legislative Delegation. PRC's orientation is toward resource-based passive recreation with income-producing activities. Charleston County has established public policy that its mission with respect to parks is to provide special purpose facilities (such as beach and water access), and large regional parks, typically greater than 300 acres in size within reasonable accessibility of all County residents.

It is a goal of the PRC to provide at least one County park within reasonable access of each population center in the County. The abundant waterways create physical barriers that in many cases greatly increase travel time from one area to another. It is therefore important that all areas are provided with recreation facilities. It is also a goal to acquire undeveloped lands while they are still available, in order to preserve and protect the land for future generations.

PRC is involved in providing public recreation programs, primarily through its various County park facilities and through the Community Education Program. PRC's Recreation Division offers a variety of environmental education and interpretive programs, land- and water-based activities, special events, experiential education, and park-related programs, most of which center around PRC's various County parks.

There are many other entities involved in the provision of or purchase of land for parks and recreational areas including, but not limited to the Charleston County Greenbelt Program, the Town of Mount Pleasant, and the Cities of Charleston and North Charleston. *Map 3.8.7* shows the parks and public boat landings in Charleston County.

Educational Facilities

Public educational facilities are the only educational facilities that fall under the purview of the South Carolina Department of Education and the Charleston

County School District. This section is broken down into two sections, one regarding public educational facilities and another regarding private educational facilities.

In addition, information on schools in Charleston County that offer opportunities for continuing education such as associate degrees, bachelor's degrees, master's degrees and doctorates, is included.

Public Educational Facilities

Charleston County School District is divided into eight constituent districts educating a combined total of over 47,000 students in 46 elementary schools, 13 middle schools, 14 high schools, four alternative schools, and eight charter schools. There are also 53 Childhood Development (CD)/Head Start facilities. The school facility locations are shown on *Map 3.8.8*.

A nine-member Board of Trustees governs the School District. The Trustees are elected by the registered voters of the County for a four-year term of office. Planning, decision-making, and policy are determined by the Board of Trustees. The County School Superintendent is responsible for administrative management of the School District.

The eight constituent districts are special districts that are responsible for a variety of administrative functions. Each has its own elected board, known as the Constituent Area Board of Trustees. These boards determine the attendance zones of individual schools, make decisions regarding discipline referrals, and generally make recommendations to the Board of Trustees relative to the individual districts.

The overall mission of the School District includes public education excellence for kindergarten through 12th grade. However, the School District is offering some pre-kindergarten programs. The School District provides early childhood education and is merging the Head Start Programs with pre-kindergarten education,

which will provide a good opportunity for change in low-income areas.

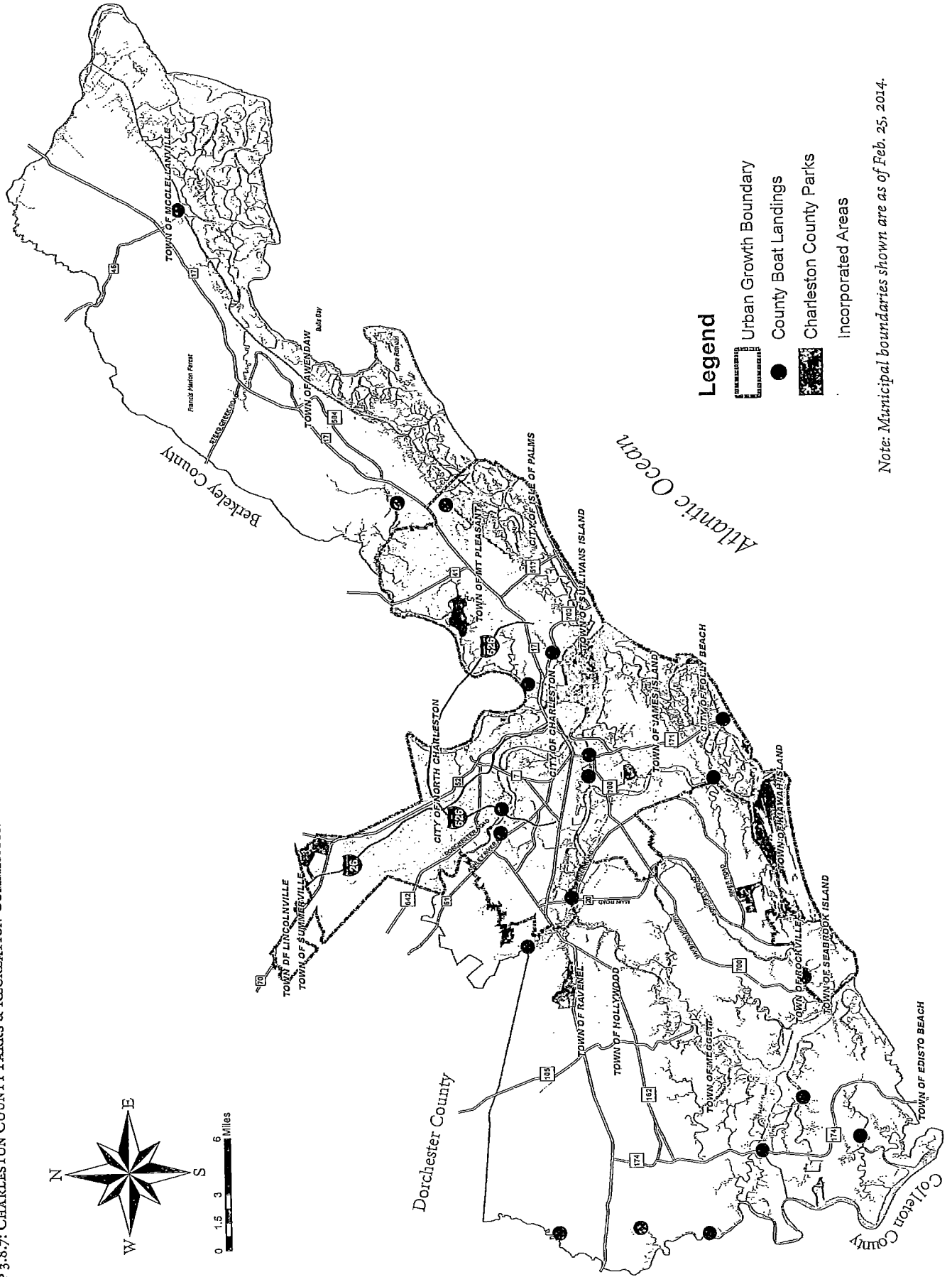
There is a high correlation between the standardized test scores and the socioeconomic status of the students attending the District's schools. The students living in the more affluent communities in the County have tested higher and the schools serving those communities have been rated Good-Excellent. Approximately 53 percent of students attending District schools receive free or reduced price lunches, which indicates that they are from families earning below poverty level incomes. Additionally, the School District has seen an influx of students that speak Spanish as their primary language, especially on Johns Island, which increases the need for bilingual teachers. In the 2013-2014 academic year, the School District had nearly 3,000 English Language Learners, and eight percent of the entire student body was Hispanic.

The County School District's strategic plan, Charleston Achieving Excellence, is focused on raising the academic performance of all schools and closing the achievement gap.

Historically, the District has seen a decrease in students enrolled in public schools; however, in recent years, enrollment in the public school system has increased. The percentage of school-age children has declined over the County, as noted in the Population

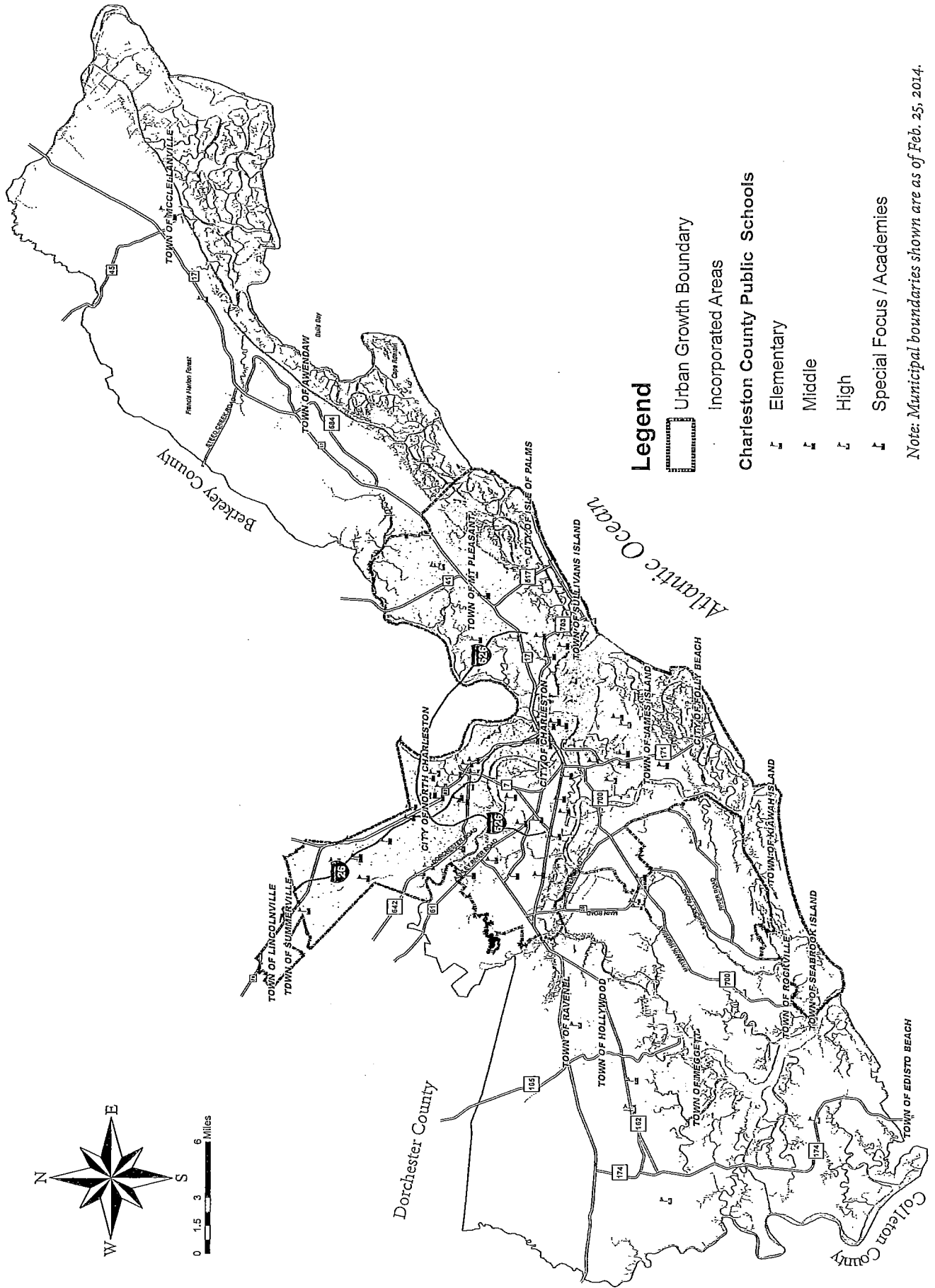


MAP 3-8-7: CHARLESTON COUNTY PARKS & RECREATION COMMISSION PARKS AND PUBLIC BOAT LANDINGS, 2014



Note: Municipal boundaries shown are as of Feb. 25, 2014.

MAP 3.8.8: CHARLESTON COUNTY PUBLIC SCHOOL LOCATIONS, 2014



Element, is not uniform and some areas are experiencing a growing number of students. Furthermore, some growing areas are not located close to existing schools and require the District to seek new school sites. Meanwhile, some Rural Area schools have extra capacity due to the declining school age population. Opportunities exist for shared facilities in underutilized schools incorporating Sheriff's and EMS stations, administrative offices, and use of playgrounds as community recreation areas. The School District is partners with the various municipal and county authorities to increase recreational opportunities for all County residents¹.

Private Educational Facilities

Private Educational Facilities are not regulated by the South Carolina Department of Education or by the Charleston County School District. The South Carolina Independent School Association (SCISA) provides accreditation standards for private schools, although private schools are not required to be accredited. There are a total of 46 private schools in Charleston County educating approximately 10,000 students. Sixteen of these schools meet the accreditation criteria of the South Carolina Independent School Association (SCISA).

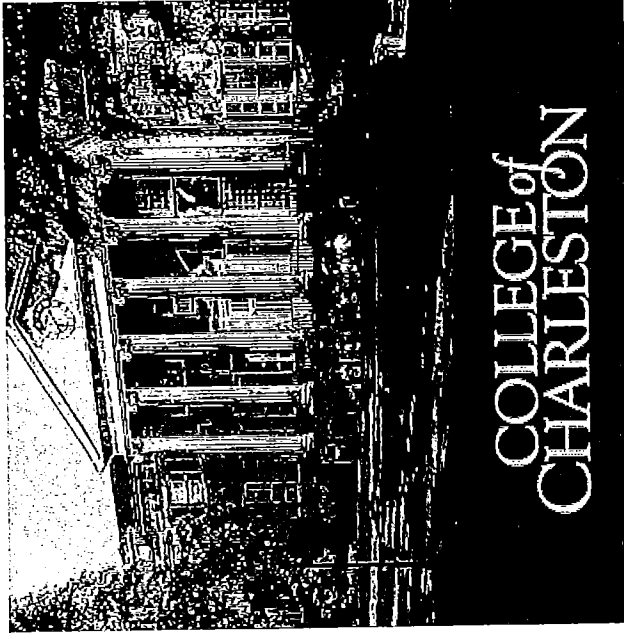
SCISA Accreditation Standards

An accredited independent elementary school must employ qualified (defined II, B) teachers and other necessary staff personnel, maintain a proper pupil-teacher ratio (defined II, G) use a course of study appropriate to its pupils, adopt adequate textbooks approved by appropriate personnel or by a committee on standards representing the SCISA, provide adequate library services and adequate guidance services including annual use of nationally recognized tests to validate local evaluation and to determine proper placement.

An accredited independent secondary school must meet the minimum standards set by the SCISA. To be accredited, an independent secondary school must:

- Employ a school administrator with at least a bachelor's degree who does not teach more than two of the following: Two periods a day or coach two varsity athletic teams, or one of each. An assistant administrator, who teaches less than a full load, is required in schools over 250 students enrolled.
- Employ teachers in grades K5 (hired after January 1994) through 12 whose academic training, experience, or combination of same, fully indicate the professional ability, insight, and enthusiasm necessary to complete classroom assignments satisfactorily. Each teacher in grades K5 through 12 must have a minimum of a state certificate and/or bachelor's degree.²

Once accredited, the school is recognized as a corporate body and is inspected every



five years to maintain accreditation standards. The school must also establish its code/means of governing and maintaining conduct, which is overseen by SCISA. Some of the SCISA schools in Charleston County include Addlestone Hebrew Academy, Ashley Hall, Northwood Academy, Charleston Collegiate School, Palmetto Christian Academy, Montessori School of Mt. Pleasant, and Trident Academy.

Continuing Education

There are 26 schools in the tri-county region that offer continuing education opportunities. This number includes schools that do not have main campuses located in Charleston County, but that do have branches or school programs located in Charleston County. *Table 3.8.1* lists these schools, along with location information and brief descriptions. The table does not list all institutes of higher learning; however, it does include the institutions with the highest enrollments in the region.

¹ Source: Charleston County School District. 2014.

² Source: The South Carolina Independent School Association website.

TABLE 3.8.1: CONTINUING EDUCATION INSTITUTIONS

School	Location	Type of School	Enrollment*	Brief Description
Art Institute of Charleston	Market Street, Downtown Charleston	4-Year, Private	700	A branch of the Art Institute of Atlanta, GA. 2- and 4-year programs consist of Photography, Graphic Design and Interactive Media, Fashion and Retail Management, among others
Charleston School of Law	Mary Street, Downtown Charleston	Graduate, Private	700	Originated with the Forensic Club in 1825, is the oldest Law school in the South and effectively prepares students for the passing of the Bar as well as becoming positive civic leaders
Charleston Southern University	University Blvd., North Charleston	4-Year, Private	3,300	33 majors are available for study as well as an array of minor programs. The school features masters programs in Business Administration, Criminal Justice and Education as well
The Citadel	Moultrie Street, Downtown Charleston	4-Year, Public	3,206	Consisting of nearly 3,300 students and 19 programs of study, civilian evening graduate/undergraduate classes are available as well
Clemson Architecture Center, Charleston	20 Franklin Street, Downtown Charleston	4-Year, Public	22	3rd & 4th year Undergraduates can take Urban Design and Fabrication studios to learn to solve issues pending the Lowcountry. Graduate Architecture students can study here during their M.Arch degree
Clemson Restoration Institution	1360 Truxtun Ave, North Charleston	4-Year, Public	N/A	Established in 2004, students study in six fields including Renewable Energy, Resilient Infrastructure, among others, to create new technology that is both restorative and environmentally efficient
The College of Charleston	George Street, Downtown Charleston	4-Year, Public	11,466	Founded in 1770, now caters to nearly 10,000 students and 1,500 graduate students seeking a liberal arts education, 7 programs of study as well as 17 masters programs are available
ECPI College of Technology	Northside Drive, North Charleston	2-Year, Private	300	Associates and Diploma programs in Network Security, Electronics Engineering, Medical Administration as well as Medical Assistant are available programs of study
Limestone College	Leeds Ave, North Charleston	Evening, Private	120	Associates and Bachelors Degrees in Business Management/Administration, Liberal Studies, Social Work as well as an array of online classes are available for study
Lowcountry Graduate Center	International Blvd., North Charleston	Graduate, Public	300	13 graduate programs administered in conjunction with The Citadel, The College of Charleston, Medical University of South Carolina, Clemson and the University of South Carolina
Medical University of South Carolina	Ashley Ave, Downtown Charleston	4-Year, Public	2,593	Chartered in 1823, was the first medical school in the south, now caters to nearly 2,600 students with its Colleges of Dental Medicine, Medicine, Graduate Studies, Health Professions, Nursing, and Pharmacy
Miller-Motte Technical College	Rivers Ave, North Charleston	2-Year, Public	667	9 degree or certificate programs are offered in fields such as, Cosmetology, Criminal Justice, Medical Assisting, Management-International Trade, among others
Springfield College, Charleston Campus	Belle Oaks Drive, North Charleston	Weekend, Private	185	Masters and Bachelors degrees in Science, an Executive Masters Program in Human Services, and a YMCA Professional Directors Program for students working with the YMCA are available for study
Strayer University	Wetland Crossing, North Charleston	2+4-Year, Private	N/A	Undergraduate/graduate programs available for study such as Accounting, Business, General Studies, Health Services Administration, Information Systems, and Public Administration
Trident Technical College	Rivers Ave, North Charleston	2-Year, Public	16,195	The main campus in conjunction with the Two Downtown branches, Palmetto Campus and the Culinary Institute of Charleston, offer 2 and 4 year specialized programs to students in 12 areas of study
Webster University	International Blvd, North Charleston	2+4-Year, Private	400	Located off of International Blvd and the Air Force Base, graduate/undergraduate programs of study are offered in fields such as Behavioral and Social Sciences, Business Management, among others

*From the Charleston Regional Development Alliance, updated May 2013.

3.8.3: COMMUNITY FACILITIES ELEMENT GOAL

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected growth and are in place when needed.

- Community Facilities Element Needs**
Community Facilities Element needs include, but are not limited to, the following:
- Continuing to evaluate and plan for additional community facilities and services;
 - Coordinating with the various service providers in the County;
 - Creating a stronger link between capital improvements programming and land use planning;
 - Maintaining existing community facilities to ensure long-lasting, efficient use; and
 - Encouraging the cost-effective provision of public facilities and services by promoting compact and mixed use development.

3.8.4: COMMUNITY FACILITIES ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies to support the Community Facility Goal and the Vision for this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CF 1. Ensure that new development contributes its fair share to the costs associated with growth with regard to community facilities and services.
- CF 2. Create a stronger link between capital improvements programming and land use planning.
- CF 3. Take the lead in establishing intergovernmental agreements for the provision of services to the residents of the County consistent with the land use and growth management strategies of this Plan.
- CF 4. Support efforts to provide safe, high-quality, adequate supplies of potable water to meet the needs of present and future residents.
- CF 5. Coordinate with the Berkeley-Charleston-Dorchester Council of Governments to carry out water quality planning responsibilities under Section 208 of the *Clean Water Act* designating the Rural Area to have primarily individual on-site wastewater disposal and the Urban/Suburban Area to have primarily public sewer service.
- CF 6. Any proposed community based wastewater treatment systems proposed for the Rural Area should be approved by County Council and should be publicly owned.
- CF 7. Continue to implement the *Charleston County Environmental Management Plan* to provide for adequate collection, processing, disposal of solid waste, and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents. Plan for new and expanded solid

waste management facilities and changing technologies including coordinating with adjacent counties:

- CF 8. Support coordination efforts to provide adequate fire protection to all residents and visitors of Charleston County through efforts of the Charleston County Fire Chiefs Association, and shared service agreements; and the Consolidated 9-1-1 Center.
- CF 9. Plan for and provide adequate emergency medical care to all residents and visitors of Charleston County as provided by Charleston County Emergency Medical Services and the Consolidated 9-1-1 Center.
- CF 10. Continue to support and provide quality public safety services to all residents and visitors of Charleston County.
- CF 11. Continue to encourage efforts of the Charleston County School District to coordinate their facilities planning with land use planning.
- CF 12. Continue to support public library facilities and services throughout the County.
- CF 13. Continue to provide government facilities to support County government functions and responsibilities.
- CF 14. Explore opportunities for sharing/consolidating government facilities and services to lower the cost to all residents.
- CF 15. Continue to coordinate and promote Countywide emergency preparedness to handle any emergency.
- CF 16. Continue efforts to provide parks and recreational facilities and services in coordination with the Charleston County Greenbelt Program and the Charleston County Park and Recreation Commission.
- CF 17. Maintain legislative mandates of the County such as judicial operations and property record maintenance.

3.8.4: COMMUNITY FACILITIES ELEMENT STRATEGIES AND TIME FRAMES CONTINUED

- CF 18. Support efforts of fire departments to educate the public on the dangers of wildfires and the benefits of controlled burning in forested areas to reduce the chances of uncontrolled wildfires.
- CF 19. Encourage alternative energy sources such as wind and solar energy systems, where appropriate.
- CF 20. Encourage public-private partnerships in infrastructure planning.
- CF 21. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize coordinated and integrated infrastructure planning based on compact and mixed use land use patterns.
- CF 22. As recommended in the *Charleston Regional Hazard Mitigation Plan*, prepare and adopt a county-wide Community Wildfire Protection Plan (CWPP) with the assistance of local and locally represented land management agencies and organizations and local hazard mitigation officials, including fire departments.
- CF 23. Investigate programs such as Septic Maintenance Programs to protect water quality and provide clean and safe sewage systems to communities in the Rural Area.

Chapter 3.9 Priority Investment, Implementation, and Coordination Element

3.9.1: OVERVIEW

In 2007, the *South Carolina Priority Investment Act (The Act)* was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for interjurisdictional coordination. The Act requires two new elements be included in Comprehensive Plans, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require counties (1) to analyze regulatory barriers that may impede the provision of affordable housing; and (2) to utilize market-based incentives to encourage development of affordable housing. The primary intent of the *Priority Investment Act* is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies. The significant challenge in meeting the requirements of The Act is the multi-jurisdictional nature of planning and public service provision in the County. As detailed throughout this Plan, many jurisdictions and agencies are involved in the provision of services and growth management in Charleston County. The multitude of service entities operating in the County requires extensive coordination.

Since its adoption in 1999, the Charleston County *Comprehensive Plan* has included an Intergovernmental Coordination Element with the goal of promoting regional cooperation and coordination in areas of mutual concern for Charleston County, internal municipalities, and its neighbors. The Intergovernmental Coordination Element has been expanded and included in this Plan update as the Priority

Investment, Implementation, and Coordination Element. The approach to priority investment in Charleston County includes:

1. Strategies for ongoing coordination with adjacent jurisdictions, service providers, and other agencies;
2. Four major implementation initiatives; and
3. An implementation toolbox.

The four major initiatives for implementing this Plan prioritize the actions the County will take in an effort to coordinate land use, transportation, community facilities, and economic development. The primary components of these initiatives include the development of a Capital Improvements Plan and the coordinated provision of public services and facilities. The Priority Investment, Implementation, and Coordination Element will be an ongoing annual endeavor directed by County Council with adequate resources. As resources permit, the implementation should include a work program for land planning/growth management projects with a focus on coordinating with appropriate agencies and departments, strategies to consolidate services where appropriate, and maintenance strategies for County-provided services that protect the general health, safety, and welfare of the public such

as 9-1-1 dispatch, EMS, fire, sheriff, detention center, drainage, stormwater, roads, and mosquito abatement.

Purpose and Intent

The Priority Investment, Implementation, and Coordination Element prioritizes the implementation actions for the County over the next ten years through strategies, implementation initiatives and an implementation toolbox. This Element provides guidance for implementation of strategies contained in the other Plan Elements by analyzing the potential federal, state, and local funds available for public infrastructure and facilities during the next ten years and prioritizing projects recommended for that funding. The strategies and implementation measures contained in this element: identify service providers, organizations and municipalities with which the County should coordinate provision of services; reference elements of this Plan which identify locations for improvements to public facilities; support the prioritization of County funds; lay groundwork for intergovernmental coordinations; and provide the implementation tools to accomplish the strategies of the Plan elements.

3.9.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The elements of this *Comprehensive Plan* identify where and how growth in Charleston County should take place over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment, Implementation, and Coordination Element. The County intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Charleston County General Fund;
- The Half-Cent Sales Tax Transportation Program;
- The Half-Cent Sales Tax Greenbelt Program;
- The Charleston County Grants Department (Community Development Block Grants); and
- The Charleston Area Transportation Study (CHATS) Program.

An example of projects recommended for expenditures of these funds are included in the Half-Cent Sales Tax Transportation Program and Greenbelt Program.

The strategies and implementation measures contained in this element are intended to work in concert with and support current County initiatives, such as the Half Cent Sales Tax Transportation Program, the Greenbelt Program, and Consolidated Dispatch to ensure that these efforts continue in the future. Summaries of the main focuses of the other Plan elements are listed below.

1. Land Use Element

Contains specific recommendations on the location, type, form, and intensity of growth which should occur in the County and coordinates these recommendations with the Urban Growth Boundary which delineates the Urban/Suburban Area and the Rural Area of the County. The Land Use Element contains specific guidelines for each of these areas which reference the provision of services appropriate to maintain and enhance their respective character. The character of the Rural Area has been identified in this Plan as a unique and valuable resource in the County. There are limited public facilities and services in the Rural Area. Moreover, there is an expectation that any new development will not negatively impact the rural character and will contribute its fair share to the costs associated with growth, such as provision of public facilities and services. The Plan includes guidelines for preservation of agricultural and rural landscapes, and makes it clear that roads and services should be of a high quality while maintaining and enhancing the rural character. Strategies and implementation measures for the Rural Area focus on improvement of quality with-

out significant expansion of capacity which may encourage more suburban style growth.

Conversely, the Vision for this Plan encourages intensification and infill within the Urban/Suburban Area of the County. This area of the County includes the highest levels of public facilities and services giving it the greatest potential to support future growth. The prioritization of investment in the Urban/Suburban Area should be focused on ensuring that the capacity of roads, water and sewer service, public safety services, open space and recreational areas, and other community facilities meet the needs of the existing population and that appropriate levels of service are planned for future residents.

2. Economic Development Element

Includes strategies to balance business and employment growth with population growth.

3. Natural Resources Element and Cultural Resources Element

Focuses on strategies to preserve, protect, and enhance the County's significant natural and cultural resources that contribute to the quality of life of its residents.

4. Population Element

Identifies demographic trends to help guide policy decisions that will meet the needs of current and future residents.

5. Housing Element

Includes strategies to ensure a sufficient supply of diverse, safe, and affordable housing types.

6. Transportation Element

Identifies the locations and types of improvements planned for the County's transportation systems for the next 20 years. The Transportation Element also references the *Comprehensive Transportation Plan* completed by the Transportation Advisory Board in 2006 which coordinates the recommended transportation improvements with the underlying land use recommendations carried forward in this Plan and provides recommendations for allocation of state and federal funding as well as the local Half Cent Sales Tax Program.

7. Community Facilities Element

Focuses on strategies to balance land use planning with the availability of public facilities and services.

8. Energy Element

Identifies strategies to promote the use of alternative energy sources and energy conservation measures that benefit our communities.

3.9.3: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION ELEMENT GOAL

Public infrastructure projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

PI 1. Prepare a Fiscal Impact Analysis to evaluate the cost of providing public services and infrastructure to serve new growth in the unincorporated County and across jurisdictions where the County is a major service provider.

PI 2. Prepare and update a five to ten year Capital Improvement Plan that includes funding options and coordinates with the Land Use, Community Facilities, and Transportation Elements of the *Comprehensive Plan*.

PI 3. Review and update the *Zoning and Land Development Regulations Ordinance* to ensure these regulations reflect the recommendations of the *Comprehensive Plan* elements including but not limited to infill development within the Urban Growth Boundary, rural preservation, development quality, resource protection, housing affordability, and economic development.

PI 4. Coordinate efforts to address specific planning issues involving Charleston County including, but not limited to:

- Consistent land use plans and architectural standards among adjacent jurisdictions;
- Consistent overlay zoning districts among adjacent jurisdictions;
- Implementing the goals and strategies contained in the *Berkeley-Charleston-Dorchester Housing Needs Assessment*; and
- Provision of transportation alternatives among jurisdictions.

PI 5. Seek agreements with water providers, Designated Wastewater Management Agencies, and agencies providing wastewater treatment that will:

- Establish service area limits in support of the regional land use pattern adopted in the Charleston County *Comprehensive Plan*; and
- Require that any wastewater treatment systems other than individual on-site systems in the Rural Area be approved by County Council as a *Comprehensive Plan* amendment and be approved by the BCDCOG as an amendment to the *Section 208 Water Quality Management Plan*. Wastewater treatment systems that are approved as part of Planned Development or Form-Based Zoning Districts, or Development Agreements do not require amendments to the *Comprehensive Plan*; however, they may require amendments to the *208 Water Quality Management Plan*.

Priority Investment, Implementation, and Coordination Element Needs

Priority Investment, Implementation, and Coordination Element needs include, but are not limited to, the following:

- Interjurisdictional coordination;
- Annual planning work program for implementation of this Plan;
- Capital Improvements Programming, Fiscal Impact Assessment, and funding options;
- Encouraging intensification and infill within the Urban/Suburban Area while maintaining the character of the Rural Area; and
- Responding to changes by authorizing alternatives to conventional land use and development patterns.

3.9.4: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION STRATEGIES AND TIME FRAMES

The Priority Investment, Implementation, and Coordination Element prioritizes the actions for the County over the next ten years. The strategies contained in this Element together with the implementation initiatives that follow, are intended to lay the groundwork to meet the goals of this Plan. All of the strategies contain elements of the implementation initiatives. Those initiatives are explained in detail following the strategies listed below. Some of the strategies come from other elements of this Plan to be carried forward through implementation actions described in this element. Other strategies are aimed at interjurisdictional coordination and cooperation, which is another implementation action the County will take to meet the goals of this *Comprehensive Plan*. Additional tools the County can use to carry out the strategies of this Plan are included in the implementation toolbox, which is located in the appendix to the *Comprehensive Plan*. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

3.9.4: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION STRATEGIES AND TIME FRAMES CONTINUED

PI 6. Reinforce the location of the Urban Growth Boundary and the process and criteria to change its location through interjurisdictional coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers in support of the this Plan.

PI 7. Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.

PI 8. Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.

PI 9. Continue regional coordination with Berkeley County, Dorchester County, and Colleton County to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services.

PI 10. Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Charleston County.

PI 11. Continue coordinating with SCDOT and BCDCOG to enhance transportation planning in Charleston County, focused upon the following:

- Identification of roadway improvements in future updates of the *CHATS Plan* and the *Five-Year Transportation Improvement Plan* (TIP) that support the development pattern in the Charleston County *Comprehensive Plan*;
- Long-term planning for state highways that supports the goals of the Charleston County *Comprehensive Plan*;
- Design of state highways that supports the goals of the Charleston County *Comprehensive Plan*; and
- Funding implementation of the adopted CHATS Plan Actions to enhance transit use and funding implementation of the *CHATS Long-Range Public Transportation Plan*.

PI 12. Continue Emergency Planning coordination with Berkeley County, Dorchester County, and the South Carolina Emergency Preparedness Division to adequately plan for natural and man-made disasters.

PI 13. Coordinate land use planning with the Charleston County School District.

PI 14. Continue efforts to develop a regional database sharing Geographic Information System (GIS) data among municipalities, counties, the BCDCOG, state and federal resource management agencies, and other relevant stakeholders.

PI 15. Provide for allowances in the *Zoning and Land Development Regulations Ordinance* for potential new energy and sustainability endeavors.

PI 16. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.

PI 17. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to implement the Form-Based Zoning District strategies for each Element of this *Comprehensive Plan*.

3.9.5: IMPLEMENTATION INITIATIVES

The following are the four Major Implementation Initiatives for the County to carry out some of the strategies recommended in this Plan. These specific work tasks should be reviewed annually and, based on available resources, the County Council should create an annual work plan for implementing the *Comprehensive Plan* through these initiatives. These recommendations include the general tasks to be completed and an overview of what would be required. A full description including case studies is included in the appendix document titled The Charleston County *Comprehensive Plan Implementation Toolbox*. The four initiatives are:

- A. Area Specific Strategic Planning;
- B. Capital Facility Program, Fiscal Impact Analysis, and Funding Options;
- C. Interjurisdictional Coordination; and
- D. Rural Preservation.

A. Area Specific Strategic Planning

The following tasks are a strategic component of a work plan to implement the *Comprehensive Plan*. The prioritization is detailed for each action. A Council-directed work program for the Planning Department should be established annually based on available resources.

These tasks will help implement this Plan by coordinating land use with the provision of public facilities and transportation initiatives. Many of them will require intergovernmental coordination to ensure development is consistent across

jurisdictional lines. They can also be used to further the land use, population, and housing goals of the County. Future planning efforts should be approached to affirmatively answer as many of the following questions as possible:

- Does the proposed plan coordinate land use with the Urban Growth Boundary policies including Rural Preservation?
- Does the proposed plan include mixed use centers?
- Does the proposed plan encourage affordable and workforce housing?
- Does the proposed plan promote sustainable development practices?
- Does the proposed plan follow community form and quality standards?
- Does the proposed plan integrate transitional standards?

Major Planning Efforts

The intent of the County in identifying major planning efforts is to establish a process by which multi-jurisdictional agreements can be made to ensure coordinated land use planning and provision of public services. To achieve coordination, the County may enlist a third party to facilitate the process, which would involve extensive participation of the public.

TABLE 3-9-1: PRIORITY RECOMMENDATIONS FOR MAJOR PLANNING EFFORTS

Area	Recommended Time Frame*	Intergovernmental Coordination
Reinforce the location of the Urban Growth Boundary	1-2 Years	City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers
Proposed Spring Grove Development (formerly East Edisto)	1-2 Years	Towns of Hollywood, Meggett, and Ravenel

*Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Urban Growth Boundary

As discussed in the Land Use Element, the Urban Growth Boundary is a growth management tool that is used by the County to create a regional approach to growth. For the Urban Growth Boundary to be effective, jurisdictions such as the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and relevant service providers must collaborate regarding the location of the Urban Growth Boundary and the criteria and process to change its location.

The City of North Charleston has not adopted an Urban Growth Boundary. Therefore, the Urban Growth Boundaries adopted by the City of Charleston, Town of Mount Pleasant, and Charleston County should be located in a coordinated



manner. During the 2013/2014 Five-Year Review of the County's Plan, the County reviewed the location of its Urban Growth Boundary relative to the locations of those adopted by the City of Charleston and Town of Mount Pleasant. The County's Urban Growth Boundary was revised in specific locations to match those adopted by the other jurisdictions, as appropriate; however, there are still slight variations. These variations should be rectified and the necessary adjustments adopted by each jurisdiction. The jurisdictions should also coordinate to draft and adopt the criteria and process to move the Urban Growth Boundary and approach service providers regarding provision of services such as public water and sewer outside the Urban Growth Boundary.

Proposed Spring Grove Development

The proposed Spring Grove development (formerly East Edisto) encompasses approximately 14,500 acres in western Charleston County, spanning from south of Savannah Highway almost to the County boundary. For this property to be developed under the Development of County Significance provisions of this Plan and the *Zoning and Land Development Regulations Ordinance*, the following applications must be submitted to Charleston County for review and determination:

- Development Agreement;
- Development of County Significance;
- *Comprehensive Plan* Amendment; and
- Form-Based Zoning District (or other zoning map amendment application).

Urban/Suburban Area Review

Implementation of the Urban/Suburban Future Land Use Designation

The Land Use Element includes a new Urban/Suburban Future Land Use designation, Urban/Suburban Mixed Use, that takes the place of the former low and medium/high density residential future land use designations. The Urban/Suburban Mixed Use designation allows for mixed use, higher density development in the Urban/Suburban Area of the County where public infrastructure and services exist, implementing the County's policy to direct growth to the Urban/Suburban Area. This new future land use designation must be implemented in the *Zoning and Land Development Regulations Ordinance*. Such implementation must be coordinated with adjacent jurisdictions and may take the form of new zoning districts that include new or revised density, intensity, and dimensional standards, as well as changes to the uses allowed in various Urban/Suburban Area zoning districts. The character of existing development should be taken into account when implementing this initiative.

Consistency Review

The map entitled "Special Planning Areas" (Map 3.1.3) identifies areas in the Urban/Suburban Area of Charleston County that require further study regarding land use, zoning, and site design consistency with adjacent jurisdictions. The recommended implementation strategy for these areas is to review the consistency between the existing land uses, future land use recommendations, and zoning of these properties and coordinate with adjacent jurisdictions, affected agencies, and the public to make any necessary adjustments. This could result in amendments to the *Comprehensive Plan* and/or the *Zoning and Land Development Regulations Ordinance*.

TABLE 3-9-2: PRIORITY RECOMMENDATIONS FOR THE URBAN/SUBURBAN AREA REVIEW

Area	Recommended Time Frame	Intergovernmental Coordination
Implementation of the Urban/Suburban Future Land Use Designation	1-2 Years	All municipalities within the Urban Growth Boundary
Consistency Review	1-2 Years	All applicable jurisdictions

Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Rural Area Review

TABLE 3-9-3: PRIORITY RECOMMENDATIONS FOR THE RURAL AREA REVIEW

Area	Recommended Time Frame	Intergovernmental Coordination
Implementation of the Rural Residential Future Land Use Designation	1-2 Years	City of Charleston and Town of Mount Pleasant
Consistency Review	1-2 Years	All applicable jurisdictions

Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Implementation of the Rural Residential Future Land Use Designation

Properties in the Rural Residential Future Land Use category are located in the Rural Area of the County along the eastern and western edges of the Urban Growth Boundary. This Future Land Use designation is currently implemented in the *Zoning and Land Development Regulations Ordinance* through the Rural Residential (RR-3) zoning district. This zoning district allows a maximum density of one dwelling per three acres, which is the base density recommended by this Future Land Use category. The *Zoning and Land Development Regulations Ordinance* should be amended to allow development on properties in the Rural Residential (RR-3) zoning district to occur at one dwelling per acre, consistent

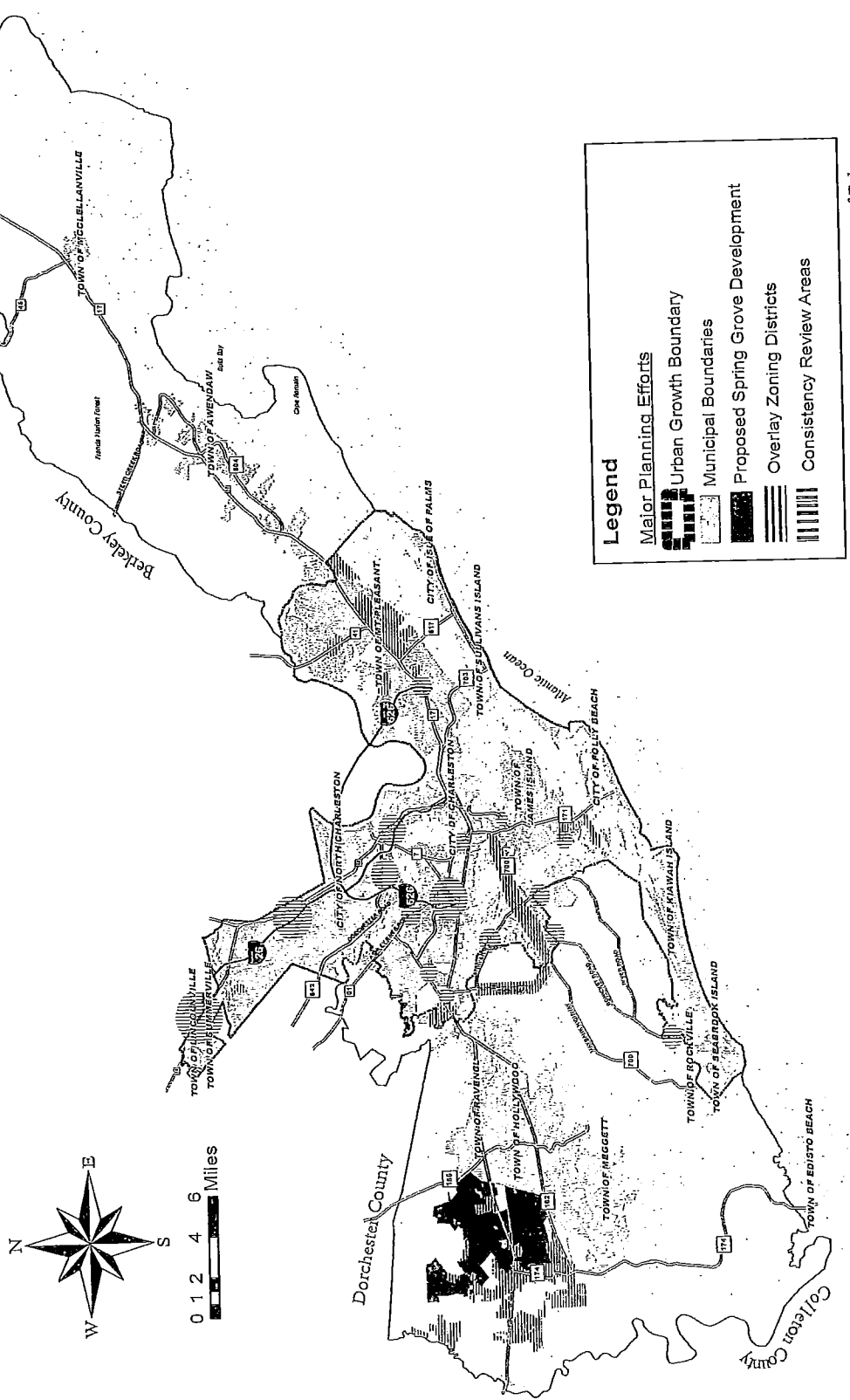
with the *Comprehensive Plan* future land use density recommendation, when specific criteria are met. Such criteria should include distance from the Urban Growth Boundary, frontage along major roads, and buffers from lower intensity uses. These amendments should be coordinated with the City of Charleston and Town of Mount Pleasant as they have similar future land use recommendations and zoning for adjacent properties.

Consistency Review

The map entitled "Special Planning Areas" (Map 3.1.3) also identifies areas in the Rural Area of Charleston County that require further study regarding land use, zoning, and site design consistency with adjacent jurisdictions. The recommended implementation strategy for these areas is to review the consistency between the existing land uses, future land use recommendations, and zoning of these

properties and coordinate with adjacent jurisdictions, affected agencies, and the public to make any necessary adjustments. This could result in amendments to the *Comprehensive Plan* and/or the *Zoning and Land Development Regulations Ordinance*.

MAP 3.1.3: SPECIAL PLANNING AREAS



Note: Municipal boundaries shown are as of Feb. 25, 2014.

Overlay Zoning Districts

Map 3.1.3: *Special Planning Areas* identifies both currently adopted overlay zoning districts that need to be reviewed and areas of the County where new overlay zoning districts should be created. The purpose of these overlay zoning districts is to ensure that land use and design standards implement the desires of the community and are coordinated among relevant jurisdictions. Each overlay zoning district is described below.

TABLE 3.9.4: PRIORITY RECOMMENDATIONS OVERLAY ZONING DISTRICTS

Area	Recommended Time Frame	Intergovernmental Coordination
Maybank Highway Corridor Overlay Zoning District (consistency with the Johns Island Plan and extension onto James Island)	1-2 Years	City of Charleston
Main Road (River Road to Maybank Highway including Kitford Road)	1-2 Years	City of Charleston
Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	1-2 Years	Town of Mount Pleasant
Urban/Suburban Area Cultural Community Protection Overlay Zoning District	1-2 Years	Applicable jurisdictions and service providers
Rural Area Cultural Community Protection Overlay Zoning District	1-2 Years	Applicable jurisdictions and service providers
Aircraft Accident Potential Zones and high noise zones surrounding Joint Base Charleston	3-5 Years	BCDCOG and City of North Charleston

Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Maybank Highway Corridor Overlay Zoning District

Map 3.1.8, *Maybank Highway Corridor Overlay Zoning District* in the Land Use Element illustrates the existing Maybank Highway Corridor Overlay Zoning District located on Johns Island. This overlay zoning district was developed in coordination with the residents of Johns Island and the City of Charleston in the late 1980s/early 1990s. Since that time, many changes affecting this corridor have taken place, including:

- The City of Charleston revised their Maybank Highway Corridor Overlay Zoning District, adopting land use, density, and site design standards that differ from those adopted by Charleston County;

- Charleston County Council approved the construction of the final leg of Interstate 526 from West Ashley, across Johns Island, and onto James Island; and
- Properties located along the James Island portion of Maybank Highway that were formerly part of the previous Town of James Island are now in the unincorporated County. The land use plan for these properties has not been addressed in several years due to their incorporation in the previous Town.

The recommended implementation strategy is to review this overlay zoning district in light of the changes described above, work with the public and the City of Charleston to make revisions as appropriate, and extend the overlay zoning district along Maybank Highway on James Island.

Main Road Corridor Overlay Zoning District

Land uses along Main Road, also located on Johns Island, vary from rural and agricultural residential uses to intensive commercial and industrial development. The recommended strategy to ensure a cohesive land use pattern for this area is to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road to Maybank Highway, including Kitford Road.

Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area

In 2007, Charleston County worked with the public, the Coastal Communities Foundation, and the Town of Mount Pleasant to incorporate the Sweetgrass Basket Stand Special Consideration Area into the Mount Pleasant Overlay Zoning District. The purpose of the Sweetgrass Basket Stand Special Consideration Area is to implement cohesive land use patterns, zoning, and site design requirements. Since that time, Highway 17 North has been widened, plans for the extension of Hungry Neck Boulevard have been drafted, and the Town of Mount Pleasant has amended their overlay zoning district for this area. Additionally, there are plans to re-align Long Point Road with Old Georgetown Road at its intersection with Highway 17 North. The recommended strategy is to review this overlay zoning district in light of the changes described above, and work with the public and the Town of Mount Pleasant to make revisions as appropriate.

Urban/Suburban Area Cultural Community Protection Overlay Zoning District

The Land Use Element replaces the former Residential/Special Management Future Land Use designation with the Urban/Suburban Area Cultural Community Protection Future Land Use designation. This future land use category is intended to protect and promote the culture and unique development patterns of historic communities in the Urban/Suburban Area. Because it is a new future land use category, it must be implemented in the *Zoning and*

tify appropriate land uses, residential densities, dimensional standards, site design standards, and review processes for properties surrounding Joint Base Charleston.

Zoning and Land Development Regulations Ordinance Updates

As a general implementation strategy, the County should review the *Zoning and Land Development Regulations Ordinance* to ensure conformance with the *Comprehensive Plan* goals and strategies. Updates may be needed to address modifications to the Plan and include design standards to support the character of the Rural Area and Urban/Suburban Area of the County. The time frame for completion of this initiative should be ongoing to stay up to date with current planning in the County.

B. Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options
 A Capital Improvements Plan (CIP) is a five- to six-year schedule of capital projects for public facilities including funding options which will be used to finance improvements. A strong CIP directs where development and redevelopment could be supported through infrastructure improvements. The types of public facilities in a CIP for Charleston County might include transportation, parks, public safety, and public buildings. A properly funded CIP is a fiscal business plan to meet the needs of the County. It takes stock of current levels of service for the included facilities, identifies deficiencies, and makes recommendations for needed improvements. To be successful, the CIP should take cues from the land use and development goals and strategies contained in this Plan that direct where and how growth should occur.

In addition to the creation of a CIP, the County should conduct a Fiscal Impact Analysis to determine the cost of providing services and infrastructure to new development. A Fiscal Impact Analysis evaluates the revenue and costs associated with new development either on a per unit basis or as a marginal increase to the County's overall operations. A Fiscal Impact Analysis can help the County in the preparation of a CIP by determining the costs of additional facilities to service housing and business growth. It will also allow the County to prepare funding to ensure high levels of service are maintained and keep pace with growth. Understanding the fiscal impact is the first step in ensuring that new growth will contribute its fair share to the costs with which it is associated. Funding options that may be used to fund capital improvements include:

- Impact Fees - a one-time fee based on the cost associated with providing capital improvements to new homes or businesses. This fee is a per unit exaction paid at the time property is developed or purchased.

Land Development Regulations Ordinance. The recommended strategy is to work with the residents of these communities and relevant jurisdictions and service providers to create overlay zoning districts customized to meet the needs of each individual community.

Rural Area Cultural Community Protection Overlay Zoning District

The Land Use Element includes a new future land use category called the Rural Area Cultural Community Protection Future Land Use designation, which is intended to protect and promote the culture and unique development patterns of historic communities in the Rural Area. Because it is a new future land use category, it must be implemented in the *Zoning and Land Development Regulations Ordinance*. The recommended strategy is to work with the residents of the communities that have been designated for this future land use category in the Plan, as well as with relevant jurisdictions and service providers, to create overlay zoning districts customized to meet the needs of each individual community.

Additional communities that meet the description of this future land use category should be identified in the future and corresponding amendments to the *Comprehensive Plan and Zoning and Land Development Regulations Ordinance* should be drafted in coordination with residents, relevant jurisdictions, and service providers.

Joint Base Charleston Overlay Zoning District

The relationship between a military installation and the surrounding communities is closely interconnected, where decisions made by leadership on both sides may have serious consequences for their respective installations and jurisdictions. Military installations are often critical to regional, state, and local economies, attracting jobs and workers and generating billions of dollars in economic activity and tax revenue (in Charleston, the annual impact is \$3.3 billion). This economic driver in turn increases the demand for housing, public services, and infrastructure. However, as growth occurs and communities develop and expand, they often move closer to military lands, resulting in conflicting development types.

Incompatible residential and commercial development patterns are encroaching on Joint Base Charleston. Accident Potential Zones were identified in the *Air Installation Compatibility Use Zone (AICUZ) Study*, prepared by the Air Force in 2004. The AICUZ Study report offers guidelines and recommendations for zoning and regulatory changes in an effort to promote compatible land uses in areas subject to high aircraft noise levels and potential accidents around the base. Since local and county governments have responsibility for managing growth and protecting the health and safety of their citizens, they are encouraged to adopt and implement the recommendations in these guidelines. The recommended strategy is to develop an overlay zoning district in coordination with the public, Joint Base Charleston, the City of North Charleston, and the BCDCOG to iden-

- Property Tax - a tax collected by the County based on the appraised value of a real asset.
- Capital Project Sales Tax - a sales tax collected for the express purpose of funding capital projects. The County is currently using a one-half cent sales tax to fund road, transit, drainage, and open space projects.

In considering any funding option, the following items should be addressed:

1. Identify the needed capital improvement(s);
2. Identify the costs of the capital improvement(s); and
3. Identify funding support for the improvement(s).

Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, should have a financial mitigation plan.

C. Interjurisdictional Coordination

The unique circumstances of the jurisdictional boundaries and service provision in the Charleston region make coordination necessary in order to have successful implementation of this Plan. Interjurisdictional coordination can be informal such as regular meetings between staff and open sharing of information, or formal, when an official contract, such as a Memorandum of Agreement, is enacted between jurisdictions. There are many topics in the *Comprehensive Plan* that would benefit from increased coordination including:

1. *Formalize the Urban Growth Boundary (UGB)*
- Coordinate the location of the UGB with municipalities in the County; and
- Work with municipalities to develop a mutually agreed-to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.
2. *Continue the County's role as a Designated Management Agency under the Section 208 Water Quality Management Plan administered by the BCDCOG. The benefits of being a Designated Management Agency include:*
- Provides the County with a seat at the decision-making table;
- Gives the County a critical role in determining how wastewater disposal needs are addressed in the unincorporated areas of the County;

- Provides greater assurance of compliance with the County's *Comprehensive Plan* and overall goals and objectives;
- Encourages development review process to look at wastewater treatment first;
- Provides a means for coordination with the County's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management planning and implementation;
- Allows the County to determine its level of participation in water quality planning.
- 3. *Coordinate County policy governing County services regarding developments that do not comply with the Comprehensive Plan, whether they are located in the unincorporated area of the County or within a municipality that relies on County services.*
- 4. *Continue to coordinate with adjacent jurisdictions to achieve consensus on local and regional issues and strategies in an effort to ensure long-term consistency and compatibility between County and municipal plans.*
- 5. *Consider increasing property tax incentives for lands used for bona fide agricultural and/or forestry and rehabilitated historic buildings as defined by State Law.*

D. Rural Preservation

Preservation of the natural and cultivated rural character of the Lowcountry landscape is among one of the highest priorities of this Plan, particularly in regard to its contribution to the character and quality of life for residents of the County and region. The unique Lowcountry rural landscape and the historic properties and landmarks benefit the local economy through their contributions to production, tourism, and recreation. In order to effectively protect the Rural Area, the County should continue to undertake efforts to promote traditional rural uses, preserve natural resources, and maintain the Lowcountry landscapes. The County should institute programs to support the preservation of rural character. The County has already taken many steps in this direction by having a future land use plan and zoning regulations that protect the Rural Area and creating the County Council Agricultural Issues Advisory Committee, which is focused on fostering agri-business in Charleston County and South Carolina. This Plan carries forward the Rural Area designation and strengthens the strategies to protect and preserve the unique features of the Lowcountry rural landscape. Further efforts the County may explore to build on past successes include:

1. *Formalizing the Urban Growth Boundary (UGB):*
- Coordinate the location of the UGB with municipalities in the County; and
- Work with municipalities to develop a mutually agreed to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

2. *Exploring ways, through zoning, to encourage and allow rural and agricultural businesses to prosper through farm and agricultural related activities. Such methods could include:*

- Expanding agriculture and agricultural uses in districts;
- Allowing niche farming, agri-tourism, and agri-tainment uses such as hay rides and corn mazes; and
- Creating a rural industrial district to provide services and employment opportunities for rural residents.

3. *Providing for conservation subdivisions as a development option to preserve open spaces; and*

4. *Exploring programs that promote local food production and consumption.*

3.9.6. IMPLEMENTATION TOOLBOX

The following list includes additional tools the County can use to carry out the goals and strategies of this Plan. Some of these tools are already utilized by Charleston County, such as the *Charleston County Greenbelt Program* and the *Zoning and Land Development Regulations Ordinance*. Some of these tools have been mentioned previously in this document, while others are listed to ensure their inclusion should the County decide to use them. Each of these tools is explained in more detail including case studies and technical information in the appendix document *Charleston County Implementation Toolbox*.

- The *Zoning and Land Development Regulations Ordinance*;
- The *Charleston County Greenbelt Plan*;
- The *Charleston County Comprehensive Transportation Plan*;
- Design Standards;
- Conservation Subdivisions;
- Property Maintenance Standards;
- Solid Waste Management Plan;
- Stormwater Program;
- Public Private Partnerships;
- Capital Improvement Plans;
- Fiscal Impact Analysis;
- Development Agreements;
- Intergovernmental/Interjurisdictional Agreements;
- Impact Assessment Studies;
- Adequate Public Facilities Program;
- Transfer of Development Rights/Purchase of Development Rights;
- Funding Options;
- Impact Fees;

- Property Tax;

- Capital Project Sales Tax;

- Transportation Authority Sales Tax;

- Real Estate Transfer Fee;

- Local Option Gas Tax; and

- Tax Increment Finance District.

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Chapter 3.10: Energy Element

3.10.1: OVERVIEW

The Energy Element includes information about energy use, available energy sources, and recommendations to help Charleston County become more energy independent. Energy independence is vitally important for national security and economic stability because of our reliance on imported fuel and sources of energy that have become increasingly scarce and costly to obtain. Ways to achieve energy independence include:

- Conservation;
- Efficiency;
- Utilizing Renewable and Alternative Energy Sources; and
- Utilizing Local Resources.

Energy plays an important role in the development of civilization. For centuries, the primary source of energy came from human labor, domesticated animals, and biomass (wood related products). However, the primary source of energy over the past 150 years has increasingly shifted to fossil fuels. This shift has brought unprecedented growth and prosperity, changing every facet of human endeavor including transportation, medicine, agriculture, etc. In all levels of government, especially at a local level, energy consumption and conservation is a growing concern as demand is predicted to exceed the supply of accessible and inexpensive fossil fuels in the coming years. Integration of sustainable development into the comprehensive planning process at the local level is vital to achieving sensible growth in South Carolina.

When energy expenses are reduced, there is more disposable income to spend on other priorities. Reducing energy use and investing in efficiency measures keeps more dollars circulating in the local economy as well. Energy efficiency, demand-side management, and conservation need to be promoted, publicized, and encour-

aged. Conserving energy and using energy efficiently is far easier and less costly than developing new energy sources, and is the first and most important step toward adopting renewable energy and developing resilient communities. Energy efficiency allows us to do the same things we are doing today while consuming less energy. Examples include energy efficient appliances, construction and development techniques, and fuel efficient vehicles. By improving our energy efficiency, we reduce the size and cost of renewable and alternative energy systems needed to power our homes and businesses. Conservation saves energy by changing attitudes and behavior to stop wasteful activities. The Energy Element underscores the significance of energy through a detailed analysis of energy use and its sources and presents a series of strategies to promote alternative sources and conservation measures that can benefit our communities. The Energy Element is vital in this Plan as it both “sets the stage” and “reinforces” the concepts of most other Elements in the Plan.

Purpose and Intent

The purpose and intent of the Energy Element is to promote conservation and renewable energy. Additionally, Charleston County intends to lead by example. The strategies for energy conservation and renewability will aid in maintaining the character of scenic Charleston County without hindering business and employment growth of future generations.

3.10.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

In order to understand the significance of energy at the local level it is important to understand energy consumption and available sources at all levels. This section provides detailed information about global, national, state, and county energy consumption. This will help guide the County to be more energy independent in the future.

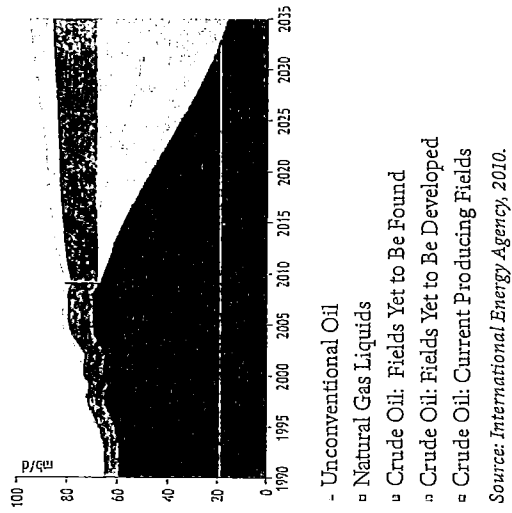
Energy is the vital force powering business, manufacturing, and the transportation of goods and services. Energy supply and demand plays a vital role in our national security and the economy. In 2007, the U.S. Energy Information Administration (EIA) reported that the U.S. spends over \$1.2 trillion annually on energy, which was 8.8 percent of Gross Domestic Product (nominal GDP). Additionally, in 2009, the EIA reported that the U.S. consumes 94.6 quadrillion British Thermal Units (BTUs) annually. On a per capita basis, U.S. citizens use an average of 308 million BTUs annually as compared to the 152 million BTUs utilized annually by European citizens. In order to understand energy consumption and the dynamic energy crisis, it is important to recognize that the era of abundant and inexpensive energy is coming to an end due to exponentially growing demand and the increased difficulty in finding and extracting the finite resources of fossil fuels.

The United States accounts for five percent of the world's population yet consumes 25 percent of the global oil production, the majority of which is imported from other nations.

In November 2010, the International Energy Agency (IEA) released a report indicating that conventional world oil production peaked in 2006 and was not expected to increase based upon known oil production data, yet the demand for oil is expected to in-

crease. Peak Oil is the point in time that the world's oil production rate will reach a maximum and then decline because it is a finite resource. It is in this decline that the costs and energy required to extract or develop oil from unconventional methods approaches the amount of energy produced. This is known as Energy Returned on Energy Invested (EROEI). When the ratio of usable acquired energy to energy expended is one or lower, the source has lost its ability to be used as a primary source. All potential forms of energy must be evaluated for their individual EROEI. For example, wind power has a ratio of 18:1 and solar photovoltaic (solar panels) has a ratio of approximately 7:1. Early oil extraction ratios had an EROEI of 100:1, current oil extraction ratios range between 4:1 and 18:1. This means that for decades, one barrel of oil (in energy) was required to extract 100 barrels, while current production from tar sands yields only four barrels of oil per barrel of equivalent energy. EROEI ratios for all finite (non renewable) resources will eventually follow

FIGURE 3.10.1: WORLD OIL PRODUCTION



a similar trend.

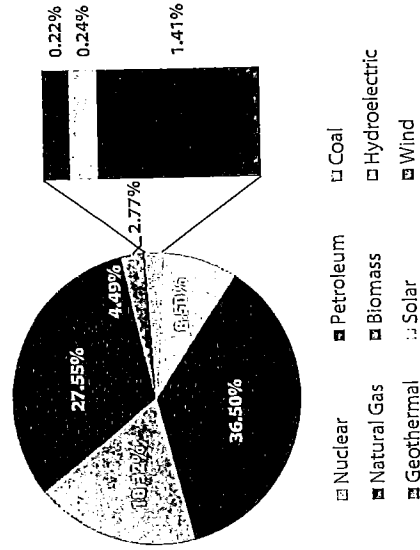
All economic activity requires energy. According to the EIA, as of 2009 roughly 37 percent of America's total energy demands and approximately 94 percent of the fuel we use for transportation is met by petroleum (crude oil and its multifarious derivatives). Petrochemicals are key components to all aspects of life including transportation, agriculture, modern medicine, water distribution, economic growth and national defense. For instance, a refrigerator, which is designed to preserve food grown and transported in fossil fuel-powered vehicles is primarily manufactured in fossil fuel-powered plants. It is then distributed using hydrocarbon-powered transportation networks and usually run on electricity, which most often comes from natural gas or coal. The gas and coal requires oil-based machinery to mine and transport. Like oil, natural gas and coal are finite resources that are likely to "peak" in the future as well.

According to the United Nations Population Division, the world population reached 7 billion people in October of 2011 and is expected to exceed 9 billion people before 2050. As seen in *Figure 3.10.2*, in 2012 approximately 82 percent of the U.S. energy consumption came from fossil fuels (petroleum, natural gas, and coal). Of that, about 37 percent was provided by petroleum, 28 percent from natural gas and 18 percent came from coal. Renewable resources provided the remaining 18 percent: nuclear-derived electric power provided nine percent of the nation's energy; biomass served four percent; hydroelectric powered three percent; and two percent came from alternative energy sources (geothermal, solar, and wind power).

According to 2010 U.S. Census data, South Carolina had a population of approximately 4.6 million people. Between 2000 and 2030, South Carolina's population is projected by the Census Bureau to increase 28.3 per-

FIGURE 3.10.2: U.S. ENERGY CONSUMPTION

2012 U.S. Energy Consumption



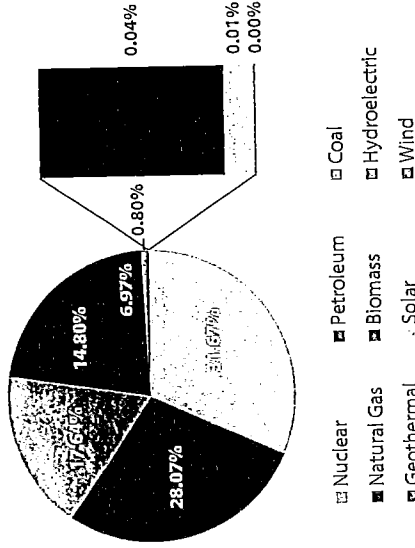
Sources: U.S. Energy Information Administration (EIA) and Department of Energy (DOE), 2012.

cent, adding over one million people to the state. As seen in Figure 3.10.3, in 2012, approximately 61 percent of South Carolina's energy consumption came from fossil fuels (petroleum, natural gas, and coal), which is below the national average, as shown in the 2012 U.S. Energy Consumption chart (Figure 3.10.2). Of that, 28 percent was provided by petroleum, 18 percent was provided by coal (although there are no coal mines in South Carolina) and 15 percent was provided by natural gas. Nuclear electric power provided 32 percent of South Carolina's energy. This is over three times the national average for this source due to the number of nuclear power plants in the state. Alternative energy sources (geothermal, solar, and wind power) accounted for seven percent of the state's energy consumption.

In 2012, the industrial sector in South Carolina accounted for the largest portion of the state's energy consumption by demand at approximately 34 percent

FIGURE 3.10.3: SC ENERGY CONSUMPTION

2012 SC Energy Consumption



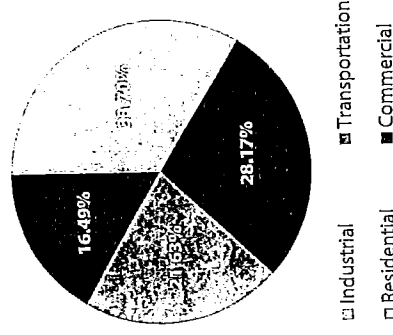
Sources: U.S. Energy Information Administration (EIA) and Department of Energy (DOE), 2012.

(Figure 3.10.4). This was followed by transportation at 28 percent, residential at 22 percent, and commercial at 16 percent.

In 2010, South Carolina was ranked sixth highest in electricity use per capita in the nation with a consumption of 82,809 million kWh per capita, according to the California Energy Commission, which used data from the U.S. Energy Information Administration and U.S. Census Bureau American Factfinder. This high ranking can be primarily attributed to high electricity use associated with air conditioning. According to the EIA, South Carolina ranked 13th highest in the nation in total net electricity generation in 2011. Sixty-one percent (61%) of South Carolina residents use electricity as their primary energy source compared to 39.5 percent national use. As seen in Figure 3.10.5, as of March 2014 South Carolina electricity generation came from nuclear (57 percent), coal (27 percent), nat-

FIGURE 3.10.4: SC ENERGY DEMAND

2012 SC Energy Use by Demand Sector



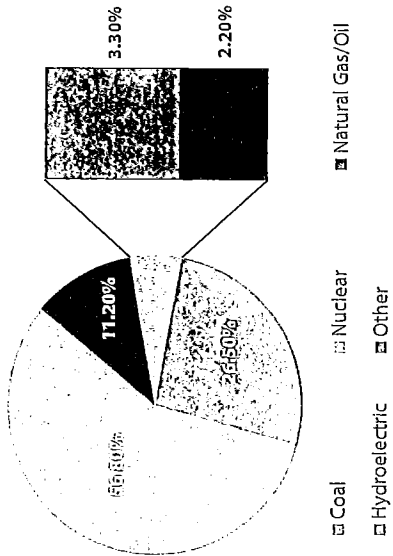
Sources: U.S. Energy Information Administration (EIA) and Department of Energy (DOE), 2012.

ural gas (11 percent), hydroelectric (three percent), and other miscellaneous sources and technologies including wind, solar, biomass and petroleum (two percent).

According to the 2012 data from the U.S. Census Bureau, Charleston County has a population of 365,162 people. As seen in Figure 3.10.6, in 2013, coal and nuclear power provided over 75 percent of the County's electric energy. Coal accounted for 60 percent and nuclear power provided 15 percent of the County's electric energy. Proportionally, the County uses approximately twice the coal and a third of the nuclear power as compared to electricity generation energy sources for other areas of the state. This can be attributed to the location of coal burning and nuclear power plants statewide and the method of electricity transmission. Hydroelectric power provided approximately 21 percent and natural gas/oil provided three percent of the County's electric energy consumption. Approximately one percent came

FIGURE 3.10.5: SC ELECTRICITY GENERATION

2014 SC Electric Generation by Source



Note: 'Other' includes wind, solar, biomass, and petroleum. Sources: U.S. Energy Information Administration (EIA) and Department of Energy (DOE), 2014.

from other sources such as wind, solar, biomass, and petroleum.

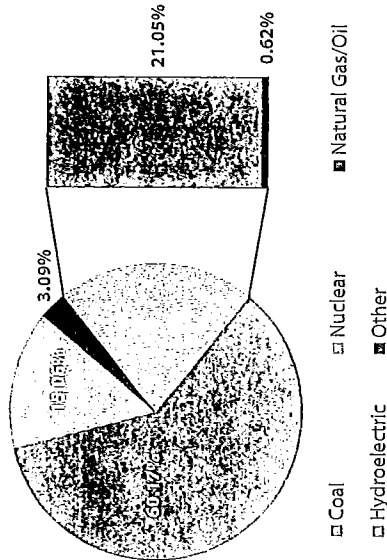
A. Alternative Energy

The following is a discussion of alternative energy sources and their current and/or potential use in Charleston County and South Carolina:

- Nuclear energy is America's largest source of clean-air and carbon-free electricity, producing no greenhouse gases or air pollutants. Nuclear energy contributes 30 percent of the total energy consumption in the state. South Carolina is among the top nuclear power producers in the United States with four active reactors, which accounted for 57 percent of South Carolina's electricity generation as of March 2014.

FIGURE 3.10.6: CHARLESTON COUNTY ELECTRICITY CONSUMPTION

2013 Charleston County Electricity Consumption by Source



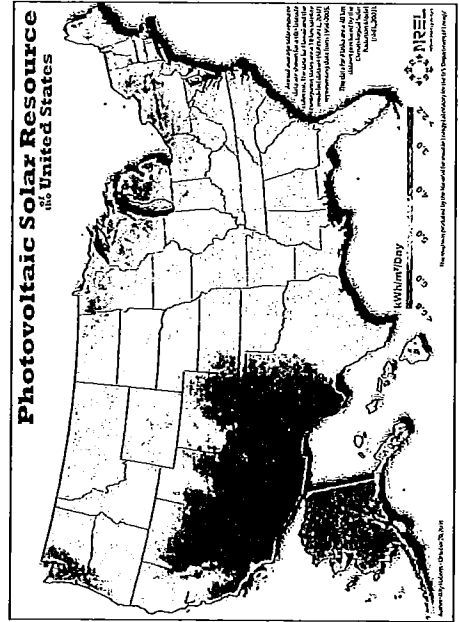
Note: 'Other' includes wind, solar, biomass, and petroleum. Sources: South Carolina Electric and Gas (SCE&G), Berkeley Electric Cooperative (BEC) and Santee Cooper, 2013.

With seven nuclear plants, South Carolina is ranked third in the nation for installed nuclear power.

- Solar energy requires no additional fuel to run and is pollution-free. Photovoltaic systems and solar thermal power systems convert sunlight into energy. Photovoltaic (PV) cells absorb sunlight and convert it directly to electricity. There are three types of proven solar thermal power systems on the market, but they have limited use: the central receiver solar collector (a.k.a. power tower), the parabolic reflector, and parabolic trough system. PV solar energy has been in use for decades but manufacturing costs have prevented it from becoming a major source of energy in the past. However, recent improvements in manufacturing and technology have dramatically

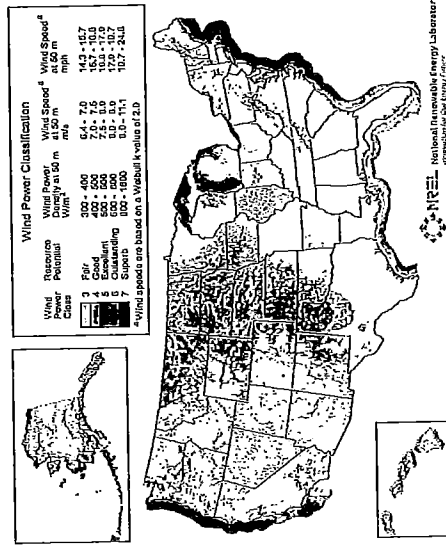
reduced the costs and improved the efficiency of PV solar panels. According to the U.S. Department of Energy (USDOE), the cost to install solar power in the United States fell by 17 percent in 2010 from 2009 and by an additional 11 percent within the first six months of 2011. Demand for solar power has increased 30 percent per annum over the past 15 years with over 73 GW of PV installations globally. The Department of Energy supports development of low-cost, high-efficiency PV technologies through the SunShot Initiative, which seeks to make solar electricity cost-competitive with other sources of energy by 2020. Currently, there is only about one MW of installed solar energy capacity in South Carolina. In 2010, IMO USA Corp. unveiled the state's single largest solar tracker solar panel located in Summerville, SC. The solar panel generates 22 kW, enough to power almost four homes. The assembly plant for the Boeing Company in North Charleston has a rooftop solar farm installation, which is the sixth largest solar farm in the United States and the largest in the southeast.

MAP 3.10.1: SOLAR ENERGY RESOURCE MAP

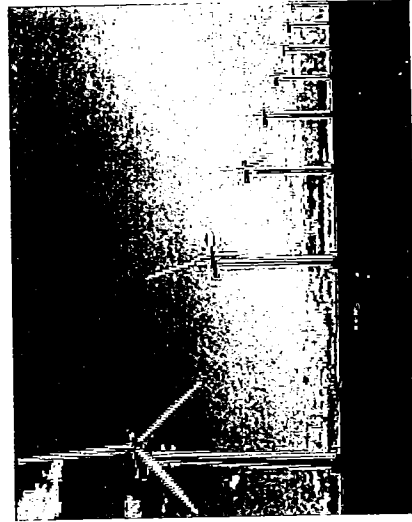


Source: National Renewable Energy Laboratory (NREL), 2010.

MAP 3.10.2: WIND ENERGY RESOURCE MAP



South Carolina could generate enough electricity to power one million homes more cost-effectively, due to the presence of sustained wind speeds of 12.5 miles per hour or more. In 2013, SCE&G and Clemson University partnered to dedicate a state-of-the-art wind turbine drivetrain test facility, named SCE&G Energy Innovation Center, in Charleston. The test facility is capable of full-scale highly accelerated mechanical and electrical testing of advanced drivetrain systems for wind turbines in the 7.5 to 15 megawatt range. South Carolina meets three important cost drivers for developing offshore wind farms: strong winds in shallow waters, access to commercial port facilities, and a large coastal demand. Building upon the offshore wind industry in South Carolina would offer economic development as the manufacturing of wind turbines and associated components could generate up to 20,000 jobs in the state.

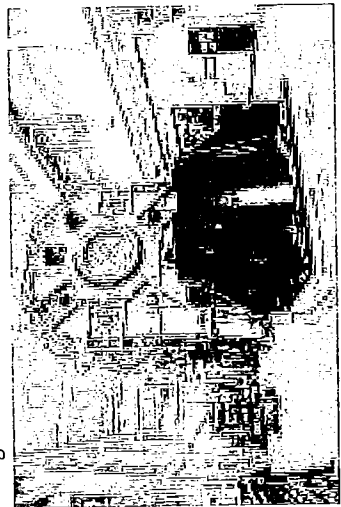


B. Land Use
According to 2010 Census data approximately 8 percent (350,209) of the state's population resides in Charleston County. Charleston County is 1,358 square miles in size, with approximately 358

• Biomass energy and biofuels are energy sources from organic matter. They involve releasing the chemical energy stored in organic matter including trees, farm crops, manure, plants, and landfill gas. These materials are either burned directly to produce heat or refined to create fuels like ethanol and biodiesel. Biofuel can be used by itself or blended with traditional diesel fuel to fuel vehicles and equipment that have been modified to accept biofuel. There are currently several facilities in South Carolina that manufacture biofuel with one facility operating in North Charleston.

• Hydroelectricity is created when water from a river or stream flows through a turbine, which operates an electric generator. These plants have been in use in the U.S. since the late 1800s. In 1900, hydroelectricity comprised 57 percent of the electricity generated in the U.S; currently, hydroelectricity comprises 11 percent of the electricity generated in the nation and three percent of the electricity generated in South Carolina. Researchers are working on advanced turbine technologies that will maximize the use of hydropower while minimizing adverse environmental effects.

• Geothermal energy is the heat from the earth, both clean and sustainable. Geothermal heat pumps are among the most efficient and comfortable heat-



ing and cooling technologies available, requiring no supplemental heat source because of the moderate temperature of the ground even in winter. Geothermal heat pumps are used in South Carolina for residential and commercial purposes. These pumps require only the Earth's moderate, relatively constant ground temperatures to provide heating and cooling year round.

• Wind power has emerged as the world's fastest growing renewable energy market. The Department of Energy estimates that 20 percent of our national energy demand can be met with wind power by 2030. An estimated 1-5 GW of electricity from offshore wind can be produced in South Carolina alone, according to the Department of Energy. A 2009 study by Clemson University, Santee Cooper, Coastal Carolina University, and the South Carolina Energy Office determined that offshore wind resources in

Sources: U.S. Department of Energy (DOE) and National Renewable Energy Laboratory (NREL), 2010.

square miles of water and 1,000 square miles of land and marsh. Preservation of the County's natural resources and rural areas is one of the main goals of this Plan. One way the County protects these resources is through the Greenbelt Program, which aims to preserve 30 percent of the land in the County. Of the 669,440 acres of land within the County, 161,348 acres were under some sort of public private sector protection before the Greenbelt Plan started in 2006. In order to achieve 30 percent open space, the County set a target of acquiring 40,000 additional acres through the Greenbelt Program. As of March 2014, 19,908 acres of land have been protected through the Greenbelt Program. Another effective tool the County uses to protect open space is its Urban Growth Boundary Line (UGB). The area included within the UGB is considered urban/suburban and is designated for higher intensity infill development with homes, businesses, and industries that are contiguous to or near existing development to prevent premature and costly over extension of public services such as water and sewer. Everything outside of the UGB is considered rural, designated for less intense purposes such as agricul-

ture, forestry, open space and preservation.

In 1987, the World Commission on Environment and Development (the Brundtland Commission) defined sustainable development as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." This is achieved by balancing social, economic, and environmental objectives or needs (Figure 3.10.7).

By promoting mixed use development within the Urban/Suburban Area and preserving land outside the Urban Growth Boundary for other activities such as agriculture, recreation, and open space, we begin to achieve sustainable development. Compact mixed use development within the Urban/Suburban Area requires less infrastructure (roads, water, sewer, etc.) because most of the required services already exist or are located nearby. This type of development generally uses less energy to install, maintain, and use while promoting alternative forms of transportation such as walking, biking, and mass transportation. Less intense modes of transportation are conducive to lowering energy and infrastructure costs and preserving the rural landscape. Planning and Zoning techniques such as an Urban Growth Boundary, Infill Development, Transit Oriented Development, and Form Based Code development can all be used to help promote sustainable development.

C. Transportation

Driving habits are a direct result of development patterns. The national transportation sector accounted for 28.5 percent of total energy use in 2009. Nationally, the average vehicle miles traveled (VMT) increased by 150 percent from approximately 2 trillion VMT in 1970 to approximately 5 trillion VMT in 2007, while population only increased by 50 percent from approximately 200 million people to 300 million people, according to the US Department of Transportation

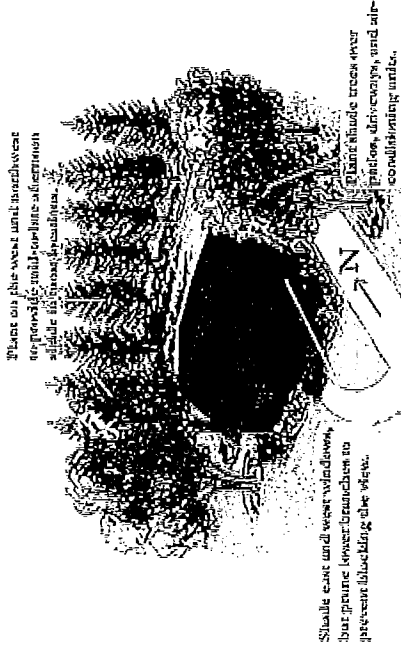


FIGURE 3.10.7: SUSTAINABLE DEVELOPMENT

Source: World Conservation Union, 2006.

and US Census Bureau. Therefore, the increase in VMT is attributed primarily to auto-oriented development. According to the American Community Survey, 2007-2011 Five Year Estimates, the average travel time to work in Charleston County was 22 minutes with nearly 79 percent of the population commuting alone by car, truck, or van. To assist in reducing vehicle miles traveled by single occupancy vehicles, the BCDCOG has initiated a travel demand management program which includes the promotion of Trident Rideshare, a free and convenient web-based service that connects commuters looking to share cars, bicycles, taxis, and transit or walking trips in Berkeley, Charleston, and Dorchester Counties. Public transit in Charleston County is offered through the Charleston Area Regional Transportation Authority (CARTA) for the Urban/Suburban Area and TriCounty Link for the Rural Area. CARTA is composed of 15 buses for transit in the Charleston area including 14 trolleys, 27 express buses, and neighborhood buses. Recently, CARTA upgraded its fleet by replacing outdated buses that only met the 1994 standards for exhausts and emissions with 11 buses that meet 2004 Air Standards.

Ways to reduce VMT include: improved interconnectivity with existing and proposed roadways and rethinking community design so that it is easier and safer to bike, walk, or use public transit. Charleston County transportation plans therefore no longer focus solely on roadway solutions. In the quest for an improved quality of life, Charleston County supports promoting livable communities with Complete Streets Policies that accommodate all modes of transportation including pedestrians and bicyclists. Besides reducing costs, the advantages of these latter modes of transportation include improved public health and environmental benefits from reduced air and noise pollution and improved water quality from fewer parking lots.

Over the next 25 years, the most growth in Charleston County is projected to occur within the Urban Growth Boundary (UGB). Future neighborhoods in these areas should be planned in close proximity to transit facilities with options that encourage future development of a mixed use land use pattern. In some areas of Charleston County, roadway capacity improvements on major thoroughfares help to relieve the congestion on existing roadway corridors. An example of regional traffic congestion is the Interstate 26 corridor. This corridor serves as the region's spine and in several areas, such as near the Charleston International Airport and through the Neck area northwest of downtown Charleston, existing development constrains future expansions of the roadway. Moving forward, it is important to more efficiently utilize existing transportation corridors for all modes of transportation. Transit options currently being considered for the area's major transportation corridors include the following:

- **Commuter Rail Service** refers to passenger trains operated on main line railroad tracks to carry riders to and from city centers. Commuter rail lines nor-

mally extend an average of 10 to 50 miles from their downtown terminus. The primary purpose for commuter rail in the Charleston region would be to improve overall capacity along the congested transportation network adjacent to the rail corridors, particularly during peak travel hours. Many of the primary roadway corridors connecting Summerville, Goose Creek and the northern sections of North Charleston to the Neck area and the Charleston peninsula are currently operating at a Level of Service (LOS) of F or will be by 2035. LOS describes the effectiveness of infrastructure regarding traffic flow and safe driving conditions with F being the lowest category. Because there is limited right of way available for additional roadway improvements within the Neck Area and along the Interstate 26 corridor, the Charleston region has begun to take a look at reviving passenger rail travel along this corridor through a variety of means.

- **Light Rail Service** provides more frequent service than commuter rail with a shorter space between stops (approximately one mile apart in suburban areas and one-half mile within urbanized areas). The primary purpose for light rail service in the Charleston region would be to improve capacity along the congested transportation network adjacent to the rail corridors, particularly during peak travel hours.

- **Bus Rapid Transit (BRT)** is similar to Light Rail in that it provides relatively high speed, high frequency service from dedicated stops along a fixed route. The difference between the two are in the type of vehicle used and in the ability to utilize existing roadway facilities as part of a BRT system instead of requiring new rail lines. There are several options for transit providers in designing a BRT system that balance cost constraints with the ability to provide high-speed service.

- **Electric and Partially-Electric Vehicles** provide an emerging alternative source of powering vehicles. These cleaner, domestically-fueled vehicles offer environmental, economic, and national security benefits to our country and nation. According to the U.S. Environmental Protection Agency (EPA), Electric vehicles can reduce emissions between 30 percent and 60 percent over traditionally-fueled vehicles depending on the source of generation. A study performed by the Pacific Northwest Laboratory found that our nation has enough off-peak electricity to power 73 percent of our nation's passenger and light duty truck fleet. That means if we limit our charging to off-peak hours and implement smart charging during peak hours, electric vehicles should not strain our electric grid at all. Already, South Carolina is leading the way with electrical vehicle (EV) charging stations. The South Carolina non-profit, Plug In Carolina, predicts at least 100 EV charging stations in ten South Carolina cities will be operational by the end of 2011. With these 100 EV stations, South Carolina will have one of the largest deployments per capita in the United States.

In the future, high-technology transportation equipment will result in usable advance information available to motorists. For example, Intelligent Transportation Systems (ITS) along major corridors will save time and energy costs by alerting travelers to alternate routes when main thoroughfares become congested.

D. Landfill/Recycling

Landfill gas emitted by the nation's 750 landfills has the potential to power three million homes if captured and converted into pure methane gas. Nationwide there are 518 operational methane capture projects and 520 candidate landfills that could remove and purify landfill gas into clean methane gas. South Carolina has 11 operational

methane capture projects and seven candidate landfills including the Bees Ferry Landfill, which was opened in 1977 in the St. Andrews area of Charleston County. A portion of the site was formerly an unlined municipal solid waste landfill that closed in 2006. This closed portion of the landfill has approximately 2.9 million tons of waste in place and is recognized as a potential methane capture project. The current 80-acre lined municipal solid waste site at the Bees Ferry Landfill was opened in 2006 and is also recognized as a potential methane capture project. With a life expectancy of approximately 30 years, this site had approximately 575,000 tons of waste in place as of July 2010.

The recycling of household and commercial waste is much more energy efficient than disposing solid waste and producing new materials. The process of supplying recycled materials uses less energy than supplying virgin materials to industry. Additional savings are gained in the manufacturing process itself, which recyclables have already undergone. In addition to recycling white goods, scrap metal, and tires that are collected at Bees Ferry Landfill, Charleston County has a voluntary curbside recycling collection program for the more populated areas of the County and numerous drop sites throughout the County for collecting the following:

- Glass bottles and jars;
- Aluminum;
- Steel cans;
- Aerosols;
- Plastics 1 - 7 (except plastic bags, plastic wrap, expanded polystyrene); and
- Paper, paperboard and cardboard.

The Bees Ferry Landfill also houses a 40 acre Compost Facility, where yard waste that is brought to the facility is composted. The compost is then sold to customers for \$10 a ton or \$2 a bag. The landfill also

has a paint remix program which offers customers the opportunity to buy paint for \$4 for a five-gallon bucket at the Bees Ferry Landfill Convenience Center.

E. Building Codes

Currently, Charleston County enforces the *International Building Code* (IBC) and the *International Residential Code* (IRC) of 2006 as adopted by the State of South Carolina. The exception to the IBC is that the State does not adhere to the Energy Element within the IBC, but rather a second document known as the *International Energy Conservation Code* (IECC) of 2009. Charleston County encourages developers and homeowners alike to build based upon Leadership in Energy and Environmental Design (LEED), which is the most well known green building rating system. South Carolina was ranked sixth in 2010 for LEED-certified buildings from the U.S. Green Building Council. However, LEED certification is voluntary.

F. County Facilities & Fleet

The County currently has 710 active vehicles in its fleet with an average age of 5.2 years. The County has 107 vehicles that fall into the class of truck with an average age of 6.9 years old, 22 ambulances with an average of 3.9 years old, 6 hybrid vehicles with an average of 4.4 years old, 319 vehicles in the car class with an average age of 4.7 years old, 207 vehicles of the pickup truck type with an average age of 5.4 years old, and 49 vehicles of the van class with an average age of 7.3 years old. As a whole, the County's fleet of vehicles has an average age of 5.2 years.

Charleston County is providing leadership in the production of sustainable energy in the region. In 2011, the County installed a solar power system on the roof of the Sheriff Al Cannon Detention Center. Power generated by the system is fed directly into the building power system and used as it is produced to offset energy from the power company. Because the power

generated is fed directly into the power system, an energy storage system is not required, further reducing the effect on the environment, as batteries require replacement and disposal. In addition, the County's Consolidated 9-1-1 Center and Emergency Operations Center was designed to achieve the LEED silver certification by collecting rainwater, planting water efficient landscaping and using recycled materials.

Charleston County has 142 facilities encompassing approximately 2.8 million square feet. The Charleston County Facilities Department has adopted the Charleston County Energy Conservation Program, which has resulted in reduced electrical consumption through conservation measures such as installing programmable thermostats, automatic switches, and energy efficient fixtures. The County reduced electrical consumption by 9.3 percent in FY 10 based on an FY 08 baseline, resulting in a savings of over \$200,000. In FY 11, the County saved over \$500,000 from the FY 08 baseline by utilizing energy conservation and efficiency measures.

G. Workforce/Affordable Housing

Housing is affordable when no more than 30 percent of monthly income is spent on housing costs (mortgage, rent, insurance, HOA fees, etc.) according to the United States Department of Housing and Urban Development. As illustrated in the Housing Element, housing costs in Charleston County are very high and wages have not kept pace with national averages. Many of the more affordable homes are often not very energy efficient, meaning residents have higher utility costs. Additionally, many of the more affordable homes are located far from employment centers, requiring residents to drive long distances to and from their jobs. This results in increased vehicle miles traveled (VMTs) and higher energy costs for both residents and local governments.

H. Food

In the United States, the average unit of food is transported almost 1,500 miles before it is consumed. In addition, one calorie of food produced requires ten calories of fossil fuels. This not only makes food more expensive for consumers, but also consumes an enormous amount of energy resources.

In September 2008, the Palmetto Agribusiness Council released a report, "The Economic Impact of the Agribusiness Industry in South Carolina," which showed that the agriculture and forestry industry is the largest economic cluster in South Carolina, with a direct and indirect impact of almost \$33.9 billion per year and nearly 200,000 jobs. The availability of locally grown products affords our state and county the ability to provide food that is more fresh, costs less to transport, and reduces energy costs.

The County encourages agricultural uses through the goals and strategies of this Plan, the requirements of the *Zoning & Land Development Regulations Ordinance*, and through the Greenbelt Program, which has protected approximately 4,400 acres of farmland to date.

Other efforts to promote local living include two strong privately funded campaigns: the Lowcountry Local First campaign, which is part of the Business Alliance for Local Living Economics (BALLE) and Buy Local, a grassroots campaign to think, buy, and

be local. The Buy Local campaign focuses on the need to re-circulate more money in our community to promote a strong local economy, to support and strengthen locally-owned, independent businesses and local jobs, to preserve and enhance our unique neighborhoods, and to establish economic justice in all communities.

Other local opportunities include Community Supported Agriculture (CSA), a program that provides a direct connection between the farmer and the consumer, the Sustainable Seafood Initiative, a program designed to promote the use of local and sustainable seafood in South Carolina's restaurants, and GrowFood Carolina, a program that provides distribution and marketing services for small- and mid-sized farms.

I. Education

South Carolina has a very high illiteracy rate. Twenty-five percent (25%) of adults fall in a level 1 category, in that they cannot read a simple story to a child or fill out a job application. Thirty-one percent (31%) of adults fall in a level 2 category, in that they cannot perform higher level reading and problem-solving skills. South Carolina has the fourth highest percentage (56 percent) of adults that fall within the level 1 or 2 categories. In Charleston County, approximately 25 percent of adults experience extreme literacy issues.

If residents do not have basic reading and comprehension skills, the concept, implementation, and benefits of energy efficiency are much more difficult to convey and understand.



GrowFood
CAROLINA



INTERCOUNCIL

LOCAL FIRST



Energy Element Needs

Energy Element needs include, but are not limited to, the following:

- Promoting conservation of resources;
- Investing in renewable energies;
- Educating the public on alternative energy sources and energy conservation; and
- Encouraging public and private partnerships to facilitate alternative energy sources and energy conservation.

3.10.3: ENERGY ELEMENT GOAL

Promote use of alternative energy sources and energy conservation measures that benefit our communities.

3.10.4: ENERGY ELEMENT STRATEGIES AND TIME FRAMES

The following strategic actions should be undertaken by Charleston County and cooperating agencies in support of the Energy Element Goal and the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- ES 1. Support recommendations of other elements in this Plan that reduce energy demand and promote energy efficiency by adopting policies and regulations that encourage more efficient and cost-effective uses of existing energy sources.
- ES 2. Facilitate educational outreach, training, and technical assistance to promote energy efficiency and the use of alternative energy sources.
- ES 3. Utilize existing state, federal, and non-profit resources such as the South Carolina Energy Office and ENERGY STAR to promote energy efficiency and renewable energy sources.
- ES 4. Conduct an energy audit for all County facilities (existing, undergoing renovation, and under design) and implement the recommended cost-effective improvements.
- ES 5. Evaluate all County operations to promote energy efficiency and reduce energy consumption.
- ES 6. Convert the County fleet to more fuel-efficient vehicles over time.
- ES 7. Evaluate the impact on vehicle-miles traveled (VMTs) for both County residents and employees. Consider performing a cost/benefit analysis of having County facilities and services in centralized areas as compared to having more satellite facilities to bring services closer to residents.
- ES 8. Expand the provision of online services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
- ES 9. Develop a County policy on telecommuting when it is a viable management work option to reduce VMTs by employees commuting to and from work.
- ES 10. Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include, but are not limited to, bike racks, lockers, changing areas, and showers.
- ES 11. Streamline and reduce government barriers to facilitate green building design.
- ES 12. Adopt a voluntary approach to promoting green building code standards.
- ES 13. Adopt a voluntary approach to promoting sustainable landscaping that aids in energy conservation such as strategically planting trees around buildings and parking lots for shade and as windbreaks to help reduce cooling and heating costs.
- ES 14. Support weatherization programs, such as the Weatherization Assistance Program offered throughout the U.S. Department of Energy, and local agencies who are implementing these programs. Weatherization techniques such as those listed below can lower utility bills in existing older homes and in new construction:
- Adding insulation to attics/walls;
 - Weather-stripping doors and windows; and
 - Using insulating foam on pipes and electric outlets.
- ES 15. Analyze development regulations to remove any unnecessary regulatory barriers that deter local renewable energy generation.

3.10.4: ENERGY ELEMENT STRATEGIES AND TIME FRAMES CONTINUED

- ES 16. Provide standards for solar collectors and wind generators as accessory uses in the *Zoning and Land Development Regulations Ordinance*.
- ES 17. Monitor state and federal legislation that promotes energy efficiency and renewable or alternative energy sources such as net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.
- ES 18. Support individuals, farmers, and organizations involved with local food production and implement the strategies developed by the Charleston County Council Agriculture Issues Advisory Committee to promote agriculture in the area. Examples include but are not limited to supporting the following:
- Agricultural education (all levels);
 - Food to School programs;
 - Agri-business incentives;
 - Local farmers markets;
 - Community gardens; and
 - Food Co-ops.
- ES 19. Explore the feasibility of commuter rail service, light rail service, and bus rapid transit service within the Urban/Suburban Area of the County.
- ES 20. Adopt land use regulations that allow clustered development, interconnectivity, and walkable communities at higher densities near accessible transportation corridors and nodes.
- ES 21. Adopt land use regulations that allow the establishment of electric vehicle charging stations where feasible.
- ES 22. Support tax incentives for properties that install/utilize alternative energy sources, such as solar power.

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Part 4: Additional Resources & References

Chapter 4.1 Definitions

Affordable Housing

'Affordable housing' means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than 30 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD. (SC Priority Investment Act Section 4.)

Agricultural Conservation Easement

A legal agreement restricting development on farmland. Land subjected to an agricultural conservation easement is generally restricted to farming, forestry, and/or open space use. (See also Conservation Easement.)

Agri-tourism

In general, agri-tourism is the practice of attracting travelers or visitors to an area or areas used primarily for agricultural purposes. Very often, the idea of tourism stimulates images of mass-produced travel

that attracts a large number of travelers. These images may discourage small business owners from considering tourism as an option for enhancing their agriculture revenues. However, agri-tourism can be viewed much like eco-tourism in that it is small-scale, low-impact, and, in most cases, education-focused. (Va. Tech/VSU Cooperative).

Bulk and Area Regulations

The combination of land development regulations that establishes the maximum size of a building and its location on a parcel of land. Components of bulk regulations include: size and height of building; location of exterior walls at all levels with respect to lot lines, streets, or other buildings, building coverage, gross floor area of buildings in relation to lot area; open space requirements; and amount of lot area provided per dwelling unit.

Clustering

A form of development where houses are built close together in areas. By grouping houses on a small section of a large parcel of land, clustering is a technique that can be used to protect open space.

Complete Streets

Transportation policies that incorporate aesthetics as well as alternative modes of transportation such as bike lanes, sidewalks, and mass transit into the transportation system.

Conservation Easement

A legally recorded, voluntary agreement that limits land to specific uses. Easements may apply to entire parcels of land or to specific parts of a property. Most are permanent; term easements impose restrictions for a limited number of years. Land protected by conservation easements remains on the tax rolls and is privately-owned and managed.

Density

The number of housing units per unit of land. The density of a development of 100 units occupying 50 acres is 2 units per acre. The control of density is one of the basic purposes of zoning.

Development Rights

Development rights entitle property owners to develop land in accordance with local land use regulations.

Farmland Soils

Soils that are determined by the Natural Resources Conservation Service (NCRS) to be prime farmland, as well as soils that are considered unique farmland, and farmland of statewide importance capable of producing crops. NCRS has established criteria that are used to assign soils to each category of farmland soils. Farmland soils are identified and mapped on a countywide basis by the NCRS.

Geographic Information System (GIS)

A method of storing geographic information on computers. Geographic information can be obtained from a variety of sources, including topographic maps, soil maps, aerial and satellite imagery, and many others. Using GIS software, the computer can create special maps for presentation, can analyze spatial data from different sources simultaneously, and can generate interpretive maps. Among the many benefits of GIS are easily updated digital databases that can be used to print maps easily and efficiently, that can be easily shared by many users, and that can be used to analyze spatial relationships among the physical, social and natural environments.

Greenbelt

The native Lowcountry landscapes, greenway and trail corridors, undeveloped landscapes and habitat for plants and animals that have been defined, both through public opinion and by the passage of the Transportation Sales Tax, as highly desirable landscapes for conservation and protection. The Greenbelt System for Charleston County is designed to protect and conserve these resources and further to connect residents and visitors to these cherished landscapes. There are two distinctly important types of greenspace types that add value and function for the Charleston County community. The first is non programmed natural open space, which consists of wetlands, marshes, streams, native forests, meadows, and other Lowcountry landscapes. These lands serve to protect the fragile ecology, native plants and animals that inhabit the Lowcountry. The second type is programmed open space that consists of productive lands (managed forest and farm), parks, trails and lands that the County, PRC, municipal, State and Federal governments, and private sector land conservation organizations own and manage.

Green (Space)

An open space available for unstructured recreation, its landscaping consisting of grassy areas and trees. May or may not be associated with the Greenbelt.

Infill (Development)

Development or redevelopment of land that has been bypassed, remained vacant, and/or is under used as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity.

Land Development Regulations

Regulations regarding the development of land within the County including development review procedures, zoning, subdivision, and development standards.

Ombudsman

A government official working in an advocacy capacity.

Open Space

Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.

Parks and Recreation

Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public, either without a fee or under the management or control of a public agency.

Public Infrastructure

Transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, school systems or facilities, open space/park and recreation systems and facilities, government systems or facilities, electric utilities, gas utilities, cable facilities, or other capital facilities providing services to the public.

Sustainable Development

A development practice or type of development that maintains or enhances economic opportunity and community well-being and protects and/or restores the natural environment upon which people and economies depend. Also development or building practices and products that meet the needs of the present without compromising the ability of future generations to meet their own needs. Durable low maintenance materials, recycled or renewable raw materials used in construction are often referred to as sustainable materials. Neighborhood configuration that reduces energy dependence and individual carbon-foot prints through incorporated pedestrian, bike, and mass transit transportation alternatives. Or Architectural design that reduces energy and resource consumption through innovative "green" systems.

Workforce Housing

Housing affordable to low and moderate income families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development).

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Comprehensive Plan

Guiding the future for a lasting Lowcountry.

APPENDIX A **CHARLESTON COUNTY IMPLEMENTATION TOOLBOX**

An Appendix to the Charleston County Comprehensive Plan

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INTRODUCTION/PREFACE

This document is an appendix to the *Charleston County Comprehensive Plan*, and is designed to assist in accomplishing the adopted goals and strategies. The following is a “toolbox” of actions and strategies Charleston County might consider undertaking to achieve the Plan’s vision for the future. The strategies are organized around five “core” elements or themes:

1. The *Planning and Land Use Regulation Strategies Section* includes an overarching set of planning tools that the County can use, and in some cases already uses, to enable many of the action strategies of the Plan. Updating these tools for consistency with the Comprehensive Plan is the first step in achieving the Vision of the Plan.
2. The *Land Use and Public Facilities Linkages, and Fiscal Sustainability Section* focuses on tools that allow the County to proactively manage growth by recognizing the connection between growth and the provision of services. The tools include methods to prepare facility needs assessments, to estimate timing and cost of providing facilities and services to new developments, and alternative models to increase revenue to fund infrastructure improvements.
3. The *Intergovernmental Coordination Section* focuses on the issues of implementing the Plan in an environment influenced by multiple jurisdictions, various plans, diverse interests, and ever-changing jurisdictional boundaries. These tools provide guidance on the types of agreements and efforts the County could pursue to ensure coordination amongst the various jurisdictions to successfully implement the Plan.

4. The *Rural Preservation Section* focuses on regulatory and administrative actions the County could pursue to further the efforts to protect the unique Lowcountry rural landscapes. Rural preservation is aided by other key themes of the Plan such as directing growth to areas with available infrastructure and services. Protection of the rural character is interconnected with most of the other implementation tools in this document.

5. The final section is *Design Quality and Character*. The tools in this section focus on guidelines (non-regulatory) or standards (regulatory) the County could include in the development review process to influence the quality and character of growth rather than just how much and where development takes place.

The following tools may be mixed and matched to meet the resources and needs of the County in the coming years. This document attempts to provide a strong foundation and understanding regarding approaches available for implementation. The information within the following sections should provide the County decision-makers with the tools necessary to manage the County’s growth in a spirit consistent with the vision of the *Charleston County Comprehensive Plan*.

Chapter 4.2 Index of Resources

- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Berkeley County Comprehensive Plan Update 2004*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
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Support and Related Documents

The following documents are integral parts of the creation and implementation of this Comprehensive Plan. They are available from the County Planning Department and are included here for reference purposes.

- Data and documents provided by the Berkeley-Charleston-Dorchester Council of Governments
- Charleston County Plan Implementation Toolbox
- Charleston County Demand Analysis 2007
- Charleston County Capacity Analysis 2008
- Charleston County Greenbelt Plan 2006
- Charleston County Comprehensive Transportation Plan 2006
- Summary of Public Comments October 2007
- Summary of Public Comments February 2008
- Summary of Public Comments July 2008
- Summary of Public Comments 2014

A SPECIAL NOTE ON THE ANNUAL WORK PLAN FOR IMPLEMENTATION

Although the 2008 update of the Plan, Planning Commission recognized that there are geographic areas of the County, which due to location along major roadways, close proximity to the municipal jurisdictions, or perceived impact if the area is developed warrant additional study and planning. These areas were identified in the Plan as Special Planning Areas. The implementation of the recommendation for further planning can be carried out in the short to mid-term. Each of the nine areas will require a customized planning approach. The County's Planning Department can head these efforts based on an annual directive from County Council with adequate resources.

The *Zoning and Land Development Regulations Ordinance* will be used to implement many of the strategies overlay districts for the area plans and special corridors identified in the *Annual Work Plan for Implementation* in combination with service and transportation land use planning. However, one of the unique topics in the Annual Work Plan for Implementation is in regard to Developments of County Significance. These geographic locations are identified as large areas in a rural context, where there is a process to develop. If development occurs in these locations, there will be a change to the landscape, thereby impacting the established way of life in potentially dramatic ways because of their location in relatively rural areas, access to services like sanitary sewer, roads, and to some extent schools, and EMS/fire services are currently not available or severely limited. Providing these services will be a challenge for such large areas and require extensive financial resources to complete. To ensure the success of providing the development is the one responsible for providing services and that a comprehensive approach is taken to evaluate the impacts of the development, it is recommended in the Plan that the County establish Intergovernmental Agreements with relevant jurisdictions.

It is impractical to guess what the impacts of such large developments will be, so it is the intent of the Annual Work Plan for Implementation to tackle each area specifically to complete detailed area studies. One of the first steps the County should take to address Developments of County Significance is to enter into Intergovernmental Agreements with the other jurisdictions to make sure the impact of such a development is not unfairly shifted to a jurisdiction with little or no regulatory control. It is essential that the development approval jurisdiction be able to ensure proper services without undue hardship to existing residents and landowners. Intergovernmental Agreements are explained under separate heading below.

The second level of concern for the County in regard to Developments of County Significance is the proper treatment of the application and development approval process. While not fully consistent with the current *Comprehensive Plan*, recommendations but could be in keeping with the overall vision and the criteria established in the Plan. This section utilizes Plan Amendments, Development Agreements, and Planned Development and Form-Based Zoning Districts applications as well as criteria for such developments. Development Agreements and Planned Developments are also explained in more detail in the following sections.

1. PLANNING AND LAND USE STRATEGIES

The Planning and Land Use Strategies reflect the approach most commonly used by communities in the pursuit of planning goals. This list represents the basic tools the County has used to update and implement the Comprehensive Plan. These are options that are not novel and provide familiar foundation for effective management of County growth. These tools include:

- A. The *Zoning and Land Development Regulations Ordinance*
 - i. Overlay and Special Use Zoning Districts
 - ii. Planned Development Zoning Districts
- B. Development Agreements
- C. Developments of County Significance
- D. Coordination with Other Planning Efforts

Each of these tools is explained below.

A. The Zoning and Land Development Regulations Ordinance

The *Zoning and Land Development Regulations Ordinance* is the predominate regulatory tool the County has to implement the *Comprehensive Plan*. This ordinance provides standards that development must meet and therefore is the link between the recommendations of the Plan and the resulting development in the County. It will be important that the *Zoning and Land Development Regulations Ordinance* be evaluated to determine where updates are needed to be consistent with the vision of the Plan.

i. *Overlay and Special Purpose Zoning Districts*

As established in the *Zoning and Land Development Regulations Ordinance* the County can put into effect an overlay or special purpose zoning district to create development controls for a particular area. These districts can be used to focus regulations that are customized for a specific geographic area which can vary from the underlying zoning. This tool can be effective as follow up implementation for strategic land use plans and in the case of infill development to ensure new infill matches the character of existing development. They are also particularly useful in areas along jurisdictional boundaries to provide consistent regulations between the County and municipalities. Overlay and Special Purpose Zoning Districts are most appropriate in cases where a number of properties are

owned by various parties but share some common characteristic or feature that should be protected or enhanced rather than modified by base zoning standards that may not be consistent with the features unique to the area. Examples include modified setbacks, design standards, or standards to address a unique natural feature.

ii. *Planned Development Zoning Districts*

Planned Development Zoning Districts (PD), which are provided for in the *Zoning and Land Development Regulations Ordinance*, are intended to promote innovative site planning through flexible development standards. There can be mutual benefit to both developer and County from a PD because in exchange for flexibility the development typically includes open spaces, affordable homes, and other amenities.

The PD is a good companion to a Development Agreement because it provides a tie to the development standards that can be customized for a particular site and development.

In trying to achieve the Plan's core elements, County baseline standards for future planned developments should address or continue to address the topics listed below. Following establishment of the minimum standards, the County should adopt the baseline standards as part of its development code.

- **Open space.** It is common for developments to require some open space (see Open Space definition, page 126). Current PD regulations call for the provision of open space if the PD includes a request to increase residential density to the maximum density recommended for the property by the *Comprehensive Plan*. When this is the case, a minimum of 0.2 acres of common open space per dwelling unit is required in the Rural Area and 0.05 acres of common open space is required in the Urban/Suburban Area. Ten percent of the land area designated for office, commercial, and/or industrial uses is required for any PD requesting density increases as described above, regardless of its location in the County.
- **Environmental protection.** As under current regulations, PDs should continue to protect any resources determined significant by the Planning Director. These include but are not limited to: agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern. PDs also must comply with all provisions of tree protection and preservation regulations and must adhere to the waterfront development standards of the underlying base zoning district.

Additionally, as part of the review process, coordination with other applicable agencies regarding environmental impacts and cultural/historic/archaeological resources may be performed to better inform the planning staff, public, and policymakers of the effects of a given development.

- **Transportation and public facilities.** PDs should comply with transportation demand management, traffic impact assessment, and any public facility mitigation requirements, and should not be allowed to waive or modify those requirements.
- **Connectivity and access management.** PDs should comply with all local connectivity and access management rules and should not be allowed to waive or modify those requirements.
- **Design Character and Quality.** PDs should meet or exceed all mixed-use, transitional, and community form standards and guidelines and should not be allowed to waive or modify those requirements.

B. Development Agreements

A Development Agreement is a somewhat unique tool in South Carolina that allows both local governments and a developer or land holder to enter in to an agreement that grants development rights and ties them to adequate public facilities through a public process. Development Agreements can be useful in cases that involve review and action by multiple governmental agencies. The *South Carolina Local Government Development Agreement Act* requires a detailed submission for any Development Agreement.

Under South Carolina state law, Development Agreements must conform to local development standards, and so they often are combined with a planned development ordinance (PD) to establish a negotiated approval for development over an extended period of time. The requirement for conformance to the local comprehensive plan influences the decision to require Developments of County Significance (described in the next section) to request a Plan Amendment when located in the Rural Areas. In Charleston County, Planned Developments are governed by the *Charleston County Zoning and Land Development Regulations Ordinance*. Development Agreements are allowed under Chapter 3 if they are in accordance with South Carolina Code of Law, Title 6, Chapter 31.

Any future Development Agreements should be required to meet or exceed the minimum standards outlined below (as stated in the Plan):

- Preservation of a portion of the land for open spaces, natural features and/or recreational areas (see Open Space definition, page 165);
- A historic and archeological resource study;
- Preservation, mitigation and/or management of significant cultural, historic and archaeological sites, resources and landscapes;
- Information regarding the location, density and intensity of proposed land uses;
- Proof that the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
- Proof that residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development;
- Inclusion of a variety of housing ownership types and affordability;
- Economic development information such as economic feasibility analysis, estimates of average annual ad valorem tax yields, economic development analysis of the impact on the economy and employment market;
- Fiscal impact analysis of the public infrastructure needs;
- List of required public improvements including, but not limited to transportation improvements; educational facilities, public safety services, and government facilities;
- Traffic impact study;
- Interconnected and complete transportation network;
- Analysis of public transit alternatives;
- Provision of transportation alternatives; and
- Emergency evacuation plans.

In addition, existing Development Agreements that are re-opened should be required to meet these minimum standards, to the extent permitted by law. Further, all future Development Agreements should contain language and criteria to establish when an agreement can be re-opened based on a set of defined conditions. These conditions should include:

- A phasing schedule that requires phases to be completed within a specified period of time, or the Development Agreement will be re-opened (something the statute does not require, but allows);
- A schedule that requires the transportation analysis component and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed;
- Recognition that subsequently adopted laws are not in conflict with the Development Agreement and can be applied, if at a public hearing the County Council determines:
 - There are substantial changes that have occurred within the County which, if not addressed by the County, would pose a serious threat to the health, safety, and welfare;
 - The new laws address these problems and are essential to addressing them; and
 - The laws expressly state they are to apply to the Development Agreement;
- Recognition that subsequently adopted laws can apply to the Development Agreement if it is found that the Development Agreement was based on substantially and materially inaccurate information supplied by the developer.

The County could adopt these standards as part of its local code for Development Agreements.

C. Developments of County Significance

Generally the first time the concept of defining and regulating projects of county or regional significance was seriously considered occurred in the late 1960s when the American Law Institute (ALI) of the American Bar Association decided to prepare a *Model Land Development Code*. The Model Code embraced two forms of the concept: the development of regional impact (DRI) and development of regional benefit (DRB) process, which served two different purposes; under the Model Code, the DRI process allowed for extra local review of development projects of a certain size to ensure any extra-local or regional impacts were addressed; the DRB process allowed for extra local review and preemptive decision making to ensure projects of regional benefit were not rejected at the local level because regional benefits were not considered (American Law Institute of the American Bar Association, 1976; Pelham, 1979; Bollens, 1992).

These proposals about projects of regional significance in the Model Code came in response to several problems identified with the traditional framework of local planning and zoning. First was the incapacity or unwillingness of local governments to address the issues of extra-local impacts when they considered development proposals. Second was the incapacity or unwillingness for local governments to consider the positive regional benefits of certain types of development proposals that would clearly have negative local impacts, like prisons or solid waste sites (LULUs, or locally unwanted land uses). It was suggested that unless these problems were addressed, the results would lead to environmental degradation, the inefficient siting of public facilities and regional inequality (Babcock, 1966; Bosselman and Callies, 1971; Reilly, 1973; Healy and Rosenberg, 1979; Plotkin, 1988). The Model Code recommendation was to allow limited state regulatory preemption into local decision making to address these problems.

Since that time this concept has been recognized as a legitimate and much needed planning tool to ensure extra-local impacts and regional benefits are addressed in the land use regulatory process, and a hand full of states have embraced the concept in a variety of forms. The broad-based and oldest state initiative where the project of regional significance concept has been adopted and implemented is in Florida, where in 1972, the *Florida Environmental Land and Water Management Act (1972)* was adopted, establishing the development of regional impact (DRI) review process. It has been in place now for over 25 years.

The lessons learned from the practice experience in implementing and administering a project of regional impact type review are multiple. However, one clear lesson learned is that translating the concept of "regional significance" into a clear and workable definition that is "implementable" with some degree of efficiency is challenging -- requiring consideration of multiple policy and technical issues. They include fundamental matters like what resources in the region are truly regional in nature and therefore require the evaluation of extra-jurisdictional impacts (e.g., potable water sources, roads, wastewater treatment facilities, water quality issues, wildlife impacts, the economy and housing); what methods are acceptable in evaluating regional impacts; and at what threshold is the size of a proposed project development going to generate significantly substantial impacts on regional resources.

There are a number of different ways to define "projects of regional significance." They include numerical thresholds by land use type; numerical thresholds based on public facility impact; numerical thresholds based on employment generation; thresholds based on impacts to natural, historic, archeological or cultural resources; thresholds based on extra-local impacts; and thresholds based on public facility type.

Beyond the pure definition, but relevant to the workability of the definition to the

overall program initiative are structural issues about process and intergovernmental relations (e.g., procedurally, how will the program work, and how is intergovernmental review considered), and general implementation. This is the case in Charleston County. South Carolina has not adopted a system like Florida's or the Model Code's. Just as clear as a practical matter, Charleston County, the municipalities within its borders, and neighboring counties and municipalities are faced with potential Development of Regional/County significance whatever definition is agreed upon. It is important that the municipalities communicate and coordinate their processes with one another. The same underlying rationale applies as with other tools. For physical and fiscal reasons, and for their own economic welfare and quality of life, these governments need to communicate and coordinate. Developments of County Significance are governed by Chapter 3 of the *Zoning and Land Development Regulations Ordinance*.

D. Coordination with Other Planning Efforts

One of the most basic approaches the County can take in pursuit of implementation is more focused or strategic planning efforts to develop recommendations or policies related to a particular area of County management or a geographically specific area. The general goals and strategies in the *Comprehensive Plan* are broad based and apply countywide. However, there are areas where more detailed and specific recommendations could be beneficial. The Plan identifies geographic areas where further planning will be needed; the approach for those Area Plans is detailed in the "Annual Work Plan for Implementation."

Coordination with other jurisdictions as well as other County departments that are responsible for ordinances that further the strategies of the *Comprehensive Plan* is discussed in the *Comprehensive Plan*, as well. Listed below are some general items regarding strategic land use plans and information on County plans and programs currently in place that further the goals of the *Comprehensive Plan*.

i. Strategic Land Use Plans

The County has the ability to undertake area specific land use plans that can focus on the context and conditions of a specific area. There are several locations identified in the *Comprehensive Plan* for further study.

These recommendations include coordination with adjacent jurisdictions to make sure the plan for the area is consistent across jurisdictional boundaries. These plans should focus on assessment of:

- The physical character of surrounding land uses and buildings;

- Road and transportation impacts;
- Availability of services; and
- Public input.

Following the example established in locations such as The Mount Pleasant Overlay District, Sweetgrass Basket Special Consideration Area, the County and impacted jurisdictions should establish coordinated regulatory overlay zoning districts to provide consistent guidance and standards for development in these areas.

ii. The Charleston County Greenbelt Plan

Charleston County voters initiated two strategic plans in 2004 when they voted in a countywide referendum to raise funds for transportation related improvements using a Half-Cent Sales Tax. The referendum includes requirements for acquisition and protection of green spaces called "greenbelts." The County prepared a *Comprehensive Greenbelt Plan* to provide an open public process to identify key resources and prepare a strategy for the best way to achieve the intent of the referendum. The *Greenbelt Plan* provides the County with the direction and tools necessary to allocate funds from the One Half-Cent Sales Tax toward Greenbelts. The County has since established the Greenbelt Program to administer the day-to-day activities and acquisition of land into in the County's *Greenbelt Plan*.

iii. The Charleston County Comprehensive Transportation Plan

As a result of the 2004 referendum, the County established RoadWise, a division under the Deputy County Administrator for the Half-Cent Sales Tax Program, to manage and oversee transportation related improvements. The Transportation Advisory Board prepared the *Charleston County Comprehensive Transportation Plan* that identifies a 25 year (through 2030) allocation of resources to transportation improvement projects. The *Comprehensive Transportation Plan* is a key resource in the achievement of Plan related strategies for improvements to the County's transportation networks and road conditions.

iv. Solid Waste Management Plan

The County operates solid waste management services and facilities through the Solid Waste Division. The Division maintains a Master Plan which considers the various costs and benefits associated with solid waste management options. The plan was updated concurrent with the *Comprehensive Plan* and details the approach the County will take in management of recycling and solid waste disposal facilities.

v. *Stormwater Management Program*

In October of 2007, the County put into effect the *Charleston County Stormwater Program Permitting Standards and Procedures Manual* to “protect, maintain, and enhance water quality and the environment of Charleston County and the short-term and long-term public health, safety, and general welfare of the citizens of the Charleston County.” The program is intended to minimize property and environmental damage caused by development. This is a significant implementation tool for many of the strategies dealing with sustainable and environmentally sensitive development. The County is in the process of preparing a County Stormwater Management Plan.

vi. *Public Private Partnerships*

There are some elements of the Plan for which the County has the most control over implementation. However, there are elements where partnerships with other agencies particularly private agencies can be a benefit in implementation. Agencies such as the South Carolina Community Loan Fund (formerly Lowcountry Housing Trust) that can provide a unique resource to determine best practices the County could use to further many of its goals. A public private partnership can be useful for initiatives such as affordable housing initiatives, when the County may not have in-house resources.

2. LAND USE AND PUBLIC FACILITIES LINKAGE AND FISCAL SUSTAINABILITY

One of the major themes in the *Comprehensive Plan* is the need to link land use decisions to the availability of public facilities and services in a fiscally sustainable manner. The goals and strategies of the *Comprehensive Plan* establish a policy for the County to ensure that future growth is balanced with adequate provision of public facilities and services. However, the following tools could be used to further strengthen this effort. As discussed below, tools such as a Capital Improvements Program (CIP) and an Adequate Public Facilities Ordinance (APFO) can be effective in shaping, directing, and accommodating growth when land use assumptions and projections are taken into account in facilities planning. The state mandated Priority Investment Act is essentially a requirement for a Capital Improvements Program for certain public facilities that requires intergovernmental communication. Communication is the first step to coordination, and in Charleston County, intergovernmental coordination is essential to success. Investments in infrastructure and service provision should be directed to the Urban/Suburban Area of the County, located within the Urban Growth Boundary, to alleviate development pressure in the Rural Area of the County. Properly funded facilities plans that reinforce and facilitate compact growth in defined areas while working to meet needs elsewhere will result in less development pressure in the Rural Area of the County.

To address these goals, the County should consider focusing its efforts on the following planning, regulatory, and funding actions:

- Prepare a Capital Improvements Program (CIP) for transportation, parks, public safety, stormwater management, and public buildings in accordance with the South Carolina Priority Investment Act as well as the County's Future Land Use Plan.
- Establish Adequate Public Facilities Ordinances (APFOs), policies that only allow new development where adequate public infrastructure, such as transportation, potable water, and wastewater, to serve the development is in place at the time of impact of the proposed development. Establishing APFOs will require extensive coordination with other local jurisdictions to set up agreements regarding these policies.
- Establish financial feasibility for CIPs and APFOs through a fiscal impact assessment.

The following tools are included to support these efforts:

- A. Capital Improvement Program
- B. Impact Assessments
- C. Adequate Public Facilities Ordinance
- D. Funding Tools

A. Capital Improvement Program(s)

A CIP is a five- or six- year schedule of capital projects for public facilities. Types of public facilities in a CIP might include transportation, public water and sewer, parks, stormwater, public safety, public buildings, and schools. Many communities prioritize these facilities and develop a CIP for three or four public facilities. Chief among these are transportation, potable water, wastewater, and public safety.

A CIP is most effective when coordinated with assumptions and goals in the comprehensive plan. A CIP is effectively a business plan for the County both fiscally and physically:

- **Fiscally:** A properly funded CIP is a fiscal business plan for meeting the infrastructure needs of the County. It takes stock of where the County is presently with regards to service provision. It identifies present deficiencies and future needs. It then pairs these needs with funding sources in a fiscally feasible manner.
- **Physically:** The CIP is also a part of a larger business plan for guiding growth. Infrastructure improvements facilitate development. A CIP that takes the land use and development goals of the community into account can influence the shape and location of development. A strong CIP directs where development and redevelopment will be supported through public infrastructure investments. Currently, Charleston County is using an annual CIP/budget process for the following facilities: Detention Center; Radio Communications; Judicial Center; Consolidated Dispatch, and other County facilities. These expenditures are not well coordinated with assumptions in the Land Use Plan and are not based on an extended time horizon.

On May 23, 2007, Governor Sanford signed into law the South Carolina Priority Investment Act. The Act amends the Local Government Comprehensive Planning Enabling Act of 1994 requiring two new CIP-like elements to the comprehensive planning process. The Act provides for a specific transportation element requiring local governments to consider all transportation facilities (i.e., roads, transit projects, pedestrian and bicycle projects) as part of a comprehensive transportation network.

The Act also added a new Priority Investment Element, which requires local governments to coordinate and analyze available public funding for public infrastructure and facilities over the next ten years and to recommend projects for expenditures of those funds for needed public infrastructure.

Additionally, the Priority Investment Element requires a basic level of coordination between local governments. The Act requires that the Priority Investment Element be developed through coordination with "adjacent and relevant jurisdictions and agencies." All governmental entities and utilities - counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies and other public entities - that are affected by or have any planning authority over public projects identified in the Priority Investment Element must be consulted in the coordination process. The Act provides for a basic level of coordination requiring written notification to the other agencies and an opportunity for comment on the proposed projects.

The recommended process for establishing a CIP for a given facility is:

- Establish a Level of Service (LOS) for the facility;
- Identify existing conditions of the facility, based on the established LOS;
- Identify deficiencies (if they exist), and costs to correct;
- Identify and utilize appropriate land use assumptions from the Comprehensive Plan;
- Estimate demand for the facility over the planning horizon, based on land use assumptions and the established LOS;
- Estimate capital improvement needs to accommodate new growth and development over the planning horizon in order to maintain the established LOS;
- Estimate costs over the next five (5) years (Five Year CIP), to provide needed improvements;
- Develop a financially feasible program to fund the capital improvements identified in the Five-Year CIP; and
- Update annually.

1. Level of Service is a term used to describe a benchmark or standards against which the provision of a service can be measured. For example, a roads level of service may be established by how many cars it is carrying in relation to the number of cars it is designed to carry, or how much congestion there is. In the case of water the Level of Service may be related to the capacity of the pipes carrying the water, or the pressure of water in the home, or the capacity to treat drinkable water in millions of gallons per day. The important thing with a Level of Service is that it can be established in many ways but is then used as a way to measure continued performance. If a goal Level of Service is set it can be used to assess need for new facilities to maintain the desired Level of Service.

Specifically, the CIPs for transportation facilities will include, at a minimum, the following elements:

- Establishment of a Level of Service (LOS) standard that gives the expectation of having rural transportation service and roads in the Rural Area of the County;
- Establishment of a LOS standard that gives the expectation of having a higher level of services in the Urban/Suburban Area of the County;
- Identification of the existing conditions of the public facilities, based on the established LOS, any deficiencies in service conditions (if they exist), and the costs to correct the deficiencies;
- Estimates of the capital improvement needs to accommodate new growth and development and their costs over a five (5) year planning horizon;
- Preparation of a specific list of capital improvements to be provided by the County to accommodate new development over the next five (5) years (Five Year CIP), which shall be updated annually; and
- A financially feasible program to fund the capital improvements identified in the Five-Year CIP.

Establish financial feasibility for CIPs and APFOs

Financial feasibility is the key element in CIPs and APFOs. Once needs and goals are identified, the County must have a feasible financial structure to bring about the infrastructure improvements. If the County hinges approval on the provision of services, it needs to have service provision plan. This is especially true in the case of APFOs where the County can risk legal challenges if it ties development approval to public facilities that it does not plan to fund feasibly.

It is also important to note that APFOs cannot be used to correct current infrastructure deficiencies.

B. Impact Assessment Studies

Impact Assessments are tools that can be used on a countywide or project specific basis. An impact assessment is a numeric analysis of the anticipated impact of growth on one or more systems and recommendations for necessary improvements and the cost of those improvements. Impact Assessment Studies often involve the use of geographic and mathematical models that can run growth or development scenarios to measure their impact on the facility, services, or system of choice. The County could choose to use an Impact

Assessment Study in one of two ways:

- Scenario one would be initiated by the County and would use land development regulations and growth projections associated with the Comprehensive Plan to generate demand for various services and systems in the County. The results of this type of assessment would offer a comprehensive picture of what improvements would be needed under a list of assumptions. This scenario would yield general results that would provide a long-term picture of the impacts of growth if it follows the guidance of the Plan. The results could serve as a basis for a Capital Improvements Program. It would also establish a baseline to assess the impacts of individual developments. This first scenario would be beneficial if the County decided to pursue a countywide Impact Fee.
- Scenario two allows the County to require an Impact Assessment for services or facilities as part of development approval for a specific development. This alternative provides the County with information how necessary improvements to support growth in a specific geographic location and analyze the cost of those improvements to determine how those improvements will be funded. The County could choose to require the developer to submit impact assessments or could require application fees to obtain an expert of the County's choice.

Fiscal Impact Assessments specifically look at the relationships between costs and revenues associated with new development; however, a service specific assessment could be prepared such as water or sewer services, schools, or transportation.

Fiscal Impact Assessment

A fiscal impact model will compare County costs against County revenues associated with land use policies and specific development projects, thereby indicating the short- and long-term fiscal sustainability of land use decisions. The County could then weigh land use policy decisions, acceptable levels of public services provided, plans for capital investments, and long-term borrowing needs, in addition to prompting local officials to evaluate current and future revenue sources.

There are two primary methodologies utilized in Fiscal Impact Analyses. These are the average cost and case study-marginal methodologies. The average cost approach is the simplest method and the most popular. Costs and revenues are calculated on the average cost per unit of service (often per capita or per employee). This method assumes the current average cost of serving existing residents, workers, students, etc.

² Description of Fiscal Impact Analysis provided by TischlerBise Associates, Inc.

is the best estimate of the cost to serve new residents, workers and students. The major weaknesses of this methodology include: (1) it does not reflect the fact that both costs and revenues generated by new development can differ significantly from those of the existing development base; (2) it does not consider available public service and capital capacities; and (3) it usually does not consider the geographic location of new development.

The case study-marginal methodology is the most realistic method for evaluating fiscal impacts. This methodology takes site or geographic-specific information into consideration. Therefore, any unique demographic or locational characteristics of new development are accounted for, as well as the extent to which a particular infrastructure or service operates under, over or close to capacity. This methodology is more labor intensive than the average cost method due to its more specific data needs.

If the County simply wants to estimate the fiscal impact of a project or development scenario at a point in time in the longer term future, say twenty years, then the average cost approach may generate somewhat similar results to the case study-marginal cost approach for that year. As discussed previously, the weakness of the average cost approach is its inability to adequately reflect fiscal realities pertaining to timing and spatial distribution.

Advantages:

- Fiscal Impact Analysis can bring a realistic sense of the costs of growth into the public discussion. The County can benefit from the "objective screen" that the analysis provides, which can lead to a better understanding-both for the public and for County Officials-of the relationships among the various factors contributing to growth and development.
- Encourages the integration of land use and budget decisions.
- Can provide an understanding of the fiscal/service delivery implications of different land use scenarios or specific development projects.
- Encourages "what-if" questions related to acceptable levels of service and land use and financial policy.
- From a planning perspective, a Fiscal Impact Analysis directly links proposed zoning and land uses with projected population and employment growth related to residential and nonresidential development.

Disadvantages:

- The most frequently mentioned criticism of fiscal analyses is the "inherent limitations" associated with any methodology or approach. In other words, "outputs

are only as good as the inputs" and their specific relevance and application to the County and analysis. Consequently, a model developed using a methodology inappropriate to the situation, faulty assumptions, or a "black-box" approach, can significantly erode the public's trust and confidence in the model's output.

- Assumptions and data should be reviewed on a regular basis to ensure that they continue to accurately reflect current trends, thereby placing an administrative burden on the jurisdiction.
- A Fiscal Impact Analysis will not provide the "answer" to policy questions. It can be a useful tool, but it can also be a source of contention if there are substantial tensions regarding the costs of growth, which could lead to the practice of "fiscal zoning," approving only those development projects that generate a net surplus.

C. Adequate Public Facilities Ordinance

In an effort to encourage fiscally and physically responsible growth, the County should also consider coordinating land use permitting with public facilities. A chief tool local governments have used to this end is an Adequate Public Facilities Ordinance (APFO).

An APFO requires new development show adequate public facilities and services will be available at the time development impacts occur. The goal is to reduce lag time between project impact and service delivery.

One of the traditional roles of local government is the provision and management of capital facilities -- roads, potable water and wastewater infrastructure, solid waste facilities, drainage facilities, parks, police facilities, and fire and emergency medical service (EMS) facilities. In the majority of communities throughout the nation, these responsibilities are carried out either on an ad hoc basis (with local governments considering capital facility needs and their funding as they arise, usually on an annual basis), or more systematically, through the development of five- or ten-year capital improvement programs (CIPs) that are sometimes integrated into long-term infrastructure funding strategies for the local government.

Over the past 15 years, a growth management technique has emerged that embraces the idea that local government's provision and management of capital public facilities is more effective if the public facility planning and funding program is coordinated with the land use regulatory process so that the approval of development is coordinated with the provision of capital public facilities. This technique has been used primarily in rapidly growing communities in the sunbelt and in several fast-growing states (Maryland³, Florida⁴, and Washington⁵) where local governments have struggled to keep pace with the public facility

demands created by new development. In the planning profession and literature, the concept is characterized as adequate public facilities or "concurrency."

At its most basic level, the concept of adequate public facilities is simple and straightforward. It is a growth management tool used by local government that coordinates the provision of capital public facilities, through a CIP, with the timing of development. It requires that adequate public facilities be available to accommodate new growth and development at or about the time it occurs. Experiences in the implementation of the APFO concept, however, especially for roads, teaches that it can be a complex growth management technique that must be carefully crafted and based upon a sound management and funding program to be effective.

³ Montgomery County, Maryland, operates the longest running APF program in the country. Since 1973, when the county added an APF requirement to its subdivision ordinance, subdivision approval has been linked to the adequacy of public facilities. Since the inception of Montgomery County's APF program, over 48 local governments in Maryland have initiated APF programs. They include Anne Arundel County, Baltimore County, Prince Georges County, Frederick County, the City of Gaithersburg and others.

⁴ One of the centerpieces of Florida's 1985 growth management legislation is a concurrency mandate. The legislation requires that all local governments in the state (400+) prepare a comprehensive plan that includes a "financially feasible" five-year capital improvement element (CIE) for a minimum of six public facilities (roads, potable water, wastewater treatment, parks and recreation, solid wastes, and drainage), that the CIE identify the public facilities needed to serve the expected population at locally established LOS standards for each public facility, that a concurrency management system (CMS) is designed as part of the implementation section of the comprehensive plan, and that the CIE, and the other portions of the local comprehensive plan be implemented in part through concurrency regulations that provide that public facilities and services meet or exceed the standards established in the capital improvements element "and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development." Sec. 163.3202(2)(g), Fla. Stat.

⁵ Washington established mandatory planning and implementation standards which include concurrency requirements for the local governments around Puget Sound and for the other fast-growing counties and cities in the state in 1990. Like Florida's concurrency mandate, the Washington legislation follows the traditional approach to APF or concurrency management: to establish a management framework for the coordination of infrastructure with new growth and development so that adequate public facilities are available (or concurrent) at or about the time new growth and development needs the infrastructure. Washington's concurrency requirements, however, provide local governments broader latitude than Florida local governments to locally determine which local public facilities should be subject to concurrency. The one exception is roads, which are required to be included in the concurrency management program, and potable water and sanitary sewer systems, which are strongly encouraged to be included in the program.

In any initial discussion of the APFO concept, it is first important to dispel any misconceptions about what an APFO is or should be. The traditional and appropriate definition of APFO emphasizes planning/management/funding as the key and most important components of any APFO program. Under this view the focus of APFO is on government's responsibilities to establish sound planning and funding programs for infrastructure, while important, the regulatory aspects of the program are not as important, and are used only to ensure that adequate facilities are available -- which they should be if the planning and funding parts of the program are well managed. Thus, under the traditional and appropriate application of APFO, the focus is on the management of infrastructure so that the community's desired levels of growth and development are coordinated with the provision of infrastructure in an efficient and orderly way.

A second and inappropriate view perceives APFO as a purely regulatory and "no growth" measure, with no governmental responsibilities to manage and coordinate the provision of infrastructure. Under this perspective, County may impose an adequate public facilities requirement (e.g., that adequate road facilities shall be available prior to the approval of development) without planning, management, and funding efforts to ensure the adequate provision of infrastructure in an orderly fashion.

Given that the planning and management of infrastructure is at the heart of an APFO initiative, the key to a sound APFO program is the design and implementation of a financially feasible capital improvements program (CIP) for the public facility for which the APFO program is being established. Consequently, it is key that a sound APFO program be based upon a CIP and funding program that:

- Establishes a LOS to evaluate the conditions of existing infrastructure, identifying deficiencies, and capital costs to correct deficiencies;
- Projects needed capital improvements to provide adequate capacity for new growth and development;
- Is financially feasible so that there is funding to provide the needed capital facilities to accommodate new growth and development and correct deficiencies within reasonable time frames; and
- Annually monitors facility conditions so that the CIP can be updated to address changed conditions.

Types of public facilities for which an APFO could be applied include transportation, parks, potable water, sewage, drainage, solid waste, and schools.

The County should consider developing an APFO for transportation, sewer, water, EMS, stormwater, and fire systems. If established, the APFO shall require a CIP that:

- Establishes a LOS to evaluate the conditions of existing infrastructure, identifies deficiencies, and the capital costs to correct deficiencies within reasonable time frames;
- Identifies the capital improvements to provide adequate capacity for new growth and development;
- Is financially feasible so there is funding to provide the needed capital improvements to accommodate new growth and development and to correct deficiencies;
- A monitoring program that annually monitors/measures capacity and demand conditions on the system(s) subject to the APFO; and
- An ordinance that evaluates development and ensures development is not approved unless adequate capacity is available to accommodate it.

There are some challenges associated with implementing an APFO in Charleston County. The first is that water and sewer are two of the facilities/services that influence the placement and rate of growth. However, the County is not currently in the business of providing or regulating public sewer and water provisions. If an APFO were to include those services or transportation, a great deal of coordination between the County and the service providing agencies would be required. The second challenge, or reality of an APFO, is that they can not be used to address existing or current infrastructure deficiencies.

D. Funding Tools

The Capital Facility Plan, Fiscal Impact Assessment and the Adequate Public Facility Ordinance all include reference or components related to funding. The County has several options for funding capital improvements/infrastructure improvements. The following are the primary sources of funding for these facilities. All of the options except Impact Fees and Tax Increment Finance Districts can be used to correct existing deviancies.

i. Property Tax

The property tax is administered and collected by Charleston County with assistance from the South Carolina Department of Revenue. Real and personal property are subject to the tax. Approximately two-thirds of County-levied property taxes are used for support of public education. Municipalities levy a tax on property situated within the limits of the municipality for services provided by the municipality. The tax is paid by individuals, corporations,

partnerships, etc. owning property within the state.

Each class of property is assessed at a ratio unique to that type of property. Primary residences and privately-owned agricultural lands are assessed at four (4) percent of fair market value; rental properties are assessed at six (6) percent of fair market value. Other classes such as utility property and manufacturing property are taxed at higher rates. The assessment ratio is applied to the market value of the property to determine the assessed value of the property. Each county and municipality then applies its millage rate to the assessed value to determine the tax due. The millage rate is equivalent to the tax per \$1,000 of assessed value. For example, if the millage rate is 200 mills and the assessed value of the property is \$1,000, the tax on that property is \$200. Charleston County's millage rate currently stands at 168 mills. The County itself charges 46.8 mills (32% of the county-wide millage). This rate has not been raised in the last thirteen years. On top of the County millage, the School Board charges 113.6 mills (68% of the county-wide millage).

ii. *Sales Tax (Capital Projects, Local Option, Transportation Authority)*

The State of South Carolina allows for three taxes to provide a dedicated funding source for infrastructure. They include the following:

1. The first is a voter approved Capital Project Sales Tax (S. C. Code of Laws 4-10-310), which must be used for capital projects such as bridges, highways, streets. This 1% tax has a duration period of seven years.
2. The second is a Local Option Sales Tax (S. C. Code of Laws 4-10-20), which if approved by the voters, must then issue a property tax credit to County taxpayers totaling the amount of revenue raised. This 1% tax has no duration limit.
3. The third is a Transportation Authority Sales Tax (South Carolina Code of Laws 4-37-10). This 1% tax has a duration limit of 25 years.

Charleston County is not currently using a Capital Projects Sales Tax. The County does currently use a Local Option Sales Tax to "roll back" property taxes.

Additionally, Charleston County is using a Transportation Authority Sales Tax. The Half Cent Transportation Sales Tax was approved by almost sixty percent of the voters in a countywide referendum on November 2, 2004. It was implemented in Charleston County business establishments on May 1, 2005 and is expected to raise \$1.3 billion for Charleston County over twenty-five years. This tax is used to fund transportation projects, transit and the greenbelt program.

Advantages:

- A Capital Projects Sales Tax is often one of the most convenient forms of infrastructure financing, and can result in the generation of substantial amounts of revenue.
- A sales tax is generally easy to administer and relatively invisible when it is "piggybacked" onto state taxes.
- A sales tax broadens the tax base to include non-residents.
- A sales tax can be used to back revenue bonds, which will not impact the County's debt capacity.
- A sales tax is applied across the Region and County.

Disadvantages:

- A sales tax can be considered a regressive tax, especially if it is applied to groceries, since lower income households spend a greater share of their income on groceries than upper income households.
- Sales tax revenue varies with spending trends, and so is less reliable than property tax revenue.
- The Capital Projects Sales Tax must be approved by a vote of the voters.

iii. *Impact Fees*

An impact fee is a land use regulatory tool used by a local government that exacts a fair share fee on new development based on the costs the local government will incur to fund capital infrastructure (such as roads and parks) to accommodate new development. In determining the reasonableness of these one-time fees, the analysis that supports the fee should demonstrate that: 1) needed capital facilities are a consequence of new development; 2) the fees exacted are a proportionate share of the government's cost; and 3) revenues are managed and expended in such a way that new development receives a sufficient benefit.

Impact fees cannot be imposed on new development to pay for or provide public capital improvements needed by the existing development base. Capital improvements funded by impact fees must enable the jurisdiction to accommodate new development by adding capital facility capacity. To be proportionate, new development should pay for the capital cost of infrastructure according to its "fair" share of impact on the particular public facility for which it is imposed. To ensure impact fees are proportionate, the cost allocation methodology should consider variations by type of development and type of public facility. As appropriate, capital cost assumptions must consider the net cost of fa-

ilities after accounting for grants, intergovernmental revenues and other funding sources. The reasonable connection between the impact fees and the benefit requires that funds be earmarked for use in acquiring capital facilities to benefit the new development. Sufficient benefit also requires consideration of when the fees are spent. This benefit test generally leads communities to set up collection and expenditure zones for public facilities that have general geographic service areas.

South Carolina enables local government entities with comprehensive plans to impose certain types of development impact fees for transportation, public safety (Police, Fire, EMS), potable water, wastewater, solid waste, and stormwater facilities.) However, impact fees in South Carolina cannot be charged for schools. See *South Carolina Code of Laws* § 6-1-910, et. seq.

The impact fee ordinance must include an explanation of the calculation of the impact fee and specify the system improvements for which the impact fee is intended to be used. The ordinance must also establish a procedure for timely determinations of applicable impact fees and developer credits, include a description of acceptable levels of service for system improvements and provide for the termination of the impact fee. As described above, the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. A government entity imposing an impact fee is required to prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

Charleston County does not currently utilize impact fees.

Advantages:

- Impact fees can help meet capital infrastructure needs due to new growth with less pressure on the tax rate.
- Impact fees can generate substantial sums of revenue.
- Impact fees are politically attractive, since they pass on specific capital costs to future development.
- Impact fees coordinate new growth with the facilities demanded.
- Impact fees can be applied across the region.
- Impact fees are more predictable and equitable than informal systems of negotiated exactions and are likely to generate considerably more revenue.

Disadvantages:

- Impact fees are typically not due until development occurs. As a result, this makes it

difficult for the jurisdiction to use the fees to construct capital improvements prior to or in conjunction with new development.

- In the context of funding growth-related facilities, impact fees cannot be assessed on the existing development base.
- Rational nexus requirements impose a set of earmarking and accounting controls that limit the use of impact fee revenue.
- Technical studies are required to develop and justify the adopted impact fee amount.
- A good impact fee program requires regular updating.

iv. Real Estate Transfer Fee

Also known as a deed transfer tax or documentary stamp taxes, a real estate transfer fee is a fee on the transfer, sale or conveyance of real property. The rate is applied against the purchase price of the property. The use of revenue raised can be restricted to certain capital expenditures. For example, the State of Maryland authorizes a real estate transfer tax with a specific percentage set aside for the purchase of parkland.

The State Legislature has not authorized Charleston County to utilize a real estate transfer fee at this time. At least one other local government, Town of Hilton Head, has received authorization for a real estate transfer fee.

Advantages:

- A real estate transfer fee has the potential to generate a substantial amount of revenue since it is based on all real estate transfers.
- A real estate transfer fee can be used to back revenue bonds, which will not impact the County's debt capacity.
- A real estate transfer fee is generally easy to administer and relatively invisible when it is paid at time of closing on real property.
- A real estate transfer fee is applied across the County.
- Does not affect residents who remain on their property or do not sell or buy real estate.

Disadvantages:

- Since revenue from the fee fluctuates with the real estate market, the revenue stream can be difficult to predict.
- It can be argued that real estate transfer fees are regressive since the burden is higher for lower income households.

v. *Tax Increment Finance Districts*

The *South Carolina Tax Increment Financing Act* enables the County to establish special districts for improvement or redevelopment; wherein in the incremental revenue generated from the improvements is used to fund the capital facilities for public good within that district. The use of incremental tax revenues derived from the tax rates of various taxing districts in redevelopment project areas for the payment of redevelopment project costs is of benefit to the taxing districts because taxing districts located in redevelopment project areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing, all surplus tax revenues are turned over to the taxing districts in redevelopment project areas.

3. INTERJURISDICTIONAL COOPERATION

Given the patchwork of municipal and county governments and service providers, as well as the overlap of local, state, and federal jurisdictions in Charleston County, inter-jurisdictional cooperation is a key to achieving any of the planning goals or strategies recommended in the County's *Comprehensive Plan*. It is important because it touches each of the Plan's other goals: Land Use and Public Facilities Linkage, Compact Growth in a Well-Defined Area, Rural Preservation, and Design Quality and Character throughout all of the County.

This is especially true in South Carolina where annexation statutes allow municipalities to annex willing landowners into their jurisdictions without coordination from counties. This annexation puts the landowner beyond the reach of the County's land use policies and development regulations. Municipal plans and goals can be at odds with the County's policies and vision for rural preservation, compact growth, and design quality, and can be in conflict with the County's Urban Growth Boundary.

The same issues exist regarding service provision. First, as noted earlier, service provision increases development pressures. Service provision through municipalities and other entities may increase development pressures in ways not congruent with the County's policies and vision. Annexation into a municipality bypasses these County regulations, thwarting the County's vision. Again, in South Carolina, annexation into a municipality willing to take advantage of development pressures is an easy process for landowners. Second, the County provides many public services. Decisions by municipalities within and outside the County can and will have effects on the County's bottom budget line. Mutually agreed upon and mutually beneficial agreements are needed to ensure the County, municipalities, and service providers achieve coordinated physical and fiscal goals.

To address these goals, the County should consider focusing its efforts on the following actions:

1. Establish a mutually agreed to Urban Growth Boundary (UGB) with the City of Charleston, the Town of Mount Pleasant and the City of North Charleston.
2. Enter into interjurisdictional agreements regarding service provision.
3. Enter into interjurisdictional agreements regarding Developments of County Significance.
4. Become a Designated Management Agency under the *Section 208 Water Quality Management Plan*.

A. Urban Growth Boundary

Through its 1999 *Comprehensive Plan*, Charleston County established an informal UGB with its Suburban/Rural Area Edge. Since that time, the idea has remained important within the County, but the ease of municipal annexation has left the Boundary without teeth. Intergovernmental agreements should solidify the rationale and formalize the process for moving the boundary. As an example, in North Beaufort County, South Carolina, the county and municipalities identified a boundary, agreed to jointly develop CIPs for infrastructure to serve the area, and agreed on how to address urban development issues and annexation at the edges.

Where cities designate areas for urban growth, growth management policies can guide new development patterns by directing urban service extensions to such designated areas and withholding them from others. The basic idea is to designate land for new development contiguous to or near existing development to encourage preservation of open space and resource lands, prevent the premature or costly over-extension of public services such as water and sewer, and discourage the development of stand-alone, isolated developments. Land within the growth boundary is targeted for growth. Land outside the boundary can continue to be used for agricultural, forestry, or other less-intensive purposes, but cannot be developed at urban densities. Most recent state growth management initiatives have required localities to establish urban growth boundaries within which new development is to be targeted and accommodated.

Advantages:

- When used in combination with appropriate capital improvement policies, adequate public facilities ordinances, intergovernmental agreements, and policies limiting annexations to delineated urban growth areas, growth boundaries can help steer development toward these areas and prevent the costly overextension of public services.
- Growth boundaries can influence growth patterns in a simple understandable fashion.
- Creation of urban growth boundaries has proven to be an effective tool to protect open space and agricultural and forest lands.

Disadvantages:

- Urban growth policies requirements guidance and planning for development patterns within the growth boundary.
- Urban growth policies alone do not address development quality issues.

- If urban growth policies are strictly local in effect; where local governments compete for new areas in which to expand, one jurisdiction's refusal to provide urban services can be undermined by others.
- If not enough land area is provided to accommodate development within the urban growth boundary, overly strict delineations may drive up the cost of land, and limit feasibility to a market based economy.

B. Service Provision Agreements

It is being increasingly recognized as an important planning and development tool in South Carolina due to annexation laws and fragmentation of service providers as communities urbanize. The reason is that many of the public problems caused by urban growth know no political boundaries and consequently development decisions made by one municipality will affect the County and other municipalities.

Cooperation must be voluntary

Various methods and procedures may be utilized to formalize cooperation. Intergovernmental cooperation may take any agreed arrangement. It may be horizontal, as between municipalities, or vertical, as between counties and the state, as between a municipality and a county, or as between a municipality and a state. It is important to note, though, that any intergovernmental cooperation on the local level must be voluntary. Essential control of the cooperative action or arrangement must be vested in the elected governing bodies of the units involved and the identities of the existing units of government must be preserved. It is fundamentally a legislative task to define intergovernmental relationships between municipalities and counties. (1 McQuillin Mun. Corp. § 3A.05 (3rd ed.))

Cooperation through contracts/agreements

The most effective approach to inter-jurisdictional cooperation may be through intergovernmental contracts or agreements. This approach is a flexible, yet predictable method of inter-jurisdictional cooperation. Such contracts or agreements can be used to accommodate program needs to desirable service areas without affecting basic structure and organization. (1 McQuillin Mun. Corp. § 3A.05 (3rd ed.))

Contracts are perhaps the most common form of interjurisdictional cooperation. The contract defines the terms of each local entity's respective rights and obligations. Ordinarily, contracts are used when one local entity undertakes to supply something, usually services or facilities, to another that agrees to pay for whatever is supplied; or the

contract may cover reciprocal service or supply obligations. The Advisory Commission on Intergovernmental Relations has described interjurisdictional arrangements as being of two major types: (1) the provision of governmental services on a contractual basis by one unit of government to one or more additional units, and (2) the joint conduct by two or more units of government of a particular function, or the joint operation of a particular governmental facility. (1 McQuillin Mun. Corp. § 3A.05 (3rd ed.))

Per the *South Carolina Joint Agency Act*, Title 6, Chapter 24, a governmental entity may: jointly plan, finance, develop, acquire, purchase, construct, reconstruct, improve, enlarge, own, operate, and maintain an undivided interest in a project with one or more governmental entities in South Carolina; undertake the exercise of any administrative function or power jointly with one or more governmental entities in South Carolina; enter into, amend, and terminate agreements in the nature of forward supply agreements, agreements for the management of interest rate risks or risks posed by the fluctuation of the cost of gas supplies, agreements for the management of cash flow, and other similar agreements; and agree to share the costs of a like undertaking with another governmental entity. Even when agreeing to act jointly, each governmental entity agreeing to act jointly shall have the legal capacity, power, and authority, by charter, act, constitution, or other laws, to so act on its own. Additionally, a joint agency can be created by agreement if its creation advances the best interests of the government entity and those it serves.

Establishment of joint agencies would advance a number of County goals. First, it is by definition interjurisdictional coordination. Beyond this formality, it gets parties to the table to discuss a range of other goals such as preservation, compact growth, etc. Just as with a CIP within a jurisdiction, joint agencies allow members to effectuate their other goals through their agency decisions, expenditures, and investments in infrastructure. Second, it allows for economies of scale in service provision. Local governments are interested in fiscally responsible growth as much as they are interested in physically responsible growth.

4. RURAL PRESERVATION

In previous plans, Charleston County has recognized the importance of rural preservation to the future character and quality of life to the residents of the County and Region. This recognition is important because rural preservation as a goal advances related goals ranging from historic character preservation to environmental stewardship to growth management to economic development to quality of life.

Historic Character Preservation

For three centuries, agriculture along with shipping dominated the regional economy of Charleston County. Whether cultivated by large antebellum plantations, post-Civil War freedman settlements, or more modern 20th Century farms, Charleston County's agricultural production left the economy firmly rooted in the County's rich soils. While agriculture has yielded its historic dominance to shipping, the medical industry, and others, much of the land of Charleston County remains essentially unchanged despite extensive urbanization in and around the Cities of Charleston, North Charleston, and the Town of Mount Pleasant. A rural preservation program works to protect this landscape that longtime residents have come to love and which continues to draw newcomers. Rural preservation is being augmented by the *Charleston County Greenbelt Plan*.

Environmental Stewardship

Rural preservation seeks to preserve both an agricultural and natural rural landscape. While agriculture can have its own deleterious effects on the environment, these effects are not as great as suburban sprawl and its earthmoving site plans, impervious surfaces, fertilized lawns, and auto-centered lifestyle. Additionally, rural preservation not only focuses on agriculture. It should also encourage through incentives and regulations the protection of natural resources like forests and wetlands. Such environmental stewardship is not only a good idea for broad, global ideas but also for local reasons. Most notably, these include local air and water quality.

Growth Management

Rural preservation is the flipside of any county "business plan" for managing growth. If not managed and anticipated properly physical development can cost the County fiscally. Costs include service provision and infrastructure development. A strong rural preservation program that limits development in rural areas reinforces County plans to manage and control growth.

Economic Development

A comprehensive rural preservation plan empowers farmers and other landowners to develop rural and agricultural support uses. As discussed below, uses might include corporate retreats and agri-tourism. In an attractive area that is already a tourist destination, such as Charleston County, these expanded uses have the potential to unlock a great deal of economic development. Furthermore, as also discussed below, as fuel and food prices continue to rise, niche farming and general agriculture itself has the potential to bring tremendous economic development to the County. These rural economic development engines need rural preservation to foster their growth.

Quality of Life

Rural Preservation adds to the quality of life of a community. It protects and enhances natural resources. It also protects and enhances economic opportunities for farmers and other rural landowners. It allows for economic growth and physical development while protecting private rights and the public's real past and present connections to the landscape. It encourages economic viability for rural endeavors as well as environmental stewardship.

The County of Charleston *Comprehensive Plan* ("The 1999 Plan") as adopted by Charleston County Council on April 20, 1999 and as updated and adopted for the state mandated five-year review by Charleston County Council November 18, 2003 and October 5, 2004 recognized these public goods.

To these ends, the County has made a number of policy and regulatory decisions. These have included the establishment of the Rural Area, developing supportive zoning provisions, and implementing a greenbelt program.

A. Zoning to Encourage and Allow Rural Business

One tool to achieve Rural Preservation is to explore ways, through zoning, to encourage and allow rural and agricultural businesses to prosper through farm and agricultural related activities. The County could:

Expand Rural Commercial and Rural Industrial Categories

In the Agricultural Preservation districts, the basic agricultural uses like agriculture, horticulture, animal husbandry and equestrian activities should be expanded to include more agricultural support uses. Agricultural support uses are support businesses (re-

pair, service, retail, and related uses) related to the basic agricultural uses and activities. The support businesses are further divided into those that are directly associated with an on-going basic agricultural activity, and located on the same property, versus a support business that is off-site. Off-site support businesses should be small-scale in nature, and may include such uses as farm product sales, farm machinery repair and leasing.

As needed, performance standards should be used to address potential external impacts as well as ensure the maintenance and preservation of the agricultural and rural character of the area. The types of potential impacts identified that might need to be addressed include: access/traffic, location of the use on the land (setbacks); the size/bulk of the bulk of the use in relation to other uses; impact on rural character (e.g., height, visibility); and environmental impacts (such as noise and lighting).

Allow agri-tainment uses, by right

Examples of such uses could include new equestrian centers and boarding facilities, event facilities, nurseries, heritage and rural tourism destinations, farmer's markets, and bed and breakfasts.

Allow corporate retreats, subject to performance standards

Conferences centers, corporate retreats, and corporate training facilities should be allowed subject to access/traffic, setback, size/bulk, impact on rural character, and environmental impacts.

B. Conservation Subdivisions

Conservation subdivisions permit single-family residential development in rural areas with reductions in lot area and setback standards, in return for the landowner setting aside a large portion of the site in open space. Generally, a conservation subdivision has three primary characteristics: smaller building lots; more open space; and protection of natural features and agricultural lands. The rules for site development emphasize setting aside and conserving the most sensitive areas of a site, with the development of building lots on the remaining less sensitive areas. In most cases, by locating development on smaller lots and maintaining open space, a landowner can achieve similar densities as with a conventional subdivision. The additional open space, the protection of natural features, and a more compact development form benefit both the residents and the greater public. Conservation subdivisions implement Charleston County's land use planning goals by helping residential development in the Rural Areas maintain rural

character and open space, encourage compact development form, and preserve natural features. The actual process of designing a conservation subdivision typically involves the following four basic steps:

Step 1: Resource Analysis/Mapping

The applicant identifies significant natural and cultural resources on the site. These are two basic categories of resources: (1) Primary conservation areas and (2) secondary conservation areas. Primary conservation areas include lakes, wetlands, floodplains, streams, rivers, wildlife habitat, significant vegetation, historic buildings, and archeological sites. Secondary conservation areas include areas of active agricultural activity, land with scenic vistas, and lands with recreation opportunities. The applicant also produces mapping showing resources and open space on neighboring parcels.

Step 2: Site Visit

Next, County staff and the applicant visit the development site to see first hand where resources exist and to understand the lay of the land and what areas might be suitable for development sites. The relationship to surrounding parcels is also examined.

Step 3: Delineation of Conservation and Development Areas

In Step 3, the applicant produces a map that depicts primary and secondary conservation areas and open space as well as areas suitable for development (the development delineation area or the yield plan).

Step 4: Submission of Conservation Design Plan

In Step 4, the applicant submits a conservation subdivision plat showing primary and secondary conservation areas and open space on the site, along with the development area where the single family cluster lots would be located. Areas suitable for development are specifically delineated as well as other areas that will be disturbed for accessory structures and uses, septic fields, roads, trails, and utilities. Where applicable, lot lines would be shown on the conservation subdivision plat. The full development density permitted by the zoning district for the entire site would be allowed within the development delineation area.

C. Purchase of Development Rights

The Purchase of Development Rights (PDR) concept is an approach to preserving and

protecting agricultural lands, environmentally sensitive areas, and other open spaces through the purchase of a portion of the property rights associated with the land. Typically, the ownership of land includes the possession of a bundle of property rights associated with the land, including surface, mineral, air, possession, use, modification, development, lease, or sale of the land (or a portion thereof).

In most cases, the County or other agency seeking to purchase the development rights acquires a legal easement from the landowner that is often referred to as a conservation easement, or an obstacle to future development that is placed on the deed and referred to as a restrictive covenant or deed restriction. These easements or restrictions can work to limit all, some, or a portion of the allowable development based upon the objectives of the purchaser. For example, a conservation easement might be designed to allow a farmer to continue farming, and even construct and sell an additional dwelling provided such activity does not impede the ability to successfully farm the land.

The County is currently operating a PDR program through the Greenbelt Program.

How the system works

After obtaining enabling legislation, the County then appoints a board or other body to manage the system. The primary functions of the board include reviewing applications from those seeking to sell property rights, obtaining appraisals, prioritizing lands for acquisition, negotiating agreements for selected lands, and ensuring enforcement of the easement terms. Appraisals are used to determine the value of the development rights being purchased. The value of development rights represents the difference between the land's value with and without the easement. For example, a 100 acre farm may be worth \$10,000 per acre if sold for a residential subdivision, but only \$3,000 per acre with the restrictive easement. This means that the development rights cost 7,000 per acre, or \$700,000 for the entire farm. Actual purchases by the community or agency should take place under the guidelines of an established plan, and often work best when crafted to create large uninterrupted areas of agriculture or open space instead of smaller sites in a scattered arrangement.

Advantages:

The key benefit to the PDR system is that it is voluntary, and the property owner is compensated for the development rights. From the perspective of a County, a PDR system is a very cost-effective way to control the future of the land since it does not require expenditures for fee simple interest or maintenance costs. In addition, the system is flexible and allows the County to control types of subsequent development, and how or when devel-

opment can occur (if at all). It is also a technique that allows a landowner to obtain equity value from the land while keeping it in its productive or natural state. The PDR system also helps ensure continued agricultural use by lowering the taxable value of the land.

Disadvantages:

One major disadvantage of the program is that the County must typically provide the money for purchases "up front," which can be a strain on budgetary resources. The programs can be funded through a bond referendum or another tax. Often, such programs must be established in an area before explosive development potential drives up land values; thus timing is a key issue. Additionally, the program is almost always funded by some form of tax (property taxes, excises taxes, sales taxes, etc.) which can be unpopular with constituents. In the case of the Charleston County Greenbelt Program it is funded through the Half-Cent Sales Tax established by referendum. Since the program is voluntary, the County has little means of controlling which lands are brought into the system. Since the PDR system relies on easements or other controls, it has little control over the landowner's ultimate disposition of the land. Finally, while the PDR system does avoid many of the long-term maintenance costs associated with fee simple acquisition, the local jurisdiction must still assure enforcement of the easement's terms, and unenforced easement rights may be forfeited through neglect.

D. Transfer of Development Rights

Transfer of Development Rights (TDR) programs are attracting increasing attention throughout the United States. Many once-rural communities are growing rapidly and are looking for ways to balance resource and open space protection with concern over property rights. When designed correctly, TDR programs, which seek to shift permissible development densities from unsuitable development areas to more appropriate sites, can be an effective growth management tool. By creating "receiving area" markets for the sale of unused development rights, TDR programs encourage the maintenance of low-density land uses, open spaces, historical features, critical environmental resources, and other sensitive features of designated "sending areas." Where a landowner in a sending area sells development rights to another landowner in a receiving area, the purchaser thereby augments the latter's development rights in excess of the otherwise permissible limits. In this manner, the County could protect a variety of sensitive features while providing a mechanism to help offset any perceived diminution in land development potential.

A successful TDR program incorporates the following three essential elements:

Sending Areas: Resources for Protection

The first step in creating a TDR program is the identification of valued resources and the designation of an area for the protection of such resources. This is the "sending area." Where development pressures threaten resources in the sending area, the TDR program enables landowners to transfer development rights to other locations, thus directing growth pressures away from the sending area. Where TDR programs are mandatory, the program restricts the landowner's development rights, allowing landowners to realize land value only through transfers. In voluntary TDR programs, sending area landowners participate in density transfers at their option; where they do not undertake density transfers, they retain their land development rights. In Charleston County, the sending areas could be the Rural Area.

Receiving Areas: Density Incentives

In a strong market, the developer seeks to maximize the intensity of development projects, and thus possesses an incentive to purchase additional development rights. Capitalizing on this incentive, a TDR program identifies those areas in which development can occur at relatively high densities without threatening valued resources or community character. In these designated "receiving areas," the program awards developers increased density allowances in exchange for their purchase of TDRs from landowners in sending areas. In Charleston County, the receiving areas could be the Urban/Suburban Area.

Allocation of Transferable Rights in Sending Areas and Receiving Areas

The TDR program must set forth formulas for allocating the amount of development rights that will be available to sending area landowners and receiving area projects. In order to negotiate a TDR transaction, the sending area landowner must understand how many development rights can be conveyed. Similarly, the receiving area purchaser must understand how much each purchased TDR will increase permissible development densities. Simple ratios setting forth TDRs/acre for sending areas and density bonus/TDR for receiving areas satisfy the basic program requirement. These ratios will be essential to the participants' basic understanding of how TDR transactions will benefit them; without this understanding, all parties will be reluctant to participate in TDR transactions.

The core elements set forth above provide the framework for a basic TDR program. Sending area landowners sell TDRs on the open market to receiving area developers, or to a govern-

ment-administered TDR "bank" or clearinghouse. Where such transactions occur, the seller records a permanent easement on the property deed, permanently reducing development rights in the amount transferred. Upon application for development approvals, the developer then submits evidence of the TDR transaction to the approving agency, and thereby obtains permission to increase the density of the development accordingly.

E. Local Food Consumption

In a time of rising transportation costs, producers and consumers are increasingly looking locally for each other. The County should encourage this through public education. Local food consumption increases the viability of agriculture for farms of all sizes. It also enhances the public's connection to the landscapes immediately around them. Support of programs such as farmers markets, support of roadside produce stands and encouragement of supportive businesses that use local resources can all further support this goal. The County would probably need to address these issues through rural zoning that continues to allow road side stands, and through economic development activities that promote business growth that utilizes local food resources.

5. DEVELOPMENT QUALITY, TRANSITIONAL, MIXED USE

The *Comprehensive Plan* includes a section of guidelines to influence the quality of development. The guidelines are organized by the Rural and Urban/Suburban Areas of the County. These guidelines in the Plan serve as general recommendations, however, if the County desires to use them in a regulatory capacity they could be adopted into the Zoning and Land Development Regulations, and or as a separate ordinance to serve as a regulatory tool.

To achieve these goals, in addition to including clauses in Development Agreements with individual developers, the County should consider developing general design standards focused in the following areas for other developments:

A. Mixed Use

B. Big Box

C. Transitional

D. Community Form

While addressing the location, amount, timing, and cost of growth are often key elements of growth management systems, there is an increasing recognition at the local level that the quality, appearance, and environmental impacts of development must also be dealt with. Only then can a community be assured that its distinctive character will be protected and that development will be attractive, consistent, and sustainable from an environmental perspective. The other issue in the Charleston County environment is the need for consistency along jurisdictional boundaries. Adoption of consistent standards for areas that include multiple jurisdictions can improve the quality of development in those areas.

A. Mixed Use

In recent years, many jurisdictions have become dissatisfied with development under their traditional "Euclidean" or single-use/separated-use zoning. These schemes are seen to promote "sprawl", automobile dependency, and unattractive, undesirable development.

In an effort to create more dynamic, aesthetically pleasing, sustainable compact communities, many local governments are now allowing mixed use development. If designed properly, having a mix of uses in close proximity encourages walking and other non-auto modes of transportation, fosters community, and creates a lively, safe environment at all times of the day.

In order to ensure a desired degree of quality, while forgoing stricter use controls, these governments are retaining development controls through mixed use design standards.

Issues to consider in developing mixed-use standards include:

- Vehicular Connectivity/Cross Access;
- Block Length and Width;
- Traffic Calming;
- Calibrated Streetscapes;
- Variety of Street Types;
- Unified Character;
- Signage;
- Gathering Spaces;
- Vertical Mixed-use;
- Horizontal Mixed-use;
- Mandated Use Mix;
- Lot Size Mix;
- Housing Mix;
- Architectural Character;
- Massing & Articulation;
- Connected Open Space;
- Building Organization:
 - Build "to the sidewalk";
 - Frame street intersections with building walls; and
 - Use buildings to enclose gathering spaces and create a rhythm of built and empty space along the street frontage.
- Building Orientation:
 - Primary entrances should face streets not internal site areas or parking lots.

B. Big Box

Large retail developments depend on high visibility from major public streets. In turn, their design determines much of the character and attractiveness of major streetscapes. The marketing interests of many corporations, even with strong image-making design by professional designers, can be detrimental to community aspirations and sense of place when they result in massive individual developments that are not compatible

with a community's existing physical features. To address these concerns, an increasing number of communities throughout the nation have adopted development and design standards for large retail developments to ensure they contribute to the community as a unique place by reflecting its physical character, and are compatible with existing residential neighborhoods and streets.

Generally, this is done either through development standards or guidelines for large retail development, or as a combination of minimum requirements together with guidelines. The standards apply to all new retail development that exceeds a certain size threshold – for example, 25,000 square feet or more of gross floor area.

If the County decides to include Large Retail Development Standards in its regulations, consideration should be given to the following types of standards, some of which are already required by the Zoning and Land Development Regulations Ordinance:

- **Facades/Exterior Walls and Detail Features** – Facades of a certain length incorporate wall plane projections or recesses to break up building mass.
- **Roofs** – Require parapets to conceal flat roofs and rooftop equipment such as HVAC units be concealed from public view.
- **Building Materials and Façade Colors** – Metal siding and concrete block be prohibited for all building elevation; establish limitations on use of synthetic stucco near ground level and around doors; establish standards for the use and type of vinyl siding (exposure width, detailing, graining). Explore standards related to color.
- **Customer Entrances** – Require each principal building to have a clearly defined, highly visible customer entrance with features such as canopies or porticos; overhangs; recesses/projections; arcades; etc. These features can be presented as a menu, allowing the applicant to choose a few from a longer list. Some regulations also require, to the maximum extent feasible, the primary customer entrance be located on the side of the building that is closest in distance to the majority of off-street parking spaces and be located in the center of that building side.
- **Parking Lot Orientation** – Require a limited amount of the off-street parking area for the entire property be located between the principal building(s) and the primary abutting street.
- **Screening Outdoor Storage, Trash Collection, and Loading Areas** – Require screening of outdoor storage, trash collection, and loading areas.
- **Pedestrian Flows** – Require sidewalks on all sides of the lot that abut a public street, and continuous internal pedestrian walkways of a certain width connect parking areas and the primary entrance.

C. Transitional Standards in the Urban/Suburban Area

In the Urban/Suburban Area, the County's site plan review program should be implemented, including design review boards and architectural review boards and coordinate with design review boards, architectural review boards and planning staffs of adjacent municipalities that address issues such as:

- Building Facades;
- Building Dimensions;
- Site Design;
- Parking and Driveway Areas;
- Loading and Refuse Storage Areas;
- Lighting;
- Signage;
- Open Space;
- Alternatives for Shallow Lots of 150 Feet or Less in Depth; and
- Operational Standards.

D. Form Based Code

The most fundamental features of form based codes include blocks; streets and streetscapes; and alleys and parking. To address these issues, Charleston County could consider developing a form-based code with a basic set of community design standards. The following types of standards might be included:

- Block Design;
- Street Design;
- On-Street Parking;
- Off-Street Parking;
- Access to Lots;
- Street Connectivity;
- Sidewalks;
- Street Trees; and
- Traffic Calming.

E. Traditional Neighborhood Developments (TND)

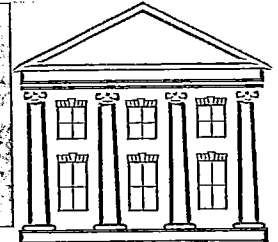
Traditional Neighborhood Development (TND) is modeled after the pattern of development popular up through the mid-1900s. The traditional neighborhood concept reflected human scale, walkable communities with a mix of uses and densities and mixed-use cores. The TND Design Concept is a modern adaptation of that historic pattern in a viable and desirable option for some areas of Charleston County. This design is typically characterized by a "grid"—or frequently interconnected—street network, typically with alleys, mixed-housing types and some mixed-uses. These mixed-uses, with basic architectural consideration, can be integrated into a neighborhood, even if the neighborhood is established. Accessory residential units are also easily accommodated. This type of development requires a different set of physical standards, including maximum setbacks or "build-to" lines, porches and rear-facing or detached garages. These developments typically have a higher density than what is common in most parts of the County, which can be appropriate for many reasons, including efficiency of infrastructure, efficient use of land and more potential pedestrian opportunities. In this sort of development, appearance and size of the structure are often more important than use.

Most TND include open or recreational areas and a Neighborhood Center with varying amounts of retail, office, and civic uses depending on context and magnitude of the TND. A Neighborhood is a physical entity and is the fundamental building block of urban form—perhaps best described as an area in which most residents are within walking distance of its center. This distance is approximately one-quarter mile (1,320 feet), which is equivalent to a five minute walk.

Blocks in a TND are typically no more than 300 feet in width and 600 feet long. Larger blocks should include interior pedestrian paths or alleys or other features such as parks. Street networks in Neighborhoods may be either rectilinear or curvilinear but should be interconnected to form a block system.

The County could adopt a TND zoning district or promote them through the use of a Planned Development (PD).

Charleston County

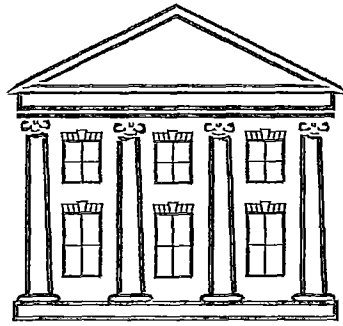


CHARLESTON
COUNTY
SOUTH CAROLINA

Zoning and Land Development Regulations Ordinance (ZLDR)



Adopted November 20, 2001 (Ordinance # 1202) as amended



CHARLESTON
□ COUNTY □
SOUTH CAROLINA

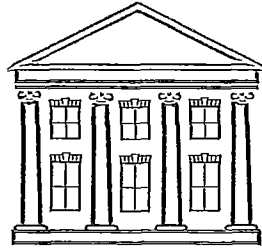
Charleston County Zoning and Land Development Regulations Ordinance

Adopted November 20, 2001 (Ordinance # 1202) as amended by Ordinances:

#1453 July 18, 2006
#1480 January 9, 2007
#1537 March 4, 2008
#1558 June 17, 2008
#1604 August 11, 2009
#1632 May 4, 2010
#1652 October 19, 2010
#1656 December 7, 2010
#1659 December 16, 2010
#1670 & #1671 April 19, 2011
#1695 & #1696 October 11, 2011
#1704 November 15, 2011
#1721 April 24, 2012
#1723 & #1724 May 8, 2012
#1755 November 20, 2012
#1763 March 26, 2013
#1796 December 19, 2013
#1800 January 30, 2014
#1801 March 25, 2014
#1802 April 8, 2014
#1805 & #1806 April 22, 2014
#1808 May 20, 2014
#1819 June 17, 2014
#1823 August 26, 2014
#1831, #1832 & #1833 December 18, 2014
#1844, #1845, & #1846 March 10, 2015
#1848 March 24, 2015
#1849 April 21, 2015
#1866 July 21, 2015
#1871 September 29, 2015
#1877 November 10, 2015

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CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE



CHARLESTON
□ COUNTY □
SOUTH CAROLINA

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Jennifer Miller, Deputy County Administrator for Human Services
Joel Evans, PLA, AICP, Zoning/Planning Director
(County Administration as of November 10, 2015)

CHARLESTON COUNTY ZONING/PLANNING DEPARTMENT

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CHAPTER 1 | INTRODUCTORY PROVISIONS

ARTICLE 1.1 TITLE

This Ordinance shall be officially known and cited as the Zoning and Land Development Regulations of Charleston County, South Carolina. It may be referred to in this document simply as "this Ordinance."

ARTICLE 1.2 AUTHORITY

This Ordinance is adopted pursuant to the statutory authority conferred by Title 4, Chapter 9 and Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

ARTICLE 1.3 EFFECTIVE DATE

This Ordinance shall take effect on April 21, 1999 as amended.

ARTICLE 1.4 APPLICABILITY AND JURISDICTION

§1.4.1 GENERALLY

This Ordinance shall apply to all development, public and private, within the unincorporated areas of Charleston County. All structures and land uses constructed or commenced hereafter, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring hereafter shall be subject to this Ordinance and all other authorities pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

[Commentary—These Zoning and Land Development Regulations contain zoning, subdivision and other land development regulations (LDRs) that help implement Charleston County's *Comprehensive Plan*.]

§1.4.2 NEW OR MOVED STRUCTURES

All structures built hereafter shall comply with all of the regulations of this Ordinance. Any structure moved from one site to another site, including movement within a zoning lot, shall be considered to be a structure built hereafter.

§1.4.3 REMODELING

If any structure is hereafter remodeled:

- A. The entire structure as remodeled shall comply with the use regulations of this Ordinance.
- B. Any alterations, enlargements, or additions to the structure shall comply with all applicable density/intensity and dimensional standards of the underlying zoning district.
- C. Off-street parking facilities shall not be reduced below (or if already less than, shall not be further reduced below) the requirements of this Ordinance applicable to a similar new structure or use.

§1.4.4 CHANGE IN LAND USE OR LAND CLASSIFICATION

If a use of any structure is hereafter changed to another use, then the new use must comply with the use regulations in Chapter 6 of this Ordinance, but the mere establishment of the new use does not require the existing structure to comply with the density, intensity and dimensional standards of the underlying zoning district.

ARTICLE 1.5 PURPOSE AND INTENT

This Ordinance is intended to protect the health, safety, and general welfare of existing and future residents of Charleston County by:

- A. Implementing the goals, objectives and policies of the *Comprehensive Plan*;
- B. Providing for adequate light, air, and open space;
- C. Preventing overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
- D. Protecting and preserving scenic, historic, or ecologically sensitive areas;
- E. Regulating the density and distributions of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;
- F. Facilitating the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
- G. Securing from fire, flood, and other dangers;
- H. Furthering the public welfare in any other regard specified by a local governing body;
- I. Facilitating the creation of a convenient, attractive and harmonious community;
- J. Encouraging the development of economically sound and stable municipalities and counties;
- K. Assuring the timely provision of required streets, utilities, and other facilities and services to new land developments;
- L. Assuring the provision of needed public open spaces, building sites and new land developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and
- M. Assuring, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the *Comprehensive Plan*; and
- N. Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.

ARTICLE 1.6 COMMENTARY

Commentaries may be included in this Ordinance whenever a provision requires additional explanation to clarify its intent. Commentaries have no regulatory effect, but rather are intended solely as a guide for administrative officials and the public to use in understanding and interpreting provisions of the Zoning and Land Development Regulations.

[Commentary—"Commentaries" are used as a guide for administrative officials and the public to use in interpreting and understanding the rationale behind this Ordinance's regulations.]

ARTICLE 1.7 WORD USAGE AND CONSTRUCTION OF LANGUAGE**§1.7.1 MEANINGS AND INTENT**

All provisions, terms, phrases and expressions contained in this Ordinance shall be construed according to the Purpose and Intent set out in Article 1.5.

§1.7.2 HEADINGS, ILLUSTRATIONS AND TEXT

In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.

§1.7.3 LISTS AND EXAMPLES

Unless otherwise specifically indicated, lists of items or examples that use terms such as "including," "such as," or similar language are intended to provide examples; not to be exhaustive lists of all possibilities.

§1.7.4 COMPUTATION OF TIME

All references to "days" are to Charleston County Government work days unless otherwise expressly stated. The time in which an act is to be done shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or holiday observed by Charleston County Government, that day shall be excluded.

§1.7.5 REFERENCES TO OTHER REGULATIONS, PUBLICATIONS AND DOCUMENTS

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, that reference shall be construed as referring to the most recent editions of such regulation (as amended), resolution, ordinance, statute, regulation, or document or to the relevant successor document, unless otherwise expressly stated.

§1.7.6 DELEGATION OF AUTHORITY

Authority to enforce the provisions of this Ordinance falls to the Director of the Planning Department or the designee of the Director, or to the head of the department (or that department head's designee) to which the responsibility of executing the provision falls. Any reference to the "Planning Department" shall mean the Director of the Charleston County Planning Department or their designee.

§1.7.7 TECHNICAL AND NONTECHNICAL TERMS

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning. Certain words and phrases are defined in Chapter 12 of this Ordinance; those words and phrases shall be construed in accordance with their definitions in Chapter 12.

§1.7.8 PUBLIC OFFICIALS AND AGENCIES

All public officials, bodies, and agencies to which references are made are those of Charleston County, unless otherwise expressly provided. Whenever reference is made to a public official's title or name of a public agency, that reference shall be construed as referring to the most up-to-date title or agency name, or to the relevant successor official or agency.

§1.7.9 MANDATORY AND DISCRETIONARY TERMS

The words "shall," "will," and "must" are mandatory. The words "may" and "should" are advisory and discretionary terms.

§1.7.10 CONJUNCTIONS

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

"And" indicates that all connected items, conditions, provisions, or events apply; and

"Or" indicates that one or more of the connected items, conditions, provisions, or events may apply.

§1.7.11 TENSES AND PLURALS

Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural, and the plural includes the singular.

ARTICLE 1.8 MINIMUM REQUIREMENTS

The standards of this Ordinance are minimum requirements. The issuance of any permit, certificate or approval in accordance with the standards and requirements of this Ordinance shall not relieve the recipient of responsibility for complying with all other applicable requirements of any other county, state or federal agency.

ARTICLE 1.9 CONFLICTING PROVISIONS**§1.9.1 CONFLICT WITH STATE OR FEDERAL REGULATIONS**

If the provisions of this Ordinance are inconsistent with those of the state or federal government, the more restrictive provision shall control, to the extent permitted by law.

§1.9.2 CONFLICT WITH OTHER COUNTY REGULATIONS

If the provisions of this Ordinance are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the County, the more restrictive provision will control. No text amendment, zoning variance or condition of approval attached to any form of development approval under this Ordinance shall have the effect of nullifying, abrogating or diminishing the provisions of any other County ordinance.

§1.9.3 CONFLICT WITH PRIVATE EASEMENTS, AGREEMENTS OR COVENANTS

This Ordinance is not intended to abrogate, annul, or otherwise interfere with any private easement, agreement, covenant, restriction or other private legal relationship. The County is responsible for enforcing this Ordinance; it does not enforce private agreements, easements, covenants or restrictions to which the County is not a party. Restrictive covenant affidavit(s) shall be signed by the applicant or current property owner(s) for all permit applications including but not limited to zoning variance applications, applications for rezoning, special exception

applications, site plan review applications, subdivision applications and home occupation permits in compliance with State law, "Section 6-29-1145 that states:

- A. In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.
- B. If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:
 1. In the application for the permit;
 2. From materials or information submitted by the person or persons requesting the permit; or
 3. From any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.
- C. As used in this section:
 1. 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;
 2. 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
 3. 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."

ARTICLE 1.10 ZONING MAP

§1.10.1 ADOPTION

Charleston County is hereby divided into zoning districts as shown on the Charleston County Official Zoning Map (also known as the Digital Zoning Database or Zoning Map) which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

§1.10.2 FORMAT

The Official Zoning Map is maintained in the form of a machine-readable representation of a geographic phenomenon stored for display or analysis by a digital computer. The digital zoning database stored in the Geographical Information System (GIS) is hereby designated, established, and incorporated as a part of these regulations and the originals thereof, which are on file at the offices of the Planning Department, shall be as much a part of these regulations as if they were fully described in these regulations. Upon adoption of this Ordinance and any amendment thereto, the Planning Department may produce a paper version of the Official Zoning Map.

§1.10.3 AMENDMENTS

If amendments are made in zoning district boundaries in accordance with the procedures of Article 3.4, such amendments shall be effective upon final approval of the Ordinance by County Council and shall be updated by the Planning Department on the Zoning Database promptly after the amendment has been approved by County Council.

§1.10.4 LOCATION

The original paper version of the Official Zoning Map shall be stored in the office of the Planning Department. The official Zoning Map shall be updated at least annually. In case of any dispute regarding the zoning classification of property subject to this Ordinance, the Official Zoning Map maintained by the Planning Department shall control.

§1.10.5 CORRECTIONS AND REPLACEMENT

In the event that the Official Zoning Map becomes damaged, destroyed, or lost, the County Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting and other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map, as amended. The new Official Zoning Map shall be marked, "This Official Zoning Map, adopted by resolution of The County Council of The County of Charleston, S.C., on (date) supersedes the Official Zoning Map adopted (date) of the Charleston County," which statement shall be signed by the Chairman of County Council, attested by The County Clerk, and bear the seal of Charleston County, S.C. Unless the prior Official Zoning Map is lost or has been totally destroyed, the map or any significant parts thereof remaining after partial destruction shall be preserved, together with all records of Charleston County regarding its adoption and amendment.

§1.10.6 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundary of any zoning district shown on the zoning map the following rules shall apply:

- A. Unless otherwise indicated, district boundaries follow lot lines; center lines of streets, highways, alleys or railroads; center lines of water courses or impoundments of streams, reservoirs, or other bodies of water.
- B. Where so indicated, district boundaries are parallel to the center lines of streets, highways, or railroads, or rights-of-way of same, or the center lines of streams, reservoirs, or other bodies of water, or said lines extended as such distances therefrom as indicated on the zoning map. If no distance is given, distance shall be determined by the use of the scale on the zoning map.
- C. Where any district boundary is indicated on the zoning map as approximately following the Charleston County boundary line or the corporate limits line of any incorporated place within Charleston County, then such County boundary line or corporate limits line shall be construed to be the actual district boundary.

§1.10.7 MARSH BOUNDARIES

With the exception of lands within the ownership of national forests, swampland, wildlife refuges, and any other publicly designated areas, the Office of Coastal Resource Management shall determine the boundaries and have jurisdiction over critical areas. Fresh water wetlands shall have boundaries set by the Army Corps of Engineers.

§1.10.8 ZONING OF ADDITIONAL LAND AREAS

It is the intent of this Ordinance that every part of the land area of unincorporated Charleston County be included in one of the zoning districts established by this Ordinance. Any land area that comes under the jurisdiction of this Ordinance or does not appear to be included in a zoning district shall be classified in the RM district unless an alternative classification is approved by the Charleston County Council in accordance with the Zoning Map Amendment procedures of Chapter 3.

ARTICLE 1.11 TRANSITIONAL PROVISIONS**§1.11.1 VIOLATIONS CONTINUE**

Any violation of the previous Zoning Ordinance or Subdivision Ordinance will continue to be a violation under this Ordinance and be subject to penalties and enforcement under Chapter 11, unless the use, development, construction, or other activity complies with the provisions of this Ordinance, in which case enforcement action shall cease, except to the extent of collecting penalties for violations that occurred before April 21, 1999.

§1.11.2 LEGAL NONCONFORMITIES UNDER PRIOR ORDINANCE

Any legal nonconformity under the previous Zoning Ordinance will also be a legal nonconformity under this Ordinance, as long as the situation that resulted in the nonconforming status under the previous Zoning Ordinance continues to exist. If a nonconformity under the previous Zoning Ordinance becomes conforming because of the adoption of this Ordinance, then the situation will no longer be considered a nonconformity.

§1.11.3 APPROVED PROJECTS

- A. Variances and preliminary subdivision plats that have received approval by April 20, 1999, shall remain valid until their expiration date. Construction pursuant to such approval may be carried out in accordance with the development standards in effect at the time that approval was granted, provided that the permit or approval remains valid and has not lapsed. Construction pursuant to conditional use permits, variances, preliminary subdivision plats, and planned developments that were approved without an expiration date may be carried out in accordance with the development standards in effect at the time that approval was granted, provided that permits for such construction are issued prior to April 20, 2001. As of April 20, 2001, all construction shall be subject to strict compliance with the regulations of this Ordinance.
- B. No provision of this Ordinance shall require any change in the plans, construction, or designated use of any structure for which a zoning permit or building permit has been issued prior to April 21, 1999, provided that permit does not lapse and remains valid.
- C. No previously approved lot shall be deemed an unusable lot under the provisions of this Ordinance.

§1.11.4 SPECIAL EXCEPTION USES

- A. Any use that was legally established before April 21, 1999, without Special Exception approval and which after April 21, 1999, is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.
- B. Any use that was legally established before April 21, 1999, with a Conditional Use Permit and which after April 21, 1999, is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

ARTICLE 1.12 SEVERABILITY

If any Court of competent jurisdiction rules any provision of this Ordinance invalid, that ruling shall not affect any not specifically included in the judgment. If any Court of competent jurisdiction rules invalid the application of any provision of this Ordinance to a particular property, building, or other structure, or use, that ruling shall not affect the application of the Ordinance provisions to any property, building, other structure, or use not specifically included in the judgment.

The provisions of this Ordinance are hereby declared to be valid and enforceable, notwithstanding inadvertent and/or clerical error(s); such error(s) as may exist shall not affect the validity or intent of the associated provisions, nor that of the remainder of the Ordinance provisions hereunder.

CHAPTER 2 | REVIEW AND DECISION-MAKING BODIES

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CHAPTER 2 | REVIEW AND DECISION-MAKING BODIES**ARTICLE 2.1 COUNTY COUNCIL****§2.1.1 REVIEW AUTHORITY**

The County Council does not act in a review or recommending capacity.

§2.1.2 DECISION-MAKING AUTHORITY

The County Council shall have final (local) decision-making authority on the following matters:

- A. *Comprehensive Plan* Amendments;
- B. Zoning and Land Development Regulations Text Amendments;
- C. Zoning Map Amendments (Rezoning);
- D. Planned Development (PD) Development Plans and PD Zoning Map Amendments; and
- E. Acceptance of public dedications (offered as part of Subdivision Plat process).

ARTICLE 2.2 PLANNING COMMISSION**§2.2.1 REVIEW AUTHORITY**

The Planning Commission acts in a review and recommending capacity on the following matters:

- A. *Comprehensive Plan* Amendments;
- B. Zoning and Land Development Regulations Text Amendments;
- C. Zoning Map Amendments (Rezoning); and
- D. Planned Development (PD) Development Plans and PD Zoning Map Amendments.

§2.2.2 DECISION-MAKING AUTHORITY

The Planning Commission shall have final (local) decision-making authority on the following matters:

- A. Preliminary Subdivision Plats;
- B. Public Project Review;
- C. Appeals of Administrative Decisions on Final Subdivision Plats;
- D. Appeals of Administrative Decisions on Subdivision Matters;
- E. Names of New Streets and Roads;

- F. Requests for Street Name Changes; and
- G. Any other matters pursuant to Chapter 29, Title 6, Section 6-29-340 of the Code of Laws of South Carolina, as amended.

§2.2.3 OFFICERS, RULES, MEETINGS, AND MINUTES

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina § 6-29-350 and § 6-29-360, the Planning Commission shall elect one of its members as chairperson and one as vice-chairperson whose terms must be for one year. It shall appoint a secretary who may be an officer or an employee of the governing authority or of the Planning Commission. The Planning Commission shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Planning Commission shall meet at the call of the chairperson and at such times as the chairperson or commission may determine. The Planning Commission may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated.

§2.2.4 COMPOSITION

The Planning Commission shall consist of nine members appointed by the County Council for terms of four years each, provided, however, that of the initial members of the Planning Commission, five members shall be appointed for four year terms and four members shall be appointed for two year terms. Members shall serve until their successors are appointed and qualified. The members of the Planning Commission shall serve without compensation from the County. Any vacancy which may occur on the Planning Commission shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. In appointing members to the Planning Commission the County Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. The membership of the Planning Commission should represent a broad cross-section of the interests and concerns within Charleston County. No member of the Planning Commission may hold an elected public office in Charleston County.

ARTICLE 2.3 BOARD OF ZONING APPEALS

§2.3.1 REVIEW AUTHORITY

The Board of Zoning Appeals does not act in a review or recommending capacity.

§2.3.2 DECISION-MAKING AUTHORITY

The Board of Zoning Appeals shall have final decision-making authority on the following matters:

- A. Special Exceptions;
- B. Variances; and
- C. Appeals of Administrative Decisions on Zoning Related Matters.

§2.3.3 OFFICERS, RULES, MEETINGS, AND MINUTES

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina § 6-29-790, the Board of Zoning Appeals shall elect one of its members as Chair who shall serve for one year or until re-election or a successor is elected and qualified. The Board of Zoning Appeals shall adopt rules

and procedures in accordance with the provisions of this Ordinance not inconsistent with the provisions of Chapter 29 Title 6 of the Code of Laws of South Carolina, as amended. The Board of Zoning Appeals shall appoint a Secretary. The Secretary may be an employee of the County. Meetings of the Board shall be at the call of the Chair and at such other times as the Board of Zoning Appeals may determine. Public notice of all meetings of the Board of Zoning Appeals shall be provided by publication in a newspaper of general circulation in Charleston County. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote. The Board of Zoning Appeals shall maintain records of its examinations and official actions, all of which, upon approval, shall be filed immediately in the office of the Planning Director. Such records shall be available for public review and inspection during normal business hours.

§2.3.4 COMPOSITION

The Board of Zoning Appeals shall consist of nine members appointed by the County Council for terms of four years each, provided, however, that of the initial members of the Board of Zoning Appeals, five members shall be appointed for four year terms and four members shall be appointed for two year terms. Members shall serve until their successors are appointed and qualified. The members of the Board of Zoning Appeals shall serve without compensation from the County. Any vacancy which may occur on the Board of Zoning Appeals shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. No member of the Board of Zoning Appeals may hold an elected public office in Charleston County.

ARTICLE 2.4 PLANNING DIRECTOR

§2.4.1 REVIEW AUTHORITY

The Planning Director shall act in a review capacity on the following matters:

- A. *Comprehensive Plan* Amendments;
- B. Zoning and Land Development Regulations Text Amendments;
- C. Zoning Map Amendments (Rezoning);
- D. Planned Development (PD) Development Plans and PD Zoning Map Amendments;
- E. Preliminary Subdivision Plats;
- F. Final Subdivision Plats;
- G. Special Exceptions; and
- H. Public Project Review.

§2.4.2 DECISION-MAKING AUTHORITY

The Director of the Planning Department shall have final (local) decision-making authority on the following matters:

- A. Written Interpretations;

- B. Zoning Permits;
- C. Preliminary Subdivision Plats;
- D. Final Subdivision Plats; and
- E. All other sections of this ordinance and applications that require approval and/or interpretation by the Planning Director.

§2.4.3 OTHER POWERS AND DUTIES

The Planning Director shall have the following powers and duties in addition to those otherwise set out under this Ordinance:

- A. Maintaining permanent and current records of this Ordinance including, but not limited to, all zoning maps, amendments, special exceptions, variances, appeals, and applications thereof and records of hearings thereon. Such records shall be open to public inspection during business hours;
- B. Providing such clerical, technical, and consultative assistance as may be required by the Board of Zoning Appeals, Planning Commission, County Council, and other boards, commissions and officials in the exercise of their duties relating to this Ordinance;
- C. Enforcing all provisions of this Ordinance;
- D. Maintaining a record of all applications for zoning permits, including all plats and plans submitted therewith, which record shall be open to public inspection during business hours;
- E. Conducting inspections of structures, land and the uses thereof to determine compliance with this Ordinance;
- F. Receiving, filing, and forwarding to the Board of Zoning Appeals the records of all appeals and variances;
- G. Receiving, filing, and forwarding to the Board of Zoning Appeals all applications for Special Exceptions; and
- H. Reviewing, approving, and issuing Administrative Permits as authorized by this Ordinance and maintain records of these permits.

CHAPTER 3 | DEVELOPMENT REVIEW PROCEDURES

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CHAPTER 3 | DEVELOPMENT REVIEW PROCEDURES

ARTICLE 3.1 GENERAL

The general provisions of this Section apply to all development applications and procedures under this Chapter unless otherwise stated.

§3.1.1 AUTHORITY TO FILE APPLICATIONS

Applications for review and approval under this Chapter may be initiated by: (1) petition of all the owners of the property that is the subject of the application; (2) the owners' authorized agents; or (3) Review and Decision-Making Bodies.

§3.1.2 FORM OF APPLICATION

Applications required under this Chapter shall be submitted in a format and in such numbers as required by the official responsible for accepting the application. Application submittal requirements and format information shall be available to the public in the Planning Department.

§3.1.3 FILING FEES

Applications shall be accompanied by the fee amount that has been established by the County Council for the respective type of application. Fees shall not be required for applications initiated by authorized Review or Decision-Making Bodies.

§3.1.4 APPLICATION COMPLETENESS AND SUBMISSION DEADLINES

- A. Applications required under this Ordinance shall be considered complete only if they are submitted in the required format, include all mandatory information and are accompanied by the established fee.
- B. Applications for consideration by the Board of Zoning Appeals shall be submitted no later than 12:00 p.m. on the Friday, six (6) weeks prior to the regularly scheduled Board of Zoning Appeals meeting, unless otherwise provided in this Ordinance or as directed by the Chairman of the Board of Zoning Appeals. Application filing deadlines and Board of Zoning Appeals meeting dates are available at the Planning Department. Within 15 days of submittal of the application, staff will determine if the application is complete and can be scheduled for the next available Board of Zoning Appeals meeting. The requirements for applications deemed incomplete by the Planning Director are listed in Section 3.1.4(D) below.
- C. Applications for consideration by the Planning Commission shall be submitted no later than 12:00 p.m. on the Friday, six (6) weeks prior to the regularly scheduled Planning Commission meeting, unless otherwise provided in this Ordinance or as directed by the Chairman of the Planning Commission. Application filing deadlines and Planning Commission meeting dates are available at the Planning Department. Within 15 days of submittal of the application, staff will determine if the application is complete and can be scheduled for the next available Planning Commission meeting. The requirements for applications deemed incomplete by the Planning Director are listed in Section 3.1.4(D) below.

- D. Any application that is determined to be incomplete shall, within 15 days of its submittal, be returned to the applicant along with an explanation of the application's deficiencies. Fees shall not be refunded. No further processing of the application shall occur until the deficiencies are corrected. Once the deficiencies are corrected, the application may be resubmitted without the payment of additional fees, provided that it is resubmitted within six months of the date that the application was returned to the applicant. Applications resubmitted more than six months after the date that the application was returned as incomplete shall require repayment of applicable fees, provided, however, that the Planning Director may approve extensions of up to one (1) year from the date that any Development of County Significance application was returned as incomplete without requiring repayment of applicable fees.

§3.1.5 APPLICATION SUBMITTAL

- A. Whenever the procedures of this Ordinance expressly state that applications are to be submitted after a "pre-application conference," applicants shall be responsible for scheduling and attending such meetings. When pre-application conferences are required, an application shall not be accepted until the pre-application conference has been conducted, and any errors or omissions noted in review of the application for completeness have been addressed by the applicant.

- B. Until an application is deemed complete pursuant to this Article, all related materials shall be treated as proprietary information.

§3.1.6 NOTICES

A. Content

All notices with the exception of Posted Notices required under this Ordinance shall: (1) indicate the date, time and place of the public hearing or date of action that is the subject of the notice; (2) describe the property involved in the application by street address and, if required, by legal description; (3) describe the nature, scope and purpose of the application or proposal; and (4) indicate where additional information on the matter can be obtained. Posted Notices under this Ordinance shall indicate time and place and indicate where any additional information on the subject of the notice can be obtained.

[Commentary—References to "days" are to Charleston County Government work days, unless otherwise indicated.]

Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies				Notices See Section 3.1.6			
	Staff	PC	CC	BZA	News	Post	Neighbor	Parties in Interest & Community Interest
<i>Comprehensive Plan Amendments</i>	R	R	DM		✓			✓
<i>Ordinance Text Amendments</i>	R	R	DM		✓			✓
<i>Zoning Map Amendments</i>	R	R	DM		✓	✓	✓	✓
<i>Planned Development (PD) Zoning Map Amendment</i>	R	R	DM		✓	✓	✓	✓
<i>Special Exceptions</i>	R			DM	✓	✓	✓	✓
<i>Site Plan Review</i>	DM			A				
<i>Variances</i>	R			DM	✓	✓	✓	✓
<i>Written Interpretations</i>	DM			A				
<i>Public Project Review</i>	R	DM			✓			✓
<i>Appeals of Zoning-Related Administrative Decisions</i>				DM	✓	✓	✓	✓
<i>Appeals of Subdivision-Related Administrative Decisions</i>		DM			✓			✓

Notes: In cases where no Appeal Body is shown or where the County Council is shown as final Decision-Making Body, appeals shall be taken to the Circuit Court of Charleston County, as provided by law.

R = Review Body [Responsible for Review and Recommendation]

DM = Decision-Making Body [Responsible for Final Decision to Approve or Deny]

A = Authority to hear and decide appeals of Decision-Making Body's action

Neighbor and Community Interest notice is a courtesy notice; failure to provide will not invalidate any action taken.

B. Types**1. Newspaper Notice**

When the provisions of this Ordinance require that "Newspaper Notice" be provided, the official responsible for accepting the application shall ensure that notice is published in a newspaper of general circulation in the county. Unless otherwise expressly provided in state statutes or this Ordinance, the first required newspaper notice shall be published at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Newspaper Notice shall indicate the time and place or date of action that is the subject of the notice, describe the property involved in the application by street address and, if required, by legal description, describe the nature, scope and purpose of the application or proposal.

2. Posted Notice

When the provisions of this Ordinance state that "Posted Notice" should be provided, the official responsible for accepting the application shall post the notice on the subject property in a manner that makes the notice clearly visible to neighboring residents and passers-by from each public street bordering the subject property. Unless otherwise expressly provided in state statutes or this Ordinance, Posted Notice shall be in place at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting or date of action that is the subject of the notice. Failure to notify the Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the decision-making body.

3. Neighbor Notice

When the provisions of this Ordinance require that "Neighbor Notice" be provided, the official responsible for accepting the application shall mail notice to the applicant and all property owners within 300 feet of the subject property. Ownership information shall be obtained from the County Assessor's Office. Unless otherwise expressly provided in state statutes or this Ordinance, required Neighbor Notices shall be deposited in the U.S. mail at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Failure to provide this notice will not invalidate any action taken.

4. Parties in Interest

When the provisions of this Ordinance require that notice be sent, the following "Parties in Interest" shall be notified: the applicant and the owner of the property (if other than applicant). Parties in Interest shall mean any individual, associations, corporations or others who have expressed an interest in writing in an application pending before the Planning Department and that has been received by the Planning Director. It is the responsibility of the Parties in Interest to provide updated contact information to the Planning Department. The Planning Department will

keep the Parties in Interest contact information on file for one year from the initial date received.

5. Community Interest Notice

When the provisions of this Ordinance require that "Community Interest Notice" be provided, the official responsible for accepting the application shall provide written notice to any individual, group or organization that has submitted a written statement of interest to the Planning Director. When Community Interest Notice is required, courtesy notice will be provided to the Planning Director of any municipality within the Planning Area of the subject tract. Community Interest Notice is a courtesy notice; failure to provide this notice will not invalidate any action taken.

C. Constructive Notice

Minor defects in a notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. In all cases, however, the requirements for the timing of the notice and for specifying the date, time and place of a hearing and the location of the subject property shall be strictly construed. If questions arise regarding the adequacy of notice, Review and Decision-Making Bodies shall make formal findings regarding whether there was substantial compliance with the notice requirements of this Ordinance.

§3.1.7 ACTION BY DECISION-MAKING BODIES

Unless otherwise expressly stated, Decision-Making Bodies shall be authorized to approve, approve with conditions or deny applications and permit requests based on compliance with the applicable review and approval criteria. Decision-Making Bodies shall also be authorized to refer an application back to a review body or to defer action while additional information is being obtained.

§3.1.8 INACTION BY REVIEW AND DECISION-MAKING BODIES

When a Review or Decision-Making Body fails to take action on an application within the time required, such inaction shall be interpreted as a recommendation of approval of the application, respectively. Time frames for action may be extended if the applicant consents to the extension. When a Review Body fails to take action on an application within the time required, the Decision-Making Body shall be free to proceed with its own action on the matter without further awaiting the recommendation of the Review Body.

§3.1.9 CONDITIONS OF APPROVAL

Unless otherwise expressly stated, Decision-Making Bodies shall be authorized to impose conditions of approval as allowed by law. Conditions may be those deemed necessary to reduce or minimize any potential adverse impact upon other property in the area or to carry out the general purpose and intent of this Ordinance. All conditions must relate to a situation created or aggravated by the proposed use and be roughly proportional to the impact of the approved use or activity.

§3.1.10 APPROVAL CRITERIA: BURDEN OF PERSUASION

In all cases, the applicant shall have the burden of establishing that an application complies with applicable approval criteria.

§3.1.11 PUBLIC HEARINGS

A public hearing for which proper notice was given may be continued to a later date without again complying with the notice requirements of this Ordinance, provided that the continuance is set for a certain date and time and the date and time is announced at the public hearing.

§3.1.12 SUCCESSIVE APPLICATIONS**A. Time Limit**

If a final Decision-Making Body denies an application for a Zoning Map Amendment, Planned Development or Special Exception use, an application for the same or more intensive zoning, development or use on the subject parcel, whether the parcel is in its original configuration, expanded or reduced in area, shall not be accepted for 12 months from the date that the Decision-Making Body acted to deny the application.

B. Waivers

The time limit of Section 3.1.12A notwithstanding, Decision-Making Bodies may, after receipt of written petition by the property owner, waive the waiting period requirement by a 2/3 vote of members present and voting. If the time limit is waived, the Decision-Making Body shall give written notice to the Planning Director, directing staff to process the application. All resubmissions shall be processed as new applications, with prescribed fees. All documents and fees required for the respective type of application shall be included with the new application. Denial of the application shall be final and the 12-month waiting period shall be met before further consideration of a similar application on the subject property.

C. Applications Withdrawn Before Public Hearing Notice

Withdrawal of an application by the applicant before advertisement of any public hearing and before any required signs have been posted on the subject property shall be considered a termination of the application. Although no fees shall be refunded, reapplication in such cases shall not be subject to the 12-month waiting period.

D. Applications Withdrawn After Public Hearing Notice

Withdrawals of applications that occur after advertisement of any public hearing or after any required signs have been posted on the subject property shall be treated the same as a denied application. Application processing shall terminate upon receipt of written notice from the applicant or owner. Reapplication shall be subject to a 12-month waiting period unless a waiver is granted in accordance with Section 3.1.12B of this Chapter.

E. Requests for Postponements of Applications, Reconsiderations of Applications, and Reconsiderations of Conditions of Approval to the Board of Zoning Appeals

Requests for postponements of applications from Board of Zoning Appeals Public Hearings must be made in writing by the applicant. Such requests received after advertisement of any public hearing or after any required signs have been posted on the subject property shall be subject to all applicable application fees as listed in the fee schedule approved by County Council. For requests for reconsiderations of applications or reconsiderations of conditions

of approval to the Board of Zoning Appeals the applicant must file a reconsideration request. If the BZA decides to reconsider an application or conditions of approval, the applicant shall file the applicable Appeal, Special Exception, or Zoning Variance application fee prior to being scheduled for a BZA Public Hearing.

- F. Requests for Postponements of Applications to the Planning Commission**
 Requests for postponements of all applications from Planning Commission meetings, with the exception of subdivision applications, must be made in writing and the letter must be signed by both the property owner(s) and the applicant(s). Postponement requests received within ten (10) calendar days of the Planning Commission meeting for which the application is scheduled shall be considered withdrawals. In the event an application is withdrawn for failure to meet the ten (10) day provision, the applicant must submit a new application in compliance with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance, and all applicable fees must be paid. The Planning Commission may waive the required fees when the request for postponement is made due to extenuating circumstances as determined in the sole discretion of the Planning Commission.

§3.1.13 VESTED RIGHTS

The provisions of the Charleston County Vested Rights Ordinance, Ordinance Number 1393, shall apply.

ARTICLE 3.2 COMPREHENSIVE PLAN AMENDMENTS

§3.2.1 PRE-APPLICATION CONFERENCE AND APPLICATION FILING

- A. Prior to the submittal of an application for a *Comprehensive Plan* amendment, applicants shall participate in a pre-application conference scheduled with the Planning Director. A pre-application conference is not required for applications submitted by the County.
- B. Applications for amendments to the *Comprehensive Plan* shall be submitted by individuals or groups of individuals to the Planning Director on forms available in the Planning Department.
- C. No application for a *Comprehensive Plan* Amendment shall be accepted as complete unless it includes the required fee and the following information:
1. Completed *Comprehensive Plan* Amendment application signed by the current property owner(s) or applicant(s).
 2. One (1) paper copy and one (1) digital copy of the applicant's letter of intent explaining the objective of the proposed amendment(s) and how the criteria listed in Section 3.2.9(B) are met;
 3. One (1) paper copy and one (1) digital copy of the proposed changes to the *Comprehensive Plan* based on the current *Comprehensive Plan* in effect and showing proposed text deletions as strike-through text and proposed

text additions in bold, italic text. Proposed changes to any Comprehensive Plan map shall be illustrated in a map format similar to the existing Comprehensive Plan maps and shall be labeled as "proposed amendment"; and

4. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- D. Applications for *Comprehensive Plan* Amendments shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.
- E. The applicant may hold a community workshop for the proposed *Comprehensive Plan* amendment. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with development applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. The workshop shall ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with the applicant to resolve any concerns at this stage of the process. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors. If the applicant chooses to hold a community workshop, a summary of the workshop may be submitted with the application for the *Comprehensive Plan* amendment.

§3.2.2 PLANNING DIRECTOR REVIEW AND REPORT

The Planning Director shall review each proposed *Comprehensive Plan* amendment and distribute the application to other agencies and reviewers. Based on the results of those reviews, the Planning Director shall provide a report on the proposed amendment to the Planning Commission. The Planning Director shall have at least 30 calendar days to conduct required reviews.

§3.2.3 PLANNING COMMISSION REVIEW AND RECOMMENDATION

Newspaper notice of Planning Commission meeting on *Comprehensive Plan* amendments shall be provided at least 15 calendar days before the hearing. Newspaper and Parties in Interest notice shall be provided in accordance with Section 3.1.6 of this Chapter. The Planning Commission shall review the proposed amendment and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, deny, or approve with conditions the proposed amendment. Planning Commission may hold a special meeting to gather community input as outlined in Section 3.2.1(E) of this Ordinance prior to making a recommendation to County Council.

§3.2.4 PUBLIC HEARING NOTICE

Newspaper Notice of public hearings on *Comprehensive Plan* amendments shall be provided at least 30 calendar days before the hearing. Newspaper and Parties in Interest notice shall be provided in accordance with Section 3.1.6 of this Chapter.

§3.2.5 COUNTY COUNCIL HEARING AND DECISION

- A. After receiving the recommendations of the Planning Commission, the County

Council shall take action to approve, approve with conditions or deny the proposed *Comprehensive Plan* amendment based on the Approval Criteria of Section 3.2.6. County Council shall hold a public hearing prior to giving second reading to *Comprehensive Plan* amendment applications.

- B. A majority vote of the entire membership of County Council shall be required to approve, approve with conditions, or disapprove the amendment.
- C. *Comprehensive Plan* Amendments shall be adopted by ordinance.

§3.2.6 APPROVAL CRITERIA

Comprehensive Plan Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the *Comprehensive Plan* and that any one of the following criteria has been met:

- A. There was a significant error in the original *Comprehensive Plan* adoption;
- B. In adopting the *Comprehensive Plan*, the County Council failed to take into account facts, projections or trends that were reasonably foreseeable to exist in the future;
- C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;
- D. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the character or condition of an area, making the *proposed* amendment necessary;
- E. The proposed *Comprehensive Plan* Amendment is requested pursuant to and complies with Article 3.17, Developments of County Significance; or
- F. The proposed *Comprehensive Plan* Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

§3.2.7 NOTICE OF DECISION

Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the decision.

ARTICLE 3.3 ZONING AND LAND DEVELOPMENT REGULATIONS TEXT AMENDMENTS

§3.3.1 APPLICATION FILING

- A. Applications for amendments to the text of this Ordinance shall be submitted to the Planning Director on forms available in the Planning Department.
- B. No application for a Zoning and Land Development Regulations Text Amendment shall be accepted as complete unless it includes the required fee and the following information:

1. Completed Zoning and Land Development Regulations Text Amendment application signed by the current property owner(s) or applicant(s);
 2. One (1) paper copy and one (1) digital copy of the applicant's letter of intent explaining the proposed amendment(s) and how it meets the criteria listed in Section 3.3.6;
 3. One (1) paper copy and one (1) digital copy of the proposed text amendment based on the current Ordinance in effect and showing proposed deletions as strike-through text and proposed additions in bold, italic text;
 4. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law, if applicable; and
 5. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- C. Applications for Zoning and Land Development Regulations Text Amendments shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.

§3.3.2 PUBLIC HEARING NOTICE

Newspaper and Party in Interest notice of the County Council's public hearing shall be provided in accordance with the requirements of Section 3.1.6. Newspaper Notice of a public hearing regarding any proposed amendments to Chapter 8, Subdivision Regulations, shall be made at least thirty (30) calendar days prior to a public hearing on any proposed amendments.

§3.3.3 PLANNING DIRECTOR REVIEW AND REPORT

The Planning Director shall review each proposed text amendment in light of the Approval Criteria of Section 3.3.6 and provide a report to the Planning Commission. The Planning Director shall have at least 30 calendar days to conduct required reviews.

§3.3.4 PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission shall review the proposed amendment and take action by majority vote of the entire membership, recommending that the County Council approve or deny the proposed amendment. The Planning Commission's recommendation shall be based on the Approval Criteria of Section 3.3.6. The Planning Commission shall submit its recommendation to the County Council within thirty (30) calendar days of the Planning Commission meeting at which the amendment was introduced.

§3.3.5 COUNTY COUNCIL HEARING AND DECISION

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve, approve with conditions or deny the proposed text amendment based on the Approval Criteria of Section 3.3.6. County Council shall hold a public hearing prior to giving second reading to ZLDR text amendment applications. A simple majority vote of County Council members present and voting shall be required to approve the amendment.

§3.3.6 APPROVAL CRITERIA

Text amendments to this Ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County *Comprehensive Plan* and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

§3.3.7 FINAL ACTION

Text amendments shall be adopted by ordinance.

§3.3.8 NOTICE OF DECISION

Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the decision.

§3.3.9 PENDING TEXT AMENDMENTS

No application for a Zoning Permit, Building Permit or Certificate of Occupancy shall be accepted for property within any area involved in or affected by a pending Ordinance text amendment if the Zoning Permit, Building Permit or Certificate of Occupancy would allow uses or activities that would be forbidden under the proposed amendment. This prohibition on acceptance of applications shall apply from the date that the application is filed until action on the amendment is taken by County Council.

ARTICLE 3.4 ZONING MAP AMENDMENTS [REZONINGS]
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§3.4.1 APPLICATION FILING

- A. Applications for amendments to the Official Zoning Map (rezonings) shall be submitted to the Planning Director on forms available in the Planning Department.
- B. Upon submission of a Rezoning application, no additional rezoning applications shall be accepted for the subject property until the original application has been withdrawn or the County Council has rendered its final decision and all applicable time limits on refileing have expired.
- C. No application for a Zoning Map Amendment shall be accepted as complete unless it includes the required fee and the following information:
 - 1. Completed Zoning Map Amendment application signed by the current property owner(s);
 - 2. A copy of a legible approved and recorded plat showing current property boundaries;
 - 3. A copy of the current, recorded deed;

4. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law; and
 5. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- D. Applications for Zoning Map Amendments shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.

§3.4.2 PUBLIC HEARING NOTICE

Newspaper, Neighbor, Parties in Interest, and Posted Notice of the County Council's public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Chapter.

§3.4.3 PLANNING DIRECTOR REVIEW AND REPORT

The Planning Director shall review each proposed zoning map amendment in light of the Approval Criteria of Section 3.4.6, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the Planning Director shall provide a report on the proposed amendment to the Planning Commission. The Planning Director shall have at least thirty (30) working days to conduct required reviews.

§3.4.4 PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission shall review the proposed zoning map amendment and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve or deny the proposed zoning map amendment. The Planning Commission's recommendation shall be based on the Approval Criteria of Section 3.4.6 of this Chapter. The Planning Commission shall submit its recommendation to the County Council within thirty (30) calendar days of the Planning Commission meeting at which the zoning map amendment was introduced.

§3.4.5 COUNTY COUNCIL HEARING AND DECISION

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve or deny the proposed zoning map amendment based on the Approval Criteria of Section 3.4.6. County Council shall hold a public hearing prior to giving second reading to zoning map amendment applications. A simple majority vote of County Council members present and voting shall be required to approve the amendment. Zoning map amendments shall not be approved "with conditions" except Planned Developments or property developments under the South Carolina Local Government Development Agreement Act (1993) as amended.

§3.4.6 APPROVAL CRITERIA

Zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

- A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an

arbitrary change that primarily benefits a singular or solitary interest;

C. The proposed amendment corrects a zoning map error or inconsistency;

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

[Commentary-This provision does not require that the Applicant submit a special study in every instance of a zoning map amendment request.]

§3.4.7 FINAL ACTION

Zoning map amendments shall be adopted by ordinance.

§3.4.8 NOTICE OF DECISION

Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the decision and for revising the Official Zoning Map, if the amendment was adopted.

ARTICLE 3.5 PD, PLANNED DEVELOPMENT ZONING DISTRICT

§3.5.1 GENERAL

Planned Developments shall adhere to the procedures and guidelines contained in Article 4.23, PD, Planned Development Zoning District and shall be considered zoning text and map amendments.

ARTICLE 3.6 SPECIAL EXCEPTIONS

§3.6.1 APPLICATION FILING

- A. Applications for Special Exceptions shall be submitted to the Planning Director on forms available in the Planning Department.
- B. Upon submission of a Special Exception application, no additional Special Exception applications shall be accepted for the subject property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refiling have expired.
- C. Special Exception applications shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.
- D. No application for a Special Exception shall be accepted as complete unless it includes the required fee and the following information:
 - 1. Completed Special Exception application signed by the current property owner(s).
 - 2. Applicant's letter of intent explaining the proposed use and how it meets the Approval Criteria of Section 3.6.5.
 - 3. Site plan drawn to an engineer's scale showing the property dimensions, dimensions and locations of existing and proposed structures and improvements, parking areas, Grand trees, wetlands (properties

containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or plat), holding basins and buffers when applicable. However, if the property was developed before April 21, 1999, no site improvements have been made since April 21, 1999, and the proposed use does not require site improvements, as determined by the Planning Director, the applicant may submit an aerial photograph printed to engineer's scale showing the property lines, locations of existing structures and improvements, parking areas, etc. as the site plan. One 24 x 36 copy and twenty (20) reduced 11 x 17 copies shall be submitted.

4. A copy of a legible approved and recorded plat.
 5. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with State law.
 6. Any other information that the Planning Director determines is necessary to make an informed decision as to whether the application complies with the standards required by Article 3.6.
- E. All proposed Special Exception uses, except placement of Manufactured Housing, shall satisfy the Site Plan Review process. Applicants shall attend at least one (1) Site Plan Review meeting prior to submitting the application for Special Exception.

§3.6.2 PUBLIC HEARING NOTICE

Newspaper, Neighbor, Parties in Interest and Posted notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Chapter.

§3.6.3 PLANNING DIRECTOR REVIEW AND REPORT

The Planning Director shall review each proposed Special Exception in light of the Approval Criteria of Section 3.6.5 of this Chapter, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the Planning Director shall provide a report on the proposed Special Exception to the Board of Zoning Appeals.

§3.6.4 BOARD OF ZONING APPEALS HEARING AND DECISION

- A. The Board of Zoning Appeals shall hold at least one (1) public hearing on the proposed Special Exception. Within a reasonable time after the close of the public hearing, the Board of Zoning Appeals shall approve, approve with conditions or deny the proposed Special Exception based on the Approval Criteria of Section 3.6.5.
- B. A majority of the Board of Zoning Appeals constitutes a quorum.
- C. A majority of the members present and voting are required to approve a Special Exception.

§3.6.5 APPROVAL CRITERIA

- A. Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use:
1. Is consistent with the recommendations contained in the Charleston County *Comprehensive Plan* and the character of the underlying zoning district "Purpose and Intent";
 2. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
 3. Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;
 4. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;
 5. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and
 6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
- B. In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

§3.6.6 FINAL DECISION AND ORDERS

Final decisions and orders of the Board must be in writing and be filed in the Office of the Planning Director as a public record. Final decisions shall be available for public inspection during regular office hours. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board which must be delivered to parties in interest by certified mail. As a courtesy notice, the orders of the Board may be sent via U.S. mail to persons on the Neighborhood notice list.

§3.6.7 NOTICE OF DECISION

The written final decision shall be mailed to all parties in interest by certified mail and published once in a newspaper of general circulation in the County.

§3.6.8 APPEALS

Any person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is

mailed.

§3.6.9 LAPSE OF APPROVAL

An approved Special Exception shall lapse and be of no further effect twelve (12) months after the date that the Special Exception was approved by the Board of Zoning Appeals unless a complete application of a Zoning Permit is submitted in accordance with Article 3.8, or if no Zoning Permit is required, unless construction or development has commenced and is being diligently pursued.

One one-year extension of a Special Exception approval may be allowed if construction or development has commenced and is being diligently pursued. Applications for extensions of Special Exception approvals shall be submitted to the Planning Director on forms available in the Planning Department at least fifteen (15) days prior to the expiration of the Special Exception approval.

ARTICLE 3.7 SITE PLAN REVIEW

§3.7.1 APPLICABILITY

Except as expressly exempted in Section 3.7.4, the Site Plan Review procedures shall apply to any of the following: (A) new development, redevelopment and property improvements that increase by more than 25 percent the area devoted to vehicular use, or the gross floor area of buildings; (b) any change in use to a more intensive use, as determined by the Planning Director; and (c) any earth disturbing activity greater than or equal to 5,000 square feet. The entire site shall be brought into compliance with all applicable Ordinance standards at the time of Site Plan Review.

§3.7.2 DEFINITIONS

For the purposes of this Section, a change in use to a more intensive use shall include any occupancy of a building that has not been occupied by a business for more than two (2) years as determined by County records or other reasonable investigation.

§3.7.3 LIMITED SITE PLAN REVIEW

The Limited Site Plan Review Procedure applies to all property improvements that are not listed in Section 3.7.1 above, as determined by the Planning Director. The Limited Site Plan Review Procedure is intended to ensure that these property improvements are in compliance with all applicable sections of this Ordinance. The Limited Site Plan Review Procedure does not require formal Site Plan Review application.

§3.7.4 EXEMPTIONS

Applications for placement of manufactured housing units and proposals for single family residential development on existing approved and recorded plats shall be expressly exempt from the Site Plan Review procedures of this Section.

§3.7.5 APPLICATIONS

Applications for Site Plan Review shall be submitted to the Planning Director on forms available in the Planning Department. Upon submission of an application for Site Plan Review, no additional applications for Site Plan Review shall be accepted for the subject property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refiling have expired.

§3.7.6 REVIEW AND ACTION SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee shall review each Site Plan application in light of the applicable Approval Criteria of Section 3.7.7. The Site Plan Review Committee consists of representatives from the Planning Department, Department of Public Works, South Carolina Department of Health and Environmental Control (DHEC), Department of Transportation, Corps of Engineers, and Office of Coastal Resource Management and other departmental representatives as deemed necessary by the Planning Director, each of whom addresses the issues relevant to their respective department's responsibilities. The Site Plan Review Committee provides a recommendation to the Zoning and Planning Director to approve or deny the Site Plan application.

§3.7.7 APPROVAL CRITERIA

A Site Plan application may not be approved unless the Planning Director finds that the proposed project complies with all applicable provisions of this Ordinance.

§3.7.8 APPEALS

Appeals shall be processed in accordance with the procedures of Article 3.13 of this Chapter. Applications for Appeals of approved site plans shall clearly state the error in any order, requirement, decision or determination that was made by the administrative official when approving the site plan.

§3.7.9 AMENDMENTS

The procedure for amending a Site Plan shall be the same as required for the original approval.

ARTICLE 3.8 ZONING PERMITS**§3.8.1 APPLICABILITY**

Except as expressly exempted in Section 3.8.2 of this Chapter, a Zoning Permit shall be required before any of the following activities:

- A. The issuance of a building permit under the Charleston County Building Code;
- B. Excavation preparatory to constructing a structure for which a building permit is required;
- C. Improving any zoning lot by grading, filling, or surfacing, or by constructing a driveway in conjunction with the construction of a single family residence, or by constructing or enlarging parking areas containing more than six parking spaces;
- D. Change in the use classification of any part of a structure or lot, including any increase in the number of families or dwelling units occupying a building or lot;
- E. Installation of any sign (on-premises or off-premises);
- F. Moving of any house or mobile home;
- G. Prior to obtaining a business license;
- H. Any earth disturbing activity; or

- I. Clearing and grubbing, including and grading, drainage, or the construction of roads or utilities in a subdivision.
- J. Prior to issuance of a Zoning Permit, a pre-construction planning conference for tree preservation, as specified in Article 9.4, shall be held with the Planning Director's representative, the applicants, and any parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of tree barricades, construction employee parking, temporary construction offices, and dumpsters.
- K. Agricultural uses shall be subject to the applicable provisions of Article 9.4, Tree Protection and Preservation.

§3.8.2 EXEMPTIONS

A. Agriculture

A Zoning Permit shall not be required with respect to any parcel of land being used for a bona fide, principal agricultural use as of April 21, 1999, including: farming, dairying, pasturage, agriculture, horticulture, floriculture, venticulture, animal and poultry husbandry, forestry, and other uses or enterprises customarily carried on in the field of general agriculture, including the necessary accessory uses for packing, treating, or storing of produce, in any zoning district. The operation of any accessory use shall be secondary to that of the normal agricultural activity.

B. Utility Lines

A Zoning Permit shall not be required for a service connection with established electric distribution or transmission lines, water lines, sewer, gas or other pipelines, provided that such facilities shall comply with all other applicable standards of this Ordinance. Installation of new main or distribution trunk lines for water, sewer or gas shall not be exempt.

C. Fences

A Zoning Permit shall not be required for the installation of any fence that is less than six (6) feet in height and exempt from Charleston County Building Code requirements, as amended, except those made of brick, stone, or concrete. Fence installation must also comply with the vision clearance requirements of Section 4.2.3 of this Ordinance.

D. Accessory Structures

A Zoning Permit shall not be required for the placement of one, one-story detached accessory structure used as a tool or storage shed, playhouse, or similar accessory structure, provided the building footprint does not exceed 120 square feet. In the event that one detached accessory structure already exists on the subject property, a Zoning Permit is required for any additional detached accessory structure. Detached accessory structures must also comply with all applicable standards of the Zoning and Land Development Regulations Ordinance.

§3.8.3 APPLICATION FILING

Applications for Zoning Permits shall be filed with the Planning Director on forms available in the Planning Department. Zoning Permit applications shall include the following information:

- A. For all new construction or changes in building footprint, applications shall include a site plan drawn to engineer's scale that shows proper dimensions, dimensions and locations of all existing and proposed structures and accessories, setbacks, driveways, and wetlands/OCRM Critical Line, if applicable;
- B. Applications shall include an approved, recorded plat indicating new County Parcel ID Number or if an approved, recorded plat is not available, the application shall include a Charleston County Parcel Boundary Map showing the subject parcel, surrounding properties, and County Parcel ID Number;
- C. Proposed construction, including accessory uses and structures, if occurring on more than one abutting lot of record, shall not be placed on property lines and must meet all setback requirements;
- D. Applications shall include paid receipt(s) from local providers for public water and/or sewer, or a letter from the utility company stating the fee(s) have been paid. If water and/or sewer service is not available, a well and/or septic tank permit final approval from SC DHEC shall be required;
- E. Applications shall include an approved tree survey showing Grand trees (24" DBH or greater, except pine trees) in the footprint, or within 20 feet, of any proposed construction as required by this Ordinance unless the applicant provides a signed statement indicating no protected trees will be affected;
- F. For all structures requiring a new address (e.g., new building construction, power poles, irrigation systems, or accessory structures with electrical service), written address confirmation must be obtained from the Planning Department. A site plan showing the location of the proposed structure and street access is required for address confirmation. The site plan should also show the street access for all existing structures; and
- G. Commercial, Multifamily, Office, Industrial and other nonresidential uses require Site Plan Review approval prior to an application for a Zoning Permit.

§3.8.4 PLANNING DIRECTOR REVIEW AND ACTION

- A. When an application is made for a Zoning Permit for improvements and uses that comply with all requirements of this Ordinance, the Planning Director shall issue a Zoning Permit and return a signed copy of the application, including plan, to the applicant within ten (10) working days of receipt of the application.
- B. When the Planning Director receives a Zoning Permit application for improvements or uses that do not comply with all requirements of this Ordinance, the Planning Director shall deny the Zoning Permit application, and within ten days of receipt of the application, return the application, including plan, to the applicant along with written notice of the denial. The written notice

shall state the reasons for the denial and cite the sections of this Ordinance with which the application does not comply.

- C. When a Zoning Permit application includes a request for a Variance or an Appeal of an Administrative Decision, the Planning Director shall transmit such application, together with all supporting information, within 30 working days of receipt of the application, to the Board of Zoning Appeals for their review. Upon receipt of a written order from the Board of Zoning Appeals, the Planning Director shall complete the ordered action within ten working days of receipt of the order.

§3.8.5 EFFECT OF PERMIT ISSUANCE

- A. After a Zoning Permit is issued for construction requiring a building permit, the Building Inspection Services Director shall issue a building permit when the requirements of the Building Codes have been met.
- B. After a Zoning Permit is issued for a use or construction not requiring a building permit, the applicant may proceed to carry out the improvement described in the approved Zoning Permit application.

§3.8.6 LAPSE OF APPROVAL

- A. A Zoning Permit issued for construction that requires a building permit shall lapse and be of no further effect if a building permit is not issued within six months of the date of issuance of the Zoning Permit.
- B. A Zoning Permit issued for use or construction that does not require a building permit shall lapse and be of no further effect if the authorized development has not commenced within six months, or if after the development has commenced, the work is suspended or abandoned for a period of more than one year.
- C. Zoning Permit extensions, for periods of up to 90 days, shall be approved by the Planning Director. No more than six 90-day extensions will be allowed. An application for a Zoning Permit extension shall be submitted to the Planning Director prior to the expiration of the Zoning Permit.

§3.8.7 ADMINISTRATIVE PERMITS

A. Temporary Zoning Permits

1. The Planning Director may issue a Temporary Zoning Permit not to exceed a one-year period, provided such uses are in compliance with and are authorized by this Ordinance. Permits for permanent installation shall be obtained simultaneously with the Temporary Zoning Permit.
2. Temporary Zoning Permits may be issued for temporary installation of the following if located on the same zoning lot as the permanent installation:
 - a. Manufactured housing unit installation to be used as a residence while the permanent residential structure is being built;

- b. Temporary office for construction office or security guard quarters;
 - c. Temporary structure for commercial use while construction of the permanent structure is in progress; and
 - d. Temporary power permits for construction of permitted uses.
3. A Temporary Zoning Permit may be issued by the Planning Director to move a single family detached home, modular home, or manufactured home to a lot of record, subject to the following:
- a. The lot on which the home is placed must be zoned for residential use;
 - b. The lot on which the home is placed must comply with all requirements for the applicable zoning district;
 - c. An application for a Temporary Zoning Permit shall be completed by the owner of the property on a form established by the Planning Director prior to movement of the home;
 - d. The home will not be occupied until a certificate of occupancy is issued after a complete Zoning and Building permit application has been approved and all requirements of this Ordinance have been complied with; and
 - e. The Temporary Zoning Permit is valid for a period not to exceed thirty (30) days from the date the permit is issued.

The Temporary Zoning Permit may be renewed by the Planning Director if the applicant provides documentation indicating they have submitted a complete application for a Zoning Permit and Building Permit.

The home must be removed within fifteen (15) days after the Temporary Zoning Permit expires. Failure to comply is a violation of this Ordinance and is subject to the provisions of Article 11, Violations, Penalties and Enforcement.

All regulatory agencies may inspect at any time for safety and non-movement of the temporary placement and require further installation safeguards in compliance with these regulations.

B. Renewal of Temporary Zoning Permits

1. Renewal of Temporary Zoning Permits may be granted for one additional year when construction is being diligently pursued, and it is evident that progress is being made in construction. Extensions beyond the renewal shall be processed as a Special Exception.
2. The temporary use of a manufactured housing unit as an accessory dwelling unit as per Chapter 6 of this Ordinance may be renewed annually subject to the criteria listed in Section 6.6.1, Accessory Uses and

Structures Allowed, of Article 6.6 Temporary Uses.

3. Administrative review and renewal of a Special Exception for an accessory dwelling unit shall occur every five years and will be contingent upon confirmation by the Planning Director that the structure complies with the accessory dwelling provisions of this Ordinance.

C. Minor Repair Permits

If an application for a Zoning Permit is to effect only minor repairs, the Planning Director shall be authorized to waive the requirement for an approved plat, site plan and/or septic tank approval. The work to be performed shall be clearly defined in the Zoning Permit.

D. Emergency Permits

1. Individual

When a use, structure or building has been damaged or destroyed by fire, flood, wind or other act of God, and strict compliance with Zoning Permit requirements will impair the health and safety of the affected individuals or the security of the premises, the Planning Director may declare an emergency condition and grant a temporary Administrative Permit in accordance with the following requirements:

- a. If the use, structure or building complies with all applicable requirements of this Ordinance, a nonrenewable, temporary Administrative Permit shall be issued for a period not to exceed one year.
- b. If the use, structure or building is a legal nonconformity, and less than 50 percent of the appraised value has been damaged or destroyed, a nonrenewable, temporary Administrative Permit shall be issued for a period not to exceed one year.
- c. If the use, structure or building is a legal nonconformity, and 50 percent or more of the appraised value has been damaged or destroyed, only emergency housing or the use of manufactured housing units for the conduct of emergency business operations while relocation efforts are in progress shall be allowed. The nonrenewable, temporary Administrative Permit shall be issued for a period not to exceed six (6) months.

2. Community

Where a major disaster affects the health, safety or welfare of the general public and compliance with Zoning Permit requirements will delay remedial action, the Planning Director shall be authorized, upon approval of the County Administrator, to waive Zoning Permit requirements for a specified period of time.

ARTICLE 3.9 CERTIFICATES OF OCCUPANCY**§3.9.1 APPLICABILITY**

No structure or zoning lot or part thereof for which a Zoning Permit has been issued shall be used or occupied until the Building Inspection Services Director has, after final inspection, issued a Certificate of Occupancy indicating that the use or structure complies with all applicable requirements of the Zoning Permit and this Ordinance. This Certificate of Occupancy may be combined with or made a part of the Certificate of Occupancy required under the Building Code. The issuance of a Certificate of Occupancy shall not be construed as waiving any provision of this Ordinance or the applicable Zoning Permit.

§3.9.2 UTILITY CONNECTIONS

- A. Electric or gas utility companies or cooperatives shall not provide their respective utility until receipt of an approved Certificate of Occupancy.
- B. Temporary electrical power permits shall require authorization from the Planning Director prior to such services being provided by the utility companies.

ARTICLE 3.10 ZONING VARIANCES**§3.10.1 APPLICABILITY; LIMITATIONS**

The Board of Zoning Appeals shall be authorized to approve Zoning Variances to any zoning-related dimensional, design or performance standard set forth in this Ordinance, provided that the Approval Criteria of Section 3.10.6 are met and provided that such Zoning Variance does not have the effect of:

- A. Permitting a use, activity, business or operation that is not otherwise allowed by the Use Regulations of the underlying zoning district;
- B. Allowing the physical extension of a Nonconforming Use, except as expressly allowed in Chapter 10;
- C. Increasing the density of a residential use above that permitted by the underlying district;
- D. Varying the sign regulations of this Ordinance;
- E. Varying or waiving the Subdivision Regulations contained in Chapter 8; or
- F. Varying or waiving any other standard of this Ordinance that is expressly stated as being ineligible for a Zoning Variance.

§3.10.2 APPLICATION FILING

- A. Applications for Zoning Variances shall be submitted to the Planning Director on forms available in the Planning Department.
- B. Zoning Variance applications shall comply with Section 3.1.4, Application

Completeness and Submission Deadlines, of this Ordinance.

- C. No Application for a Zoning Variance shall be accepted as complete unless it includes the required fee and the following information:
1. Completed Zoning Variance Application signed by the current property owner(s).
 2. Applicant's letter of intent explaining the requested Zoning Variance and how it meets the Approval Criteria of Section 3.10.6.
 3. Site plan drawn to engineers scale showing the property dimensions, dimensions and locations of existing and proposed structures and improvements, parking areas, Grand trees, wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or plat), holding basins and buffers when applicable. One 24 x 36 copy and twenty (20) reduced 11 x 17 copies shall be submitted.
 4. A copy of a legible approved and recorded plat.
 5. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.
 6. Any other information that the Planning Director determines is necessary to make an informed decision as to whether the application complies with the standards required by Article 3.10.
- D. All proposed Zoning Variances, except single family residential development, shall satisfy the Site Plan Review process. Applicants shall attend at least one (1) Site Plan Review meeting prior to submitting an application for a Zoning Variance.
- E. Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance. If an applicant requests a Variance for removal of more than one Protected/Grand tree, each additional Protected/Grand Tree shall require an additional fee.

§3.10.3 PUBLIC HEARING NOTICE

Newspaper, Neighbor, Parties in Interest and Posted notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Chapter.

§3.10.4 PLANNING DIRECTOR REVIEW AND REPORT

The Planning Director shall review each proposed Zoning Variance in light of the Approval Criteria of Section 3.10.6, and if deemed necessary, distribute the application to other agencies and reviewers. The Planning Director shall provide a report on the proposed Zoning Variance to the Board of Zoning Appeals.

§3.10.5 BOARD OF ZONING APPEALS HEARING AND DECISION

- A. The Board of Zoning Appeals shall hold at least one (1) public hearing on the proposed Zoning Variance. Within a reasonable time after the close of the public hearing, the Board of Zoning Appeals shall approve, approve with conditions or deny the proposed Zoning Variance based on the Approval Criteria of Section 3.10.6.
- B. A majority of the Board of Zoning Appeals constitutes a quorum.
- C. At least 2/3 of the members present and voting are required to approve a Zoning Variance.

§3.10.6 APPROVAL CRITERIA

- A. The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship.
- B. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing the following findings:
 - 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - 2. These conditions do not generally apply to other property in the vicinity;
 - 3. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
 - 4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;
 - 5. The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance.
 - 6. The need for the variance is not the result of the applicant's own actions; and
 - 7. Granting of the variance does not substantially conflict with the *Comprehensive Plan* or the purposes of this Ordinance.
- C. In granting a variance, the Board of Zoning Appeals may attach to it such conditions

regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

§3.10.7 FINAL DECISIONS AND ORDERS

Final decisions and orders of the Board must be in writing and be filed in the Office of the Planning Director as a public record. Final decisions shall be available for public inspection during regular office hours. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board which must be delivered to parties in interest by certified mail. As a courtesy notice, the orders of the Board may be sent via U.S. mail to Neighborhood notice list.

§3.10.8 NOTICE OF DECISION

The written final decision shall be mailed to all parties in interest by certified mail and published once in a newspaper of general circulation in the County.

§3.10.9 APPEALS

Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

§3.10.10 LAPSE OF APPROVAL

An approved Zoning Variance shall lapse and be of no further effect twelve (12) months after the date that the Zoning Variance was approved by the Board of Zoning Appeals unless a complete application of a Zoning Permit is submitted in accordance with Article 3.8 of this Chapter, or if no Zoning Permit is required, unless construction or development has commenced and is being diligently pursued.

One one-year extension of a Zoning Variance approval may be allowed if construction or development has commenced and is being diligently pursued. Applications for extensions of Zoning Variance approvals shall be submitted to the Planning Director on forms available in the Planning Department at least fifteen (15) days prior to the expiration of the Zoning Variance approval.

ARTICLE 3.11 WRITTEN INTERPRETATIONS

§3.11.1 APPLICATION FILING

Applications for Written Interpretations of this Ordinance shall be submitted to the Planning Director on forms available in the Planning Department.

§3.11.2 PLANNING DIRECTOR REVIEW AND DECISION

Within 30 working days of receipt of a complete application for a Written Interpretation, the Planning Director shall: (1) review and evaluate the application in light of this Ordinance, the *Comprehensive Plan* and any other relevant documents; (2) consult with other staff as necessary; and (3) render a written interpretation.

§3.11.3 FORM

The interpretation shall be provided to the applicant in writing and shall be filed in the official record of interpretations.

§3.11.4 OFFICIAL RECORD OF INTERPRETATIONS

An official record of interpretations shall be kept on file in the Planning Department. The record of interpretations shall be available for public inspection in the Planning Department during normal business hours.

§3.11.5 APPEALS

Appeals of the Planning Director's written interpretation shall be taken to the Board of Zoning Appeals in accordance with procedures of Article 3.13. If the appeal results in a change of interpretation, the new interpretation shall be filed in the official record of interpretations.

ARTICLE 3.12 PUBLIC PROJECT REVIEW**§3.12.1 APPLICABILITY**

Public Project Review shall apply to all public projects except those expressly exempt under S. C. Code §6-29-540.

§3.12.2 APPLICATION FILING

- A. Applications for Public Project Review shall be submitted to the Planning Director on forms available in the Planning Department.
- B. No application for a Public Project Review shall be accepted as complete unless it includes the required fee and the following information:
 - 1. Completed Public Project Review application signed by the current property owner(s);
 - 2. A copy of a legible approved and recorded plat showing current property boundaries;
 - 3. A copy of the current, recorded deed;
 - 4. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law; and
 - 5. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- C. Applications for Public Project Reviews shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.

§3.12.3 PUBLIC HEARING NOTICE

Newspaper and Parties in Interest notice of the Planning Commission meeting shall be provided in accordance with the requirements of Section 3.1.6 of this Chapter.

§3.12.4 PLANNING DIRECTOR REVIEW AND REPORT

The Planning Director shall review each proposed Public Project in light of the *Comprehensive Plan*. Based on the results of that review, the Planning Director shall provide a report on the proposed Public Project to the Planning Commission.

§3.12.5 PLANNING COMMISSION REVIEW AND DECISION

- A. The Planning Commission shall review the Public Project to determine whether it is consistent with the *Comprehensive Plan*. This determination shall include written findings. The Planning Commission may hold one or more public hearings in accordance with the requirements of Section 3.1.6 prior to completing their review.
- B. If the Planning Commission finds the proposal conflicts with the *Comprehensive Plan*, it shall forward its written findings and an explanation of its reasoning to the public entity proposing the project.
- C. If the public entity proposes to proceed with its public project in conflict with the *Comprehensive Plan*, then the entity must publicly state its intention to proceed and its reasons for proceeding. The public entity must provide written notice of its intention to proceed and its reasons to the Planning Commission, as well as public notice in a publication of general circulation at least 30 calendar days in advance of award of a contract or beginning construction of the proposed public project.

ARTICLE 3.13 APPEALS OF ZONING-RELATED ADMINISTRATIVE DECISIONS**§3.13.1 AUTHORITY**

The Board of Zoning Appeals shall be authorized to hear and decide appeals only on zoning-related matters where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the administration or enforcement of any of the zoning-related regulations of this Ordinance. The Board of Zoning Appeals shall have no authority to hear or decide appeals from administrative decisions made pursuant to the Subdivision Regulations of Chapter 8.

§3.13.2 RIGHT TO APPEAL

Appeals of Administrative Decisions on zoning-related matters may be filed by any officer, board, or bureau of the county, or by any person with a substantial interest in a decision of an administrative official.

§3.13.3 APPLICATION FILING; TIMING

Applications for Appeals of Administrative Decisions on zoning-related matters shall be submitted to the Planning Director on forms available in the Planning Department. Appeals of Administrative Decisions to grant or deny a Zoning Permit shall be filed within 30 calendar days from the date of the Administrative Decision.

§3.13.4 EFFECT OF FILING

Any permits, decisions or determinations which are the subject of an appeal shall be temporarily suspended upon filing a complete application for an appeal, unless the official responsible for issuing the permit or making the decision or determination which is being appealed certifies to

the Board of Zoning Appeals, after the appeal is filed, that because of facts stated in the certification, a stay would cause immediate peril to life or property. In such case, action upon any such permits, decisions or determinations shall not be stayed other than by a restraining order, which may be granted by the Board of Zoning Appeals or by a court of record upon proper notice and hearing. However, in the absence of a certification that a stay would cause immediate peril to life or property, any work purported to be undertaken pursuant to an appealed permit, decision or determination after actual notice of the appeal has been received shall be subject to Chapter 11, Violations, Penalties, and Enforcement, of this Ordinance.

§3.13.5 RECORD OF ADMINISTRATIVE DECISION

The official whose decision is being appealed shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed is taken.

§3.13.6 PUBLIC HEARING NOTICE

Newspaper, Neighbor, Parties in Interest and Posted Notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Chapter.

§3.13.7 BOARD OF ZONING APPEALS REVIEW AND ACTION

- A. The Board of Zoning Appeals shall hold at least one public hearing on the appeal, and within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section.
- B. In exercising the appeal power, the Board of Zoning Appeals shall have all the powers of the official from whom the appeal is taken, and the Board of Zoning Appeals may reverse or affirm, wholly or in part, or may modify the decision being appealed.
- C. If the Board of Zoning Appeals determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct issuance of a permit. The Board of Zoning Appeals in execution of the duties specified in this Chapter may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.
- D. A quorum of the Board of Zoning Appeals shall be achieved when the number of members in attendance equals more than $\frac{1}{2}$ of the total membership of the Board of Zoning Appeals. At least $\frac{2}{3}$ of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

§3.13.8 APPROVAL CRITERIA; FINDINGS OF FACT

An appeal shall be sustained only if the Board of Zoning Appeals finds that the administrative official erred. The decision of the Board of Zoning Appeals shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to parties in interest by certified mail, published once in a newspaper of general circulation in the county, and permanently filed in the Planning Department.

§3.13.9 APPEALS

Any person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

ARTICLE 3.14 APPEALS OF SUBDIVISION-RELATED ADMINISTRATIVE DECISIONS**§3.14.1 AUTHORITY**

The Planning Commission shall be authorized to hear and decide appeals only on subdivision-related matters (including determinations of [subdivision application] incompleteness) where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the administration or enforcement of any of the subdivision regulations of Chapter 8 of this Ordinance.

§3.14.2 RIGHT TO APPEAL

Appeals of Administrative Decisions on subdivision-related matters may be filed by any officer, board, or bureau of the county, or by any person with a substantial interest in a decision of an administrative official.

§3.14.3 APPLICATION FILING: TIMING

Applications for Appeals of Administrative Decisions on subdivision-related matters shall be submitted to the Planning Director on forms available in the Planning Department. Appeals of Administrative Decisions on subdivision matters shall be filed within 30 calendar days of the date of written notice of the decision being appealed.

§3.14.4 EFFECT OF FILING

Any permits, decisions or determinations which are the subject of an appeal shall be temporarily suspended upon filing a complete application for an appeal, unless the official responsible for issuing the permit or making the decision or determination which is being appealed certifies to the Planning Commission, after the appeal is filed, that because of facts stated in the certification, a stay would cause immediate peril to life or property. In such case, action upon any such permits, decisions or determinations shall not be stayed other than by a restraining order, which may be granted by the Planning Commission or by a court of record upon proper notice and hearing. However, in the absence of a certification that a stay would cause immediate peril to life or property, any work purported to be undertaken pursuant to an appealed permit, decision or determination after actual notice of the appeal has been received shall be subject to Chapter 11, Violations, Penalties, and Enforcement, of the Ordinance.

§3.14.5 RECORD OF ADMINISTRATIVE DECISION

The official whose decision is being appealed shall transmit to the Planning Commission all papers constituting the record upon which the action appealed is taken.

§3.14.6 PUBLIC HEARING NOTICE

Newspaper Notice of the Planning Commission's public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Chapter.

§3.14.7 PLANNING COMMISSION REVIEW AND ACTION

- A. The Planning Commission shall hold at least one public hearing on the appeal and, within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section. When the appeal relates to a determination of (application) incompleteness, the Planning Commission shall hear and take action on the appeal within 15 calendar days of the date of the appeal.
- B. In exercising the appeal power, the Planning Commission shall have all the powers of the official from whom the appeal is taken, and the Planning Commission may reverse or affirm, wholly or in part, or may modify the decision being appealed.
- C. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken.
- D. A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than ½ of the total membership of the Planning Commission. At least 2/3 of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

§3.14.8 APPROVAL CRITERIA: FINDINGS OF FACT

An appeal shall be sustained only if the Planning Commission finds that the administrative official erred. The decision of the Planning Commission shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to Parties in Interest by certified mail and permanently filed in the Planning Department.

§3.14.9 APPEALS

Any person with a substantial interest in a decision of the Planning Commission or any officer, board, or bureau of the County may appeal a final decision of the Planning Commission to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Planning Commission is mailed.

ARTICLE 3.15 ADDRESSING AND STREET NAMES**§3.15.1 AUTHORITY**

The Planning Director shall be authorized to assign and change physical addresses as provided for in Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended, and §23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended.

The Planning Commission shall be authorized to approve the name of a new street or road within the jurisdiction of Charleston County, as provided for in the Code of Laws of South

Carolina §6-29-1200 and §23-47-60 et. seq. of the Code of Laws of South Carolina (1976) as amended. The Planning Commission may delegate this authority to the Planning Director.

§3.15.2 APPLICATION FILING

Applications for the following shall be submitted to the Planning Director on forms available in the Planning Department:

- A. Requests for Reservations of Street Names; and
- B. Requests for Street Name Changes.

§3.15.3 STREET NAMES

A. Requests for Reservations of Street Names

All street names shall comply with Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended, and §23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended. Street names proposed by the applicant shall be approved by the Planning Department. The Planning Department shall be given at least five (5) working days to approve requests for reservations of street names.

B. Requests for Street Name Changes

The Planning Commission shall be authorized to approve requests for street name changes within the jurisdiction of Charleston County, including but not limited to the naming of existing unnamed easements, rights-of-way and other access types where there is no street name or the current street name poses a threat to the efficient provision of emergency services. Requests for street name changes shall be in accordance with the Code of Laws of South Carolina §6-29-1200 and §23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended, and Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended.

ARTICLE 3.16 DEVELOPMENT AGREEMENTS

Development Agreements are hereby authorized for land development in Charleston County, subject to and in accordance with the South Carolina Local Government Development Agreement Act in Section 6-31-10 et seq., Code of South Carolina, 1976, as amended. Requests for Development Agreements shall be processed pursuant to Section 6-31-10 et seq., Code of Laws of South Carolina, 1976, as amended.

ARTICLE 3.17 DEVELOPMENTS OF COUNTY SIGNIFICANCE

§3.17.1 PURPOSE AND INTENT

The *Comprehensive Plan* contains four Major Implementation Initiatives for the County to implement some of the strategies recommended in the *Comprehensive Plan*. The purpose and intent of this Article is to implement one such initiative, Developments of County Significance, in order to ensure that planning in the Rural Area, as defined in the Charleston County *Comprehensive Plan*, is compatible with the surrounding rural and agricultural character and is coordinated with the provision of public facilities and transportation initiatives as well as with adjacent jurisdictions. This Article establishes the procedures for submission requirements and

review of requests for Developments of County Significance, as defined in the Charleston County *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance*, and includes the application, process, and criteria as outlined in the Charleston County *Comprehensive Plan*.

§3.17.2 APPLICABILITY

This Article applies to Developments of County Significance, which are defined as proposed developments that: (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the *Comprehensive Plan* if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the *Comprehensive Plan* and *Zoning and Land Development Regulations Ordinance*. Upon approval, the Development of County Significance will be considered consistent with the *Comprehensive Plan*.

§3.17.3 APPLICATION AND PROCESS

- A. Development of County Significance Applications (“Application”) may be submitted on forms available in the Planning Department once the Planning Director has determined that the Application complies with the requirements of this *Ordinance* and all other applicable regulations.
- B. Developments of County Significance Applications shall require:
 1. A *Comprehensive Plan* Amendment application(s) that complies with the requirements of Article 3.2, *Comprehensive Plan* Amendments, of this *Ordinance*, and a narrative description of how the application at the time of submission may not be in full compliance with the *Comprehensive Plan*, however upon approval, the application will be consistent with the *Comprehensive Plan*. *Comprehensive Plan* Amendment applications and narrative descriptions of consistency shall include documentation addressing each element of the *Comprehensive Plan*. *Comprehensive Plan* Amendment application(s) shall be submitted when a rezoning application is included as part of the Developments of County Significance application.
 2. A Development Agreement application submitted to Charleston County.
 3. Zoning Map Amendment [Rezoning] applications, including but not limited to applications for Planned Development Zoning Districts and Form-Based Zoning Districts, which comply with the applicable sections of this Ordinance may be submitted in conjunction with a Development of County Significance Application, where applicable.
 4. Payment of all required application fees for Development Agreements, Zoning Map Amendments [Rezoning], and *Comprehensive Plan* Amendments and submission of thirty-five (35) copies and one (1) digital version.
 5. All information required by this Article.
- C. *Comprehensive Plan* Amendment applications, Development Agreement applications, and any Zoning Map Amendment [Rezoning] applications, including but not limited to applications for Planned Development Zoning Districts and Form-Based Zoning

Districts, submitted in conjunction with a Development of County Significance Application shall be considered concurrently and shall comply with the applicable processes contained in County Ordinances.

§3.17.4 CRITERIA AND REQUIRED INFORMATION

- A. At the time of submittal, the Application shall include the information addressing the *Comprehensive Plan* criteria for Developments of County Significance in the Zoning Map Amendment [Rezoning] application and the Development Agreement application as set forth in Sections 3.17.4.A.1. through 3. The approval of a Zoning Map Amendment [Rezoning] application and a Development Agreement application pursuant to the provisions of this Article 3.17 shall conclusively establish compliance by the applications so approved with the Developments of County Significance criteria of the *Comprehensive Plan* and this Ordinance, and no subsequent development of the property shall be subject to any provision of the *Comprehensive Plan* or this Ordinance regarding Developments of County Significance during the term of the approved Development Agreement.
1. The Zoning Map Amendment [Rezoning] application for any zoning district other than a Form-Based Zoning District shall include the information required in the following Sections 3.17.4.A.1.a—i
 - a. Documentation demonstrating that seventy-five percent (75%) of the acreage (75% acreage) included in the Application shall be in the form of Common Open Space, as defined in this *Ordinance*, that complies with the requirements of Section 4.27.7, Common Open Space.
 - b. An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
 - c. An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;
 - d. A historic and archaeological resource study including documentation demonstrating the preservation, mitigation, and/or management of resources pursuant to the findings of the study;
 - e. A traffic impact study;
 - f. Documentation that the proposed development includes an interconnected and complete transportation network;
 - g. An analysis of public transit alternatives;
 - h. Documentation that the proposed development provides feasible transportation alternatives; and
 - i. Emergency evacuation plans.
 2. The Zoning Map Amendment [Rezoning] application to Form-Based Zoning District shall include Sections 3.17.4.A.2.a. through c.

- a. Documentation demonstrating that seventy-five percent (75%) of the acreage (75% acreage) included in the Application shall be either private land permanently restricted by deed restriction or conservation easement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other open space preservation organizations. The number of unclustered rural dwelling units allowed in the 75% acreage is determined by multiplying the underlying zoning density at the time of the application times the number of acres in the 75% acreage. The 75% acreage is not required to be contiguous and will be developed in accordance with the Form-Based Zoning District regulations submitted with this application for unclustered growth. Areas of clustered growth will be developed in accordance with the Form-Based Zoning District regulations submitted with this application and can be surrounded by the 75% acreage;
- b. An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
- c. An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;

Information required in Sections 3.17.4.A.2.d. through i. shall be addressed in the procedures and regulations submitted as part of the Form-Based Zoning District regulations submitted as part of this application for approval, as entitled in the Development Agreement, of the land development applications within the specific Form-Based Zoning District. Such procedures and regulations approved as part of the Form-Based Zoning District Rezoning shall be applicable to all development within such Form-Based Zoning District, and compliance with such procedures and regulations shall constitute compliance with the Developments of County Significance requirements.

- d. A historic and archaeological resource study including documentation demonstrating the preservation, mitigation, and/or management of resources pursuant to the findings of the study;
- e. A traffic impact study;
- f. Documentation that the proposed development includes an interconnected and complete transportation network;
- g. An analysis of public transit alternatives;
- h. Documentation that the proposed development provides feasible transportation alternatives; and
- i. Emergency evacuation plans.

3. The Development Agreement application shall include the information required in the following Sections 3.17.4.A.3.a—f; provided, however that at its sole discretion, County Council may forward the information submitted pursuant to this Section 3.17.4.A.3 to Planning Commission for informational purposes only.

- a. Inclusion of a variety of housing ownership types and affordability;
- b. Documentation demonstrating strategy for preservation, mitigation, and/or management of significant cultural, historic, and archaeological sites, resources, and landscapes;
- c. Information regarding the location, density, and intensity of proposed land uses for the first five (5) years of the proposed project and projections for each subsequent five (5) year time period until buildout;
- d. Economic development information such as an economic analysis (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact of the proposed development on the local economy and employment market;
- e. A fiscal impact analysis of the infrastructure needs; and
- f. A list of needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities.

4. The Planning Commission may require additional information on the items submitted pursuant to Sections 3.17.4.A.1. and 2. as reasonably necessary to determine whether the application complies with the requirements of County Ordinances.

§3.17.5 NOTICE OF DECISION AND MAPPING OF APPROVED DEVELOPMENTS OF COUNTY SIGNIFICANCE

Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the County Council final decision(s) and for revising *Comprehensive Plan* text and/or maps and the Official Zoning Map, where applicable. Upon approval, the Development of County Significance will be considered consistent with the *Comprehensive Plan*.

CHAPTER 4 | BASE ZONING DISTRICTS

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CHAPTER 4 | BASE ZONING DISTRICTS**ARTICLE 4.1 GENERAL****§4.1.1 ESTABLISHMENT OF ZONING DISTRICTS**

The following base zoning districts are hereby established:

District Name		<i>Comprehensive Plan</i> Land Use Designation
RM	Resource Management	Resource Management (Rural)
AG-15	Agricultural Preservation	Agricultural Preservation (Rural)
AG-10	Agricultural Preservation	Agricultural Preservation (Rural)
AG-8	Agricultural Preservation	Agricultural Preservation and Rural Agriculture (Rural)
AGR	Agricultural/Residential	Agricultural Residential (Rural)
RR-3	Rural Residential	Rural Residential (Rural)
S-3	Special Management 3	Residential/Special Management (Urban/Suburban)
R-4	Single Family Residential 4	Suburban Residential/Residential Low Density (Urban/Suburban)
M-8	Mixed Style Residential 8	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
M-12	Mixed Style Residential 12	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
MHS	Low-Density Manufactured Housing Subdivision	(Urban/Suburban)
MHP	Manufactured Housing Park	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
OR	Residential Office	Commercial (Urban/Suburban)
OG	General Office	Commercial (Urban/Suburban)
CN	Neighborhood Commercial	Commercial (Urban/Suburban)
CT	Commercial Transition	Commercial (Urban/Suburban)
CR	Rural Commercial	Commercial (Rural)
CC	Community Commercial	Commercial (Urban/Suburban)
I	Industrial	Industrial (Urban/Suburban)
PD	Planned Development	Planned Development (All areas of Plan)

§4.1.2 ZONING DISTRICT REFERENCES

References in this Ordinance to "nonresidential" zoning districts shall be construed as references to all base zoning districts beginning with the letters "O" (Office), "C" (Commercial) or "I" (Industrial). References to "residential" zoning districts shall be construed as references to all base zoning districts beginning with the letter "S", "R" and "M". References to "agricultural" zoning districts shall be construed as references to all base zoning districts beginning with the letter "A."

[Commentary—RM, Resource Management District, AGR, Agricultural/Residential District and RR-3, Rural Residential District are agricultural zoning districts.]

§4.1.3 ZONING DISTRICT HIERARCHY

Under the hierarchy established by this Ordinance, the RM district is the most restrictive base zoning district, while the I district is the least restrictive base zoning district. The table of Section 4.1.1 presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

§4.1.4 EXISTING AND PROPOSED PARCELS CONTAINING SPLIT ZONING DISTRICTS

- A. Existing Lots of Record with Split Zoning Districts
Uses and development standards for existing lots of record with split zoning districts shall be limited to the most restrictive zoning district within the parcel per Article 1.9, Conflicting Provisions, and Article 4.1.3, Zoning District Hierarchy.
- B. No new parcels with split zoning districts shall be created. A property boundary line may be created to eliminate the existing split zoning districts, provided the proposed parcels meet the minimum lot area requirements for the zoning district each parcel is to be located.
- C. This Section does not apply to mixed use developments such as parcels zoned M-8, M-12 or PD or the Overlay and Special Purpose zoning districts.

[Commentary—Planning Staff recommends that property owner(s) with existing split zoning districts apply for a Zoning Map Amendment (Rezoning) in order to eliminate split zoning districts if the *Comprehensive Plan* supports the proposed future land use or file a *Comprehensive Plan Amendment*.]

ARTICLE 4.2 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS

§4.2.1 DENSITY

Density refers to the number of dwelling units per unit of land area. Density is calculated by dividing the number of dwelling units on a site by the gross area (in acres) of highland (including freshwater wetlands) of the site on which the dwelling units are located. The number of dwelling units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density, intensity or dimensional standards of this Ordinance.

§4.2.2 LOT AREA

- A. **Measurement**
Lot area refers to the horizontal land area within lot lines, including freshwater wetlands.
- B. **Exceptions**
No zoning permit, building permit or development approval may be issued for a lot that does not meet the minimum lot area requirements of this Ordinance except in the following cases:
 1. Nonconforming lots may be used in accordance with the provisions contained in Chapter 10 of this Ordinance.
 2. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area shall be exempt from minimum lot area standards.
- C. **Absence of Sewer or Water**
In the absence of public water or public sewer, no zoning permit or building permit shall be issued until the lot meets all applicable requirements of this

Ordinance and the South Carolina Department of Health and Environmental Control (DHEC).

§4.2.3 SETBACKS

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this Section.

A. Exceptions to Setbacks

Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this subsection.

1. Trees, shrubbery or other landscape features may be located within any required setback; however, they shall be selected for site specific conditions. Plant material to be located adjacent to public drainage easements and right-of-ways shall be selected and placed not to impede future access. Additionally, vegetation planted within utility easements shall be selected and sited to minimize pruning for future maintenance and clearance of such utilities. The Planning Director may require modifications (substitutions and relocation) of plant material on proposed landscape plans when necessary to assure access and ease of maintenance to any easements and right-of-ways and to preserve the public health, safety and welfare.
2. In all zoning districts, fences, hedges and walls may be located within any required setback, provided that no fence, wall or hedge shall obstruct the view of vehicular access to any roadway between three (3) and ten (10) feet in height above grade. For the safety of pedestrian and vehicular traffic, in residential zoning districts, an unobstructed vision clearance triangle shall be maintained along intersections of residential driveways with adjacent roadways. The vision clearance triangle shall be formed by the connection of a perpendicular line measuring fifteen (15) feet from the point of intersection at the edge of the travelway into the driveway and a fifteen (15) foot parallel line away from the point of intersection along the roadway (see Figure 4.1). Residential driveways along roadways with a classification of collector or higher may be subject to a greater distance of measurement.
3. In all zoning districts, elements that are not designed or intended to have a permanent location on the ground as determined by the Planning Director including, but not limited to, vehicles, boats, RV's, lawn and garden furniture and equipment and similar items.

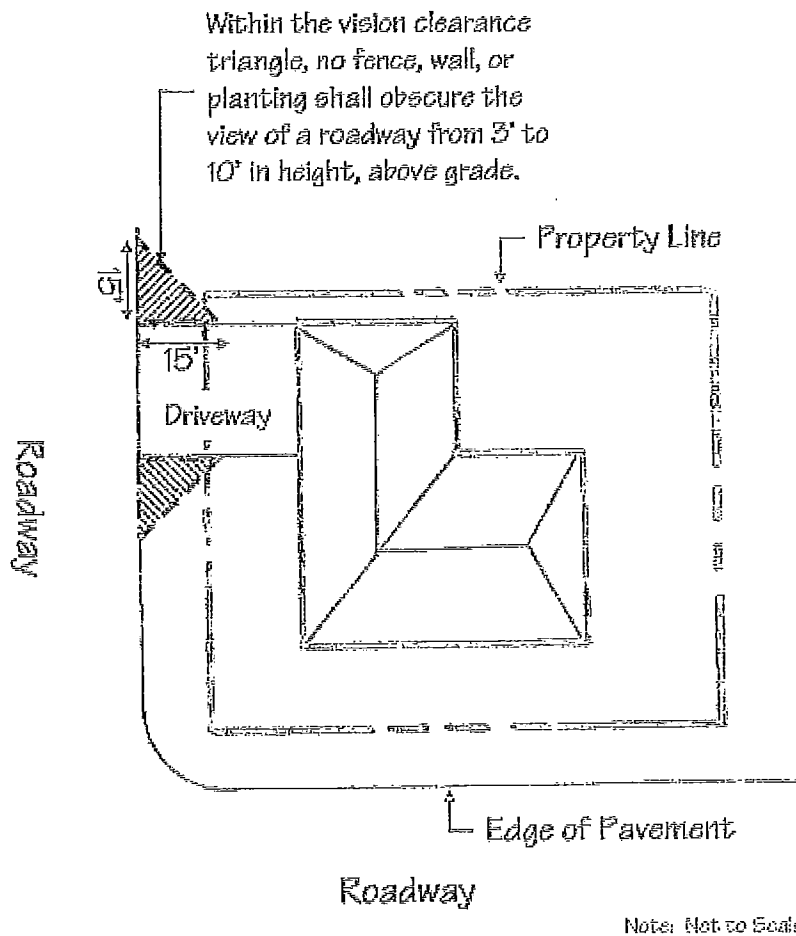


FIGURE 4.1 - VISION CLEARANCE TRIANGLE
Illustration for Section 4.2.3

4. Driveways may be located in front and street side setbacks.
5. Sidewalks may be located within any required setback.
6. Utility lines, wires and associated structures, such as power poles, may be located within any required setback.
7. Uncovered porches, uncovered steps to building entrances, uncovered patio decks and uncovered balconies may extend up to five feet into any required front, rear or street side setback.
8. Openwork fire balconies and fire escapes may extend up to five feet into any required side setback.
9. Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to two feet into any required setback.
10. Chimneys and flues may extend up to two feet into any required setback.
11. Satellite dish antennas may be placed in required rear setbacks.
12. Mechanical equipment, including Heating Ventilation and Air Conditioning (HVAC) equipment, may be extended up to five feet into required side or rear setbacks in all zoning districts.

B. Contextual Setbacks

Notwithstanding the front setback requirements of the underlying zoning district, the front building line of any structure or addition to a structure may be as close to the street as the front building line of a structure located on any lot that is immediately adjacent to the subject lot. If the subject lot is located between two developed lots, the front building line of the structure that is set back further from the street shall apply to the subject lot.

C. Setback Reductions

Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.

D. Front Setbacks on Narrow Streets

Where a lot abuts a dedicated street (that has been accepted for street maintenance) with a right-of-way width of less than 50 feet, the required front setback shall be measured from the centerline of the right-of-way, provided all building code and fire/safety requirements are met.

E. Front Setbacks on Narrow Ingress/Egress Easements

Where a lot abuts an ingress egress easement (that has not been accepted for street maintenance) with a width of less than fifty (50) feet, and is used as a primary access point to the lot as indicated on an approved plat recorded prior to April 21, 1999 (with dashed or solid lines), the required front setback shall be

measured from the centerline of the easement, provided all building code and fire/safety requirements are met. There shall be a minimum twenty-five (25) foot setback between the edge of the easement to the front of any structure.

F. Setbacks on Corner and Double-Frontage Lots

On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street. The remaining lot lines will be subject to side setback standards. There is no rear lot line.

G. Reduction for Public Purpose

When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining setback is at least 50 percent of the required minimum setback for the district in which it is located, then that remaining setback will be deemed to satisfy the minimum setback standards of this Ordinance.

H. One Time Subdivision of a Nonconforming Lot of Record Existing Prior to April 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed if each lot resulting from the subdivision meets the minimum lot area of the zoning district. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the side setback required for the zoning district. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

§4.2.4 BUILDING HEIGHT

Building height refers to the vertical distance between the base flood elevation and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; (2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.



A. Fences or Walls

In the case of fences or walls, height shall be measured from ground level on the higher side of the fence or wall.

B. Exceptions to Height Limits

Unless otherwise expressly stated, the height limitations of this Ordinance shall not apply to any of the following:

1. Farm buildings in any Agricultural zoning (A) district;
2. Electrical power transmission lines;
3. Belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas or chimney flues; or

4. Bulkhead, elevator, water tank, or any other similar structure or necessary mechanical appurtenance extending above the roof of any building, if such structure does not occupy more than 33 1/3 percent of the area of the roof.

§4.2.5 BUILDING COVERAGE

Building coverage refers to the area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in building coverage.

ARTICLE 4.3 RM, RESOURCE MANAGEMENT DISTRICT

§4.3.1 PURPOSE AND INTENT

The RM, Resource Management district implements the Resource Management (Rural Area) policies of the *Comprehensive Plan*.

§4.3.2 USE REGULATIONS

Uses are allowed in the RM district in accordance with the Use Regulations of Chapter 6.

§4.3.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the RM district shall be subject to the following density, intensity and dimensional standards:

RM DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY [1]	1 dwelling unit per 25 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

[1] On tracts of 100 or more acres, where lots ranging from one to three acres are created, a bonus of one dwelling shall be allowed on the residual area of the parent tract.

§4.3.4 OTHER REGULATIONS

Development in the RM district shall comply with all other applicable regulations of this ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.3.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the RM Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.4 AG-15, AGRICULTURAL PRESERVATION DISTRICT
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§4.4.1 PURPOSE AND INTENT

The AG-15, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

§4.4.2 USE REGULATIONS

Uses are allowed in the AG-15 district in accordance with the Use Regulations of Chapter 6.

§4.4.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**A. Density/Intensity and Dimensional Standards Table**

All residential and nonresidential development in the AG-15 district shall be subject to the following density, intensity and dimensional standards:

AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 15 acres
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

B. Development Along Critical Line

The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.

§4.4.4 OTHER REGULATIONS

Development in the AG-15 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.4.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-15 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.5 AG-10, AGRICULTURAL PRESERVATION DISTRICT
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§4.5.1 PURPOSE AND INTENT

The AG-10, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

§4.5.2 USE REGULATIONS

Uses are allowed in the AG-10 district in accordance with the Use Regulations of Chapter 6.

§4.5.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-10 district shall be subject to the following density, intensity and dimensional standards:

AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 10 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.5.4 OTHER REGULATIONS

Development in the AG-10 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.5.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR to APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-10 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.6 AG-8, AGRICULTURAL PRESERVATION DISTRICT

§4.6.1 PURPOSE AND INTENT

The AG-8, Agricultural Preservation district implements the Agricultural Preservation and Rural Agriculture (Rural Area) policies of the *Comprehensive Plan*.

§4.6.2 USE REGULATIONS

Uses are allowed in the AG-8 district in accordance with the Use Regulations of Chapter 6.

§4.6.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-8 district shall be subject to the following density, intensity and dimensional standards:

AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 8 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.6.4 OTHER REGULATIONS

Development in the AG-8 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.6.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-8 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

§4.7.1 PURPOSE AND INTENT

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

§4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

§4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.7.4 OTHER REGULATIONS

Development in the AGR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.7.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AGR Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

§4.7.6 SETTLEMENT AREAS

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. Tax parcels are not located on Wadmalaw Island or Edisto Island.

ARTICLE 4.8 RR-3, RURAL RESIDENTIAL DISTRICT

§4.8.1 PURPOSE AND INTENT

The RR-3, Rural/Residential district implements the Rural Residential (Rural Area) policies of the *Comprehensive Plan*.

§4.8.2 USE REGULATIONS

Uses are allowed in the RR-3 district in accordance with the Use Regulations of Chapter 6.

§4.8.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the RR-3 district shall be subject to the following density, intensity and dimensional standards:

RR-3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 3 acres
MINIMUM LOT AREA	30,000 sq. ft.
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.8.4 OTHER REGULATIONS

Development in the RR-3 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.26 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.8.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area of the RR-3 zoning district. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.9 S-3, SPECIAL MANAGEMENT 3 DISTRICT

§4.9.1 PURPOSE AND INTENT

The S-3, Special Management Residential district implements the Residential/Special Management (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.9.2 USE REGULATIONS

Uses are allowed in the S-3 district in accordance with the Use Regulations of Chapter 6.

§4.9.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the S-3 district shall be subject to the following density, intensity and dimensional standards:

S-3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	3 dwelling units per acre
MINIMUM LOT AREA	14,500 square feet [1]
MINIMUM LOT WIDTH	70 feet [2]
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

[1] Minimum lot area of 12,500 sq. ft. if water or sewer is available.

[2] 80 feet without public water and/or public sewer.

§4.9.4 OTHER REGULATIONS

Development in the S-3 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999 shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.9.5 ONE TIME SUBDIVISION OF NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a non-conforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area of the S-3 zoning district. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.10 R-4, SINGLE FAMILY RESIDENTIAL 4 DISTRICT

§4.10.1 PURPOSE AND INTENT

The R-4, Single Family Residential district implements the Suburban Residential/Residential Low Density (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.10.2 USE REGULATIONS

Uses are allowed in the R-4 district in accordance with the Use Regulations of Chapter 6.

§4.10.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the R-4 district shall be subject to the following density, intensity and dimensional standards:

R-4 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	4 dwelling units per acre
MINIMUM LOT AREA	
With Public Water AND Sewer	7,250 square feet
With Public Water OR Sewer	10,000 square feet
Without Public Water AND Sewer	14,500 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	5 feet
Rear	15 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.10.4 OTHER REGULATIONS

Development in the R-4 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999 shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.10.5 ONE TIME SUBDIVISION OF NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a non-conforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area of the R-4 zoning district. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.11 M-8, MIXED STYLE RESIDENTIAL 8 DISTRICT

§4.11.1 PURPOSE AND INTENT

The M-8, Mixed Style Residential district implements the Mixed Style Residential/Residential Moderate Density (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.11.2 USE REGULATIONS

Uses are allowed in the M-8 district in accordance with the Use Regulations of Chapter 6.

§4.11.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the M-8 district shall be subject to the following density, intensity and dimensional standards and shall provide proof to the Planning Director that the property will be served by public water and sewer:

M-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	8 dwelling units per acre
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	
Front/Street Side	15 feet
Interior Side	0/5 feet [1]
Rear	10 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	50% of lot
MAXIMUM HEIGHT	4 stories/50 feet

[1] Zero lot line homes may be built with no setback on one side of the property, but must have at least 10 feet of separation between buildings.

§4.11.4 OTHER REGULATIONS

Development in the M-8 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.12 M-12, MIXED STYLE RESIDENTIAL 12 DISTRICT

§4.12.1 PURPOSE AND INTENT

The M-12, Mixed Style Residential district implements the Mixed Style Residential/Residential Moderate Density (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.12.2 USE REGULATIONS

Uses are allowed in the M-12 district in accordance with the Use Regulations of Chapter 6.

§4.12.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the M-12 district shall be subject to the following density, intensity and dimensional standards and shall provide proof to the Planning Director that the property will be served by public water and sewer:

M-12 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	12 dwelling units per acre
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	
Front/Street Side	15 feet
Interior Side	0/5 feet [1]
Rear	10 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	50% of lot
MAXIMUM HEIGHT	4 stories/50 feet

[1] Zero lot line homes may be built with no setback on one side of the property, but must have at least 10 feet of separation between buildings.

§4.12.4 OTHER REGULATIONS

Development in the M-12 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.13 MHS, LOW-DENSITY MANUFACTURED HOUSING SUBDIVISION DISTRICT
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§4.13.1 PURPOSE AND INTENT

The MHS, Low-Density Manufactured Home Subdivision district implements the Mixed Style Residential/Residential Moderate Density (Urban/Suburban Area) policies and the housing policies of the *Comprehensive Plan*.

§4.13.2 USE REGULATIONS

Uses are allowed in the MHS district in accordance with the Use Regulations of Chapter 6.

§4.13.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MHS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	6 dwelling units per acre
MINIMUM LOT AREA	5,000 square feet
MINIMUM LOT WIDTH	50 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	5 feet
Rear	15 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.13.4 OTHER REGULATIONS

Development in the MHS district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. For properties abutting an OCRM Critical Line, all applicable Waterfront Development Standards of the R-4 Zoning District shall apply, with the following exception:

- A. Where a current lot of record (existing prior to April 21, 1999) zoned MHS has resulted from the combination of two (2) previously platted and recorded lots, the current lot of record may be subdivided into the configuration of the originally platted lots as shown on the corresponding approved, recorded plat of record. The subdivision resulting in the original configuration of the previously recorded lots may occur even if the originally platted lots do not meet the minimum lot width requirement of this Section and/or the minimum lot area, minimum lot width and minimum lot width average requirements of Article 4.26, Waterfront Development Standards, provided that the subdivision meets all other requirements of this Ordinance.

§4.13.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area of the MHS zoning district. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.14 MHP, MANUFACTURED HOUSING PARK DISTRICT

§4.14.1 PURPOSE AND INTENT

The MHP, Manufactured Housing Park district implements the Mixed Style Residential/Residential Moderate Density (Urban/Suburban Area) policies of the *Comprehensive Plan*. It is primarily intended to accommodate manufactured housing park developments.

§4.14.2 USE REGULATIONS

Uses are allowed in the MHP district in accordance with the Use Regulations of Chapter 6.

§4.14.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the MHP district shall be subject to the following density, intensity and dimensional standards:

MHP DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	10 dwelling units per acre
MINIMUM PARK AREA	1 acre
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	5 feet
Rear	10 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	35 feet

§4.14.4 OTHER REGULATIONS

Development in the MHP district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§4.14.5 SUPPLEMENTAL DISTRICT STANDARDS

In addition to all other applicable provisions of this ordinance, manufactured housing parks within the MHP district shall be subject to the following standards.

- A. Area per Manufactured Housing Unit Space**
There shall be no less than 4,000 square feet of zoning lot area per manufactured housing unit space.
- B. Separation of Service Buildings**
Every service building in a manufactured housing park shall be at least 25 feet from the boundary of any other property in any residential or office zoning district. When a property line is on a natural waterway, a property line setback shall not be required.
- C. Access Road**
Each manufactured housing unit space shall abut an access road that is constructed under the Charleston County Road Construction Standards and is not less than 20 feet wide.

D. Drainage Plan

A drainage plan shall be approved by the Public Works Department prior to the processing of a manufactured housing park development.

E. Temporary, Accessory Manufactured Housing Park

A temporary, accessory manufactured housing park shall be established only in connection with a construction project and shall be discontinued within 60 days after such project is completed. Written approval from the South Carolina Department of Health and Environmental Control (DHEC) shall be obtained prior to the issuance of a Zoning Permit.

ARTICLE 4.15 OR, RESIDENTIAL OFFICE DISTRICT

§4.15.1 PURPOSE AND INTENT

The OR, Residential Office district implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.15.2 USE REGULATIONS

Uses are allowed in the OR district in accordance with the Use Regulations of Chapter 6.

§4.15.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the OR district shall be subject to the following density, intensity and dimensional standards:

OR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	6,000 square feet
MINIMUM LOT WIDTH	50 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	5 feet
Rear	5 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	35 feet

§4.15.4 OTHER REGULATIONS

Development in the OR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§4.15.5 SUPPLEMENTAL DISTRICT STANDARDS

In addition to all other applicable provisions of this Ordinance, structures within the OR district shall be subject to the following standards:

A. Architectural Character

Structures in the OR district shall be compatible with the established architectural character of the neighborhood in which they are located by using a design that is complementary in terms of:

1. Consistency of roof lines, roof materials and roof colors;
2. Use of similar proportions in building mass and outdoor spaces;
3. Similar relationships to the street;
4. Similar window and door patterns; and
5. Similar streetscapes including landscaping, light fixtures and other site amenities.

- B. Building Orientation**
Primary facades and entries shall face the adjacent street.
- C. Building Materials**
Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form architectural detailing, and color and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials.
- D. Building Colors**
Color shades shall be used to facilitate blending into the neighborhood and unifying the development with its surroundings. The color shades of building materials shall draw from the range of color shades found in structures in the immediate area.

§4.15.6 RESIDENTIAL USES

Residential uses in the OR district shall be subject to the density/intensity and dimensional standards of the R-4 district (Article 4.14).

ARTICLE 4.16 OG, GENERAL OFFICE DISTRICT

§4.16.1 PURPOSE AND INTENT

The OG, General Office district implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.16.2 USE REGULATIONS

Uses are allowed in the OG district in accordance with the Use Regulations of Chapter 6.

§4.16.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the OG district shall be subject to the following density, intensity and dimensional standards:

OG DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	2,000 square feet
MINIMUM LOT WIDTH	50 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	5 feet
Rear	5 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	40% of lot
MAXIMUM HEIGHT	35 feet

§4.16.4 OTHER REGULATIONS

Development in the OG district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.17 CN, NEIGHBORHOOD COMMERCIAL DISTRICT
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§4.17.1 PURPOSE AND INTENT

The CN, Neighborhood Commercial district implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.17.2 USE REGULATIONS

Uses are allowed in the CN district in accordance with the Use Regulations of Chapter 6.

§4.17.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the CN district shall be subject to the following density, intensity and dimensional standards:

CN DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	10 feet
Rear	10 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	25% of lot
MAXIMUM HEIGHT	35 feet

§4.17.4 OTHER REGULATIONS

Development in the CN district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§4.17.5 SUPPLEMENTAL DISTRICT STANDARDS

In addition to any other applicable provisions of this ordinance, structures in the CN district shall be subject to the following performance standards:

A. Floor Area

All structures, including accessory structures, shall be limited to a maximum of 5,000 square feet gross floor area, provided that structures between 5,000 and 10,000 square feet gross floor area may be approved in accordance with the Special Exception procedures of Article 3.6. In no case shall the total, combined gross floor area of all principal and accessory structures exceed 10,000 square feet.

B. Enclosed Buildings

All commercial activities, excluding accessory gasoline outlets and restaurants, shall be operated entirely within enclosed buildings.

C. Gasoline Pump Nozzles

Accessory gasoline pumps shall be limited to a maximum of four nozzles, provided that five to eight nozzles may be approved in accordance with the Special Exception procedures of Article 3.6. In no case shall the number of

gasoline nozzles exceed eight.

ARTICLE 4.18 CT, COMMERCIAL TRANSITION DISTRICT

§4.18.1 PURPOSE AND INTENT

The CT, Commercial Transition district implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.18.2 USE REGULATIONS

Uses are allowed in the CT district in accordance with the Use Regulations of Chapter 6.

§4.18.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

CT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	not designated
MINIMUM LOT WIDTH	
Without shared access	200 feet
With shared access	100 feet
MAXIMUM BUILDING COVER	
1-199 feet road frontage	3,000 gross sq. ft.
200+ feet road frontage	5,000 gross sq. ft.
MAXIMUM HEIGHT	35 feet

§4.18.4 SIGNS

Signs within the CT district shall comply with the following standards:

STANDARD	
Maximum Sign Face Area [square feet]	20
Maximum Sign Height [feet] [1]	6
Maximum Number of Signs per Major Road Frontage [2]	1
Internal Illumination Allowed	No

[1] Freestanding signs shall be monument or pedestal type.

[2] When a parcel abuts more than one road classification, signs will be allowed on the road with the higher classification only.

§4.18.5 OPERATING HOURS

All uses within the CT district shall be limited to operating hours between 6:00 a.m. to 11:00 p.m.

§4.18.6 RESIDENTIAL USES

Residential uses in the CT district shall be subject to the density/intensity and dimensional standards of the R-4 district (Article 4.10).

ARTICLE 4.19 CR, RURAL COMMERCIAL DISTRICT

§4.19.1 PURPOSE AND INTENT

The CR, Rural Commercial district implements the Commercial (Rural Area) policies of the *Comprehensive Plan*.

§4.19.2 USE REGULATIONS

Uses are allowed in the CR district in accordance with the Use Regulations of Chapter 6.

§4.19.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the CR district shall be subject to the following density, intensity and dimensional standards:

CR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	40% of lot
MAXIMUM HEIGHT	35 feet

§4.19.4 OTHER REGULATIONS

Development in the CR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.20 CC, COMMUNITY COMMERCIAL DISTRICT

§4.20.1 PURPOSE AND INTENT

The CC, Community Commercial district implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.20.2 USE REGULATIONS

Uses are allowed in the CC district in accordance with the Use Regulations of Chapter 6.

§4.20.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the CC district shall be subject to the following density, intensity and dimensional standards:

CC DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	
Front/Street Side	None
Interior Side	None
Rear	None
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	No Maximum

§4.20.4 OTHER REGULATIONS

Development in the CC district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§4.20.5 RESIDENTIAL USES

Residential uses in the CC district shall be subject to the density/intensity and dimensional standards of the M-12 district (Article 4.12).

ARTICLE 4.21 I, INDUSTRIAL DISTRICT
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§4.21.1 PURPOSE AND INTENT

The I Industrial district implements the Industrial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

§4.21.2 USE REGULATIONS

Uses are allowed in the I district in accordance with the Use Regulations of Chapter 6.

§4.21.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the I district shall be subject to the following density, intensity and dimensional standards:

I DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	15,000 square feet
MINIMUM LOT WIDTH	70 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	None
Rear	None
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	No Maximum
MAXIMUM HEIGHT	No Maximum

§4.21.4 OTHER REGULATIONS

Development in the I district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.22 WATERFRONT DEVELOPMENT STANDARDS

The following dimensions have precedence over Base Zoning District standards for subdivision on properties which contain or abut an OCRM Critical Line:

Standard [1]	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-3	R-4
Min. Lot Area	1 Ac	3 Acs	1 Ac	1 Ac	1 Ac	1 Ac	½ Ac	12,000 sq ft
Min. Lot Width (ft)	200	200	175	175	125	125	100	90
Min Lot Width Average (ft)	250	250	200	200	150	135	125	100
Minimum Buffers/Setbacks (ft)								
OCRM Critical Line Buffer (ft)	35	35	35	35	35	35	15	15
Building Setback from OCRM Critical Line (ft)	50	50	50	50	50	50	35	35

Notes:

Ac=Acre

Min=Minimum

[1] Landscape buffer standards specified in Chapter 9 may require greater setbacks.

§4.22.1 MINIMUM LOT WIDTH (FT)

The minimum lot width (ft) is measured and maintained from the front lot line through the entire parcel to the OCRM Critical Line. All lots within a subdivision must meet the minimum lot width average. (Exception: Flag lots and lots served by cul-de-sacs). Lots fronting on cul-de-sacs shall meet the minimum lot width at the required minimum front setback. Flag lots are designed with a "flag pole" area with a minimum width of 20'. The flag pole area is not required to meet the minimum lot width nor does this area count towards the minimum lot size or area. Flag lots must meet the minimum lot width at the end of the flag pole area/base of lot. All lots within a subdivision must meet the required minimum lot width average for the zoning district within Article 4.26, Waterfront Development Standards.

- A. Reductions from minimum lot width average requirements for parcels which contain or abut an OCRM Critical Line may be permitted if the Planning Director determines that one of the following criteria has been met:
1. No more than three (3) waterfront lots are being created from the original parcel and that a reduction of no more than ten percent (10%) of lot width average is required for any resulting lot; or
 2. Where two lots of record (lots existing prior to April 21, 1999) have been combined, the resulting lot may be subdivided into the original configuration shown on the previously approved, recorded plat of record, even if the original lots do not meet the minimum lot width requirement of this Section, provided that the subdivision meets all other requirements of this Ordinance.

§4.22.2 MINIMUM LOT STANDARDS FOR ACCESSORY DWELLING UNITS ON PARCELS WHICH CONTAIN OR ABUT AN OCRM CRITICAL LINE

In order to establish an accessory dwelling unit on a parcel that contains or abuts an OCRM Critical Line the following standards shall apply:

- A. When an accessory dwelling unit is to be located in front of the principal dwelling unit (between the street and the front of principal dwelling unit) the minimum lot area shall be 50% larger than the minimum lot area requirement of the zoning district.
- B. When the accessory dwelling unit is to be located to the side or rear of the principal dwelling unit (between the OCRM critical line and the principal dwelling unit) the minimum lot width shall be two times the minimum lot width required for the applicable zoning district contained in Article 4.26 Waterfront Development Standards, of this Ordinance.
- C. The accessory dwelling unit shall meet the minimum setbacks of the zoning district where it will be located, and:
 - 1. The distance between the accessory dwelling unit and the principal dwelling unit shall not be less than the sum of the minimum setbacks as required for the zoning district.
- D. The zoning lot and accessory dwelling unit shall comply with all other requirements of this Ordinance, including but not limited to the requirements of Section 6.5.7, Accessory Dwelling Units.

§4.22.3 MINIMUM LOT STANDARDS FOR DWELLING GROUPS ON PARCELS WHICH CONTAIN OR ABUT AN OCRM CRITICAL LINE

The number of dwelling units shall not exceed the maximum number permitted by the density, intensity and dimensional standards of the underlying base zoning district. In addition, the Dwelling Groups shall comply with the requirements of Article 4.26, Waterfront Development Standards, of this Ordinance, including the minimum lot area and lot width requirements.

ARTICLE 4.23 PD, PLANNED DEVELOPMENT ZONING DISTRICT**§4.23.1 AUTHORITY**

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Section 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a "Planned Development" zoning district. The "Planned Development" zoning district incorporates provisions of the planning technique called "planned development district" referred to in the Planning Act and identified in this ordinance and the additional provisions found in this Article that expands, varies and/or differs from the provisions found in the references to planned development districts in the Planning Act. A "Planned Development," as applied herein, is a type of zoning district (PD) and a type of development plan. PD zoning districts are inextricably linked to Planned Development plans, in that no rights of development apply to a PD zoning designation other than those of the approved Planned Development plan.

Planned development provisions are intended to encourage innovative site planning for residential, commercial, institutional, and/or industrial developments within planned developments. Planned developments may provide for variations from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. A Planned Development as used in this ordinance is intended to apply the flexibility and variation provisions of the Planning Act provided in the planned development zoning district provision, along with the additional regulatory and procedural provisions of this Article.

§4.23.2 PURPOSE AND INTENT

The County finds and determines that this Article is consistent with the following objectives of the *Comprehensive Plan*:

- A. Implement a farm and forest land and open space protection program (Objective FFL1);
- B. Provide families and youth with access to parks, recreation areas and facilities (Objective CD5);
- C. Encourage site design that will maintain as much of the development site as possible in natural open space where new development is proposed in rural and agricultural areas outside of existing settlements (Objective WR3, Policy 1);
- D. Implement a system of incentives that will encourage environmentally sensitive site planning that is responsive to the natural characteristics of the land. New development should be encouraged that will retain buffers along rural and urban waterways, retain natural open space, and reduce impervious surfaces (Objective WR4, Policy 1);
- E. Promote a sufficient supply of a variety of housing units with access to facilities and services (Objective H1);
- F. Increase ownership of affordable housing through new construction, acquisition, and/or rehabilitation (Objective H5);

- G. Increase the housing alternatives for low and moderate income households (Objective H6); and
- H. Increase and preserve affordable housing development and reduce the number of households below the poverty level (Objective CD10).

§4.23.3 DEFINITIONS

In this Chapter, the following term shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed:

- A. Studio Unit: A dwelling unit that:
 1. Has only one combined living and sleeping room; or
 2. A living and sleeping room, along with a separate room that contains only kitchen facilities and also a separate room that contains only sanitary facilities.

§4.23.4 INTENT AND RESULTS

The PD, Planned Development, zoning district regulations of this Article are intended to encourage achievement of the goals of the Charleston County *Comprehensive Plan* and to allow flexibility in development of property that proposes a single or multiple use(s) that will result in improved design, character, and quality of new or redesigned developments and preserve natural and scenic features of open spaces. The following objectives may be attained through the use of the planned development process:

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;
- B. A greater freedom in selecting the means to provide access, light, open space and design amenities;
- C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;
- D. A development pattern in harmony with the applicable goals and strategies of the *Comprehensive Plan*;
- E. The permanent preservation of common open space, recreation areas and facilities;
- F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;
- G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and
- H. A development pattern that incorporates adequate public safety and

transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

§4.23.5 APPLICABILITY

There shall be no minimum site area requirement for a Planned Development as long as the Planned Development meets all requirements of Article 4.23 of this Ordinance.

§4.23.6 DEVELOPMENT STANDARDS

Development standards of the underlying zoning district pertaining to density, lot size, location, and arrangement of buildings and structures, lot dimensions, and landscaping may be altered in Planned Developments. The underlying standards of the zoning district may be altered only if the development will serve an overriding public interest and/or public safety concern. If the proposed development is zoned R-4, does not comply with the provisions of Section 4.23.6(A)(2) through 4.23.6(A)(5) below, and would exceed the maximum density of the Residential Low Density Future Land Use Designation in the *Comprehensive Plan*, a *Comprehensive Plan* Amendment must be approved concurrently with a Planned Development application (see Article 3.2, *Comprehensive Plan* Amendment). The development standards listed below, those in the approved Planned Development Stipulations and any in the approved Planned Development Sketch Plan(s) shall apply.

A. Maximum Density

The maximum allowed density increase in a planned development may not exceed the maximum density as stated in Table 3.1.1 of the Charleston County *Comprehensive Plan*, except as provided for in Chapter 3.1.7(C) of the *Comprehensive Plan*, as amended, and this Article. Density and lot area calculations shall comply with the requirements contained in Article 4.2, Measurements, Computations and Exceptions. In order to achieve the maximum density, the following minimum amounts of common open space, as defined in this Ordinance, shall apply where applicable:

1. Provide 0.2 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is required for parcels located in the Rural and Agricultural Areas. The maximum density permitted in the Agricultural Preservation Future Land Use Designation on Edisto Island, as identified in the *Comprehensive Plan*, shall not exceed one dwelling unit per ten acres;
2. If the parcel is located in the Suburban Area, the following standards shall apply:
 - a. Where the underlying zoning district is Single Family Residential (R-4) and all requirements of this Ordinance are met, a maximum density of not more than two times the maximum allowable density in the underlying zoning district may be permitted when 0.05 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is provided; and
 - b. Where the underlying zoning district is Mixed Style Residential (M-8 or M-12) and all requirements of this Ordinance are met, a maximum density of not more than two times the maximum allowable density in the underlying zoning district may be permitted when 0.05 acres of

common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is provided.

3. The maximum densities listed in sub-sections “a” and “b” below may be permitted in planned developments that include at least fifty percent (50%) permanently protected Common Open Space and comply with all other requirements of this Ordinance. These density bonuses shall not be applicable to areas in (1) the Conservation Management and Resource Management Future Land Use designations, as identified in the *Comprehensive Plan*; and (2) the Agricultural Preservation Future Land Use designation on Edisto Island, as identified in the *Comprehensive Plan*.
 - a. An increase of up to 20% more than the number of dwelling units permitted under the maximum density identified in the *Comprehensive Plan* for the Rural Residential and Agricultural Residential Future Land Use designations (example calculation: number of dwelling units permitted under the maximum density times 1.2). The following table illustrates a detailed example of this calculation.

Parcel Size	10 acres
Future Land Use Designation	Agricultural Residential
Maximum Density of the Future Land Use Designation	1 dwelling unit / acre
# of Dwelling Units Permitted (Maximum Density)	10 dwelling units
# of Dwelling Units Permitted with 50% Permanently Protected Common Open Space: [# of Dwelling Units Permitted Under Maximum Density x 20%]	[10 dwelling units X 1.2] = 12 dwelling units

- b. An increase of up to 220% more than the number of dwelling units permitted under the base density of the Future Land Use designation identified in the *Comprehensive Plan* for all other applicable *Comprehensive Plan* Future Land Use designations (excludes (1) “a” above; (2) the Conservation Management and Resource Management Future Land Use designations; and (3) the Agricultural Preservation Future Land Use designation on Edisto Island) (example calculation: number of dwelling units permitted under the base density times 2.2). The following table illustrates a detailed example of this calculation:

Parcel Size	80 acres
Future Land Use Designation	Rural Agriculture
Base Density of the Future Land Use Designation	1 dwelling unit / 8 acres
# of Dwelling Units Permitted (Base Density)	[80 acres / 8] = 10 dwelling units
# of Dwelling Units Permitted (PD Maximum Density)	[80 acres / 4] = 20 dwelling units
# of Dwelling Units Permitted with 50% Permanently Protected Common Open Space: [#of Dwelling Units Permitted Under Base Density x 220%]	[10 dwelling units x 2.2] = 22 dwelling units

4. Density bonuses beyond the maximum density of the *Comprehensive Plan*

Future Land Use designation may be approved when affordable dwelling units are included, provided that the planned development complies with all other requirements of this ordinance and all affordable dwelling units comply with Section 4.23.8, Affordable Dwelling Units, and Chapter 12, Definitions. The maximum density permitted in the Agricultural Preservation Future Land Use Designation on Edisto Island, as identified in the *Comprehensive Plan*, shall not exceed one dwelling unit per ten acres;

5. Planned developments that include a parcel or parcels of land that have varying future land use designations and/or varying zoning classifications may be deemed consistent with the *Comprehensive Plan* if the total density proposed does not exceed the maximum combined density permitted in the future land use designations and/or zoning districts.

B. Dimensional Standards

1. The Waterfront Development Standards of the base zoning district, as set forth in Article 4.22 of this Ordinance, shall be applied to all waterfront lots within the planned development.
2. Each lot located on the perimeter of the planned development shall maintain the rear yard setback requirements and any buffer requirements of the adjacent zoning district.

C. Architectural Standards

The Architectural Design Guidelines of Article 9.6 shall apply to all proposed planned developments. Modifications to the Architectural Design Guidelines may be proposed in a planned development request where the Planning Director determines that the architectural design of the proposed development is compatible with the architectural design of development on adjacent properties.

D. Lots to Abut Upon Common Open Space

Residential parcels shall maximize orientation towards common open space or similar areas.

E. Access

1. Streets within planned developments should connect to adjoining neighborhoods/developments. Cul-de-sacs, T-turnarounds, and dead-end streets are discouraged.
2. Areas between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service.
3. Primary vehicular access to office, commercial, or industrial development shall be through limited access roads.

F. Commercial Areas

1. Commercial areas and adjacent residential, office, and industrial areas shall be directly connected through paved sidewalks, trails, or other

pedestrian infrastructure.

2. Commercial areas shall be planned as groups having common parking areas and common ingress and egress points.

G. Industrial Areas

1. A minimum vegetated buffer of forty (40) feet shall be required where industrial uses abut residential uses.
2. All intervening spaces between the right-of-way line and project building line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.

H. Areas Designated for Future Use

All areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved.

I. Signs

Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be included in the planned development guidelines. Specifications shall be as restrictive or more restrictive than the standards set forth in this Ordinance.

J. Parking

Parking shall be provided in accordance with the standards set forth in Article 9.3 of this Ordinance. Modifications to the parking standards of Article 9.3 may be proposed in a planned development request where the Planning Director determines that the amount of parking requested and its location is sufficient for the use proposed.

K. Resource Areas

1. Planned developments shall protect any resources determined significant by the Planning Director including, but not limited to: agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern.
2. Planned developments shall comply with all provisions of Article 9.4, Tree Protection and Preservation, of this Ordinance.

§4.23.7 COMMON OPEN SPACE

- A. Common open space area shall be located to preserve any significant resources. Where common open space is designated, the following standards shall apply:

1. The common open space area shall be detailed on each Sketch Plan and recorded with the Final Plat (as approved under Article 8.5 of this Ordinance) or separate instrument.
2. The proposed common open space shall be usable and appropriate to the size of the development and to the new residents of the planned development. The purpose of common open space is to permit areas, which could otherwise be developed into buildable lots or otherwise sold individually, to provide a significant amenity to the residents who will interact with the open space on a daily basis. It is not the purpose of common open space to permit open space for land that is otherwise unusable on a daily basis by residents. Common open space may include unimproved land, landscaped areas, improved recreation areas, recreational buildings, and structures that are totally accessory to recreational uses, as well as freshwater wetland areas and water surfaces, all located within the development. Natural landscapes, such as wetlands, may also be considered as open space if preserved and meet the requirements of subsection C below. "Usable" means that the open space includes uses or facilities that are adaptable to recreational or leisure use and are accessible to the residents of the proposed development or the general public, such as seating areas, picnic shelter, community garden, pedestrian and bicycle trail access to a designated greenway, public square, swimming pools, playing fields, or a new playground. The use or facility must be approved by County Council in accordance with the approval and conveyance procedures below.
3. The total combined acreage of freshwater wetlands, detention ponds, and buffers to be used as open space shall not comprise more than forty percent (40%) of the open space requirement as stated in this Section.
4. Land designated as common open space shall not be occupied by streets, drives, parking areas, or structures, other than recreational structures.
5. All property owners in the planned development shall have access to the open space by means of a public or private street or walkway in an easement a minimum of 20 feet in width.
6. Common open space shall be provided within each phase of the planned development in sufficient amounts to serve the expected population of that phase.
7. The common open space shall be conveyed prior to recording the final plat, in accordance with one of the methods listed below. The applicant must have proof of commitment from the entity that will be responsible for the common open space prior to the Planning Commission Meeting for which the case is scheduled.
 - a. By dedication to the County as publicly-owned open space. Parks, open space, and recreation facilities proposed for dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location,

improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or

- b. By leasing, conveying, or retaining title (including beneficial ownership) to a corporation, homeowner's association or other legal entity. The terms of such lease of other instrument of conveyance must restrict the use of the area to open space/recreational uses.

§4.23.8 AFFORDABLE DWELLING UNITS

- A. Pursuant to Chapter 3.1.7(C) of the Charleston County *Comprehensive Plan*, as amended, County Council may approve a density bonus above the maximum allowable density provided for in Section 4.23.6(A) of this Ordinance and Table 3.1.1, Future Land Use Residential Densities, of the Charleston County *Comprehensive Plan*, as amended, as an incentive to provide affordable dwelling units in planned developments. This density bonus is only applicable to planned developments that include affordable dwelling units that meet the definition of "Affordable Housing", as contained in Chapter 12 of this Ordinance.
- B. Zoning permit fees for affordable dwelling units shall be reimbursed upon the request of the developer and certification that the dwelling units are affordable, as required by this Section.
- C. Development Requirements:
 1. The planned development must contain residential uses, of which at least thirty percent (30%) of the total number of dwelling units shall qualify as affordable dwelling units pursuant to this Ordinance. A mixture of housing types as well as uses is encouraged, though not required.
 2. Affordable dwelling units must be of the same type as the market-rate units in the development. In the case of a development with two or more housing types, the type of affordable dwelling units must be in the same proportion as the market-rate units.
 3. Affordable dwelling units shall be provided within each phase of the planned development in sufficient amounts to serve the expected population of that phase;
 4. Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development;
 5. Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area; and
 6. In no instance shall more than fifty percent (50%) of the affordable dwelling units be provided in the form of studio units.
 7. The permitted uses and development standards must be specifically enumerated in the planned development application.

8. The planned development application shall include the following information:
 - a. A general description of the development, including whether the development will contain owner-occupied or rental units, or both.
 - b. The total number and type of market-rate units and affordable dwelling units in the development.
9. Prior to the issuance of building permits for any portion of the development, an affordable dwelling unit plan must be submitted to the County that contains, at a minimum, the following information:
 - a. The number of bedrooms in each market-rate unit and each affordable dwelling unit.
 - b. The square footage of each market-rate unit and each affordable dwelling unit.
 - c. The location of each affordable dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each affordable and market-rate dwelling unit above any non-residential use shall also be identified.
10. The Planned Development must comply with the Common Open Space requirements set forth in Section 4.23.6(A) and 4.23.7 of this Ordinance, provided however, that not less than five percent (5%) of the total land area of the Planned Development must be reserved for Common Open Space.
11. To the extent not specifically modified by the Planned Development ordinance, all other provisions of this Ordinance shall apply to the development and use of the property.

D. Design Requirements

1. In terms of exterior appearance, affordable dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable dwelling units shall be the same in type and quality as the market-rate units.
2. Interior features of affordable dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.
3. Affordable dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

E. Owner-Occupied Affordable Dwelling Units

1. Eligibility Determination Process
Prospective buyers of new affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable dwelling unit, the developer shall submit the following to the County:
 - a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and
 - b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.

This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable dwelling unit.

2. Term of Affordability
Resale of affordable dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than ten (10) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).
 - a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
 - b. The deed restrictions shall require notice to the County of any conveyance of the affordable dwelling unit, and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.
3. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.

F. Renter-Occupied Affordable Dwelling Units

1. Eligibility Determination Process
Prospective renters of affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:
 - a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form (or other acceptable documentation of

income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable dwelling unit.

- b. Any time a new tenant occupies an affordable dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.
- c. The owner shall annually provide affidavits to the County assuring compliance with Fair Market Rents, as described below.

2. Rent Levels/Fair Market Rents

- a. The maximum rent level for affordable dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston MSA, as published annually by the U.S. Department of Housing and Urban Development. Fair Market Rents include a utility allowance for electricity, gas, water, and sewer, based on a schedule published by the Charleston County Housing and Redevelopment Authority.

3. Lease Terms

A minimum lease term of six (6) months is required for all affordable dwelling units so as to avoid short-term (i.e., weekly) rentals.

4. Term of Affordability

Rental affordable dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than ten (10) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.

- a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
- b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.

5. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.

G. Deed Restrictions Required

1. Standard deed restrictions for all affordable dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.
2. Such restrictions shall include, at a minimum, the following elements:
 - a. Duration;
 - b. Occupancy requirements and restrictions against leasing/sub-leasing;
 - c. Restriction on resale;
 - d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);
 - e. Right of first refusal, if applicable;
 - f. Distribution of gross sales proceeds, if applicable; and
 - g. Procedure in the case of foreclosure (for owner-occupied units only).

H. Violations

Any sale or rental of affordable dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.

§4.23.9 PLANNED DEVELOPMENT PROCEDURE

The procedure and criteria for Planned Development applications is outlined below. Planned Development applications are comprised of Planned Development Stipulations and Sketch Plans, referred to herein as the PD Development Plan. All Sketch Plan(s) shall be drawn to scale.

A. Pre-Application Conference

Before submitting a PD Development Plan for a Planned Development, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures.

B. Conceptual PD Development Plan Presentation

1. At least one time prior to submitting a formal application, Planned Development applicants shall present their Conceptual PD Development Plan to the Charleston County Planning Commission at a Planning Commission workshop. This presentation shall be for discussion and feedback purposes only and no action shall be taken on the Conceptual PD Development Plan at the workshop.

2. This requirement applies to Planned Developments that contain 50 or more dwelling units or 5 or more acres of nonresidential development.
3. The Planning Commission or Planning Director may require applicants for Planned Developments that do not meet sub-section 2, above, to present the proposed development at a Planning Commission workshop prior to submitting a formal application.

C. Community Workshop

After the pre-application conference, it is recommended that the applicant hold one (1) or more community workshops. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with the development applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.

D. Draft PD Development Plan Submittal

After the required pre-application conference and prior to submitting a formal application, the applicant shall submit at least five (5) copies of a draft of the requested PD Development Plan for staff review. The draft PD Development Plan must comply with all requirements of this Ordinance and all other applicable regulations. Additionally, the Article 4.23 PD Checklist, available in the Planning Department, must be filled out and turned in with the draft PD Development Plan.

E. PD Development Plan Application

Complete applications for Planned Developments (PD Development Plans) may be submitted on forms available in the Planning Department once the Planning Director has determined that the requested PD Development Plan complies with the requirements of this Ordinance and all other applicable regulations.

1. No application for a PD Development Plan shall be accepted as complete unless it includes the one (1) required paper copy and one (1) digital copy of the PD Development Plan, the required fee, and the following information:
 - a. One completed Zoning Map Amendment application signed by the current property owner(s);
 - b. One copy of a legible approved and recorded plat showing the current property lines of the property/properties to be included in the planned development;
 - c. One copy of the current, recorded deed;
 - d. One Restrictive Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law;
 - e. One copy of the completed Article 4.23 PD Checklist;

- f. Documentation of any community workshops held regarding the proposed PD Development Plan application;
 - g. A digital version of all text, charts, tables, exhibits and graphics used in the PD;
 - h. A current aerial overlaid with the proposed Sketch Plan; and
 - i. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
2. Applications for PD Development Plans shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.
 3. County Council may waive the fees at their discretion.
 4. The following shall be included in the requested Planned Development Stipulations:
 - a. The following shall be included in the requested Planned Development Stipulations:
 - i. The name of the planned development, not duplicating the name of any other planned development or subdivision, the final plat of which has been recorded in Charleston County, South Carolina;
 - ii. A statement of objectives of the proposed development;
 - iii. A description of how the proposed development meets the objectives contained in Section 4.23.4, Intent and Results, addressing each objective separately;
 - iv. The total acreage of the planned development, broken down into total acreage, total highland acreage, total freshwater wetland acreage, and total Critical Line wetland, or marsh, acreage;
 - v. A table of proposed land uses including:
 - a. A table of proposed maximum and average residential densities for each residential use (The applicant may refer to the density ranges listed in the Charleston County *Comprehensive Plan* for residential densities);
 - b. The maximum total acreage of each residential use, including affordable dwelling units, if applicable;
 - c. The maximum allowable number of each type of residential unit requested, including affordable dwelling units, if applicable;

- d. The maximum proposed floor area ratios (% of lot in relation to building floor area), and the maximum building/lot coverage for each non-residential use; and
- e. All dimensional and lot standards requested, for each land use type designated.
- vi. All information required for Planned Developments that include affordable dwelling units, as contained in Section 4.23.8 of this Ordinance.
- vii. An analysis of the impact of the proposed development on existing public facilities and services (e.g. roads and streets, water, sewer, etc.). Any proposed future improvements to these facilities and services to be made as part of the planned development shall also be included;
- viii. A traffic study that meets the requirements of Article 9.9 of this Ordinance for planned developments that contain (1) 50 or more dwelling units or (2) 5 or more acres of nonresidential development;
- ix. A development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the number of dwelling units, total acreage of each residential use, total gross floor area of each non-residential use, percentage and acreage of common open space to be included in each phase, and percentage, number and acreage of affordable dwelling units to be included in each phase (if applicable);
- x. A statement indicating how any common open space/recreation areas will be owned or managed;
- xi. A statement indicating how all roads and alleys will be owned and maintained;
- xii. A statement of inclusion and compliance with processes included in the Charleston County Zoning and Land Development Regulations that are not mentioned in the planned development stipulations;
- xiii. A statement of agreement to proceed with proposed development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County *Comprehensive Plan*, and with such conditions as may be attached to any rezoning to the applicable PD district;
- xiv. A statement that the provisions of Article 3.10, Variances, of this Ordinance shall not apply to the planned development and that all major changes to the planned development must be approved by County Council. Tree variances may be granted

- in accordance with this Article and all other sections of this Ordinance;
- xv. A description of how the proposed development complies with the approval criteria contained in Section 4.23.9(E)(9), addressing each criterion separately;
 - xvi. A historic and archaeological survey identifying all historic and cultural sites, structures and landscapes on the subject property, consistent with Article 9.8, Historic Preservation, of this Ordinance. Any require on-site mitigation must be detailed in the Planned Development Stipulations and proof of coordination with OCRM and/or the South Carolina State Historic Preservation Office must be included;
 - xvii. Letters of coordination from all agencies from which the applicant must either (1) obtain permits or (2) obtain services and/or facilities; and
 - xviii. Any other information that the Planning Director determines is necessary to determine whether or not an application complies with the standards established in this Article.
- b. The following shall be included on the requested Sketch Plan. Multiple Sketch Plans may be submitted. Sketch Plans shall be drawn to scale.
- i. The general location and amount of land proposed for each land use including single family residential, multi-family residential, institutional, office, commercial, industrial, common open space/recreation, street use, etc.;
 - ii. Conceptual lot lines;
 - iii. Pedestrian and motor traffic circulation;
 - iv. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to development. The location and acreage of all freshwater wetlands to be developed upon shall be indicated;
 - v. A tree survey to include all Grand trees (24 inches or greater) on residential lots of one acre or less and in road rights-of-way and easements. Significant trees shall be shown on residential lots greater than one acre. Tree surveys for non-residential uses shall conform with the standards of Section 9.4.3 of this Ordinance;
 - vi. Architectural elevations for each type of residential and nonresidential unit;
 - vii. The general location, size, and capacity of all existing and

proposed water and sewer lines;

- viii. Areas to be included in each phase of development, including the location of all common open space areas and/or affordable housing units to be included in each phase;
- ix. The location of all construction entrances;
- x. A Landscaping Sketch Plan including the location and composition of all screening and buffering materials;
- xi. A Utility Sketch Plan with the location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way; and
- xii. Any other information that the Planning Director determines is necessary to determine whether the application complies with the standards established in this Article.

5. Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted notice of the County Council's public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Ordinance.

6. Planning Director Review and Report

Once an application is deemed complete and to contain all information required herein by the Planning Director, the application will be scheduled for a Planning Commission meeting and the applicant and other interested parties will be notified in accordance with this Ordinance. The Planning Director shall prepare a staff report that reviews the PD Development Plan application.

7. Planning Commission Review and Recommendation

The Planning Commission shall review the proposed PD Development Plan and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, approve with conditions or deny the proposed development plan. The Planning Commission's recommendation shall be based on the Approval Criteria of Section 4.23.9.E.9. The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the PD Development Plan was introduced.

At any time prior to action by the Planning Commission, the applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings and the Planning Director shall represent the Planning Staff. A majority vote of the entire Planning Commission membership in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on complete applications must be extended by mutual agreement of the applicant and Planning Commission.

8. County Council Hearing and Decision

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve, approve with conditions, or deny the proposed PD Development Plan based on the Approval Criteria of Section 4.23.9.C.6. County Council shall hold a public hearing prior to giving second reading to Planned Development/zoning map amendment applications. If the County Council takes action to approve the PD Development Plan, it may require time-frames for development of the entire Planned Development and its individual phases, if any. Within ten (10) working days of approval by County Council of a planned development, the applicant shall submit one (1) paper copy and one (1) digital copy of the approved Planned Development Guidelines and Sketch Plan to the Planning Department. This plan shall contain all changes and conditions approved by Council. The approval of a planned development shall deem it to be a new zoning district with its own zoning designation.

9. Approval Criteria

Applications for PD Development Plan approval may be approved only if the County Council determines that the following criteria are met:

- a. The PD Development Plan complies with the standards contained in this Article;
- b. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and
- c. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

§4.23.10 IDENTIFICATION OF ZONING MAPS

Approved PDs shall be indicated on the official zoning map.

§4.23.11 COMPLIANCE WITH OTHER REGULATIONS

Unless expressly stated in this Section or approved at the time of a Planned Development approval, all applicable standards of this Ordinance and other law shall apply to development within a Planned Development. Planned Developments may provide for variations from this Ordinance or other ordinances and the regulations of established zoning districts concerning use, setbacks, lot area, density, bulk and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. All development, other than single family residential, shall comply with the Site Plan Review Requirements of this Ordinance.

§4.23.12 SUBDIVISION OF LAND LOCATED WITHIN APPROVED PLANNED DEVELOPMENTS

All subdivision of land located within approved planned developments shall be deemed a Major Subdivision, as defined in Section 8.3.3 of this Ordinance.

CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

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CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS**ARTICLE 5.1 GENERAL****§5.1.1 ESTABLISHMENT OF DISTRICTS**

The following Overlay and Special Purpose zoning districts are hereby established:

DISTRICT NAME		TYPE
NRM	Natural Resource Management	Special Purpose
WDU	Water-Dependent Use	Special Purpose
MHC-O	Maybank Highway Corridor Overlay Zoning District	Overlay Zoning District
MP-O	Mount Pleasant Overlay Zoning District	Overlay Zoning District
FRC-O	Folly Road Corridor Overlay Zoning District	Overlay Zoning District
DRC-O	Dorchester Road Corridor Overlay Zoning District	Overlay Zoning District
MU-O	Multiple Use Overlay Zoning District	Overlay Zoning District
UB-O	University Boulevard Overlay Zoning District	Overlay Zoning District
STA-O	St. Andrews Area Overlay Zoning District	Overlay Zoning District
ARRC-O	Ashley River Road Corridor Overlay Zoning District	Overlay Zoning District

§5.1.2 PROCEDURE FOR ESTABLISHMENT

Overlay and Special Purpose zoning districts shall be established, changed or modified in accordance with the procedures applicable to all zoning districts as described in Chapter 3 of this Ordinance.

§5.1.3 OVERLAY ZONING DISTRICT APPLICABILITY

The overlay zoning districts only apply to parcels indicated on the corresponding Overlay Zoning District Maps.

§5.1.4 OVERLAY ZONING DISTRICT EFFECT

- A.** The overlay zoning districts contained in this Ordinance are zones that impose a set of requirements or relax a set of requirements imposed by the underlying zoning district. Therefore, compliance with Article 3.4, Zoning Map Amendments (rezonings), of this Ordinance, is not required for parcels within these overlay zoning districts to be developed in compliance with the overlay zoning district regulations, including but not limited to the use regulations and density, intensity and dimensional standards of the overlay zoning districts. Development of parcels within the overlay zoning districts shall comply with all other applicable requirements and processes of this Ordinance, including but not limited to the Site Plan Review process, the Zoning Permit process, and the Subdivision process.
- B.** If the land use recommendation for a parcel in an overlay zoning district, as shown on the overlay zoning district map, is not utilized, the regulations of the underlying zoning district shall apply.
- C.** The provisions of this Section do not apply to Special Purpose Districts and Floating Zones, where compliance with Article 3.4, Zoning Map Amendments (rezonings), and all other applicable sections of this Ordinance, may be required.

ARTICLE 5.2 NRM, NATURAL RESOURCE MANAGEMENT DISTRICT
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§5.2.1 PURPOSE AND INTENT

The NRM, Natural Resource Management district implements the Conservation Management (Rural Area Future Land Use designation) policies of the *Comprehensive Plan*.

§5.2.2 DEVELOPMENT STANDARDS

Unless otherwise expressly allowed in this Article, all development within the NRM district shall require review and approval of a Planned Development, in accordance with procedures contained within this Ordinance. Development standards shall be established as a part of the Planned Development approval procedures, taking into account all applicable *Comprehensive Plan* policies, FEMA designations, erosion patterns, wildlife and plant habitat, soils, wetlands and other natural resource constraints.

§5.2.3 EXCEPTIONS**A. RM District Standards**

For islands within the NRM district, the Planning Director shall be expressly authorized to issue permits for development that complies with the RM zoning district standards instead of the Planned Development procedures and standards of this Ordinance, provided that only one principal dwelling unit shall be allowed per lot.

B. Dewees Island

For property located on Dewees Island, the Planning Director shall be expressly authorized to issue permits for development that complies with Dewees Island Architectural and Environmental Design Guidelines (dated October 25, 1996) instead of the Planned Development procedures and standards of this Ordinance.

C. Goat Island

For property located on Goat Island, the Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 zoning district standards, instead of the Planned Development procedures and standards of this Ordinance, provided that only one principal dwelling unit shall be allowed per lot and the following requirements shall apply:

1. The dimensional standards listed in the table below shall be met:

Minimum Lot Area	Minimum Front/Street Side Setback	Minimum Interior Side Setback
18,000 sq. ft.	10 Feet	15 Feet

2. One (1) accessory dwelling unit shall be allowed per zoning lot;
3. The combined heated square footage of the principal dwelling unit and the accessory dwelling unit shall not exceed 3,300 square feet; and
4. The combined square footage dedicated to unheated areas (decks,

porches, steps) of the principal dwelling unit and the accessory dwelling unit shall not exceed 2,000 square feet.

ARTICLE 5.3 WDU, WATER-DEPENDENT USE OVERLAY DISTRICT

§5.3.1 PURPOSE AND INTENT

The WDU, Water-Dependent Use Overlay District is intended to accommodate community docks, boat ramps, marinas and commercial docks and other nonresidential uses that require locations near water bodies.

- A. Private docks intended for the private use of one family shall be exempt from the requirements of this Ordinance.
- B. Joint use docks intended for the private use of two to four families shall be exempt from the requirements of this Article.

§5.3.2 USES

Community docks, boat ramps, marinas and commercial docks and other uses that require locations near water bodies may be allowed in the WDU District, if approved in accordance with the procedures of this Ordinance.

§5.3.3 COMMUNITY DOCKS

A community dock(s) is any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a marina. All community docks shall be considered a Water-Dependent Use.

Community dock(s) shall be subject to the following standards:

1. All proposed community docks shall comply with the Site Plan Review procedures contained within this Ordinance;
2. All proposed community docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
3. All proposed community docks that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
4. All proposed community docks must have a minimum of 75 feet of lot frontage at the marsh edge (OCRM Critical Line) and a minimum of 75 feet between its extended property lines at the location in the waterbody of the proposed dock;
5. No leasing or other transfer of space to individuals who do not reside in the residential community or other commercial uses are allowed at community docks;
6. Project proposals shall include facilities for the proper handling of litter, waste, refuse and petroleum products in accordance with SCDHEC

regulations;

7. A boat ramp may be allowed at a community dock subject to §5.3.4; and
8. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

§5.3.4 STANDARDS FOR BOAT RAMPS

Boat ramps provide access to the water for the launching and retrieving of watercraft not exceeding 12,000 pounds gross weight. Boat ramps providing launching and retrieving of watercraft in excess of 12,000 pounds gross weight shall follow the Special Exception provisions of this Ordinance in addition to the following requirements which shall apply to all boat ramps.

Boat ramps shall be subject to the following standards:

1. Filling or excavating of vegetated wetlands for boat ramp construction is prohibited unless no feasible alternatives exist in non-vegetated wetland areas. In addition, the area to be filled or excavated must be limited to that which is reasonable for the intended use;
2. Boat ramps must consist of environmentally acceptable materials, demonstrate sound design and construction so that they could reasonably be expected to be safe and effective, and minimize adverse effects;
3. Justification for boat ramp construction in environmentally sensitive areas shall be considered using the following priorities:
 - a. Public use – open to all citizens;
 - b. Restricted use – open to citizens of a particular area or organization only;
 - c. Private use – use for one citizen or family.
4. In cases where private use is necessary, siting of ramps must, wherever feasible, be located in areas where the least environmental impact will accrue to the area and be limited to 12 feet in width;
5. Boat ramp location requiring dredging or filling of wetlands to provide deep water access to the ramp, parking areas for the ramp, or other associated facilities are prohibited unless no feasible alternatives exist and environmental impacts can be minimized;
6. The siting of “public use” boat ramps is encouraged in easily accessible areas such as bridges and existing, abandoned causeways, provided that these sites comply with other applicable regulations;
7. All proposed boat ramps shall comply with the Site Plan Review

procedures contained within this Ordinance;

8. All proposed boat ramps shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
9. All proposed "public use" boat ramps shall require review and approval in accordance with the Special Exception procedures of this Ordinance; and
10. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

§5.3.5 STANDARDS FOR MARINAS

A marina is any of the following: (a) lock harbor facility; (b) any facility which provides fueling, pump-out, maintenance, or repair services; or (c) any facility which has permanent docking space for 11 or more watercraft slips; (d) any water area with a structure which is used for docking or otherwise mooring vessels and constructed to provide temporary or permanent docking space for more than ten boats; (e) a dry stack facility. All marinas shall be considered a Water-Dependent Use. Marinas shall be subject to the following standards:

A. Uses

The following uses and activities shall be allowed in association with a Marina:

1. Marinas may provide the following services if specifically authorized by a Special Exception approval:
 - a. Launching ramps and small hoists (to accommodate primarily the launching of water craft not exceeding 12,000 pounds in Residential and Agricultural Residential districts);
 - b. Piers, wharfs and other facilities for the berthing and securing of recreational water craft;
 - c. Dockside maintenance and repair necessary to keep water craft in operable condition;
 - d. Wet storage and mooring of seaworthy pleasure craft in operable condition;
 - e. Dispensing of fuel, subject to all applicable Ordinance requirements;
 - f. Shower and laundry facilities for marina clientele only;
 - g. Vending machines; and
 - h. Dry stack storage of water craft.
2. Excluding marinas in agricultural and residential districts, marinas

providing 25 or more boat slips may provide the following additional services:

- a. Bait and tackle retail sales;
- b. Retail sales of basic marine supplies and accessories necessary for boat operation, maintenance and upkeep (not to include the sale of boats and/or motors); and
- c. Snack bars and retail groceries.

B. Performance Standards

In addition to any other applicable provisions of the Ordinance, marinas shall be subject to the following performance standards.

MARINA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	250 feet
MINIMUM SETBACKS [1]	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	35 feet [2]

[1] Landscape buffer standards and Wetlands buffer standards of Chapter 9 also apply.

[2] Properties located within the Water-Dependent Use district that have a zoning district designation of Industrial (I) or Community Commercial (CC) are allowed a maximum height of sixty (60) feet.

1. Lot Area and Location

The property shall have frontage on a public-owned road or a privately maintained road built to county road and meet the following density/intensity and dimensional standards unless more restrictive standards are imposed at the time of Special Exception approval:

2. Services

All services provided by the marina shall be located on the same zoning lot or on the piers associated therewith.

3. Structures

All retail sales and services shall be enclosed. The maximum structure size or bulk shall be limited to ten square feet of net floor area for each boat slip.

4. Setbacks

All structures shall be setback a minimum of 100 feet from abutting agricultural and residential zoning districts except where the property line is the street right-of-way line, in which case the front setback established for the zoning lot shall apply.

5. Parking

Off-street parking shall be provided in accordance with the requirements contained in Chapter 9. Any parking associated with the use of the launching ramp and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.

6. Storage

Areas for boat trailer storage and open field boat storage shall be designated and screened in accordance with the Landscaping, Screening and Buffer requirements of Chapter 9. Open field boat storage on trailers may be provided at a ratio of one (10-foot x 20-foot space) for each two boat slips.

7. Screening

Marina developments, including areas for boat trailer storage and open field boat storage, shall be screened from adjacent uses in accordance with the Landscaping, Screening and Buffer requirements of Chapter 9.

8. Signs

Those signs that identify commercial activity shall be placed and designated so as not to distract the general public.

9. Wastewater Disposal Facilities

Wastewater disposal facilities shall meet the requirements of the regulatory agencies having jurisdiction.

10. Fire Prevention

Firefighting or fire prevention equipment shall be as specified by the local fire district in which the marina is located.

11. Siting Standards

Marinas shall meet all of the following requirements:

- a. All proposed marinas shall comply with the Site Plan Review procedures contained within this Ordinance;
- b. All proposed marinas shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
- c. All proposed marinas shall require review and approval in accordance with the Special Exception procedures of this Ordinance;

- d. New marinas, which includes all structures defined as marinas in Chapter 12, are not allowed in waters classified for shellfish harvesting, except for any lock harbor, dry stack or expanded existing marina that does not close any additional waters for shellfish harvesting, as provided by SCDHEC;
- e. Marinas should be located in areas that will have minimal adverse impact on wetlands, water quality, wildlife and marine resources, or other critical habitats; and
- f. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

§5.3.6 STANDARDS FOR COMMERCIAL DOCKS THAT ARE NOT MARINAS

A Commercial dock(s) is a docking facility used for commercial purposes. A commercial dock is not necessarily a marina, a boat yard or a dry storage facility but shall be subject to the following standards:

- A. All proposed commercial docks shall comply with the Site Plan Review procedures contained within this Ordinance;
- B. All proposed commercial docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
- C. All proposed commercial docks shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
- D. All proposed commercial docks must meet the Density/Intensity and Dimensional standards of §5.3.5.B.1.
- E. Project proposals shall include facilities for the proper handling of litter, waste, refuse and petroleum products in accordance with SCDHEC regulations;
- F. New commercial docks are not allowed in waters classified for shellfish harvesting if their proposed uses would result in closure of additional waters for shellfish harvesting, as provided by SCDHEC;
- G. Commercial docks should be located in areas that will have minimal adverse impact on wetlands, wildlife and marine resources, or other critical habitats;
- H. A boat ramp may be allowed at a commercial dock subject to §5.3.4; and
- I. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition,

approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

§5.3.7 LEGAL NONCONFORMING WATER-DEPENDENT USES

- A. Any Water-Dependent Use, as defined by this Article, that is a legal nonconforming use, has been permitted or application has been made for permitting to the State existing prior to June 17, 2008, shall be considered an existing Water-Dependent Use for the purposes of this Article. Any expansion of the existing use that is more intense or increases by 25 percent or more of the use shall be subject to all provisions contained within this Article.

ARTICLE 5.4 MHC-O, MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

§5.4.1 STATEMENT OF FINDINGS

The MHC-O, Maybank Highway Corridor Overlay zoning district, is one of the gateways to John's Island. This corridor also acts as one of the main thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island and, consequently, carries a high volume of vehicles each day. Moreover, some of the properties within this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The MHC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the City of Charleston concerning land development regulations.

§5.4.2 PURPOSE

The purpose of the MHC-O, Maybank Highway Corridor Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of traffic safety measures and consistent design standards.

§5.4.3 EFFECT OF OVERLAY ZONING DISTRICT

The MHC-O, Maybank Highway Corridor Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the MHC-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Maybank Highway Corridor regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

§5.4.4 APPLICABILITY

The standards of this Article shall apply to all development within the MHC-O district except single family residential.

§5.4.5 CURB CUTS

- A. All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels and parcels containing single family detached residential uses. Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot.
- B. The applicant must request a shared access with the adjacent property if frontage is less than 250 feet and the adjacent property does not contain a

single family detached residential zoning district or a single family detached residential use. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:

1. A letter from the adjacent property owner denying access; or
 2. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter.
- C. If subsection B applies, a curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed or when rezoned, unless:
1. The applicant provides a traffic impact study that complies with Article 9.9 of this Ordinance; and
 2. The approving agency finds that:
 - a. The shared access requirement will not create more efficient traffic circulation patterns due to unique site configuration or topographical conditions; or
 - b. The shared access requirement is not proportionate to the increased traffic or change in circulation patterns created by the proposed development.
- D. Shared access should be located along a common property boundary.

§5.4.6

BUFFERS

A. Right-of-Way Buffers

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

B. Other Buffers

OFFICE (O) AND COMMERCIAL (C) DISTRICTS/USES [1] [2]	INDUSTRIAL (I) DISTRICTS/Uses [1] [2]
Other buffers and landscape areas shall be provided in accordance with the Landscaping, Screening and Buffer standards contained in Chapter 9 of this Ordinance.	Rear and side yard buffers with a minimum width of 100 feet shall be provided except when abutting industrial district or use. All trees with a DBH of 8 inches or greater shall be retained within such buffers. Buffers shall also contain the following minimum plantings per 100 linear feet: 12 canopy trees, 15 understory trees and 40 shrubs. Existing trees with a DBH of 6 inches or greater may be utilized to meet any planting requirements.

Notes:

- [1] All required landscape and buffer areas should contain vegetation selected from the List of Native and Naturalized Species available from the Site Plan Review Coordinator or other plant species expressly approved by the Planning Director. At least 50 percent of understory vegetation must be evergreen. The preservation of existing natural vegetation is preferred over new plantings.
- [2] Drainage swales that are designed to direct [not hold] water may be placed in required buffers only when trees are not endangered and only when the swale meanders through the buffer in an unobtrusive manner.

§5.4.7 SIGNS

Signs shall comply with the following standards:

STANDARD	
Maximum Sign Face Area (square feet) [1]	40
Maximum Sign Height (feet) [2]	10
Maximum Number of Signs per Major Road Frontage	1
Internal Illumination Allowed Internally illuminated signs must be constructed with routed letters and/or an opaque background	Yes

[1] A maximum of two (2) sign faces shall be allowed per sign.

[2] Freestanding signs shall be monument or pedestal type.

§5.4.8 ACCESSORY STRUCTURE SIZE

Accessory structures for all nonresidential uses shall not exceed 25 percent of the area of the principal structure. Residential use of accessory structures shall be prohibited except for owner/business operators.

§5.4.9 DIMENSIONAL AND DEVELOPMENT STANDARDS

- A. Building height shall be limited to 35 feet above base flood elevation;
- B. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.4.5; and

- C. All other development standards of Chapter 9 shall apply.

§5.4.10 PEDESTRIAN ACCESS

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.

ARTICLE 5.5 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

§5.5.1 STATEMENT OF FINDINGS

The MP-O, Mount Pleasant Overlay zoning district, is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled "Mount Pleasant Overlay Zoning District." Highway 17 North is a major thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. This district has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County.

The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay Zoning District, as depicted on the map entitled "Sweetgrass Basket Stand Special Consideration Area." The purpose of this special consideration area is to protect the tradition of selling sweetgrass baskets, to preserve the rural residential character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity office and commercial uses, and to encourage affordable, or workforce housing, that is consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a historic designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a historic designation will be considered for incorporation into the Mount Pleasant Overlay Zoning District.

§5.5.2 INTENT

The regulations of this Article are intended to promote traffic safety, improved visual appearance and quality development. The intent of the MP-O district is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning land development regulations.

§5.5.3 EFFECT OF OVERLAY ZONING DISTRICT

The MP-O Mount Pleasant Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special MP-O district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply. These district regulations are intended to be consistent with similar regulations within the Town of Mount Pleasant.

§5.5.4 APPLICABILITY

The standards of this Article shall apply to all development within the MP-O district except single family residential. Exceptions to this include the regulations of Section 5.5.15, Sweetgrass Basket Special Consideration Area.

§5.5.5 BUFFERS

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance or as otherwise stated in Section 5.5.15, Sweetgrass Basket Stand Special Consideration Area, and Section 5.5.16, Hungryneck Boulevard-Venning Road Area.

A. Right-of-Way Buffers

Right-of-way buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

§5.5.6 CURB CUTS

- A.** All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels, parcels containing single family detached residential uses, parcels in the Old Georgetown Loop Office Area and parcels in the Hungryneck Boulevard Area. Parcels in the Hungryneck Boulevard Area shall comply with the access requirements contained in Section 5.5.16(C) and parcels in the Old Georgetown Loop Office Area shall comply with the access requirements contained in Section 5.5.15(G)(2).
- B.** The minimum distance from a street intersection for new residential or commercial use access is 75 feet measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
- C.** As a condition of non-residential use zoning/rezoning, a suitable access management plan must be submitted demonstrating that the 250 foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property.
1. Aggregation of parcels.
 2. Parallel frontage or "backage" roads.
 3. Shared curb cuts between adjoining properties.
 4. Shared access easements between parcels.
- D.** Corner lot parcels shall provide access from the side street and not US Highway 17 North

§5.5.7 SIGNS**A. Free-Standing Signs****1. Number**

A maximum of one free-standing sign shall be permitted. If the parcel abuts more than 1 road, only one sign shall be allowed.

2. Size

Free-standing signs shall not exceed 50 square feet per sign face. A maximum of two (2) sign faces shall be allowed per sign.

3. Height

The maximum total height of a sign and sign structure shall not exceed 10 feet.

4. Type

All free-standing signs shall be "monument" or "pedestal" type.

5. Illumination

Internal illumination shall be permitted in required 15-foot buffer areas. Internal illumination shall not be allowed in 50-foot buffer areas.

6. Flashing/Movement

Flashing or moving signs shall be prohibited.

B. Shopping Center Free-Standing Signs**1. Number**

A maximum of one monument or pedestal-type free-standing sign shall be permitted, provided that the center has vehicular access to that street frontage.

2. Size

Shopping center free-standing signs shall not exceed one square foot of sign face area per each linear foot of street frontage, up to a maximum of 150 square feet of sign face. A maximum of two (2) sign faces shall be allowed per sign.

C. Wall Signs

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to a maximum of 100 square feet of wall signage.

D. Shopping Center Wall Signs

Each individual store unit will be permitted one square foot of wall signage per each linear foot of shop frontage, up to a maximum of 100 square feet.

E. Off-Premises Signs

Off premises signs are prohibited within the MP-O district.

F. Master Signage Plan

1. The applicant must provide a Master Signage Plan.
2. The Master Signage Plan must establish uniform specifications for each wall sign that includes:
 - a. Sign facing and cabinet materials, illumination, and painting;
 - b. Style and color palette for all signs (e.g., letter colors, background colors, and text font);
 - c. Borders and similar embellishments;
 - d. Appearance/location of logos or icons; and
 - e. The location, shape and proportion of the sign.
3. The Master Signage Plan shall include proposed sign locations and computations of the maximum total sign area permitted for the site.
4. The Master Signage Plan must be approved as part of the underlying permit application. A Master Signage Plan shall not be approved unless the Planning Director finds that:
 - a. The plan provides the specifications required by subsections 1 and 2, above; and
 - b. The plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this Chapter.
5. The Master Signage Plan may be amended by following the procedures for amending the underlying permit application.
6. After approval of a Master Signage Plan, no permanent sign shall be erected, placed, painted, or maintained, except in accordance with the plan. The Master Signage Plan may be enforced in the same way as any provision of this Ordinance.

G. Illumination

1. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
2. No illumination that simulates traffic control devices or emergency vehicles shall be used.
3. All illumination must be from a steady, stationary light source.
 - a. Internal Illumination.

- i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
- ii. Signs shall not have light reflecting backgrounds nor letters.
- iii. All finishes shall be a matte finish.
- b. External Illumination.
 - i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
 - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
 - iv. The color of light sources to illuminate signs shall be white.
 - v. Signs shall not have light-reflecting backgrounds nor letters.

§5.5.8 ARCHITECTURAL AND BUILDING DESIGN STANDARDS

In addition to the Architectural and Landscape Design Guidelines contained in Chapter 9 of this Ordinance, no building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal, except as permitted for parcels in the Sweetgrass Basket Stand Special Consideration Area, which shall comply with the requirements of Section 5.5.15. Additionally, the architectural standards of Section 5.5.15(E) shall apply to all nonresidential properties in the Sweetgrass Basket Stand Special Consideration Area.

§5.5.9 DIMENSIONAL AND DEVELOPMENT STANDARDS

The dimensional and development standards of this Section shall apply to all parcels in the MP-O District, with the exception of parcels in the Sweetgrass Basket Stand Special Consideration Area and parcels in the Hungryneck Boulevard Area. Parcels in the Sweetgrass Basket Stand Special Consideration Area shall comply with the regulations of Section 5.5.15 and parcels in the Hungryneck Boulevard Area shall comply with the regulations of Section 5.5.16(C).

- A. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.5.6.
- B. Flag lots are prohibited.
- C. Building heights are limited to 45 feet in the M-8, M-12, CC, and I Zoning Districts. All other zoning districts shall be limited to a maximum building height of 35 feet. All building heights are measured from the base flood elevation to the highest point of the roof.

- D. All other development standards of Chapter 9 shall apply.

§5.5.10 LOADING AREAS

Structures shall be oriented so that loading areas are not visible from residential zoning districts, from existing public rights-of-way or from planned future public rights-of-way.

Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if they are entirely screened from view by the use of solid fencing or landscaping that conforms to Section 9.5.3 of this Ordinance.

§5.5.11 UTILITY LINES

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

§5.5.12 LIGHTING

Site lighting shall be from a concealed light source fixture and will not spill over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited in height to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way. Security lighting will be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

§5.5.13 PEDESTRIAN ACCESS

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

§5.5.14 USES

- A. The following uses shall be prohibited on parcels included in the Mount Pleasant Overlay Zoning District:
1. Auto Dealers, New and Used
 2. Vehicle Storage
 3. Sexually Oriented Businesses
 4. Billboards
- B. The following uses are subject to the Special Exception procedures of this Ordinance:

1. Bar or Lounge
 2. Liquor, Beer, or Wine Sales (as defined in this Ordinance)
 3. Gun Shops and/or Indoor/Outdoor Shooting Ranges
 4. Boat/RV Storage
- C. The following uses are allowed on any Industrial (I) zoned parcel located west (inside) Interstate 526 if a Special Exception is granted by the Board of Zoning Appeals. Otherwise, these uses shall be prohibited.
1. Warehousing, Distribution and Freight Forward Facilities
 2. Freight Container Storage Yards
 3. Fuel Storage Facility
 4. Stockpiling of Sand, Gravel or other Aggregate Materials
- D. All uses other than Single Family Residential uses must complete the Site Plan Review process as detailed in Article 3.7 of this Ordinance.

§5.5.15 SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA

The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector. Specific design requirements and land use recommendations for this area are included in this Section as well as on the maps entitled "Mount Pleasant Overlay Zoning District" and "Sweetgrass Basket Stand Special Consideration Area."

A. Sweetgrass Basket Stands within the Special Consideration Area

Charleston County and the Town of Mount Pleasant recognize the importance of sweetgrass basket stands. It is the intent of this Special Consideration Area to preserve and enhance their existence. All development shall encourage this use along Highway 17 North. The following standards shall apply to sweetgrass basket stands within the special consideration area:

1. Sweetgrass basket stands shall be allowed within all buffers and rights-of-way (to the extent the entity having jurisdiction over encroachments to the right-of-way extends permission);
2. All sweetgrass basket stands shall utilize safe ingress/egress; and
3. Parking for sweetgrass basket stands shall be located beyond the side of the stand which is furthest from the roadway.

B. Stormwater Drainage

A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:

1. A shared system;
 2. The recommendations from the Isaac German Watershed study;
 3. Piped systems; and
 4. Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.
- C.** All requirements of Article 4.22, Waterfront Development Standards, shall apply.

D. Residential Area

The Residential Area, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:

1. Permitted uses shall include those allowed in the Special Management 3 (S-3) Zoning District, as described in Table 6.1.1, Use Table.
2. The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.

RESIDENTIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	3 dwelling units per acre
MINIMUM LOT AREA	12,500 square feet
MINIMUM LOT WIDTH	70 feet [2]
MINIMUM SETBACKS	
Front/Street Side [3]	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.22, as they apply to the S-3 Zoning District, shall be met.

[2] 80 feet without public water and/or public sewer.

[3] Front/Street Side Setback reductions of up to 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

3. Accessory Dwelling Units
 - a. Lots of 12,500 square feet or greater shall be permitted a maximum of one (1) accessory dwelling unit;

- b. Accessory dwelling units shall have a maximum of 1,200 square feet of heated gross floor area; and
 - c. All other applicable requirements of Section 6.5.9, Accessory Dwelling Units, shall apply.
4. Dwelling Groups
- Where two (2) or more principal single family residential structures are located on the same zoning lot, the following criteria shall apply:
- a. **Density/Intensity and Dimensional Standards**
Density/intensity and dimensional standards of Section 5.5.15.D(2) shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. This distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.
 - b. **Face of Dwelling Units**
Each dwelling unit shall face (front) either a street, courtyard or living space.
 - c. **Vehicle Access**
Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.
 - d. **Other Zoning Requirements**
Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance for the district in which located.
5. All Major Subdivisions, as defined in Chapter 8, shall:
- a. Incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways; and
 - b. Provide street lighting along all roads. Lighting shall have a maximum average of five (5) footcandles.
6. Single Family Detached Affordable Housing Units
- The purpose of this Section is to promote ownership or occupancy of affordable, quality housing by low-moderate income households. Property within the Sweetgrass Basket Stand Special Consideration Area may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this Section. The legal entity developing the subject parcel must construct new residential housing for the provision of affordable housing as certified by Charleston County. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-

moderate income, as may be amended from time to time. The following standards of this Section must also be met:

a. Single Family Detached Affordable Housing Units

Single family detached affordable housing units shall meet the low-moderate income standards as defined by the United States Department of Housing and Urban Development or the Low Income definition, as may be amended from time to time, which is a household income 80 percent or below the median household income for Charleston County.

b. Ownership/Occupancy

Single family detached affordable housing units shall be sold or rented to qualified low-moderate income households, as defined above.

c. Density/Intensity and Dimensional Standards

The density/intensity and dimensional standards listed in the following table shall apply to single family detached affordable housing units:

RESIDENTIAL AREA – SINGLE FAMILY DETACHED AFFORDABLE HOUSING UNITS: DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	4 dwelling units per acre
MINIMUM LOT AREA	8,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM SETBACKS	
Front/Street Side [2]	25 feet
Interior Side	5 feet
Rear	15 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.22, as they apply to the S-3 Zoning District, shall be met.

[2] Front/Street Side Setback reductions of up to 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

d. Uses

Only single family detached affordable housing units shall be permitted.

7. Planned Development - Affordable Dwelling Units (PD-AD)

The following requirements are in addition to the requirements of Article 4.23, Planned Developments. All requests for developments that include affordable dwelling units that do not meet the requirements of subsection 6, above, must be in the form of Planned Development applications,

provided that:

- a. At least fifty percent (50%) of the dwelling units in the development shall be affordable dwelling units, as defined above;
 - b. The maximum density shall not exceed 4.5 dwelling units per acre;
 - c. Development shall be generally consistent with the single family occupied housing that currently exists in the Special Consideration Area; and
 - d. For the purposes of this subsection, Affordable Dwelling Units shall have the same definition of "Affordable Housing" as contained in Chapter 12 of this Ordinance.
8. Planned Development - Conservation Design (PD-CD)
The following requirements are in addition to the requirements of Article 4.23, Planned Developments. The Planned Development-Conservation Design District is intended to perpetuate low-density rural character, preserve and protect natural resources and sensitive areas, promote agricultural pursuits, and balance the urban environment. In order to qualify as a PD-CD District, a project shall meet each of the following requirements:
- a. **Density Provisions**
The maximum density shall not exceed three (3) dwelling units per acre. No wetlands over an acre in size shall be used in calculating density on the site.
 - b. **Site Requirements**
The property shall be located within the Sweetgrass Basket Stand Special Consideration Area.
 - c. Development Standards for a proposed PD-CD District shall:
 - i. Incorporate cluster development patterns.
 - (a) This is a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.
 - (b) There is no minimum lot area requirement.
 - ii. Provide contiguous open space and dimensional standards for that space.
 - iii. Install a pedestrian circulation system.
 - iv. Provide public access to open space.

- v. Provide for design that preserves the character of historic, archaeological and/or cultural sites.
 - (a) These areas are not to be included in lots.
 - (b) Design should include provisions for buffering or passive park design.
- vi. Protect in perpetuity at least 40% of the entire site area.
- vii. Protect all trees with eight-inch DBH or greater that are not located in the footprint of a house.
- viii. Leave scenic views unblocked, as seen from public thoroughfares.
- ix. Incorporate roadway design and stormwater standards that adhere to environmentally and aesthetically sensitive best management practices and development standards.
- x. Provide buffers as follows:
 - (a) Buffers around wetlands and wildlife areas shall remain in an undisturbed natural state.
 - (b) Buffers shall in every case conform to these guidelines:
 - (1) Select clearing shall be allowed in these buffers of trees measuring less than three inches DBH. Select clearing shall not include trimming limbs more than eight feet above ground level. All trees three inches DBH or greater shall be indicated on a tree survey.
 - (2) Any plantings allowed or required within this buffer shall be native species;
 - (3) No cross penetrations of utilities within the buffer will be allowed;
 - (4) The boundaries of the natural roadside buffer shall be clearly delineated and identified on all development plans and plats submitted for approval;
 - (5) Protected buffer areas shall be staked out in the field prior to construction activities;
 - (6) Buffers along waterfront, marsh, minor arterials or collector streets will be 50 feet in depth, and all

requirements of Article 4.22, Waterfront Development Standards, shall apply; and

- (7) Buffers along major arterials shall be 100 feet in depth.

E. Architectural Standards

The intent of the design requirements for this area is to reflect a more rural visual context rather than a suburban or urban character. The following regulations apply to all development other than single family detached residential:

1. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
2. Building materials shall consist of cementitious siding to give the appearance of wood siding rather than brick or adorned masonry siding; pitch roofs are preferred over flat roofs; and the use of porches are encouraged. Corrugated metal and unadorned masonry may be acceptable as siding material in the proper context.
3. Unfinished metal facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30% of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, or shell stone exterior appearance.
7. Buildings shall have an earthtone color scheme.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.
10. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well within the development area.
11. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including

metal edging brick, concrete curb, landscape timbers and similar sturdy products.

12. All signage shall comply with Section 5.5.7, Signs.

F. Roads

1. All nonresidential development shall incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways.
2. Internal access roads, whether public or private, and all right-of-way frontages shall require street lighting, as required in Article 3.7. Lighting shall have a maximum average of five (5) footcandles.

G. Old Georgetown Loop Office Area

Properties within the Old Georgetown Loop Office Area have frontage on both Highway 17 North and Old Georgetown Road, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area." This area is intended solely for office/professional uses that will be designed to have as little impact on adjacent residential uses as-practicable. Retail Sales and Service uses and Industrial uses that do not already exist in this area are not permitted. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:

1. Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as described in Table 6.1.1, Use Table, with the exception of Retail Sales and Service uses and Industrial uses. Refer to Section 5.5.14 for the list of prohibited or restricted uses.
2. Access
 - a. The property or properties shall have a minimum combined frontage of 200 feet along Highway 17 North;
 - b. The property or properties shall have a single shared access from Highway 17 North or, if appropriate, shared access shall be provided from Old Georgetown Road; and
 - c. Shared access locations shall be separated by a minimum of 200 feet.

3. Density/Intensity and Dimensional Standards
The following Density/Intensity and Dimensional Standards shall apply to properties in the Old Georgetown Loop Office Area:

OLD GEORGETOWN LOOP OFFICE AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM SETBACKS	Equivalent to required buffers
MAXIMUM BUILDING COVER	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 3,000 gross square feet of floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story

4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.
5. Hours of operation shall be limited to 7 AM to 7 PM.
6. Buffers
 - a. A minimum of a 15-foot vegetated right-of-way buffer shall be required along Highway 17 North;
 - b. A minimum of a 20-foot vegetated right-of-way buffer shall be required at the rear or adjacent to residential uses; and
 - c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
7. Residential development shall meet the requirements of Section 5.5.15(D).

H. Village Commercial Area from Isle of Palms Connector to Hamlin Road
The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for low-intensity commercial uses. These low-intensity commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area." All development applications shall, at the time application is made, provide proof that the following requirements will be met:

1. Permitted uses shall include those allowed in the Commercial Transitional (CT) and Neighborhood Commercial (CN) Zoning Districts, as described in Table 6.1.1, Use Table. Refer to Section 5.5.14 for the list of prohibited or restricted uses.
2. Density/Intensity and Dimensional Standards
The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 10,000 square feet of gross floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story

3. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.
4. Buffers
 - a. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North;
 - b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and
 - c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Residential development shall meet the requirements of Section 5.5.15(D).

I. Village Commercial Area from Hamlin Road to Porcher's Bluff Road

The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for higher intensity commercial uses than the Village Commercial area located between the Isle of Palms Connector and Hamlin Road. This part of the overlay zoning district is intended to ensure safe, convenient, and efficient traffic movement by implementing an appropriate access management plan, thereby reducing the need for vehicle trips onto Highway 17. These commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area."

1. Required Coordination With Adjacent Jurisdictions

A letter of coordination from the Town of Mount Pleasant shall be required as part of all land development applications with the exception of applications for single family detached residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by the Town of Mount Pleasant. Coordination with applicable Town: Council, Planning Commission, Staff, Design Review Board or other review,

recommendation, or decision-making bodies may be required.

2. Planned Developments
The minimum site area for a planned development shall be five (5) acres.
3. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:
 - a. Permitted uses shall include the following:

i. Uses allowed by right include:

<p>ACCOMMODATIONS Bed & Breakfast Inns Hotels/Motels Rooming/Boarding Houses</p> <p>COURTS & PUBLIC SAFETY Court of Law Safety Services</p> <p>DAY CARE SERVICES</p> <p>DEATH CARE SERVICES Funeral Services</p> <p>EDUCATIONAL SERVICES</p> <p>FINANCIAL SERVICES</p> <p>FOOD SERVICES & DRINKING PLACES General Restaurant</p> <p>HEALTH CARE SERVICES Counseling Services Health Care Laboratories Home Health Agencies Hospitals Medical Office/Outpatient Clinic Outpatient Facilities for Chemically Dependent or Addicted Persons Rehabilitation Facilities Residential Treatment Facility for Children/Adolescents</p> <p>INFORMATION INDUSTRIES Communication Services</p> <p>MUSEUMS, HISTORICAL SITES, & SIMILAR INSTITUTIONS Botanical Gardens Historical Sites Libraries/Archives Museums Nature Exhibition</p> <p>OFFICES</p>	<p>OTHER NONRESIDENTIAL DEVELOPMENT Building Equipment or Other Machinery Installation Contractors Carpentry Contractors Concrete Contractors Convention Center or Visitors Bureau Drywall, Plastering, Acoustical, or Insulation Contractors Electrical Contractors Excavation Contractors Masonry or Stone Contractors Painting or Wall Covering Contractors Plumbing, Heating, or Air-Conditioning Contractors Roofing, Siding, or Sheet Metal Contractors Special Trade Contractors Tile, Marble, Terrazzo, or Mosaic Contractors</p> <p>POSTAL SERVICE</p> <p>RECREATION & ENTERTAINMENT Community Recreation Parks & Recreation</p> <p>RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS Religious Assembly Social/Civic Organizations Social Club/Lodge</p> <p>RENTAL & LEASING SERVICES Consumer Goods Rental Center Consumer Goods Rental Service</p> <p>REPAIR & MAINTENANCE SERVICES Consumer Repair Service</p> <p>RESIDENTIAL Multi-Family Housing</p>	<p>RETAIL OR PERSONAL SERVICES Coin-Operated Laundries Drycleaning or Laundry Pick-Up Service Stations Hair, Nail, or Skin Care Services Landscaping/Horticultural Services Locksmith One-Hour Photo Finishing Personal Improvement Service Services to Buildings or Dwellings Tailors/Seamstresses</p> <p>RETAIL SALES Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store Building Materials/Garden Equipment & Supplies Retailers Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store Convenience Store Drug Store/Pharmacy Duplicating/Quick Printing Service Electronics, Appliance, or Related Products Store Florist Food Sales Furniture, Cabinet, Home Furnishings, or Related Products Store General Retail Sales/Services Hardware Stores Home Improvement Centers Outdoor Power Equipment Store Paint, Varnish, or Wallpaper Store Pawn Shop Private Postal/Mailing Service Tobacconist Warehouse Club/Superstore</p> <p>WHOLESALE SALES Flower, Nursery Stock or Florists' Supplies Wholesaler</p>
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- ii. Uses subject to conditions include:
 - a. Communications Towers (§6.4.5)
 - b. Pet Stores or Grooming Salons (§6.4.32)
 - c. Self-Service Storage/Mini Warehouses (§6.4.16)
 - d. Utility substations (§6.4.21)
 - e. Veterinary Services (§6.4.32)
 - b. The following uses are subject to the Special Exception procedures of this Ordinance:
 - i. Bar or Lounge
 - ii. Consumer Vehicle Repair
 - iii. Fast Food Restaurant
 - iv. Gasoline Service Stations (with or without convenience stores)
 - v. Indoor Recreation and Entertainment
 - vi. Limited Vehicle Service (Note: Outdoor storage of vehicles is prohibited)
 - vii. Vehicle Rental or Leasing
 - c. Refer to Section 5.5.14 for the list of prohibited or restricted uses.
4. Density/Intensity and Dimensional Standards
The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 15,000 square feet of gross floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof; with a maximum of (2) stories

5. Development shall comply with all other applicable regulations of this

Ordinance, including the Development Standards of Chapter 9.

6. Buffers
 - a. A minimum of a 35-foot vegetated right-of-way buffer shall be required along Highway 17 North. This buffer will generally correspond with the utility easement and an additional five feet of width. For each 100 linear feet of frontage, six canopy trees, ten understory trees, and 40 shrubs are required. Also required, where allowed by the SC DOT, are two street trees with a minimum caliper of 6 inches, to be planted within the adjoining road right-of-way. A minimum vegetated buffer of 10 feet will be required along secondary roads (for commercial uses).
 - b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. A reduction of the buffer to 10 feet may be allowed with the addition of a 6-foot privacy fence.
 - c. If the area of all required buffers exceeds 30 percent of the area of the site, then buffers may be reduced by a maximum of one-third of the required width.
 - d. Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private right-of-ways, or from planned future public right-of-ways. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
 - e. Structures located on a corner lot may be set back from Highway 17 North and designed to establish the side street as the primary street, provided that continuous, interconnecting access is provided through the adjoining parcels of the block between side streets. Additionally, permanent open-air roofed structures must be sited on the parcel at the corner of Hwy 17 for the exclusive use of local residents to sell crafts and produce, including sweetgrass baskets. In such cases, the size and number of structures will be commensurate with the size and intensity of the proposed commercial use as determined by the Planning Director and documentation that addresses the structure(s), use(s), and parking to be located on the subject property shall be provided.
7. Residential development shall meet the requirements of Section 5.5.15(D).

§5.5.16 HUNGRYNECK BOULEVARD-VENNING ROAD AREA

- A.** The Hungryneck Boulevard - Venning Road Area is comprised of the unincorporated areas along Hungryneck Boulevard and Venning Road as depicted on the map entitled, "Hungryneck Boulevard-Venning Road Area." Hungryneck Boulevard is a developing light commercial corridor. The Hungryneck Boulevard - Venning Road Area applies to: parcels with frontage on Hungryneck Boulevard beginning on the southern end of Hungryneck Boulevard at a point of 550 feet from its intersection with Highway 17 North and extending the northern length of Hungryneck Boulevard to the lots immediately across from Hazan Court; also, extending the southern length of Hungryneck Boulevard and ending at Venning Road; parcels with frontage on Venning Road between Highway 17 North and Volunteer Lane. This area has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County. All development applications shall, at the time application is made, demonstrate how the following requirements of this Section will be met.
- B.** Venning Road Area (parcels with frontage on Venning Road from Highway 17 North to Volunteer Lane)
1. Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as described in Table 6.1.1 (Use Table). Refer to Section 5.5.14 for the list of prohibited or restricted uses.
 2. Architectural character shall be in compliance with Section 4.19.5 (Residential Office (OR) District Supplemental Standards) and Section 5.5.8 (Architectural and Building Design Standards) of the ZLDR.
 3. All Mt. Pleasant Overlay Zoning District standards except the Sweetgrass Basket Stand Special Consideration Area standards shall apply to properties in the Venning Road Area, including but not limited to requirements for buffers, access, signage, architecture, and dimensional and development standards.
- C.** Hungryneck Boulevard Area (parcels with frontage on Hungryneck Boulevard from Country Lane Road to Hazan Court)
1. Permitted uses shall include those allowed in the Neighborhood Commercial (CN) Zoning District, as described in Table 6.1.1 (Use Table). Refer to Section 5.5.14 for the list of prohibited or restricted uses.
 2. Access
The access management recommendations herein serve to maintain the functional integrity of Hungryneck Boulevard as a throughstreet, while allowing limited and controlled access for commercial development. Access management will be achieved by promoting inter-parcel access to channel full access to signalized intersections and limiting new access points on Hungryneck Boulevard to right-turn-only movements.

Furthermore, ingress/egress within a development must be consistent with the Town of Mt. Pleasant Access Management Plan.

3. Architectural Standards
The architectural standards of Section 5.5.15(E) shall apply to all commercial development.
4. Density/Intensity and Dimensional Standards
The Density/Intensity and Dimensional Standards in the table below shall apply to properties in the Hungryneck Boulevard Area.

HUNGRYNECK BOULEVARD AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of the buildable area
MAXIMUM BUILDING SIZE	5,000 gross sq ft (footprint)
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of two (2) stories

5. Floor Area
All structures, including accessory structures shall be limited to a maximum of 5,000 square feet gross floor area, provided that structures between 5,000 and 15,000 square feet, gross floor area, may be approved in accordance with the Special Exception procedures of Article 3.6.
6. Buffers
 - a. Buffers along Hungryneck Boulevard shall comply with the S2 Land Use Buffer standards found in Chapter 9.
 - b. All other buffers shall comply with the requirements of Chapter 9 of this Ordinance.

ARTICLE 5.6 FRC-O, FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT

§5.6.1 STATEMENT OF FINDINGS

The Folly Road Corridor Overlay Zoning District (FRC-O) fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River, as shown on the map titled "Folly Road Corridor Overlay Zoning District." Folly Road is the main thoroughfare on James Island and the only route leading to Folly Beach. As such, it carries a large number of vehicles each day. Moreover, some of the properties along Folly Road are located within the jurisdictional limits of the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County. The FRC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County concerning land use and design standards.

§5.6.2 PURPOSE AND INTENT

The purpose of the FRC-O, Folly Road Corridor Overlay Zoning District, is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

§5.6.3 EFFECT OF OVERLAY ZONING DISTRICT

The FRC-O, Folly Road Corridor Overlay Zoning District, regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the Town of James Island, the City of Folly Beach, and the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

§5.6.4 APPLICABILITY

The standards of this Article shall apply to all development within the FRC-O district, as shown on the maps titled "Folly Road Corridor Overlay Zoning District," "North Village Area," "Commercial Core Area," "South Village Area," "Neighborhood Preservation Area," and "Conservation Area," except single family residential development.

§5.6.5 COORDINATION WITH ADJACENT JURISDICTIONS

A letter of notification to the Town of James Island, City of Charleston, and/or City of Folly Beach shall be required as part of all land development applications, dependent upon overlay zoning district area. The purpose of the notification is to ensure that each jurisdiction is aware of proposed development.

§5.6.6 DEVELOPMENT STANDARDS AND REQUIREMENTS (ALL AREAS)

The following development standards and requirements apply to all parcels within the Folly Road Corridor Overlay Zoning District in addition to the requirements described below for each of the five Areas. All non-single family detached development applications shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals or zoning permits:

A. Vehicle Access

1. All parcels in this overlay zoning district with a Future Land Use designation of OR (Office Residential) are allowed one curb cut per 150 feet of road frontage; all other commercial uses are allowed one curb cut every 250 feet.
2. Proposed new access drives shall be a minimum distance of 75 feet from a street intersection measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
3. All applications for development of non-residential uses shall include a suitable access management plan demonstrating that the driveway

separation requirements can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:

- a. Aggregation of parcel;
- b. Parallel frontage or "backage" roads;
- c. Shared curb cuts between adjoining properties; and
- d. Shared access easements between parcels.

B. Traffic Study

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or generates 100 or more peak hour vehicle trips. Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. Pedestrian Access

Bike and pedestrian ways shall be included in site design and shall provide a continual link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways and sidewalks may be allowed in right-of-way-buffers.

D. Building Height

Building height is limited to a maximum of 35 feet as defined in this Ordinance, excluding previously approved Planned Development Zoning Districts.

E. Signs

In addition to the requirements in Article 9.11, all free standing signs shall meet the following requirements:

1. All signs shall be monument style.
2. Signs in the North Village, South Village, Neighborhood Preservation, and Conservation Areas shall not exceed 6 feet in height and 40 square feet in size.
3. Signs in the Commercial Core Area shall not exceed 8 feet in height and 50 square feet in size.
4. Shared shopping center signs shall be allowed with a maximum height of 10 feet and a maximum size of 100 square feet.
5. Internal illumination shall be allowed for signs in all Areas except the Neighborhood Preservation and Conservation Area, where signs may only be externally illuminated.

6. Electronic message board signs shall be prohibited.

F. Uses

Permitted uses, Prohibited uses, and uses requiring Special Exception are described in each of the five areas below. Gun shops shall be permitted only on parcels in this overlay zoning district with a zoning designation of Community Commercial (CC).

G. Noise

All Activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in these areas between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

H. Multiple Use Overlay Zoning District

Parcels that meet the criteria of Article 5.8, MU-O Multiple Use Overlay Zoning District, may be developed in accordance with that Article.

**§5.6.7 NORTH VILLAGE AREA
(City of Charleston and Charleston County)**

The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek area) as illustrated on the FRC-O map entitled "North Village Area." Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial uses such as shopping centers, professional offices, and vehicle services. Higher intensity residential uses, such as apartment complexes, also exist in this Area. This Area is intended to have commercial uses that are less intense than those found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This Area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "North Village Area":

A. Permitted uses

Permitted uses shall include those uses allowed in the zoning district that corresponds with the "OR," "OG," "CN," and "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.

B. Prohibited uses

Auto Dealers (New and Used) Billboards, Indoor/Outdoor Shooting Ranges, Liquor, Hotels or Motels (greater than ten rooms), and Tattoo parlors shall be prohibited in this Area.

C. Uses Requiring Special Exception

Vehicle Storage, Boat/RV Storage, Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair uses

shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. Buffers

1. A minimum 25-foot vegetated right-of-way buffer shall be required for parcels along Folly Road with a future land use designation of CC, CN and OG;
2. A minimum 15-foot vegetated right of way buffer shall be required for parcels along Folly Road with a future land use designation of OR;
3. Properties with a future land use designation of CC, CN and OG shall be required to have a minimum 20-foot rear vegetated buffer adjacent to residential uses;
4. Properties with a future land use designation of OR shall be required to have a minimum 15-foot vegetated rear buffer adjacent to residential uses; and
5. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half ($\frac{1}{2}$) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.8 COMMERCIAL CORE AREA
(Town of James Island and City of Charleston)**

This Area is the gateway and commercial center to the Town of James Island and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled "Commercial Core Area." Parcels in this area are primarily within the Town of James Island with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this Area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this Area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Commercial Core Area":

A. Permitted uses

Permitted uses shall include those uses allowed in the zoning district that corresponds with the "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.

B. Prohibited uses

Auto Dealers (New and Used) Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Hotels or Motels and Tattoo parlors shall be prohibited in this Area.

C. Uses Requiring Special Exception

Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Vehicle Service uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. Buffers

1. A minimum of a 15-foot vegetated right-of-way buffer shall be required along Folly Road.
2. A minimum of a 25-foot rear vegetated buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

§5.6.9 SOUTH VILLAGE AREA
(City of Charleston, Town of James Island, and Charleston County)

The South Village area extends from Prescott Street to South Grimball Rd / Grimball Rd. Ext. as illustrated on the FRC-O map entitled "South Village Area." Parcels in this Area are within the jurisdiction of the Town of James Island, the City of Charleston, and unincorporated Charleston County. This Area currently consists of mixed medium to high intensity commercial development, such as shopping centers big box stores and consumer services, along the west side of Folly Road and primarily small scale office and residential uses along the east side of Folly Road. This Area is intended for development similar to the North Village Area with less intense commercial development than the Commercial Core Area and a mix of medium to high intensity uses along the west side of Folly Road and lower intensity development on the east side of Folly Road. Future development in this Area is to be a mix of commercial and residential uses with increased right-of-way buffers along the west side of Folly Road and increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to single family detached residential uses. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "South Village Area":

A. Permitted uses

Permitted uses shall include those uses allowed in the zoning district(s) that corresponds with the "R", "OR", "CN," and "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table. Civic and institutional uses as described in Table 6.1.1 shall be permitted for properties shown in the Civic/Institutional future land use designation.

B. Prohibited uses

Auto Dealers (New and Used) Billboards, Indoor/Outdoor Shooting Ranges, Liquor, Hotels or Motels (greater than ten rooms) and Tattoo parlors shall be

prohibited in this Area.

C. Uses Requiring Special Exception

Vehicle Storage, Boat/RV Storage, Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. Buffers

1. A minimum 15-foot vegetated right-of-way buffer shall be required along the east side of Folly Road and a minimum 35-foot vegetated right-of-way buffer shall be required along the west side of Folly Road;
2. A minimum 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.10 NEIGHBORHOOD PRESERVATION AREA
(Charleston County and City of Charleston)**

The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled "Neighborhood Preservation Area." This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the overlay zoning district is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Neighborhood Preservation Area":

A. Permitted uses

Permitted uses shall include those uses allowed in the zoning district that corresponds with the "CN" and "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table, provided, however that hotel and motel uses shall be allowed with a maximum of ten (10) guest rooms.

B. Prohibited uses

Auto Dealers (New and Used), Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair, and Tattoo parlors shall be prohibited in this Area.

- C. Uses Requiring Special Exception in the Commercial Area**
Liquor, Beer, or Wine Sales (as defined in this Ordinance), and Bar or Lounge uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.
- D. Building Size**
No single building structure shall exceed 5,000 square feet in size.
- E. Buffers**
1. A minimum of a 25-foot vegetated right-of-way buffer shall be required along Folly Road in the commercial area. This buffer may be reduced to 15 feet when there is no parking or vehicular use area between buildings and right-of-way.
 2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses.
 3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6 foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.11 CONSERVATION AREA
(Charleston County and City of Folly Beach)**

The Conservation Area extends from Battery Island Drive to the Folly River as illustrated on the FRC-O map entitled "Conservation Area." This Area is intended to be the least intensely developed area of the overlay zoning district and is to provide a natural scenic open space before entering the City of Folly Beach by preserving the marsh views and vistas of this area. This portion of the overlay zoning district is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach by preserving the existing low density residential character. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Conservation Area":

- A. Permitted uses**
1. **Residential, Neighborhood Commercial, and Conservation Future Land Use Designation:** Permitted uses include those uses allowed in the zoning district that corresponds with the "R" and "CN" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.
 2. **Water Dependent Commercial Future Land Use Designation:** Permitted uses include: seafood related Retail Sales; Restaurant, General; Special Events (Commercial and Industrial); Charter Boat or other Recreational Watercraft Rental Services; Boat Ramps; Commercial Docks; and other accessory uses, such as accessory produce/roadside stands, as determined appropriate by the Planning Director. All uses shall comply with the

requirements of this Ordinance including but not limited to the Site Plan Review requirements contained in Chapter 3.

B. Prohibited uses

Auto Dealers (New and Used), Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Hotels or Motels, and Tattoo parlors shall be prohibited in this Area.

C. Uses Requiring Special Exception in the Commercial Area

Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, and Vehicle Service uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. Buffers

1. A minimum of a 25-foot vegetated right-of-way buffer shall be required along Folly Road in the commercial area which may be reduced to 15 feet when there is no parking or vehicular use area between buildings and right-of-way;
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6 foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth, when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

ARTICLE 5.7 DRC-O, DORCHESTER ROAD CORRIDOR AND ASHLEY SCENIC RIVER CORRIDOR OVERLAY ZONING DISTRICTS

§5.7.1 STATEMENT OF FINDINGS

The DRC-O, Dorchester Road Corridor Overlay zoning district, straddles Dorchester Road, one of the major thoroughfares in the North Area. This road carries a large number of vehicles each day. Much of the property within the DRC-O district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The DRC-O district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

§5.7.2 PURPOSE

The purpose of the DRC-O, Dorchester Road Corridor Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of consistent design standards.

§5.7.3 EFFECT OF OVERLAY ZONING DISTRICT

The DRC-O, Dorchester Road Corridor Overlay zoning district, regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development

rules for properties within the DRC-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Dorchester Road Corridor Overlay zoning district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

§5.7.4 APPLICABILITY

The DRC-O district shall include all parcels of land, any part of which is located within 1,000 feet of Dorchester Road between the Mark Clark Expressway and the north side of North Constellation Drive. This District is illustrated on the attached map. The standards of this Article shall apply to all development within the DRC-O district except single family residential.

§5.7.5 BUFFERS AND SCREENING

A. Commercial Front Buffers

The front buffer for commercial and office establishments shall be fifteen (15) feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

1. Three (3) canopy trees and two and one-half (2.5) inches caliper minimum.
2. Three (3) understory trees six (6) to eight (8) feet height minimum.
3. Twenty-five (25) shrubs, three (3) gallon minimum.

B. Commercial Side and Rear Buffers

Side and rear buffers shall be provided per Charleston County standards.

C. All Buffer Areas

1. All buffer areas must accommodate required plant material within the buffer.
2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
3. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.
4. Driveways may pass through a buffer to gain access to parking.
5. Structures other than permitted freestanding signs may not be placed within the buffer.

D. Required Screening:**1. Loading Zones**

Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.

2. Dumpster Screens

Garbage dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides.

§5.7.6 TREES

The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the DRC-O district.

§5.7.7 SIGNS**A. Free-Standing Signs**

Must be monument, pedestal, or gateway style entrance sign pair in design, not to exceed fifty (50) square feet per sign face and ten (10) feet in height of the sign structure. One sign or gateway style entrance sign pair shall be permitted per major road frontage.

1. Shopping Center Freestanding Signs

A shopping center may erect one monument or pedestal free-standing sign per street frontage, up to a maximum of two (2) signs per center. One square foot of freestanding signage will be permitted per linear foot of shopping center building frontage, up to a maximum of one hundred fifty (150) square feet per sign.

2. Illumination of Freestanding Signs

Internal illumination shall be permitted in areas of fifteen (15) foot buffers. No internal illumination shall be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs shall be permitted.

B. Wall Signs (Commercial)

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to and not exceeding fifteen percent (15%) of the area of the wall on which the sign is to be displayed.

C. Signs shall be fabricated of solid materials such as brick, wood or concrete.**D. Prohibited Signs**

Off-premise signs, portable signs, and temporary signs shall be prohibited within the DRC-O district.

§5.7.8 BUILDING MATERIALS

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

§5.7.9 UTILITIES

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

§5.7.10 LIGHTING

- A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists.
- B. Lighting fixtures shall be limited in height to eighteen (18) feet.
- C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way.
- D. Security lighting will be provided, particularly at pedestrian walkways.
- E. A lighting plan shall be submitted as part of the Site Plan Review Process.
- F. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

§5.7.11 TRAFFIC STUDY

A traffic impact analysis shall be required in all instances in which the proposed developmental area exceeds five (5) acres. Such traffic impact analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

§5.7.12 PEDESTRIAN ACCESS

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

§5.7.13 ARSC-O, ASHLEY RIVER SCENIC CORRIDOR OVERLAY DISTRICT STATEMENT OF FINDINGS

The ARSC-O, Ashley River Scenic Corridor Overlay District includes all unincorporated Charleston County parcels that border the Ashley River in the North Area of Charleston County.

The remaining properties within the ARSC-O District are located within the jurisdictional limits of the City of North Charleston. The ARSC-O District was adopted to safeguard the historic heritage and scenic beauty of the Ashley River corridor.

A. Purpose

The purpose of the ARSC-O, Ashley River Scenic Corridor Overlay District is to preserve the scenic Ashley River and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations by:

1. Safeguarding the historic heritage and scenic beauty of the unincorporated Charleston County parcels surrounded by the City of North Charleston by preserving the view shed of National Historic Landmarks & Properties on the National Register of Historic Places which have been confirmed by the South Carolina Department of Archives and History;
2. Promoting conservation and providing protection by promoting stabilization of the banks of the Ashley River which are tidally influenced and subject to periodic flooding;
3. Preserving water quality by protecting the natural environmental qualities of the land and water;
4. Stabilizing and improving property values in the Ashley River Scenic Corridor Overlay District;
5. Fostering civic beauty;
6. Preserving scenic areas; and
7. Promoting the use and preservation of the Ashley River Scenic for education, welfare and pleasure of existing and future residents of Charleston County and the City of North Charleston along with the general public.

B. Effect of Overlay Zoning District

The ARSC-O, Ashley River Scenic Corridor Overlay District, regulations of this Article apply in addition to the underlying base zoning district regulations to impose different development rules for properties within the ARSC-O District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Ashley River Scenic Corridor Overlay District regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

C. Applicability

The ARSC-O District shall include all unincorporated Charleston County parcels that border the Ashley River. This district is illustrated on the attached map. The standards of this Article shall apply to all development within the ARSC-O District including single family residential; any proposed use or alteration of an existing use; and land or vegetation disturbance.

D. Permitted Uses

The ARSC-O District is an overlay district. As an overlay district, permitted uses are determined by the underlying zoning district. For example, where this district overlays a residential zoning district, only those uses permitted in the residential zoning district shall be permitted in the overlay district, subject to the additional conditions and requirements of this section.

E. Setbacks and Buffers

1. Fifty (50) feet from the OCRM Critical Line of the Ashley River or adjacent lowlands, which lowlands are hereby defined as areas below mean high water;
2. Fifty (50) feet of an established tree line paralleling the Ashley River; or
3. Fifty (50) feet of a bluff or cliff overlooking and visible from the Ashley River, whichever is greater.

F. Tree Protection

1. No trees six (6) DBH inches or greater shall be cut or removed from within fifty (50) feet of the edge of the Ashley River or adjacent lowlands as defined in §5.7.13(E). The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the ARSC-O District.

G. Buildings or Structures

1. No proposed buildings or structures may be erected within fifty (50) feet of the Ashley River and adjacent lowlands as defined in §5.7.13(E).
2. No building or structure shall extend more than thirty five (35) feet above the ground or base flood elevation whichever is higher.
3. Docks shall be permitted on lots of record in developed residential areas in accordance with the Ashley River Special Area Management Plan (SAMP), February 1992, or as updated. Docks shall not have roofs or second-story decks. Docks shall be construed of wood and may not be painted. Individual docks shall be limited in size (pierhead no larger than one hundred (100) square feet; a single floating dock no larger than one hundred twenty-eight (128) square feet). No new marina development or fueling facilities shall be allowed within the ARSC-O District.

H. Other Alterations

1. No grading, filing, excavation or other land-altering activity may be conducted within fifty (50) feet of the ARSC-O District and adjacent lowlands except in accordance with §5.7.13(H)(3).

2. No impervious surfaces shall be constructed within fifty (50) feet of the ARSC-O District and adjacent lowlands except in accordance with §5.7.13(H)(3) herein below.
3. The provisions of the ARSC-O District shall not apply to necessary alterations for required roads or for access to the ARSC-O District for ingress/egress from any particular tract, provided that no reasonable alternative is available on the tract of land in question and that shoreline alterations are minimized to the greatest extent practicable. The burden of proving that no reasonable alternative is available and that the proposal minimizes shoreline alterations to the greatest extent practicable shall be on the party seeking to make alterations. The party shall submit information to the Planning Director for determination of the applicability of this subsection to any particular case.

ARTICLE 5.8 MU-O, MULTIPLE USE OVERLAY ZONING DISTRICT

§5.8.1 STATEMENT OF FINDINGS

The Multiple Use Overlay Zoning District includes unincorporated parcels of land five (5) contiguous acres or greater that are zoned Community Commercial (CC) or Industrial (I), are recommended by the Comprehensive Plan for Future Land Use categories that are consistent with the development (density, intensity, uses, etc.) permitted in the MU-O, are located within the Urban Growth Boundary (UGB), and comply with the requirements of this Article. The majority of these parcels are located in areas that are surrounded by residential development or lower intensity commercial development which currently allows many uses that are in conflict with existing or projected development patterns. Moreover, these parcels are located in areas that have access to infrastructure that would allow a variety of residential and nonresidential uses to provide appropriate services to existing development and support future development while maintaining the goals and strategies of the County's Comprehensive Plan.

§5.8.2 PURPOSE AND INTENT

The intent of the Multiple Use Overlay Zoning District is to implement the housing and mixed use strategies of the Comprehensive Plan by providing an efficient application and review process with density bonuses for qualifying parcels that would allow both residential and nonresidential uses to exist on the same parcel of land.

§5.8.3 EFFECT OF OVERLAY ZONING DISTRICT

The Multiple Use Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district regulations for properties zoned Community Commercial (CC) or Industrial (I) and are located within the Urban Growth Boundary (UGB). In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no Multiple Use Overlay Zoning District regulation is stated in this Article, the regulations of the underlying (base) zoning and all other applicable provisions of this Ordinance shall apply.

§5.8.4 APPLICABILITY

The standards of this Article shall apply to unincorporated parcels of land five (5) contiguous acres or greater that are zoned Community Commercial (CC) or Industrial (I), are located within the Urban Growth Boundary (UGB), and comply with the requirements of this Article. The Multiple Use Overlay Zoning District cannot be applied to parcels located within any other

Overlay Zoning District unless specifically stated.

§5.8.5 DEVELOPMENT REQUIREMENTS

The Multiple Use Overlay Zoning District review and approval procedure involves a pre-application conference, conceptual master plan, and site plan review approval. The text and table in Section 5.8.8 outlines the application criteria and the review and approval procedure.

A . Nonresidential Development Requirements:

1. A minimum of ten percent (10%) of the buildable area square footage of the project site and a maximum of forty percent (40%) of the buildable area square footage of the project site shall contain nonresidential uses and meet the density/intensity and dimensional standards of the Community Commercial (CC) zoning district unless stated otherwise in this Ordinance.
2. Uses
 - a. All nonresidential uses allowed in General Office (OG) and Neighborhood Commercial (CN) zoning districts as stated in Table 6.1-1, Use Table, shall be allowed in the nonresidential portion of the Multiple Use Overlay Zoning District. Such uses shall be considered "Uses Allowed by Right" as defined in this Ordinance and any requirements for Special Exception approval and/or compliance with conditions for such uses, as listed in Table 6.1-1, shall not apply, provided, however, that the uses listed in Section 5.8.5.A.2.b shall be prohibited.
 - b. Up to fifty percent (50%) of the proposed nonresidential square footage may include uses allowed in the Community Commercial (CC) zoning district as "Uses Allowed by Right " as defined in this Ordinance; however, the following uses shall be prohibited:

Hotels and motels with over 50 units; convention center/visitors bureau; vehicle storage; vehicle sales (new or used); home improvement center; vehicle repair, consumer; fast food restaurants; heavy duty truck or commercial vehicle rental or leasing; self-service storage; mini warehouse; boat yard; pawn shop; truck stop; auto or heavy truck dealers; manufactured home dealers; outdoor recreation; heavy construction services; office warehouse complex; special trade contractors; recreation or vacation camps; and all wholesale sales and manufacturing uses as defined by this Ordinance.
3. There shall be a maximum of 14,000 gross square feet building footprint for a single building (residential, nonresidential or mixed use); otherwise, this use shall fall under the Special Exception procedures of this Ordinance.
4. Building height as defined by this Ordinance shall not exceed 55 feet.

- B. Residential Development Requirements
1. A minimum of sixty percent (60%) of the buildable area square footage of the project site must be dedicated to residential uses and meet density, intensity and dimensional standards of the Mixed Style Residential (M-12) zoning district unless otherwise stated in this Ordinance.
 2. All residential housing types shall be allowed including single family (detached and attached) and multifamily; however, Manufactured Housing Units are prohibited. The applicant shall provide a breakdown of the types of proposed residential uses within the development that demonstrates all development requirements of this Ordinance have been met.
 3. In addition to the residential uses stated above, uses allowed in the sixty percent (60%) area shall include those uses as allowed in Chapter 6, Table 6.1-1, in the M-12 Zoning District. All allowed uses must also meet any applicable Special Exception approvals and Conditions.
 4. There shall be a maximum of 14,000 gross square feet building footprint for a single building; otherwise, this use shall fall under the Special Exception procedures of this Ordinance.
 5. Building Height shall not exceed 55 feet for multifamily development and 35 feet for single family detached residential development.

§5.8.6 BONUS DENSITY FOR INCLUSION OF AFFORDABLE AND WORKFORCE HOUSING

- A. Pursuant to Chapter 3.1.7(C) of the Charleston County Comprehensive Plan, as amended, County Council may approve a density bonus above the maximum allowable density provided for in Table 3.1.1, Future Land Use Residential Densities, of the Charleston County Comprehensive Plan, as amended, as an incentive to provide affordable and workforce dwelling units. A density bonus with no maximum number of dwelling units is only applicable to developments that include affordable or workforce dwelling units that meet the definition of "Affordable Housing" or "Workforce Housing" as contained in Chapter 12 of this Ordinance.
- B. The Planning Director may approve the reimbursement of zoning permit fees for affordable and workforce dwelling units upon the written request of the developer that includes documentation that the dwelling units are affordable or workforce, as defined in this Ordinance.
- C. The applicant must provide documentation that the proposed development complies with the following requirements:
1. A minimum of sixty percent (60%) of the buildable area square footage of the project site area must be dedicated to residential uses;
 2. At least fourteen percent (14%) of the total number of dwelling units

proposed shall qualify as affordable and/or workforce dwelling units pursuant to this Ordinance. A mixture of housing types is encouraged, though not required;

3. The affordable and workforce dwelling units must be of the same type as the market-rate units in the development. In the case of a development with two or more housing types, the type of affordable and workforce dwelling units must be in the same proportion as the market-rate units;
 4. Affordable and workforce dwelling units shall be provided within each phase of the development in proportion to the number of market-rate dwelling units;
 5. The affordable and workforce dwelling units shall be integrated throughout the development and not located in a single area of the development;
 6. Any affordable or workforce studio dwelling unit provided under this Article must be a minimum of 600 square feet in floor area;
 7. In no instance shall more than fifty percent (50%) of the affordable or workforce dwelling units be provided in the form of studio units;
 8. The Multiple Use Overlay Zoning District application shall include the following information:
 - a. A general description of the development, including whether the development will contain owner-occupied or rental units, or both; and
 - b. The total number and type of market-rate units and affordable and workforce dwelling units in the development.
 9. To the extent not specifically modified by the Multiple Use Overlay Zoning District standards, all other provisions of this Ordinance shall apply to the development and use of the property.
- D. The applicant must provide documentation that the proposed development will comply with the following design requirements:
1. In terms of exterior appearance, affordable and workforce dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable and workforce dwelling units shall be the same in type and quality as the market-rate units.
 2. Interior features of affordable and workforce dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.
 3. The affordable and workforce dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing,

insulation, windows, and heating and cooling systems.

E. The applicant must provide documentation that the proposed development will comply with the following requirements for owner-occupied affordable and workforce dwelling units:

1. Eligibility Determination Process

Prospective buyers of new affordable and workforce dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable or workforce dwelling unit, the developer shall submit the following to the County:

- a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and
- b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.

This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable or workforce dwelling unit.

2. Term of Affordability

Resale of affordable and workforce dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than ten (10) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).

- a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
- b. The deed restrictions shall require notice to the County of any conveyance of the affordable or workforce dwelling unit and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.

3. If while occupying an affordable or workforce dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" or "Workforce Housing", as applicable and as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable or workforce dwelling unit.

- F. The applicant must provide documentation that the proposed development will comply with the following requirements for renter-occupied affordable and workforce dwelling units:
1. **Eligibility Determination Process**

Prospective renters of affordable and workforce dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:

 - a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form 4506 (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable or workforce dwelling unit.
 - b. Any time a new tenant occupies an affordable or workforce dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.
 2. **Rent Levels/Fair Market Rents**

The maximum rent level for affordable and workforce dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston Metropolitan Statistical Area (MSA), as published annually by the U.S. Department of Housing and Urban Development (HUD). Fair Market Rents include a utility allowance for electricity, gas, water, and sewer based on a schedule published by the Charleston County Housing and Redevelopment Authority.
 3. **Lease Terms**

A minimum lease term of six (6) months is required for all affordable and workforce dwelling units so as to avoid short-term (i.e., weekly) rentals.
 4. **Term of Affordability**

Rental affordable and workforce dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than ten (10) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.

 - a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
 - b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable or workforce dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.

5. If, while occupying an affordable or workforce dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" or "Workforce Housing" as applicable and as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable or workforce dwelling unit.
- G. The applicant must provide documentation that the proposed development will comply with the following requirements for Deed Restrictions:
1. Standard deed restrictions for all affordable and workforce dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.
 2. Such restrictions shall include, at a minimum, the following elements:
 - a. Duration;
 - b. Occupancy requirements and restrictions against leasing/subleasing;
 - c. Restriction on resale;
 - d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);
 - e. Right of first refusal, if applicable;
 - f. Distribution of gross sales proceeds, if applicable; and
 - g. Procedure in the case of foreclosure (for owner-occupied units only).
- H. Violations
Any sale or rental of affordable or workforce dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.

§5.8.7 BONUS DENSITY FOR INCLUSION OF DWELLINGS WITH MAXIMUM SQUARE FOOTAGE (MSF)

A property in the Multiple Use Overlay Zoning District may qualify for a bonus density of up to twenty (20) units per acre (as calculated on the gross acreage) when a minimum of fourteen percent (14%) of the total number of dwelling units proposed in the development are limited to a maximum square footage (MSF) that does not exceed fifty percent (50%) of the median square footage of all other (non-MSF) dwelling units. The purpose of the limitation is to provide an alternative housing type and size within the development that may be less costly to build,

potentially resulting in a more affordable product for the public. The applicant must provide documentation that the proposed development complies with the following requirements:

- A. Size and amount of MSF dwelling units:
 - 1. A minimum of sixty percent (60%) of the buildable area square footage must be dedicated to residential uses. At least fourteen percent (14%) of the total number of dwelling units proposed shall qualify as MSF dwelling units, as defined in this Article;
 - 2. The maximum heated square footage of an MSF unit shall not exceed fifty percent (50%) of the median square footage of all other (non-MSF) dwelling units in the development;
 - 3. Any MSF studio dwelling unit provided under this Article must be a minimum of 600 square feet in floor area; and
 - 4. In no instance shall more than fifty percent (50%) of the MSF dwelling units be provided in the form of studio units.

- B. MSF Development Requirements:
 - 1. MSF dwelling units shall be of the same type as the non-MSF dwelling units in the development. In the case of a development with two or more housing types, the type of MSF dwelling units must be in the same proportion as the non-MSF dwelling units.
 - 2. MSF dwelling units shall be provided within each phase of the development in proportion to the number of non-MSF dwelling units;
 - 3. MSF dwelling units shall be integrated throughout the development and not located in a single area of the development;
 - 4. The Multiple Use Overlay Zoning District application shall include the following information:
 - a. A general description of the development, including whether the development will contain owner-occupied or rental units, or both.
 - b. The total number and type of MSF and non-MSF dwelling units in the development.
 - c. The median size of all non-MSF dwelling units.
 - 5. To the extent not specifically modified by the Multiple Use Overlay Zoning District, all other provisions of this Ordinance shall apply to the development and use of the property.

- C. Design Requirements
 - 1. In terms of exterior appearance, MSF dwelling units shall be

indistinguishable from non-MSF dwelling units. External building materials and finishes for MSF units shall be the same in type and quality as the non-MSF dwelling units.

2. Interior features of MSF dwelling units shall be functionally equivalent to the non-MSF dwelling units, though the finishes and materials need not be identical.
3. The MSF dwelling units shall be comparable to the non-MSF dwelling units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

§5.8.8 REVIEW AND APPROVAL PROCEDURE

The Multiple Use Overlay Zoning District review and approval procedure involves a pre-application conference, conceptual master plan, and site plan review approval. The text and table below outlines the application criteria and the review and approval procedure.

Pre-application conference	Conceptual Master Plan	Planning Director Review and Determination	Public Notice	Planning Commission Review and Rec.	Site Plan Review	County Council Hearing and Decision
Required	Required	Required	Required	Not Required*	Required	Not Required*

*Note: When development (density, intensity, uses, etc.) permitted in the MU-O is inconsistent with the Future Land Use recommendations contained in the Charleston County Comprehensive Plan for properties proposed to be included in the MU-O, applicants must submit Comprehensive Plan Amendments pursuant to Article 3.2, Comprehensive Plan Amendments, and such applications must be approved by County Council prior to submittal of MU-O applications.

- A. Pre-Application Conference
Before submitting a Multiple Use Overlay Zoning District application, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures. The applicant shall submit a conceptual master plan that complies with the requirements of Section 5.8.8.A.1 and all other documentation required by this Article for the Planning Director to review for compliance with the requirements of this Ordinance.

1. Master Plan Requirements

- a. All information required by Sections 5.8.6 and 5.8.7, as applicable.
- b. The general location and amount of land proposed for each land use including single family detached residential, single family attached residential, multi-family residential, institutional, office, commercial,

- industrial, common open space/recreation, etc.
- c. Conceptual lot lines.
 - d. Pedestrian and motor traffic circulation.
 - e. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to development. The location and acreage of all freshwater wetlands to be developed upon shall be indicated.
 - f. A tree plan from scaled infrared or high resolution black and white aerial photograph or print of equal quality of the same scale as and superimposed on the master plan. A tree survey of all Grand Trees (24 inches or greater) and protected trees conforming to the standards of Section 9.4.3 of this Ordinance shall be required during the Site Plan Review Procedure.
 - g. Conceptual architectural elevations for each type of residential and nonresidential unit.
 - h. The general location, size, and capacity of all existing and proposed water and sewer lines.
 - i. Areas to be included in each phase of development, including the location of all common open space areas and/or MSF, affordable, and workforce housing units to be included in each phase.
 - j. Schematic location of all construction entrances.
 - k. A Landscape Sketch Plan including the location and composition of all screening and buffering materials.
 - l. A Utility Sketch Plan with the schematic location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way.
 - m. Breakdown of percentages, square footage and acres of proposed uses in accordance with the requirements of this Article.
 - n. A traffic impact study of the proposed development in accordance with Article 9.9.
 - o. Letters of coordination from water, sewer, police and fire service providers and other local, state, and federal agencies as determined by the Planning Director.
 - p. Public space sketch plan.
 - q. Any other information that the Planning Director determines is necessary to determine whether the application complies with the

standards established in this Article.

B. Application Filing

After the applicant has attended the required pre-application conference and has received conceptual Master Plan approval, a complete application for a Multiple Use Overlay Zoning District designation must be submitted to the Planning Director on forms available in the Planning Department.

1. No Multiple Use Overlay Zoning District application shall be accepted as complete unless it includes the required fee and the following information:
 - a. Completed Multiple Use Overlay Zoning District application signed by the current property owner(s);
 - b. An approved conceptual master plan that complies with Section 5.8.8.A.1 and all other documentation required by this Article;
 - c. A copy of a legible approved and recorded plat showing current property boundaries;
 - d. A copy of the current, recorded deed;
 - e. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law; and
 - f. Any other information that the Planning Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
2. Multiple Use Overlay Zoning District applications shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.
3. Signed affidavits regarding affordable/workforce housing and MSF housing that describes how the requirements for these uses will be met.

C. Planning Director Review and Determination

The Planning Director shall review the proposed Multiple Use Overlay Zoning District application for compliance with this Ordinance, the recommendations contained in the Comprehensive Plan, and all other applicable County ordinances. The Planning Director may approve an application for a Multiple Use Overlay Zoning District only if the application is in compliance with all applicable regulations. Generally, Multiple Use Overlay Zoning District applications are reviewed in the Planning Department and approved by the Planning Director; however, the Planning Director may send Multiple Use Overlay Zoning District applications to the Planning Commission for approval in order to determine whether or not the proposed development is consistent with the goals and objectives of the Comprehensive Plan and Zoning and Land Development Regulations Ordinance. The Planning Director shall be responsible for providing applicants with written notices of final decisions on Multiple Use Overlay Zoning District applications and for revising the Official Zoning Map when applications are

approved.

D. Public Notice

Following the approval of a Multiple Use Overlay Zoning District application, Neighbor and Parties in Interest notice shall be provided in accordance with the requirements of Section 3.1.6 of this Ordinance. The purpose of the notification is to inform the surrounding residents and parties in interest that an application has been approved for a Multiple Use Overlay Zoning District development. Approvals of Multiple Use Overlay Zoning District applications may be appealed in compliance with Article 3.14, Appeals of Subdivision-Related Administrative Decisions, of this Ordinance.

E. Site Plan Review

Upon approval of a Multiple Use Overlay Zoning District application by the Planning Director, the applicant shall submit an application for site plan review approval in accordance with this Article; Article 3.7, Site Plan Review; Chapter 9, Development Standards; and any other applicable articles of this Ordinance as determined by the Planning Director. Approvals of Site Plan Review applications for properties located in Multiple Use Overlay Zoning Districts may be appealed in compliance with Article 3.13, Appeals of Zoning-Related Administrative Decisions.

1. Prior to the issuance of Site Plan Review Approval and building permits for any portion of the development, an affordable and workforce dwelling unit plan must be submitted to the County that contains, at a minimum, the following information for each phase of the development:
 - a. The number of bedrooms in each market-rate unit and each affordable and workforce dwelling unit.
 - b. The square footage of each market-rate unit and each affordable and workforce dwelling unit.
 - c. The location of each affordable and workforce dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each affordable, workforce, and market-rate dwelling unit above any non-residential use shall also be identified.
 - d. The location of each affordable and workforce dwelling unit that will be offered for rent and for sale.

The applicant shall provide staff with documentation (in the form of a chart or table) of the above information for each phase of the development which demonstrates that all of the applicable housing requirements have been or are being met.

2. Prior to the issuance of Site Plan Review Approval and building permits for any portion of the development, an MSF dwelling unit plan must be submitted to the County that contains, at a minimum, the following information:

- a. The median number of bedrooms of all non-MSF dwelling units and the median number of bedrooms for the MSF dwelling units.
 - b. The median square footage of all MSF dwelling units and the median square footage of all non-MSF dwelling units.
 - c. The location of each MSF and non-MSF dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each MSF and non-MSF dwelling unit above any nonresidential use shall also be identified.
- F. Amendments to Approved Multiple Use Overlay Zoning Districts
An applicant may request an amendment to an approved Multiple Use Overlay Zoning District; however, any requested amendments must be consistent with the requirements of the Comprehensive Plan and Zoning & Land Development Regulations Ordinance at the time of application submittal, and any such amendments shall follow the review and approval procedure of this section and any other applicable sections of this Ordinance. Otherwise, the amendments shall follow the rezoning application, review, and approval procedures of Chapter 3 of this Ordinance.

ARTICLE 5.9 UB-O, UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT

§5.9.1 STATEMENT OF FINDINGS

The UB-O, University Boulevard Overlay zoning district, shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. Much of the property within the UB-O district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The UB-O district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

§5.9.2 PURPOSE

The purpose of the UB-O, University Boulevard Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of consistent design standards.

§5.9.3 EFFECT OF OVERLAY ZONING DISTRICT

The UB-O, University Boulevard Corridor Overlay zoning district, regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the UB-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special University Boulevard Corridor Overlay zoning district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

§5.9.4 APPLICABILITY

The UB-O district shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. This District is illustrated on the attached map. The standards of this Article shall apply to all development within the UB-O district.

§5.9.5 BUFFERS AND SCREENING**A. Commercial Front Buffers**

The front buffer for commercial and office establishments shall be fifteen (15) feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

1. Three (3) canopy trees and two and one-half (2.5) inches caliper minimum.
2. Three (3) understory trees six (6) to eight (8) feet height minimum.
3. Twenty-five (25) shrubs, three (3) gallon minimum.

B. Commercial Side and Rear Buffers

Side and rear buffers shall be provided per Charleston County standards.

C. All Buffer Areas

1. All buffer areas must accommodate required plant material within the buffer.
2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
3. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.
4. Driveways may pass through a buffer to gain access to parking.
5. Structures other than permitted freestanding signs may not be placed within the buffer.

D. Required Screening:**1. Loading Zones**

Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.

2. Dumpster Screens

Dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides.

§5.9.6 TREES

The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the UB-O district.

§5.9.7 SIGNS**A. Free-Standing Signs**

Must be monument, pedestal, or gateway style entrance sign pair in design, not to exceed fifty (50) square feet per sign face and ten (10) feet in height of the sign structure. One sign or gateway style entrance sign pair shall be permitted per major road frontage.

1. Shopping Center Freestanding Signs

A shopping center may erect one monument or pedestal free-standing sign per street frontage, up to a maximum of two (2) signs per center. One square foot of freestanding signage will be permitted per linear foot of shopping center building frontage, up to a maximum of one hundred fifty (150) square feet per sign.

2. Illumination of Freestanding Signs

Internal illumination shall be permitted in areas of fifteen (15) foot buffers. No internal illumination shall be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs shall be permitted.

B. Wall Signs (Commercial)

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to and not exceeding fifteen percent (15%) of the area of the wall on which the sign is to be displayed.

C. Signage Material

All signs shall be fabricated of solid materials such as brick, wood or concrete.

D. Prohibited Signs

Off-premise signs, portable signs, and temporary signs shall be prohibited within the UB-O district. Nothing in this section shall be construed to prevent the on-premise display of a single monument style for-sale sign not to exceed ten (10) square feet in residential areas and thirty-five (35) square feet in commercial areas.

§5.9.8 BUILDING MATERIALS

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

§5.9.9 UTILITIES

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

§5.9.10 LIGHTING

- A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists.
- B. Lighting fixtures shall be limited in height to eighteen (18) feet.
- C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way.
- D. Security lighting will be provided, particularly at pedestrian walkways.
- E. A lighting plan shall be submitted as part of the Site Plan Review Process.
- F. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

§5.9.11 TRAFFIC STUDY

A traffic impact analysis shall be required in all instances in which the proposed developmental area exceeds five (5) acres. Such traffic impact analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

§5.9.12 PEDESTRIAN ACCESS

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

§5.9.13 NOISE

Businesses utilizing outdoor speaker systems must ensure that noise produced by these systems is not audible beyond the boundaries of the property on which they are located.

§5.9.14 RESIDENTIAL USES**A. Permitted uses**

The following list of permitted uses are the only uses that shall be permitted in the R-4 Zoning District:

1. Single-family dwellings excluding manufactured homes or (mobile homes).
2. All development in the R-4 Zoning District shall meet the density/intensity and dimensional standards of Article 4.10 of this Ordinance.

B. Uses Subject to Conditions

The following uses shall be permitted in the R-4 Zoning District subject to the stated conditions:

1. Home occupations that comply with §6.5.9 Home Occupations shall be permitted.
2. Religious assembly and private schools, provided the buildings are placed not less than twenty-five (25) feet from the side and rear property line and that planted buffer strips are created along side and rear property lines.
3. Cemetery, provided that such use consists of a site of at least one-half (½) acre; such use has a front yard setback of at least fifteen (15) feet; that such use includes no crematorium and that planted buffer strips are created alongside and rear property lines.
4. Golf courses and related facilities, provided that the land area containing the golf course and related facilities is not less than twenty-five (25) acres. Golf course related facilities include but are not limited to clubhouses, community recreation facilities, golf driving ranges, lounges, pro shops, restaurants.
5. Model homes or real estate community sales centers provided that:
 - a. Such uses are constructed as a traditional single-family R-4 residential structure or manufactured home, however manufactured homes cannot be used as single-family residences;
 - b. That no more than one (1) such structure be established per community or development;
 - c. That no more than three (3) employees operate at the site;
 - d. That commercial use of the structure shall not occur prior to 8:30 a.m. or after 6:00 p.m.; and
 - e. That such commercial retail use of the structure shall cease upon the later of: (1) expiration of twenty-four (24) months from the date of its construction; or (2) sale of ninety (90) per cent of the marked lots; and that the structure shall thereafter be utilized as a single-family residence or removed from the site.

C. Special Exception Uses

The following use is allowed in the R-4 Zoning District only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance:

1. Public recreation facilities which for the purpose of this Article shall mean Government owned and operated.

ARTICLE 5.10 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT**§5.10.1 STATEMENT OF FINDINGS**

The 17N-O, Highway 17 North Corridor Overlay Zoning District, is comprised of six (6) Business/Service Nodes located along Highway 17 North in the area between Porcher's Bluff Road/Park West Boulevard and the Charleston County/Georgetown County boundary. The boundaries the Business/Service Nodes are depicted on the maps following this Article. The requirements of this Article do not apply to the areas located outside of the Business/Service Nodes.

The location of the Business/Service Nodes and the requirements of this Article were derived from a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville. This planning effort originally encompassed the entire area spanning both sides of Highway 17 North between Porcher's Bluff Road/Park West Boulevard and the County boundary, as depicted in the Charleston County *Comprehensive Plan*. The *Comprehensive Plan* identified this area as a priority planning area due to its unique rural and agricultural character, its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The public who participated in this planning effort recognized that commercial uses should be clustered at nodes to prevent strip commercial development along Highway 17 North and identified the six Business/Service Nodes shown on the overlay zoning district maps. The participants also recognized that development standards are needed to ensure that development within the Nodes blends in with the surrounding communities and that an access management plan should be included to ensure properties located within the Nodes have safe access to and from Highway 17 North. Based on these revisions, the geographic area of the 17N-O was limited to six Business/Service Nodes.

This effort resulted in the adoption of the zoning and land development regulations contained in this Article as well as additional recommendations to develop a trail system extending the entire length of the District to connect residential areas to business/service areas and historic/cultural areas and to provide connectivity between the Nodes.

§5.10.2 PURPOSE AND INTENT

The purpose and intent of the 17N-O zoning district is to implement the Charleston County *Comprehensive Plan* by creating an overall vision for the future of the Highway 17 North Corridor that is supported by all relevant jurisdictions; developing a plan that coordinates land use and transportation; preserving rural and agricultural landscapes; and encouraging sustainable development through balanced social, cultural, economic, and environmental considerations. The 17N-O zoning district seeks to balance these competing interests by clustering commercial uses at Business/Service Nodes to provide services and employment opportunities to the local population, ensuring development within the Nodes blends in with the surrounding communities, providing access management, and minimizing local traffic on Highway 17 North. The 17N-O zoning district also creates the flexibility to develop commercial uses and higher density residential uses within the identified Nodes without requiring compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that development is in compliance with the regulations of this Article, including the requirements of Table 5.10-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.

§5.10.3 OVERLAY ZONING DISTRICT APPLICABILITY AND EFFECT

A. Applicability

1. The standards of this Article apply to all development within the unincorporated portions of the Business/Service Nodes identified on the maps following this Article.
2. The regulations of this Ordinance do not apply to incorporated properties within Business/Service Nodes; similar regulations have been adopted by the Towns of Awendaw and McClellanville to ensure consistent land use planning in the Nodes.
3. The regulations of this Article do not apply to the properties located outside of the Business/Service Nodes. Instead, the applicable base zoning district requirements contained in this Ordinance shall apply to properties located outside the Business/Service Nodes.

B. Effect of Overlay Zoning District

1. The regulations of this Article apply in addition to the applicable base zoning district regulations and impose different development rules for properties within the overlay zoning district.
2. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
3. Where no special 17N-O zoning district regulation is stated in this Article, the regulations of the applicable base zoning and all other applicable provisions of this Ordinance shall apply.
4. Development of properties located within the identified Business/Service Nodes shall not require compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that such development is in compliance with the regulations of this Article, including the requirements of Table 5.10-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.

C. Developments of Five (5) Acres or Greater

Developments of five (5) acres or greater in cumulative size located within the Business/Service Nodes that propose density/intensity and dimensional standards other than those included herein must obtain approval as a Planned Development District under this Article and Article 4.23 of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

§5.10.4 REQUIRED COORDINATION WITH ADJACENT JURISDICTIONS

A letter of coordination from adjacent jurisdictions shall be required as part of all land development applications in the Business/Service Nodes with the exception of applications for agricultural and single family detached residential uses. The purpose of the letter of

coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by adjacent jurisdictions. Coordination with applicable municipalities will be required.

§5.10.5 DESCRIPTION OF BUSINESS/SERVICE NODES

The Business/Service Nodes identified on the maps following this Article are described below. The uses permitted in each Node are described in Table 5.10-1, contained in Section 5.10.7. All development in these Nodes shall comply with the density/intensity and dimensional standards and the development requirements contained in this Article.

A. 10-Mile Neighborhood Business/Service Node

The 10-Mile Neighborhood Business/Service node is located on the southern side of the intersection of Highway 17 North and Theodore Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: 10-Mile Neighborhood Business/Service Node." Gated communities are not permitted within this Node.

B. Seewee Road Business/Service Node

The Seewee Road Business/Service Node is located at the intersection of Highway 17 North with Seewee Road and Fifteen Mile Landing Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Seewee Road Business/Service Node."

C. Awendaw Town Center Business/Service Node

The Awendaw Town Center Business/Service Node is located on the southern side of the Doar Road/Highway 17 North intersection, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Awendaw Town Center Business/Service Node."

D. Northern Doar Road Utilities/Convenience Center Node

The Northern Doar Road Utilities/Convenience Center Node is located near the northernmost intersection of Doar Road and Highway 17 North, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node." This node is located entirely within the Town of Awendaw.

E. Steed Creek Road Transit Node

The Steed Creek Road Transit Node is located on the northern side of Highway 17 North where it intersects with Steed Creek Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node."

F. McClellanville Highway Commercial District

The McClellanville Highway Commercial District parallels Highway 17 North in the vicinity of the Town of McClellanville, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District."

§5.10.6 MCCLELLANVILLE HISTORIC AREA

The McClellanville Historic Area is located within the heart of the Town of McClellanville and extends to the east as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: McClellanville Highway Commercial

District.” Development of the unincorporated parcels located in this Node shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.

§5.10.7 USE REGULATIONS

- A. The Highway 17 North Corridor Overlay Zoning District is intended to cluster office and commercial uses in the Business/Service Nodes identified on the maps following this Article. Table 5.10-1 lists the uses permitted in the Business/Service Nodes located in this overlay zoning district. These use regulations apply only to the unincorporated parcels located within the Business/Service Nodes. Mixing of permitted uses within the nodes is encouraged.
- B. Table 5.10-1: Highway 17 North Corridor Overlay Zoning District Use Table
Table 5.10-1 lists the uses permitted in the Business/Service Nodes located within the Highway 17 North Corridor Overlay Zoning District. The following is a description of the codes used in the table:
1. "A" indicates uses permitted by right.
 2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 3. "S" indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 4. Blank cells indicate uses that are not permitted.

TABLE 5.10-1: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT USE TABLE

USES	BUSINESS/SERVICE NODES							Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node		
AGRICULTURAL USES Agricultural uses including but not limited to Greenhouse Production, Crop Production, Horticultural Production, Hydroponics, Stables	A	A			A	A		
RESIDENTIAL								
Single Family Detached	A	A	A	A	A	A		
Retirement Housing	A							
Mixed Use/Occupancy	C	C	C			C	\$5.10.8(I)	
CIVIC & INSTITUTIONAL								
Court of Law							A	
Child and Adult Day Care Facilities	A						A	
Historical Sites, Libraries or Archives, Museums, and Fine Arts Centers	A		A				A	
Parks, Recreation, and Recreation Centers	A	A	A				A	
Pre-schools or Educational Nurseries	A						A	
Personal Improvement Education	C						A	
Postal Service, United States	A		A				A	
Religious Assembly, Civic, Professional, and Similar Organizations	A	A	A	A	A	A	A	
Safety Services	A	A	A	A	A	A	A	
Utility Service, Major	S	S	S	C	S	S	S	
Utility Service, Minor	A	A	A	A	A	A	A	
HEALTH CARE SERVICES								
Medical Office, Outpatient Clinic, and Counseling Services	S	A	A				A	
Public or Community Health Care Centers	A		A				A	
Health Care Laboratories		A	A				A	
Home Health Agencies	A	A	A				A	
Rehabilitation Facilities	A	A	A				A	
COMMERCIAL								
ACCOMMODATIONS								
Bed and Breakfast Inns	C	C					C	
ENTERTAINMENT & RECREATION (COMMERCIAL)								
Eco-Tourism	A	A	A	A	A	A	A	
Indoor Recreation and Entertainment, excluding Indoor Shooting Ranges		C	C				C	
ANIMAL SERVICES								
Veterinary Services	S						A	
FINANCIAL SERVICES								
Banks and Financial Services	C	C					C	

USES	BUSINESS/SERVICE NODES							Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node		
FOOD SERVICES & DRINKING PLACES								
Bars or Lounges (Alcoholic Beverages)	C		C			C		\$6.4.15
Catering Service	A		A			A		
Restaurant, General, excluding Fast Food	C	C	C			C		\$6.4.15
PROFESSIONAL SERVICES & OFFICES								
Government, Administrative, Business, and Professional Offices	A	A				A		
Office/Warehouse Complexes	S							
Special Trade Contractors (Offices/Storage)	C							\$5.10.8(F)
RETAIL SALES & SERVICES								
Agricultural Sales or Services		A					A	
Retail Sales or Services, General	A						A	
Consumer Goods Rental Service							A	
Consumer Convenience Services, such as ATMs, Dry Cleaners, Laundromats, Locksmiths, Tailors, etc.	A						A	
Convenience Stores	C		A					\$5.10.8(E)
Drug Stores or Pharmacies	C		C				C	\$5.10.8(A)
Farmers Markets	A	A	A	A		A	A	
Food Sales		A	A				A	
Funeral Services							A	
Hair, Nail, or Skin Care Services	A						A	
Hardware and Similar Stores, excluding Home Improvement Centers	A						A	
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C						A	\$5.10.8(H)
Liquor, Beer, or Wine Sales	S						S	
Personal Improvement Services	A						A	
Repair Service, Consumer							A	
Services to Buildings or Dwellings	A						A	
Sweetgrass Basket and Roadside Stands	C	C	C	C		C	C	\$6.4.58
Service Stations, Gasoline (with or without convenience stores)	S	S				C	S	\$5.10.8(B)
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes							C	\$5.10.8(B)
ARTISAN AND CRAFTSMAN								
Artisan and Craftsman, General	C	C	C				C	\$5.10.8(D)
VEHICLE & WATERCRAFT STORAGE								
Boat Ramps	C						C	Art. 5.3
Community and Commercial Docks and Marinas	S						S	Art. 5.3

- C. Development of the unincorporated parcels in the McClellanville Historic Area shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.
- D. Accessory uses and structures customarily incidental and subordinate to any of the uses listed in Table 5.10-1 are permitted, with the exception of accessory drive-through facilities, which are prohibited except as permitted in Section 5.10.8(A). All accessory uses and structures shall comply with the requirements contained in this Ordinance.
- E. Outdoor, open or field storage, when accessory to a permitted or conditional use, is permitted, provided that:
 - 1. The use conditions contained in Table 5.10-1 do not prohibit outdoor, open or field storage.
 - 2. No such storage is located within a required front yard, or yard fronting on a public right-of-way.
 - 3. No proposed parking lot spaces are used for the storage of goods or merchandise.
 - 4. No storage or outdoor sales is proposed which will occupy greater than 30% of the lot area.
 - 5. Outdoor storage of waste materials, equipment, supplies and vehicles are buffered and screened from view of adjacent properties.
 - 6. No burning of material or products is conducted on the premises.
 - 7. No tractor trailer containers are located in outdoor storage areas.

§5.10.8 USE CONDITIONS

- A. **Drug Stores, Pharmacies and Banks and Financial Services may include drive-through facilities, provided that:**
 - 1. No more than two (2) drive-through lanes with sixty (60) feet or less of stacking space per lane shall be permitted for Bank and Financial Service uses. ATM drive-up facilities shall count as one (1) lane.
 - 2. No more than one (1) drive-through lane with 60 feet or less of stacking space per lane shall be permitted for Drug Store and Pharmacy uses.
 - 3. All drive-through facilities and access ways are integrally designed with the building and do not dominate its design.
 - 4. Drive-through facilities do not face Highway 17 North.

B. Limited Vehicle Service and Gasoline Service Stations are permitted provided that:

1. All service and repair is conducted within thirty feet (30') of the principal building.
2. There shall be no access towards or through adjoining residential districts.
3. No junked, salvaged, or abandoned vehicles, or parts thereof, shall be stored on the premises.
4. Such uses shall be so arranged as to require all servicing on the premises and outside the public rights-of-way and no gasoline pump or air outlet shall be placed closer than twenty (20) feet to any property line.

C. Indoor Recreation and Entertainment uses, provided that:

1. Such use is not located within 150 feet of residentially zoned or used property.
2. There shall be no access to adjoining residential districts.
3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.

D. Artisan and Craftsman uses are permitted, provided that:

1. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
2. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public rights-of-way and/or adjacent property zoned or used for residential purposes.
3. Outdoor storage of materials is prohibited.
4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
5. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet, and five (5) non-resident employees.

E. Personal Improvement Education and Convenience Stores

In zoning districts subject to conditions (C), these uses shall have a maximum floor area of 5,000 square feet.

F. Special Trade Contractors (Offices/Storage)

1. This use shall have a maximum floor area of 5,000 square feet; and

2. Outdoor storage of vehicles, materials, and equipment shall be prohibited.

G. Veterinary Services and Medical Office, Outpatient Clinic, and Counseling Services

In Business/Service Nodes where these uses are subject to Special Exception (S) requirements, such uses shall have a maximum floor area of 5,000 square feet and shall require review and approval through the Special Exception procedures contained in this Ordinance.

H. Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences

In Business/Service Nodes where this use is subject to conditions (C), the following requirements shall apply:

1. A structure or structures used for Landscaping and Horticultural Services shall have a maximum combined floor area of 2,000 square feet;
2. Large vehicles, equipment and machinery shall be housed inside a building or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
3. Aggregate materials such as mulch, sand, gravel or similar materials shall be kept in bins or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
4. Plants and other merchandise or materials shall be kept in a neat and orderly fashion on the premises; and
5. All of the preceding shall be indicated on an approved site plan for the property.

I. Mixed Use/Occupancy

1. A maximum of fifty percent (50%) of the total combined floor area (including all floors in all buildings) may be dedicated to residential uses.
2. All other applicable requirements of this Article shall apply.

§5.10.9 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

The Density/Intensity and Dimensional Standards listed in Table 5.10-2, below, shall apply to all properties in the Business/Service Nodes:

**TABLE 5.10-2: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS ⁽¹⁾**

MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	150 feet
MINIMUM SETBACKS	
Adjacent to Highway 17 North	100 feet ⁽²⁾
Front (other than frontage on Hwy 17 N)	50 feet
Side and Rear (double frontage setback requirements apply to corner lots).	20 feet
OCRM Critical Line	50 feet
MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE	20 feet, provided that covered walkways connecting buildings or connecting buildings with parking areas may traverse such space.
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY (Developments containing commercial/office and residential uses)	Two (2) dwelling units per acre in all Nodes with the exception of the 10-Mile Neighborhood Node, where six (6) dwelling units per acre are permitted.
MAXIMUM IMPERVIOUS SURFACE COVERAGE (excludes marsh or natural water areas)	25 percent
MAXIMUM BUILDING SIZE	a. No single building shall exceed 5,000 square feet of gross floor area. b. Where in conflict, the building size provisions listed in Section 5.10.8, Use Conditions, shall take precedence. c. Structures of up to 15,000 square feet in size may be approved in accordance with the Special Exception procedures contained in Article 3.6.
MINIMUM LANDSCAPED OPEN SPACE ⁽³⁾	20 percent

(1) The Waterfront Development Standards contained in Chapters 4 and 9 of this Ordinance apply.

- (2) Setback adjacent to Highway 17 North may be reduced to no less than 50 feet, provided that:
- No structures or uses are proposed to be located between the principal building and the road right-of-way.
 - The principal structure(s) is designed with two principal facades; one facing Highway 17 North, the other facing the principal building entrance or other public right-of-way.
 - All other proposed development activity is physically designed, landscaped, and oriented such that it is compatible with surrounding structures built in accord with the design guidelines included within this Ordinance.

(3) Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor "spaces" or gathering areas should be created within these open space

areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.

§5.10.10 DEVELOPMENT STANDARDS

The following development standards apply to all development in the Business/Service Nodes with the exception of agricultural and single family residential uses.

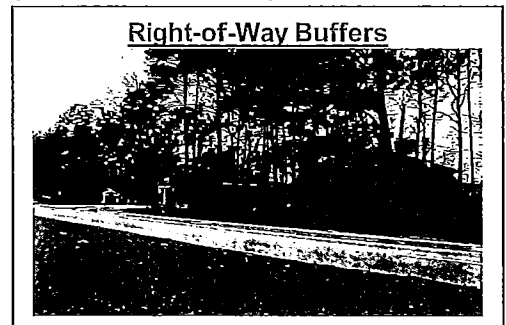
A. Developments of five (5) acres or greater in cumulative size, proposing density/intensity and dimensional standards other than those listed above, must obtain approval as a Planned Development District under this Article and Article 4.23 of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

B. All proposed developments shall have a means of water provision and wastewater disposal in accordance with this Ordinance.

C. Buffers and Landscaping

All buffers and landscaping shall comply with the development standards contained in Chapter 9 of this Ordinance with the exception of the following:

1. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North.
2. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses.
3. All vegetation within required buffers must be retained.
4. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Sweetgrass Basket Stands are permitted within required buffers provided that they comply with Section 6.4.58 of this Ordinance.



D. Building Orientation

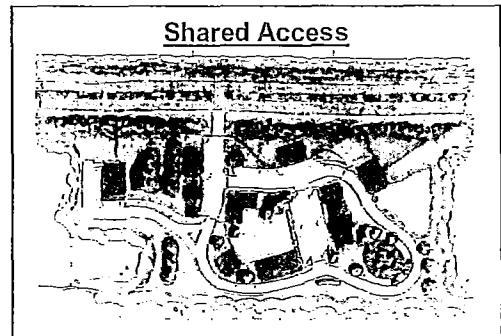
Building orientation shall comply with the standards contained in this Article and the development standards contained in Chapter 9 of this Ordinance.

E. Access

1. The property or properties shall have a minimum combined frontage of 250 feet along Highway 17 North.
2. Properties in all Business/Service Nodes shall have a single shared access from Highway 17 North or, if located on a corner lot, shared access shall be provided from the secondary road.
3. Shared access locations on Highway 17 North shall be separated by a

minimum of 250 feet.

4. Vehicular access from streets and highways to properties shall be confined to access drives not exceeding thirty (30) feet in width at the street line.
5. Interparcel connections between sites fronting on Highway 17 North shall be required for each proposed development to facilitate use of these shared access points.



F. Open Spaces

Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor "spaces" or gathering areas should be created within these open space areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.

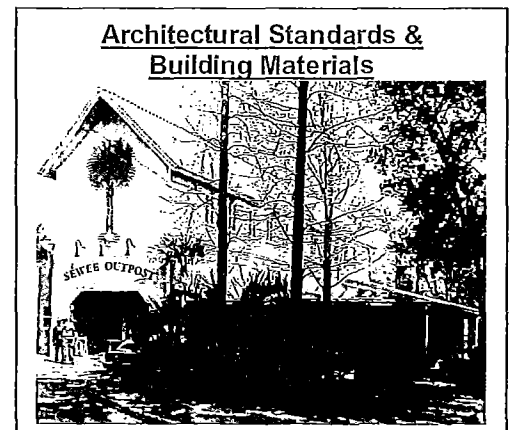
G. Walls of Continuity

Physical components such as brick walls, wrought iron or wood fences, tabby, evergreen landscape masses, building facades, or a combination of these should provide cohesiveness between parcels within the Node. Walls and fences shall harmonize with the site and building(s) on it in scale and materials. They shall respect existing natural features of the site, shall not dominate the buildings or landscape, and shall be integrated with plantings.

H. Architectural Standards and Building Materials

All structures shall comply with the development standards contained in Chapter 9 of this Ordinance provided that:

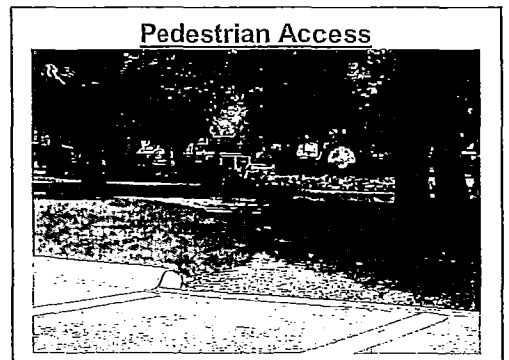
1. The roofs of all structures shall be pitched.
2. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
3. Unfinished metal and concrete facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30% of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, finished architectural grade metal, or shell stone exterior appearance.



7. Building Color Scheme:
 - a. Color shades shall be used to unify the development;
 - b. Color combinations of paints shall be complementary;
 - c. In no case shall garish colors be permitted; and
 - d. In general, no more than three (3) different colors per building shall be allowed.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.

I. Pedestrian Access

1. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area;
2. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways; and
3. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance; however, pervious surface walkways are encouraged when deemed appropriate to surrounding development characteristics by the Planning Director.



J. Signage

1. All free standing signs shall be monument style;
2. Shared free standing signs shall be allowed in accordance with Chapter 9 of this Ordinance.
3. Free standing signs shall not exceed ten (10) feet in height and fifty (50) square feet of sign area.
4. All sign illumination:

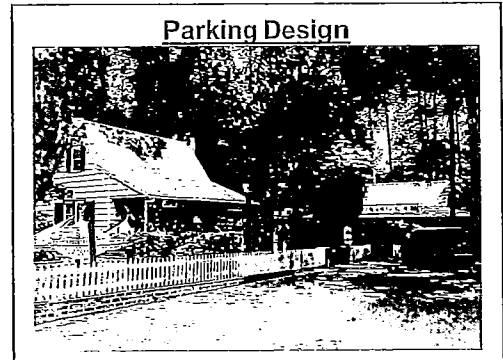
- a. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
 - b. LED signs are prohibited;
 - c. No illumination that simulates traffic control devices or emergency vehicles shall be used.
 - d. All illumination must be from a steady, stationary light source.
 - e. Internal Illumination:
 - i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
 - ii. Signs shall not have light reflecting backgrounds or letters.
 - iii. All finishes shall be a matte finish.
 - f. External Illumination:
 - i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
 - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
 - iv. The color of light sources to illuminate signs shall be white.
 - v. Signs shall not have light-reflecting backgrounds or letters.
5. All other sign requirements, including requirements for wall signs, shall comply with the requirements contained in Chapter 9 of this Ordinance.

K. Lighting

All site lighting shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all site lighting must match the architectural theme of the buildings and development and poles shall not exceed 19 feet in height.

L. Parking and Loading Design

1. All parking and loading areas shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all off-street parking spaces shall be located behind or beside the principal use.
2. Impervious materials shall comprise no more than fifteen percent (15%) of the total parking lot area. Pervious materials such as gravel, earth, pavers, or sandshell shall be used for the remainder of the parking lot area. The amount of impervious parking lot coverage may be increased to no more than twenty-five percent (25%), if reviewed and approved through the Special Exception procedures contained in this Ordinance.
3. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.



M. Service Areas

Site design shall consider the placement and screening of service areas and auxiliary structures. Structures shall be oriented so that loading areas are in no manner visible from residential districts or existing or planned public rights-of-way. Loading areas may be oriented towards adjoining developed properties within the Node only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural design of the project and are appropriately landscaped. Mechanical equipment, service areas and means of access (i.e. delivery areas) shall not be on the primary facades of buildings, in front yard areas, or otherwise visible from public right-of-ways. Mechanical equipment shall be shielded and screened from public view and designed to be an integral part of the building it serves.

N. Utility Lines

All new or relocated electrical, telephone, cable television and similar distribution lines providing service to a development site shall be installed underground.

O. Tree Preservation

The Tree Protection and Preservation requirements of this Ordinance shall apply to all development with the Business/Service Nodes provided that all vegetation within all required buffers shall be retained.

ARTICLE 5.11 ST. ANDREWS AREA OVERLAY ZONING DISTRICT**§5.11.1 STATEMENT OF FINDINGS**

The St. Andrews Area Overlay Zoning District includes unincorporated properties that front on the east and west sides of Highways 61 and 17 from its intersection with Wesley Drive to Ashley Hall Road and Wantoot Boulevard respectively, as shown on the map titled "St. Andrews Area Overlay Zoning District". This area contains major thoroughfares in West Ashley that carry a large number of vehicles each day to Charleston through rural areas, commercial areas, and established neighborhoods. Moreover, some of the properties along Highways 61 and 17 in this area are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County.

§5.11.2 PURPOSE AND INTENT

The purpose of the St. Andrews Area Overlay Zoning District is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement. Additionally, this overlay zoning district is intended to provide appropriate services to well-established neighborhoods and provide a transition from the more intense commercial development along the corridor.

§5.11.3 EFFECT OF OVERLAY ZONING DISTRICT

The St. Andrews Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

§5.11.4 APPLICABILITY

The standards of this Article shall apply to all development within the St. Andrews Area Overlay Zoning District, as shown on the map titled "St. Andrews Area Overlay Zoning District," except for single family detached residential development.

§5.11.5 COORDINATION WITH ADJACENT JURISDICTIONS

A letter of notification to the City of Charleston shall be required as part of all land development applications with the exception of applications for single family detached residential uses. The purpose of the notification is to ensure that the City of Charleston is aware of proposed development and that there is consistency in land use, density/intensity and dimensional standards, and design and development standards adopted by the County and City of Charleston.

§5.11.6 DEVELOPMENT STANDARDS AND REQUIREMENTS

The following development standards and requirements apply to all parcels within the St. Andrews Area Overlay Zoning District. All development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or zoning permits:

A. Vehicle Access

1. All parcels in this overlay zoning district with a Future Land Use designation of Office Residential (OR) are allowed one curb cut per 75 feet of road frontage; all other commercial or multifamily uses are allowed one curb cut every 150 feet.
2. Proposed new access drives shall be located a minimum distance of 75 feet from any existing street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius.
3. All applications for development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:
 - a. Aggregation of parcels;
 - b. Parallel frontage or "backage" roads;
 - c. Shared curb cuts between adjoining properties; and
 - d. Shared access easements between parcels.

B. Traffic Study

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one or more of the following:

1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. Pedestrian Access

Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Grade-separated

pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.

D. Building Height

Building height is limited to a maximum of 35 feet and two and a half (2 ½) stories as defined by this Ordinance. However, the height may be a maximum of fifty five (55) feet and four (4) stories when the building meets all applicable setback and buffer requirements and the following conditions:

1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
2. The stepped portion is measured from the outside edge of the building that is parallel to a right-of-way and from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single family detached residential use.

E. Signs

In addition to the requirements in Article 9.11, all free standing signs shall meet the following requirements:

1. All signs shall be monument style.
2. Signs shall have a maximum height of 8 feet and a maximum size of 40 square feet.
3. Shared shopping center signs shall be allowed with a maximum height of 10 feet and maximum size of 60 square feet.
4. Internal illumination shall be allowed for signs.
5. Electronic message board signs and billboards shall be prohibited.

F. Building Coverage

The building coverage shall not exceed thirty-five percent (35%) of the parcel. However, the building coverage may be increased by up to fifty percent (50%) of the parcel when the increase is offset by an equal area of driveways, parking or other hardscape areas that utilize pervious materials. Pervious materials may include, but are not limited to pervious pavers, pervious concrete or other appropriate pervious surface treatment that do not cause surface water to runoff and allow water to absorb into the ground, as approved by the Planning Director.

G. Residential Area

Parcels intended for non-residential uses are indicated on the St. Andrews Area Overlay Zoning District Map and may be developed in accordance the regulations of this ordinance. Unless shown otherwise, parcels in the following specific areas of the overlay zoning district are to remain residential:

1. The area between Legare Bridge and Colony Drive/Riverdale Drive on St. Andrews Boulevard; and
2. The area between Wesley Drive and Nicholson Street on Savannah Highway.

H. Permitted uses

Permitted uses shall include those uses allowed in the zoning district that corresponds with the future land use designation as shown on the overlay zoning district map and as described in Table 6.1-1, Use Table, with the exception of the prohibited uses and uses that require special exception approval, as described in this Article.

I. Prohibited uses

Auto Dealers (New and Used); Vehicle Storage; Boat/RV Storage; Shooting Ranges; Hotels or Motels; Tattoo Parlors; and Self-Storage Facilities shall be prohibited in this Area.

J. Uses Requiring Special Exception

Restaurants (all types); Indoor Recreation and Entertainment; Gasoline Service Stations (with or without convenience stores); Convenience Stores; Liquor, Beer, or Wine Sales; Bar or Lounge uses; Vehicle Services, Limited; Vehicle Services, Consumer; Vehicle Repair; Commercial Office/Warehouse Complex; Transitional Housing; Pawn Shops; and Warehouse/Clubs shall require Special Exception approval in compliance with the procedures contained in this Ordinance. Additionally, applications for liquor, beer or wine sales must include a letter of coordination from both the City of Charleston Police Department and the Charleston County Sheriff's Department.

K. Parking

1. Applications for restaurant, bar or lounge uses shall include parking plans that indicate the locations of both the required on-site parking and possible overflow parking associated with the business to be located on the subject property or on adjacent commercially zoned property in accordance with Article 9.3.4 of the Ordinance.
2. All restaurant uses and all bar and lounge uses shall provide one parking space per 75 sq. ft. of gross floor area of the business. All other uses shall provide parking spaces in compliance with this section and Chapter 9 of this Ordinance.

L. Building Size

Building size will be determined by the building height, lot coverage, setback, and buffer requirements as defined by this Ordinance.

M. Buffers

1. A minimum of a twenty-five (25) foot deep vegetated right-of-way buffer shall be required along St. Andrews Boulevard and Savannah Highway which may be reduced to eight (8) feet when there is no parking or vehicular use area between the buildings and rights-of-way;
2. A minimum of a twenty-five (25) foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six (6) foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than ten (10) feet in depth.

N. Noise

All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

O. Multiple Uses

Parcels may include both residential and nonresidential uses when developed in accordance with all Multiple Use Overlay Zoning District regulations of this ordinance.

ARTICLE 5.12 ASHLEY RIVER ROAD CORRIDOR, ARRC-O, OVERLAY ZONING DISTRICT

§5.12.1 STATEMENT OF FINDINGS

The Ashley River Road Corridor Overlay Zoning District (ARRC-O) includes unincorporated parcels of Charleston County that front on Highway 61 from its intersection with Ashley Hall Road to Church Creek as shown on the map titled "Ashley River Road Overlay Zoning District". Highway 61 is a major thoroughfare in West Ashley and carries a large number of vehicles each day through rural areas, commercial areas and established neighborhoods. Moreover, some of the properties along Highway 61 are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County. The ARRC-O was adopted to implement traffic safety measures, improve the visual character and to preserve the scenic quality of the corridor. The overlay zoning district also creates consistency and coordination between the City of Charleston and unincorporated Charleston County concerning land use, design standards and code enforcement.

§5.12.2 PURPOSE AND INTENT

The purpose of the ARRC-O is to create a corridor that is well-planned and attractive through the implementation of land use and design standards and utilize traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

§5.12.3 EFFECT OF OVERLAY DISTRICT

The ARRC-O regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These overlay zoning district regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

§5.12.4 APPLICABILITY

The standards of this Article shall apply to all development within the ARRC-O, as shown on the map titled "Ashley River Road Corridor Overlay Zoning District" except single family residential development and existing multi-family and Planned Developments.

§5.12.5 COORDINATION WITH ADJACENT JURISDICTIONS

Charleston County will notify the City of Charleston of all land development applications submitted for unincorporated properties located within the ARRC-O, with the exception of applications for single family detached residential development. The purpose of the notification is to ensure that the City of Charleston is aware of proposed development.

§5.12.6 GENERAL DEVELOPMENT STANDARDS AND REQUIREMENTS

The following development standards and requirements apply to all parcels within the ARRC-O as described below. All development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or zoning permits:

A. Vehicle Access General

1. All parcels in this overlay zoning district with a zoning district designation of Office Residential (OR) are allowed one curb cut per 75 feet of road frontage; all other commercial or multifamily uses are allowed one curb cut every 150 feet.
2. Access drives on corner lots shall be located only on the side street and not on Highway 61 and there shall also be a minimum distance of 75 feet from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius.
3. All applications for development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer or owner of the property:
 - a. Aggregation of parcels;
 - b. Parallel frontage or "backage" roads;
 - c. Shared curb cuts between adjoining properties; and
 - d. Shared access easements between parcels.

B. Shared Access

1. Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot.
2. The applicant must request a shared access with the adjacent property if frontage along Highway 61 is less than 250 feet and the adjacent property does not contain a single family detached residential zoning district or use. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:
 - a. A letter from the adjacent property owner denying access; or
 - b. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter.
3. If subsection b applies, a curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed redeveloped or when rezoned.
4. Shared access should be located along a common property boundary.

C. Traffic Study

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one or more of the following:

1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

D. Pedestrian Access

Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.

E. Signs

All new signage must comply with the requirements of this section in addition to the applicable requirements in Article 9.11.

1. Legal nonconforming signs and amortization

- a. Any existing legal nonconforming sign in this overlay district permitted before March 10, 2015 that does not meet the standards set forth in this Article must be removed prior to establishing a new business or no later than January 1, 2020, whichever may occur first.
- b. Any existing legal nonconforming sign that is abandoned, as defined in Chapter 12 of this Ordinance, or requires repair, must meet the requirements of this Article.

2. Free Standing Signs

The standards below apply to all free standing signs including all real estate signs.

- a. All signs shall be monument style.
- b. Signs shall have a maximum height of 8 feet and a maximum size of forty (40) square feet.
- c. Shared shopping center signs shall be allowed with a maximum height of ten (10) feet and maximum size of sixty (60) square feet.
- d. Electronic message board signs and billboards are prohibited.

3. Illumination

- a. Illuminated signs located adjacent to any parcel containing a residential use shall be controlled so as not to create excessive glare onto the property, and footcandles shall be reduced by one-half the maximum allowable footcandle after hours of operation.
- b. Illumination that simulates traffic control devices or emergency vehicles is prohibited.
- c. All illumination must be from a steady, stationary light source.

d. Internal Illumination.

- i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material or channel lit so that only letters, numbers, and/or logos are illuminated.
- iii. All finishes shall be a matte finish.

e. External Illumination.

- i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
- ii. Light sources to illuminate signs shall be shielded so as to not cause glare hazardous to pedestrians or vehicle drivers and to not create a nuisance to adjacent properties.
- iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
- iv. The color of light sources to illuminate signs shall be white.

f. Signs shall not have light reflecting backgrounds or letters.

F. Land Use Buffers

1. A minimum of a twenty-five (25) foot vegetated buffer shall be required when adjacent to any parcel containing a residential use; and
2. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six (6) foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than ten (10) feet in depth.

G. Building Coverage

The building coverage shall not exceed thirty-five percent (35%) of the parcel, except as otherwise allowed in this Article. However, the building coverage may be increased up to fifty percent (50%) of the parcel when the increase is offset by an equal area of driveways, parking or other hardscape areas that utilize pervious materials. Pervious materials may include, but are not limited to pervious pavers, pervious concrete or other appropriate pervious surface treatments that do not cause surface water to runoff and that allow water to absorb into the ground, as approved by the Planning Director.

H. Parking

Applications for restaurant, bar or lounge uses shall include parking plans that indicate the locations of both the required on-site parking and possible overflow parking associated with the business. All parking shall be located on the subject property or on adjacent commercially zoned property in accordance with Table 6.1-1, Use Table, and Article 9.3.4 of the Ordinance.

- I. Noise
All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions of this Ordinance.
- J. Multiple Uses
Parcels may include both residential and nonresidential uses when developed in accordance with all Multiple Use Overlay Zoning District regulations and other applicable regulations of this Ordinance.

§5.12.7 LIGHT COMMERCIAL AREA (Ashley Hall Road to Wappoo Road)

The Light Commercial Area extends from Ashley Hall Road to Savage Road as illustrated on the ARRC-O map entitled "Light Commercial Area". This area consists primarily of mixed lighter commercial and multifamily development surrounded by established residential uses. This portion of the overlay zoning district is intended to provide appropriate services to the established neighborhoods and a transition from the more intense commercial development in the Commercial Core Area. The requirements of this Section apply to parcels in the Light Commercial Area of the ARRC-O as indicated on the map. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. Permitted uses
Permitted uses include uses as allowed in the Office Residential (OR), Neighborhood Commercial (CN), Commercial Transition (CT), Office General (OG), and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1.1, Use Table.
- B. Prohibited uses
Auto Dealers (New), Vehicle Storage, Boat/RV Storage, Shooting Ranges, Hotels or Motels, Outdoor Display of Goods, Consumer Vehicle Repair, Tattoo Parlors, Title Loan and Short Term lenders, Pawn Shops and Self-Storage Facilities.
- C. Uses Requiring Special Exception
Restaurants (all types), Vehicle Repair, Gasoline Service Stations (with or without convenience stores), Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, and Used car Sales.
- D. Building Size
No single building footprint shall exceed 7,500 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Cover requirements of this Article apply in addition to the requirements of this Section.
- E. Building Height
Building height in these areas is limited to a maximum of 35 feet and two and a half (2.5) stories. The Building Height definition contained in Chapter 12 of this Ordinance shall apply. However, the height may be a maximum of fifty five (55) feet and four (4) stories may be approved by the Planning Director when the

building meets all applicable setback and buffer requirements and the following conditions:

1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
2. The stepped portion is measured from the outside edge of the building that is parallel to a right-of-way and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single family detached residential use.

F. Right of Way Buffer

A minimum of a twenty-five (25) foot deep vegetated right-of-way buffer shall be required along Highway 61, which may be reduced to eight (8) feet when there is no parking or vehicular use area between the buildings and rights-of-way.

§5.12.8 COMMERCIAL CORE AREA (Wappoo Road to William Kennerty Drive)

The Commercial Core Area is a major commercial node in this part of West Ashley and extends from Wappoo Road to William Kennerty Drive as shown on the ARRC-O map entitled "Commercial Core Area". This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, shopping centers, and gas stations with minimal buffering along Ashley River Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. The requirements of this Section apply to parcels within the Commercial Core Area. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. Permitted uses
Permitted uses shall include those uses as allowed in the Neighborhood Commercial (CN) and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1.1, Use Table.
- B. Prohibited uses
Shooting Ranges and Self-Storage Facilities are prohibited.
- C. Uses Requiring Special Exception
Liquor, Beer, or Wine Sales (as defined in this Ordinance) and Bar or Lounge require Special Exception approval pursuant to the requirements of this Ordinance.
- D. Building Height
Building height is limited to a maximum of 35 feet and two and a half (2.5) stories. The Building Height definition contained in Chapter 12 of this Ordinance shall apply. Building heights of up to fifty-five (55) feet and four (4) stories may be approved by the Planning Director when the building meets all applicable setback and buffer requirements and the following conditions:

1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
2. The stepped portion is measured from the outside edge of the building that is parallel to a right-of-way and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single family detached residential use.

E. Right of Way Buffer

A minimum of a twenty-five (25) foot deep vegetated right-of-way buffer shall be required along Ashley River Road which may be reduced to eight (8) feet when there is no parking or vehicular use area between the buildings and rights-of-way.

§5.12.9 VILLAGE COMMERCIAL AREA (William Kennerty Drive to Church Creek)

The Village Commercial Area extends from William Kennerty Drive to Church Creek as illustrated on the ARRC-O map entitled "Village Commercial Area". This area currently consists of mixed scale high to medium intensity commercial development such as shopping centers and consumer services, small scale offices, restaurants, and some multi-family uses. This area is intended to be developed with less intense commercial development than the Commercial Core area. Future development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The requirements of this Section apply to parcels within the Village Commercial Area as indicated on the map. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

A. Permitted uses

Permitted uses include those uses as allowed in the Residential Office (OR), Neighborhood Commercial (CN), and Community Commercial (CC) Zoning Districts as indicated on the Overlay map and as described in Table 6.1.1, Use Table.

B. Prohibited uses

Multi-family development not part of a mixed use development; Tow Facilities; Auto Dealers (New and Used); Exterior Display of Goods; Shooting Ranges; Fire Works Stands (permanent and temporary); Self-Storage Facilities; and Tattoo parlors shall be prohibited uses.

C. Uses Requiring Special Exception

Vehicle Storage; Boat/RV Storage; Used Car Sales; Bars or Lounges; Consumer Vehicle Repair; Fast Food Restaurants Gasoline Service Stations (with or without convenience stores); Indoor Recreation and Entertainment; Consumer Vehicle Repair; and Liquor, Beer, or Wine Sales (as defined in this Ordinance) require Special Exception approval pursuant to the requirements of this Ordinance.

D. Building Height

Building height in these areas is limited to a maximum of 35 feet and two and a half (2.5) stories. The Building Height definition contained in Chapter 12 of this Ordinance shall apply.

- E. **Building Size**
No single building footprint shall exceed 10,000 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Cover requirements of this Article apply in addition to the requirements of this Section.
- F. **Lighting**
Lighting shall be required and comply with §9.6.4 C of this Ordinance. In addition, architectural style lighting shall be required along all sidewalks every fifty (50) feet on center with a maximum height of twenty (20) feet.
- G. **Pedestrian Access**
Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Pedestrian walkways shall be separated from the travel ways and may be located within right of ways or within buffers and shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall also be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
- H. **Right of Way Buffer**
A minimum of a thirty-five (35) foot deep vegetated right-of-way buffer shall be required along Highway 61, which may be reduced to twenty (20) feet when there is no parking or vehicular use area between the buildings and rights-of-way.

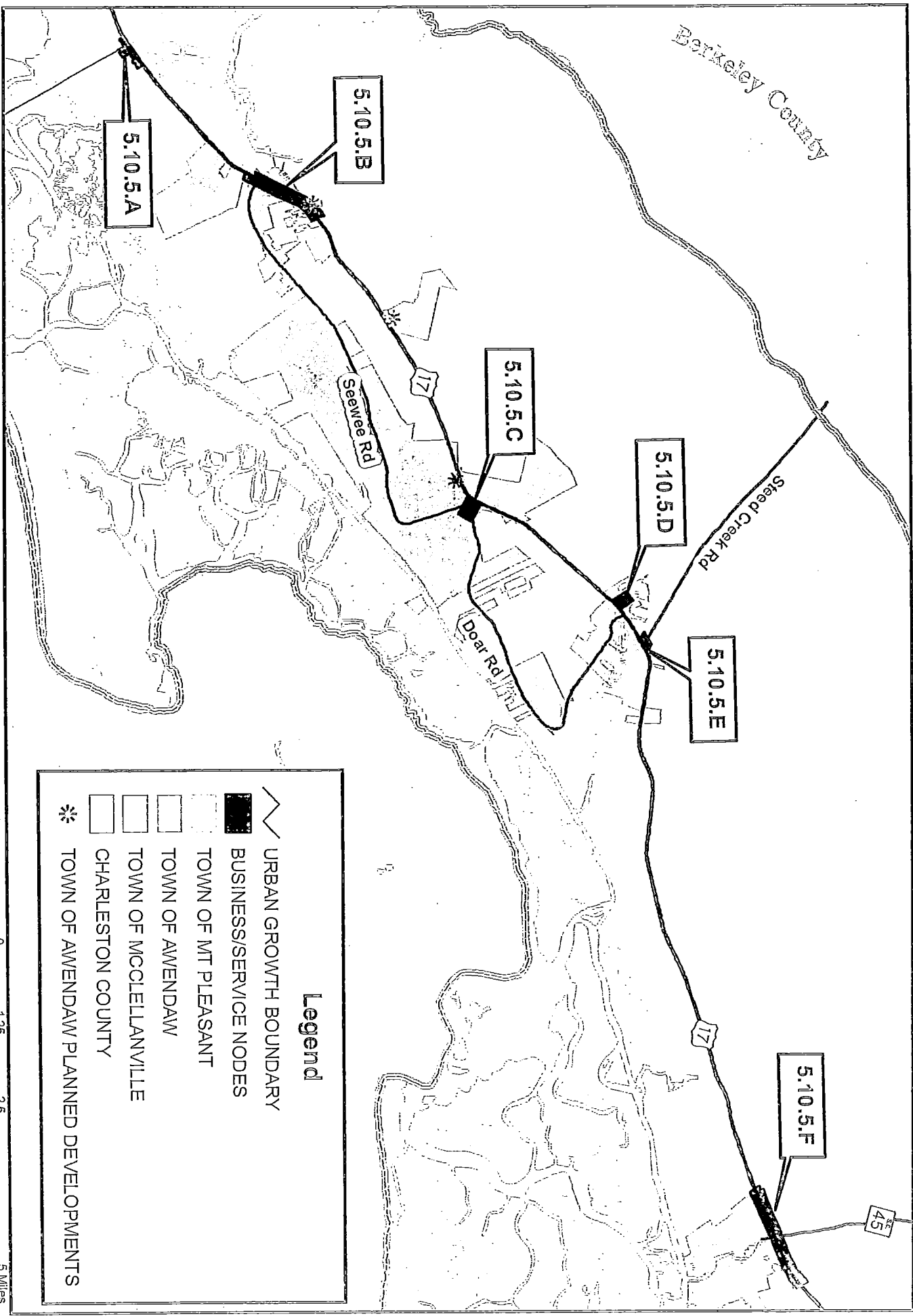
CHAPTER 5 MAPS

On the following pages:



HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT
BUSINESS/SERVICE NODES

Berkeley County

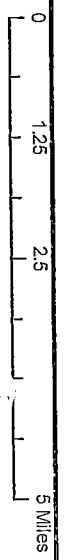


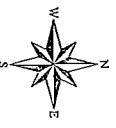
Legend

- URBAN GROWTH BOUNDARY
- BUSINESS/SERVICE NODES
- TOWN OF MT PLEASANT
- TOWN OF AWENDAW
- TOWN OF MCCLELLANVILLE
- CHARLESTON COUNTY
- TOWN OF AWENDAW PLANNED DEVELOPMENTS

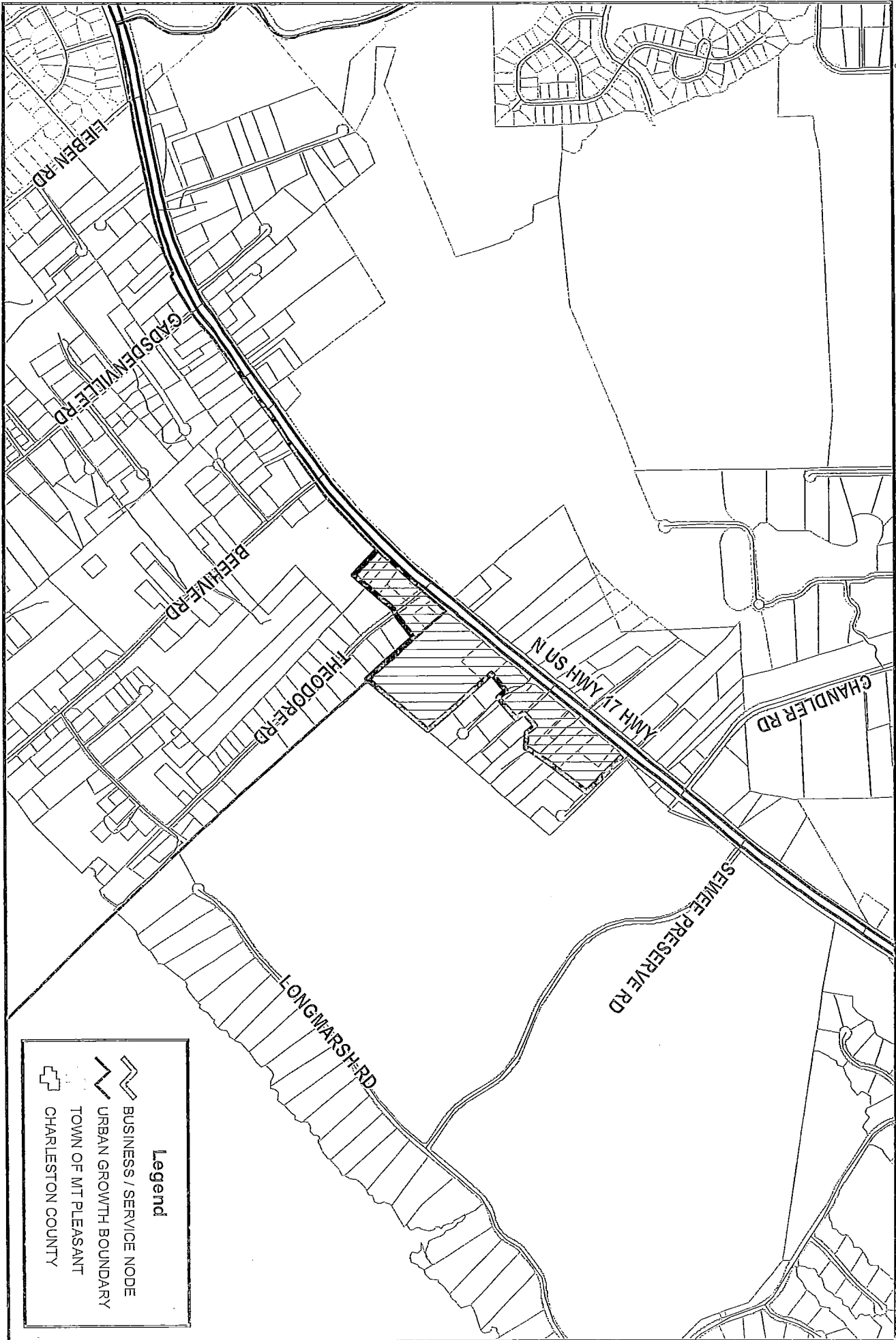
ADPTED - November 15, 2011

Map 5.10









HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
10-MILE NEIGHBORHOOD BUSINESS/SERVICE NODE

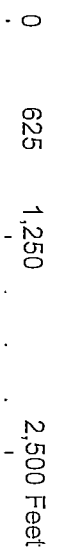


Legend

-  BUSINESS / SERVICE NODE
-  URBAN GROWTH BOUNDARY
-  TOWN OF MT PLEASANT
-  CHARLESTON COUNTY

ADOPTED - November 15, 2011

MAP 5.10.5.A

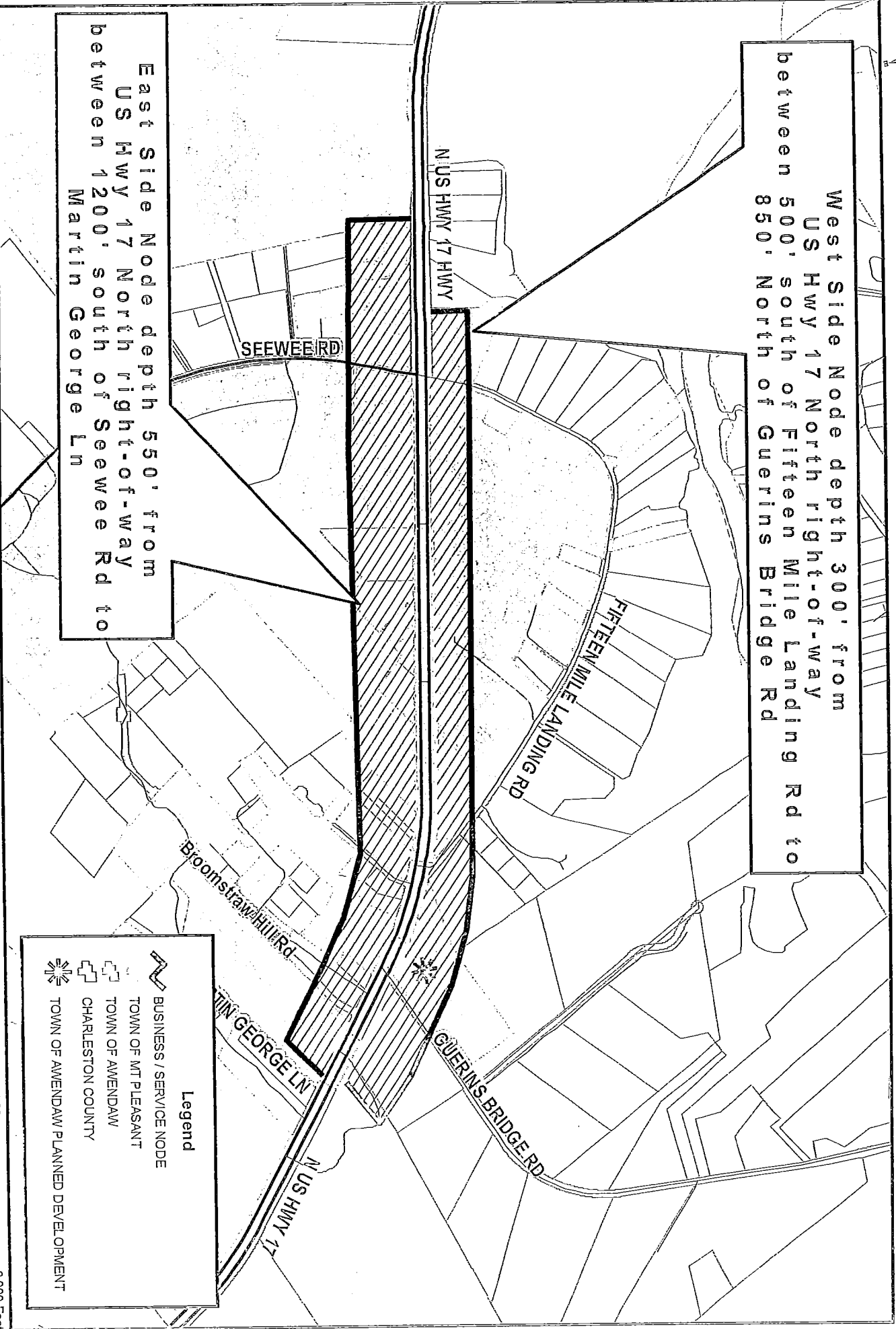









HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
SEEWEE ROAD BUSINESS/SERVICE NODE

West Side Node depth 300' from
US Hwy 17 North right-of-way
between 500' south of Fifteen Mile Landing Rd to
850' North of Guerins Bridge Rd

East Side Node depth 550' from
US Hwy 17 North right-of-way
between 1200' south of Seewee Rd to
Martin George Ln

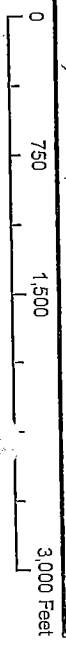


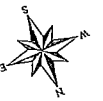
Legend

-  BUSINESS / SERVICE NODE
-  TOWN OF MT PLEASANT
-  TOWN OF AVENDAW
-  CHARLESTON COUNTY
-  TOWN OF AVENDAW PLANNED DEVELOPMENT

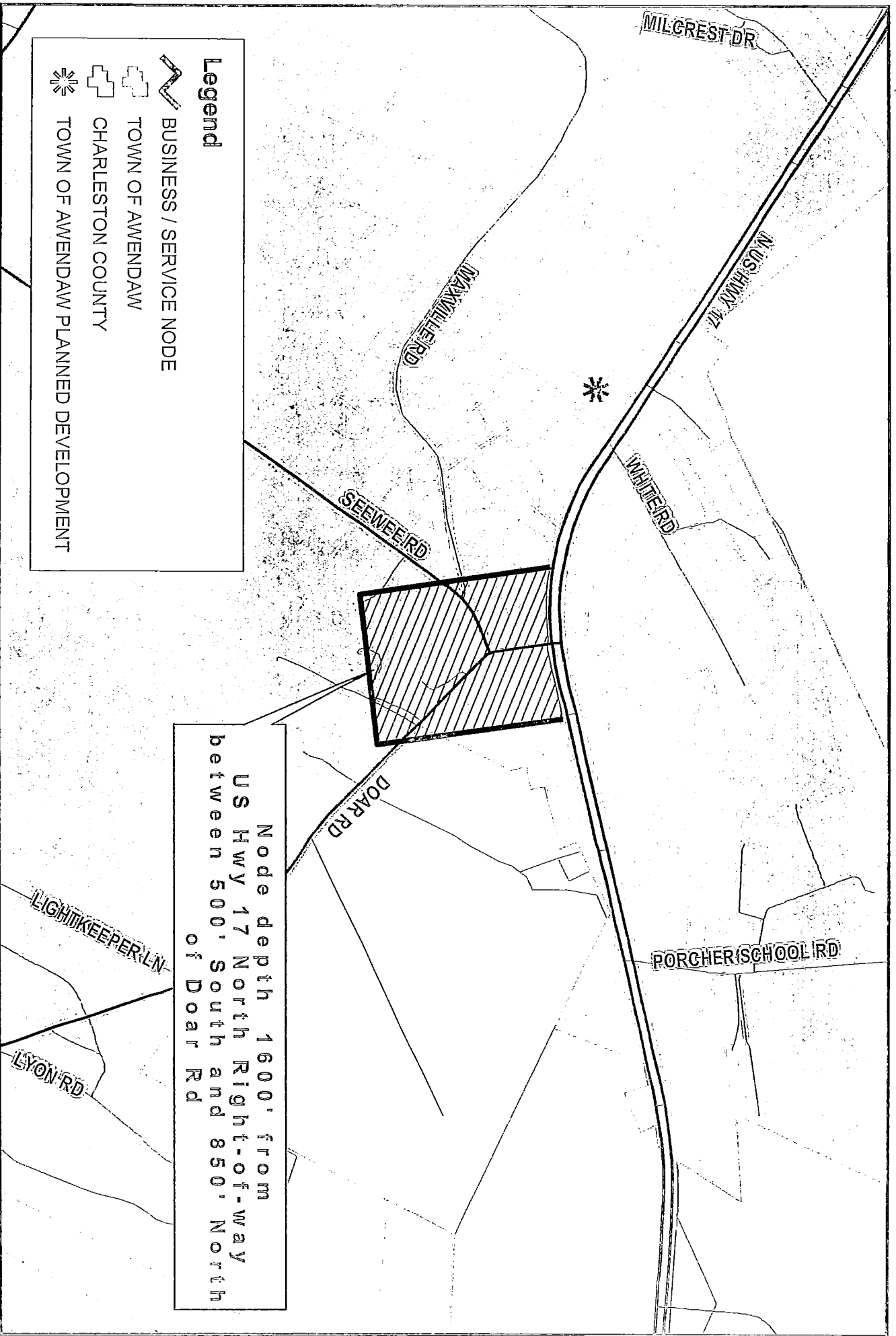
ADT TED - November 15, 2011

MP 5.10.5.B









HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
AWENDAW TOWN CENTER BUSINESS/SERVICE NODE



Node depth 1600' from
US Hwy 17 North Right-of-way
between 500' South and 850' North
of Doar Rd

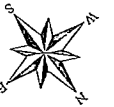
Legend

-  BUSINESS / SERVICE NODE
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY
-  TOWN OF AWENDAW PLANNED DEVELOPMENT

ADOPTED - November 15, 2011

Map 5.10.5.C





HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
 NORTHERN DOAR ROAD UTILITIES/CONVENIENCE CENTER NODE
 AND
 STEED CREEK ROAD TRANSIT NODE

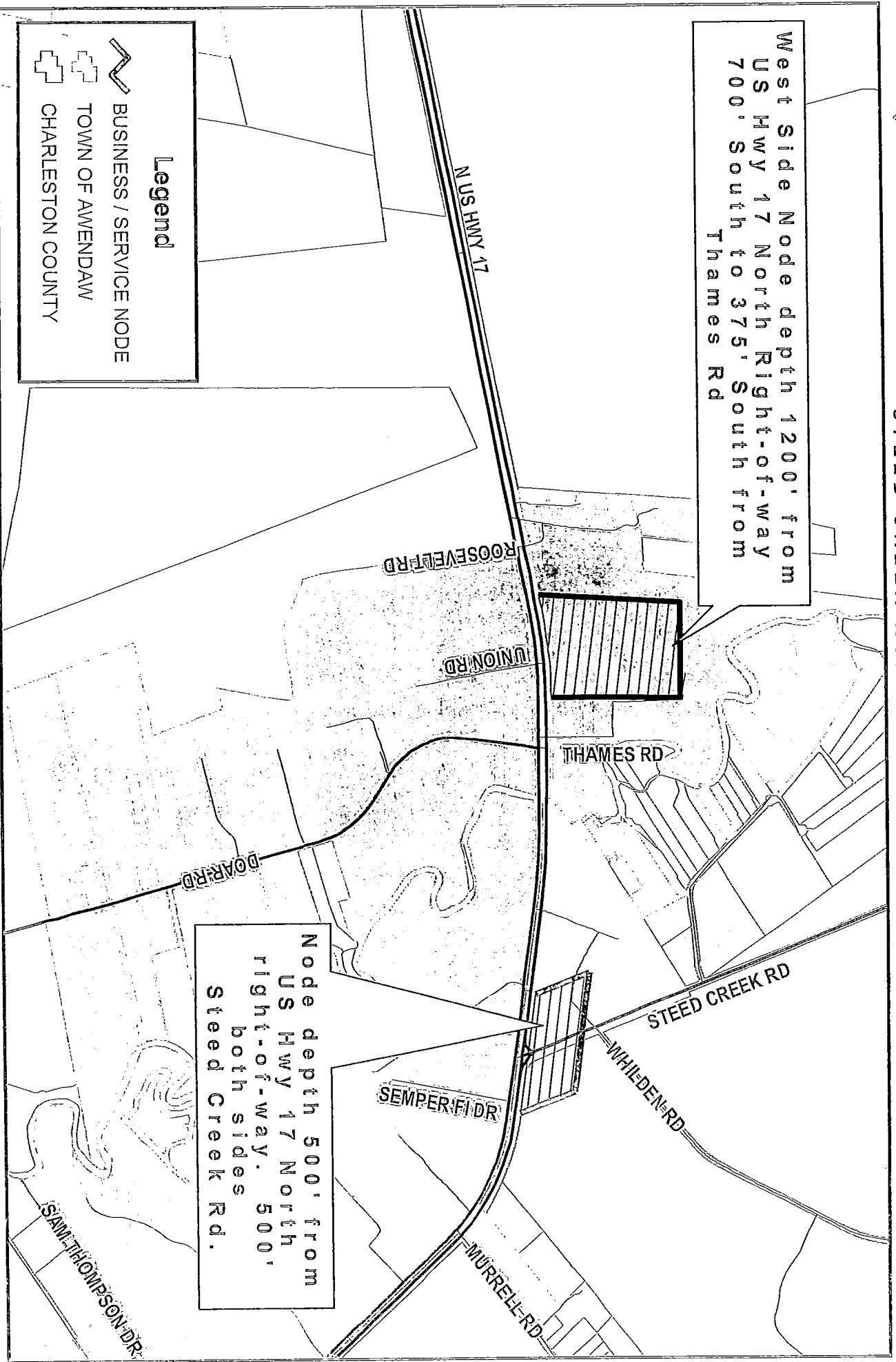


West Side Node depth 1200' from
 US Hwy 17 North Right-of-way
 700' South to 375' South from
 Thames Rd

Node depth 500' from
 US Hwy 17 North
 right-of-way. 500'
 both sides
 Steed Creek Rd.

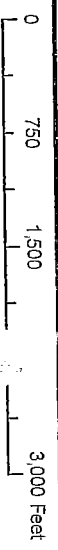
Legend

- BUSINESS / SERVICE NODE
- TOWN OF AWENDAW
- CHARLESTON COUNTY



ADDED - November 15, 2011

Map 5.11 D & 5.10.5.E









HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
MCCLELLANVILLE HIGHWAY COMMERCIAL DISTRICT

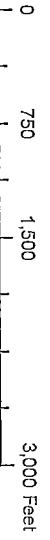
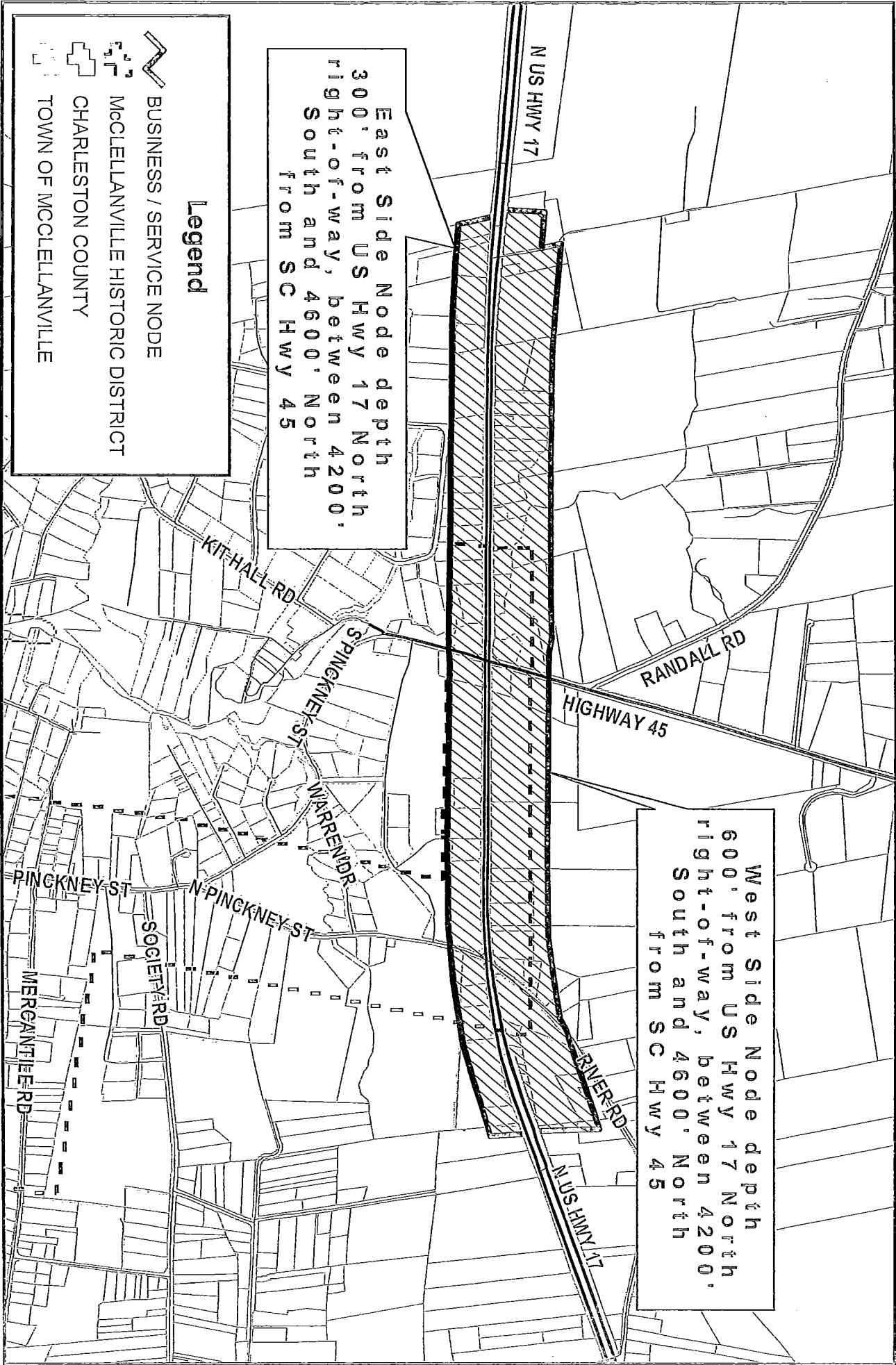


West Side Node depth
600' from US Hwy 17 North
right-of-way, between 4200'
South and 4600' North
from SC Hwy 45

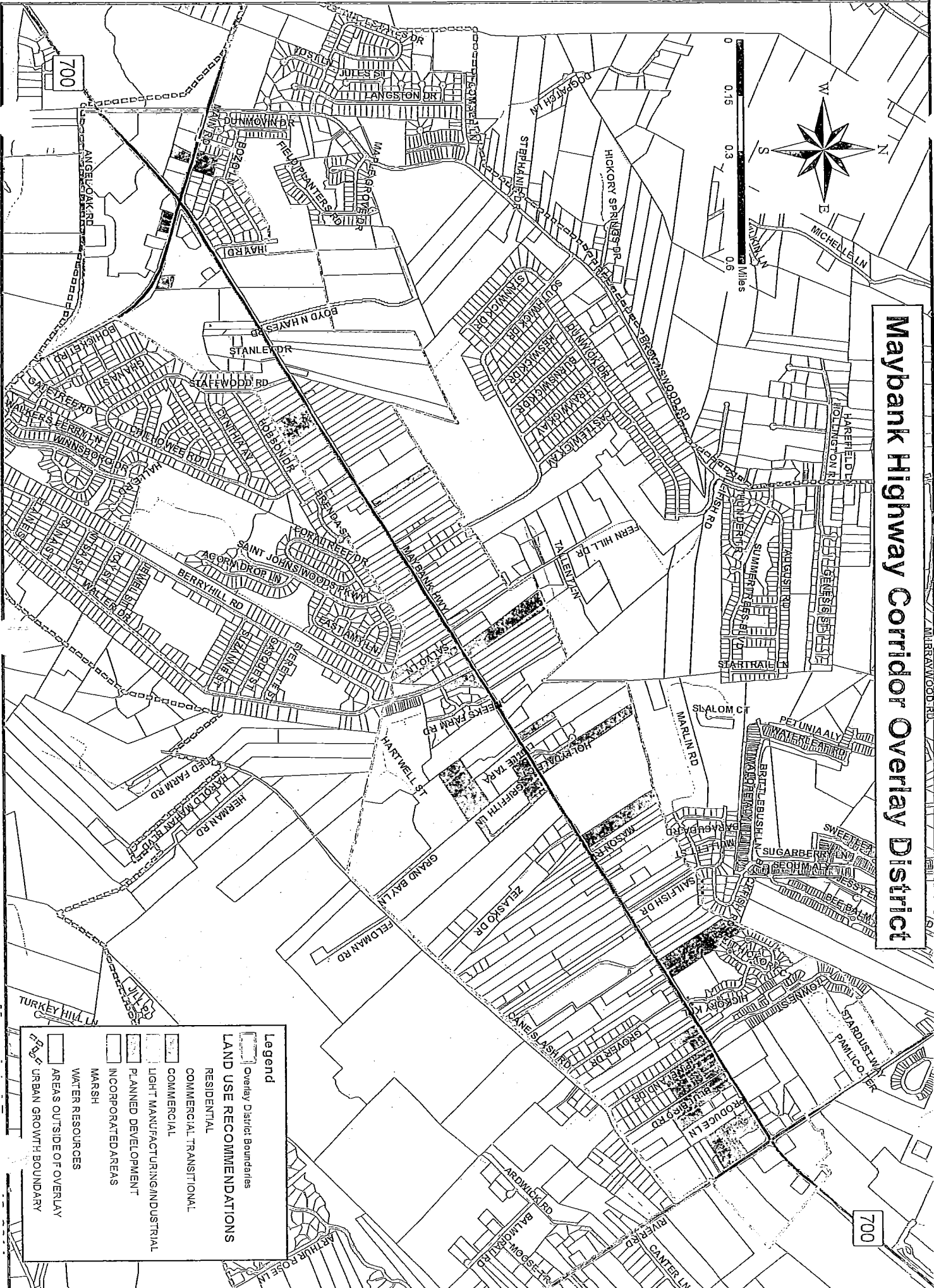
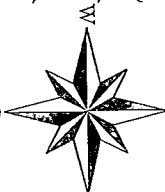
East Side Node depth
300' from US Hwy 17 North
right-of-way, between 4200'
South and 4600' North
from SC Hwy 45

Legend

-  BUSINESS / SERVICE NODE
-  MCCLELLANVILLE HISTORIC DISTRICT
-  CHARLESTON COUNTY
-  TOWN OF MCCLELLANVILLE



Maybank Highway Corridor Overlay District



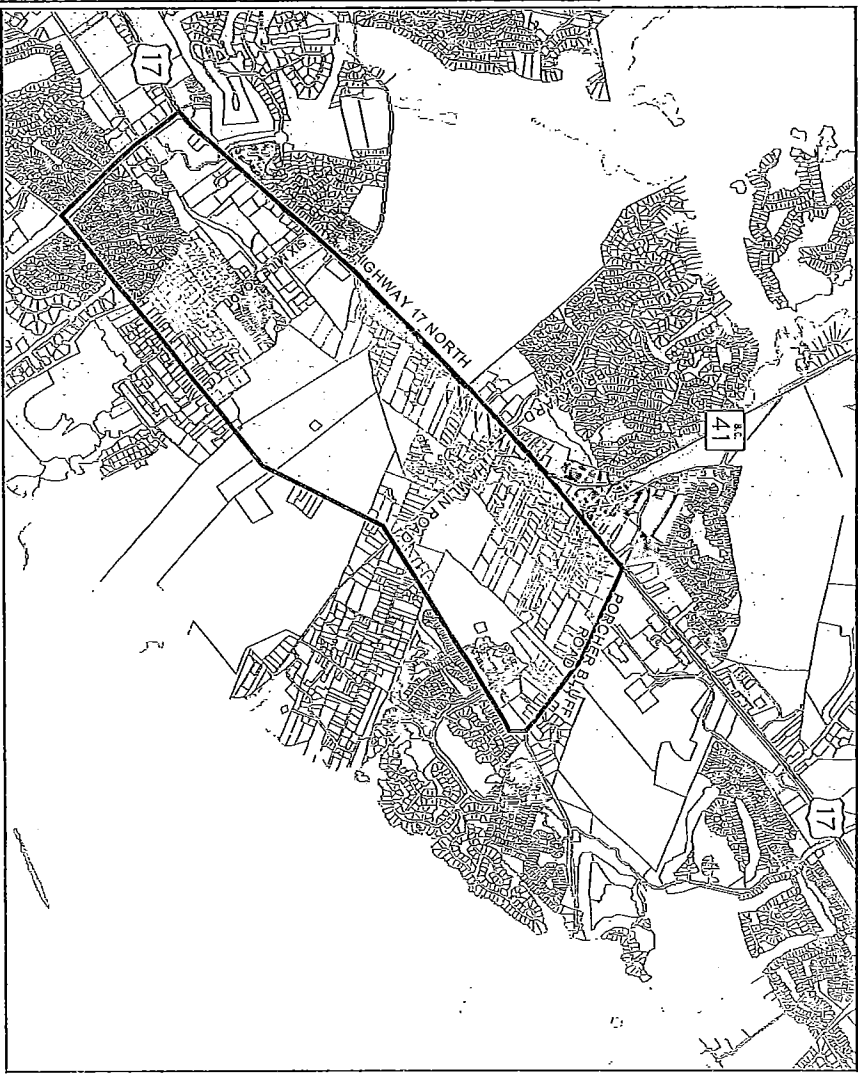
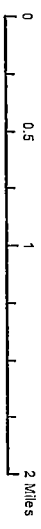
Legend

- Overlay District Boundaries
- LAND USE RECOMMENDATIONS**
- RESIDENTIAL
- COMMERCIAL TRANSITIONAL
- COMMERCIAL
- LIGHT MANUFACTURING/INDUSTRIAL
- PLANNED DEVELOPMENT
- INCORPORATED AREAS
- MARSH
- WATER RESOURCES
- AREAS OUTSIDE OF OVERLAY
- URBAN GROWTH BOUNDARY

700

700

Mount Pleasant Overlay Zoning District



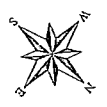
LEGEND Land Use Recommendations

	Industrial		Office
	Transportation		Residential Office
	Commercial		Mixed Residential
	Light Commercial		Suburban Residential
	Village Commercial Area (IOP Connector to Hamlin Rd)		Special Management
	Village Commercial Area (Hamlin Rd to Percher Buff Rd)		Residential Area
	Transitional Commercial		Civic & Institutional
	Research & Technology		Town of Mt. Pleasant
			County of Charleston outside Overlay Areas

- Sweetgrass Basket Stand Special Consideration Area*
- HUNGRY NECK BLVD OVERLAY AREA*
- VENNING RD OVERLAY AREA*







*SEE OTHER MAPS FOR DETAILS

Sweetgrass Basket Stand Special Consideration Area



 Sweetgrass Basket Stand Special Consideration Area

Land Use Recommendation

-  Village Commercial Area (IOP Connector to Hamlin Rd)
-  Village Commercial Area (Hamlin Rd to Porchers Bluff Rd)
-  Old Georgetown Road Loop Area
-  Residential Area
-  Incorporated Areas
-  County of Charleston (located outside of Overlay Zoning District)

0
1,000
2,000

4,000 Feet

HUNGRYNECK BOULEVARD-VENNING ROAD OVERLAY AREA



Map printed
December 19, 2014

* SEE MOUNT PLEASANT OVERLAY ZONING DISTRICT MAP FOR FURTHER DETAILS

Folly Road Corridor Overlay Zoning District

Legend

Overlay District Boundary



Overlay District Areas



Future Land Use

- Community Commercial
- Neighborhood Commercial
- Residential
- Office Residential
- General Office
- Water-Dependent Commercial

Municipal Boundaries

- County of Charleston
- City of Charleston
- Town of James Island
- City of Folly Beach

Water Features

- Water
- Marsh

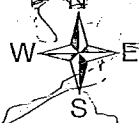
North Village Area

Commercial Area

South Village Area

Neighborhood Preservation Area

Conservation Area



0 0.15 0.3 0.6 0.9 1.2 Miles

Adopted March 10, 2015





Folly Road Corridor Overlay Zoning District North Village Area

Legend




Overlay District Areas

-  Overlay District Boundary

Future Land Use


-  Community Commercial
-  Neighborhood Commercial
-  General Office
-  Office Residential

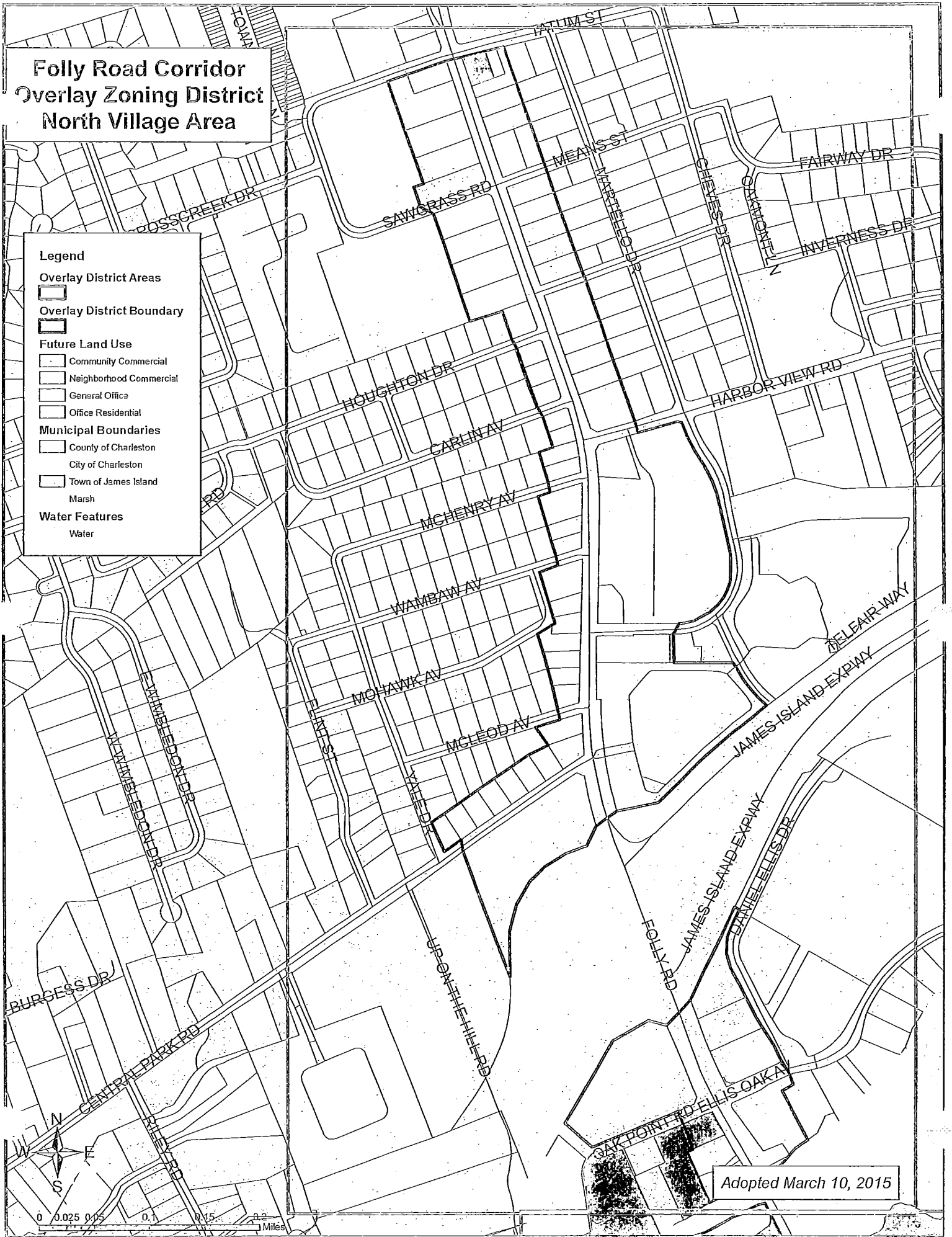
Municipal Boundaries

-  County of Charleston
-  City of Charleston
-  Town of James Island

Marsh

Water Features

-  Water



Adopted March 10, 2015

Folly Road Corridor Overlay Zoning District Commercial Area

Legend

Overlay District Boundary



Overlay District Areas



Future Land Use

Neighborhood Commercial

Residential

Office Residential

General Office

Water-Dependent Commercial

Municipal Boundaries

County of Charleston

City of Charleston

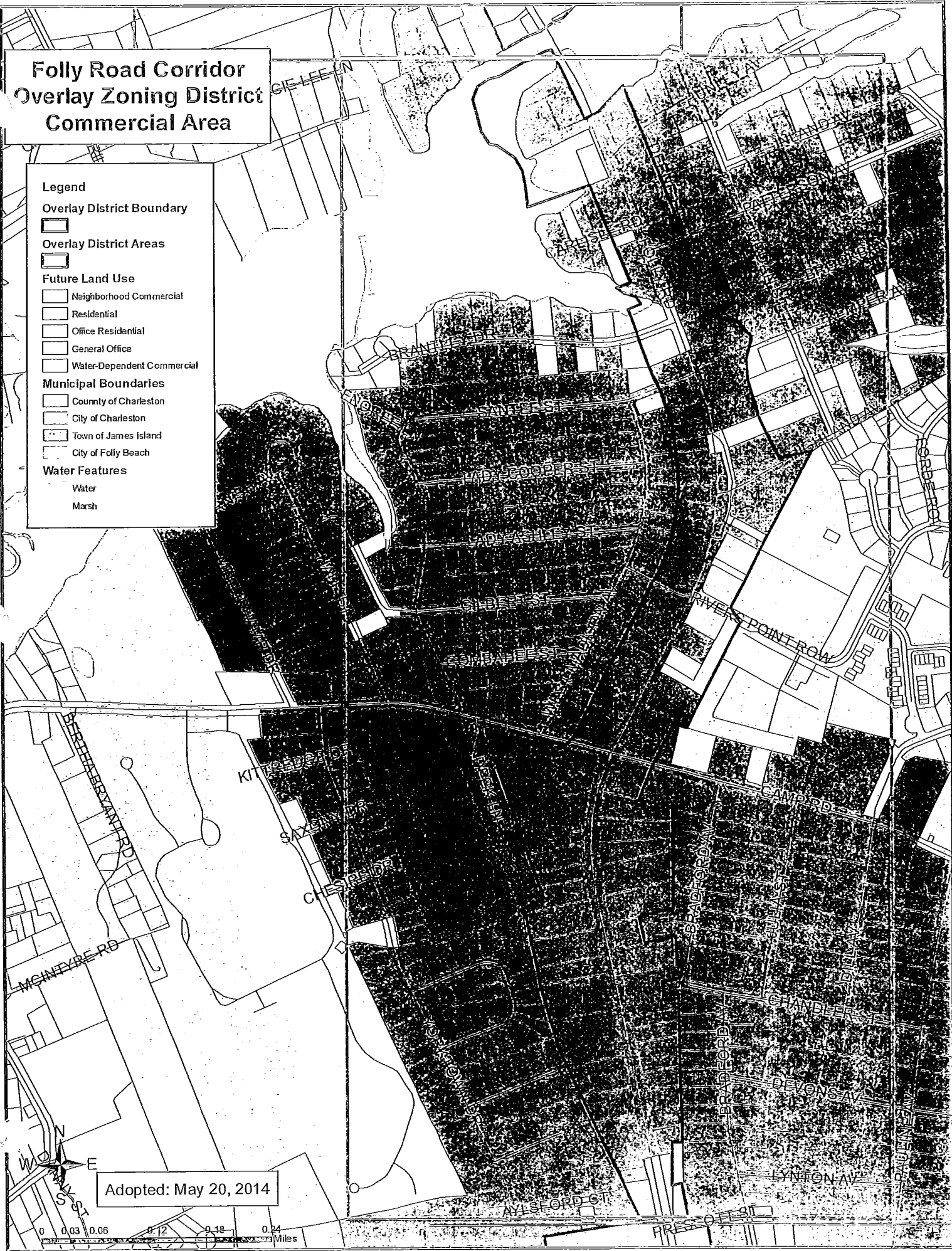
Town of James Island

City of Folly Beach

Water Features

Water

Marsh












Adopted: May 20, 2014

0 0.03 0.06 0.12 0.18 0.24 Miles

Folly Road Corridor Overlay Zoning District South Village Area

Commercial Area

Legend

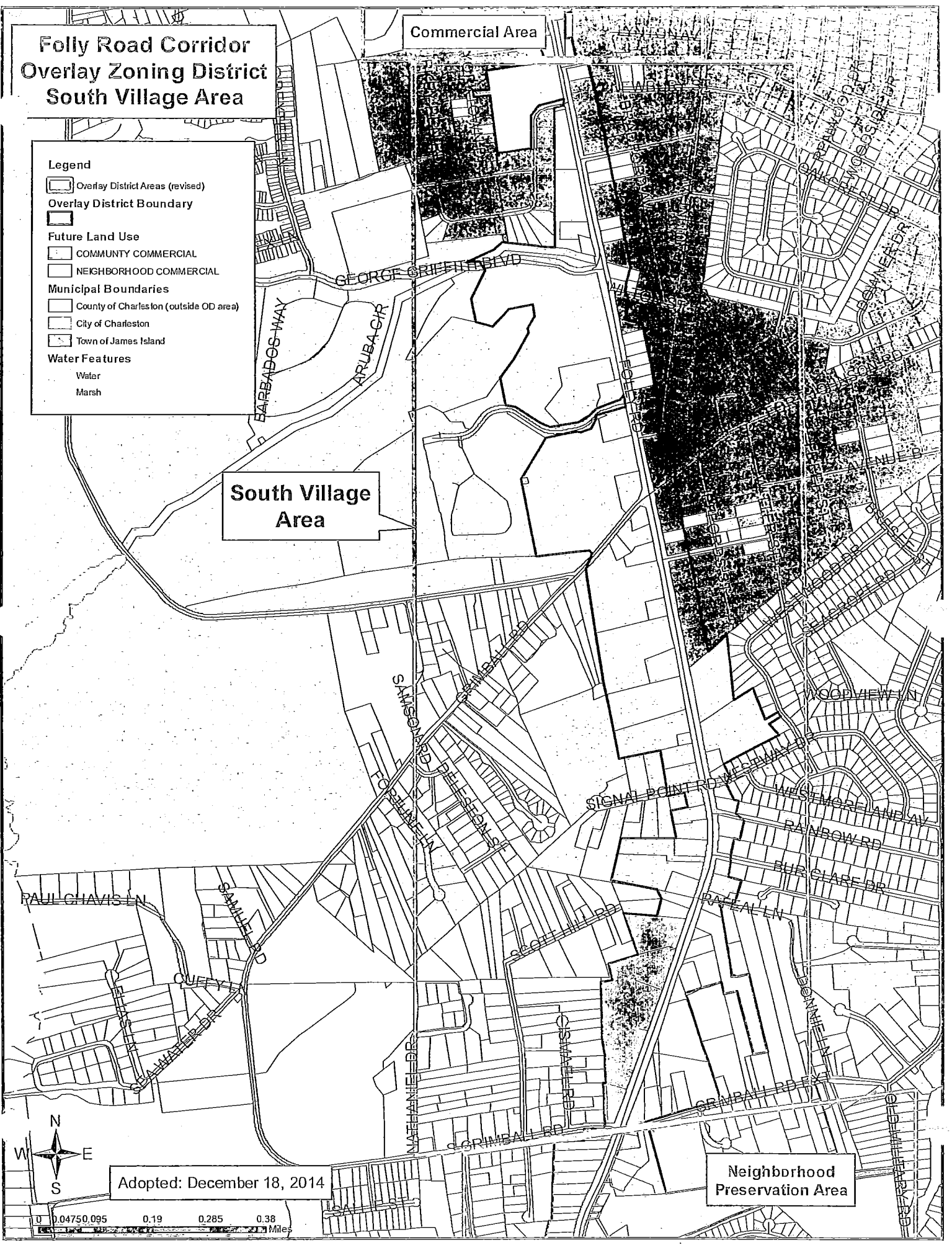
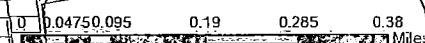
-  Overlay District Areas (revised)
-  Overlay District Boundary
- Future Land Use**
-  COMMUNITY COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL
- Municipal Boundaries**
-  County of Charleston (outside OD area)
-  City of Charleston
-  Town of James Island
- Water Features**
-  Water
-  Marsh

South Village
Area

Neighborhood
Preservation Area



Adopted: December 18, 2014



**Folly Road Corridor
Overlay Zoning District
Neighborhood Preservation Area**

**South Village
Area**

Legend

Overlay District Boundary

Overlay District Areas

Future Land Use

- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL

Municipal Boundaries

- CITY OF FOLLY BEACH
- County of Charleston
- City of Charleston

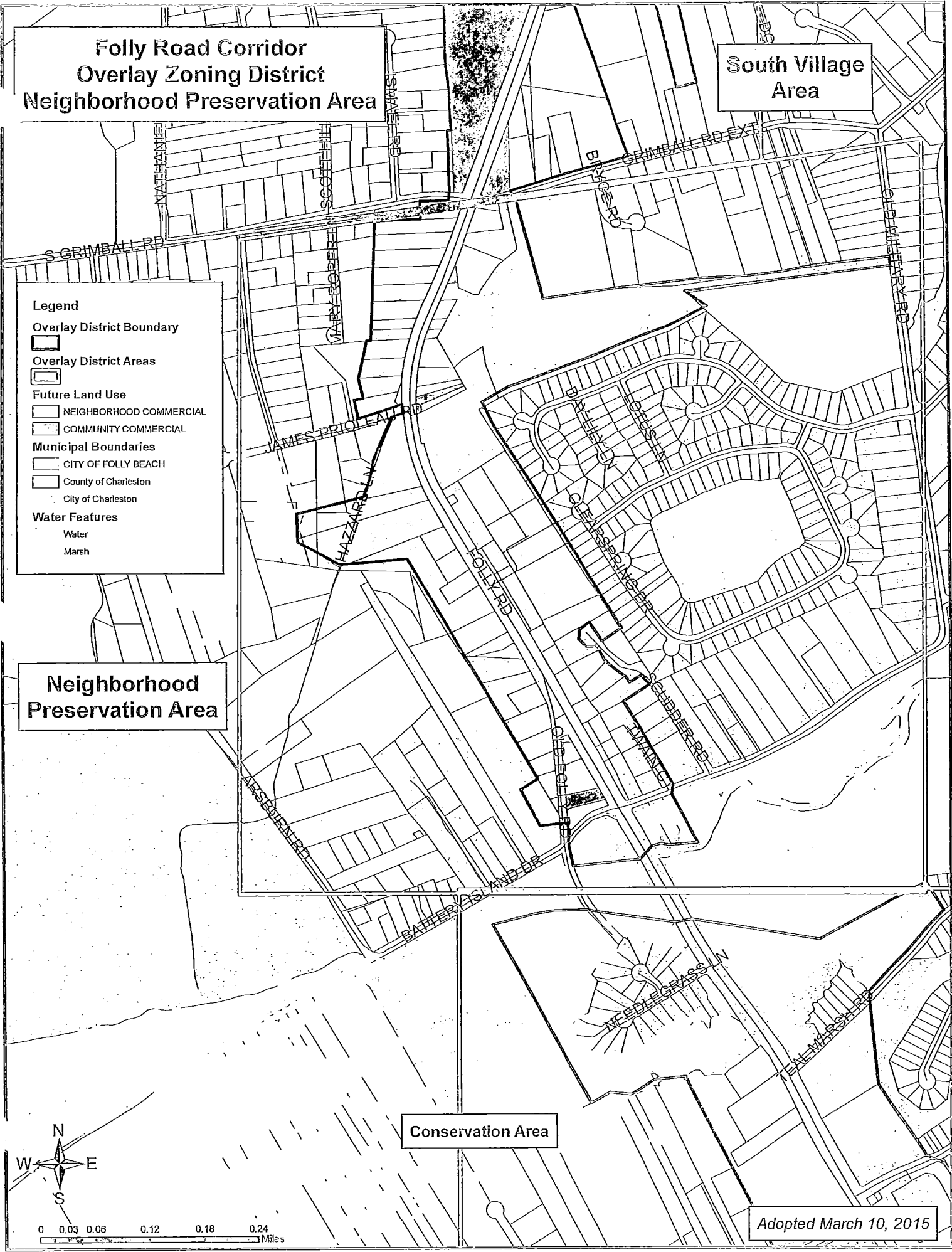
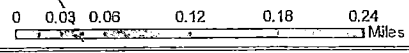
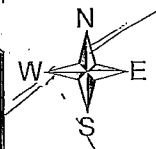
Water Features

- Water
- Marsh

**Neighborhood
Preservation Area**

Conservation Area

Adopted March 10, 2015




Folly Road Corridor Overlay Zoning District Conservation Area





South Village
Area





Neighborhood
Preservation Area



Conservation Area

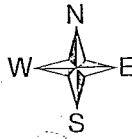
Legend

Overlay District Areas
 Overlay District Boundary

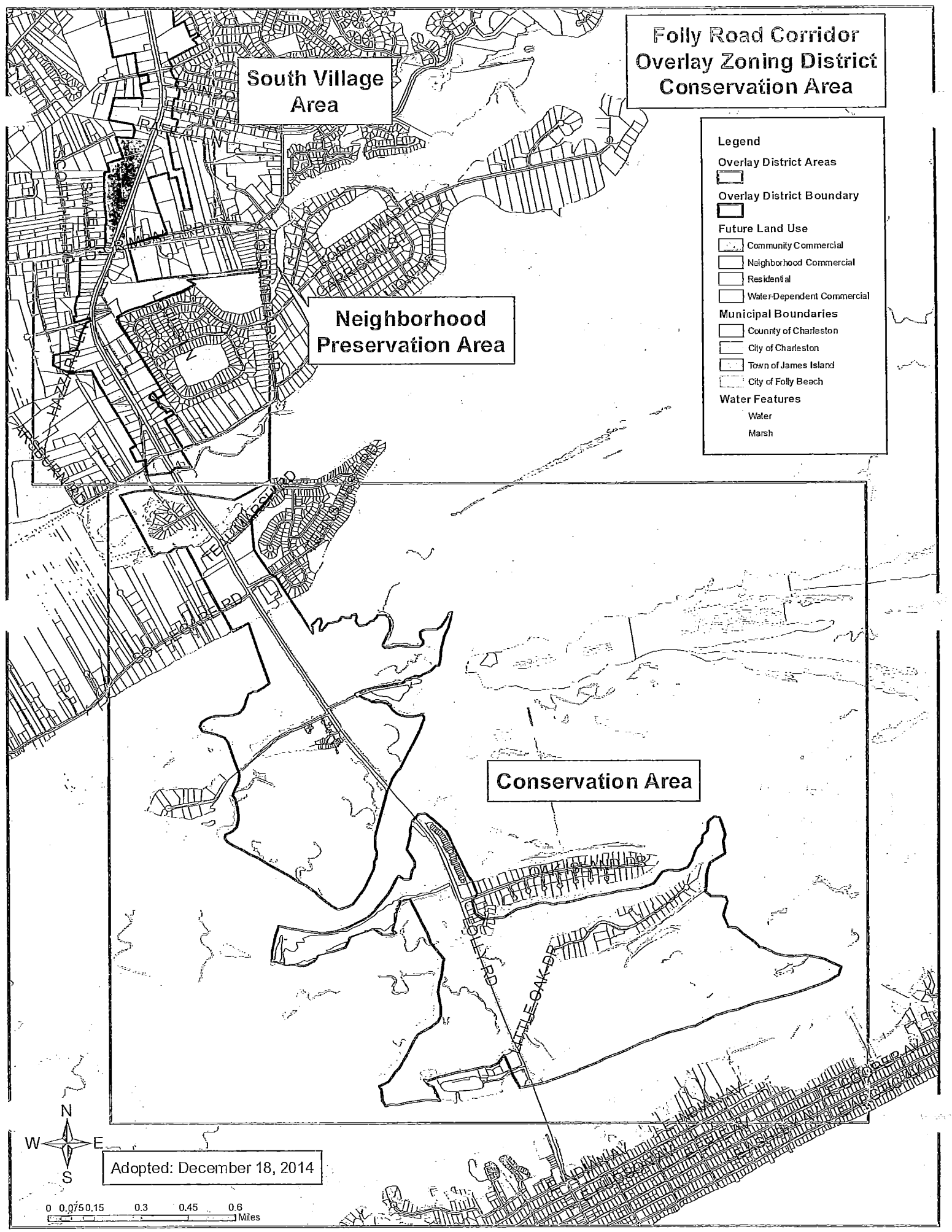
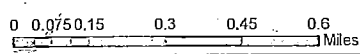
Future Land Use
 Community Commercial
 Neighborhood Commercial
 Residential
 Water-Dependent Commercial

Municipal Boundaries
 County of Charleston
 City of Charleston
 Town of James Island
 City of Folly Beach

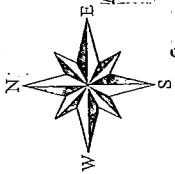
Water Features
 Water
 Marsh



Adopted: December 18, 2014



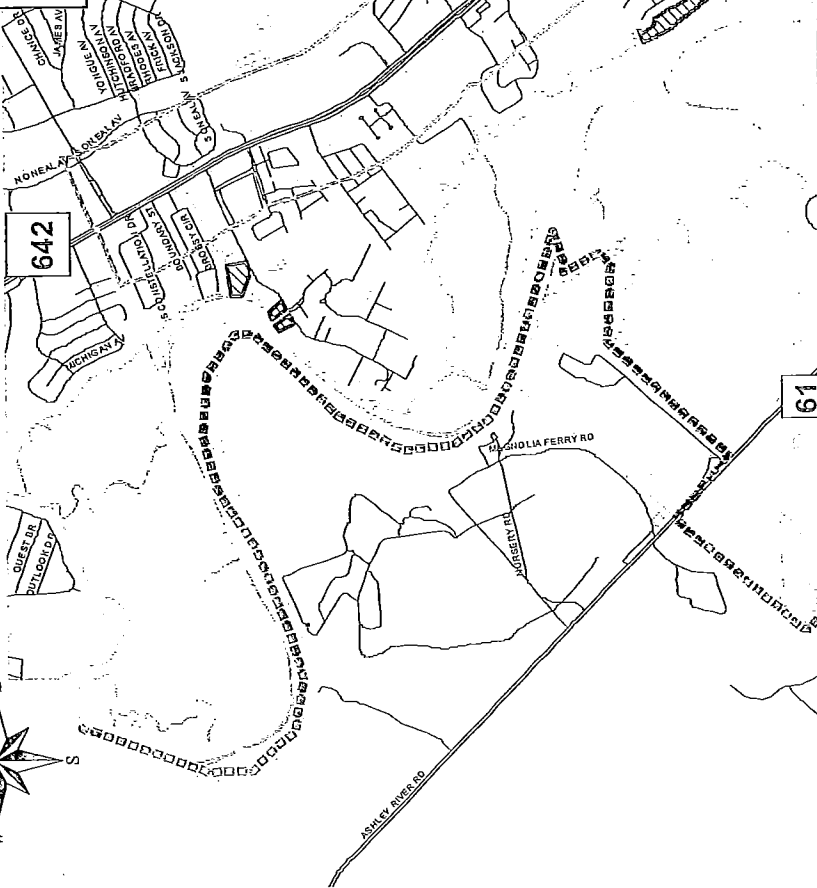
Map Printed
December 22, 2014



Dorchester Road Corridor and Ashley River Scenic Corridor Overlay Zoning Districts

642

61



Legend

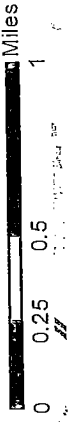
- DORCHESTER ROAD CORRIDOR OVERLAY ZONING DISTRICT BOUNDARIES
- ASHLEY RIVER SCENIC CORRIDOR OVERLAY ZONING DISTRICT BOUNDARIES

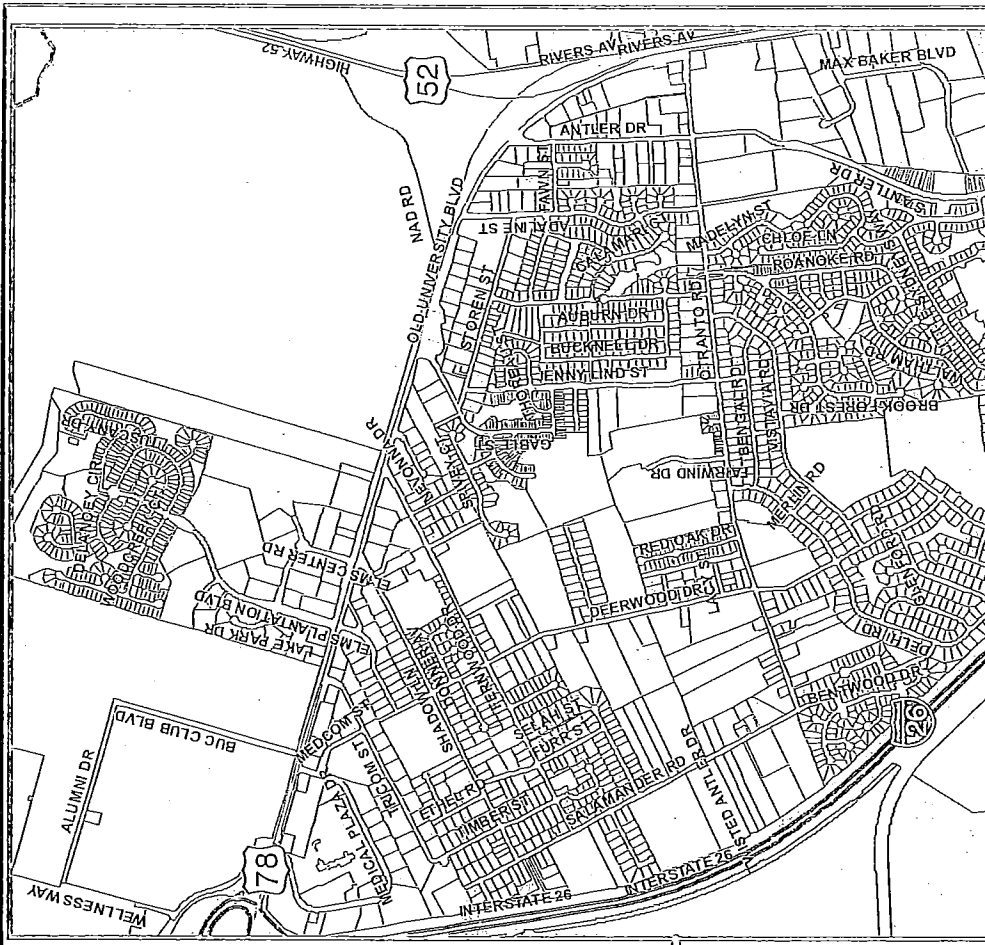
LAND USE RECOMMENDATIONS

- NATURAL RESOURCES
- MODERATE DENSITY RESIDENTIAL
- OFFICE/CIVIC/INSTITUTIONAL
- COMMERCIAL LIGHT
- COMMERCIAL

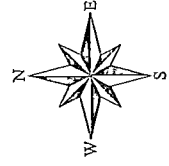
GENERAL FEATURES

- INCORPORATED AREAS
- UNINCORPORATED AREAS NOT INCLUDED IN OVERLAY DISTRICTS
- MARSH
- WATER RESOURCES
- URBAN GROWTH BOUNDARY





University Boulevard Overlay Zoning District



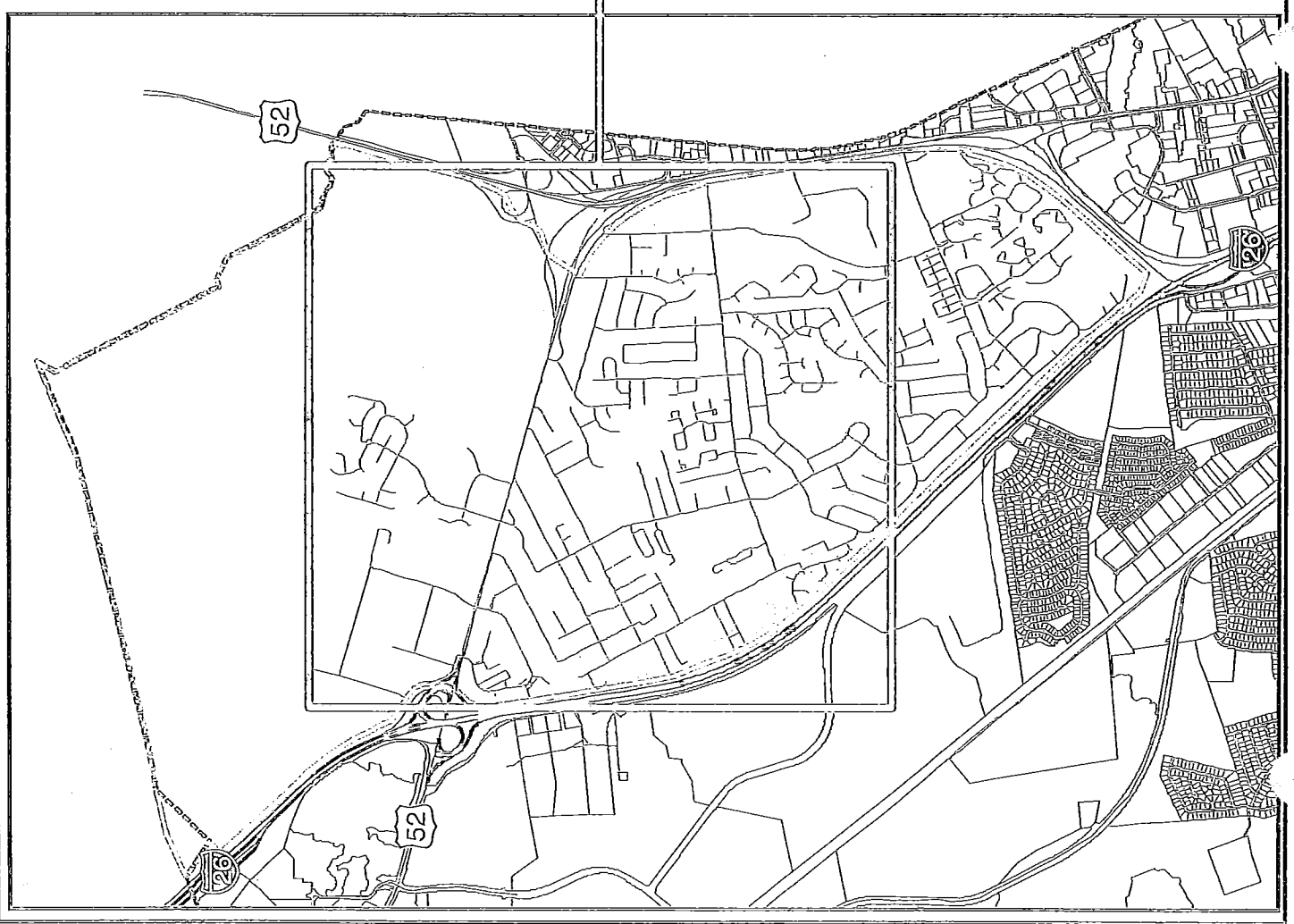
Legend

- Overlay District Boundaries

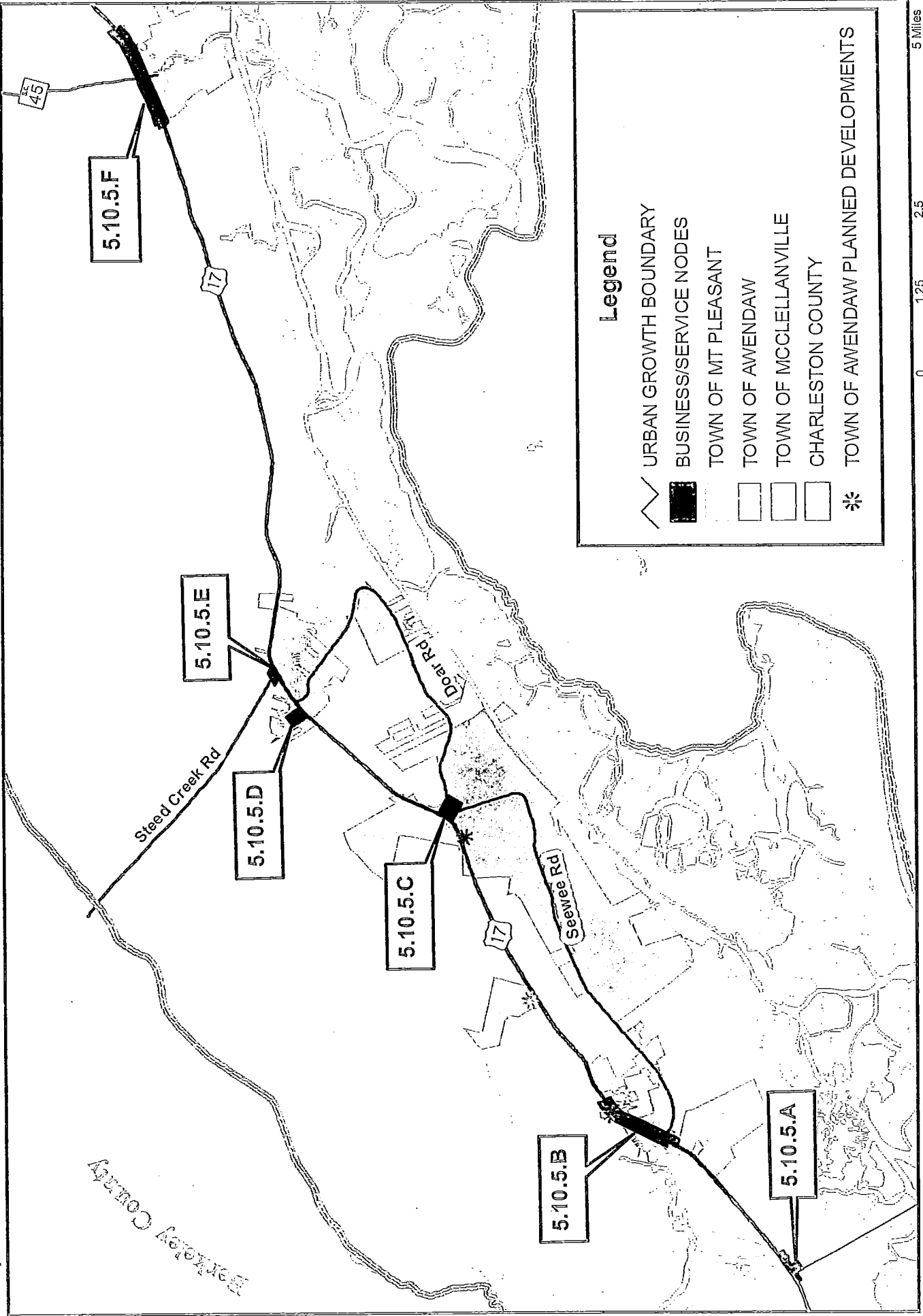
LAND USE RECOMMENDATION

- RESIDENTIAL
- GENERAL OFFICE
- COMMERCIAL
- INCORPORATED AREAS
- Urban Growth Boundary

Map printed December 19, 2014

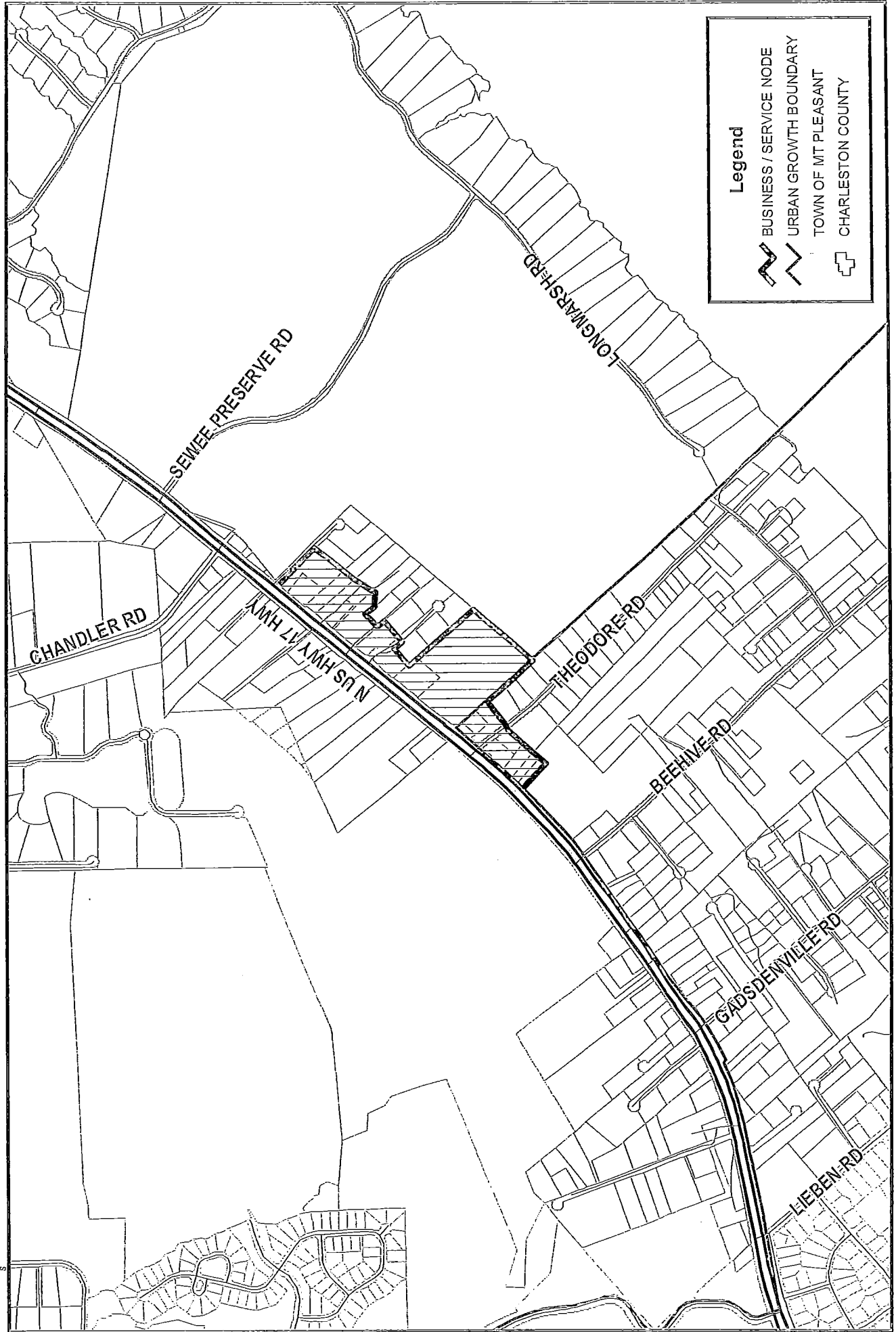
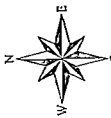


HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT
BUSINESS/SERVICE NODES





HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
10-MILE NEIGHBORHOOD BUSINESS/SERVICE NODE



2,500 Feet

1,250

0

ADOPTED - November 15, 2011

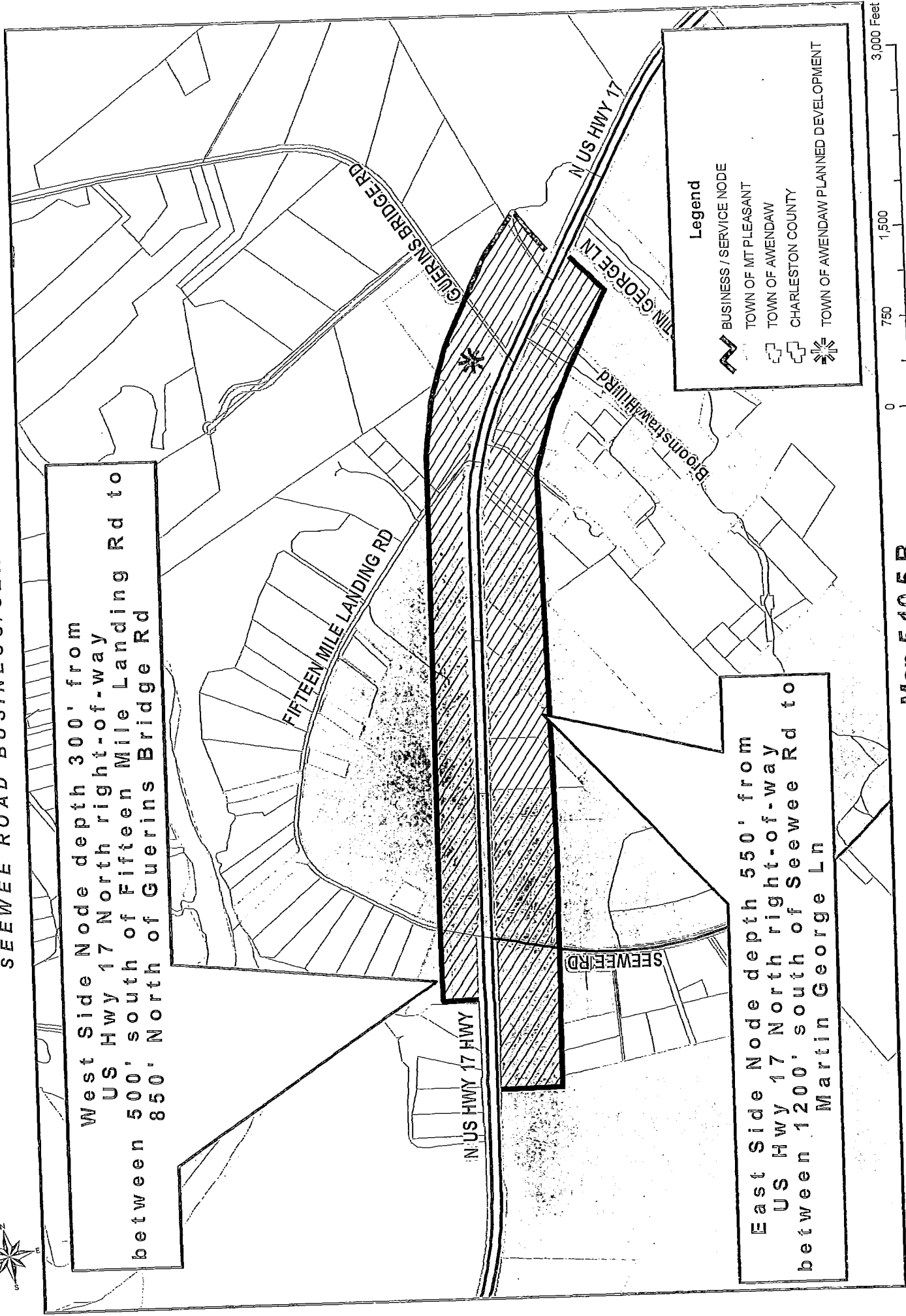
Map 5.10.5.A



**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
SEEWEE ROAD BUSINESS/SERVICE NODE**

West Side Node depth 300' from
US Hwy 17 North right-of-way
between 500' south of Fifteen Mile Landing Rd to
850' North of Guerins Bridge Rd

East Side Node depth 550' from
US Hwy 17 North right-of-way
between 1200' south of Seewee Rd to
Martin George Ln

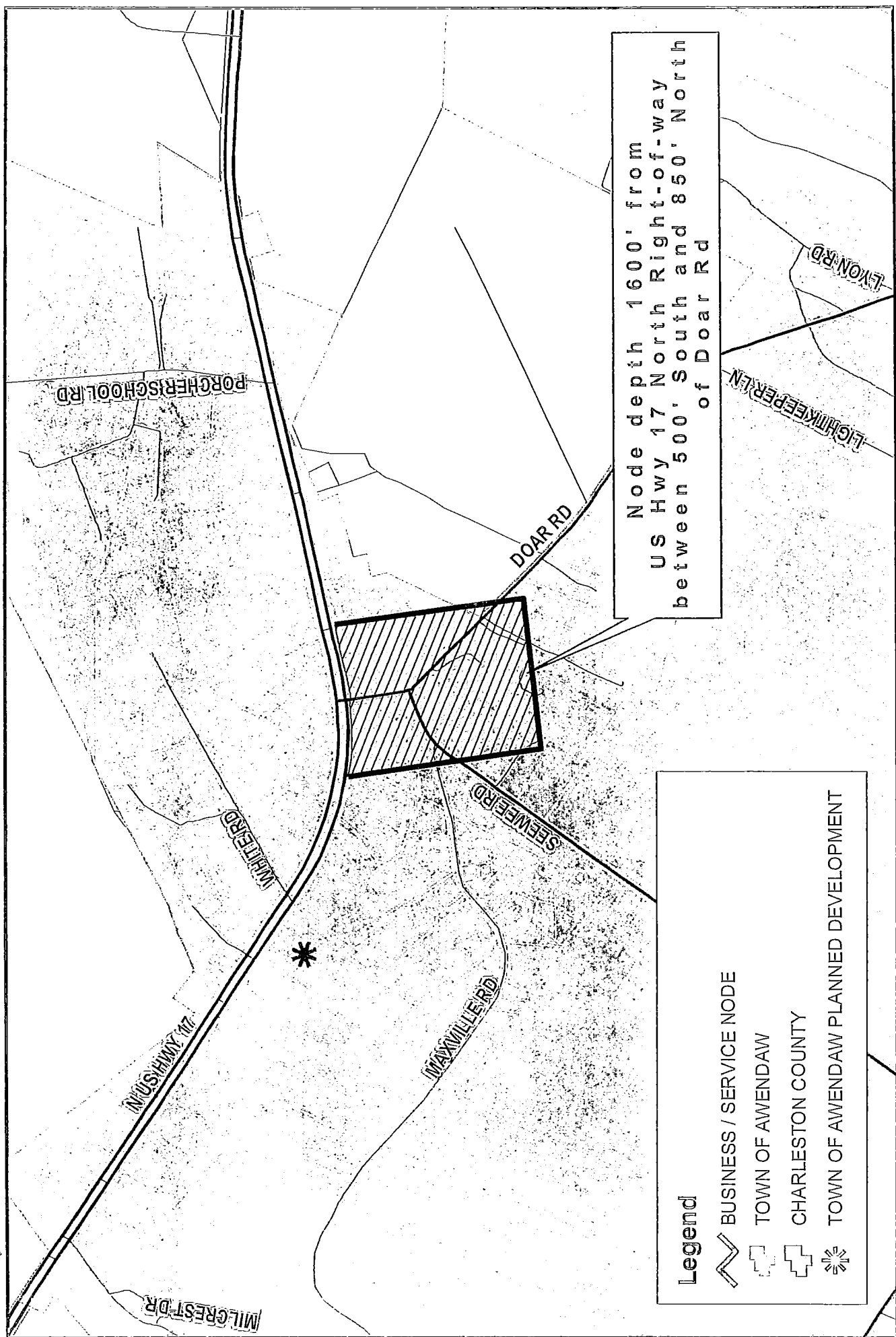
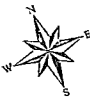


Map 5.10.5.B

ADOPTED - November 15, 2011







HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
AWENDAW TOWN CENTER BUSINESS/SERVICE NODE



Node depth 1600' from
US Hwy 17 North Right-of-way
between 500' South and 850' North
of Doar Rd

Legend

-  BUSINESS / SERVICE NODE
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY
-  TOWN OF AWENDAW PLANNED DEVELOPMENT

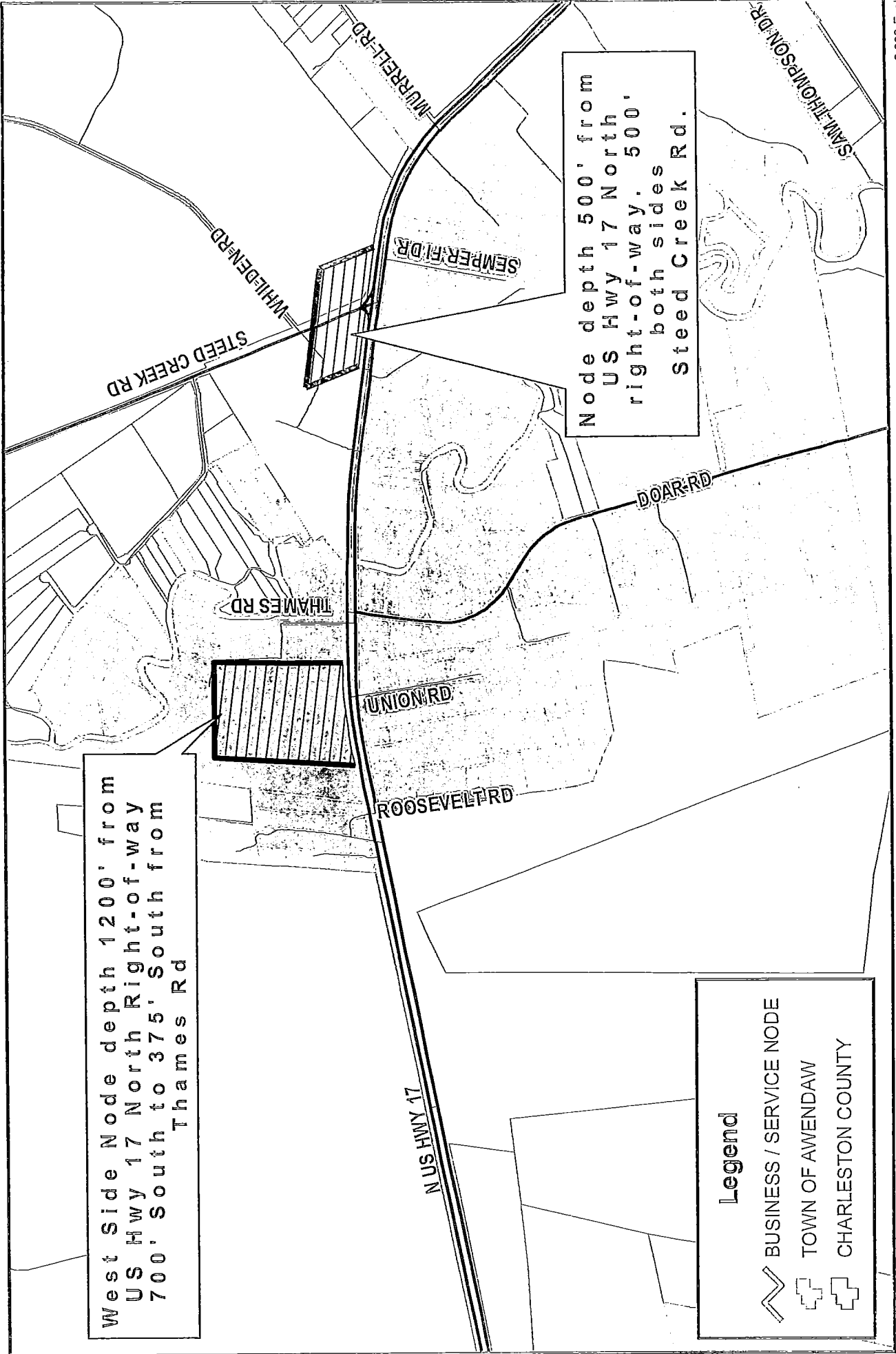
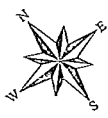
3,000 Feet
1,500
750
0

Map 5.10.5.C

ADOPTED - November 15, 2011



HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
 NORTHERN DOAR ROAD UTILITIES/CONVENIENCE CENTER NODE
 AND
 STEED CREEK ROAD TRANSIT NODE



West Side Node depth 1200' from
 US Hwy 17 North Right-of-way
 700' South to 375' South from
 Thames Rd

Node depth 500' from
 US Hwy 17 North
 right-of-way. 500'
 both sides
 Steed Creek Rd.

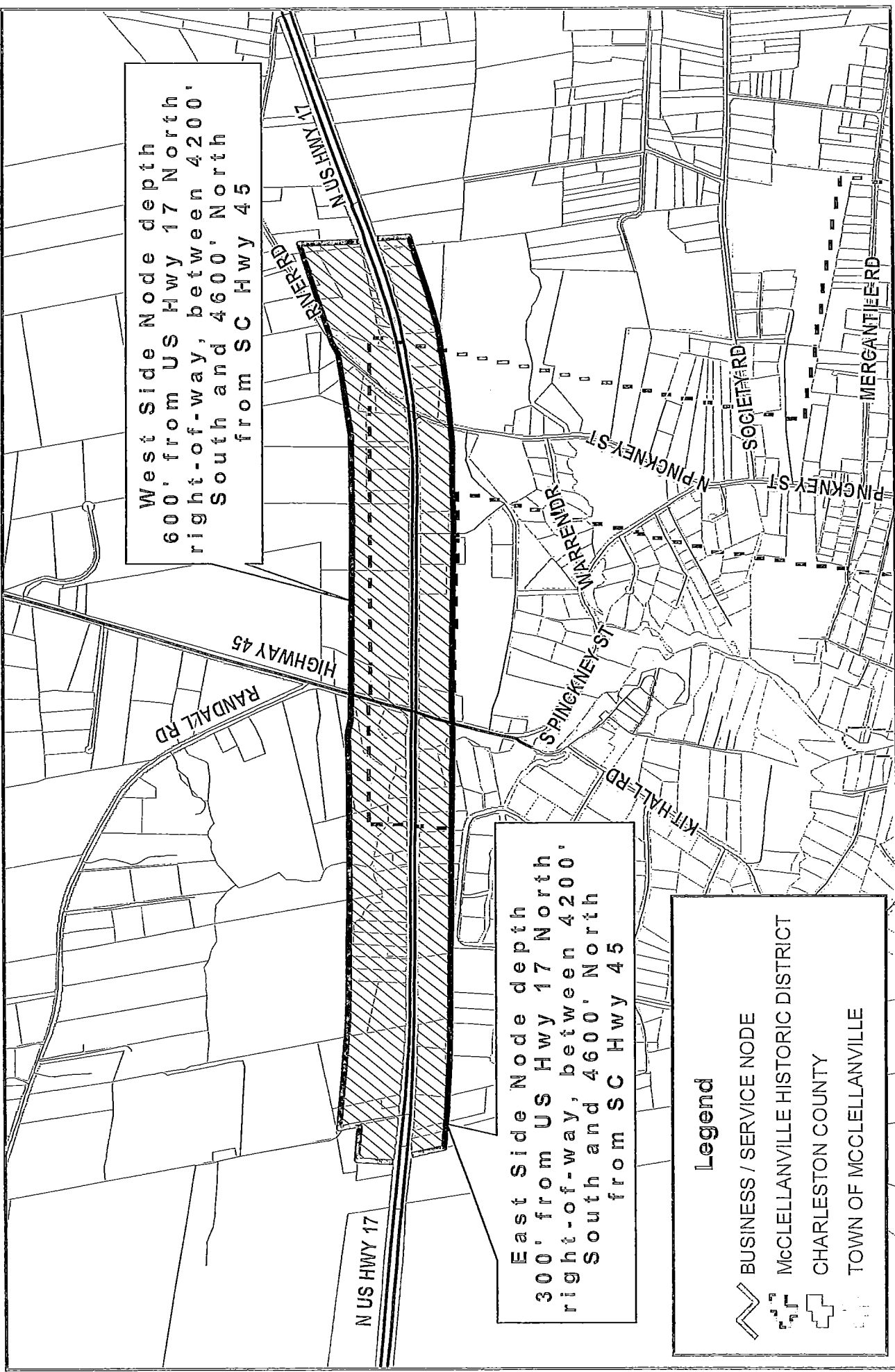
Legend

- BUSINESS / SERVICE NODE
- TOWN OF AWENDAW
- CHARLESTON COUNTY





HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
 MCCLELLANVILLE HIGHWAY COMMERCIAL DISTRICT

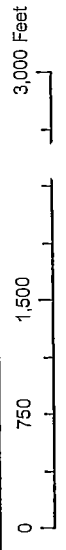


West Side Node depth
 600' from US Hwy 17 North
 right-of-way, between 4200'
 South and 4600' North
 from SC Hwy 45

East Side Node depth
 300' from US Hwy 17 North
 right-of-way, between 4200'
 South and 4600' North
 from SC Hwy 45

Legend

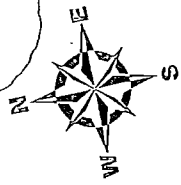
- BUSINESS / SERVICE NODE
- MCCLELLANVILLE HISTORIC DISTRICT
- CHARLESTON COUNTY
- TOWN OF MCCLELLANVILLE



Map 5.10.5.F

ADOPTED - November 15, 2011

St. Andrews Area
Overlay Zoning District Map

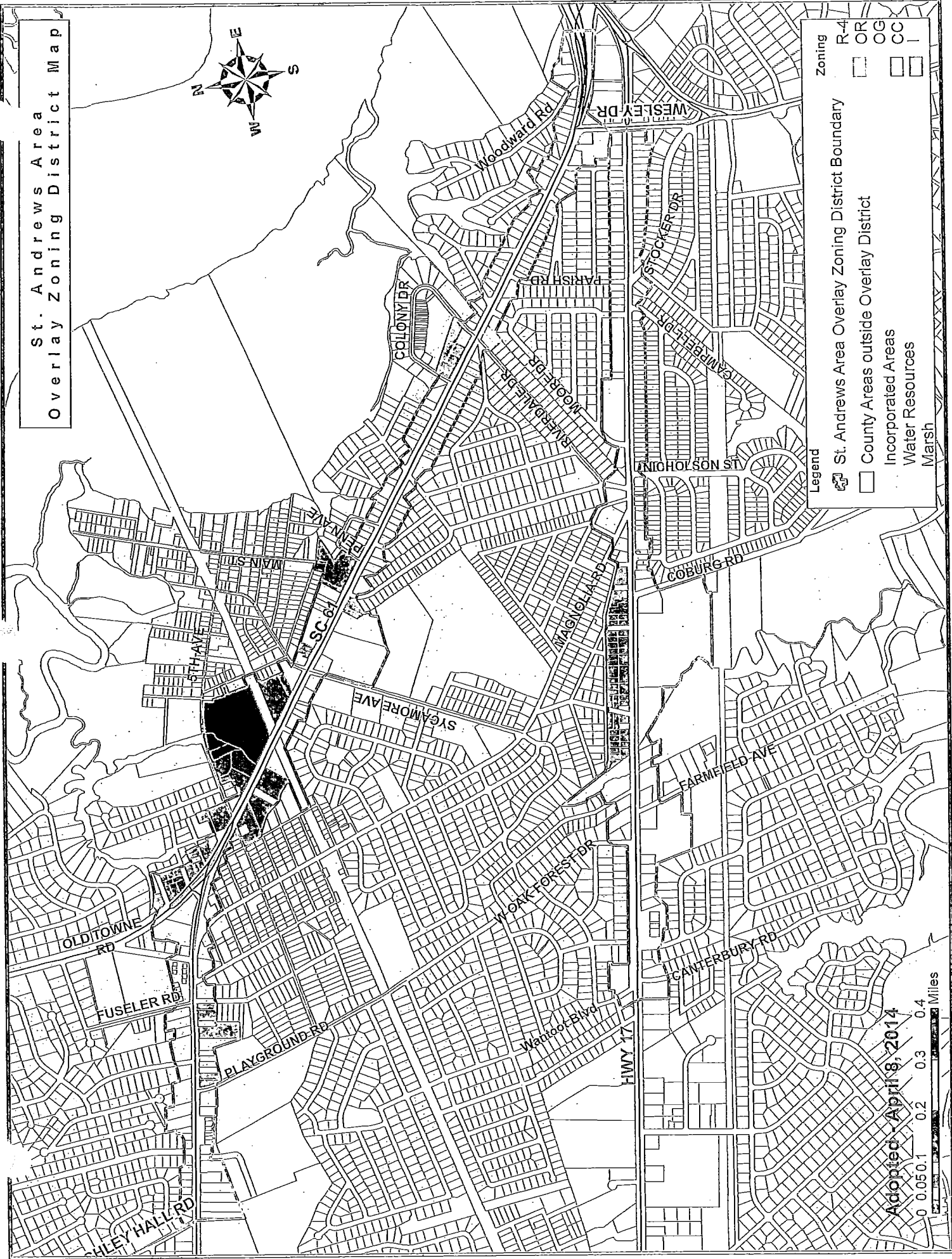


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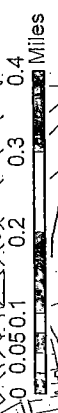
St. Andrews Area Overlay Zoning District Boundary
 County Areas outside Overlay District
 Incorporated Areas
 Water Resources
 Marsh

Zoning

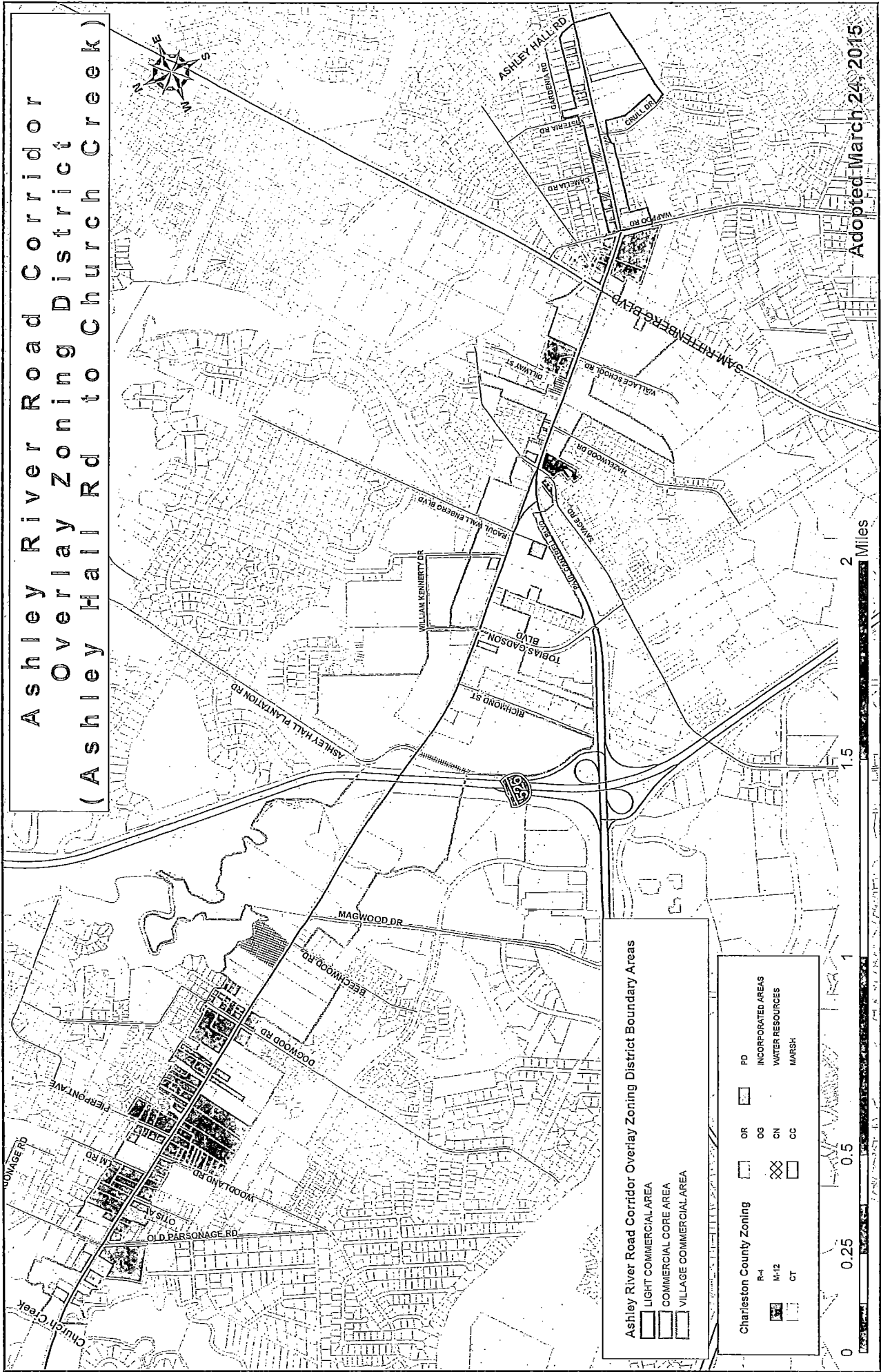
	R-4
	OR
	OG
	CC
	I



Adopted April 9, 2014



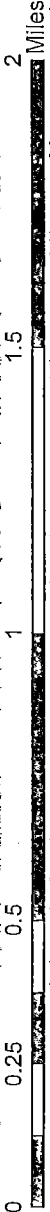
Ashley River Road Corridor Overlay Zoning District (Ashley Hall Rd to Church Creek)



Ashley River Road Corridor Overlay Zoning District Boundary Areas

- LIGHT COMMERCIAL AREA
- COMMERCIAL CORE AREA
- VILLAGE COMMERCIAL AREA

Charleston County Zoning		INCORPORATED AREAS	
R-4	OR	OG	PD
M-12	OG	CN	WATER RESOURCES
CT	CC	CC	MARSH













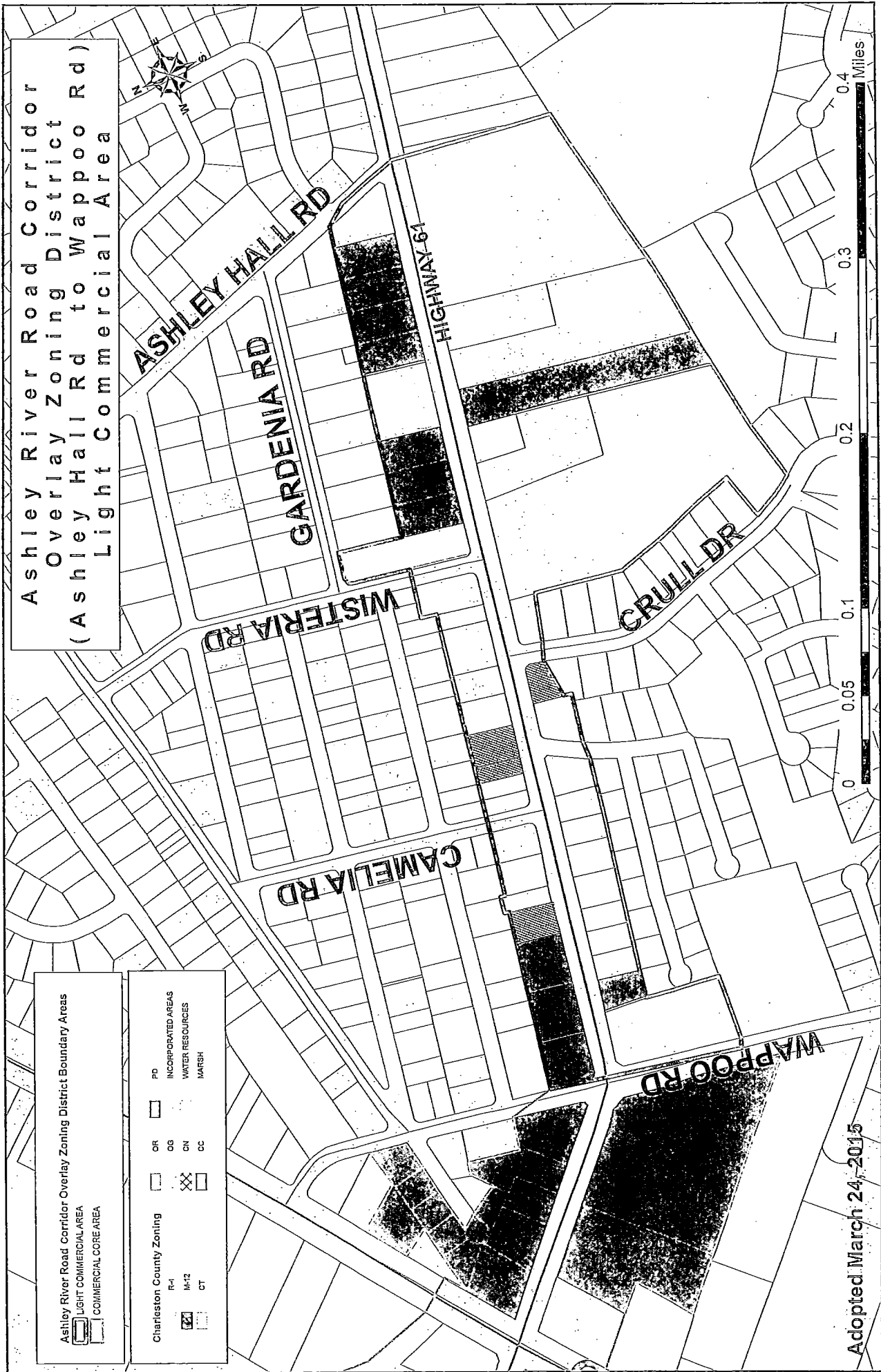
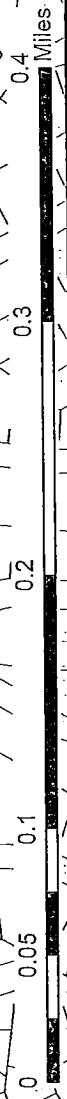
Adopted March 24, 2015

**Ashley River Road Corridor
Overlay Zoning District
(Ashley Hall Rd to Wappoo Rd)
Light Commercial Area**

Ashley River Road Corridor Overlay Zoning District Boundary Areas
 LIGHT COMMERCIAL AREA
 COMMERCIAL CORE AREA

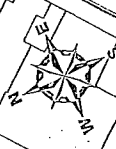
Charleston County Zoning

	R-1		PD
	M-12		OG
	CT		CN
	WATER RESOURCES		CC
	MARSH		INCORPORATED AREAS

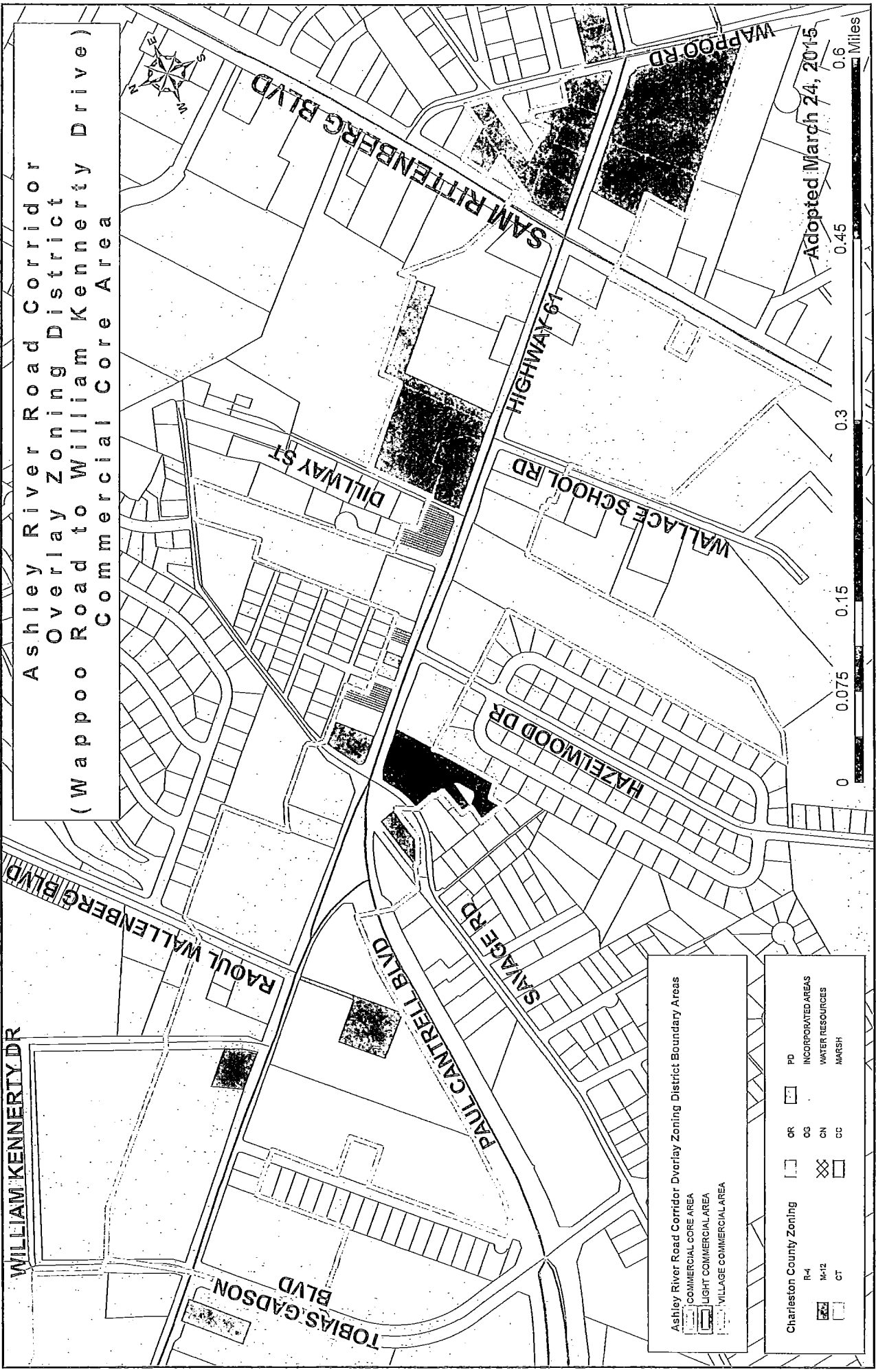
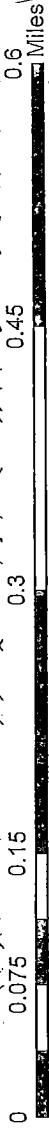


Adopted March 24, 2015

**Ashley River Road Corridor
 Overlay Zoning District
 (Wappoo Road to William Kennerty Drive)
 Commercial Core Area**



Adopted March 24, 2015



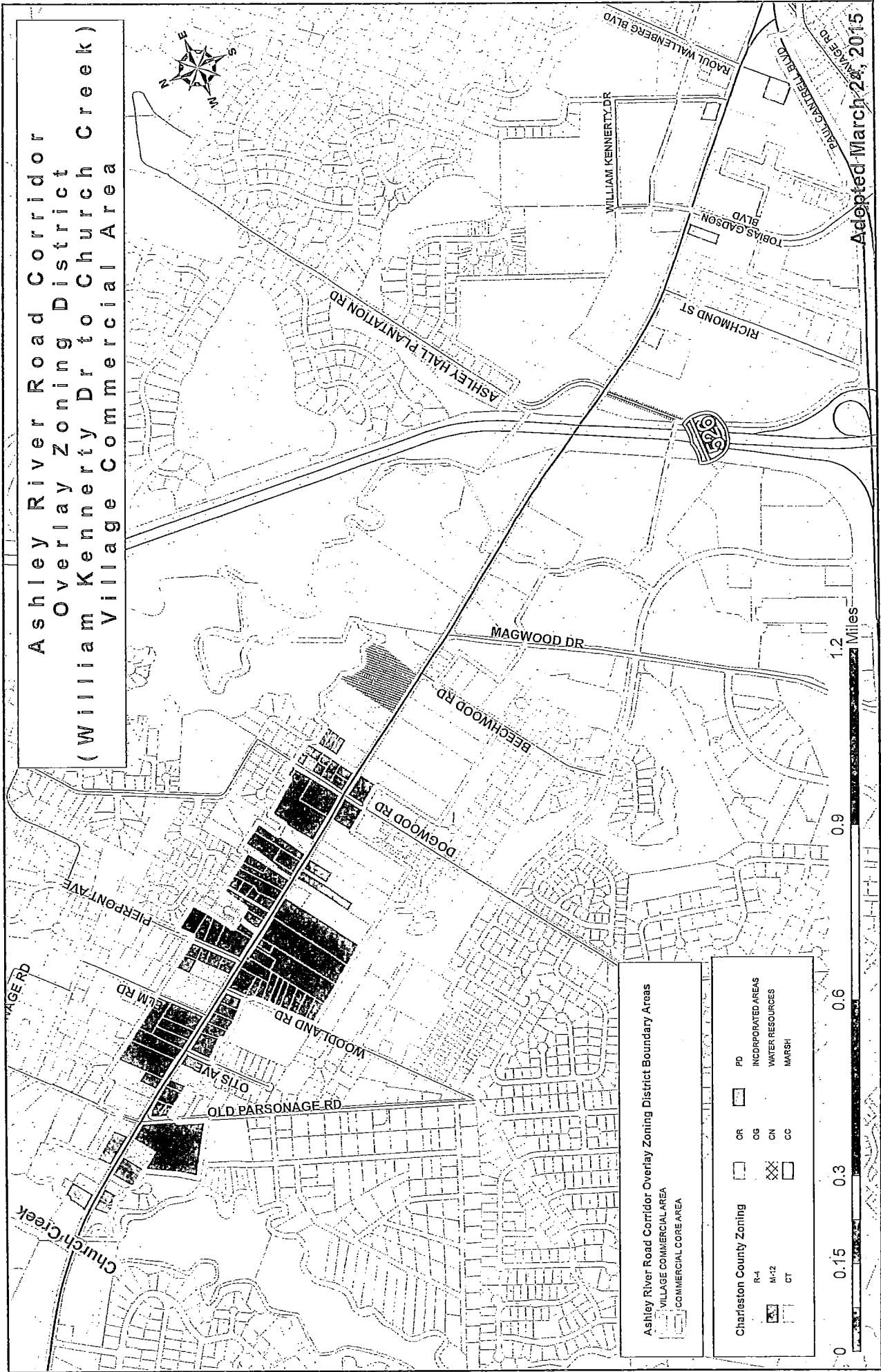
Ashley River Road Corridor Overlay Zoning District Boundary Areas

- COMMERCIAL CORE AREA
- LIGHT COMMERCIAL AREA
- VILLAGE COMMERCIAL AREA

Charleston County Zoning

- R-4
- M-12
- CT
- PD
- OR
- OS
- CN
- CC
- INCORPORATED AREAS
- WATER RESOURCES
- MARSH

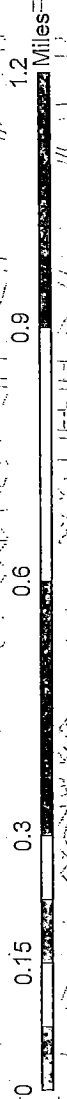
**Ashley River Road Corridor
Overlay Zoning District
(William Kennerly Dr to Church Creek)
Village Commercial Area**



Ashley River Road Corridor Overlay Zoning District Boundary Areas
 [Symbol] VILLAGE COMMERCIAL AREA
 [Symbol] COMMERCIAL CORE AREA

Charleston County Zoning

[Symbol]	R-1	[Symbol]	PD
[Symbol]	M-12	[Symbol]	INCORPORATED AREAS
[Symbol]	CT	[Symbol]	WATER RESOURCES
		[Symbol]	MARSH
		[Symbol]	OR
		[Symbol]	OG
		[Symbol]	CN
		[Symbol]	CC



Adopted March 22, 2015

CHAPTER 6 | USE REGULATIONS

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CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TABLE

Principal uses shall be allowed within the base zoning districts of this Ordinance in accordance with Table 6.1.1.

ARTICLE 6.2 DEFINITIONS

All of the types of uses listed in the Table 6.1-1 are defined in Chapter 12.

ARTICLE 6.3 USE TYPES

This Article explains how to interpret Table 6.1-1, Use Table. The top of Table 6.1-1 contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the RM district is the least intensive base zoning district, while the I district is the most intensive base zoning district. The uses listed in Table 6.1-1 are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.3.1 through 6.3.5 below.

§6.3.1 [A] USES ALLOWED BY RIGHT

An "A" indicates that a use type is allowed by right in the respective zoning district, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in Chapter 12 of this Ordinance as a principal use allowed without the requirement of a Special Exception.

§6.3.2 [C] USES SUBJECT TO CONDITIONS

A "C" indicates that a use type is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

§6.3.3 [S] SPECIAL EXCEPTION USES

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

§6.3.4 USES NOT ALLOWED

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

§6.3.5 NEW OR UNLISTED USES AND USE INTERPRETATION

The Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance or may require that the use be process in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 6.1-1

Zoning Districts	ZONING DISTRICTS													Condition				
	AG 15	AG 10	AG 8	AG RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN		CR	CT	CC	I
	RM																	
AGRICULTURAL USES																		
ANIMAL PRODUCTION																		
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C												\$ 6.4.1
Apiculture (Bee Keeping)	A	A	A	A	A													
Horse or Other Animal Production	A	A	A	A	C	C												\$ 6.4.1
Concentrated Animal Feeding Operations	S	S	S	S														
CROP PRODUCTION																		
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	C											\$ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	S						A	A	A	A		
Hydroponics	A	A	A	A	A													
Crop Production	A	A	A	A	A	A	A											
Wineries	C	C	C	C	C													C \$ 6.4.60
FORESTRY AND LOGGING																		
Bona Fide Forestry Operations	C	C	C	C	C	C												\$ 6.4.23
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	A	A	S													A
STABLE																		
Stable, Commercial	C	C	C	C	C													\$ 6.4.20
Stable, Private	A	A	A	A	C	S												\$ 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES																		
Agricultural Processing	C	C	C	C	S													A \$ 6.4.1
Agricultural Sales or Services	A	A	A	A	C									A	A	A		\$ 6.4.44
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.58
RESIDENTIAL																		
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S									
Duplex									S	A	A	S						
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C							\$ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C	C													\$ 6.4.9
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S	S													\$ 6.4.9

TABLE 6.1-1

	ZONING DISTRICTS														Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	MB	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S								
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S	S								
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S	S	S	S	S	S	S								
Manufactured Housing Unit	A	A	A	A	A	A	C	C	C	C	C	A	A							\$ 6.4.24
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	C	C	C	C	A	A							\$ 6.4.24
Manufactured Housing Park													A							
Multi-Family, including Condominiums or Apartments										A	A									A
Retirement Housing	S	S	S	S	S	S	S	S	S	A	A	S								
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	S	A	A	S								\$ 6.4.8
Single family Attached, also known as Townhouses or Rowhouses									S	C	C	S					C	C	C	\$ 6.4.2
Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C	C	C	C	\$ 6.4.25
Affordable Dwelling Units	S	S	C	C	C	C	C	C	A	A	A									\$ 6.4.19
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C												\$ 6.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses									S	S			S	S	S		S	A		
CIVIC / INSTITUTIONAL																				
COURTS AND PUBLIC SAFETY																				
Court of Law	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A
Correctional Institutions																				A
Parole Offices or Probation Offices																				A
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	A	A	A	A	A	S	S	S	S	S	A	A	A	A	A	A	A
DAY CARE SERVICES																				
Adult Day Care Facilities		C	C	C	C	C	S	S	S	S	S	S	S	S	A	A	A	A	A	\$ 6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center		C	C	C	C	C	S	S	S	S	S	S	S	S	A	A	A	A	A	\$ 6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S

TABLE 6.1-1

	ZONING DISTRICTS														Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I
DEATH CARE SERVICES																				
Cemeteries or Crematories	A	A	A	A	C	C	C	C	C	C	C	S		A	A	A	A	A	A	§ 6.4.53
Funeral Services, including Funeral Homes or Mortuaries														A	A	A	A	A	A	
EDUCATIONAL SERVICES																				
Pre-school or Educational Nursery		C	C	C	C	C	S	S	S	S	S	S	S	S	S	A	A	A	A	§ 6.4.29
School, Primary		S	S	S	A	A	A	A	A	A	A	S		A	A	A	A	A	A	
School, Secondary		S	S	S	A	A	A	A	A	A	A	S		A	A	A	A	A	A	
College or University Facility		S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	A	
Business or Trade School		S	S	S	S	S								S	S	S	S	S	A	
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		S	S	S	S	S								S	S	C	C	A	A	§ 6.4.26
HEALTH CARE SERVICES																				
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities							S	S						A	A	A	A	A	A	
Community Residential Care Facilities					S	S		S						S	S				A	
Convalescent Services, including Nursing Homes					S	S	S	S	S	S	S	S		S	S	S				
Counseling Services, including Job Training or Placement Services					S	S								A	A	A	A	A	A	
Intermediate Care Facility for the Mentally Retarded					S	S		S		S				S	S					
Public or Community Health Care Centers					S	S	S							A	A					
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories														A	A	A	A	A	A	
Home Health Agencies					S	S								A	A	A	A	A	A	
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices														S	A	S	S			A S
Outpatient Facilities for Chemically Dependent or Addicted Persons															S	S	S			
Rehabilitation Facilities														S	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)					S	S		S						S	S					

TABLE 6.1-1

	ZONING DISTRICTS														Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	MB	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																				
Historical Sites (Open to the Public)	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	\$ 6.4.27
Libraries or Archives	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Museums					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Nature Exhibition	C	C	C	C	C												S	A		\$ 6.4.10
Botanical Gardens	A	A	A	A	A												S	A		
Zoos					S	S	S										S	S		
POSTAL SERVICE																				
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	\$ 6.4.28
RECREATION AND ENTERTAINMENT																				
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A															
Fishing or Hunting Lodge (Commercial)	A	A	A	A	A											A				
Golf Courses or Country Clubs		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.50
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																				
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas				C	C													A	C	\$ 6.4.30
Drive-in Theaters																				
Golf Driving Ranges		S	S	S	S	S	S													\$ 6.4.6
Outdoor Shooting Ranges	C	C	C	C																\$ 6.4.11
Recreation or Vacation Camps	C	C	C	C	C															\$ 6.4.11
Special Events (Commercial & Industrial)																				Art. 6.7
Special Events (Residential & Agricultural)	S	S	S	S	S	S														Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																				
Business, Professional, Labor, or Political Organizations																				
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.13
Social Club or Lodge					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

TABLE 6.1-1

ZONING DISTRICTS	ZONING DISTRICTS													Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M12	MH S	MH P	OR		OG	CN	CR	CT	CC	1
UTILITIES AND WASTE-RELATED USES																				
Utility Service, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Electric or Gas Power Generation Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.17
Utility Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.17
Electrical or Telephone Switching Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Sewage Collector or Trunk Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Sewage Disposal Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.17
Utility Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Water Mains	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Water Storage Tank	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$6.4.21
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31
Waste-Related Uses																				S
Hazardous Waste Treatment or Disposal																				S
Nonhazardous Waste Treatment or Disposal																				S
Septic Tank Installation, Cleaning, or Related Services																				S
Solid Waste Combustors or Incinerators, including Cogeneration Plants																				S
Solid Waste Disposal Facility (Public or Private)	C																			C \$ 6.4.51
Waste Collection Services																				S
Waste Transfer Facilities																				S
COMMERCIAL																				
ACCOMMODATIONS																				
Bed and Breakfast Inns	C	C	C	C	C	C	C	S	S	A	A	S		C	C	C	C	C	C	\$ 6.4.4
Hotels or Motels														S	A	A	A	A	A	
Rooming or Boarding Houses										A	A			S	A	A	A	A		
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S	S	S															\$ 6.4.12
ANIMAL SERVICES																				
Kennel	A	A	A	A	C	C	S													\$ 6.4.54
Pet Stores or Grooming Salons																				\$ 6.4.32

TABLE 6.1-1

	ZONING DISTRICTS													Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M12	MH S	MH P	OR		OG	CN	CR	CT	CC	I
Small Animal Boarding (enclosed building)	A	A	A	A	C	C	C									C	S	A	A	\$ 6.4.32
Veterinary Services	A	A	A	A	S	S										C	C	A	A	\$ 6.4.32
FINANCIAL SERVICES																				
Banks													C	C	C	C			A	\$ 6.4.33
Financial Services													C	C	C	C			A	\$ 6.4.33
Short-term Lenders																			C	\$ 6.4.61
FOOD SERVICES AND DRINKING PLACES																				
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges															S	S	S	S	S	\$ 6.4.15
Catering Service		S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	A	A	A	\$ 6.4.34
Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars															C	C	C	C	C	\$ 6.4.15
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants															C	C	C	C	C	\$ 6.4.15
Sexually Oriented Business																				\$ 6.4.18
INFORMATION INDUSTRIES																				
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices															S	S	S	S	A	
Communications Towers	C	C	C	C											C	C	C	C	C	\$ 6.4.5
Data Processing Services															A	A	A	A	A	
Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers															A	A	A	A	A	
OFFICES																				
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services															C	C	C	A	A	\$ 6.4.35
Government Office															C	C	C	A	A	\$ 6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services															C	C	C	A	A	\$ 6.4.35

TABLE 6.1-1

	ZONING DISTRICTS													Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	MB	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I
OTHER NONRESIDENTIAL DEVELOPMENT																				
Convention Center or Visitors Bureaus													S	S	S	A	A	A	A	
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction																				A
Office/Warehouse Complex																	S	A	A	
Billboard																				\$ 9.11.6
Special Trade Contractors (Offices/Storage)																C	S	A	A	\$ 6.4.36
Building Equipment or other Machinery Installation Contractors																C	S	A	A	\$ 6.4.36
Carpentry Contractors																C	S	A	A	\$ 6.4.36
Concrete Contractors																C	S	A	A	\$ 6.4.36
Drywall, Plastering, Acoustical or Insulation Contractors																C	S	A	A	\$ 6.4.36
Electrical Contractors																C	S	A	A	\$ 6.4.36
Excavation Contractors																C	S	A	A	\$ 6.4.36
Masonry or Stone Contractors																C	S	A	A	\$ 6.4.36
Painting or Wall Covering Contractors																C	S	A	A	\$ 6.4.36
Plumbing, Heating or Air-Conditioning Contractors																C	S	A	A	\$ 6.4.36
Roofing, Siding or Sheet Metal Contractors																C	S	A	A	\$ 6.4.36
Tile, Marble, Terrazzo or Mosaic Contractors																C	S	A	A	\$ 6.4.36
PARKING, COMMERCIAL																				
Parking Lots																A	A	A	A	\$ 6.4.37
Parking Garages																A				
RENTAL AND LEASING SERVICES																				
Charter Boat or other Recreational																				
Watercraft Rental Services																		S	A	Art. 5.3
Commercial or Industrial Machinery or Equipment Rental or Leasing																				A
Construction Tools or Equipment Rental																				A
Consumer Goods Rental Centers																		A	A	A

TABLE 6.1-1

	ZONING DISTRICTS														Condition					
	RM	AG 15	AG 10	AG B	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I
	Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items																C	C	A	A
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																		A	A	
Self-Service Storage / Mini Warehouses																C		A	A	\$ 6.4.16
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles																A		A	A	
REPAIR AND MAINTENANCE SERVICES																				
Boat Yard		C	C	C	C	S												C	C	\$ 6.4.39 Art. 5.3
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops															C	C		A	A	\$ 6.4.40
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																S	S	A	A	
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops																S	C	A	A	\$ 6.4.22
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes															C	C	C	A	A	\$ 6.4.22
RETAIL SALES																				
Nonstore Retailers																		A	A	
Direct Selling Establishments																		A	A	
Electronic Shopping or Mail-Order Houses																		A	A	
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																			A	
Liquefied Petroleum Gas (Bottled Gas) Dealers																		A	A	\$ 6.4.41
Vending Machine Operators																		A	A	

TABLE 6.1-1

	ZONING DISTRICTS														Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M12	MH S	MH P	OR	OG		CN	CR	CT	CC	I
Building Materials or Garden Equipment and Supplies Retailers															C	C			A	\$ 6.4.42
Hardware Stores															C	C	C		A	\$ 6.4.42
Home Improvement Centers																			A	
Garden Supplies Centers															C	C			A	\$ 6.4.42
Outdoor Power Equipment Stores															C	C			A	\$ 6.4.42
Paint, Varnish, or Wallpaper Stores															C	C			A	\$ 6.4.42
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops															C	C	A	A		\$ 6.4.43
Liquor, Beer, or Wine Sales															S	S			S	
Retail Sales or Services, General															C	C	A	A		\$ 6.4.44
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store															C	C	A	A		\$ 6.4.44
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store															C	C	A	A		\$ 6.4.44
Convenience Stores															S	A			A	
Drug Stores or Pharmacies															C	C	A	A		\$ 6.4.44
Duplicating or Quick Printing Services														C	C	C	A	A		\$ 6.4.44
Electronics, Appliance, or Related Products Store															C	C	A	A		\$ 6.4.44
Florist															C	C	A	A		\$ 6.4.44
Furniture, Cabinet, Home Furnishings, or Related Products Store															C	C	A	A		\$ 6.4.44
Pawn Shop																		A	A	\$ 6.4.44
Private Postal or Mailing Service														C	C	C	A	A		\$ 6.4.44
Tobacconist															C	C	A	A		\$ 6.4.44
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.58
Warehouse Clubs or Superstores																			A	A
Service Stations, Gasoline (with or without convenience stores)															C	C			A	\$ 6.4.45
Truck Stop																			A	
Vehicle Sales (new or used)																			A	
Automobile, or Light or Medium Duty Truck Dealers																			A	
Heavy Duty Truck or Commercial Vehicle Dealers																			A	

TABLE 6.1-1

	ZONING DISTRICTS													Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I
WHOLESALE SALES																				
Aircraft Wholesalers, including Related Parts																				A
Beverage or Related Products Wholesalers, including Alcoholic Beverages																				A
Book, Periodical, or Newspaper Wholesalers																				A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																				A
Clay or Related Products Wholesalers																S				A
Computers or Electronic Products Wholesalers																				A
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials																S				A
Electrical Equipment, Appliances or Components Wholesalers																				A
Fabric or Apparel Wholesalers																				A
Farm Supplies or Equipment Wholesalers																				A
Flower, Nursery Stock or Florists Supplies Wholesalers	A	A	A	A												S				A
Food or Related Products Wholesalers																				A
Furniture, Cabinets, or Related Products Wholesalers																				A
Glass or Related Products Wholesalers																				A
Leather Products Wholesalers																				A
Machinery, Tools, or Construction Equipment Wholesalers																				A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																				A
Metal or Mineral (except Petroleum) Wholesalers																				A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																				A
Paint, Varnish or Related Supplies Wholesalers																				A
Paper or Paper Products Wholesalers																				A
Petroleum Wholesalers																S				A

TABLE 6.1-1

	ZONING DISTRICTS													Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M: 12	MH: S	MH: P	OR		OG	CN	CR	CT	CC	1
Pharmaceutical Wholesalers																			A	A
Plastics or Rubber Products Wholesalers																			A	A
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																			A	A
Sign Wholesalers																			A	A
Tobacco or Related Products Wholesalers																			A	A
Toy or Artwork Wholesalers																			A	A
Watercraft (Commercial or Recreational) Wholesalers, including Related Parts																			A	A
Wood Products Wholesalers																			A	A
Other Miscellaneous Wholesale Sales																			S	A
INDUSTRIAL																				
INDUSTRIAL SERVICES																				
Drycleaning or Carpet Cleaning Plants																				A
Laundries, Commercial																				A
Photo Finishing Laboratories																				A
Research and Development Laboratories																				A
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																				S
MANUFACTURING AND PRODUCTION																				
Aircraft Manufacturing, including Related Parts																				A
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs																				A
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing																				A
Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides																				S
Clay or Related Products Manufacturing			C	C	C													C	C	C
Computers or Electronic Products Manufacturing																				A
																				\$ 6.4.57
																				A
																				\$ 6.4.57

TABLE 6.1-1

	ZONING DISTRICTS													Condition																							
	RM	AG 15	AG 10	AG 8	AG R	RR 9	S3	R4	M8	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	†																	
Electrical Equipment, Appliances or Components Manufacturing																				C	A	\$ 6.4.57															
Fabric or Apparel Manufacturing, including Textile Mills																							A														
Food or Related Products Manufacturing																							A														
Furniture, Cabinets or Related Products Manufacturing			C	C	C																		C	C	C	A	\$ 6.4.57										
Glass or Related Products Manufacturing																							C	A	\$ 6.4.57												
Leather Products Manufacturing, including Tanneries																							A														
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																																					
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																																					
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																																					
Microbrewery																																					
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts																																					
Paint, Varnish or Related Supplies Manufacturing																																					
Plastics or Rubber Products Manufacturing																																					
Printing Press Production or Lithography																																					
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																																					
Pulp or Paper Mills																																					
Rendering Plants																																					
Sign Manufacturing																																					
Slaughter House and Meat Packing																																					
Stone or Shell Products Manufacturing																																					
Tobacco Products Manufacturing																																					
Toy or Artwork Manufacturing			C	C	C																																
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																																					
Wood Products Manufacturing			C	C	C																																
Other Miscellaneous Manufacturing and Production			C	C	C																																

TABLE 6.1-1

ZONING DISTRICTS	ZONING DISTRICTS														Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M12	MH S	MH P	OR	OG		CN	CR	CT	CC	+
WAREHOUSE AND FREIGHT MOVEMENT																				
Warehouse and Distribution Facilities																				A
Cold Storage Plants																				A
Freight Container Storage Yards, excluding Fuel Storage Facilities																				C \$ 6.4.52
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																				C \$ 6.4.49
Fuel Storage Facilities, excluding Nuclear Fuels																				A
Household Moving Storage																				A
Grain Terminals and Elevators																				A
Parcel Services																				A
Retail Store Warehouses																				A
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A
Storage of Weapons or Ammunition																				S
OTHER USES																				
RECYCLING SERVICES																				
Recycling Center																				A
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$6.4.55
RESOURCE EXTRACTION/MINING																				
Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	\$ 6.4.14
TRANSPORTATION																				
Aviation, including Private Air Strips	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C \$6.4.56
Railroad Facility																				A
Sightseeing Transportation, Land or Water	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A Art. 5.3
Taxi or Limousine Service																				A
Urban Transit Systems																				A
Water Transportation, including Coastal or Inland Water Passenger Transportation																				A Art. 5.3

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to principal uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1.

§6.4.1 ANIMAL PRODUCTION AND AGRICULTURAL PROCESSING USES

Animal production and agricultural processing uses shall be subject to the following standards.

- A. In order to be permitted by right, such uses must be located on a lot with a minimum area of five acres. On lots with an area of under five acres, such uses are allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance.
- B. The use shall be set back at least 100 feet from road rights-of-way and property lines bordering undeveloped parcels. A minimum 200-foot setback shall be required from property lines abutting developed parcels.
- C. A minimum 50-foot buffer shall be maintained and planted within the setback area along all interior property lines.
- D. Any outdoor lighting shall be oriented and arranged to minimize spillover lighting and glare on surrounding roads and properties.

§6.4.2 ATTACHED SINGLE FAMILY DWELLINGS

Attached Single family dwellings shall be subject to the following standards.

- A. **Number of Attached Units in a Single Structure**
In R-4 and more restrictive districts, no single structure may contain more than two attached single family dwellings. In all other districts, no single structure may contain more than eight attached single family dwellings.
- B. **Lot Area**
The minimum lot area for attached dwellings shall comply with the minimum lot area standards of the underlying zoning district. Where a common area is provided, minimum lot area requirements may be calculated as an average lot area by counting a proportionate amount of the common area in calculating the area of each lot.
- C. **Accessory Structures**
All accessory structures shall be located on the property of the Attached Single family Dwelling and for the private use of the property occupant(s). A minimum interior setback of three feet is required between an accessory structure and the interior lot lines, provided that an accessory structure may be located on one of the zero lot lines when constructed of a material finish matching the dwelling unit exterior or is the same height and materially a part of a fence or wall.
- D. **Design Standards**
 - 1. The front facade of an attached single family dwelling may not include more than 40 percent garage wall area.

2. The roof of each attached single family dwelling must be distinct from the other through either separation of roof pitches or direction, or other variation in roof design.
3. At least ten percent of the area of each facade that faces a street must be comprised of windows.

E. Other Requirements

Prior to development or redevelopment of attached housing on parcels in these districts, an applicant must complete site plan review and meet all standards of this Ordinance. Single family detached residences are exempt from this requirement.

§6.4.3 HAIR, NAIL OR SKIN CARE SERVICES

Hair, Nail or Skin Care Services shall be subject to the following standards:

- A. Hair, Nail or Skin Care Services shall be limited to a maximum of one chair in those districts in which they are allowed as a use subject to conditions, otherwise this use shall fall under the special exception (S) provisions of this Ordinance. There shall be no limit on the number of chairs in those zoning districts in which they are a use allowed by right (A).
- B. Where Hair, Nail and Skin Care Services are allowed as a use with conditions (C), this use shall have a maximum floor area of 5,000 square feet, otherwise this use shall fall under the special exception provisions of this Ordinance.
- C. Barber Shops, Beauty Salons, and Nail salons are allowed as a home occupation in all residential and agricultural districts with a maximum of one chair.

§6.4.4 BED AND BREAKFASTS

Bed and Breakfasts shall be subject to the following standards.

- A. The Bed and Breakfast must be residential in nature and comply with the Home Occupation regulations of Section 6.5.11 of this Chapter.
- B. No exterior alterations, other than those necessary to assure the safety of the structure, shall be made to any building for the purpose of providing a Bed and Breakfast.
- C. Bed and Breakfasts shall contain no more than ten guest rooms.
- D. There shall be an owner or innkeeper/manager residing on the premises.
- E. Meals may be served by the resident owner to paying guests staying at the Bed and Breakfast.
- F. Parking areas for bed and breakfast uses located in agricultural or residential zoning districts shall be screened from view of residential zoning districts and

public right-of-ways by evergreen plant material that will provide opaque screening at the time of plant maturity.

§6.4.5 COMMUNICATIONS TOWERS

A. Purpose and Legislative Intent

The Federal Telecommunications Act of 1996 affirmed Charleston County's authority concerning the placement, construction and modification of Wireless Telecommunications Facilities. The regulations of this Section are designed to site communications towers in Charleston County. It is the intent of these regulations to allow for the harmonious coexistence of communications towers and other land uses. It is also the intent of these regulations to reduce the overall negative impact of communications towers by:

1. Reducing the number of towers needed through a policy of encouraging co-location; and
2. If co-location is not feasible, encouraging the following:
 - a. The use of Stealth Tower Design, as defined in Section 6.4.5.C.1;
 - b. The clustering of towers ("tower farms");
 - c. The placement of towers away from roadways;
 - d. The provision of effective screening; and
 - e. The location of communications equipment on existing structures or within existing utility substations or uses.

B. Co-Location Exemption

Proposed communications equipment co-locating on existing towers and structures without adding to their height shall require only a Zoning Permit and shall not be subject to the requirements of this Section.

C. Stealth Tower Provision

1. For the purposes of this Section, the term "Stealth Tower" shall mean a communications tower designed to unobtrusively blend into its existing surrounding so as not to have the appearance of a communications tower. Examples of Stealth Towers include, but are not limited to, antenna tower alternative structures, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing or proposed trees and landscaping, and antenna structures designed to look like light poles.
2. All proposed Stealth Tower designs must be approved by the Planning Director.
3. A complete zoning permit application for a Stealth Tower that meets all requirements of this Ordinance shall be approved.

D. Tower Abandonment

A tower that is not used for communication purposes for more than 120 days (with no new application on file for any communication user) is presumed to be out of service and the owner of such tower must notify the staff and remove the tower within 50 days. Towers which are not maintained by the owner according to the County Building Code shall be removed by the owner within 60 days. To assure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.

E. Pre-Application Meeting

Prior to submitting a formal application for a Zoning Permit for Communications Tower the applicant is required to attend one or more pre-application meetings. The purpose of the pre-application meeting is to address key issues which will help to expedite the review and permitting process. The Planning Director may conduct a site visit at the pre-application meeting.

F. Zoning Permit Submittal Requirements

Prior to Zoning Permit approval, all applications for Communications Towers shall complete the Site Plan Review process as provided in Chapter 3 of this Ordinance. In addition to any Site Plan Review requirements, the application must contain the following items:

1. A site plan, drawn to engineer's scale, showing the location of the tower guy anchors (if any), existing or proposed buildings and structures or improvements, including parking, driveways or access roads, fences, and protected and Grand Trees affected by the proposed construction. If there are no Grand Trees affected, a surveyor's statement on the Site Plan must be shown. Adjacent land uses shall also be noted on the site plan, with precise measurements noted between the proposed tower and any residential structures on surrounding properties.
2. The Site Plan must show a vegetated buffer, either existing or installed, that provides an effective screen from public rights-of-way and adjacent property owners. If a buffer is to be installed, its placement on the site will vary in order to provide the most effective screening from public view. Required materials will be based on installation of a 25' buffer around the fenced area.
3. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings. The applicant shall submit documentation justifying the total height of any Communications Towers, facility and/or antenna and the basis therefore. Additionally, color and material samples shall be provided.
4. The tower must be located no closer to a residential structure than a distance equal to 1 ½ feet for each 1 foot in height of the proposed tower

plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower and a residential structure.

5. A 6 foot non-climbable fence must be placed around the tower (except for those designed in a manner compatible with Section 6.4.5.A.2, Stealth Exemption) and any associated building. Guy wires may be fenced separately.
6. The proposed tower shall only be illuminated as required by the Federal Communications Commission or Federal Aviation Administration. Nighttime strobe lighting shall not be incorporated unless required by the Federal Communications Commission or Federal Aviation Administration. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting that shall be as unobtrusive and inoffensive as permissible under State and Federal regulations, and an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within fifteen-hundred (1,500) feet of all property lines of the parcel on which the Communications Towers are located.
7. Communications Towers shall contain a sign no larger than four (4) square feet to provide adequate notification to persons in the immediate area of the presence of an Antenna that has transmission capabilities. The sign shall contain the name(s) of the owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s). The sign shall be located so as to be visible from the access point of the site. No other signage, including advertising, shall be permitted on any facilities, Antennas, Antenna supporting structures or Antenna Towers, unless required by law.
8. The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. The fall zone shall be determined by an engineer certified by the State of South Carolina in a letter which includes the engineer's signature and seal.
9. Proposed towers may not be located within 1,000 feet of the center of an existing tower unless the applicant certifies that the existing tower does not meet the applicant's structural specifications and the applicant's technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate. In the event of the above situation, the clustering of new towers on the same parcel near existing towers is permitted.
10. A copy of the tower's search ring.
11. The Applicant shall supply the FAA study number for the proposed tower.
12. For the purposes of co-location review and review of efforts at siting a tower on the same lot near an existing tower, the applicant shall submit

satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers, buildings, or other structures are not available or suitable for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, providing a location free of interference from other communication towers, or available at the prevailing market rate (as determined by staff communication with persons doing business within the industry). Additionally, the applicant shall build the proposed tower in such a manner as may allow other telecommunication users to co-locate.

13. The tower shall be designed with excess capacity for future needs.
14. A statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
15. The applicant shall furnish a Visual Impact Assessment which shall include:
 - a. A "Zone Visibility Map" which shall be provided in order to determine locations where the Tower may be seen.
 - b. Pictorial representations of "before and after" view from key viewpoints both inside and outside the County, including but not limited to major highways and roads; state and local parks; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents.
 - c. An assessment of the visual impact of the tower base, guy wires and accessory buildings from abutting and adjacent properties and streets.

G. Retention of Expert Assistance and Reimbursement by Applicant

1. The County may hire any consultant and/or expert necessary to assist the County in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
2. For towers proposed to be 100 feet or higher, the applicant shall deposit with the County funds sufficient to reimburse the County for all reasonable costs of the consultant and expert evaluation and consultation to the County in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be \$5,000.00. The application will not be processed until receipt of this initial deposit. The County will maintain a separate account for all such funds. The County's consultants/experts shall invoice the County for all its services in

reviewing the application, including the construction and modification the site, once permitted. If at any time during the process this account has a balance less than \$1,000.00, the applicant shall immediately, upon notification by the County, replenish said account so that it has a balance of at least \$5,000.00. Such additional account funds shall be deposited with the County before any further action or consideration is taken on the application. In the event that the amount held in the account by the County is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The applicant shall not be entitled to receive any interest earnings on unused funds.

3. The total amount of the funds needed as set forth in subsection 2 of this Section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.
4. Additional fees may be required if additional hearings before the board of Zoning Appeals are caused by or requested by the applicant.

H. Surrounding Property Owner Notification

1. In order to better inform the public, in the case of a new Communications Towers, the applicant shall hold a "balloon test" as follows: the applicant shall arrange to fly, or raise upon a temporary mast, a minimum of three (3) foot diameter brightly colored balloon at the maximum height of the proposed new tower. The dates (including a second date, in case of poor visibility on the initial date) shall be provided to the Planning Director ten (10) days after receipt of the complete application notice. The dates shall be set a minimum of fifteen (15) days prior to the Planning Director making a final decision on the Zoning Permit. The balloons shall be flown for ten (10) consecutive hours between 8:00 a.m. and 6:00 p.m.
2. Once the application is deemed complete by the Planning Director for a Communications Tower Zoning Permit, the Planning Department shall provide Parties in Interest, Neighbor, Posted and Newspaper Notice in accordance with the requirements of Section 3.1.6 of this Ordinance. The public notice shall include the dates of the balloon tests as provided by the applicant and the date the Planning Director must make a final decision on the Zoning Permit.

I. Time Limit for Staff Review

Upon receipt of an application deemed complete by the Planning Director for a Communications Tower Zoning Permit, the Planning Director shall have a maximum of 45 days to act on the application. The 45 days begins from the date the applicant is sent written notice of a complete application from the Planning Director. Failure to act on the application within 45 days will result in the applicant being granted a Zoning Permit.

J. Zoning Permit Approval Criteria

1. A complete zoning permit application for a Stealth Tower that meets all requirements of this Ordinance shall be approved.
2. Upon review of a complete application, no Zoning Permit shall be issued for a communications tower until the Planning Director determines that the proposed tower complies with the following criteria and standards:
 - a. That the location and height of the proposed tower will not substantially impact the character of property listed in or eligible for the National Register of Historic Places, other significant environmental, cultural or historical sites, officially designated scenic roads or rivers, and that the tower is designed to blend into the environment and minimize visual impact.
 - b. If a completely new tower is necessary, the applicant must provide written proof of attempts at co-location and siting a tower on the same lot near an existing tower were proven not feasible or practical.
 - c. That the applicant has pursued any available publicly owned sites and privately owned sites occupied by a compatible use, and if not utilized, that these sites are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
 - d. Staff shall review and approve the color and materials to be used for the proposed tower.
3. If the Planning Director finds a proposed communications tower will have a substantially negative impact on a surrounding area or adjoining property, the use shall fall under the Special Exception (S) provisions of this Ordinance.

In determining whether the use shall fall under the Special Exception (S) provisions, the Planning Director may consider one or more of the following items:

- a. The proposed use will be detrimental to adjacent land uses including historical sites;
- b. The proposed use will have a negative aesthetic visual impact;
- c. The proposed use will have an adverse affect on the environment (not including radio frequency emissions); and
- d. The proposed use is contrary to the public health, safety or welfare.

§6.4.6 DRIVE-IN THEATERS

Drive-in Theaters shall be subject to the following standards:

- A. A use for this purpose shall have a setback 200 feet from any agricultural, residential or office zoning district. Adult drive-in theaters are subject to Section 6.4.18 of this Chapter.
- B. Such use shall be located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas.
- C. The principal vehicular access for such use shall be on a major thoroughfare or collector street having a right-of-way at least 60 feet wide.
- D. Vehicular entrances and exits shall be provided separately and not less than 100 feet apart.
- E. Between the street entrance and the ticket gate there shall be an area for vehicles waiting to pass the gate. Said area shall have such capacity as will make it ordinarily unnecessary for entering vehicles to wait in the street.

§6.4.7 DWELLING GROUPS

The Planning Director shall be authorized to allow the use of dwelling groups for two or more residential structures on the same zoning lot when it is deemed necessary to facilitate random grouping of buildings to preserve trees and other natural features, mitigate development constraints due to irregular shaped parcels or for the conversion of condominium buildings to fee simple ownership. Dwelling groups are required to complete the Site Plan Review process and the Subdivision process for fee simple ownership as provided by S.C. Code of Laws 6-29-110.

A. Density/Intensity and Dimensional Standards

Density/intensity and dimensional standards of the underlying zoning district shall apply including all Waterfront Development Standards of Article 4.22. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required for the zoning district. This distance shall be measured from the closest protrusion of each structure. A minimum 40 foot by 40 foot building envelope (1,600 square feet) and, a maximum of a 100-foot by 100-foot building envelope (10,000 square feet) shall be shown for each dwelling to indicate the area where each dwelling is to be constructed. The provisions for access, parking, utilities, sewer and water can be provided by a public entity or located on common area owned by the property owners.

1. Setbacks and Buffers

Setback and buffer requirements within building envelopes shall not apply to dwelling groups.

B. Site Plan Review

Dwelling Groups are required to complete the Site Plan Review process. In addition to any other applicable provisions of this Ordinance, the following information shall be shown on all site plans:

1. Layout

Each dwelling unit shall face (front) a street, courtyard or outdoor living space.

2. Building Envelope

Building envelopes shall be depicted on site plans indicating the location of the proposed or existing building footprint or building area as a dashed line.

3. Accessory Structures

Proposed accessory structures must be shown on the site plans and meet the accessory structure requirements of this ordinance.

4. Parking and Vehicular Access

If the required parking is not within the building to be constructed, there shall be shared or offsite parking that meets the required parking needs within the common area. Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.

C. Subdivision

Individual lots for attached or detached buildings may be located on their own fee-simple lot provided the subdivision meets the following requirements:

1. Site Plan Review

Completion of Site Plan Review as described in Article 6.4.7.B is required prior to submitting for subdivision of a dwelling group.

2. Lots

Except as described in Article 6.4.7. A. & B. lots created in Dwelling Groups for fee simple ownership shall meet the Chapter 8 Subdivision Regulations and Appendix A Road Construction standards of this Ordinance.

3. Building Envelopes

Building envelopes shall be depicted on subdivision plats indicating the location of the proposed or existing building footprint or building area as a solid line.

4. Common Area

A mandatory property owners association shall own the common areas and documentation shall be included on all plats and recorded deed insuring access, parking, utilities and maintenance.

5. Subdivisions

Subdivisions shall be in compliance with the Horizontal Property Act. S.C. Code Ann. Section 27-31-130 et. seq.

D. Other Zoning Requirements

Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance for the district in which located.

§6.4.8 RETIREMENT HOUSING, LIMITED

Small Site Retirement Housing shall be subject to the following standards:

- A. Such use shall be allowed only if reviewed and approved as a Special Exception in accordance with the procedures of this Ordinance.
- B. Only existing single family dwelling units may be used for such facilities.
- C. No more than ten residents shall be allowed within such facility.
- D. Medical services shall not be permitted on the premises.
- E. Small Site Retirement Housing will not include programs or treatment for individuals suffering from mental illness, drug addiction or alcoholism.
- F. Facilities shall comply with all applicable state regulations.

§6.4.9 FARM LABOR HOUSING

Farm Labor Housing shall be subject to the following standards:

- A. Such use shall be set back 100 feet from road rights-of-way and property lines bordering undeveloped parcels. A minimum 200-foot setback shall be required from property lines abutting developed parcels.
- B. A minimum 50-foot buffer shall be maintained and planted within the setback area along all interior lot lines.
- C. For Farm Labor Housing that is not dormitory style, the minimum lot area for such use as a use permitted by right shall be five acres. Such use shall be allowed as a Special Exception on parcels under five acres in area.
- D. Farm Labor Housing shall be used on a seasonal basis only, not as year-round housing.

§6.4.10 NATURE EXHIBITIONS

- A. Where nature exhibitions are of public ownership or listed in the National Registry of Natural Landmarks or registered as a Heritage Site with the South Carolina Heritage Trust in accordance with the provisions of Act #600 of the 1976 Acts and Joint Resolutions, either in public or private ownership, accessory uses to acquire maintenance revenue are permitted.
- B. Accessory uses are limited to the retail sale of gifts, novelties, souvenirs, food services, and bicycle, horse or boat rental for on-premises use.

- C. Accessory structures so used shall not exceed ten percent in size of the principal structures when the nature exhibit is housed, or 1,200 square feet for each acre when the nature exhibit is not enclosed.
- D. Parking requirements for each accessory use, in addition to the parking requirements for the principal use, shall comply with the parking requirements for the type of use as specified in the Off-Street Parking Schedule of Chapter 9 of this Ordinance.
- E. Signs advertising accessory uses shall be located on the premises and not visible from a public road.

§6.4.11 PARKS, RECREATION AND OUTDOOR RECREATION/ENTERTAINMENT

Any structure established in connection with such uses shall have a setback of not less than 100 feet from any property in an agricultural, residential or office zoning district, except where such property line abuts a street, in which case the front setback established for the district shall apply.

§6.4.12 RECREATIONAL VEHICLE PARKS

Recreational Vehicle Parks shall be subject to the following standards:

- A. **Location and Access**

Recreational Vehicle Parks shall be located in a public park or with direct access to a state or federal numbered highway or an approved County road. No entrance to or exit from a Recreational Vehicle Park shall be through an agricultural, residential or office zoning district.
- B. **Site Conditions**

Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards.
- C. **Spaces for Occupancy; Uses Permitted; Lengths Of Stay**

Spaces in recreational vehicle parks may be used by recreation vehicles, as defined herein. Spaces shall be rented by the day, week, or month only, and no recreational vehicle shall remain in the same trailer park for more than six (6) months. The recreational vehicle park owner shall be responsible for maintaining records of all recreational vehicles and their lengths of stay and shall make these records available to the Planning Director for review upon request.
- D. **Site Planning and Required Improvements**

Site Planning and Improvements shall provide for:

 - 1. Facilities and amenities appropriate to the needs of the occupants;
 - 2. Safe, comfortable, convenient and sanitary use by occupants under all weather conditions to be expected during periods of occupancy; and

3. Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from potential adverse influences within the recreational vehicle park.

E. Relation of Spaces to Public Streets

No space shall be located so that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any major thoroughfare or collector street, or within 25 feet of the right-of-way line of any other street.

§6.4.13 RELIGIOUS ASSEMBLY

All religious assembly uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.14 RESOURCE EXTRACTION

A. Applications

All uses involving Resource Extraction shall complete the Site Plan Review process and obtain a Zoning Permit. Prior to Site Plan Review approval, the applicant shall receive approval or written documentation of exemption from the South Carolina Department of Health and Environmental Control (SCDHEC).

B. Special Exceptions

Resource Extraction uses that do not meet the conditions below shall comply with the Special Exception procedures of this Ordinance and all requirements of sub-section A. Applications, above, shall apply. The applicant shall receive Special Exception approval and approval from SCDHEC, prior to Site Plan Review approval. The Board of Zoning Appeals may, on a case-by-case basis, also require conditions of approval, including but not limited to, requiring that the excavation area be screened and that a drainage plan be submitted and approved for the restoration of the site when excavation has been completed.

C. Special Exception Exemptions for Residential and Bona Fide Agricultural Uses

Excavation or grading activities solely for residential use, recreational use, or Bona Fide Agricultural Use shall be exempt from the Special Exception procedures of this Ordinance if the use complies with all of the following conditions:

1. The resource extraction operation shall be limited to one (1) year;
2. The resource extraction operation shall not be located within 50 feet of any property boundary and/or within 250 feet of any building intended for human occupancy existing at the time of permit application;
3. The resource extraction operation shall be two (2) acres or less, provided that the total accumulated area(s) dedicated to resource extraction uses on a parcel is less than five (5) acres. The Special Exception procedures of this Ordinance shall apply if the total accumulated resource extraction area is greater than five (5) acres; and

4. No more than one (1) resource extraction use shall be permitted on the same property within one (1) year from the date of Zoning Permit approval for a previous resource extraction use.

D. Plat Alternative for Bona Fide Agricultural Uses

The Planning Director may waive the requirement that an approved and recorded plat of the subject property be submitted as part of a resource extraction application for a Bona Fide Agricultural Use when the proposed use complies with all of the conditions of sub-section C, above, and a scaled survey, scaled aerial photograph, or print of equal quality is submitted.

E. Special Exception Exemption for Solid Waste Disposal Facility

Excavation or grading activities required to prepare, operate, or close a permitted solid waste disposal facility site shall be exempt from the Special Exception procedures of this Ordinance.

§6.4.15 RESTAURANTS, BARS AND LOUNGES SERVING ALCOHOLIC BEVERAGES

All proposed bars, lounges and restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district.

§6.4.16 SELF-SERVICE STORAGE (MINI-WAREHOUSE) FACILITY

Self-Service Storage facilities shall be subject to the following standards.

A. Performance Standards

1. Front Setback

All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.

2. Side and Rear Buffers/Screening

- a. Where projects abut lots zoned office, commercial, or industrial, no side and rear setbacks are required.
- b. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.

3. Building Lengths and Access

To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.

4. Accessory Office/Apartment

One management office and/or accessory residence shall be permitted.

5. Parking and Circulation

- a. Project entrances shall be 30 feet in width.
- b. Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
- c. Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

6. Signs

Signs shall comply with the requirements contained in Chapter 9 of this Ordinance. Signs shall not be attached to or displayed on walls or fences used as required screening.

B. Operating Conditions**1. Commercial Activities**

The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.

2. Commercial Repair Activities

Commercial repairs of autos, boats, motors, furniture, or other items on the premises are prohibited.

3. Storage of Flammable Substances

Storage of flammable chemical substances within the complex is prohibited.

4. Open Storage

Open storage of automobiles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in Chapter 9 of this Ordinance.

§6.4.17 SEWAGE DISPOSAL FACILITIES

Sewage Disposal Facilities shall be subject to the following standards:

- A. Sewage Disposal Facilities shall comply with the Site Plan Review requirements of this Ordinance; and
- B. Any structure established in connection with such uses shall have a setback of not less than 50 feet from any property line.

§6.4.18 SEXUALLY ORIENTED BUSINESSES**A. Purpose and Intent**

It is the purpose of the regulations of this Section to regulate sexually oriented businesses in order to promote the health, safety and general welfare of the citizens of the county, and to establish reasonable and uniform regulations to prevent the continued deleterious locating and concentration of sexually oriented businesses within the county. The provisions of this Section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented materials. Similarly, it is not the intent or effect of this Section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this Section to condone or legitimize any use or act which is otherwise prohibited or punishable by law.

B. Findings of Fact

1. There are a number of sexually oriented businesses in Charleston County and it is in the interests of the health, safety, and welfare of the patrons of such businesses, as well as the citizens of Charleston County, to provide certain minimum standards and regulations for sexually oriented businesses, as well as the operators and employees of such businesses.
2. Sexually oriented businesses generate secondary effects that are detrimental to the public health, safety and welfare. Additionally, sexually oriented businesses are frequently used for unlawful sexual activities, including public sexual indecency, prostitution and sexual encounters of a casual nature. Such businesses are of particular concern to the community when they are located in close proximity to each other, or close to schools, churches or parks and playgrounds.
3. The concern over sexually transmitted diseases is a legitimate health concern of the county which demands reasonable regulation of sexually oriented businesses in order to protect the health and well-being of our citizens.
4. Live entertainment presented by some sexually oriented businesses involves a considerable amount of bodily contact between patrons and semi-nude and nude employees and dancers, including physical contact, such as hugging, kissing and sexual fondling of employees and patrons. Many sexually oriented businesses have "couch" or "straddle" dancing, and in these "dances," employees sometimes do such things as sit in a patron's lap, place their breasts against the patron's face while physical contact is maintained, and gyrate in such a manner as to simulate sexual intercourse. Such behavior can lead to prostitution. The County Council recognizes that preventing prostitution and the spread of sexually transmitted diseases are clearly within its police powers: *Southeastern Promotions, Inc. v. Conrad*, 341 F. Supp. 465, 477 (E.D. Tenn. 1972), rev'd on other grounds, 420 U.S. 546 (1975). The County Council believes that prohibiting physical contact between performers and patrons at a sexually oriented business establishment is a reasonable and effective means of addressing these legitimate governmental interests.

5. Licensing is a legitimate and reasonable means of accountability to ensure that operators of sexually oriented businesses comply with reasonable regulations, to facilitate the enforcement of legitimate location and distancing requirements, and to ensure that operators do not knowingly allow their establishments to be used as places of illegal sexual activity or solicitation.
6. The location of sexually oriented businesses close to residential areas diminishes property values and leads to conditions that give rise to crime in residential neighborhoods. Many studies performed in other communities indicate conclusively that property crimes and sexual crimes increase significantly in neighborhoods in which a sexually oriented business is located.
7. It is not the intent of this Section to suppress any speech activities protected by the First Amendment or to place any impermissible burden on any constitutionally-protected expression or expressive conduct by the enactment or enforcement of this Ordinance. Rather, it is the intent of the County Council to enact a "content neutral regulation" that addresses the secondary effects of sexually oriented businesses.

C. Definitions

For the purposes of this Section, the following terms shall have the following meanings:

1. "Adult arcade" means any place to which the public is permitted or invited wherein coin-operated, slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to one or more persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."
2. "Adult bookstore", "Adult retail store" or "Adult video store" means a commercial establishment which excludes any person by virtue of age from all or part of the premises generally held opened to the public where products or equipment distinguished or characterized by a predominant emphasis or simulation of "specified sexual activities" or "specified anatomical areas" are sold, rented or displayed therein, (unless the business complies with the requirements of Section 6.4.18C.2.c. herein) or, which has as one of its principal business purposes, the sale or rental of any form, for consideration, one or more of the following:
 - a. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas."
 - b. Instruments, devices, paraphernalia or clothing which are designed for use in connection with "specified sexual activities," excluding

condoms and other birth control and disease prevention products. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental, the specified materials which depict or describe "specified sexual activities or "specified anatomical areas."

- c. "Adult bookstore," "Adult retail store" or "Adult video store" does not mean any establishment which displays, rents or sells sexually-explicit materials in an enclosed room equal to less than ten percent of the business's total square footage, and which prohibits anyone under 18 years of age from entering the room.
 - d. "Principal business purpose," as used in this Section, means that more than 25 percent of the "stock in trade" of the business is devoted to the display, rent or sale of items, products or equipment distinguished or characterized by a predominant emphasis on, or simulation of, "specified sexual activities" or "specified anatomical areas."
 - e. "Stock in trade" for purposes of this subsection shall mean the greater of:
 - i. The retail dollar value of all items, products or equipment readily available for purchase, rental, viewing or use by patrons of the establishment, excluding material located in any storeroom or other portion of the premises not regularly open to patrons; or
 - ii. The total volume of shelf space and display area.
3. "Adult cabaret" means a nightclub, bar, restaurant or similar commercial eating or drinking establishment, which regularly features:
 - a. Persons who appear in a state of nudity.
 - b. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
 - c. Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
 4. "Adult car wash" means a car wash where some or all of the employees are semi-nude or nude and/or where "specified sexual activities" occur or

"specified anatomical areas" are exhibited.

5. "Adult motel" means a hotel, motel or similar commercial establishment which:
 - a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;" and which may have a sign visible from the public right-of-way which advertises the availability of these types of photographic reproductions, or
 - b. Routinely offers a sleeping room for rent for a period of time that is less than eight hours, or
 - c. Routinely allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than eight hours, or
 - d. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two or more times in a period of time that is less than eight hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this Section.
6. "Adult motion picture theater" means a commercial motion picture theater, one of whose principal business purposes is, for any form of consideration, to regularly show films, motion pictures, video cassettes, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
7. "Adult theater" means a commercial theater, concert hall, auditorium, or similar commercial establishment, one of whose principal business purposes is to regularly feature persons who appear in a state of nudity, or which features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
8. "Certificate of Nonconformity" means a certificate issued by the Charleston County Planning Department to any sexually oriented business which is operating at the time of the enactment of this Chapter, and is not in compliance with one or more of its provisions.
9. "Dancer" means an employee of a sexually oriented business who entertains patrons through expressive forms of dance and/or movement.
10. "Employee" means an individual working and performing services for any sexually oriented business, including any independent contractor who provides services on behalf of any sexually oriented business to the patrons of such business.

11. "Established" or "establishment", as used in this Chapter, means and includes any of the following:
 - a. The opening or commencement of any sexually oriented business as a new business.
 - b. The conversion of an existing business, whether or not a sexually oriented business, to a sexually oriented business.
 - c. The addition of any sexually oriented business to any other existing sexually oriented business.
 - d. The relocation of any sexually oriented business.
12. "Health club", as used in this Chapter, means a health club where some or all of the employees are nude or semi-nude, or in which "specified sexual activities" occur or "specified anatomical activities" are exhibited.
13. "Licensee" means a person in whose name a Sexually Oriented Business Regulatory License to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a Sexually Oriented Business Regulatory License.
14. "Live entertainment", for purposes of this Chapter, means a person who appears nude, semi-nude, or a performance which is characterized by the exposure of "specified anatomical areas" or "specified sexual activities."
15. "Nude model studio" means any place where a person appears in a state of nudity or displays "specified anatomical areas" and is observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any other form of consideration, and such place is not subject to an exemption pursuant to any provision herein.
16. "Nude, Nudity or state of nudity" means: (a) the appearance, real or simulated, of a bare human buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (b) a state of dress which fails to completely cover a human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.
17. "Operate" or "causes to be operated", as used in the Chapter, means to cause to function or to put or keep in operation.
18. "Operator" means any person on the premises of a sexually oriented business who is authorized to exercise overall operational control of the business, or who causes to function or who puts or keeps in operation the business. A person may be found to be operating or causing to be operated a sexually oriented business whether or not the person is an owner, part owner, or licensee of the business.
19. "Patron" means any person who pays a sexually oriented business any

form of consideration for services provided to him or her by the sexually oriented business.

20. "Person" means an individual, proprietorship, partnership, corporation, association, or other legal entity.
21. "Semi-nude" or "semi-nudity" means a state of dress in which clothing covers no more than the genitals of a man, or the pubic region and areolae of the breasts of a woman.
22. "Sexually oriented business" includes an adult arcade, adult bookstore, adult retail store or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude model studio, or any other business, such as a car wash or a health club, which offers, for consideration, materials or services characterized as depicting "specified sexual activities" or "specified anatomical areas", or whose employees perform services in a state of nudity or semi-nudity.
23. "Sexually Oriented Business Regulatory License" means a special annual operating license necessary for a sexually oriented business to do business in Charleston County. Such license is in addition to a Charleston County Business License, and is issued by the Charleston County Planning Department.
24. "Specified anatomical areas" means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.
25. "Specified sexual activities" means and includes any of the following:
 - a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.
 - c. Masturbation, actual or simulated.
 - d. Excretory functions as part of or in connection with any of the activities set forth in A. through C. above.
26. "Substantial enlargement" of a sexually oriented business means the increase in floor areas occupied by the business by more than 25 percent, as the floor areas exist on the date the original Charleston County Zoning Permit was obtained.
27. "Transfer of ownership" or control of a sexually oriented business means and includes any of the following:
 - a. The sale, lease or sublease of the business.
 - b. The transfer or securities which constitute a controlling interest in

the business, whether by sale, exchange or similar means.

- c. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.
28. "Viewing Room" means the room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, video cassette, video reproduction, or live production.

D. Permits and Licenses; Application

1. Every person engaged or intending to engage in a sexually oriented business is required to obtain a Sexually Oriented Business Regulatory License.
2. A person commits a misdemeanor if he or she operates a sexually oriented business without a valid Zoning Permit and Business License and Sexually Oriented Business Regulatory License issued by Charleston County.
3. An application for a Zoning Permit and/or a Sexually Oriented Business Regulatory License must be made on a form provided by the Planning Department. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be prepared by an architect, engineer or surveyor, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus 6 inches.
4. The applicant must be qualified according to the provisions of Article 6.4.18.E and the premises must be inspected and found to be in compliance with applicable State laws by the South Carolina Department of Health and Environmental Control (DHEC) and the Building Official.
5. If an entity wishing to operate a sexually oriented business is an individual, he or she must sign the application for a Sexually Oriented Business Regulatory License as applicant. If an entity wishing to operate a sexually oriented business is other than an individual, each individual who has a ten percent or greater interest in the business must sign the application for a Sexually Oriented Business Regulatory License as an applicant.
6. The fact that a person possesses other types of state or county permits and/or licenses does not exempt him or her from the requirements to obtain a Sexually Oriented Business Regulatory License.
7. All licenses granted pursuant to this Chapter shall be for a term of one year. Said term shall commence on January 1 of each year and terminate upon December 31 of the same year. Applications for a license

filed at any other time during the year shall be treated the same as if they were filed January 1 of that year and shall terminate on December 31 of that same year, and no proration shall be permitted.

8. The completed application shall contain the following information and shall be accompanied by the following documents:
 - a. If the applicant is:
 - i. An individual, the individual shall state his or her legal name and any aliases and shall submit satisfactory proof that he or she is eighteen (18) years of age;
 - ii. A partnership, the partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, and a copy of the partnership agreement, if any;
 - iii. A corporation, the corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under the statutes of the state, or in the case of a foreign corporation, evidence that it is currently authorized to do business in the state, the names and capacity of all officers, directors and principal owners, and the name of the registered corporate agent and the address of the registered office for service of process;
 - iv. A limited liability company shall state its complete name, the date of filing of the articles of organization and operating agreement, the names of all managers and members.
 - b. Whether the applicant or any other individual listed under subsection (A) of this Section had worked under or has had a previous Sexually Oriented Business Regulatory License under this Chapter or other adult business or adult entertainment ordinance from another state, city or county denied, suspended or revoked, including the name and location of the adult business for which the permit was denied, suspended or revoked, as well as the date of the denial, suspension or revocation.
 - c. Whether the applicant or any other individual listed under subsection (A) for this Section holds any other licenses under this Chapter or other similar adult business ordinance from another city, county or state and, if so, the names and locations of such other permitted business.
 - d. The location of the proposed sexually oriented business, including a legal description of the property, street address and telephone number(s), if any.
 - e. Proof of the applicant's right to possession of the premises wherein

the sexually oriented business is proposed to be conducted.

- f. The applicant's or any other individual's listed, pursuant to subsection (A) of this Section, mailing address and residential address.
 - g. A photocopy of the driver's license or other government issued identification card for the individuals listed in subsection (A) of this Section.
9. If the applicant is an individual, he/she must sign the application for a license. If the applicant is a corporation it must be signed by the president or vice president, attested to by the secretary or assistant secretary, and each individual having a 10 percent or greater interest in the corporation. If the applicant is a general or limited partnership it must be signed by a general partner. If the applicant is a limited liability company it must be signed by the manager and each individual having a 10 percent or greater interest in the company.
 10. If an omission or error is discovered by the Planning Director, the application will be returned to the applicant for completion or correction without further action by the Planning Director. Any application rejected due to an omission or error shall be re-filed only when the omission or error has been remedied. For the purposes of this Chapter, the date the Planning Director accepts an application which is complete shall be the date the application is deemed to be filed with the Planning Director.
 11. In the event that the Planning Director determines that the applicant has improperly completed the application, he/she shall promptly notify the applicant of such fact and allow the applicant thirty (30) days to properly complete the application. The time period for granting or denying a license shall be stayed during the period in which the applicant is allowed an opportunity to properly complete the application.
 12. Applicants for a license under this Chapter shall have a continuing duty to promptly supplement application information required by this Section in the event that said information changes in any way from what is stated on the application. The failure to comply with said continuing duty within thirty (30) days from the date of such change, by supplementing the application on file with the Planning Director, shall be grounds for suspension or revocation of a Sexually Oriented Business Regulatory License.

E. Approval/Denial of License:

1. The Planning Director shall approve or deny the issuance of a Sexually Oriented Business Regulatory License to an applicant within thirty (30) days after receipt of a completed application. The Planning Director shall deny a license if:
 - a. The applicant (if a natural person) is under the age of eighteen (18)

- years;
- b. The applicant has made a false statement upon the application or has given false information in connection with an application;
 - c. The applicant or any holder of any class of stock, or a director, officer, partner or principal of the applicant has had an adult business license revoked or suspended anywhere within the state within one year prior to the application;
 - d. The applicant has operated an adult business which has determined to be a public nuisance under state law or this code within one year prior to the application;
 - e. A corporate applicant is not in good standing or authorized to do business in the state;
 - f. The applicant is overdue in the payment to the County of taxes, fees, fines or penalties assessed against him/her/it or imposed against him/her/it in relation to an adult business;
 - g. The applicant has not obtained the required sales tax license; or
 - h. The applicant of the sexually oriented business is in violation of, or is not in compliance with, any of the provisions of this Section.
2. In the event that the Planning Director denies a license, he/she shall make written findings of fact stating the reasons for the denial, and a copy of such decision shall be sent by first class mail to the address shown in the application. An applicant shall have the right to a hearing before the Board of Zoning Appeals as set forth in subsection J below. A written request for such hearing shall be made to the Planning Director within ten (10) days of the date of the denial of the license by the Planning Director. This hearing shall be held within sixty (60) days from the date a timely request for hearing is received. If no such hearing is held or if no order is issued within the time set forth below following such hearing, the application shall be deemed approved.
- a. At the hearing referred to above, the Board of Zoning Appeals shall hear such statements and consider such evidence as the Planning staff, enforcement officers, the applicant or other party in interest, or any other witness shall offer which is relevant to the denial of the license application by the Planning Director.
 - b. If the Board of Zoning Appeals determines that the applicant is ineligible for a license per subsection (A) of this Section, it shall issue an order sustaining the Planning Director's denial of the application, within five (5) days after the hearing is concluded, which shall include findings of fact. A copy of the order shall be mailed to the applicant at the address supplied on the application.

- c. The order of the Board of Zoning Appeals made pursuant to this Section shall be a final decision and may be appealed to the circuit court pursuant to the provisions of the SC Local Government Planning Act, as may be amended from time to time. Failure of an applicant to timely follow the limits specified above constitutes a waiver by him/her/it of any right he/she/it may otherwise have to contest denial of his/her/it license application.
3. If any county official or department fails to render a timely decision pursuant to the terms of this Section then said official or department shall be deemed to have approved or consented to the issuance of the requested license.
4. The Sexually Oriented Business Regulatory License, if granted, shall state of its face the names of the persons to whom it is granted, the expiration date, and the address of the sexually oriented business. The Sexually Oriented Business Regulatory License shall be posted in a conspicuous place at or near the entrance of the sexually oriented business so that it may be easily read at any time.

F. Temporary Permits

1. An applicant may apply for a temporary permit if a Sexually Oriented Business Regulatory License has been denied by the Planning Director, an appeal has been denied by the Board of Zoning Appeals and an appeal or other legal challenge is pending in the circuit court.
2. The temporary permit application shall include all information required by the Sexually Oriented Business Regulatory Ordinance.
3. The temporary permit application shall also include written evidence of the pendency of the appeal to the circuit court.
4. The completeness of the temporary permit application will be determined within five (5) days of its submittal.
5. After submittal of a complete application, the Planning Director shall issue the temporary permit within five (5) days.
6. Upon issuance, the applicant may commence its sexually oriented business adult use as set forth in the permit, pending compliance with other applicable non-sexually oriented business laws, rules and regulations.
7. In the event that denial of a Sexually Oriented Business Regulatory License is upheld by the courts, an investment or construction undertaken during the time of temporary permit must be removed and the business ceased. The applicant shall not have the right to continue with any business or recoup any investment from the County. Revocation of the permit shall not be considered a taking.

G. Inspection

1. An applicant or licensee shall permit representatives of the Sheriff's Office, South Carolina Department of Health and Environmental Control (DHEC), local Fire Department, Planning Department, Legal Department and/or Building inspections department to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied open for business.
2. The licensee (or the licensee's agent or employee) of a sexually oriented business commits a misdemeanor if he or she refuses such lawful inspection of the premises at any time it is occupied or open for business. Such refusal is also grounds for suspension or revocation of a Sexually Oriented Business Regulatory License.

H. Expiration of Sexually Oriented Business Regulatory License

1. A Sexually Oriented Business Regulatory License must be renewed each year, at least 2 weeks prior to the expiration date.
2. If, after denying the issuance or renewal of a Sexually Oriented Business Regulatory License, the Planning Director finds that the basis for denial of the license has been corrected or abated, the applicant may then be granted a Sexually Oriented Business Regulatory License.

I. Suspension of Sexually Oriented Business Regulatory License

The Planning Director shall suspend a Sexually Oriented Business Regulatory License for a period not to exceed 30 days if the Planning Director determines that a licensee or an employee of a licensee:

1. Has violated or is not in compliance with any provision of this Section.
2. Has refused to allow an inspection of the sexually oriented business premises as authorized by this Section.
3. Has knowingly permitted gambling by any person on the sexually oriented business premises.

J. Revocation of Sexually Oriented Business Regulatory License

1. The Planning Director shall revoke a Sexually Oriented Business Regulatory License if a cause of suspension in Section 6.4.18H occurs and the Sexually Oriented Business Regulatory License has previously been suspended within the preceding 12 months.
2. The Planning Director shall revoke a Sexually Oriented Business Regulatory License if the Planning Director determines that:
 - a. The licensee gave false or misleading information in the material submitted to the Zoning or Business License Departments during the application process;

- b. The licensee or an employee knowingly operated the sexually oriented business during a period of time when the licensee's Sexually Oriented Business Regulatory License was suspended; or
 - c. A licensee or an employee has knowingly allowed any act of sexually intercourse, sodomy, oral copulation or masturbation to occur in or on the permitted and/or licensed premises.
3. If subsequent to revocation, the Planning director finds that the basis for the revocation of the Sexually Oriented Business Regulatory License has been corrected or abated, the applicant may be granted a Sexually Oriented Business Regulatory License.

K. Appeal of Designation, Suspension or Revocation of Sexually Oriented Business Regulatory License

A sexually oriented business or a Licensee may appeal, in writing, the Planning Director's designation of a business as a sexually oriented business, or the suspension or revocation of a Sexually Oriented Business Regulatory License to the Board of Zoning Appeals in accordance with the procedures of Article 3.13.

L. Transfer of Sexually Oriented Business Regulatory License

Each Sexually Oriented Business Regulatory License issued hereunder is non-transferable. A licensee shall not transfer a Sexually Oriented Business Regulatory License to another sexually oriented business, nor shall a licensee operate a sexually oriented business under the authority of a Sexually Oriented Business Regulatory License at any place other than the address designated in the application.

M. Location Restriction

1. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business outside of the zoning district where the use is allowed. (See Article 6.1).
2. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business within 1,000 feet of:
 - a. A facility for Religious Assembly;
 - b. A public or private school;
 - c. A boundary of any residential zoning district;
 - d. A public park adjacent to any residential zoning district; and
 - e. The property line of a lot occupied by a residential use.
3. A person commits a misdemeanor if he or she causes or allow the operation, establishment, or maintenance of more than 1 sexually oriented business in the same building, structure or portion thereof, or the

substantial enlargement of floor areas of any sexually oriented business in any building, structure or portion thereof containing another sexually oriented business without the issuance of Sexually Oriented Business Regulatory License for each use and every expansion.

4. For the purpose of this Section , measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a facility for Religious Assembly, a public or private school, to the nearest boundary of any residential zoning district, a public park adjacent to any residential zoning district, or the nearest property line of a lot occupied by a residential use.
5. No expansion of the uses or physical structure of a building housing a sexually oriented business shall occur without the issuance of a Sexually Oriented Business Regulatory License for each use and expansion.

N. Regulation of Adult Car Washes

Nude or semi-nude employees of adult car washes must not be able to be seen from any public right-of-way or adjoining parcels. Necessary fencing and/or buffers, as set forth in the relevant chapters of this Ordinance, must be placed around the establishment in order to ensure that patrons can only view the employees once the patrons are inside the establishment.

O. No Fondling or Caressing

It is a misdemeanor for any nude or semi-nude employee or dancer to fondle or caress any patron, and no patron shall fondle or caress any nude or semi-nude employee or dancer.

P. Nonconforming Sexually Oriented Business

1. Any sexually oriented business operating on the date the original Sexually Oriented Business Regulations were enacted by Charleston County Council (Section 6.4.18), that is found to be in violation of any of the location provisions of Article 6.4.18L above, shall be deemed a nonconforming use, and upon written notification by the Planning Director, must obtain a Certificate of Nonconformity from the Planning Department. A certified nonconforming use will be permitted to continue to operate for a period not to exceed 1 year before being licensed.
2. If the sexually oriented business does not, within 6 months of notification by the Planning Director, obtain a Certificate of Nonconformity, then the business will be deemed in violation of the Ordinance, and will not be permitted to continue to operate more than 6 months after the date that the regulations of this Section (Article 6.4.18) first became effective.
3. No nonconforming use shall be increased, enlarged, extended or altered except that the use may be changed to a conforming use.
4. If 2 or more sexually oriented businesses are within 1,000 feet of one

another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at that particular location is the conforming use and the later-established business is the nonconforming use.

5. Any sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use due to the subsequent location of a church, public or private elementary or secondary school, public park, residential district, or a residential lot within 1,000 feet of the sexually oriented business. This provision applies only to the renewal of a valid Sexually Oriented Business Regulatory License, and does not apply when an application for a Sexually Oriented Business Regulatory License is submitted after a Sexually Oriented Business Regulatory License has expired or has been revoked.

Q. Adult Motels Prohibited

A person in control of a sleeping room in a hotel, motel, or similar commercial establishment, commits a misdemeanor if he or she rents or sub-rents a sleeping room to a person, and then, within 8 hours from the time the room is rented, rents or sub-rents the same sleeping room again, as such creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this Section. For purposes of this Section, "rent" or "sub-rent" means the act of permitting a room to be occupied for any form of consideration.

R. Six-Foot Distance Rule

1. No nude or semi-nude employee or nude or semi-nude dancer shall perform live entertainment within six feet of any patron, nor shall any patron experience live entertainment within six feet of any nude or semi-nude employee or nude or semi-nude dancer, in a sexually oriented business. In the case of adult car washes, the six-foot distance rule necessitates that patrons get out of their vehicles, and watch the vehicles being washed no less than 6 feet away from the nude or semi-nude employees.
2. Sexually oriented businesses with live entertainment shall conspicuously post a sign that advises patrons that they must be at least 6 feet away from nude or semi-nude dancers at all times.

S. Gratuities

1. No patrons shall personally pay or personally give a gratuity to any nude or semi-nude dancer or nude or semi-nude employee in a sexually oriented business establishment. Gratuities can be placed in containers at a location away from the nude or semi-nude dancer, or handed to clothed employees. In the alternative sexually oriented businesses could charge a cover charge, and prohibit all gratuities.
2. No nude or semi-nude dancer or nude or semi-nude employee a sexually oriented business shall solicit or accept any pay or gratuity personally from a patron.

3. Sexually oriented businesses with nude or semi-nude dancers or nude or semi-nude employees shall conspicuously post a sign that advises patrons that gratuities to be paid personally to nude or semi-nude dancers and nude or semi-nude employees are prohibited.

T. Additional Regulations Pertaining to the Exhibition of Sexually Explicit Films and Videos, Adult Arcades and Health Clubs

A person who operated or causes to be operated a sexually oriented business, as defined in this Section, which exhibits on the premises in a viewing room of less than 150 square feet of floor space, a film, video cassette or other video reproduction which depicts "specified sexual activities" or "specified anatomical areas", or which allows "specified sexual activities" or "specified anatomical areas", or which allows "specified sexual activities" to occur in a separate room in the establishment shall comply with the following requirements:

1. Upon application for a Sexually Oriented Business Regulatory License, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of 1 or more manager's stations and the location of all overhead lighting fixtures, and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed 32 square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object, and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The Planning Director may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
2. The application shall be sworn to be true and correct by the applicant.
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the Planning Director.
4. It is the duty of the owners and operator of the premises to ensure that at least 1 employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has 2 or more manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.
6. It shall be the duty of the owners and operator, and also the duty of any

agents and employees present in the premises, to ensure that the view area specified in subparagraph "5" remains unobstructed by any doors, walls, merchandise, display racks or other materials at all times and to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted in the application filed pursuant to subparagraph "1" of this Section.

7. No viewing room, nor any room or enclosed area in a health club that cannot be viewed from the manager's station, may be occupied by more than 1 person at any time.
8. In order to ensure that places to which patrons access are adequately illuminated, the premises shall be equipped with overhead lighting fixtures at an illumination at least 1 candle foot as measured at the floor level.
9. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the illumination described above is maintained at all times that any patron is present in the premises.
10. A person having a duty under subparagraphs 1. through 9. above commits a misdemeanor if he or she knowingly fails to fulfill that duty.

U. Exemptions

It is a defense to prosecution under this Section that a person appearing in a state of nudity did so in a modeling class operated:

1. By a proprietary school licensed by the State of South Carolina; a college, junior college, or university supported entirely or partly by taxation.
2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.
3. In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing.
 - b. Where, in order to participate in a class, a student must enroll at least three days in advance of the class.
 - c. Where no more than one nude model is on the premises at any one time.

V. Violations

Refer to provisions contained in Chapter 11, Violations, Penalties and Enforcement.

W. Severability

If any provision of this Chapter or its application to any circumstance is held by a court of competent jurisdiction to be invalid for any reason, this holding does not affect other provisions or applications of this Chapter which can be given effect without the invalid provision or application, and to this end, the provisions of this Chapter are severable.

§6.4.19 SINGLE FAMILY DETACHED AFFORDABLE HOUSING UNITS

To promote ownership or occupancy of affordable, quality housing by low-income households, property within the AG-8 or any AGR, RR-3, S-3, or R-4 zoning district may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this Section (see Section 6.4.19C below). The entity developing the subject parcel must construct new residential housing for the provision of affordable housing as certified by Charleston County. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-income. The following standards of this Section must also be met:

A. Single Family Detached Affordable Housing Units

Single family detached affordable housing units shall meet the low-moderate income standards as defined by the United States Department of Housing and Urban Development or the Low Income definition, which is a household income 80 percent or below the median household income for Charleston County.

B. Ownership

Single family detached affordable housing units shall be sold or rented to qualified low-moderate income households, as defined in Section 6.4.19A.

C. Density/Intensity and Dimensional Standards

1. The maximum density and minimum lot area standards listed in the following table shall apply to single family detached affordable housing units:

Zoning District	Maximum Density	Minimum Lot Area
AG-10	1 dwelling unit per 5 acres	1 acre
AG-8	3 dwelling units per acre	8,000 square feet
AGR and RR-3	3 dwelling units per acre	8,000 square feet
S-3	4 dwelling units per acre	8,000 square feet
R-4	6 dwelling units per acre	4,000 square feet

2. Single family detached affordable housing units in the AG-10 Zoning District shall comply with the dimensional standards of the underlying base zoning district, as contained in Chapter 4, Base Zoning Districts, where no standard is listed in the table above.
3. Single family detached affordable housing units in the AG-8, AGR, RR-3, S-3, and R-4 Zoning Districts shall comply with the dimensional standards of the R-4 Zoning District, as contained in Chapter 4, Base Zoning Districts, where no standard is listed in the table above.

D. Uses

1. Single family attached housing units and duplexes are allowed in the R-4 Zoning District if they meet all requirements of this Section.
2. Only single family detached affordable housing units are allowed in the AG-10, AG-8, AGR, RR-3, and S-3 Zoning Districts.

§6.4.20 STABLE

Boarding or riding stables (commercial or private) may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements.

- A. The following requirements shall apply to commercial stables as defined in this Ordinance:
 1. A minimum lot area of five (5) acres shall be required; otherwise this use shall comply with the Special Exception procedures contained in this Ordinance.
 2. Riding areas and trails shall be limited to the subject parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
- B. Private stables in the AGR and RR-3 zoning districts shall require a minimum lot area of one (1) acre and allow a maximum of one (1) horse; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.

§6.4.21 UTILITY SUBSTATIONS

Electricity regulating substations, gas pressure control stations, or similar utility substations shall be subject to the following standards:

- A. Utility Substations shall comply with the Site Plan Review requirements of this Ordinance;
- B. Any structure shall have a setback of not less than 25 feet from all property lines or the minimum setback of the underlying zoning district, whichever is greater; and
- C. The storage of vehicles and equipment on the premises shall be prohibited except in Community Commercial (CC) or Industrial (I) Zoning Districts.

§6.4.22 VEHICLE SERVICE, LIMITED

Vehicle Service, Limited shall be subject to the following standards:

- A. No outdoor storage of vehicles shall be permitted in conjunction with a limited vehicle service use; and
- B. In zoning districts subject to conditions (C), this use shall have a maximum floor area of 5,000 square feet, otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.23 BONA FIDE FORESTRY OPERATIONS

For this use to be allowed, the contiguous parcels must have five acres or more of forest land. Additionally, if a parcel is harvested of Grand Trees (excluding Live Oak species per section 9.4.1.B. 2.d.) zoning permits or development applications may not be submitted within five years of issuing permit for the harvest because, it shall be presumed that such harvest was done in anticipation of future development and is not considered a bona fide forestry activity as defined by this ordinance. Any person seeking to rebut this presumption shall have the burden of proving their claim by clear and convincing evidence.

“Bona fide forestry operations” shall mean that the property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Section 12-43-220, SC Department of Revenue Regulation 117-1780.1. and other applicable statutes, rules and regulations.

§6.4.24 MANUFACTURED HOUSING UNITS**A. Replacement in R-4, M-8, and M-12 Zoning Districts**

The replacement of manufactured housing units shall be allowed by right in the R-4, M-8, and M-12 Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.24B and C of this Section.

B. Requirements in RR-3, S-3, R-4, M-8, and M-12 Zoning Districts

Manufactured housing units placed in RR-3, S-3, R-4, M-8, and M-12 Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the manufactured housing unit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

C. Placement in R-4, M-8, and M-12 Zoning Districts

Placement of a manufactured home within the R-4, M-8, and M-12 Zoning Districts is conditional upon determination by the Planning Director that:

1. The area within 300 feet of the parcel proposed for manufactured home placement is characterized either entirely of manufactured homes or a mix of site built and manufactured homes. (The mix shall contain a minimum number of manufactured homes equivalent to twenty-five percent (25%) of the number of existing principal residences located on parcels within 300 feet of the subject property); and
2. If the Planning Director determines that the area is not characterized either entirely of manufactured homes or by a mix of site built and manufactured homes, the use shall fall under the Special Exception procedures of this Ordinance.

D. Single-Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)

One Manufactured Housing Unit may be placed on the same parcel with a Single Family Detached home or another Manufactured Housing Unit as an "accessory dwelling unit" to the primary residence (whether SFR or MHU) pursuant to Article 6.5.9, Accessory Dwelling Units, applicable conditions of this Article, and any other requirements in this Ordinance. Otherwise, two or more Manufactured Housing Units on the same parcel shall be considered a Manufactured Housing Park (MHP).

§6.4.25 SINGLE FAMILY DETACHED DWELLING UNITS IN THE MHP, OR, OG, CT, CN, CR, AND I ZONING DISTRICTS

- A. MHP, OR, OG, CT, CN, CC and I Zoning Districts in the Urban/Suburban Area: Single family detached dwelling units in the MHP, OR, OG, CT, CN, and I zoning districts in the Urban/Suburban Area shall comply with the density/intensity and dimensional standards of the R-4 zoning district. Single family detached dwelling units in the CC zoning district in the Urban/Suburban Area shall comply with the density/intensity and dimensional standards of the M-12 zoning district.
- B. MHP, OR, OG, CT, CN, CC, CR, and I Zoning Districts in the Rural Area: A maximum of one single family detached dwelling unit shall be allowed per Lot of Record, Approved, as defined in this Ordinance, existing as of [date of approval of these amendments], provided the dwelling unit complies with all dimensional standards of the zoning district in which it is located.
- C. Dwelling units for security or maintenance personnel as accessory structures, per Section 6.5.1C of this Ordinance, shall not be permitted on the same zoning lot as a single family detached dwelling unit.

§6.4.26 PERSONAL IMPROVEMENT EDUCATION

In zoning districts subject to conditions (C), personal improvement education shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.27 HISTORICAL SITE

In zoning districts subject to conditions (C), the operation of historical sites shall be restricted to the hours between 7:00 a.m. and 8:00 p.m., otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.28 POSTAL SERVICE, UNITED STATES

In zoning districts subject to conditions (C), any postal service facility shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.29 ADULT OR CHILD DAY CARE FACILITY

All adult or child day care facilities shall comply with the Site Plan Review procedures contained within this Ordinance.

§6.4.30 RECREATION OR ENTERTAINMENT, INDOOR

No indoor shooting ranges shall be allowed in the Commercial Transition (CT) zoning district.

§6.4.31 UTILITY SERVICE, MINOR

Minor Utility Service uses shall comply with the Limited Site Plan Review requirements of this Ordinance and shall obtain a clearing and grubbing permit prior to commencement of such activities.

Minor Utility Service shall be underground in the Commercial Transition (CT) zoning district.

§6.4.32 PET STORES OR GROOMING SALONS, SMALL ANIMAL BOARD, AND VETERINARY SERVICES

In the nonresidential zoning districts, pet stores, grooming salons, small animal boarding and veterinary services shall have a maximum floor area of 2,000 square feet or less; otherwise these uses shall fall under the special exception procedures of this Ordinance. In the agricultural and residential zoning districts, pet stores, grooming salons, small animal boarding and veterinary services shall have a maximum floor area of 1,500 square feet, otherwise these uses shall fall under the special exception procedures of this Ordinance.

§6.4.33 BANKS AND FINANCIAL SERVICES

In zoning districts subject to conditions (C), banks and financial services shall have a maximum floor area of 5,000 square feet or less; otherwise these uses shall fall under the special exception provisions of this Ordinance.

§6.4.34 CATERING SERVICE

- A. In zoning districts subject to conditions (C), a structure or structures used for catering services shall have a maximum floor area of 5,000 square feet.
- B. In zoning districts subject to Special Exception provisions (S), a structure or structures used for catering services shall have a maximum floor area of 2,000 square feet.
- C. On-site retail sales are prohibited.
- D. All catering service uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.35 ADMINISTRATIVE OR BUSINESS OFFICE, GOVERNMENT OFFICE, AND PROFESSIONAL OFFICE

In zoning districts subject to conditions (C), administrative or business office, government offices, and professional offices shall have a maximum floor area of 5,000 square feet or less; otherwise these uses shall fall under the special exception provisions of this Ordinance.

§6.4.36 SPECIAL TRADE CONTRACTORS

Special Trade Contractors shall be subject to the following standards:

- A. This use excludes any tractor trailer containers in outside storage areas; and
- B. In zoning districts subject to conditions (C), this use shall have a maximum area of 5,000 square feet including the building and any outside storage,

otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.37 PARKING LOTS

In the Commercial Transition (CT) zoning district, all parking lots shall have one canopy tree per six parking spaces and a maximum of fifteen spaces in a row between trees.

§6.4.38 CONSUMER GOODS RENTAL SERVICE

In zoning districts subject to conditions (C), consumer goods rental services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.39 BOAT YARD

If a boat yard provides dry stack or wet slip storage of watercraft or direct access to the water, this use shall be considered a Water-Dependent Use and subject to the Water-Dependent Use requirements contained in Chapter 5 of this Ordinance.

§6.4.40 REPAIR SERVICE, CONSUMER

Repair Service, Consumer shall be subject to the following standards:

- A. In zoning districts subject to conditions (C), consumer repair services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.
- B. In the Neighborhood Commercial (CN) zoning district, no outside storage will be allowed.

§6.4.41 LIQUIFIED PETROLEUM GAS DEALERS

The amount of storage for liquid petroleum gas dealers shall be limited to 40,000 gallons per site.

§6.4.42 BUILDING MATERIALS OR GARDEN EQUIPMENT AND SUPPLIES DEALERS

Building Materials or Garden Equipment and Supplies Dealers shall be subject to the following standards:

- A. This use excludes any tractor trailer containers in outside storage areas; and
- B. In zoning districts subject to conditions (C), this use shall have a maximum area of 5,000 square feet including the building and any outside storage, otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.43 FOOD SALES

In zoning districts subject to conditions (C), food sales shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.44 RETAIL SALES OR SERVICE, GENERAL

In zoning districts subject to conditions (C), retail sales or service, general shall have a maximum floor area of 5,000 square feet or less; otherwise the use shall fall under the special

exception procedures of this Ordinance.

§6.4.45 SERVICE STATION, GASOLINE

In zoning districts subject to conditions (C), gasoline service stations shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.46 CONSUMER CONVENIENCE SERVICES

In zoning districts subject to conditions (C), consumer convenience services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.47 PERSONAL IMPROVEMENT SERVICES

In zoning districts subject to conditions (C), personal improvement services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.48 SERVICES TO BUILDING OR DWELLINGS

A. Services to Buildings or Dwellings

In zoning districts subject to conditions (C), services to buildings or dwellings shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

B. Landscaping Services

1. In zoning districts subject to conditions (C), a structure or structures used for landscaping services shall have a maximum floor area of 2,000 square feet; and
2. All landscaping service uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.49 FREIGHT FORWARDING FACILITIES

In zoning districts subject to conditions (C), freight forwarding facilities shall have a maximum floor area of 10,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.50 GOLF COURSES

Golf courses shall be subject to the following standards and criteria:

- A. An impact analysis must be submitted that indicates the potential number of members, the characteristics of the golf course membership, a traffic impact analysis and a complete site analysis as detailed below:

1. Required Site Analysis

The layout of any golf course shall be determined after preparing the required site analysis. The detailed site analysis will be done in order to identify the site's most significant environmental, historic, cultural, and natural resources. The site analysis will include:

- a. Vegetation

Characteristics of a vegetation survey related to land use will describe principal, predominant, and significant vegetation, by type, condition, age, use, and general or specific location. Features in the survey will include trees and shrubs, agricultural fields, treelines, native vegetation, orchards, groves, woodlots, pastures, wetlands, forests, and grasslands. The vegetation survey shall indicate any significantly large trees or endangered plant or animal species that may reside on the site and is protected by law.

- b. **Historical, Archaeological and Cultural Resources**
Historical resources located within the proposed golf course development must be identified on the plat. Sources such as the County of Charleston Historical Survey (1991), state registers, and federal registers such as the National Register of Historic Places shall be utilized in identifying these resources. The historical survey is important for noting structures and areas that must be protected as designated landmarks.
 - c. **Adjacent Land Use Patterns**
Land use on adjacent properties shall be identified. Features such as, but not limited to, roads, rice dams, traditional settlement areas, cemeteries, clusters of structures, parks, marinas, and logging areas shall be shown.
 - d. **Hydrography**
All water features including streams and sensitive areas on the site, such as wetlands and riparian corridors, must be located. The purpose of locating these features is to limit disturbance of soil and vegetation that affect water quality features. Hydrography shall be used to determine where water required wetland buffers and other requirements such as drainage easements will be located. Wetland buffers of 50 feet are required on all saltwater marshes, and 35 feet on all protected freshwater wetlands. All water bodies - rivers, streams, drainage channels, marshes or wetland, floodplains and aquifers must be inventoried or identified.
 - e. **Wildlife Habitat Areas**
The purpose of identifying wildlife areas is to assess the ecological conditions of the landscape and to provide continuation of these habitat areas. Features of this survey shall include the presence of any threatened or endangered species, natural areas vital to wildlife species, habitat areas that are connected to larger undisturbed natural habitat (connected habitat system). Through this method the study will develop key points or areas that should be left undeveloped, then define those areas most suitable for development.
- B. Within the RM, AG, AGR, RR-3, S-3, and R-4 Zoning Districts, only Audubon International "Signature Program" golf courses will be allowed.
- C. Potential sites should be selected which allow the golf course to be routed in

such a way as to minimize the need to alter, create or remove existing native landscapes, trees, and vegetation, and which provide opportunities for restoration/enhancement of valuable habitat.

- D. Sites which have Archaeologically or Geologically significant and sensitive or critical habitat or environmental features shall be identified and either relocated or preserved through careful golf course design. Permanent open space easements or other techniques may be used, as appropriate, to effect preservation. The site design shall identify areas for restoration, replanting, and enhancement of riparian and littoral habitat to re-establish wildlife migration corridors and lineages between fragmented habitat areas. Protection and planned restoration/enhancements for such areas during construction and ongoing operation must be ensured. Native habitats and communities of special value to threatened/endangered species shall be preserved to the greatest extent possible, consistent with State and Federal regulation.
- E. Each site selected [as a] golf course development will likely have a variety of habitat types present. These habitat types must be identified and provisions made for routing of the course or relocation of the species.
- F. The site plan should protect drainage systems that support retained vegetation. Ponds shall be developed which mimic conditions in terms of both aesthetics and habitat.
- G. Structures and buildings should be located such that impacts to habitats and significant natural areas are avoided.
- H. Design and Construction Standards

1. Marshes, Creeks and Wetlands

- a. The golf course design must attempt to minimize the number of marsh, creek or wetland crossings. Marsh, creek or wetland crossings must be designed in such a way to minimize erosion and harmful effects of significant habitat and migration corridors.
- b. Bridges must minimize alteration of the marsh, creek or wetland environment.
- c. Design must create and restore riparian habitat, especially in previously degraded habitat areas, and must reduce the impact of alterations necessitated by design and construction of the course.
- d. The course design must employ vegetated buffer strips of sufficient width to mitigate impacts to riparian corridors and other significant habitat which may result from surface drainage of the golf course, cart paths, and other developed areas. In certain circumstances where riparian vegetation has been degraded or does not exist, turf grass and rough areas may be located in closer proximity to the marshes, creeks and wetlands.

- e. Cart paths must be graded such that runoff from them generally does not flow directly into any marsh, creek or wetland.
- f. Construction fencing/siltation barriers must be utilized during the construction phase where needed to protect habitat and marsh, creek or wetland areas.

2. Trees

- a. The selected site must not be heavily forested (with more than 60 percent tree canopy coverage).
- b. The design of the course and related facilities must maximize the preservation of clusters or significant stands of trees, particularly grand trees, and otherwise preserve "interior" habitat areas.
- c. Irrigation systems shall be designated to avoid impacting existing oaks or other sensitive vegetation.
- d. If required by the Planning Director, a certified professional arborist, botanist, or forester shall be employed by the applicant to evaluate the status of the trees and related habitats on the site and provide direction for restoration and/or enhancement of impacted trees.
- e. Cart paths within the drip lines of trees slated for preservation must be graded in such a way as to not damage or stress the tree.
- f. Barriers (curbs, fencing, vegetation, etc.) should be established to discourage cart and pedestrian travel off paths located within or adjacent to sensitive habitat.

3. Water Quality

- a. Lined artificial storage ponds must not be located in prime groundwater recharge areas.
- b. Turf grass species and landscaping around buildings should be selected which are drought resistant or tolerant and which are suited for any special site characteristics or soil conditions.
- c. State-of-the-art irrigation systems with site meteorological monitoring capability should be used to minimize water use.
- d. If on-site wells or ponds are to be used as the irrigation water source, analysis will be required to determine the safe yield in order to prevent aquifer, off-site wells and/or marsh, creek or wetland depletion. The developer will be held responsible for any negative impact on water supplies to adjacent or nearby properties.
- e. Paved areas should be limited in order to minimize impermeable surfaces, and thereby reduce surface runoff.

- f. The project should employ established best management practices pursuant to the Non-Point Source Program guidelines to control non-point source (stormwater) runoff pollution. For example: impervious liners for detention/retention ponds and water hazards to protect ground and surface water quality; buffer strips, oil/grease separators or other recommended techniques for parking area drainage systems; grease traps and other recommended technologies for facilities such as golf cart maintenance or wash areas to prevent untreated runoff from entering the natural aquatic environmental berms, vegetative strips, grease traps, or other recommended technologies in parking areas for drainage controls to minimize pollution to nearby riparian areas and surface waters.
- g. The overall drainage system should be designed to insure that there is no increase in the velocity or amount of off-site flows during major storm events.

4. **Archaeology**

- a. The design of the course must preserve significant archaeological areas and/or historical features present on the site.
- b. Significant archaeological sites must be staked, flagged, or fenced off to insure their protection.

5. **Noise**

- a. Where possible, clubhouse facilities and other noise-generating uses and facilities should be located away from neighbors who might be impacted.
- b. Roads must be sited such that traffic noise is minimized for adjacent areas.

6. **Growth-Inducing Impacts**

- a. The project should not provide infrastructure improvements that would be capable of serving new development other than the proposed project.
- b. The project should not stimulate economic expansion or growth (e.g. major changes in tax revenue base, employment expansion, etc.) other than that necessary to serve the proposed project.
- c. The project should not establish a precedent for significant change in current *Comprehensive Plan* policy.
- d. In cases where the golf course developer owns lands adjacent to the project site, a plan for the potential development of those adjacent lands should be submitted for evaluation.

- e. Deed restrictions, open space easements, or other appropriate techniques must be used to mitigate or prevent growth-inducing impacts inside the development.
- I. Notification
Upon the receipt of a complete application for a golf course, the Planning Department shall notify neighbors within a 300-foot radius, parties in interest and place notification in the newspaper within ten (10) days. All notifications shall be done in accordance with the provisions contained in Chapter 3 of this Ordinance.
- J. Time Limit for Staff Review
Upon the receipt of a complete application for a golf course, the Planning Department shall have a maximum of 45 days to act on the application. Staff's failure to act on the application within 45 days will result in the applicant being granted a Zoning Permit.

§6.4.51 SOLID WASTE DISPOSAL FACILITY

- A. Solid Waste Disposal Facilities located in the Resource Management (RM) Zoning District shall comply with all of the requirements contained in the South Carolina Solid Waste Policy and Management Act of 1991, as amended.
- B. The following requirements shall apply to Solid Waste Disposal Facilities located in or proposed to be located in the Industrial (I) Zoning District:
 - 1. Solid Waste Disposal Facilities that were legally established before April 21, 1999 shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.
 - 2. Any proposed Solid Waste Disposal Facilities, except existing Solid Waste Disposal Facilities, shall fall under the special exception procedures of this Ordinance.
 - 3. All Solid Waste Disposal Facilities shall comply with all of the requirements contained in the South Carolina Waste Policy and Management Act of 1991, as amended.

§6.4.52 CONTAINER STORAGE FACILITIES

- A. Facilities for or including container storage (whether temporary or permanent), shall be subject to the following additional standards:
 - 1. Uses shall be separated from any adjoining uses or public or private rights-of-way, excluding points of ingress or egress, by way of one of the following:
 - a. A suitably landscaped earthen berm sufficient to screen neighboring or nearby property from the facility; and in no event less than eight (8) feet in height above finished grade; or

- b. A solid concrete, brick or masonry wall of not less than ten (10) feet in height above finished grade and completely screened from view from public rights-of-way by way of a vegetative buffer; or
 - c. A minimum vegetative buffer depth of two hundred (200) feet along the boundaries adjacent to any property zoned Residential (R) and a minimum vegetative buffer depth of fifty (50) feet otherwise. This buffer shall be located within the required setback as described in Section 6.4.52.3.b.
 2. Container yard light fixtures installed after January 1, 2005, shall be a type that minimizes fugitive light scatter and shall be directed into the container yard away from neighborhoods. In addition, yard light fixtures installed after January 1, 2005, shall not be visible above the tree line from adjacent residential neighborhoods.
 3. Storage within a container yard shall be restricted by the following:
 - a. Container stacking may be permitted, where appropriate, pursuant to an approved container stacking plan. Such plan shall, at a minimum, include a site plan showing the location of all abutting streets and sidewalks, all internal travel-ways, a stagger stacking schedule, and the proposed maximum stacking heights. A suitable stacking plan shall feature a slope not exceeding a rise/run of $\frac{1}{2}$, shall include a perimeter setback of not less than thirty (30) feet from the nearest stored container, the nearest sidewalk edge, or right-of-way edge, and shall indicate how the stacking plan meets all other requirements of this Ordinance; and
 - b. Container and chassis storage is not permitted within three-hundred fifty (350) feet of the boundary adjacent to any property zoned Residential (R) and within fifty (50) feet otherwise. In addition, containers stacked in the yard shall not be visible above the tree line from adjacent residential neighborhoods. Structures may be allowed in the area beyond the required buffer where container and chassis storage is prohibited, provided that proposed structures meet all requirements of this Ordinance and receive Site Plan Review Approval.
 4. In those instances which proposed container storage facilities are viewed by the Planning Director as having a substantially negative impact on a surrounding area(s) or adjoining property(ies), based on the facility's location, proposed use, permitted use, or actual use of the property, the Planning Director shall bring the matter to the next available meeting of the Board of Zoning Appeals for hearing and decision, pursuant to Article 3.13.
- B. Amortization Provided
Any facility involved in, or location used for, the purposes provided within Section 6.4.52 and not zoned Industrial (I) as of November 20, 2001 shall

cease operations no later than November 20, 2004. Any facilities engaged in stacked storage as of November 20, 2001, shall come into compliance with Section 6.4.52 by November 20, 2004, and shall be bound by the three (3) year general amortization schedule provided for herein above.

§6.4.53 CEMETERIES

Cemeteries require a minimum five-acre lot area, a minimum 25-foot landscaped buffer from adjacent properties, and completion of the Site Plan Review process. Non-commercial, family cemeteries shall be allowed. Cemeteries on the same lot as or on a lot adjacent to a religious facility shall be allowed as a use of right.

§6.4.54 KENNEL

Kennels shall be subject to the following standards:

A. Minimum Lot Size

The lot size shall contain a minimum of five (5) acres.

B. Exception to Minimum Lot Size

This use may be approved for a lot that is at least two (2) acres in size through the Special Exception procedures contained in this Ordinance.

C. Required Screening and Landscaped Buffer and Site Plan Review

1. A minimum 100-foot screened and landscaped buffer from all adjacent properties is required.
2. All kennel uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.55 RECYCLING COLLECTION, DROP-OFF

Facilities providing recycling collection drop-off centers shall comply with the Site Plan Review procedures contained within this Ordinance.

§6.4.56 AIRPORTS, HELIPORTS AND OTHER AIRCRAFT LANDING/TAKEOFF FACILITIES

Facilities providing landing and/or takeoff areas, service, hanger, or storage for aircraft, helicopters, lighter than air aircraft, hot-air balloons, or other similar craft, must comply with the Planned Development Procedures contained within this Ordinance.

§6.4.57 SPECIALIZED MANUFACTURING

- A. In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five (5) non-resident employees.
- B. All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.
- C. On-site retail sales are prohibited.
- D. All specialized manufacturing uses shall comply with the Site Plan Review

requirements of this Ordinance.

§6.4.58 SWEETGRASS BASKET STANDS

Vehicle parking for sweetgrass basket stands shall be located entirely out of all travel lanes with a minimum of two (2) feet of clearance between the edge of the travel lane and any parked vehicle or sweetgrass basket stand.

§6.4.59 TATTOO FACILITIES

- A. Tattoo facilities shall be prohibited within 1,000 feet of a church, school, or playground. This distance shall be the shortest route of the ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground;
- B. All proposed tattoo facilities located within 1,000 feet of a property line of a lot in a residential zoning district, or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. The distance shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district;
- C. All proposed tattoo facilities may only provide tattooing and may not engage in any other retail business including, but not limited to, the sale of goods or performing any form of body piercing other than tattooing;
- D. All proposed tattoo facilities shall comply with all regulatory requirements of the State of South Carolina;
- E. Tattoo facility uses shall comply with the Site Plan Review requirements of this Ordinance and all other applicable provisions of this Ordinance and all other applicable laws, rules, and regulations; and
- F. When the provisions of this Ordinance require that Neighbor Notice be provided, the requirements of Section 3.1.6.B.3 shall apply with the exception that all property owners within 1,000 feet of the subject property shall be included in the Neighbor Notice.

§6.4.60 WINERIES

- A. All winery uses shall comply with the Site Plan Review requirements of this Ordinance.
- B. Special Exception procedures shall apply for parcel(s) totaling less than five (5) acres in size.
- C. Prior to Site Plan Review approval the applicant shall provide a copy of an approved permit from the State of South Carolina Department of Revenue, Alcohol Beverage Licensing. All winery uses shall also comply with applicable agency requirements such as SCDHEC requirements.

- D. The following uses and activities are permitted at a winery after completion of the Site Plan Review process:
1. On-premise sale of wine and wine consumption (tasting room and accessory retail limited to 1,500 square feet, days and hours of operation limited to Monday thru Saturday from 10:00 a.m. to 7:00 p.m.);
 2. Daily tours limited to Monday thru Saturday from 10:00 a.m. to 7:00 p.m.; and
 3. Special events, including festivals (limited to five (5) special event permits per calendar year, no more than ten (10) consecutive days). Special events permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity in accordance with the requirements of this Ordinance.

§6.4.61 SHORT-TERM LENDERS

Short-term Lender uses shall be subject to the following standards:

- A. All short-term lender uses shall comply with the Site Plan Review requirements of this Ordinance;
- B. The proposed use shall be at least 3,000 feet, measured from lot line to lot line, from another Short-term lender in the unincorporated area or incorporated area of Charleston County; and
- C. The proposed use shall be at least 300 feet, measured lot line to lot line, from any church, school, or lot in a residential zoning district or containing a residential use, whether located in the unincorporated area or incorporated area of Charleston County.
- D. The proposed use is housed within a nonresidential building having at least 30,000 square feet.

§6.4.62 MICROBREWERIES

- A. Microbreweries located in the Community Commercial (CC) Zoning District shall have a maximum capacity of 5,000 barrels per year; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
- B. Microbreweries proposed to be located in the Community Commercial (CC) Zoning District shall require review and approval in accordance with the Special Exception procedures of this Ordinance if: (1) they allow on-site consumption of beer or alcoholic beverages in conjunction with the microbrewery use or an accessory use; and (2) they are located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district.

- C. All Accessory Uses and Structures shall comply with the requirements of Article 6.5 of this ordinance.
- D. All Special Events uses shall comply with the requirements of Article 6.7 of this ordinance.

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES
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§6.5.1 ACCESSORY USES AND STRUCTURES ALLOWED

Permitted uses and approved Special Exception uses shall be deemed to include accessory uses and structures that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the allowed principal use.

A. Accessory Uses

An accessory use is a use customarily incidental and subordinate to the principal use of a zoning lot or of a structure. Accessory uses shall be subject to the same regulations as apply to principal uses in each zoning district, unless otherwise expressly stated.

B. Accessory Structures and Buildings

An accessory structure is a structure that is detached from a principal structure and customarily incidental and subordinate to the principal structure. Accessory structures include, but are not limited to, swimming pools, fences, and detached accessory buildings (dwellings, barns, garages, sheds, gazebos). If any accessory building is attached to a principal building with a roof supported by columns or walls, it shall be deemed part of the principal building provided the attachment is a minimum of 4 feet in width with a minimum length to width ratio of 4:1. In such cases, the structure shall comply with the setback requirements of the applicable zoning district.

§6.5.2 TIME ESTABLISHMENT

Unless otherwise expressly permitted in this Ordinance, no accessory use shall be established and no accessory structures shall be allowed on the subject parcel until after all required permits and approvals for the principal use or activity have been obtained and there are no current zoning and/or building code violations on the property.

§6.5.3 RESIDENTIAL ACCESSORY USES

The following uses and structures shall be allowed as accessory uses and structures to allowed Residential uses:

- A. Fences and walls;
- B. Garages, carports and off-street parking areas;
- C. Gate houses and guard houses;
- D. Home occupations, subject to Section 6.5.11;
- E. Playhouses, patios, cabanas, porches, gazebos and incidental household

storage buildings

- F. Radio and television receiving antennas or dishes;
- G. Recreational and play facilities for the use of residents;
- H. Solar collectors, subject to Section 6.5.18;
- I. Tennis courts, swimming pools, hot tubs, and related mechanical equipment;
- J. Accessory Dwelling Units, subject to Section 6.5.9;
- K. Barns and farming-related structures even if the subject parcel does not contain a primary structures or use, provided that no agricultural or farm-related structure on a parcel of one acre or less in an R-4, M-8, or M-12 district shall exceed 250 square feet in area;
- L. The selling of sweetgrass baskets is allowed as an accessory use in all Agricultural Zoning Districts and in RR-3, S-3, and R-4 Zoning Districts; and
- M. Other necessary and customary uses determined by the Planning director to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any standards contained within this Ordinance.

§6.5.4 AGRICULTURAL ACCESSORY USES

Accessory Agricultural uses shall include all residential accessory uses and those accessory uses and activities customarily associated with agricultural operations, as determined by the Planning Director. Barns and farm-related structures, including roadside stands selling sweetgrass baskets or indigenous produce grown or produced on the farm where the roadside stand is located, shall be allowed on all parcels in Agricultural zoning districts, even if the subject parcel does not contain a primary structure. Manufactured homes, modular building units, and pre-manufactured container units may be used for non-residential purposes only in all agricultural zoning districts subject to the following requirements as well as those in the Charleston County building Code, as amended.

§6.5.5 COMMERCIAL AND INDUSTRIAL ACCESSORY USES

The following uses and structures shall be allowed as accessory uses and structures to allowed Commercial and Industrial uses:

- A. One dwelling unit for security or maintenance personnel;
- B. Fences and walls;
- C. Gates and guard houses;
- D. Off-street parking areas (which may be located on a separate parcel pursuant to the requirements contained in Chapter 9);
- E. Radio and television receiving antennas or dishes and support structures;
- F. Recreation areas and facilities for the use of employees;

- G. Cafeterias, dining halls and similar food services when operated exclusively for the convenience of employees, clients, or visitors to the principal use;
- H. Day care facilities when operated exclusively for the convenience of employees of the principal use;
- I. Gift shops, newsstands and similar commercial activities operated exclusively for the convenience of employees, clients, or visitors to the principal use;
- J. Solar Collectors, subject to Section 6.5.18; and
- K. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any standards contained within this Ordinance.

§6.5.6 ACCESSORY RETAIL SALES AND PERSONAL SERVICES

Personal services and retail sales established with the express purpose of providing a convenience for tenants of multi-family or office development shall be permitted, subject to the following limits:

- A. The accessory activity shall be located on the same zoning lot as the principal use.

§6.5.7 INSTITUTIONAL AND CIVIC ACCESSORY USES

The following uses and structures shall be allowed as accessory uses and structures to allowed Institutional and Civic uses:

- A. Refreshment stands and food and beverage sales located in uses involving public assembly;
- B. Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
- C. Gift shops, newsstands and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
- D. Recreation areas and facilities for the use of employees;
- E. Solar Collectors, subject to Section 6.5.18 of this Chapter; and
- F. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any standards contained within this Ordinance.

§6.5.8 ACCESSORY STRUCTURES IN RESIDENTIAL AND RESIDENTIAL OFFICE (OR) ZONING DISTRICTS

Unless otherwise expressly stated and in addition to any other applicable provisions of this Ordinance, accessory structures in Residential and Residential Office (OR) zoning districts shall be subject to the following standards:

- A. An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal structures.
- B. A detached accessory structure shall be located:
 - 1. On the rear of the lot, behind the principal structure. This limitation shall not apply to carports or garages;
 - 2. At least six feet from any existing dwelling or dwelling under construction;
 - 3. At least three feet from any interior lot line in a residential district; if in an OR district that abuts a residential district, the accessory structure in the OR district shall be located at least ten feet from the abutting interior lot line; when an OR district abuts another O, C or I district, setbacks for accessory structures are not required; and
 - 4. If on a corner lot, the accessory structure shall not project in front of the front building line required or existing on the adjacent lot.
- C. A detached accessory structure may be constructed on an adjacent vacant lot if both lots are in the same ownership.
- D. Accessory structures shall be included in building coverage;
- E. See also the Accessory Dwelling Unit provisions of Section 6.5.9 contained within this Chapter.

§6.5.9 ACCESSORY DWELLING UNITS

In Agricultural and Residential zoning districts, one accessory dwelling unit may be established on an existing zoning lot if reviewed and approved, subject to the following standards:

- A. The zoning lot must have a minimum area at least 50 percent larger than the minimum area required for a principal residential structure.
- B. Only one accessory unit shall be permitted per zoning lot.
- C. The heated gross floor area of the accessory dwelling unit shall not exceed 800 square feet in any Residential district or shall not exceed 1,500 square feet in any Agricultural district.
- D. Accessory Dwelling Units placement shall comply with all dimensional standards of the applicable zoning district, as contained in Chapter 4, Base Zoning Districts, of this Ordinance, including all setback, buffer, lot coverage, height requirements, and waterfront development standards.
- E. Accessory Dwelling Units placement on parcels that contain or abut an OCRM Critical Line shall meet the Waterfront Development Standards of Article 4.22.2.

- F. Separate electrical meters shall not be allowed for attached accessory dwellings.

§6.5.10 MANUFACTURED HOUSING UNITS

- A. In Agricultural zoning districts, a manufactured housing unit may be used for one caretaker's quarters. It shall not be permitted for other than residential use unless authorized elsewhere in this Ordinance.
- B. Applications to use manufactured housing units for temporary use while construction is in progress on a permanent structure shall be submitted to the Planning Director for a Construction Permit in accordance with Temporary Zoning Permit requirements of this Ordinance. Such a temporary unit shall be removed from the premises within 30 days of issuance of a Certificate of Occupancy for the permanent structure.
- C. Manufactured housing units may be utilized for classroom and related use for a two-year period or as otherwise expressly provided in the approval of a Special Exception. The period of use may be extended upon application and proper findings by the Board of Zoning Appeals.
- D. Where needed for the general welfare of the public, governmental entities may utilize manufactured housing units as classrooms, clinics, offices and caretaker's quarters, provided Special Exception approval has been obtained.
- E. Manufactured housing units, modular building units and pre-manufactured container units shall not be allowed as accessory uses nor as accessory structures for purposes of permanent storage units unless they are located in an AGR, AG-8, AG-10, AG-15, RM, Community Commercial (CC), or Industrial (I) Zoning District and comply with the provisions of Section 6.5.17.

§6.5.11 HOME OCCUPATIONS

- A. **General**

Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this Section are intended to permit residents to engage in home occupations, while ensuring that home occupations will not be a detriment to the character and livability of the surrounding area. The regulations require that home occupations (an accessory use) remain subordinate to the principal residential use of the property and that the viability of the residential use is maintained. Zoning Permits shall be required for all home occupations.
- B. **Where Allowed**

Home occupations that comply with the regulations of this Section shall be allowed as an accessory use to any allowed Residential or Agricultural principal use.
- C. **Allowed Uses**

The home occupation regulations of this Section establish performance

standards rather than detailed lists of allowed home occupations. Uses that comply with all of the standards of this Section will be allowed as home occupations unless they are specifically prohibited.

D. Prohibited Uses

1. Vehicle/Equipment Repair, Rental or Sales

Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a home occupation in the R-4, M-8, M-12, MHS, and MHP Zoning Districts, unless these types of repairs, rentals, or sales take place in an enclosed structure and pose no noise or safety concerns.

2. Restaurants

Restaurants and food service establishments are not allowed as home occupations. Food service for Bed and Breakfasts shall be allowed under this Ordinance.

3. Employee Dispatch Centers

Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

4. Animal Care or Boarding

Animal care or boarding facilities (including animal hospitals, kennels, stables and all other types of animal boarding and care facilities) are not allowed as home occupations in the R-4, M-8, M-12, MHS and MHP Residential Zoning Districts.

5. Medical Offices or Clinics

Medical offices and medical clinics are not allowed as home occupations in the R-4, M-8, M-12, MHS and MHP Residential Zoning Districts. This includes doctors' offices, dentists' offices, psychologists' offices, hospitals and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis. Limited Prosthetic Manufacturing as defined in Chapter 12 of this Ordinance shall be allowed.

6. Funeral Homes

Funeral homes and funeral service activities are not allowed as home occupations.

7. Barber Shops, Beauty Shops and Nail Salons

Barber and Beauty Shops with more than one chair are not allowed as a home occupation.

8. Dancing Schools

Dancing schools are not allowed as home occupations.

E. Employees

Only one full-time or one part-time employee, who is not a full-time resident of the home where the home occupation is located, is allowed. The home occupation may have other employees who are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as a part of the home occupation.

F. Resident Operator

The operator of a home occupation shall be a full-time resident of the dwelling unit.

G. Customers

Customers may visit the site of a home occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.

H. Floor Area

No more than 25 percent of the total floor area of the dwelling unit may be used to house a home occupation, except that Bed and Breakfasts allowed by this Ordinance are exempt from this provision. Up to 1,000 square feet of an accessory structure, such as a garage, may be used for a home occupation.

I. Outdoor Activities

All activities and storage areas associated with home occupations must be conducted in completely enclosed structures.

J. Exterior Appearance

There shall be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function, with the exception of signs that comply with the following requirements:

1. One (1) non-illuminated sign not to exceed 216 square inches in size (example: 12 inches by 18 inches) may be permitted per property on which a legally established Home Occupation use exists;
2. The sign must be attached to the principal structure or fence located on the subject property;
3. The applicant must submit a plan drawn to scale showing the location and design of the sign that will complement the color and materials of structures in the area; and
4. The sign must be removed within thirty (30) days of the termination of the Home Occupation use.

Examples of prohibited alterations include construction of parking lots, paving of required setbacks, adding additional entrances to the dwelling unit, signs

that are not in compliance with the requirements of this Section, and commercial-like exterior lighting. The use of snipe signs is strictly prohibited.

K. Operational Impacts

No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.

L. Vehicles

Not more than one pick-up truck, car, sports utility vehicle, or van used in conjunction with a home occupation may be parked at the site of the home occupation in any S-3, R-4, M-8, M-12, MHS, or MHP Zoning District. The heavy commercial vehicle standards of Section 6.5.15 shall apply to home occupations.

M. Deliveries

No more than four deliveries or pick-ups of supplies or products associated with home occupations are allowed between the hours of 8:00 a.m. and 8:00 p.m.

N. Sales

No article, product, or service may be sold in connection with a home occupation, other than those produced on the premises or comprise 25 percent or less of the gross receipts.

§6.5.12 ANIMALS

- A. The keeping of household pets shall be allowed as an accessory use in all zoning districts in which residential dwelling units are permitted.
- B. The keeping of exotic or wild animals shall not be allowed as an accessory use and shall only be allowed if approved as a Special Exception in accordance with the procedures contained in Chapter 3 of this Ordinance.

§6.5.13 ACCESSORY STORAGE OF MAJOR RECREATIONAL EQUIPMENT

No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

§6.5.14 STORAGE AND REPAIR OF INOPERABLE MOTOR VEHICLES

- A. In all zoning districts, the open storage and or repair of inoperable motor vehicles is not permitted within the required front setback.
- B. In all Agricultural and Rural Residential zoning districts, the open storage or repair of inoperable motor vehicles must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view off-site.
- C. Open storage and/or repair of more than two (2) inoperable motor vehicles is prohibited on all lots in suburban residential zoning districts, as well as in all

office, commercial and industrial zoning districts unless specifically authorized for use as a salvage yard. Inoperable motor vehicles must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view off-site.

- D. In all Suburban Residential zoning districts, storage of motor vehicle parts is permitted only within a completely enclosed accessory structure located on the same lot as the principal dwelling unit.

§6.5.15 STORAGE AND PARKING OF HEAVY COMMERCIAL VEHICLES IN RESIDENTIAL ZONING DISTRICTS

For the purposes of neighborhood preservation, public safety, and public right-of-way maintenance considerations, storage or parking of heavy commercial vehicles, upon any lot, land, street, or right-of-way in the R-4, M-8, M-12, and MHS Zoning Districts is prohibited. The prohibition shall not apply to heavy commercial vehicles that are actively being loaded, unloaded, or used in the process of pick-up or delivery of products, materials or passengers at a residential location. Storage or parking of heavy commercial vehicles may be allowed in the MHP Zoning District with an approved site plan that provides for an area on the site sufficient to park, store, and maneuver the vehicles in a manner that would not negatively impact the public health, safety, and welfare of the residents.

§6.5.16 VEHICLE SALES

Not more than two operable or inoperable motor vehicles may be offered for sale upon any lot unless such sales activities are otherwise expressly authorized by this Ordinance. A vehicle for sale upon a lot in a Residential zoning district must be owned by the owner of the subject lot and must comply with Section 6.5.14.

§6.5.17 TEMPORARY PORTABLE STORAGE UNITS

Temporary portable storage units are permitted if located on the same zoning lot as the permanent structure subject to the following conditions:

- A. If the temporary portable storage unit is located on a lot with a non-residential use or zoning district designation for a period exceeding fifteen (15) days, the Limited Site Plan Review procedures of Article 3.7 of this Ordinance shall apply;
- B. The maximum size of a temporary portable storage unit shall not exceed 160 square feet of indoor storage;
- C. A maximum of 160 square feet of indoor temporary portable storage shall be permitted per zoning lot in residential zoning districts;
- D. Temporary portable storage units are allowed for a period not to exceed a total of sixty (60) days in one calendar year. Temporary Zoning Permits shall be required for temporary portable storage units that remain on a property for a time period exceeding fifteen (15) consecutive days;
- E. Temporary portable storage units shall not be placed in any right-of-way, retention area, septic field, easement, or on public property and shall not create

a site obstruction for any vehicular or pedestrian traffic;

- F. Temporary portable storage units shall conform to the accessory structure requirements contained in this Ordinance;
- G. The maximum area of a temporary portable storage unit dedicated to signage shall be limited to 27 square feet per side or 58 square feet total;
- H. Temporary portable storage units shall be kept in good condition, free from evidence of deterioration, weathering, mildew, discoloration, rust, ripping, tearing, or other holes or breaks;
- I. Temporary portable storage units shall not be used for the storage of hazardous or flammable substances, live animals, or human habitation;
- J. All vendors providing service related to the transportation of household goods and/or rental/delivery of portable storage containers shall be in compliance with the State of South Carolina's Regulatory Laws and licensing requirements through the Public Service Commission. Proof that the liability insurance of the company owning the temporary portable storage unit is equal to the minimum amount required by the Public Service Commission shall be required at the time of permitting; and
- K. The regulations listed above in Section 6.5.16 shall not apply to temporary storage units that are:
 - 1. Placed for construction purposes and in conjunction with building permits, which may exceed the permitted time period, as long as the building permit remains active with continuous construction; and
 - 2. Placed during any period of declared emergency by Federal, State or Local official action.

§6.5.18 PERMANENT STORAGE UNITS

Permanent storage units are permitted subject to the following conditions:

A. Applicability

- 1. This Section applies to any Permanent Storage Unit, as defined in subsection C.

B. Location

- 1. Permanent Storage Units may be established as an accessory use to any principal use in an AGR, AG-8, AG-10, AG-15, RM, Community Commercial (CC), or Industrial (I) Zoning District. Permanent Storage Units are not permitted in any other zoning district.
- 2. Permanent Storage Units are permitted only in the rear yard.

C. Definitions

1. For purposes of this Section the following definitions apply:
 - a. "Manufactured Housing Unit", "Modular Building Unit", and "Pre-Manufactured Container Units" are defined in Article 12.
 - b. "Rear Yard" means the area between the rear of the principal building and the rear lot line.
 - c. "Permanent Storage Unit" means any manufactured housing unit, modular building unit, or pre-manufactured container unit exceeding 120 square feet in size that is used solely for non-residential purposes.

D. Permitting

1. Permanent Storage Units shall not be established or placed on lots or parcels unless the Planning Director has issued a zoning permit authorizing the unit. (See Article 3.8)

E. Screening

1. Permanent Storage Units shall be completely screened from view along any lot line except the rear lot line, and along any lot line abutting a waterway. The screening must conform to subsection 2, below.
2. Screening shall include at least one (1) of the following:
 - a. The principal building and any existing vegetation on the lot; or
 - b. If the methods in subsection a, above, are not sufficient to provide complete screening, a minimum Residential Class A buffer (refer to Section 9.5.4.B.5) or a minimum six (6) foot high masonry wall must be provided between the Permanent Storage Unit and the required lot lines.
 - c. The Planning Director may waive the screening requirements if the Permanent Storage Unit complies with the Building Design Standards in subsection F, below.

F. Building Design**1. Applicability**

Subsections a. through e., below, apply to all Permanent Storage Units, regardless of screening.

- a. The building footprint of the Permanent Storage Unit shall not occupy more than five hundred (500) square feet.
- b. The building height of the Permanent Storage Unit shall not exceed twelve (12) feet.
- c. Permanent Storage Units must be installed, underskirted, and

anchored in the same manner as the principal building.

- d. All moving or towing apparatus must be removed or concealed with skirting, including hitch, wheels and axles.
- e. Bare, unfinished metal is prohibited as an exterior building material.

G. Existing Permanent Storage Units

Permanent Storage Units in existence prior to July 19, 2006 shall be considered to be existing legal non-conforming structures.

§6.5.19 SOLAR COLLECTORS

Solar Collectors shall be permitted provided that the following performance standards are met:

- A. Roof-mounted residential building Solar Collectors located on front or side building roofs visible from the public right-of-way shall not extend above the peak of the roof plane where it is mounted, and no portion of any such Solar Collector shall extend more than 24 inches as measured perpendicularly to the roof at the point where it is mounted.
- B. Roof-mounted residential building Solar Collectors located on the rear or interior side building roofs shall not extend above the peak of the roof plane where it is mounted and no portion of any such Solar Collector shall extend more than four feet as measured perpendicularly to the roof at the point where it is mounted.
- C. Ground-mounted Solar Collectors shall not exceed eight feet in total height and shall be located to meet all setback requirements.
- D. All utility service lines serving a ground-mounted solar system shall be located underground.
- E. Any system incorporated into a nonresidential building shall be integrated into the basic form and main body of the building. If roof mounted, all collector panels shall fit into the form of the roof; if the building's roof is sloped or if "rack" mounting is used on a flat roof, the mounting must be concealed from view at street level. Exposed rack supports and free-standing collectors apart from the main building shall not be permitted.
- F. Roof mounted solar energy systems mounted on "accessory or detached buildings" are allowed on detached garages or swimming pool equipment buildings. Detached "greenhouses" are also acceptable. No free-standing panels shall be allowed.
- G. If an active solar or photovoltaic solar system is utilized, all components servicing the collector panels shall be concealed, including mechanical piping and conduits.
- H. All exposed metal shall be of a color that will blend into its surroundings.

ARTICLE 6.6 TEMPORARY USES**§6.6.1 ACCESSORY USES AND STRUCTURES ALLOWED**

The Planning Director shall be authorized to approve the temporary placement and use of a manufactured housing unit as an accessory dwelling unit in accordance with the following standards:

- A. Administrative Permit approval shall be required in accordance with the procedure contained in Chapter 3 of this Ordinance.
- B. The Administrative Permit shall be restricted to the temporary use of a manufactured housing unit for residential purposes on the same zoning lot with a single family detached residential dwelling or a manufactured housing unit, or on an individual abutting zoning lot. The following criteria shall be utilized to determine the need for the temporary variance:
 - 1. The person who will occupy the manufactured housing unit is a relative by blood or marriage.
 - 2. The accommodations (manufactured housing unit) proposed are of a temporary nature which can be easily removed after expiration of the permit.
 - 3. The physical and/or mental conditions of the person who will occupy the manufactured housing unit shall be certified by a physician.
 - 4. Written approval of all abutting landowners shall be required.
 - 5. The proposed manufactured housing unit installation shall meet South Carolina Department of Health and Environmental Control (DHEC) standards and have their written approval.
- C. The Planning Director may revoke or terminate the Administrative Permit at the request of the initiating applicant or upon finding that permit conditions are being violated. The temporary accommodations, together with any associated services, shall be removed from the premises within 30 days after notice of termination.
- D. Administrative permits for such use shall be valid for a maximum of one year, with renewal subject to the provisions contained within Chapter 3 of this Ordinance.

§6.6.2 TEMPORARY SALES

- A. Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted only once in a calendar year from the same zoning lot.
- B. The sale of Christmas trees, fireworks and turkey shoots are authorized where

permitted as an accessory use and shall not exceed a total time period of 60 days during a one year period. This time period shall commence from the first date that such uses, individually or collectively, are approved or established, whichever is first.

- C. Other temporary sales of merchandise shall be permitted as a temporary, accessory use to an approved principal use (such as in an off-street parking lot), provided that the maximum term for such permit shall not exceed ten (10) consecutive days, and no more than four such permits may be issued per lot, per calendar year.

§6.6.3 SALE OF INDIGENOUS PRODUCE

A temporary Administrative Permit may be issued for a period not to exceed six months each year, allowing the sale of produce grown in Charleston County at temporary locations by Charleston County residents. The Planning Director will issue a Temporary Agricultural Sales Permit for a lot of record after being satisfied that the sale of indigenous produce is occurring out of the road right-of-way, that there are not traffic safety problems caused by the sale, that at least two cars can be safely parked near the vendor, and that the vendor has obtained the permission of the property owner prior to selling the indigenous produce. The purpose of this provision is to ensure pedestrian and vehicle safety at roadside stands. Site plan review will be performed by the Planning Department. Temporary hookup of electricity may be allowed during the six-month period of time that the permit is in effect each year. Temporary Agricultural Sales Permits are to be issued by the Planning Director, and are not renewable or transferable. A Temporary Agricultural Sales Permit for a lot of record shall only be permitted one time per year. No permits of any nature are necessary for roadside stands selling sweetgrass baskets or indigenous produce that are produced or grown on the property where the roadside stand is located.

§6.6.4 CONSTRUCTION FACILITIES

- A. Accessory construction facilities shall be permitted to establish an operations base in any zoning district upon obtaining Special Exception approval after it is determined that such construction facilities are incidental to an necessary for such construction or installation within a three-mile radius of the operations base.
- B. Each such permit shall specify the location of the proposed facility and define the area and boundaries thereon to be served. The permit shall be granted for not more than one year and upon proper application be extended a similar period of time for the same site. Upon termination of the permit, all materials used in the construction or installation shall be removed from the premises.
- C. Ingress and egress from such facilities shall be only from major arterials or collector streets which give rise to the least traffic through residential areas.
- D. Included in accessory construction facilities are temporary batching plants for asphaltic or Portland cement concrete, temporary buildings, field storage of materials and/or equipment.

ARTICLE 6.7 SPECIAL EVENTS USE**§6.7.1 PURPOSE**

The intent of this Article is to provide regulations that guide the use of unincorporated properties for the purpose of hosting special events of varying sizes and functions. This Article intends to create a balance of greater flexibility for Special Event uses, while protecting the surrounding community. The regulations of this Article shall apply in conjunction with any other standards contained within this Ordinance.

§6.7.2 PRIVATE SPECIAL EVENTS

The following are exempt from the requirements of this Article: private parties and gatherings that do not meet the definition of "special event," as defined in this Ordinance, auctions of private real estate, and estate auctions.

§6.7.3 TEMPORARY SPECIAL EVENTS

Temporary public assembly use and special events, such as cultural events, circuses, outdoor concerts and parking for special events, shall require a Temporary Administrative Permit from the Planning Director. Such permit shall not be issued for periods in excess of ten (10) consecutive days, and no more than five such permits may be issued per lot, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity. Any temporary event utilizing 25 acres of land area or more shall require Special Exception approval in accordance with the procedures contained in Chapter 3 of this Ordinance. In order to assure the site can safely support the proposed activity, the Planning Department may require one or more of the following items prior to issuing a zoning permit for a Temporary Special Event (in addition to the required fee):

- A. A detailed Letter of Intent describing the purpose of the event indicating date(s) and time(s), anticipated number of participants, and whether alcohol will be served and if amplified sound (music or other amplified noise) will be utilized;
- B. A legible site plan drawn to scale indicating vehicular traffic areas (parking, driveways, circulation etc.), gathering areas, restroom and vendor locations, and locations of existing and planned structures to be used as part of the event;
- C. Letters of coordination from Fire, Police, and Emergency Medical Services and Building Inspection Services if applicable;
- D. Documentation of Charleston County Business license issuance for the host and participating vendors and copy of valid Department of Revenue license if alcohol will be sold;
- E. Documentation from pertinent service providers for restroom facilities and garbage collection; and
- F. Other pertinent information as deemed necessary by the Planning Director

§6.7.4 OUTDOOR SPECIAL EVENTS

- A. Use of vacant or undeveloped properties for the establishment of a new outdoor Special Events principal use in the CN, CT, CR, CC, and I Zoning Districts shall comply with the Site Plan Review requirements, Article 3.7, of this Ordinance.

- B. With the exception of special events at federal, state, and county parks and legally established fairgrounds, any accessory, outdoor special event consistent with the definition of "special event," as defined in this Ordinance, must comply with §6.7.3 and a Zoning Permit shall be required.
- C. Any outdoor special event activity as defined by this Ordinance, whether an accessory to an existing business, or on vacant undeveloped property, which is located within 500 feet of the property line of a residentially developed parcel, shall cease all music and all loud noise that is above seventy (70) db(A) no later than 11:00 p.m.; otherwise, this use shall require Special Exception approval consistent with Section 6.7.4.C. Distances shall be measured from the site of the special event activity on the subject property to the nearest property line of a lot containing a residential use. Noise levels shall be measured anywhere within the boundary line of the nearest residentially occupied property.
- D. All outdoor special event activities will be subject to the County's livability and/or noise ordinance.

§6.7.5 INDOOR SPECIAL EVENTS

- A. A Zoning Permit shall not be required when hosting an indoor special event in legally established businesses in commercial and industrial zoning districts and public facilities or civic facilities such as: hotels/motels, convention centers; social lodge; assembly halls; religious facilities; fairgrounds; federal, state, and county parks, and similar facilities legally established and authorized to hold special events.

§6.7.6 SPECIAL EVENTS IN RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS

A Special Events use may be established as a principal use on any parcel in the RM, AG-15, AG-10, AG-8, AGR, and RR-3 Zoning Districts subject to Special Exception approval and the following standards:

- A. **Application**
 1. Compliance with the Site Plan Review requirements, Article 3.7, of this Ordinance. All applications must be signed by the property owner or designated agent.
 2. Letters of coordination from the following agencies shall be submitted during Site Plan Review: S.C. Department of Health and Environmental Control (SCDHEC), Charleston County Sheriff's Department, the Charleston County Building Inspections Department, Charleston County Emergency Medical Services (EMS), the appropriate Fire Service provider for the subject property, and a designated solid waste collection/disposal company or a letter indicating a private method of waste collection/disposal.
- B. **Requirements**
Special event sites shall comply with the following standards:

1. The subject property or properties shall contain a minimum of three (3) combined acres of highland area.
2. All structures shall comply with the requirements of this Ordinance including but not limited to the density, intensity and dimensional standards and accessory structure requirements.
3. All parking shall be contained on the subject property or on an adjacent parcel. A recorded, parking agreement shall be required, if temporary off-street parking is provided on a parcel other than the subject property. At no time shall associated event parking be allowed in a public or private right-of-way.
4. One on-premise sign, which identifies the subject property, shall be allowed in accordance with Table 9.11.5 of this Ordinance. Off-premises signs are not allowed.
5. The maximum occupancy of an individual permanent structure shall comply with the occupancy standards of the Charleston County Building Code.
6. All events shall adhere to the Charleston County Noise Regulations and any other applicable Charleston County ordinances.
7. In residential zoning districts, any existing or proposed structure shall retain a residential character.
8. Special events on properties with less than five (5) acres of highland and located in the RM, AGR, and RR-3 zoning districts shall be limited to the following types of special events: weddings, receptions, recitals, art exhibits, book readings, wine/food tasting events, and executive retreats. The Zoning/Planning Director shall be authorized to determine whether a proposed event not listed above is substantially similar to the aforementioned approved types of special events.

C. Special Exception Approval Criteria

§3.6.5A, Special Exception Approval Criteria, shall not be used for Special Events use requests. Special Events use requests may be approved only if the Board of Zoning Appeals finds that the proposed use:

1. Will not adversely affect the general welfare or character of the immediate community;
2. Does not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads;
3. Includes adequate provisions for items such as: setbacks and buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust glare, odor, traffic congestion and similar factors;

4. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;
5. The setup and disassembly of special events will not be detrimental to the surrounding community; and
6. Includes sufficient safeguards for the use of temporary structures, if applicable.

If the Board of Zoning Appeals (BZA) approves a Special Events use, the BZA may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. Additionally, the Board of Zoning Appeals may require additional conditions of approval including, but not limited to: event days and hours, the number of events per calendar year, limitations on outdoor activities, parking, buffers, and use and location of temporary structures.

If the proposed use is approved by the BZA, the Zoning/Planning Department shall provide written notification to the agencies listed in §6.7.4A2.

§6.7.7 ZONING PERMIT

A Zoning Permit shall be required prior to commencing special events and shall be maintained for the duration of the Special Events use, following Site Plan Review and Special Exception approval. Additionally, a valid, Charleston County Business License is required following zoning permit approval.

§6.7.8 LAPSE OF APPROVAL

A valid Charleston County Business License must be maintained for a principal Special Events use. If this Business License is not renewed annually or is discontinued, for any reason, for a period of at least six (6) consecutive months, then the use shall be considered abandoned. Once abandoned, the Special Exception approval and the Zoning Permit for the Special Events use shall be deemed null and void. Renewal of the Special Events use shall require the approval of the Board of Zoning Appeals (BZA) and compliance with the regulations of this Ordinance.

CHAPTER 7 | FORM-BASED ZONING DISTRICT

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CHAPTER 7 | FORM-BASED ZONING DISTRICT

ARTICLE 7.1. INTRODUCTION

§7.1.1 AUTHORITY

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Section 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a Form-Based Zoning District (FBZD). A FBZD is a zoning district which allows development of lands containing mixed residential, civic, institutional, commercial, and/or industrial uses in development patterns similar to those present in Charleston County and the Lowcountry. Use of the FBZD requires the applicant to submit form-based zoning regulations in the form of a Form District Master Plan that is structured on a Rural to Urban Transect.

§7.1.2 APPLICABILITY

Land may be zoned FBZD only if the definition and requirements of Article 3.17, Developments of County Significance, are met. Developments of County Significance (DCS) allow for the submittal of FBZD applications when such applications are accompanied by applications for Comprehensive Plan Amendments (pursuant to Article 3.2 of this Ordinance) and Development Agreements (pursuant to Article 3.16 of this Ordinance).

With its unique transect patterns, the FBZD facilitates the development of compact communities and at the same time allows the preservation of agricultural patterns and activities, and the maintenance of the character of the Rural Area.

§7.1.3 PURPOSE AND INTENT

The Charleston County Comprehensive Plan contains six overarching themes that serve as the primary guidance for the implementation of recommended strategies. One such theme is the creation of Sustainable Communities through a balancing of social, economic, and environmental considerations such as provision of affordable housing, mixing of uses, and preservation of natural resources. The Comprehensive Plan also emphasizes the form and quality of development in the County and includes guidelines for the character of development in both the Rural Area and the Urban/Suburban Area.

The purpose and intent of this Chapter is to implement the Comprehensive Plan's emphasis on Sustainable Development and development form and quality through the FBZD. As described in Section 3.1.7(D) of the Comprehensive Plan (2008, as amended), the FBZD is a zoning district category and a planning tool that guides form and character to create development patterns that coordinate the location of a variety of land uses with a connected transportation network in a manner that accommodates pedestrian mobility and controls sprawl.

The FBZD enables the development of communities in rural areas in a manner that emphasizes their form and development pattern rather than emphasizing a discrete set of land uses. It facilitates planned, sustainable growth patterns, and enables the coordination of transportation,

housing, employment, and services to provide communities and neighborhoods where people can live and work.

The Comprehensive Plan recognizes that the projected build-out of any parcel zoned FBZD may far exceed the time frame of the current Comprehensive Plan and that any long-term community planning process may require the consideration of land use planning strategies not currently envisioned. The FBZD enables predictability in the planning process by directing the intended form and character of a place, while allowing it to naturally grow and evolve over time in response to market conditions.

More specifically, the FBZD addresses a variety of planning and development scales, including Sectors, Settlements, Communities, Blocks, Lots and Buildings, as described below:

- A. Within Developments of County Significance in the Rural Area, the FBZD:
 - 1. Encourages the Development of Settlements and Communities which provide a range of complementary land uses, including but not limited to residential, non-residential, and mixed uses.
 - 2. Promotes flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems, and preservation of natural and scenic features, resulting in diversity of scale, style, and details that foster a strong sense of community.
 - 3. Encourages a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
 - 4. Promotes growth patterns that accommodate various types of protected open space, rural development, and planned growth, and that provide a tool to proactively manage long-term, planned growth while encouraging long-term land use planning by facilitating predictability and flexibility in the approvals process.
 - 5. Promotes connectivity of preserved/protected land and Civic Space.

- B. Within Town, Village, Corner, and Crossroad Settlements, the FBZD:
 - 1. Promotes, preserves, and enhances community design that reflects the distinct character of Charleston County and supports a range of vibrant human habitats.
 - 2. Promotes compact development patterns that consolidate open space, preserve natural and scenic features, and provide access to trails and natural areas.
 - 3. Promotes development patterns that support safe, walkable, pedestrian-oriented, mixed-use places.

4. Promotes development patterns that support safe, effective, and multi-modal transportation options, including but not limited to auto, pedestrian, and bicycle, minimizing vehicle traffic by providing a mix of land uses, walkability, and compact community form.
5. Promotes development patterns that facilitate the provision and use of efficient circulation and utility systems.
6. Promotes the health benefits of pedestrian-oriented places, including safe routes for walking, bicycling and other exercise.

C. Within New Communities, the FBZD:

1. Encourages walkable neighborhoods through networks of well-designed streets that are safe and secure for pedestrians and bicycles.
2. Encourages appropriately scaled development that places services within a safe, comfortable walking distance of homes.
3. Encourages and incubates local business activity and economic sustainability through community design.
4. Promotes neighborhoods with quality housing that encourage a diversity of housing choices and accommodate diverse ages and incomes.
5. Promotes neighborhood form that facilitates the provision and use of efficient circulation and utility systems.
6. Integrates civic, institutional, and other services into the fabric of communities. In areas designated for the location of schools, schools should be encouraged to be of size and location to enable children to walk or bicycle to them.

D. Within Blocks and Buildings:

1. Encourages that each building plays a role in creating a better whole, not just a good building.
2. Encourages buildings and environments that can adapt to changing economics and demographics.
3. Encourages that architecture and landscape grow from local climate, history, and building practice.
4. Promote the placement of civic buildings in important locations and promote a form that reflects their civic stature.
5. Promote building form that facilitates the provision and use of efficient utility systems.

The FBZD enables the applicant to propose a Form-Based Code unique to the development. Form-Based Codes are an alternative approach to zoning that reinforces walkable, sustainable, mixed-use environments and development, and builds upon the character of a place. The Form-Based Codes Institute defines Form-Based Codes as follows:

“Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.”

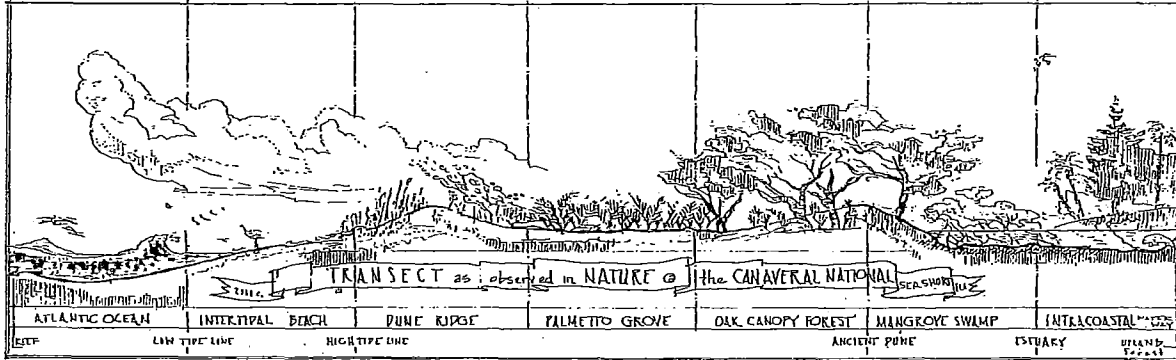
The FBZD enables property owners to designate a set of zones utilizing the Rural-to-Urban Transect. The Transect is a tool that considers development character, scale, and intensity, rather than a Euclidean zoning framework in which use, rather than form, is the primary focus. The Form-Based Codes Institute describes the Rural to Urban Transect as follows:

“The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone.”

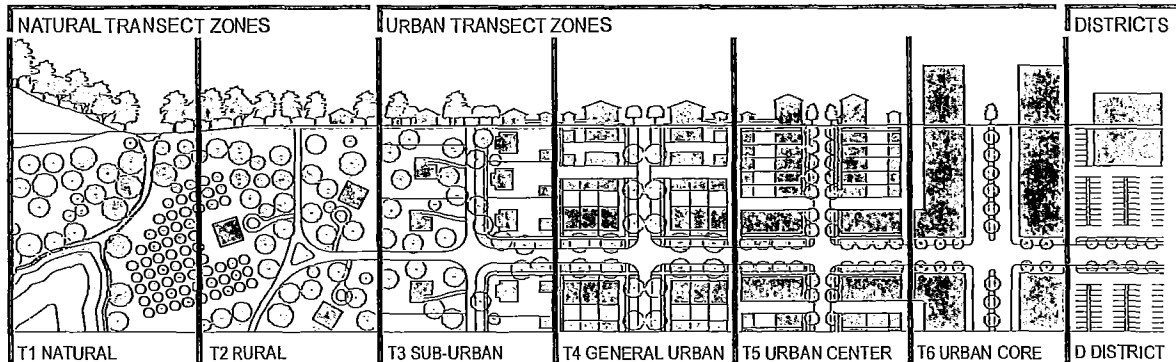
The model transect for American cities is divided into six transect zones or T-Zones: Natural (T1), Rural (T2), Sub-urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for areas with specialized purpose (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities).

Because the Charleston County FBZD only applies to rural areas of the County, this Ordinance allows the use of T-Zones T1 through T5 as well as Special Districts.

FIGURE 7.1.A: Rural-to-Urban Transect. The transect is a geological cross-section which reveals a sequence of environments. This range of human environments, from rural to urban, provides a rational basis for organizing the components of the built environment including buildings, lots, land use, civic space, streets, and other elements. (Figure not subject to change by applicant)



RURAL ||||| TRANSECT ||||| URBAN



- E. **Incentives for Utilizing the Form-Based District.** The Form-Based Zoning District provides the following incentives:
1. **Timely Submittal Requirements.** The initial application in the form of a Form District Master Plan requires limited basic information. However, more information must be submitted before each step of the plan is undertaken, as described in Article 7.2, FBZD Procedures.
 2. **Density in the Rural Area.** The FBZD designation provides the opportunity for the applicant to cluster density in rural areas utilizing development patterns appropriate to DCS.
 3. **Consolidated Review Process.** The applicant is required to establish a local review board (Master Plan Review Board) in compliance with this Chapter to assist with the review and make recommendations to the County regarding compliance of FBZD applications with private covenants and restrictions. Plans for the development, initially and as it progresses, will be reviewed and processed administratively by the County Planning Department when in compliance with the provisions of this Chapter.

§7.1.4 RELATIONSHIP TO CHARLESTON COUNTY ORDINANCES

- A. FBZD Applications shall not propose variations from: the *Building Code of the County of Charleston*, the *Charleston County Stormwater Management Ordinance*, and the *Charleston County 208 Water Quality Management Plan*.
- B. FBZD Applications shall comply with all requirements of the Charleston County *Zoning and Land Development Regulations Ordinance (ZLDR)* with the following exceptions:
1. **Chapter 6 (Use Regulations).** The FBZD generally emphasizes form over land use, allowing applicants to identify a broad range of land uses that promote mixed-use environments, utilizing the principal land use categories and related use definitions of the ZLDR.
 2. **Chapter 9 (Development Standards).** The FBZD provides a mechanism for the applicant to develop site-specific development standards through the creation of a Form District Master Plan that supplements the standards found in Chapter 9 of the ZLDR. In the event of any conflict between the standards of this chapter and/or the approved Form District Master Plan and the standards in Chapter 9, the standards in this Chapter and/or the approved Form District Master Plan shall govern, provided, however, that the Form District Master Plan shall comply with the requirements contained in the following Articles/Sections of the ZLDR: Article 9.4, Tree Protection and Preservation; the architectural design requirements contained in Article 9.6, Architectural and Landscape Design Standards; Section 9.6.4.C, Site Lighting; and Article 9.11, Signs.
 3. **Chapter 12 (Definitions).** Article 7.6 of the FBZD supplements the County definitions found in Chapter 12 of the ZLDR. The definitions found in Article 7.6 shall only apply to the terms utilized in this Chapter 7.
 4. **Appendix A (Road Code).** This Chapter 7 establishes standards for Thoroughfares and complete streets conducive to mixed-use, pedestrian friendly environments. In the event of any conflict between (a) the standards for Thoroughfares of this Chapter 7 and/or the standards in the approved Form District Master Plan and (b) the standards found in Appendix A, Road Code, of the ZLDR, the standards in this Chapter 7 and/or the approved Form District Master Plan shall govern.
- C. The standards and procedures of an approved Form District Master Plan by Charleston County Council shall supersede the provisions of the following otherwise applicable ZLDR sections: Section 7.4.2.B.2.c FBZD Application - Standards (suggesting the organization of the 75% Acreage), Section 7.4.4.B.1 Regional Traffic Impact Study Required, Section 8.4.2.A.3 and A.5.c Application, Section 8.4.3.B Planning Director - Review and Report, Section 8.4.4 Planning Commission - Review and Decision, and Section 8.4.6 Lapse of Preliminary Plat Approval, but only if the above-referenced ZLDR provisions are identified

in the approved Form District Master Plan and the Development Agreement adopted by Charleston County Council and that Council determines the provisions to be not applicable, required, or as being inconsistent with the approved Form District Master Plan.

Any condition of approval imposed by a Decision-Making or Appeal Body under the ZLDR shall be derived from and limited to conditions authorized by the applicable Form District Master Plan.

§7.1.5 RELATIONSHIP TO FUTURE RESTRICTIVE COVENANTS

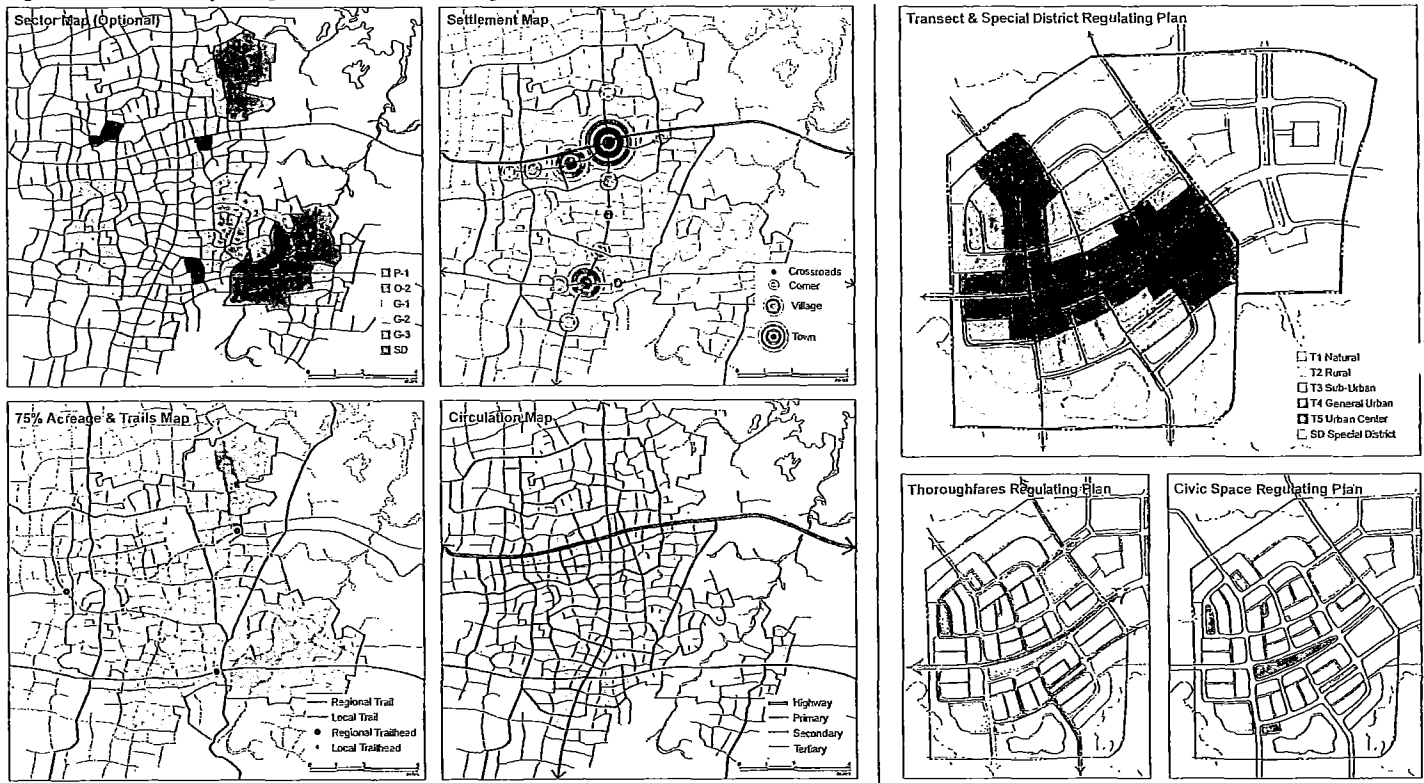
- A. The applicant shall record Restrictive Covenants against such portions of the Property (when owned by the applicant). The applicant shall establish a Master Plan Review Board (MPRB) in compliance with Section 7.2.7.A(1) of this Ordinance as part of the Restrictive Covenants. At a minimum, all areas outside of the 75% Acreage shall be included within the authority of the MPRB; the authority of the MPRB may include the 75% Acreage. These provisions may be stricter than the FBZD standards in this Chapter or those created by the applicant as part of the Form District Master Plan. The provisions of any such Restrictive Covenants will govern if they are more restrictive.

§7.1.6 FBZD AND LAND DEVELOPMENT REVIEW PROCESS OVERVIEW

- A. **Rezoning.** Applications for the FBZD require a rezoning following the procedures described in Section 7.2.2, FBZD Application [Rezoning].
- B. **Subsequent Land Developments.** Following a rezoning to FBZD, individual Settlements and Community Units may be reviewed and approved through the submittal of Community Plans and Lot, Block, and Building Plans as described in Section 7.2.3, Land Development Plans.
- C. **Additional Procedures.** Additional procedures pertaining to the FBZD are described in Article 7.2, FBZD Procedures.

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Figure 7.1.B Community Design for Form-Based Zoning District



FBZD Application Submittal Examples: Applicants shall define the general location and intensity of all applicable Sectors, Settlements, 75% Acreage and Thoroughfares on a series of maps that indicate the intended direction of growth within the Form District Master Plan Area.

Community Plan Submittal Examples: Applicants shall describes the physical form of one or more Community Units using Regulating Plans that indicate Transect Zones, Thoroughfares, and Civic Spaces.

ARTICLE 7.2. FBZD PROCEDURES

§7.2.1 GENERAL

- A. The general provisions of this Article apply to all development applications within the FBZD. These provisions supplement those provisions found in Chapter 3, Development Review Procedures, of the ZLDR. Should any conflict arise between a procedure in Chapter 3 and the procedures of this Article, the procedures of this Article shall govern.
- B. Table 7.2.A, Summary of FBZD Related Procedures, provides a summary of review procedures related to the FBZD and lists Review (R), Decision Making (DM), and Appeal (A) responsibilities for the various review bodies.

Table 7.2.A Summary FBZD Related Procedures (Table not subject to change by applicant)								
Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies							Section
	MP RB	Staff SPR	County CRC	Planning Director	BZA	PC	CC	
FBZD Application (Rezoning)				R		R	DM	7.2.2
FBZD Amendments (Rezoning)	R		R	R		R	DM	7.2.6
Community Plans	R		R	DM	A*	A*		7.2.3
Lot, Block, and Building Plans	R	R		DM	A			7.2.3
Special Districts (Defined and mapped at Rezoning)	R		R	DM		A		Art. 7.2 & 7.4
Special Districts (Defined at time of Rezoning and mapped at Community Plan)	R		R	R		DM		Art. 7.2 & 7.4
Zoning Permits	R			DM	A			7.2.5
Uses Subject to Conditions	R		R	DM	A			7.2.5
Dimensional Waivers	R		R	DM	A			7.2.5
Zoning and Tree Variances	R			R	DM			3.10
Preliminary Plats	R		R	DM		A		7.2.4
Conditional Plats	R			DM				7.2.4
Final Plats	R			DM		A		7.2.4

MPRB: Master Plan Review Board (7.2.7.A.1)
 Staff SPR: Staff Site Plan Review Committee (3.7.6 & 7.2.7.A.2)
 County CRC: County Consolidated Review Committee (7.2.7.A.3)
 BZA: Board of Zoning Appeals (2.3)
 PC: Planning Commission (2.2)
 CC: County Council (2.1)

*Note: Decisions on Community Plans may be appealed to the PC or BZA, as appropriate, pursuant to Chapter 3, Development Review Procedures, of this Ordinance.

§7.2.2 APPLICATION (REZONING)

- A. **Application Filing.** Application of the FBZD may be initiated for proposed developments that meet the definition and requirements of Developments of County Significance as contained in Article 3.17 of this Ordinance. Complete applications for FBZDs may be submitted on forms available in the Planning Department once the Planning Director has determined that the Application complies with all applicable requirements and regulations. Applications shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, and shall not be approved unless the following are provided:
1. A legible approved and recorded plat showing the current boundaries of the area to be included in the FBZD, or a map compiled to represent such boundaries as shown on two or more recorded plats, including the total highland acreage and an estimate of the freshwater wetland acreage.
 2. A copy of the current recorded deed(s);
 3. Payment of all required fees;
 4. A completed Zoning Map Amendment application signed by the current property owner(s) including all current tax parcel identification numbers for the parcel(s) to be considered for rezoning;
 5. A Posted Notice Affidavit(s) signed by the property owner(s);
 6. A Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law;
 7. A copy of the Form-Based Zoning District Checklist;
 8. Submission of thirty-five (35) hard copies and one digital version of all application materials required by this Section, including, but not limited to the Form District Master Plan and appendices;
 9. All information required by this Chapter;
 10. A statement of objectives of the proposed development;
 11. Documentation demonstrating compliance with the DCS Requirements as described in Section 3.17.4.A.2.a-c, Developments of County Significance, and this Chapter;
 12. A description of how the proposed development complies with the Purpose and Intent of this Chapter and the Approval Criteria in Section 7.2.2.D.5.d;
 13. Documentation demonstrating the urban and architectural patterns utilized in calibrating the Form District Master Plan to local character;
 14. A description of public facilities and public services to be provided;

15. A 75% Acreage and Trails Map for the entire property in compliance with Section 7.4.2, 75% Acreage;
16. A Circulation Map for the entire property in compliance with Section 7.4.4, Circulation and Thoroughfare Design;
17. A traffic impact study for the entire property in compliance with Section 3.17.4.A.2;
18. A Conceptual Phasing Plan for the entire property indicating approximate areas proposed for development by phase;
19. General information regarding areas of known community, historical, and/or archaeological resources; and
20. Any other information that the Planning Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Chapter.

B. **Form District Master Plan Application Requirements.** Applicants shall submit the following materials when applying for an FBZD, to be compiled as a Form District Master Plan. The Form District Master Plan shall be organized with a Table of Contents and shall utilize the SmartCode v9.2, as amended, and the templates provided in this Chapter. Additional Form-Based Code resources and/or templates may be utilized to assemble the Form District Master Plan. The Form District Master Plan Regulations shall include the following:

1. All tables included in this Chapter, provided that the applicant may not amend any prescriptive tables;
2. Sector requirements, if applicable, in compliance with the standards in Section 7.3.2, Sectors;
3. Special Districts, if applicable, in compliance with the requirements in Sections 7.3.2, Sectors, and 7.4.7, Special Districts;
4. Settlement and Community Type requirements in compliance with the standards in Section 7.3.3, Settlements, and Article 7.4, Community Scale Planning: Community Units;
5. 75% Acreage and Civic Space requirements in compliance with the standards in Section 7.4.2, 75% Acreage, and Section 7.4.3, Civic Space;
6. Thoroughfare requirements in compliance with the standards in Section 7.4.4, Circulation and Thoroughfare Design;
7. Transect Zone requirements in compliance with the standards in Section 7.4.5, Transect Zones, including range of Private Frontages and Building Dispositions;
8. Density calculations in compliance with the standards in Section 7.4.6, Density Calculations;

9. Buffer and tree protection requirements in compliance with the standards in Section 7.4.8, Buffer Requirements and Tree Protection and Preservation;
10. Proposed Functions and Uses in compliance with the standards in Section 7.5.1, Function and Use;
11. Parking standards for Functions and Uses in compliance with the standards in Section 7.5.2, Parking;
12. Supplemental Standards and Guidelines in compliance with the standards in Section 7.5.3, Supplemental Standards and Guidelines;
13. Supplemental Definitions not listed in Section 7.6.1, Supplementary Definitions, or elsewhere in this Ordinance; and
14. The Form Based Master Plan shall reference the procedures and regulations for the approval of the land development applications within the FBZD as described in Section 3.17.4.A.2.d-i.

C. **Development Agreement.** A Development Agreement application shall be filed concurrently with the FBZD application pursuant to Article 3.17, Developments of County Significance. The Form District Master Plan shall be included as an exhibit to the Development Agreement.

D. **Application Process**

1. **Pre-Application Conference.** Prior to submitting an FBZD application the applicant must have at least two pre-application conferences with the Planning Director and any other officials designated by the Director, to discuss the proposal and the applicable development review and approval procedures. The first pre-application conference must occur before the draft application submittal.
2. **Conceptual Form District Master Plan Presentation.** Prior to submitting a formal application, applicants shall present their Conceptual Form District Master Plan to the Charleston County Planning Commission at a Workshop. This presentation shall be for discussion purposes only.
3. **Community Workshop.** The applicant shall hold at least one community workshop, inviting residents, service providers, and jurisdictions in the area that may be impacted by the proposed development, in order to provide the opportunity to understand and to discuss mitigation of impacts an Application may have on an affected community.
4. **Draft Application Submittal.**
 - a. Prior to submitting a formal application the applicant shall submit at least fifteen (15) copies of the draft FBZD application for the Planning Department review and comment regarding compliance with Chapter 7.

- b. Revisions to the draft submittal that are necessary to meet the requirements of this Chapter shall be conveyed to the applicant during subsequent pre-application conferences. The revision process may require subsequent submittals of draft application materials.
5. **Approval Process.** Requests to amend the Official Zoning Map to apply the FBZD designation shall be processed as follows:
- a. **Planning Director Review and Report.** Once an Application is deemed complete and contains all information required herein, the Application will be scheduled for a Planning Commission meeting in Compliance with Section 3.1.4, Application Completeness and Submission Deadlines, and the applicant and other interested parties will be notified in accordance with this Ordinance. The Planning Director shall prepare a staff report that reviews the Application in compliance with this Chapter and Article 3.17, Developments of County Significance.
 - b. **Planning Commission Review and Recommendation.** The Planning Commission shall review the Application and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve or deny the Application.
 - (1). The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the Application was introduced.
 - c. **County Council Public Hearing and Decision.** After receiving the recommendation of the Planning Commission, County Council shall hold a minimum of one public hearing prior to giving a second reading to FBZD applications. All required FBZD public hearings shall be noticed in compliance with the ZLDR. The County Council's decision shall be based on the Approval Criteria in Subsection d, and shall be one of the following:
 - (1). Approval of the application; or
 - (2). Denial of the application.
 - d. **Approval Criteria.** A FBZD rezoning is a matter of legislative discretion and is not controlled by any one factor. In determining whether to approve a proposed application for a FBZD, County Council must determine that the application meets the Application Criteria of Section 3.4.6 and the following:
 - (1). The proposed amendment is in accordance with the purpose and intent of the Comprehensive Plan, its goals and policies, and the Rural Guidelines;
 - (2). The proposed amendment complies with the stated purposes and requirements of this Chapter;

- (3). The proposed amendment complies with Article 3.17, Developments of County Significance;
 - (4). The proposed amendment complies with the County and BCDCOG 208 Water Quality Management Plans and facilitates established levels of service for water and sewer supply, stormwater facilities, waste disposal and other public facilities and services and ensures such public facilities and services will be available to serve development on the property concurrent with its impacts of such services and facilities;
 - (5). The applicant has provided documentation that the development proposed will not result in significant adverse impacts on other property in the vicinity of the subject property subject to the amendment;
 - (6). The applicant has provided documentation that the proposed amendment will not have an adverse impact on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and
 - (7). The proposed amendment is suitable for the FBZD considering such things as parcel size, parcel configuration, road access, and the presence of cultural, historical, archaeological, and natural resources and amenities.
- e. **Identification of Zoning Maps.** Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the County Council final decision and for revising the Official Zoning Map, where applicable. Failure to perform this ministerial action will not affect the validity of the approval.
 - f. **Final Approved Form District Master Plan Documentation.** Within ten (10) working days of approval by County Council of a FBZD, the applicant shall submit to the Planning Director three (3) hard copies and one (1) digital copy of the approved Form District Master Plan incorporating all changes and conditions approved by Council.

§7.2.3

LAND DEVELOPMENT PLANS

- A. **General.** Land Development Plans applicable to the FBZD include Community Plans for Community Units, Lot, Block, and Building Plans, and Special District Plans. Community Units shall be in compliance with the standards and requirements set forth in Article 7.4, Community Scale Planning: Community Units. Subdivision applications shall comply with the requirements of Chapter 8, Subdivision Regulations, provided, however, that the subdivision application approval process described in this Chapter 7 shall apply.

- B. **Community Plans.** Community Plans provide a process for the evaluation and review of Community Units proposed within an FBZD. These applications enable detailed master planning in a manner that assures compliance with the intent and standards of the FBZD and the applicant's Form District Master Plan, while maintaining some degree of flexibility regarding future buildout of these areas. Community Plans require the organization of thoroughfares, development blocks, and publicly accessible Civic Space. Community Plans must be approved prior to issuance of any other land development permits except Preliminary, Conditional or Final Plats Subdividing the Community Unit tract boundary, and/or Infrastructure Plans to provide access to the tract. Community Plans may be submitted and reviewed concurrently with Preliminary Plats as described in Article 8.4, Preliminary Plats, of this Ordinance. Modifications to Community Plans may occur by submitting revised Community Plans that meet the requirements of this Chapter.

1. **Application Process**

- a. **Pre-Application Conference.** Prior to submitting an application the applicant shall confer with the Planning Director and any other officials designated by the Director, to discuss the proposal and the applicable development review and approval procedures.

2. **Application Requirements.** The following information is required to be included in an application for a Community Plan:

- a. A Location Map that clarifies the location of the proposed Community Unit in relationship to the applicant's proposed Sectors and Settlements, other proposed Community Units, Thoroughfares (per Circulation Map approved as part of a Form District Master Plan), 75% Acreage, and greenways;
- b. The total acreage of the area to be included in the Community Plan, broken down into total acreage, total highland acreage, total freshwater wetland acreage and total acreage of OCRM Critical Line Areas including locations of highland areas, freshwater wetland areas, and Critical Line Areas;
- c. A Civic Space Regulating Plan that identifies the types, sizes, and locations of all Civic Space in accordance with Section 7.4.3, Civic Space;
- d. Supplemental information regarding Civic Space including locations and acreages of all wetlands, waterways, and OCRM Critical Line Areas to be protected in accordance with the US Army Corps of Engineers Preliminary Jurisdictional Delineation or Permit and/or OCRM.
- e. A Thoroughfares Regulating Plan that identifies and shows the location of all existing highways, roads and streets, shows the type and location of all proposed highways, Thoroughfares, Rear Alleys and Rear Lanes within the Community Plan or Special District

- Plan area, establishes the general location of any other publicly accessible right-of-ways and demonstrates an interconnected and complete transportation network in accordance with Section 7.4.4, Circulation and Thoroughfare Design;
- (1). Supplemental cross sections of thoroughfares shall be submitted in accordance with Section 7.4.4.C.
- f. A Regulating Plan that clarifies the location, size, and disposition of the Transect Zones for each applicable Community Unit in accordance with Section 7.4.5, Transect Zones;
 - g. Minimum and Maximum anticipated density for the Community Unit in compliance with Section 7.4.6, Density Calculations;
 - h. Special District information, if applicable, in compliance with Section 7.4.7, Special Districts;
 - i. Documentation of public service provision including letters of coordination and thresholds for public facilities and necessary mitigation based on the development agreement, including:
 - (1). Infrastructure impact studies, as applicable, per Development Agreement; and
 - (2). Demonstration of how each Community Plan will be in compliance with the requirements of the County and BCD-COG 208 Water Quality Management Plans.
 - j. Master stormwater plan, as applicable;
 - k. Proposed/recorded restrictive covenants, as applicable, including compliance with the applicable requirements of Section 7.5.3;
 - l. Environmental conditions/surveys;
 - m. Tracking of the total number of dwelling units, Civic Space acreage, and infrastructure capacity for the proposed Community Plan compared to the totals approved for the entire FBZD as part of the Form District Master Plan;
 - n. Tree Plans and Surveys in accordance with Section 9.4.3, Tree Plans and Surveys, of the ZLDR;
 - o. Documentation demonstrating compliance with the DCS Requirements as described in Section 3.17.4.A.2.d-i, Developments of County Significance, and this Chapter.
3. **Approval Criteria.** Upon receipt of a complete application for a Community Plan, the County Consolidated Review Committee (County CRC) shall review and recommend that the Planning Director approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the standards in

this Chapter, in compliance with Section 7.2.7.A.3, County Consolidated Review Committee (County CRC). The Planning Director shall make a final decision on the Community Plan approval.

4. **Appeals.** Decisions on Community Plans may be appealed to the Planning Commission or Board of Zoning Appeals, as appropriate, pursuant to Chapter 3, Development Review Procedures, of this Ordinance.

C. **Lot, Block, and Building Plans.** Lot, Block, and Building Plans provide a process for detailed administrative review of lots, blocks, and buildings once the parameters of Community Plans have been established and approved. The content of Lot, Block, and Building Plans shall be reviewed against an applicant's approved Form District Master Plan for the property.

1. **Application Requirements.** The following is required in order to demonstrate Lot, Block and Building Plan compliance, including those for Civic Space, with the applicant's approved Form District Master Plan and this Chapter 7:
 - a. Approved, recorded Plat of Lot, Block, and Building Plan area or individual Lot(s);
 - b. A Letter of Intent stating the proposed development and uses at the time of application submittal;
 - c. Dimensional Lot, Block and Building Plan consistent with the approved Form District Master Plan and Community Plan or Special District Plan, as applicable, and drawn to scale which includes the following:
 - (1). Dimensional site layout plan;
 - (2). Individual Lot layout(s) illustrating buildable areas as per Transect Zones, Frontages, setbacks, and encroachment;
 - (3). Wetland, waterway & OCRM Critical Line setbacks; and
 - (4). Identification of authorized or proposed Functions and Building Types, and locations.
 - d. Block and building-scaled development plans consistent with the applicant's approved Form District Master Plan, including the following:
 - (1). Identification of proposed use(s) and functions;
 - (2). Identification of types and locations of applicable building types;
 - (3). Parking & loading locations and dimensions;
 - (4). Grading and drainage plan drawn to scale;

- (5). Architectural Elevations, including proposed building heights;
 - (6). Sign types, locations, and dimensions;
 - (7). Lighting types, locations, and dimensions; and
 - (8). Compliance with any Specific Lot and Building Plan conditions as may be established by the approved Form District Master Plan for certain enumerated Functions.
- e. Floor plans, Elevations, renderings, and Frontage sections of all applicable Civic Buildings;
 - f. Civic Space, landscape and tree retention; and screening and buffers plans (if applicable) consistent with the applicant's approved Form District Master Plan;
 - g. Letters of coordination with utility providers demonstrating adequate levels of service, threshold capacities, and mitigation, which are valid for a period of twelve consecutive months from the date of the letter;
 - h. Historic preservation/mitigation, if applicable;
 - i. Construction Drawings, if applicable; and
 - j. Tracking of the total number of dwelling units, Civic Space acreage, and infrastructure capacity for the proposed Lot, Block, and/or Building Plan, as applicable, compared to the totals approved for the Community Plan.
2. **Approval Criteria.** Upon receipt of a complete application for a Lot, Block, and Building Plan, the Site Plan Review Committee (Section 3.7.6) shall review and recommend that the Planning Director approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the following criteria:
- a. Consistency with a previously approved, applicable Community Plan; and
 - b. Consistency with any previously approved Uses Subject to Conditions, Dimensional Waivers, or Zoning or Tree Variances.
3. **Concurrent Submittals.**
- a. Community Plans and Lot, Block, and Building Plans may be submitted and reviewed simultaneously. In this event the MPRB shall review, package, and submit application materials that require review and recommendation by the County CRC and decision by the Planning Director.

- b. Preliminary Plat, Conditional Plat or Final Plat applications submitted before or concurrently with Lot, Block, and Building Plans shall not require approval of a Lot, Block, and Building Plan.
4. **Appeals.** Decisions on Lot, Block, and Building Plans (non-construction) may be appealed to the Board of Zoning Appeals in accordance with Article 3.13, Appeals of Zoning-Related Administrative Decisions.

- D. **Special District Plans.** Land development applications for Special Districts established and mapped in the approved Form District Master Plan shall comply with the procedures for Community Plans contained in Section 7.3.2.B as well as the standards contained in Section 7.4.7, Special Districts. Figure 7.2.B summarizes the Special District Plan review process.

§7.2.4 SUBDIVISION

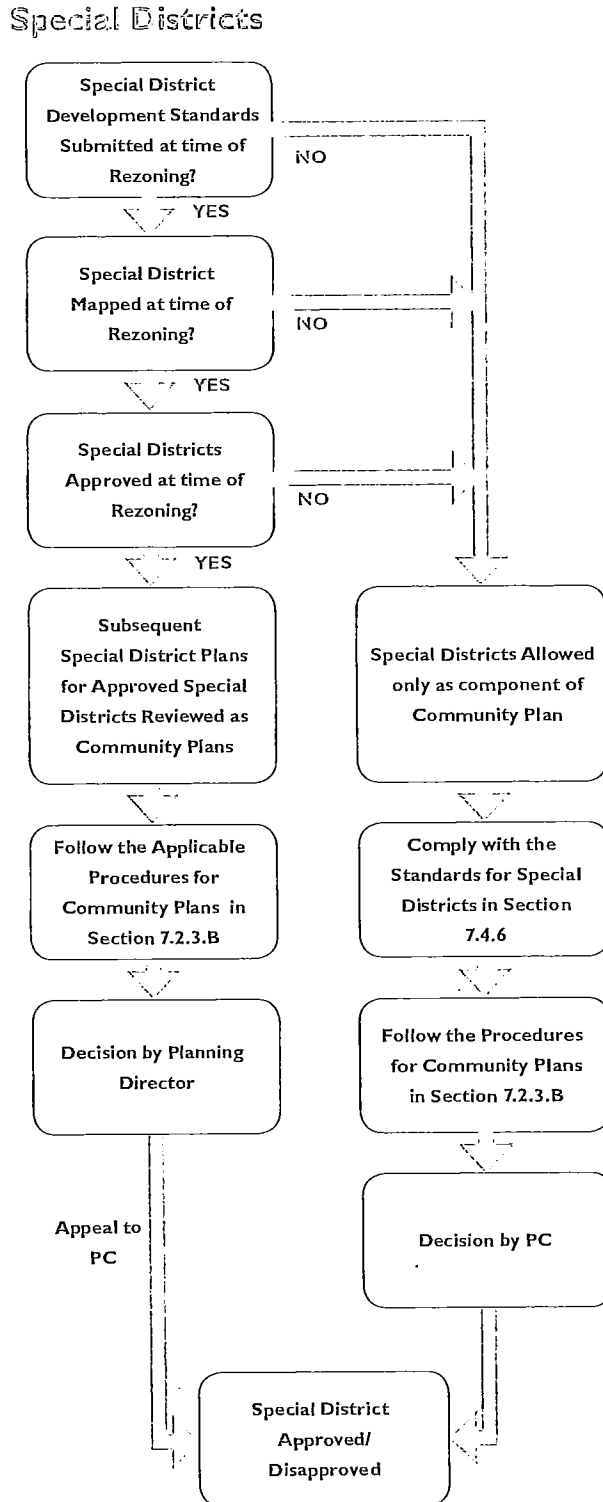
- A. Subdivision applications shall comply with the requirements of Chapter 8, Subdivision Regulations, provided, however, that the subdivision application exemptions described in this Chapter 7 shall apply. This Chapter 7 shall not be construed to limit any right to Subdivide real property within any FBZD in conformance with the Form-Based Code Standards for parcels of real property or with any statutory exemptions.

§7.2.5 ZONING PERMITS

- A. Zoning Permits shall be obtained for all development activities listed in compliance with Article 3.8, Zoning Permits, and Table 7.2.A.
- B. **Uses Subject to Conditions.** Uses Subject to Conditions are uses identified by the applicant as being allowed in the respective Transect Zone only if they comply with the use-specific conditions listed in Subsection 7.5.1.B.2 and all other applicable regulations of the Form District Master Plan.
 1. **Appeals.** Appeals of the decisions regarding Uses Subject to Conditions shall be heard by the Board of Zoning Appeals in accordance with Article 3.13, Appeals of Zoning-Related Administrative Decisions.

Figure 7.2.B: Summary of Special District Review Process

Figure not subject to change by the Applicant.



- C. **Dimensional Waivers.** Waivers are specified deviations from otherwise applicable development standards where development is proposed that would be consistent with surrounding land uses, harmonious with the public interest, and consistent with the purpose and intent of the FBZD.
1. **Applicability.** Following a recommendation by the County CRC, the Planning Director shall have the authority to authorize adjustments of up to 20 percent from any numerical standard set forth in this Chapter and/or established by the applicant through Form District Master Plan submitted or referenced at time of initial FBZD application. Any request greater than 20 percent shall be treated as a Variance addressed by the Board of Zoning Appeals in accordance with Article 3.10, Zoning Variances.
 2. **Application Requirements.** An application for a Dimensional Waiver shall include a brief description of the requirement to be adjusted and any other material necessary to ensure the criteria in Subsection 6 below are met.
 3. **Approval Criteria.** Following a recommendation by the County CRC, the Planning Director shall review the application and approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the following criteria:
 - a. That granting the Dimensional Waiver will promote the same general level of land use compatibility as the otherwise applicable standards;
 - b. That granting the Dimensional Waiver will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations; and
 - c. That granting the Dimensional Waiver will be generally consistent with the purpose and intent of the FBZD.
 4. **Appeals.** Appeals of decisions on dimensional waivers shall be heard by the Board of Zoning Appeals in accordance with Article 3.13, Appeals of Administrative-Related Decisions.

§7.2.6 AMENDMENTS

- A. Amendments of approved Form District Master Plans shall be required for any of the following:
1. Changes to an approved Sector Map, if Sectors are utilized, provided, however, that changes to Special Districts shall comply with the process in Section 7.2.7.A.7 and Section 7.4.7, Special Districts;
 2. Changes to an approved Settlement Map, if Sectors are not utilized;
 3. The inclusion of new Uses not established by the Applicant at the time of initial FBZD application in accordance with Section 6.3.5, New or Unlisted Uses and Use Interpretations;
 4. The inclusion of new Transect Zones and/or related dimensional standards not established by the Applicant at the time of initial FBZD application that contemplate changes in density, intensity, form, or character;
 5. Increases in density beyond that which was established at the time of initial FBZD application;
 6. The inclusion of complex Thoroughfare Types and Assemblies established in subsequent Community Plans that utilize components not listed in Table 7.4.G, Thoroughfare Components, and Table 7.4.L, Vehicular Lane/Parking Assemblies) and new Thoroughfare Types proposed at time of Community Plan submittal. Such amendments shall also require approval by the County Transportation Engineer and may require coordination with emergency services providers, waste collection and/or SCDOT; and
 7. Addition of Special Districts that were not established in the approved Form District Master Plan and were not mapped.
- B. Amendments to an approved Form District Master Plans shall follow the procedures of Article 3.3, Zoning and Land Development Regulations Text Amendments, and/or Article 3.4, Zoning Map Amendments [Rezoning].
- C. Amendments described above may require amendments to associated Development Agreements in accordance with Article 3.16, Development Agreements, and/or Article 3.17, Developments of County Significance.

§7.2.7 REVIEW RESPONSIBILITIES

- A. **Purpose and Intent.** The FBZD seeks to establish a well-coordinated review process that can grant expedited planning review and approval once the requirements for initial FBZD application have been met. The following Powers and Duties are established:

1. **Master Plan Review Board (MPRB).** The applicant shall establish a Master Plan Review Board (MPRB) at the time of initial FBZD application to review and make recommendations regarding compliance of subsequent Community Plans and related planning activities with private covenants and restrictions. The MPRB authority must, at a minimum, include all areas outside of the 75% Acreage (the 75% Acreage may be included). The MPRB shall review and make recommendations to the Planning Director regarding compliance of the following applications with private covenants and restrictions:
 - a. Zoning Permits for Uses, Structures, and Functions;
 - b. Uses Subject to Conditions;
 - c. Dimensional Waivers as described in Section 7.2.4.D, Dimensional Waivers;
 - d. Community Plans;
 - e. Lot, Block, and Building Plans;
 - f. Special Districts and Special District Plans;
 - g. Zoning and Tree Variances;
 - h. FBZD Amendments;
 - i. Preliminary Plats; and
 - j. Conditional and Final Plats.

2. **Staff Site Plan Review Committee (Staff SPR).** The Staff Site Plan Review Committee shall review and make recommendations to the Planning Director on Lot, Block, and Building Plans in accordance with Section 3.7.6 (Review and Action Site Plan Review Committee).

3. **County Consolidated Review Committee (County CRC).**
 - a. The CRC shall review and make recommendations to the Planning Director regarding applications for FBZD Amendments, Community Plans, Special Districts, Special District Plans, Uses Subject to Conditions, Dimensional Waivers, and Preliminary Plats, in accordance with Table 7.2.A, based on the applicable approval criteria. The CRC shall consist of representatives from the following County departments:
 - (1). Zoning & Planning;
 - (2). Public Works and Stormwater;

- (3). Law Enforcement/Public Safety, including Emergency Management;
 - (4). Building Services; and
 - (5). Transportation Development.
- b. Outside Agencies.** The Planning Director shall have the authority to involve outside agencies in County CRC review activities when applicable to the proposed development, e.g., South Carolina Department of Health and Environmental Control (DHEC), South Carolina Department of Transportation (SCDOT), and applicable easement holders.

ARTICLE 7.3. REGIONAL SCALE PLANNING: SECTORS AND SETTLEMENTS**§7.3.1 PURPOSE AND INTENT**

- A. This Chapter contemplates a hierarchy of development standards that apply to the Sector, Settlement, Community, Lot, Block, and Building scales, as well as Special Districts. This Article applies to the Sector and Settlement scales and requires:
1. That the applicant shall demonstrate at the time of initial FBZD application a level of information that describes the location, intensity, and type of development that is proposed; and
 2. That the applicant shall demonstrate in subsequent Community Plan applications that the form, character, and intensity of development is compliant with materials submitted at time of initial FBZD application (rezoning).

§7.3.2 SECTORS

- A. **Sectors.** The Planning Director may require, or applicants may propose, that Sectors be established. If utilized, Sectors shall be mapped as part of the rezoning application in order to provide more specificity and direction with regards to how Settlements and 75% Acreage may be organized.
1. **FBZD Application - Standards.**
 - a. In the event that Sectors are required or proposed at the time of FBZD application, applicants shall map and define the applicable Sectors to their property. Sectors may be further subdivided to provide additional specificity and/or to better describe the range of anticipated 75% Acreage and Settlements.
 - b. Sectors shall be located on a map as a GIS layer which shall be submitted as part of the rezoning application.
 - c. Applicants may elect to provide one or more additional Sectors from those listed in this Section in order to provide additional specificity and/or to better describe the range of anticipated 75% Acreage and Settlements proposed. Such Sectors shall be described and enumerated in the applicant's Form District Master Plan.
 - d. Applicants shall submit the range of minimum and maximum densities by Sector.

Figure 7.3.A Example Sector and Settlement Maps. Two illustrative images represent maps submitted at time of FBZD application that show areas of 75% Acreage-and growth and that establish the general location and intensity of development.

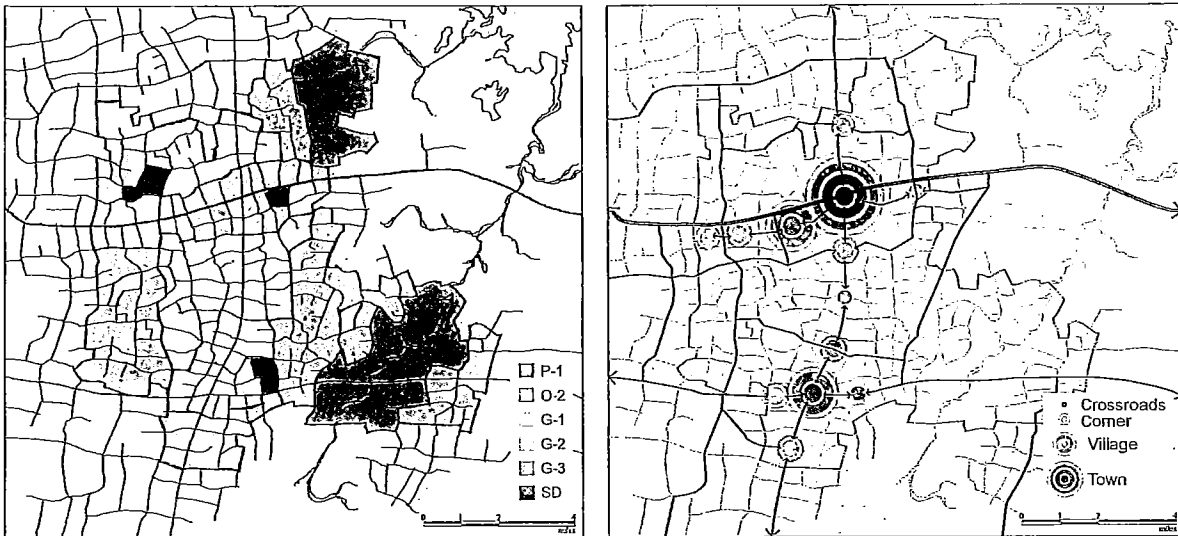
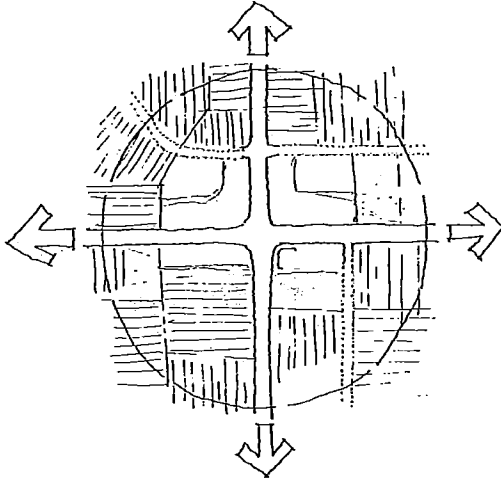


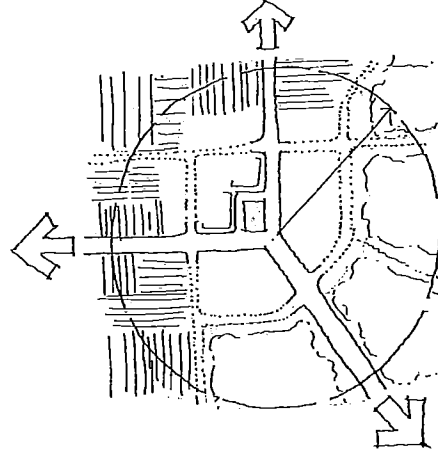
TABLE 7.3.B: Sector/Settlement/Community Allocation. Table 7.3.B defines areas that are or are not suitable for development. Settlement Types and Specific Community Unit types of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Unit Type. (Table shall not be altered by the Applicant except to allow additional Sectors and subsets of Transect Zones in order to provide increased specificity, provided, however, that the resulting standards shall fall within the parameters of this table.)

COMMUNITY UNIT	(PRIMARYLY OPEN SPACE)		(LESS DEVELOPED)				(MORE DEVELOPED)				
	P1 PRESERVED OPEN SECTOR	O2 RESERVED OPEN SECTOR	G1 RESTRICTED GROWTH SECTOR	G2 CONTROLLED GROWTH SECTOR	G3 INTENDED GROWTH SECTOR	SEPARATE RURAL DEVELOPMENT		SEPARATE RURAL DEVELOPMENT		SEPARATE RURAL DEVELOPMENT	
SETTLEMENT TYPES		SEPARATE RURAL DEVELOPMENT	SEPARATE RURAL DEVELOPMENT CROSSROAD CORNER	SEPARATE RURAL DEVELOPMENT CDRNER VILLAGE	SEPARATE RURAL DEVELOPMENT VILLAGE TOWN						
COMMUNITY UNIT		RLD	RLD RCLD GLD	RLD RCLD CLD TND	RLD GLD TND RCD						
T1	NO MINIMUM	NO MINIMUM	NO MIN / MAX 50% MAX	10 - 50%	NO MIN / MAX 50% MAX 10 - 30% 20% MAX	NO MIN / MAX	10 - 30%	15% MAX			
T2	NO MINIMUM	NO MINIMUM	NO MIN / MAX 50% - 100%	20 - 70%	NO MIN / MAX 15 - 100%						
T3					20 - 55% 10 - 30%		20 - 55%	5 - 40%			
T4			0 - 10%	10 - 40%	10 - 40% 20 - 60% 20 - 60%		20 - 60%	20 - 60%	5 - 80%		
T5					10 - 30%			20 - 60%	10 - 80%		

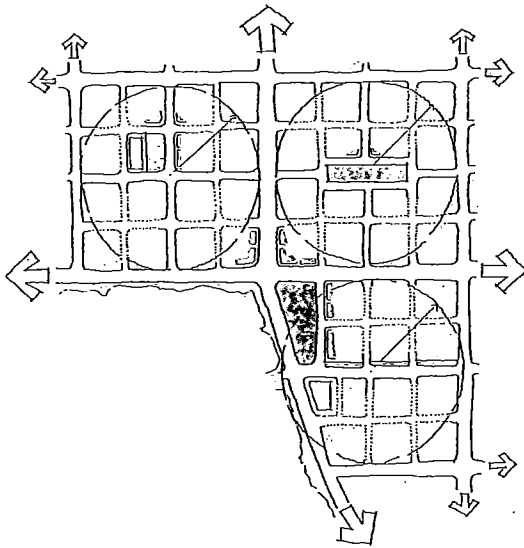
FIGURE 7.3.C: Settlement Type Diagram Examples. The following illustrative images describe the Charleston County Settlement Types that display a Community Unit or a group of Community Units located in general proximity with each other.



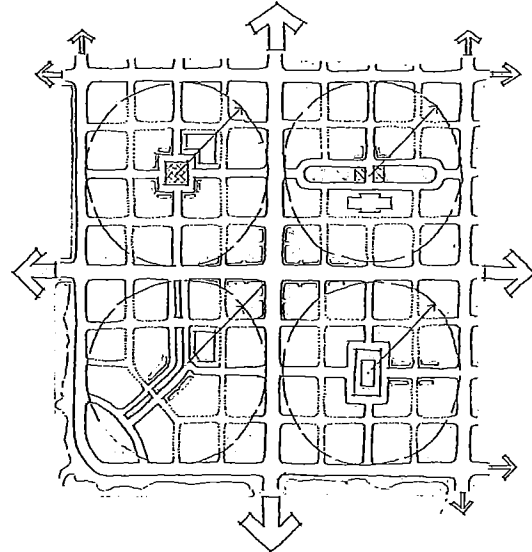
Crossroads. The smallest rural settlement type located at the intersection of two local roads. A crossroad is comprised of a compact cluster of homes about an intersection that is surrounded by countryside or agricultural lands. A corner store or civic use may mark the corner.



Corner. A rural settlement type that is larger than a crossroads and located at a significant crossroads or open space. A Corner is comprised of a compact cluster of homes organized in a walkable community with limited commercial services or civic uses, surrounded by countryside or agriculture.



Village. An urban settlement type organized into multiple walkable neighborhoods of compact clusters of various dwelling types, including mixed-use buildings, surrounded by countryside. A range of commercial services and civic activities provide for the daily needs of its residents. The population of a village is larger than in a corner but smaller than a town.



Towns. The most urban settlement type is an aggregation of walkable neighborhoods that mix residential, commercial, and civic uses. Located along or at the intersection of a major thoroughfare, the center provides for the daily need of its residents as well as those of visitors from around the region and thus accommodates the parking needs of local and transient users.

2. **Sectors Defined.** Sectors are geographical areas that are comprised of 75% Acreage and growth areas. Growth areas are intended for the development of new settlements and communities in the form of Settlement Types and Community Types, which in turn are comprised of Transect Zones and Special Districts.
 - a. Sectors applicable to DCS range from Preserved Open (P-1) to Reserved Open (O-2) to Restricted Growth (G-1) to Controlled Growth (G-2) to Intended Growth (G-3).
 - (1). The Preserved Open Sector (P-1) shall consist of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by a Transfer of Development Rights.
 - (2). The Reserved Open Sector (O-2) shall consist of rural development patterns and activities and may include a mix of Separate Rural Development and open space.
 - (3). The Restricted Growth Sector (G-1) shall be assigned to areas that have value as open space but are appropriate for development of restricted or limited intensity that is clustered.
 - (4). The Controlled Growth Sector (G-2) shall be assigned to areas that can support a variety of mixed-use development patterns by virtue of proximity to existing infrastructure, including clustered land development and traditional neighborhood developments.
 - (5). The Intended Growth Sector (G-3) shall be assigned to areas that can support substantial mixed-use development patterns by virtue of proximity to existing infrastructure, including traditional neighborhood developments and regional center developments.
3. **Special Districts.** Special Districts may only be proposed when Sectors are utilized and the Planning Director determines the following:
 - a. That proposed Special Districts comply with the requirements of Section 7.4.7; and
 - b. That development patterns in their intrinsic size, function, or configuration cannot conform to the requirements of Settlements or their corresponding Community Types.

§7.3.3 SETTLEMENTS

- A. Settlements are defined as a Community Unit or a group of Community Units located in general proximity with each other, composed in accordance with the standards of this Section.
1. **FBZD Application - Standards.**
 - a. If Sectors are not utilized:
 - (1). Settlements shall be located on a map as a GIS layer which shall be submitted as part of the rezoning application.
 - (2). The zoning in existence at the time of rezoning application for the area designated for the 75% Acreage shall apply to the 75% Acreage.
 - (3). Applicants shall submit the range of minimum and maximum densities by Settlement.
 - b. If Sectors are utilized, the Settlement Types Map may be conceptual and may be updated at the request of the applicant and/or Planning Director at the time of Community Plan submittal(s) in order to refine the location, intensity, and/or number or proposed Settlements. Changes or updates to the Conceptual Settlement Types Map shall be processed administratively if the Planning Director can make the following findings:
 - (1). That such changes or updates are in compliance with the applicable Rural Guidelines and DCS requirements of the Charleston County Comprehensive Plan;
 - (2). That such changes or updates are in substantial compliance with the standards for Settlements found in this Article; and
 - (3). That such changes or updates do not contemplate an increase or decrease in total planned density.
- B. **Settlement Types Defined.** Charleston County Settlement Types include the following:
1. **Rural Development.** Rural areas may be composed of Separate Rural Development. Separate Rural Developments shall maintain rural densities and activities in a sparsely developed pattern.

2. **Rural Places.** Rural Places include Crossroads and Corners.
 - a. **Crossroads.** Crossroads are the smallest settlement type and are comprised of a compact cluster of between 15 and 80 dwellings about a crossroads or intersection surrounded by countryside or agricultural lands, with limited commercial services or civic activities. Range of uses include corner stores, single family detached residences, and farms.
 - b. **Corners.** Corners are larger settlement types than crossroads and are comprised of a compact cluster of up to 360 dwellings about a significant crossroads or open space, typically organized as a walkable district, surrounded by countryside or agricultural lands, with limited commercial services or civic activities. Historical patterns in the Lowcountry include the organization of corners associated with agricultural production, a religious group, or a family settlement. Corners in the G-2 Sector are comprised of a compact cluster of up to 500 dwellings.
 - c. **Distance Requirements.** The minimum distance between any Crossroad and/or Corner Settlement and another Crossroad and/or Corner Settlement shall be 2000 linear feet, measured along a thoroughfare or an existing road or street between the closest edges of any Community Unit boundary. This requirement shall not apply to Corner Settlements in the G-2 Sector.
3. **Clustered Growth/Urban Places.**
 - a. **Villages.** Villages are compact clusters of dwellings of mixed type, including mixed-use buildings, surrounded by undeveloped land, countryside or agricultural lands, organized into walkable neighborhoods, with a range of commercial services and civic activities that provide for the daily needs of its residents. The population of a village is larger than in a corner but smaller than a town.
 - b. **Towns.** Towns are larger than a village, an aggregation of walkable neighborhoods that mix residential, commercial, and civic uses, typically located along or at the intersection of a major thoroughfare. The town's center provides for the daily need of its residents as well as those of visitors from around the region and thus accommodates the parking needs of local and transient users. Towns provide adequate densities in support of frequent transit.

- C. Settlements may be organized by Sector as described in Table 7.3.D.

Table 7.3.D Allowed Settlement Types by Sector (Table not subject to change by applicant except to allow additional Sectors in order to provide increased specificity.)					
Settlement Type	Applicable Sector				
	P-1	O-2	G-1	G-2	G-3
Separate Rural Development		✓	✓	✓	✓
Crossroad			✓		
Corner			✓	✓	
Village				✓	✓
Town					✓

ARTICLE 7.4. COMMUNITY SCALE PLANNING: COMMUNITY UNITS
§7.4.1 GENERAL

- A. Community Units are defined as a specific geographic area having a physical form, density, and mix of uses that are supportive of sustaining community activities. Settlements are composed of one or more Community Units or groups of Community Units in proximity to each other.
1. **FBZD Application - Standards.** At the time of initial FBZD application, applicants shall provide the ranges and parameters for the proposed organization of Settlements, Community Types, and Transect Zones as illustrated in Table 7.3.B, Sector/Settlement/Community Allocation and in coordination with the Settlement Types Map. This information shall be described and enumerated in the applicant's Form District Master Plan, which shall be approved as part of the FBZD.
 2. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate one or more Community Units at the time of Community Plan submittal, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following standards:
 - a. With the exception of Rural Land Development (RLD), each Community Unit shall be structured with a Pedestrian Shed or portion thereof as described in this Section. Pedestrian Sheds shall be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features.
 - (1). Pedestrian Sheds may be adjusted to create boundaries that take into account block structure, natural features, and/or existing conditions.
 - b. Community Units shall allocate a mix of Transect Zones as described in this Section and pursuant to the standards in Section 7.4.5, Transect Zones.
 - c. Community Units shall allocate Civic Space in compliance with Section 7.4.3, Civic Space. Wetlands and/or other environmentally sensitive areas intended for preservation shall be mapped.
 - d. Community Units shall lay out a thoroughfare network in compliance with Section 7.4.4, Circulation and Thoroughfare Design.
 - e. **Special Requirements.** The applicant may designate additional Special Requirements for Community Plans at the time of Community Plan submittal(s) to provide more specificity and/or detail with regards to the intended development form, including the following:

- (1). Differentiation of Thoroughfares as "A-Grid" or "B-Grid" in order to distinguish areas suitable and in support of high pedestrian activity from automobile-oriented areas.
 - (2). Designations for mandatory and/or recommended Retail Frontage requiring or advising that one or more buildings provide Shopfront, Gallery, or Arcade frontage.
 - (3). Designations for coordinated frontage that would require Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
 - (4). Designations for mandatory and/or recommended Terminated Vista locations, requiring or advising that buildings or other structures be provided with architectural articulation of a type and character visually appropriate for the location.
 - (5). Designation that pedestrian passages be reserved between buildings for pedestrian access.
- f. **Special Districts.** Special Districts shall comply with the requirements contained in Section 7.4.7.

B. **Community Units Described.** A Community Unit may be one of the following types:

1. **Rural Land Development (RLD).** Rural Land Developments are structured by single or small clustered groupings of rural settlements at very low densities that are supportive of rural uses and activities.
 - a. RLDs are not required to be structured on the basis of a Pedestrian Shed.
 - b. An RLD shall be comprised of one or more lots in T-Zones T1 and T2, as set forth on Table 7.3.B.
 - c. RLDs shall be a minimum of 5 acres in size.
2. **Rural Clustered Land Development (RCLD).** Rural Clustered Land Developments are structured by $\frac{3}{4}$ of a standard Pedestrian Shed oriented toward a Common Destination in a rural setting.
 - a. An RCLD shall be comprised of T-Zones T1, T2, and/or T4, as set forth on Table 7.3.B.
 - b. RCLDs shall consist of no less than 30 acres and no greater than 80 acres of community unit net site area.
3. **Clustered Land Development (CLD).** Clustered Land Developments are structured by a standard Pedestrian Shed oriented toward a Common Destination such as a general store, meeting hall, schoolhouse, or place

of worship. When a CLD is used alone, it takes the form of a small settlement standing free in the countryside such as a Corner.

- a. A CLD shall be comprised of T-Zones T1, T2, T3, and T4, as set forth on Table 7.3.B.
 - b. CLDs shall consist of no less than 80 acres and no more than 160 acres of community unit net site area.
4. **Traditional Neighborhood Development (TND).** Traditional Neighborhood Developments are structured by a standard Pedestrian Shed and are oriented toward a Common Destination consisting of a mixed-use center or corridor. TNDs should typically be located near a transportation route.
- a. A TND shall be comprised of T-Zones T1, T3, T4, and T5, as set forth on Table 7.3.B.
 - b. TNDs shall consist of no less than 80 acres and no more than 160 acres of community unit net site area.
5. **Regional Center Development (RCD).** Regional Center Developments are structured by a long Pedestrian Shed or linear Pedestrian Shed and consist of high-density, mixed-use development connected to other centers by transit.
- a. An RCD shall be comprised of T-Zones T4 and T5, as set forth on Table 7.3.B.
 - b. RCDs shall consist of no less than 100 acres and may be up to 320 acres of community unit net site area.
- C. A Community Unit may adjoin or be in proximity with another Community Unit.
- D. Community Units shall be utilized to organize Settlements as described in Table 7.4.A, Minimum and Maximum Community Unit Composition by Settlement.

Settlement Type	Minimum Composition	Maximum Composition
Separate Rural Development	1 RLD	1 RLD
Crossroad	1 RCLD	1 RCLD
Corner*	1 CLD	1 CLD + 3 RCLDs
Village*	1 TND	1 TND + 4 CLDs
Town*	1 RCD	2 RCDs + 2 TNDs

**Note: RLDs are permitted within Corners, Villages, and Towns, provided that all requirements of this Chapter and the Form District Master Plan are met.*

§7.4.2 75% ACREAGE

- A. General.** FBZD applications shall include 75% Acreage, as defined in Article 3.17, Developments of County Significance, and this Chapter 7, to be located outside of Special Districts and clustered Community Units.
- B. FBZD Application - Standards.**
 - 1. Applicants shall submit the range of minimum and maximum anticipated density in the 75% Acreage.
 - 2. The 75% Acreage shall be designated on a 75% Acreage and Trails map.
 - a. The 75% Acreage and Trails Map shall establish the general location of the 75% Acreage, including trails and greenways, in accordance with 3.17.4.A.2.a, Developments of County Significance, and the Settlement Types Map with the intent to establish direction for areas that are to count toward the 75% Acreage.
 - b. The 75% Acreage and Trails Map may be updated at the request of the applicant and/or Planning Director at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed 75% Acreage, regional open space

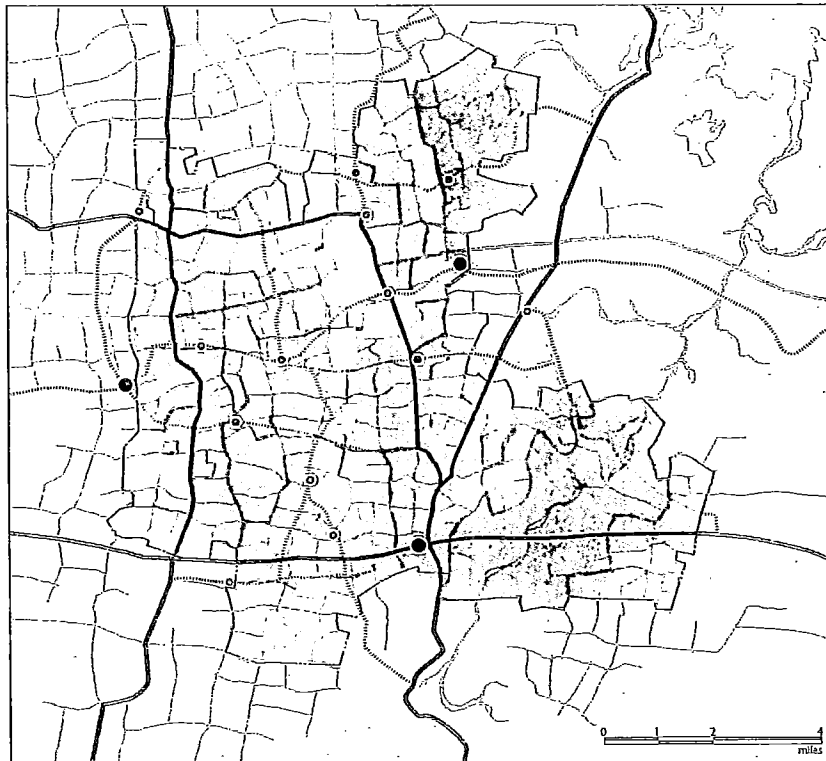







Figure 7.4.B Example 75% Acreage and Trails Map: An example of a 75% Acreage and Trails Map that describes the 75% Acreage requirement within the Form-Based Zoning District and proposed connectivity within the local and regional trail network.

-  75% Acreage
-  Regional Trail
-  Local Trail
-  Regional Trailhead
-  Local Trailhead

and trails. Changes or updates to the 75% Acreage and Trails Map shall be processed without requiring amendments to the FBZD if the Planning Director can make the following findings:

- (1). That such changes or updates are in compliance with the applicable Rural Guidelines and requirements of the Charleston County Comprehensive Plan;
- (2). That such changes or updates are in compliance with the standards for 75% Acreage found in this Article; and
- (3). That such changes or updates do not contemplate a decrease in the 75% Acreage, as required by Section 3.17.4.A.2.a, Developments of County Significance.

- c. The 75% Acreage should, to the maximum extent practicable, be organized to establish a system of adjoined, extended, and enlarged open areas, trails, parks, or other open space resources.

C. Calculation of 75% Acreage. In accordance with 3.17.4.A.2.a, Developments of County Significance, the following items shall be counted toward the 75% Acreage requirement:

1. Private land permanently restricted by deed restriction or conservation easement to unclustered rural densities;
2. Areas proposed for private and/or public ownership pursuant to Section 3.17.4.A.2.a;
3. Preserved historic and/or cultural areas;
4. Preserved areas of biological significance, including freshwater wetlands and waterways;
5. Agricultural and silvicultural areas; and
6. Areas to be purchased by the County's Greenbelt Bank or other open space preservation organizations.
7. Land within OCRM Critical Line Areas shall be excluded from the calculation.

D. Ownership and Maintenance of 75% Acreage. The ownership and maintenance of the 75% Acreage shall be in compliance with Article 3.17, Developments of County Significance, of this Ordinance.

§7.4.3 CIVIC SPACE

- A. General.** FBZD applications shall include Civic Space to be located within Community Units. Civic Space includes, but is not limited to, Civic Buildings, public spaces, schools, churches, and Thoroughfares. Civic Space provides gathering places and access to outdoor activities, and can protect natural habitat, maintain rural character, and enhance water quality for the County.
- B. FBZD Application - Standards.** The Form District Master Plan submitted at the time of initial FBZD application shall include documentation that subsequent land development will comply with Table 7.4.C, Civic Space Types.
- C. Ownership and Maintenance of Civic Space.** Civic Space shall be owned/maintained through one or more of the following options:
1. Establishment of an entity to manage and maintain the land by the property owner, in a form that ensures long-term maintenance and management;
 2. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes;
 3. Conveyance of the land to a third party beneficiary, such as a nonprofit environmental or civic organization (e.g., the County Greenbelt Bank), that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or
 4. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.
- D. Community Plan Submittals - Standards.** Community Plan applications shall designate Civic Space on a Civic Space Regulating Plan, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following standards:
1. Civic Space shall meet the standards set forth in Table 7.4.C, Civic Space Types.
 2. Each Community Unit other than an RLD shall have the following features:
 - a. At least 5% of its Community Unit Net Site Area shall be assigned to Civic Space as identified in Table 7.4.C, Civic Space Types.
 - (1). Freshwater Wetlands and Waterways may be credited towards Civic Space requirements when integrated into the development as site amenities.
 - (2). If a Community Plan application involves multiple phases, either: (a) each phase shall maintain 5% of its Community

TABLE 7.4.C: Civic Space Types. This table describes the various Civic Space Types that are allowed by right within the specified transect zones. (Table not subject to change by applicant)

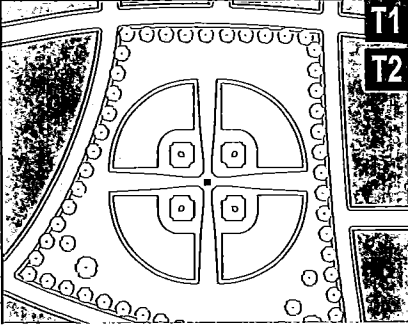
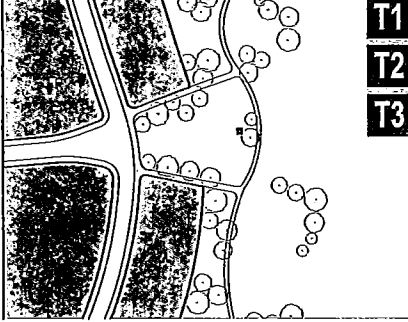
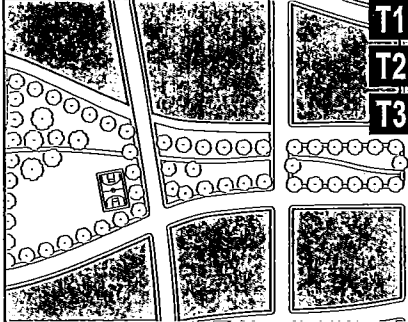
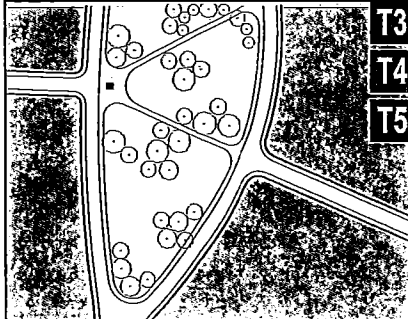
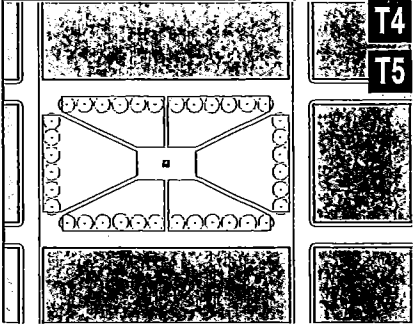
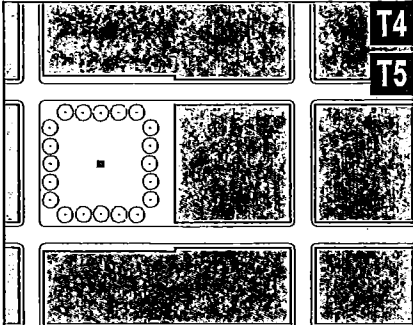
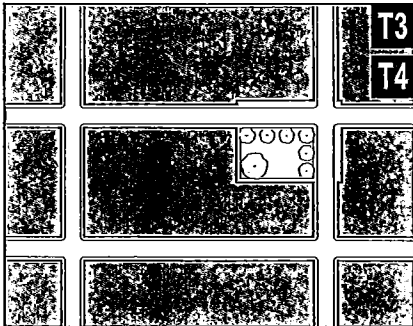
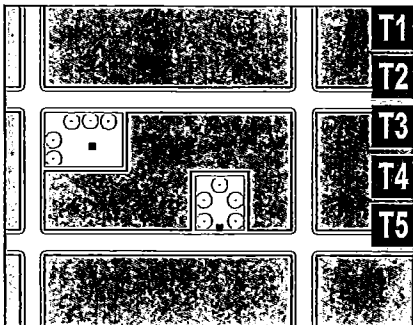
<p>a. Sports Complex: A Civic Space that consolidates heavily programmed athletic fields and associated facilities. A Sports Complex may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, trees, and lawns or fields, formally or informally disposed. The minimum size shall be 25 acres.</p>	
<p>b. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.</p>	
<p>c. Greenway: A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 8 acres.</p>	
<p>d. Green: A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	

TABLE 7.4.C (cont.): Civic Space Types. This table describes the various Civic Space Types that are allowed by right within the specified transect zones. (Table not subject to change by applicant)

<p>e. Square: A Civic Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	
<p>f. Plaza: A Civic Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	
<p>g. Pocket Park: A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. The maximum size shall be 1/2 acre.</p>	
<p>h. Playground: A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	

Unit Net Site Area assigned to Civic Space; or (b) the applicant shall provide a financial guarantee pursuant to Section 8.14.1, Performance Guarantees, of the ZLDR.

- b. At least one principal Civic Space identified in Table 7.4.C, Civic Space Types, as a Green, Square, or Plaza.
 - (1). The principal Civic Space(s) shall be within 800 feet of the geographic center of each Community Unit, unless topographic conditions, pre-existing road, street or Thoroughfare alignments or other circumstances prevent such location.
 - c. A minimum of one Playground in conformance with Table 7.4.C, Civic Space Types. Additional playgrounds should be provided if the Community Unit is in excess of 250 dwelling units.
3. Civic Space acreage in excess of 20% of a Community Unit Net Site Area shall require approval by the Planning Director.
 4. Civic Space acreage in excess of 30% of a Community Unit Net Site Area shall not be permitted in any Community Unit.
 5. Each Community Unit shall provide a Civic Space within 1200 feet of every residential lot in each CLD, TND or RCD.

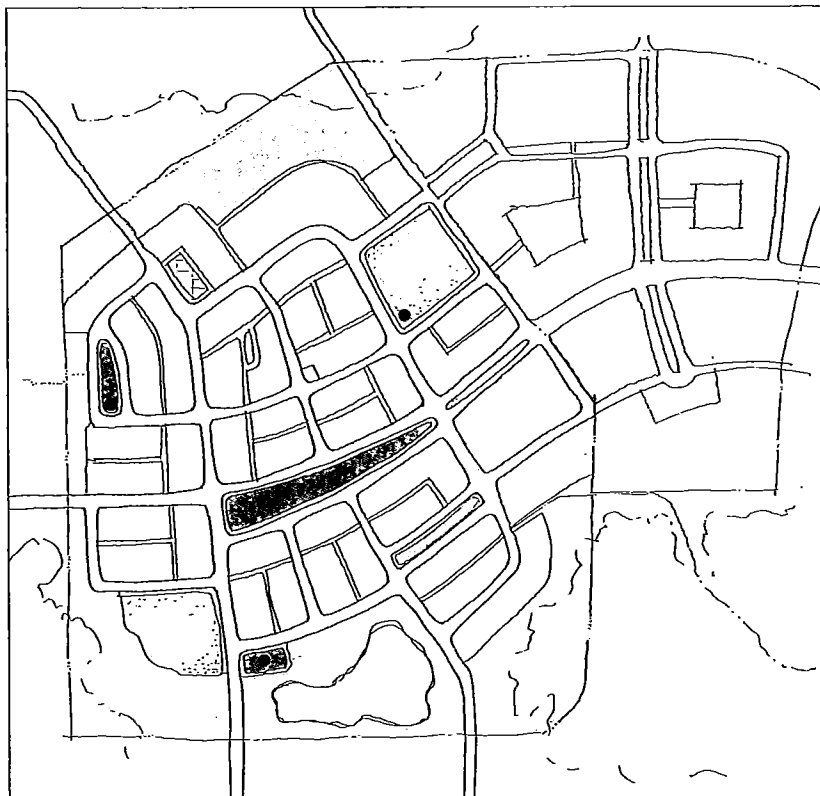










Figure 7.4.D Example Civic Space Regulating Plan: An example of a Regulating Plan that describes the approximate location and size of designated open spaces and civic spaces within the boundaries of a Community Unit.

-  Sports Complex
-  Park
-  Greenway
-  Green
-  Square
-  Plaza
-  Pocket Park
-  Playground

6. **Civic Space Design.**
 - a. **Uses.** Civic Space may be established for community, religious, governmental, transit or parking purposes to the extent specified in Table 7.5.A, Specific Function and Use.
 - b. **Public Frontage.** Each Civic Space other than a Playground, Park or Pocket Park should have a minimum of 25% of its perimeter fronting a Thoroughfare.
 - c. **Parking.** Parking required for Civic Space and Civic Buildings shall be determined in accordance with Table 7.5.D, Parking Calculations.
 - d. **Civic Building Location and Siting.** Civic Building sites should be located within or Adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
 - e. **Churches and Educational Facilities.** Churches and educational facilities, to the maximum extent feasible, shall be integrated into the design of Community Units.
 - f. **Civic Building and Accessory Structure Design.** All civic buildings and accessory structures within Civic Space shall be designed and furnished to be consistent with the character of the Transect Zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development.

§7.4.4 CIRCULATION AND THOROUGHFARE DESIGN

- A. Thoroughfares are intended for use by vehicular and pedestrian traffic and provide access to Lots and Civic Spaces. Thoroughfares define the public streets that refine Pedestrian Sheds into walkable environments.
- B. **FBZD Application - Standards.**
 1. **Traffic Impact Study Required.** The Thoroughfare network shall serve as the basis for the required Traffic Impact Analysis in conjunction with the anticipated density for the proposal. Traffic Impact Studies shall be prepared in compliance with Article 9.9, Traffic Impact Studies.
 2. **Circulation Map Required.** At the time of initial FBZD application, highways, regional Thoroughfares, and primary Thoroughfares shall be designated on a Circulation Map.
 - a. The Circulation Map shall establish the general location and alignment of primary and secondary Thoroughfares, including anticipated long-distance bicycle routes in accordance with the Settlement Types Map with the intent to establish connections between development areas, community resources, and existing infrastructure.

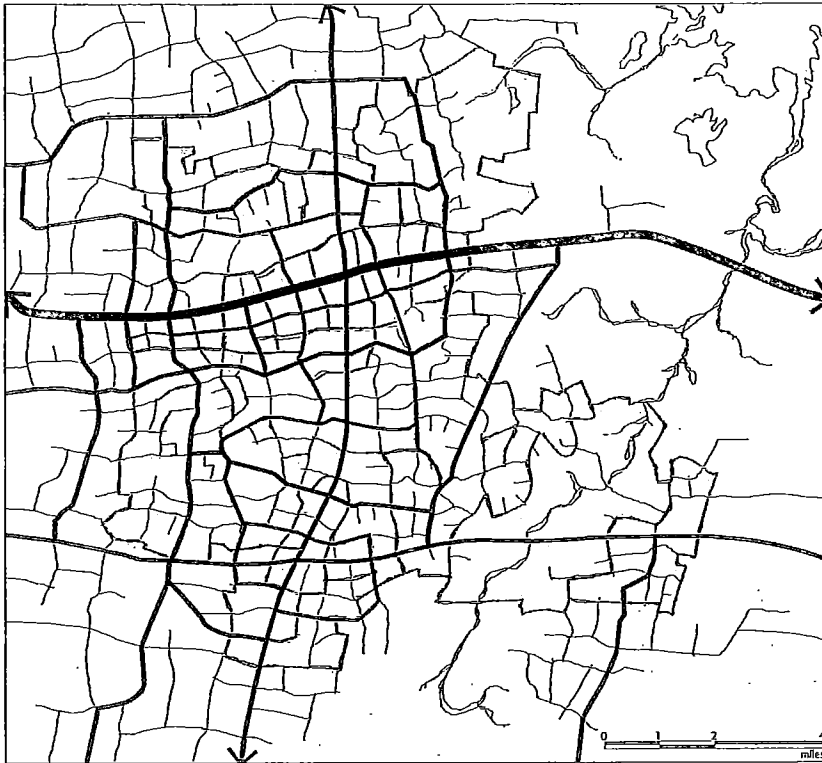





Figure 7.4.E Example Circulation Map: An example of a Circulation Map that locates major thoroughfares within the Form-Based Zoning District and proposed connectivity to the existing circulation network.

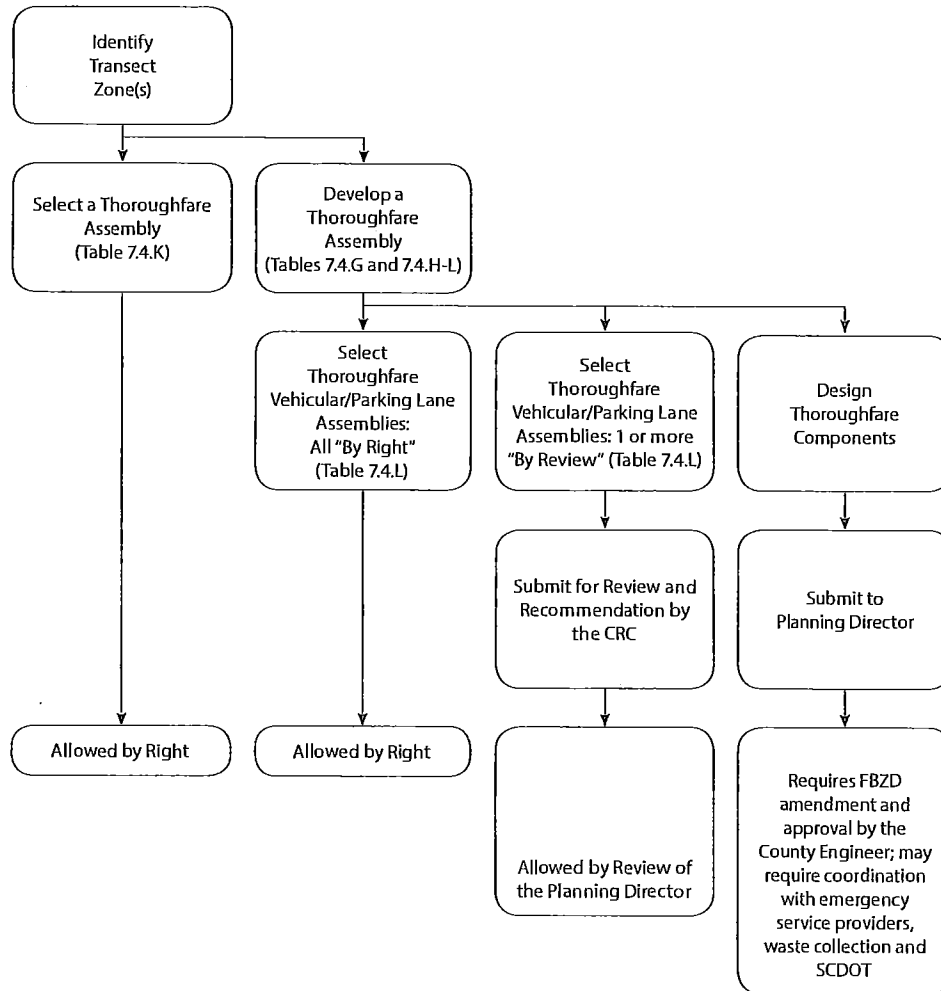
-  Highway
-  Primary
-  Secondary

- b. The Circulation Map is intended to be conceptual and may be updated at the request of the applicant and/or Planning Director at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed Thoroughfares. Changes or updates to the Circulation Map shall be processed without requiring amendments if the Planning Director can make the following findings:
- (1). That such changes or updates are in compliance with the applicable Rural Guidelines and DCS requirements of the Charleston County Comprehensive Plan and this Ordinance; and
 - (2). That such changes or updates are in compliance with the standards for Thoroughfares found in the approved Form District Master Plan, this Article and this Ordinance.
- c. **Circulation Map Standards.** The Circulation Map shall demonstrate compliance with the following:
- (1). Thoroughfares shall be organized to establish a system of arterials, collectors, and local access streets that provide connectivity between existing and proposed settlements.

- (2). Thoroughfares shall, to the maximum extent practicable, extend and utilize existing roadways and infrastructure within and adjacent to the development site.
 - (3). Thoroughfare network shall demonstrate evacuation routes in coordination with an established Evacuation Plan.
3. **Thoroughfare Types and Assemblies.** At the time of initial FBZD application, the applicant shall establish a catalog of acceptable Thoroughfare Types and Assemblies for the property based on the components listed in Table 7.4.G, Thoroughfare Components, and the Assemblies listed in Table 7.4.L, Vehicular Lane/Parking Assemblies. Applicants shall utilize Table 7.4.K, Example Thoroughfare Assemblies, to prepare Thoroughfare Types. These standards shall be assembled as Form District Master Plan for the property. Figure 7.4.F, Thoroughfare Process Diagram, summarizes how this information is utilized.
- a. Thoroughfare types shall provide cross-sections utilizing Table 7.4.K, Example Thoroughfare Assemblies, as a template that describes the conceptual design of each Thoroughfare indicating the widths and location of travel lanes, parking lanes, bicycle lanes, walkway types, planter types, public landscaping and public lighting per appropriate Transect Zone.
 - b. Thoroughfare Assemblies shall provide the range of anticipated lane configurations per Transect Zone as indicated in Table 7.4.L, Vehicular Lane/Parking Assemblies.
 - (1). Utilization of Thoroughfare Assemblies in Table 7.4.K of the approved Form District Master Plan shall be allowed by right.
 - (2). Thoroughfare Assemblies developed utilizing Tables 7.4.G, Thoroughfare Components, Table 7.4.H, Bicycle Facilities Standards, Table 7.4.I, Curb Radius, Table 7.4.J, Thoroughfare Nomenclature, Table 7.4.K, Example Thoroughfare Assemblies, and Table 7.4.L, Vehicular Land/Parking Assemblies (permitted by right) of the approved Form District Master Plan shall be allowed by right.
 - (3). Thoroughfare Assemblies developed utilizing Tables 7.4.G, Thoroughfare Components, Table 7.4.H, Bicycle Facilities Standards, Table 7.4.I, Curb Radius, Table 7.4.J, Thoroughfare Nomenclature, Table 7.4.K, Example Thoroughfare Assemblies, and Table 7.4.L, Vehicular Land/Parking Assemblies (permitted by review) of the approved Form District Master Plan shall require review and recommendation of the CRC and approval of the Planning Director.

- (4). Complex Thoroughfare Types and Assemblies established in subsequent Community Plans that utilize components not listed in Table 7.4.G, Thoroughfare Components, and Table 7.4.L, Vehicular Lane/Parking Assemblies and new Thoroughfare Types proposed at time of Community Plan submittal shall require a FBZD text amendment as well as approval by the County Transportation Engineer. Coordination with emergency services providers, waste collection and/or SCDOT may also be required.
- c. The applicant shall establish Specific Public Frontage Types per Transect Zone for use with Thoroughfares, including the following components:
- (1). Curb Types in accordance with Table 7.4.N.b, Public Frontages-Specific;
 - (2). Walkway Types in accordance with Table 7.4.N.c, Public Frontages-Specific;
 - (3). Planter Types in accordance with Table 7.4.N.d, Public Frontages-Specific;
 - (4). Public Landscaping Street Tree palette in accordance with Table 7.4.N.e, Public Frontages-Specific; and
 - (5). Public Lighting palette in accordance with Table 7.4.N.f, Public Frontages-Specific.

FIGURE 7.4.F: Thoroughfare Process Diagram. (Figure not subject to change by applicant)



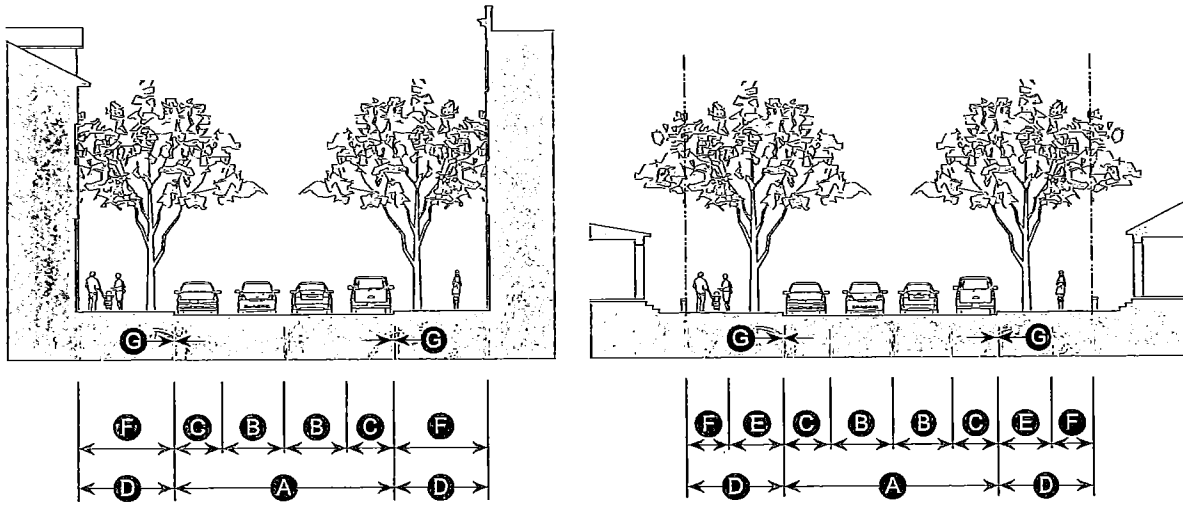


Table 7.4.G Thoroughfare Components (Table not subject to change by applicant)

Allowed Movement Types	Speed	Lane Assembly A		Public Frontage Assembly D			
		Travel B	Parking C	Planter E	Path F	Assembly D	Edge G
T1 T2							
Slow	20-25 mph	9'	-	5' min.	8' min.	14' min.	R or C
Low: 30	30 mph	10'	-	5' min.	8' min.	14' min.	R or C
Low: 35	35 mph	11'	-	5' min.	8' min.	14' min.	R or C
T3							
Yield ¹	<20 mph	12'	7'	5' min.	5' min.	10' min.	C
Yield: Rear Lane	10 mph	12'	-	4' min.	-	4' min.	R, C, or RB
Slow: 20	20 mph	9'	7'	5' min.	5' min.	10' min.	C
Slow: 25	25 mph	10'	7'	5' min.	5' min.	10' min.	C
Low: 30	30 mph	10'	8'	5' min.	5' min.	10' min.	C
T4 T5							
Yield (T4 only) ¹	<20 mph	12'	7'	5' min.	6' min.	12' min.	C
Yield: Alley	10 mph	21'	-	-	-	1.5' min.	RB
Slow: 20	20 mph	9'	7'	5' min.	6' min.	12' min.	C
Slow: 20 w/ 45° angle parking	20 mph	12'	16'	5' min.	6' min.	12' min.	C
Slow: 25	25 mph	10'	7'	5' min.	6' min.	12' min.	C
Low: 30	30 mph	10'	8'	5' min.	6' min.	12' min.	C
Low: 35	35 mph	11'	8'	5' min.	7' min.	12' min.	C

End Notes

¹ Parking is required on at least one side in order to facilitate yield movement.

Key R = Rural Edge Treatment C = Curb Edge Treatment RB = Ribbon Curb (18")

Table 7.4.H Bicycle Facilities Standards (Table not subject to change by applicant)	
Class I: Multi-Use Trail	
Transect Zones	T1 T2 T3 T4 T5
Width	
One-way	8' min.
Two-way	12' min.
Class II: Bicycle Lane	
Transect Zones	T1 T2 T3 T4 T5
Width Adjacent to:	
Rural Edge	5' min.
Parking	6' min.
Curb and Gutter	5½' to face of curb
Design Speed of Thoroughfare	>25 mph
Class III: Shared Lanes/Bicycle Boulevard	
Transect Zones	T1 T2 T3 T4 T5
Width	no minimum
Design Speed of Thoroughfare	≤25 mph

Table 7.4.I Curb Radius (Table not subject to change by applicant)		
This table provides the radius for curbs at the intersection of thoroughfares.		
Movement Type	Speed	Curb Radius ¹
Yield	<20 mph	5' - 10'
Slow	20-25 mph	10' - 15'
Low	30-35 mph	15' - 20'
End Notes		
¹ With on-street parking, or bike lanes and no curb extensions or bulb-outs.		

FIGURE-7.4.J: Thoroughfare Nomenclature (Table not subject to change by applicant.)


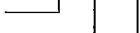
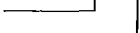
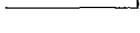
Key	ST-57-20-BL	Transit Route:	TR
Public Frontage Type		Public Frontage Types	
Right of Way Width		Highway:	HW
Pavement Width		Boulevard:	BV
Transportation		Avenue:	AV
Transportation		Commercial Street:	CS
Bicycle Trail:	BT	Drive:	DR
Bicycle Lane:	BL	Street:	ST
Bicycle Route:	BR	Road:	RD
Path:	PT	Rear Alley:	RA
Passage:	PS	Rear Lane:	RL

TABLE 7.4.K: Example Thoroughfare Assemblies. Thoroughfares are assembled from the elements that appear in Tables 7.4.G and 7.4.H and incorporate the Public Frontages of Table 7.4.N. The key gives the Thoroughfare Type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. (Table and Figures to be defined by applicant. Applicant shall provide a Thoroughfare Assembly and cross-section for all proposed street types. Tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

ST-50-26	
Thoroughfare Type	Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	50 feet (A)
Pavement Width	26 feet (B)
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes @ 9 feet (C)
Parking Lanes	One side @ 8 feet marked (D)
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk (E)
Planter Type	7 foot continuous Planter (F)
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR

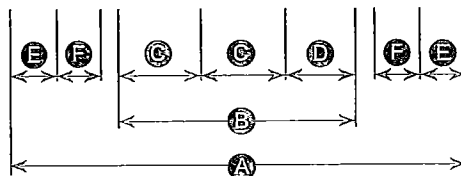
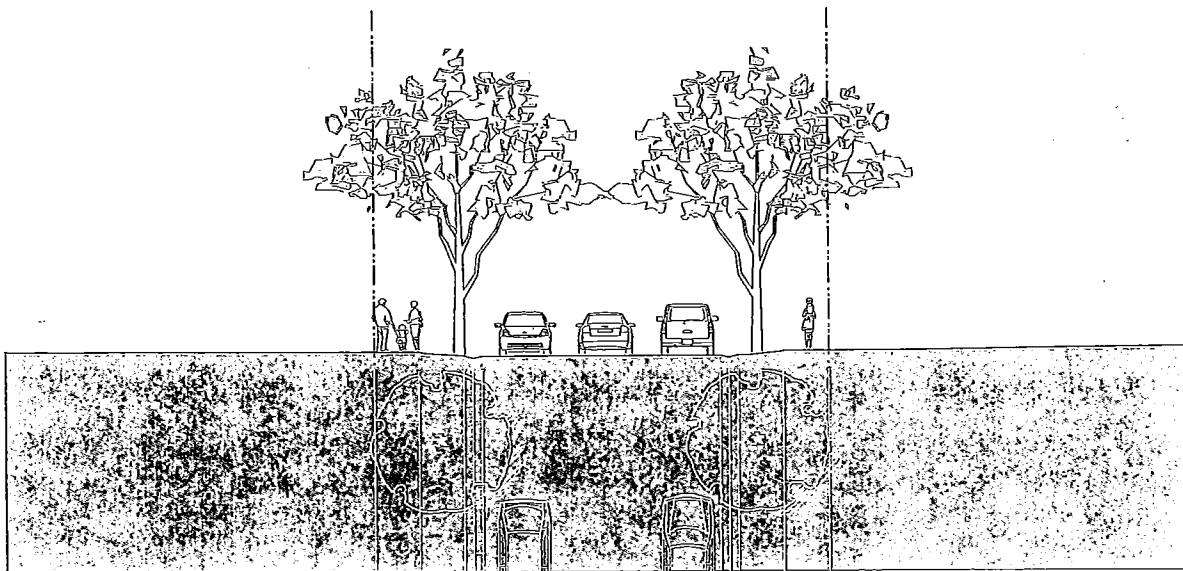
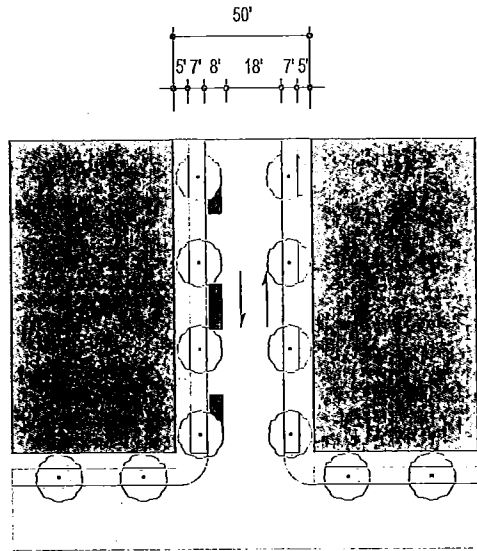


TABLE 7.4.L: Vehicular Lane/Parking Assemblies. A range of vehicular lane and parking configurations compose streets that are allocated to the Transect Zones and allowed either by right or by review of the Planning Director. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

	ONE WAY MOVEMENT →		← TWO WAY MOVEMENT		
a. NO PARKING	T1 T2 T3 	T1 T2 T3 	T1 T2 T3 	T1 T2 	T1 T2
b. YIELD PARKING	T3 T4 		T3 T4 		
c. PARKING ONE SIDE PARALLEL	T3 T4 	T3 T4 T5 	T4 T5 	T4 T5 	T5
d. PARKING BOTH SIDES PARALLEL	T4 	T4 T5 	T3 T4 T5 	T5 	T5
e. PARKING BOTH SIDES DIAGONAL	T5 	T5 	T4 T5 	T5 	T5
f. PARKING ACCESS			T3 T4 	T5 	

T# By Director
T# By Right

TABLE 7.4.M: Public Frontages - General. The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 7.4.N (Table not subject to change by applicant)

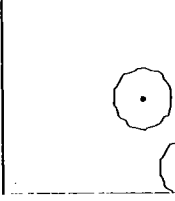
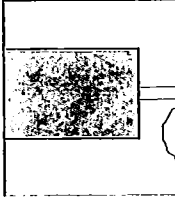
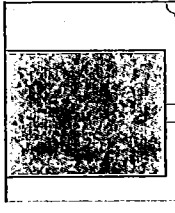
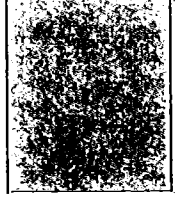
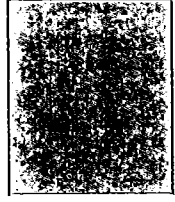
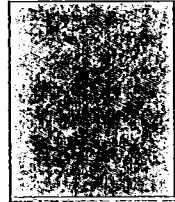
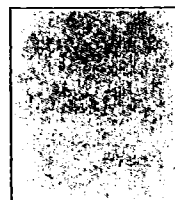

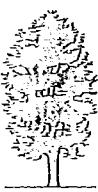




PLAN	
LOT	R.O.W.
PRIVATE FRONTAGE	PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T1</div> <div style="border: 1px solid black; padding: 2px;">T2</div> <div style="border: 1px solid black; padding: 2px;">T3</div> </div>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T1</div> <div style="border: 1px solid black; padding: 2px;">T2</div> <div style="border: 1px solid black; padding: 2px;">T3</div> </div>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T3</div> <div style="border: 1px solid black; padding: 2px;">T4</div> <div style="border: 1px solid black; padding: 2px;">T5</div> </div>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T3</div> <div style="border: 1px solid black; padding: 2px;">T4</div> <div style="border: 1px solid black; padding: 2px;">T5</div> </div>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced row.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T3</div> <div style="border: 1px solid black; padding: 2px;">T4</div> <div style="border: 1px solid black; padding: 2px;">T5</div> </div>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T5</div> </div>
<p>g. (BV) For Boulevard: This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by Inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced row.</p>	 <div style="float: right; text-align: center;"> <div style="border: 1px solid black; padding: 2px;">T3</div> <div style="border: 1px solid black; padding: 2px;">T4</div> <div style="border: 1px solid black; padding: 2px;">T5</div> </div>

Table 7.4.N: Public Frontages - Specific. This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters – relative to specific Thoroughfare Types within Transect Zones. Table 7.4.N assembles all of the elements for the various street types. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)






		R U R A L T R A N S E C T U R B A N											
TRANSECT ZONE Public Frontage Type		T1 T2 T3	T1 T2 T3	T3 T4	T4 T5	T5	T5						
		HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV						
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.	Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet						
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.	Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb						
	Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet						
c. Walkway: The pavement dedicated exclusively to pedestrian activity.	Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk						
	Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet						
d. Planter: The layer which accommodates street trees and other landscape.	Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic						
	Species	Multiple	Multiple	Alternating	Single	Single	Single						
	Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well						
	Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet						
e. Landscape: The recommended plant species. (See Table 7.4.O)													
f. Lighting: The recommended Public Lighting. (See Table 7.4.P)													

TABLE 7.4.O: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The Applicant shall select species appropriate for the bioregion. (Table may be changed by applicant. Locally appropriate planting species should be filled in by the applicant and calibrated to the specific site.)

	T1	T2	T3	T4	T5	SD	Example Tree Species or Varietals
Pole 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Oval 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Ball 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pyramid 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Umbrella 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Vase 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Note: Tree shapes must be established on this table at the time of rezoning application. During the land development process, the Planning Director may approve subsequent changes to the approved tree shapes contained in this table.

TABLE 7.4.P: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types must be approved by the utility company and listed on the page. (Table may be changed by applicant. Locally appropriate lighting fixtures should be filled in by the Applicant and calibrated to the specific site.)

	T1	T2	T3	T4	T5	SD	Examples
Cobra Head 	■					■	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pipe 	■	■	■				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Post 		■	■	■			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Column 			■	■	■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Double Column 					■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Note: Lighting types must be established on this table at the time of rezoning application. During the land development process, the Planning Director may approve subsequent changes to the approved lighting types contained in this table.

- C. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate types of Thoroughfares and rear lanes/alleys on a Street and Circulation Regulating Plan that indicates the layout of the block network, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following:
1. Conceptual design for new Thoroughfare Types indicating the widths and location of travel lanes, parking lanes, bicycle lanes, walkway types, planter types, public landscaping and public lighting, subject to the review requirements of 7.4.4.B.3.b (2-4).
 2. Applicants shall demonstrate that proposed developments provide an interconnected and complete transportation network that is supportive of public transit as well as alternative transportation.
 3. Thoroughfares shall meet the standards set forth in Table 7.4.G, Thoroughfare Components, and the following:
 - a. Thoroughfares shall generally consist of vehicular lanes, public frontages, and multipurpose trails. Thoroughfares may include vehicular lanes in a variety of widths for parked and moving vehicles, including bicycles.
 - b. The requirement for pedestrian and bicyclist safety, comfort and access shall establish Thoroughfare movement type and design speed. The movement and design speed then determine the dimensions of each Thoroughfare element, such as vehicular lanes and turning (curb) radii, as indicated in Tables 7.4.H, Bicycle Facilities Standards, and 7.4.I, Curb Radius.
 - c. A bicycle network consisting of bicycle trails, bicycle routes, and bicycle lanes shall be provided throughout and allocated as specified in Tables 7.4.H, Bicycle Facilities Standards. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.
 4. Thoroughfares shall be designed in context with the urban form and desired design speed of the applicable Transect Zone through which they pass.
 - a. The Public Frontages of Thoroughfares that pass from one Settlement, T-Zone or Special District to another shall be adjusted accordingly to meet the character of the Transect Zone through which it passes.
 - b. Within the most rural Zones (T1 and T2) Pedestrian comfort shall be a secondary consideration of the Thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the vehicle.

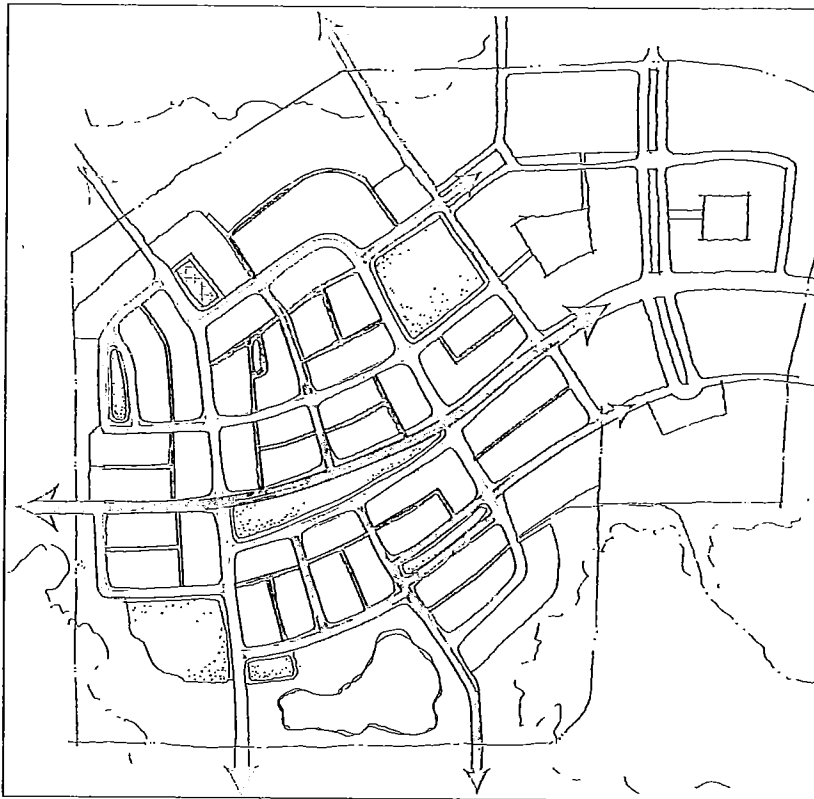


Figure 7.4.Q Example Thoroughfares Regulating Plan: An example of a Regulating Plan that describes the approximate location and type of Thoroughfares, including rear lanes and alleys that form the block network with the boundaries of a Community Unit.

-  Commercial Street
-  Drive
-  Street
-  Road
-  Rear Alley

- c. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
5. The Thoroughfare network for Community Units shall be designed to define Blocks not exceeding the size prescribed in Table 7.4.S.c, Transect Zone Standards Summary, for each Transect Zone in accordance with Section 7.4.5.C.4, Transect Zones. The Block perimeter shall be measured as the sum of Lot Frontage Lines of the Block.
6. All Thoroughfares should terminate at other Thoroughfares, forming a network. Thoroughfare networks within individual Community Units should establish multimodal connections to those of adjacent Community Units.
 - a. Dead end streets and cul-de-sacs included in Community Plans shall require review and approval of the Planning Director. Cul-de-sacs approved by the Planning Director shall meet the following standards:
 - (1). Permanent dead end streets shall be no longer than 300 feet and shall be provided with a cul-de-sac;
 - (2). Temporary dead end streets shall be provided with a temporary turnaround area;

- (3). Cul-de-sacs shall have a minimum right-of-way radius of 50 feet and a paved circular or elliptical area with a minimum radius of 40 feet;
 - (4). Cul-de-sacs may contain a central planted median; and
 - (5). Whenever cul-de-sac roads are created, at least one pedestrian access easement shall be provided, to the extent practicable, between each cul-de-sac head or road turnaround and the sidewalk system of the closest adjacent road or pedestrian pathway. The access easement shall be direct with a minimum width of 12 feet.
- 7. At least 80% of the lots within a Community Unit shall enfront a vehicular Thoroughfare; 20% of the lots within each Transect Zone of a Community Unit may enfront a passage or Civic Space.
 - 8. Thoroughfare Plans shall demonstrate connectivity to Civic Space and other Community Plans.
- D. **Detailed Traffic Analysis.** Community Plan and Special District applications shall require additional Traffic Analysis in accordance with the Form District Master Plan procedures and regulations for traffic impact studies.
 - E. **Public Dedication.** Thoroughfares may be made public upon dedication to and acceptance by the Charleston County Council in compliance with Appendix A of the ZLDR, or by other jurisdictions as may be applicable, provided that they have been designed and constructed to County standards. Thoroughfares need not be made public and may be developed, owned, and maintained privately in compliance with the Private Road Standards contained in Appendix A of the ZLDR, and may be subjected to Restrictive Covenants, at the discretion of the Property Owner.

§7.4.5 TRANSECT ZONES

- A. Transect Zones provide tools to establish mixed-use development patterns in keeping with Charleston County character that range in function and density from undeveloped areas (e.g., T1) to rural, sparsely developed areas (e.g., T2) to primarily residential areas with a mix of building types (e.g., T3), to medium density neighborhoods and other commercial and retail areas (e.g., T4) and mixed-use centers of villages and towns (e.g., T5).
- B. **Transect Zone Descriptions.** The intent of Transect Zones is described in Table 7.4.R, Transect Zone Descriptions.
- C. **FBZD Application - Standards.** The Form District Master Plan for an FBZD shall establish a Rural-to-Urban Transect and related standards for the property based on the Charleston County Transect described in Figure 7.1.A in accordance with Section 7.2.2, FBZD Application [Rezoning]. The Form District Master Plan shall:

1. Designate each proposed Transect Zone in accordance with Table 7.4.S, Transect Zone Standards Summary.
 - a. Applicants may elect to provide subsets of Transect Zones in order to provide additional specificity and/or to better describe the range of development intensities proposed. Additional Transect Zones added by the Applicant (e.g., T2-1, T2-2, T4-1) must (1) fall within the parameters of the basic descriptions for each respective Transect and (2) comply with the parameters for each respective Transect contained in the prescriptive tables in this Chapter.
2. Allocate percentages of Transect Zones applicable to each Community Unit in compliance with Table 7.3.B, Sector/Settlement/Community Allocation.
3. Establish a Maximum Density per Transect Zone.
4. Establish a Maximum Block Size per Transect Zone.
5. Establish Thoroughfare Assemblies and Types in accordance with Table 7.4.G, Thoroughfare Components, and Section 7.4.4, Circulation and Thoroughfare Design.
6. Establish a range of prescribed Civic Space Types per Transect Zone in accordance with Table 7.4.C, Civic Space Types.
7. Provide development standards for each proposed Transect Zone as described in Table 7.4.S, Transect Zone Standards Summary, and Table 7.4.T, Transect Zone Development Standards, including the following:
 - a. Range of prescribed Lot Widths;
 - b. Range of prescribed Lot Coverage by Building;
 - c. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;
 - d. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;
 - e. Range of prescribed Building Disposition requirements;
 - f. Range of prescribed Frontage Types in accordance with Table 7.4.U, Private Frontages;
 - g. Range of prescribed Building Heights;
 - h. Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use; and
 - i. Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations.

TABLE 7.4.R: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone. (Table not subject to change by applicant. Additional T-Zones proposed by the Applicant (e.g., T2-1, T2-2, T4-1) must fall within the parameters of the basic descriptions for each respective Transect (T1, T2, T3, T4, T5).)


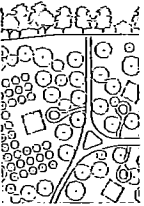
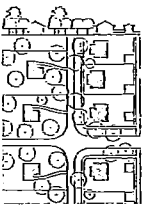
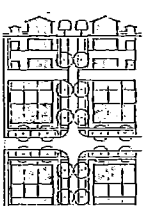
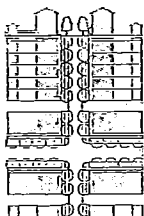
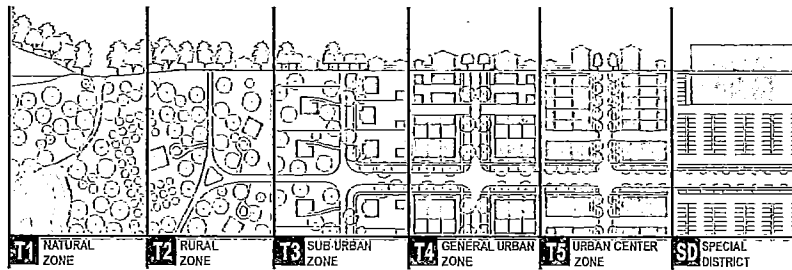
	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways General Land Use Mix: Limited agricultural and civic/institutional uses</p>
	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, farms where animals are raised or crops are grown, parks, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways General Land Use Mix: Agricultural with limited residential and civic/institutional uses</p>
	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, predominantly single-family, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways General Land Use Mix: Residential, with limited civic/institutional and agricultural uses</p>
	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens General Land Use Mix: Residential, with limited commercial and civic/institutional uses</p>
	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 3- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping General Land Use Mix: Commercial, residential, and civic/institutional uses</p>

TABLE 7.4.S: Transect Zone Standards Summary. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

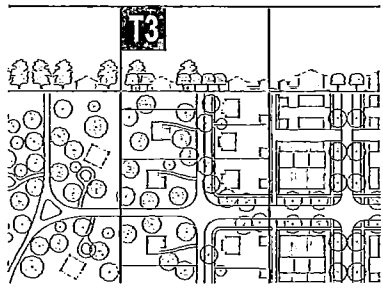
Note: All requirements in this Table are subject to calibration for local context.



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Pedestrian Shed (see Table 7.4.Y)						
RCLO requires	50% max	50% min	not permitted	10 - 40%	not permitted	
CLD requires	no minimum	50% min	10 - 30%	20 - 40%	not permitted	
TND requires	no minimum	no minimum	10 - 30%	30 - 60%	10 - 30%	
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%	
b. MAXIMUM TRANSECT DENSITY						
Density Units per Acre	not applicable	3 du / ac	10 du / ac	20 du / ac	36 du / ac	
c. BLOCK SIZE						
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	
d. THOROUGHFARES (see Article 7.4.4)						
HW	permitted	permitted	permitted	not permitted	not permitted	
BV	not permitted	not permitted	permitted	permitted	permitted	
AV	not permitted	not permitted	permitted	permitted	permitted	
CS	not permitted	not permitted	not permitted	not permitted	permitted	
OR	not permitted	not permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	
Rear Lana	permitted	permitted	permitted	permitted	not permitted	
Rear Alley	not permitted	not permitted	permitted	required	required	
Path	permitted	permitted	permitted	permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	not permitted	not permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	
e. CIVIC SPACE (see Article 7.4.3)						
Park	permitted	permitted	permitted	* permitted within Open Spaces	Subject to Conditions	Subject to Conditions
Green	not permitted	not permitted	permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION						
Lot Width	not applicable	Subject to Conditions	72 ft. min 120 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	
Lot Coverage	not applicable	Subject to Conditions	60% max	70% max	80% max	
g. SETBACKS - PRINCIPAL BUILDING (see Table 7.4.T)						
(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	
(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max	
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *	
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	
h. SETBACKS - OUTBUILDING (see Table 7.4.T)						
(h.1) Front Setback	not applicable	20 ft. min + bldg setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. max from rear prop	
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min	
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	
i. BUILDING DISPOSITION (see Table 7.4.V)						
Edgeward	permitted	permitted	permitted	permitted	not permitted	
Sideyard	not permitted	not permitted	not permitted	permitted	permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	
j. PRIVATE FRONTAGES (see Table 7.4.U)						
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	
Sloop	not applicable	not permitted	not permitted	permitted	permitted	
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	
Galley	not applicable	not permitted	not permitted	permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	
k. BUILDING CONFIGURATION						
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	5 Stories max, 2 min	
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	
l. BUILDING FUNCTION (see Table 7.5.A)						
Residential	not applicable	restricted use	restricted use	limited use	open use	
Lodging	not applicable	restricted use	restricted use	limited use	open use	
Office	not applicable	restricted use	restricted use	limited use	open use	
Retail	not applicable	restricted use	restricted use	limited use	open use	

DISPOSITION
CONFIGURATION
FUNCTION

TABLE 7.4.T: Example Transect Zone Development Standards (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. Applicant shall provide development standards for each proposed Transect Zone.)



(see Table 1)

i. BUILDING FUNCTION (see Table 7.5.A)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION

Lot Width	72 ft. min 120 ft. max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 7.4.V)

Edgeward	permitted
Sideward	not permitted
Reward	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

h. SETBACKS - OUTBUILDING

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min

j. PRIVATE FRONTAGES (see Table 7.4.U)

Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Scoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 7.4.S

PARKING PROVISIONS

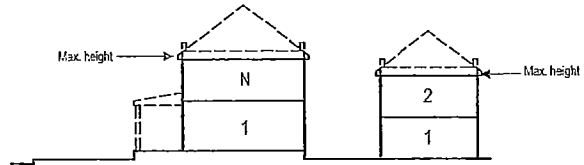
See Table 7.5.D

*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

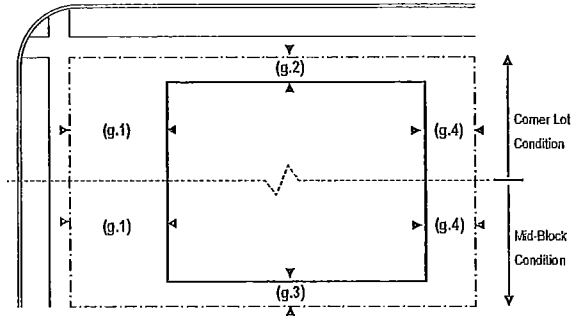
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



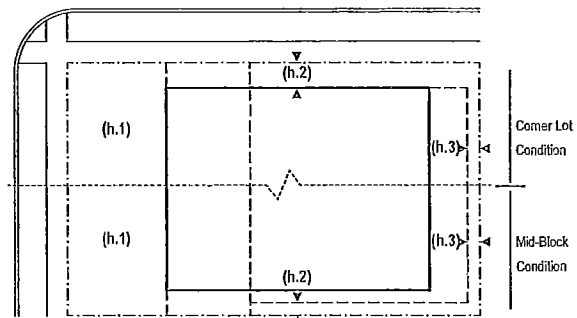
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 7.6.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Figure 7.6.A). Side- or rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.

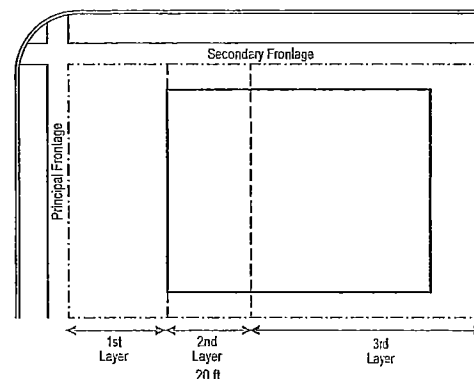
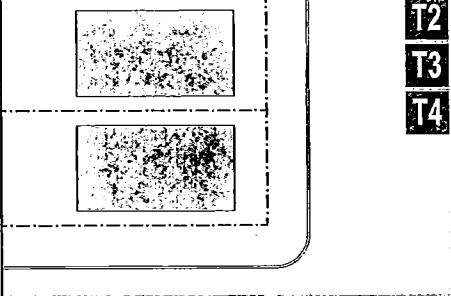
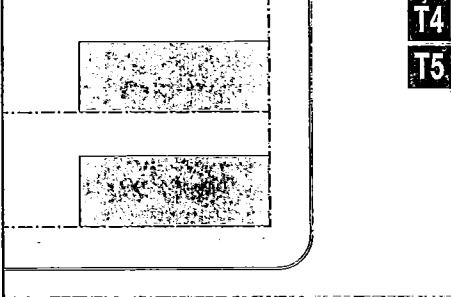
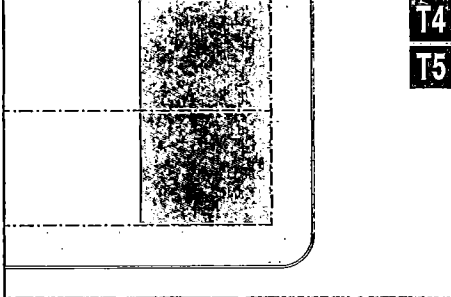
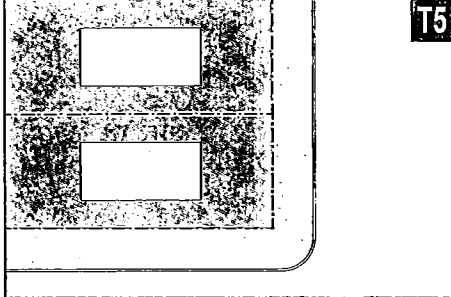
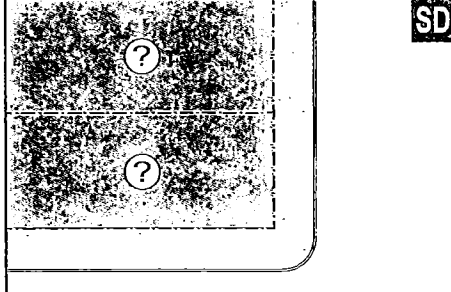


TABLE 7.4.U: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines. (Table not subject to change by applicant)

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
<p>a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>					T2 T3
<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>					T3 T4
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>					T4 T5
<p>d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>					T4 T5
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>					T4 T5
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>					T4 T5
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>					T4 T5
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>					T5

TABLE 7.4.V: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone. (Table not subject to change by applicant)

<p>a. Edgeyard: A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	 <p>T2 T3 T4</p>
<p>b. Sideyard: A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>	 <p>T4 T5</p>
<p>c. Rearyard: A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <p>T4 T5</p>
<p>d. Courtyard: A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	 <p>T5</p>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <p>SD</p>

- D. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate Transect Zones on a Regulating Plan, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following standards:
1. **Transect Allocation.** Community Plans for Community Units shall assign and map Transect Zones to each Pedestrian Shed according to the percentages allocated in Table 7.3.B, Sector/Settlement/Community Allocation.
 2. **Transect Organization.** Transects shall be organized in a manner that responds appropriately to a site's context. More intense Transect Zones shall be organized around neighborhood centers and neighborhood main streets in visible and accessible locations suitable for greater intensities, typically at or near the center of a Pedestrian Shed. Less intense Transect Zones shall generally be organized farther from the center and serve as a transition to natural and open space, and 75% Acreage.
 3. **Transition between Transect Zones.** When applying Transect Zones, transitions between the T5, T4, and T3 Transect Zones are encouraged to occur within the block or across alleys but may occur across a street.

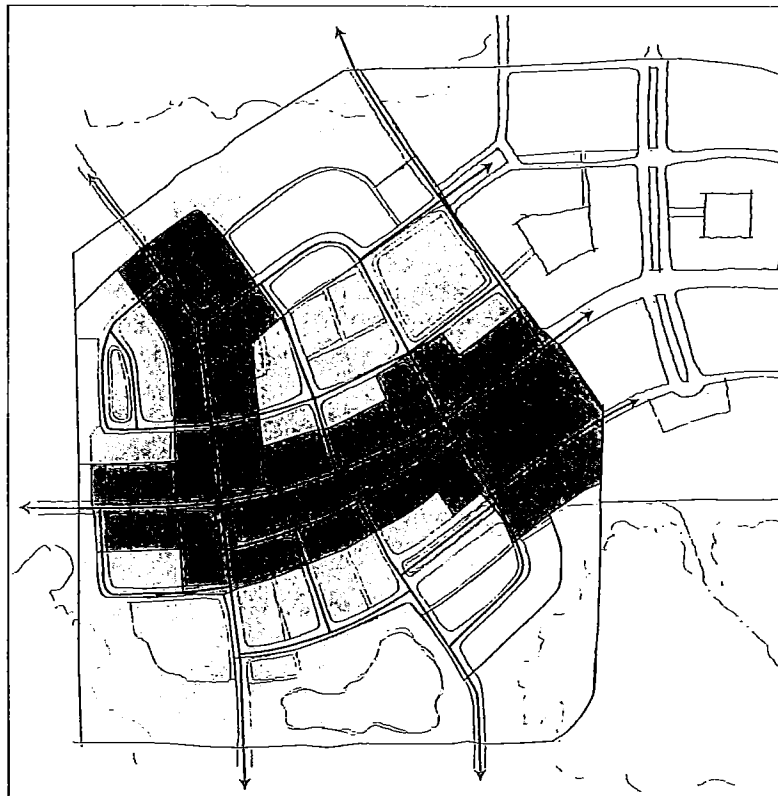








Figure 7.4.W Example Regulating Plan: An example of a Regulating Plan that describes the approximate location of Transect zones and Special Districts within the boundaries of a Community Unit.

-  T1 Natural
-  T2 Rural
-  T3 Sub-Urban
-  T4 General Urban
-  T5 Urban Center
-  SD Special District

§7.4.6 DENSITY CALCULATIONS

- A. **FBZD Application - Standards.** At the time of initial FBZD Application, the applicant shall establish a minimum and maximum anticipated density for each proposed Settlement.
1. Density shall be expressed in terms of Density Units as described in Table 7.4.X, Density Equivalency Calculations.
- B. **Community Plan Submittals - Standards.**
1. Community Plans shall designate Transect Zones that establish maximum densities in accordance with Section 7.4.5, Transect Zones.
 2. All areas of a Community Plan site (outside of the P-1 Preserved Sector, if applicable) shall be cumulatively considered the Community Unit Net Site Area. The Community Unit Net Site Area shall be allocated to the various Transect Zones according to the standards established in the applicable Form District Master Plan in accordance with Table 7.3.B, Sector/Settlement/Community Allocation.
 - a. OCRM Critical Line Areas shall be excluded from the Net Site Area.
 3. The Density for each Transect Zone of a Community Unit shall be expressed in terms of Density Units per acre of Transect Zone Net Site Area. The Transect Zone Net Site Area shall include Thoroughfare right-of-ways but exclude OCRM Critical Line Areas and Civic Space from this calculation.
 4. Density within any Special District shall be provided on Table 7.4.Y, Special District Development Standards. Density calculations shall utilize the functions in Table 7.4.X, Density Calculations, in calculating Special District density.
 5. There shall be no maximum density per Transect Zone applicable to Transect Zone T-1 as that Transect Zone does not contemplate any Uses or Functions creating density.
 6. Lot, Block, and Building Plans shall establish a fixed number of units and related nonresidential program, where applicable.
 7. The total aggregate density of Community Units making up a Settlement shall remain within the minimum and maximum anticipated density ranges established at time of initial FBZD Application.

- C. Table 7.4.X, Density Equivalency Calculations, summarizes the number of density units utilized when making density calculations:

Table 7.4.X Density Equivalency Calculations (Table not subject to change by applicant)	
Function	Density/acre
1 Residential Dwelling Unit*	1 Density Unit
1 Lodging Bedroom	.5 Density Unit
1500 sf Retail	1 Density Unit
1500 sf Office	1 Density Unit
1500 sf Medical	1 Density Unit
1500 sf Civic	1 Density Unit
1500 sf Education	1 Density Unit
3000 sf Industrial	1 Density Unit
Agriculture	0 Density Units
Other	0 Density Units
Outbuilding/Accessory Dwelling	0 Density Units

* Includes Residential Units in Dwelling Groups.

§7.4.7 SPECIAL DISTRICTS

- A. **Applicability.** In order to maintain sufficient predictability when utilizing the FBZD, Special Districts shall be utilized sparingly, and only when community planning efforts demonstrate that there are areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone(s). Special Districts may be initiated in one of two ways as described in Figure 7.2.B (Summary of Special District Review Process), either as a "stand alone" special district established and mapped at time of FBZD Application, or as a component of a Community Unit established in a subsequent Land Development Plan. Special Districts shall be mapped and established with development standards at time of rezoning application.
1. **FBZD Application - Standards.** The applicant shall provide the following information for Special Districts established and mapped at the time of rezoning:
 - a. The geographical boundaries of such Special District(s) delineated on the Sector Map;
 - b. Development standards for such Special District(s) recorded on Table 7.4.Y, Special District Development Standards, including the following:
 - (1). Maximum Density for the applicable Special District(s);
 - (2). Maximum Block Size for the applicable Special District(s);

- (3). Thoroughfare Assemblies and Types for the applicable Special District(s) in accordance with Table 7.4.G, Thoroughfare Components;
 - (4). A range of prescribed Civic Space Types for the applicable Special District(s) in accordance with Table 7.4.C, Civic Space Types;
 - (5). Range of prescribed Lot Widths;
 - (6). Range of prescribed Lot Coverage by Building;
 - (7). Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;
 - (8). Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;
 - (9). Range of prescribed Building Disposition requirements;
 - (10). Range of prescribed Private Frontage Types in accordance with Table 7.4.U, Private Frontages;
 - (11). Range of prescribed Building Heights;
 - (12). Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use;
 - (13). Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations; and
 - (14). Any applicable Bufferyard or Screening standards.
- c. **Supplemental Standards.** When appropriate, the Planning Director may request supplemental standards to appropriately describe Special Districts including, but not limited to, the following:
- (1). Bufferyard and Screening standards; if applicable, to supplement those found in Section 7.4.8, Buffer Requirements and Tree Protection and Preservation; and
 - (2). Supplemental Standards and Guidelines in Section 7.5.3.

- B. **Community Plan Submittals - Standards.** At the time of Community Plan submittal(s), the applicant shall comply with the requirements of Section 7.2.3 and provide the following information:
1. The geographical boundaries of such Special District(s) delineated on the Community Plan map in compliance with the location approved in the Form District Master Plan; and
 2. Applicant shall show compliance with the requirements of subsection A.1.b above.
- C. **Special Districts Mapped at Time of Community Plan Submittal.** Special Districts shall require Planning Commission approval for geographic location in compliance with Table 7.2.A under the following conditions:
1. Special Districts that were established in compliance with this Chapter but not mapped at the time of rezoning;
 2. When an applicant requests a new or different location for a Special District that was defined and mapped at the time of rezoning; or
 3. When an applicant requests the removal of a Special District that was defined and mapped at the time of rezoning.

TABLE 7.4.Y: Special District Development Standards. The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District proposed at time of initial FBZD rezoning application. More pages can be added. Special Districts that do not have provisions within the approved Master Plan shall require FBZD amendments. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	SD1	SD2	SD3	SD4	SD5	SD6	SD7	
a. ALLOCATION OF ZONES								
CLD	X							
THD	X							
TOD	X							
b. BASE RESIDENTIAL DENSITY								
By Right	X							
By TDR	X							
Other Functions	X							
c. BLOCK SIZE								
Block Perimeter	X							
d. THOROUGHFARES								
HW	X							
BV	X							
AV	X							
CS	X							
DR	X							
ST	X							
RD	X							
Rear Lane	X							
Rear Alley	X							
Path	X							
Passage	X							
Bicycle Trail	X							
Bicycle Lane	X							
Bicycle Route	X							
e. CIVIC SPACE								
Park	X							
Green	X							
Square	X							
Plaza	X							
Playground	X							
f. LOT OCCUPATION								
Lot Width	X							
Lot Coverage	X							
g. SETBACKS - PRINCIPAL BUILDING								
Front Setback	X							
Side Setback	X							
Rear Setback	X							
h. BUILDING DISPOSITION								
Edgeyard	X							
Sidyard	X							
Rearyard	X							
i. PRIVATE FRONTAGES								
Common Yard	X							
Porch & Fence	X							
Terrace, Dooryard	X							
Forecourt	X							
Sloop	X							
Shopfront	X							
Gallery	X							
Arcade	X							
Parking Lot	X							
j. BUILDING CONFIGURATION								
Principal Building	X							
Outbuilding	X							
k. BUILDING FUNCTION								
Residential	X							
Lodging	X							
Office	X							
Retail	X							

DISPOSITION

CONFIGURATION

FUNCTION

§7.4.8 BUFFER REQUIREMENTS AND TREE PROTECTION AND PRESERVATION

A. Landscape buffers and screening shall not be required between any Transect Zone and another Transect Zone within the FBZD, with the following exceptions:

1. Agricultural uses and functions on any parcel within the FBZD shall be buffered from adjacent areas zoned T3, T4, or T5 by a 100' minimum buffer (Type "F") as described in Table 9.5.4.B.5, Buffer Depth and Landscaping Standards.
2. Special Districts containing Industrial and/or Commercial uses that would otherwise be incompatible, as determined by the Planning Director, with anticipated uses and functions within Transect Zones shall be buffered from adjacent Transect Zones in accordance with Table 7.4.Z(1), Buffer Requirements for Transect Zones, and the requirements listed in Table 9.5.4.B.5, Buffer Depth and Landscaping Standards.

Table 7.4.Z(1) Buffer Requirements for Transect Zones (Table not subject to change by applicant)					
Proposed Special District	Transect Zone				
	T1	T2	T3	T4	T5
Industrial*	E	D	D	C	C
Commercial*	C	C	B	-	-

*Refer to Table 9.5.4.B.5, Buffer Depth and Landscaping Standards, for an explanation of Buffer Types B,C,D,E.

3. **Wetlands, Waterways, and OCRM Critical Line Areas.**
 - a. **OCRM Critical Line Areas and Waterways.** All waterways and OCRM Critical Lines Areas shall be protected in compliance with Article 9.7, Wetlands, Waterways and the OCRM Critical Line. Table 7.4.Z(2) establishes minimum wetland/waterway buffers/setbacks for the Transect Zones.

Table 7.4.Z(2) Minimum Buffers/Setbacks for Transect Zones (Table not subject to change by applicant)						
Minimum Buffer/Setback	Transect Zone					SD
	T1	T2	T3	T4	T5	
OCRM Critical Line Buffer	35 ft.	25 ft.	25 ft.	15 ft.	15 ft.	15 ft.
Setback from OCRM Critical Line	50 ft.	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.

- b. **Freshwater Wetlands.** A 15 foot buffer, or other buffer as deter-

mined by the US Army Corps of Engineers, whichever is greater, shall be provided for all Jurisdictional wetlands.

- B. **Tree Protection and Preservation.** Development in the FBZD shall comply with the standards of Article 9.4, Tree Protection and Preservation.

ARTICLE 7.5. BUILDING SCALE PLANNING - REQUIREMENTS**§7.5.1 FUNCTION AND USE**

- A. **Purpose and Intent.** This Chapter provides for a variety of mixed-use environments of varying intensity and type within Community Units organized by Transect Zone.
- B. **FBZD Application - Standards.** Table 7.5.A, Specific Function and Use, establishes principal use categories and allowable land use types for Lots and Structures by Transect Zone. At time of initial FBZD application the applicant shall establish uses allowed by right and Uses Subject to Conditions for each Transect Zone and any Special District(s), in accordance with the Purpose and Intent of each Zone, as stated in Table 7.4.R, Transect Zone Descriptions.
1. One or more Principal Functions may be located on any Lot or in any Building.
 2. Uses Allowed by Right shall be subject to compliance with all other regulations of this Chapter and those in the approved Form District Master Plan.
 - a. Such regulations may include Conditions specific to a use as may be included by the applicant in the Form District Master Plan.
 - b. Use conditions set forth in ZLDR Chapter 6, Use Regulations, shall not apply to any use except when expressly adopted in the Form District Master Plan.
 3. Uses Subject to Conditions shall be reviewed according to the procedures in Section 7.2.5.B, Uses Subject to Conditions.
 4. New or Unlisted Uses and Use Interpretation. In accordance with Section 6.3.5, New or Unlisted Uses and Use Interpretation, the Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of the ZLDR. New/unlisted uses may require FBZD amendments if they are not included in the Form District Master Plan or the definitions of Chapter 12, as determined by the Planning Director.
 - a. Nothing contained herein shall be construed as restricting, limiting or prohibiting a mix of Principal Functions on a Lot or within a Structure. In no event shall a Principal Function be deemed to be an Accessory Use.

C. **Accessory Uses.**

1. Any accessory use or accessory structure that is incidental and customarily subordinate to principal uses shall be treated as a permitted use so long as such uses are located on the same site at the principal use or on a contiguous lot under the same ownership, and so long as they comply with the following standards:
 - a. Be customarily accessory and clearly incidental and subordinate to the Principal Function or Building;
 - b. Be subordinate in area, extent, and purpose to the Principal Function or Building;
 - c. Be owned or operated by the same person as the Principal Function or Building;
 - d. Together with the Principal Function or Building, not violate the standards of this Chapter or those in the approved Form District Master Plan;
 - e. Not be constructed or established prior to the time the Principal Function or Structure is constructed or established; and
 - f. Not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).
2. **FBZD Application - Standards.** At time of initial FBZD application the applicant shall establish the Accessory Uses allowed by right for each Transect Zone.
 - a. Table 7.5.B establishes a range of typical accessory uses, structures, and activities calibrated to the Transect Zones. The applicant may identify additional accessory uses not listed here. If the accessory use or structure is not allowed in a zone, the column is left blank.
 - b. The restrictions enumerated for Accessory Uses and Structures in ZLDR Chapter 6, Use Regulations, shall not apply to any Accessory Use of Structures except when expressly adopted in the Form District Master Plan.

TABLE 7.5.A: Specific Function & Use. This table delegates specific Functions and uses within Transect Zones and shall be customized for local character and requirements. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	T1	T2	T3	T4	T5	SD
Grain Storage	☐	☐				☐
Livestock Pen	☐	☐				☐
Greenhouse	☐	☐	☐			☐
Stable	☐	☐	☐			☐
Kennel	☐	☐	☐	☐	☐	☐

b. RESIDENTIAL

Mixed Use Block				☐	☐	
Flex Building				☐	☐	
Apartment Building				☐	☐	
Live/Work Unit			☐	☐	☐	☐
Townhouse				☐	☐	
Duplex/Triplex/Quadplex			☐	☐	☐	
Courtyard House				☐	☐	
Sideyard House			☐	☐	☐	
Single-Family: Cottage			☐	☐		
Single-Family: House		☐	☐	☐		
Single-Family: Villa		☐				
Accessory Unit		☐	☐	☐	☐	
Dwelling Group		☐	☐			

c. CIVIC/INSTITUTIONAL

Bus Shelter			☐	☐	☐	☐
Cemetery		☐	☐	☐		☐
Childcare Center		☐	☐	☐	☐	☐
College					☐	☐
Convention Center						☐
Conference Center					☐	☐
Elementary School			☐	☐	☐	☐
Exhibition Center						☐
Fire Protection			☐	☐	☐	☐
Fountain or Public Art		☐	☐	☐	☐	☐
Funeral Home				☐	☐	☐
High School				☐	☐	☐
Hospital					☐	☐
Library				☐	☐	☐
Live Theater					☐	☐
Medical Clinic				☐	☐	☐
Movie Theater					☐	☐
Museum					☐	☐
Outdoor Auditorium		☐	☐		☐	☐
Parking Structure					☐	☐
Passenger Terminal					☐	☐
Playground		☐	☐	☐	☐	☐
Police Protection				☐	☐	☐
Religious Assembly		☐	☐	☐	☐	☐

c. CIVIC/INSTITUTIONAL cont.

	T1	T2	T3	T4	T5	SD
Sports Stadium						☐
Surface Parking Lot				☐	☐	☐
Trade School					☐	☐

d. COMMERCIAL

Adult Entertainment						☐
Automobile Service						☐
Bed & Breakfast (up to 5 rooms)		☐	☐	☐	☐	
Billboard						☐
Display Gallery				☐	☐	☐
Drive -Through Facility					☐	☐
Gasoline		☐			☐	☐
Hotel (no room limit)					☐	☐
Inn (up to 12 rooms)		☐		☐	☐	
Kiosk				☐	☐	☐
Live-Work Unit			☐	☐	☐	☐
Liquor Selling Establishment					☐	☐
Office Building				☐	☐	☐
Open-Market Building		☐	☐	☐	☐	☐
Push Cart					☐	☐
Rest Stop	☐	☐				☐
Restaurant				☐	☐	☐
Retail Building				☐	☐	☐
Roadside Stand	☐	☐				☐
School Dormitory				☐	☐	☐
Shopping Center						☐
Shopping Mall						☐
Vehicle Maintenance						☐

e. INDUSTRIAL

Heavy Industrial Facility						☐
Light Industrial Facility						☐
Truck Depot						☐
Laboratory Facility						☐
Water Supply Facility						☐
Sewer and Waste Facility						☐
Electric Substation	☐	☐	☐	☐	☐	☐
Wireless Transmitter	☐	☐				☐
Cremation Facility						☐
Warehouse						☐
Produce Storage						☐
Mini-Storage						☐

☐ BY RIGHT
 ☐ SUBJECT TO CONDITIONS

Table 7.5.B: Permitted Accessory Uses (Table not subject to change by applicant, except the Applicant may elect to provide additional accessory uses calibrated to the Transect.)					
Accessory Use Type	Transect Zone				
	T1	T2	T3	T4	T5
Accessory/Secondary Dwelling Unit		✓	✓	✓	✓
Barns and farming-related structures	✓	✓			
Fences and Walls	✓	✓	✓	✓	✓
Food/Refreshment Stand			✓	✓	
Gate Houses and Guard Houses		✓	✓		
Gift shops, news stand				✓	✓
Home Occupations		✓	✓	✓	
Outdoor storage		✓			
Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings		✓	✓		
Radio and television receiving antennas		✓	✓		
Solar Collectors and Wind Generators	✓	✓	✓	✓	✓
Tennis courts, swimming pools, and hot tubs		✓	✓	✓	

D. **Accessory Dwelling Units.** Accessory/Secondary dwelling units shall be allowed as accessory uses to single-family detached residential dwelling units in accordance with Table 7.5.B and shall comply with the following standards:

1. Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units;
2. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family dwelling;
3. The maximum heated gross floor area of the accessory dwelling unit is described in Table 7.5.C, Maximum Gross Floor Area for Accessory Dwelling Units;

Table 7.5.C: Maximum Heated Gross Floor Area for Accessory Dwelling Units (Table not subject to change by applicant)	
Transect Zone	Max. Floor Area
T2	1500 sf
T3 - T5	800 sf

4. Accessory dwelling units shall comply with all dimensional and development standards established in Table 7.4.T, Transect Zone Development Standards;
5. Accessory dwelling units shall not count toward any applicable maximum residential density requirements; and
6. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

E. **Temporary Uses.** The standards of Article 6.6, Temporary Uses, shall apply to all development within the FBZD. The applicant may include additional temporary uses in the Form District Master Plan.

§7.5.2 PARKING

- A. **FBZD Application - Standards.** At the time of FBZD application the applicant shall provide parking requirements for the calibrated Functions and Uses proposed in Table 7.5.A, Specific Function and Use.
1. Applicants shall utilize Table 7.5.D, Parking Calculations, to determine parking requirements for specific uses.
- B. **Community Plan Submittals - Standards.** Subsequent Community Plan submittals shall utilize the following when designing parking:
1. **Parking Space and Lot Design.** Parking spaces and parking lots shall be designed in accordance with Section 9.3.6, Parking Space and Lot Design.
 2. **Accessible Parking.** Accessible parking for the physically disabled shall be provided in accordance with Section 9.3.5, Accessible Parking for Physically Disabled Persons.
 3. **Parking Reduction Strategies.**
 - a. When multiple functions are proposed for one site, Table 7.5.D, Parking Calculations may be utilized to establish a reduction in parking through the Shared Parking Factor.
 - b. Applicants may utilize the standards found in 9.3.4.B, Off-site and Shared Parking, when proposing subsequent Community Plans, to reduce the number of on-site spaces required and/or reduce the total number of spaces through Shared Parking.
 4. **Bicycle Parking.** Bicycle parking shall be provided at key destinations and along principal bicycle routes in order to facilitate alternative transportation options within the CLD, TND, and RCD Community Units. Bicycle spaces shall be provided in accordance with the following standards:
 - a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
 - b. Lockers and racks shall be securely anchored to the pavement or a structure;
 - c. Racks shall be designed and installed to permit the frame and one or both wheels to be secure;
 - d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate;

- e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles and pedestrians, unless determined by the Planning Director to be unnecessary; and
- f. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance from key destinations, but shall not interfere with pedestrian movements.
- g. **Bicycle Parking Space Dimensions.** All bicycle parking shall meet the following minimum dimensions:
 - (1). Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
 - (2). No part of the rack shall be located closer than 30 inches to a wall or other obstruction; and
 - (3). A minimum of 30 inches shall be provided between adjoining racks.

TABLE 7.5.D: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available. (Table not subject to change by applicant)

REQUIRED PARKING				SHARED PARKING FACTOR			
	T2	T3	T4	T5	Function	with	Function
RESIDENTIAL	2.0 / dwelling		1.5 / dwelling		RESIDENTIAL		RESIDENTIAL
LODGING	1.0 / bedroom		1.0 / bedroom		LODGING		LODGING
OFFICE	3.0 / 1000 sq. ft.		3.0 / 1000 sq. ft.		OFFICE	1	OFFICE
RETAIL	4.0 / 1000 sq. ft.		4.0 / 1000 sq. ft.		RETAIL	1.1	RETAIL
CIVIC	To be determined by Planning Director						
OTHER	To be determined by Planning Director						

Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE	1	OFFICE
RETAIL	1.1	RETAIL
RETAIL	1.4	RETAIL
RETAIL	1.7	RETAIL
RETAIL	1.3	RETAIL
RETAIL	1.2	RETAIL
RETAIL	1	RETAIL

§7.5.3 SUPPLEMENTAL STANDARDS AND GUIDELINES

- A. The Form District Master Plan shall include standards for Building Types, Architectural Design, Site Landscaping, Site Lighting, and Signage in compliance with this Ordinance through one of the following methods:
1. Providing the required information in tabular format; and/or
 2. Incorporating graphic illustrations that comply with the information required in subsections 7.5.3.D and 7.5.3.E.1.
- B. **Submittal Requirements.** The information required in subsections 7.5.3.B.1 and 7.5.3.B.2 establish parameters by which the Master Plan Review Board and the Staff Site Plan Review Committee can verify the acceptability of design materials submitted at time of a Lot, Block, and Building Plan.
1. Information required in subsections 7.5.3.D and 7.5.3.E.1 must be included in the Form District Master Plan at the time of rezoning application.
 2. Information required in subsection 7.5.3.E.2 shall be submitted and reviewed as part of Community Plan applications, pursuant to Section 7.2.3.B, Community Plans, and shall be in the form of proposed private covenants and restrictions. Such proposed private covenants and restrictions shall be recorded prior to approval of Community Plans.
 3. All proposed supplemental standards and guidelines shall be in compliance with other applicable regulations of this Chapter 7.
- C. These supplemental standards promote expedited review of Lot, Block, and Building Plans as described in Section 7.2.3.C, Lot, Block and Building Plans.
- D. **Building Type Standards.** These regulations guide the development of each Building Type and supplement the standards for each Transect Zone that the Building Types are allowed within. The guidelines are intended to ensure development that reinforces the existing character and scale of Charleston County's Settlements.
1. **FBZD Application - Standards.** Building Types allowed by Transect Zone shall be designed in compliance with the standards described in this Article and shall establish the following standards, to be assembled as part of the Form District Master Plan, for the Building Types applicable to the FBZD:

- a. Illustrative descriptions that include a prototypical photograph or illustration of each proposed Building Type and how building types would be applied across different Transects, Settlement Types, etc. that express the architecture of the Rural to Urban places;
 - b. Lot size standards, designating the range of lot sizes applicable to the Building Type across different Transects, Settlement Types, etc.;
 - c. Range of Typical Number of Units;
 - d. Range of shopfront and frontage types with an emphasis on articulated simple patterns;
 - e. Range of anticipated Building Sizes and Massing with an emphasis on simple forms over complex forms;
 - f. Range of Typical Frontages;
 - g. Pedestrian Access;
 - h. Vehicle Access and Parking; and
 - i. Private Open Space.
2. **Building Types Allowed by Zone.** Table 7.5.E describes the allowed building types by Transect Zone.

Table 7.5.E Building Types Allowed by Zone (Table not subject to change by applicant)					
Building Type	Transect Zone				
	T1	T2	T3	T4	T5
Single-Family: Villa		✓	✓	✓	
Single-Family: House		✓	✓	✓	
Single-Family: Cottage	✓		✓	✓	
Sideyard House			✓	✓	✓
Accessory Dwelling		✓	✓	✓	✓
Duplex/Triplex/Quadplex			✓	✓	✓
Courtyard House			✓	✓	✓
Townhouse				✓	✓
Live/Work Unit			✓	✓	✓
Apartment House				✓	✓
Flex Building				✓	✓
Mixed-Use Block				✓	✓

- a. There are no Building Types applicable to the Special Districts.
 - b. The applicant may establish additional building types for inclusion in the FBZD in consultation with the Planning Director.
- E. **Architectural Design.** The architectural design within the FBZD shall promote the high quality and character of the Lowcountry and encourage new buildings to reflect the distinct characteristics of Charleston County. Design will be appropriate to the range of Lowcountry styles, building materials described will be appropriate for the climate and use, and simple and varied building compositions and dimensions will be encouraged. Energy conservation will be encouraged.
1. **FBZD Application - Standards.** Standards shall identify patterns and defining characteristics amongst house and building types that are important to maintain throughout the FBZD and shall establish criteria for the following elements, assembled as part of the Form District Master Plan:
 - a. Architectural design shall comply with the architectural design requirements contained in Article 9.6, Architectural and Landscape Design Standards, of the ZLDR;
 - b. Conceptual Architectural Styles and Design Approaches that express the architecture of the Rural to Urban places within Charleston County;
 - c. General and Essential Characteristics;
 - d. Range of Massing and Facade Composition; and
 - e. Range of Anticipated Roof and Eave Details.
 2. **Community Plan Applications - Standards.** Each Community Plan application shall include information required under Section 7.5.3.A. Design shall provide aesthetic, ecological, functional and health/safety benefits that are intended to enhance the appearance of private development projects and improve the pedestrian and vehicular experience along the public realm. Plant materials and design will be appropriate to South Carolina. Low impact design, variety of materials, color and texture, and energy conservation dark sky principles will be encouraged. Proposed private covenants and restrictions for architectural and landscape architectural design shall address the following guidelines:
 - a. **Architectural Design.**
 - (1). Roof types with roof pitches should be no less than 5:12 (except porches and sheds to be no less than 2:12) and typical treatment for flat roofs (use of parapets);

- (2). Roof-wall connections demonstrating how eaves and roof overhangs are characterized such as exposed rafters, soffits and corners that are found in the Lowcountry;
 - (3). Vertical building material orientation is discouraged and lighter building materials should be placed above heavier materials;
 - (4). Description of how changes in building materials and corners should be treated;
 - (5). Building bases indicating the wall and foundation intersections and their architectural treatment. Crawl spaces are encouraged to be screened in the T3, T4, and T5 Transect Zones;
 - (6). Building materials shall express their function honestly and shall not appear to be as materials foreign to the area;
 - (7). Conceptual Architectural and Landscape Architectural Styles and Design Approaches that express the architecture of the rural to urban places within Charleston County;
 - (8). General and Essential Characteristics;
 - (9). Range of Massing and Facade Composition;
 - (10). Range of Anticipated Roof and Eave Details;
 - (11). Range of Window and Door types, proportions, configurations, and/or sizes;
 - (12). Range of Anticipated Exterior Elements (Porches, Galleries, Awnings);
 - (13). Range of Anticipated Materials and Colors; and
 - (14). Range of Anticipated Additional Design Elements.
- b. **Private Realm Landscaping.** Anticipated planting configurations for Lots and/or Building Types organized by Transect Zone and/or Building Type, including the following components:
- (1). A Plant Palette of anticipated planting materials;
 - (2). Range of anticipated Front Yard planting;
 - (3). Range of anticipated Foundation Planting, sidewalk edging, and hedges;
 - (4). Range of anticipated Walls, Piers, and Steps;
 - (5). Range of anticipated Sidewalk Paving and Driveway Pavement Surfaces;

- (6). Range of anticipated Fencing and Screening;
 - (7). Range of Garden Features; and
 - (8). Range of Front Yard Lighting Types and Accessories.
- c. **Public Realm Landscaping.** These regulations shall provide guidance regarding site landscaping for civic and other public spaces.
- (1). A Plant Palette of anticipated planting materials;
 - (2). Range of Public Frontage landscaping for Thoroughfares and other public right-of-ways; and
 - (3). Range of Landscaping standards for Civic Space, including: Foundation Planting, Sidewalk Edging, and Hedges; Walls, Piers, and Steps; Sidewalk Paving and Driveway Pavement Surfaces; Fencing and Screening; Lighting types and Accessories; and Range of Landscaping standards for parking lots.
- d. **Lighting.** Proposed private covenants and restrictions for public realm lighting shall comply with the minimum requirements of Section 9.6.4.C, Site Lighting, of the ZLDR and this Chapter 7.
- e. **Signage.** Public realm signage for commercial areas reinforces a vibrant pedestrian environment. Proposed private covenants and restrictions for public realm signage shall comply with the minimum requirements of Article 9.11, Signage, of the ZLDR and this Chapter 7.
- (1). Range of anticipated sign types per Transect Zone;
 - (2). Range of anticipated sizes of each sign type;
 - (3). Range of anticipated location of each sign type;
 - (4). Range of additional anticipated sign characteristics, including materials and colors;
 - (5). Billboards are not considered wall mural signs and are prohibited within FBZDs;
 - (6). Signs that are visible from the Public Frontage shall be regulated to ensure proper dimensioning and placement with respect to existing or planned architectural features, improve public safety, improve aesthetic character of the context in which they are located, and provide legible information for pedestrians, not just for drivers; and

(7). Table 7.5.F summarizes the types of signs that are permitted according to Transect Zone.

Table 7.5.F Allowed Commercial Sign Types by Transect (Table not subject to change by applicant)					
Sign Type	Transect Zone				
	T1	T2	T3	T4	T5
Address/Name Plate Sign		✓	✓	✓	✓
Awning Sign				✓	✓
Blade Sign		✓	✓	✓	✓
Marquee Sign					✓
Sidewalk Sign				✓	✓
Wall Sign				✓	✓
Window Sign			✓	✓	✓
Yard Sign		✓	✓	✓	
Wall Mural Sign		✓		✓	✓
Billboards	Not Permitted				

ARTICLE 7.6. DEFINITIONS

§7.6.1 SUPPLEMENTARY DEFINITIONS

- A. **Applicability.** The following definitions supplement the definitions found in Chapter 12 of the ZLDR and only apply to this Chapter 7. Should there be any conflict between a definition listed here and those found in Chapter 12, the definition listed here shall apply.

TERM	DEFINITION
75% Acreage	Private land permanently restricted by deed restriction or conservation easement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Greenbelt Bank Board or other open space preservation organizations.
A-Grid	Cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Ordinance. See B-Grid. (Syn: primary grid.)
Accessory Dwelling Unit	An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on a lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.
Apartment House	A medium-to-large-sized structure that consists of seven (7) to 12 side-by-side and/or stacked dwelling units, typically with one shared entry.
Architectural Elevation	Building facades developed to a sufficient level of detail for design review purposes. Architectural elevations must be drawn at an appropriate architectural scale (minimum 1/8" = 1'-0"); include the fronts, sides, and rear elevations; and sufficiently communicate the general design intent of the proposed project including: <ol style="list-style-type: none"> 1. Building massing and roof forms, including roof pitch and materials; 2. Windows, doors, and associated trim; 3. General types and colors of exterior materials, including siding and roofing; 4. Locations of exterior elements, including porches, canopies, awnings, etc.; and 5. Building heights (measured to eave and height of roof).
Awning Sign	A traditional storefront fitting that can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéd on the awnings.
B-Grid	Cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See A-Grid. (Syn: secondary grid.)

Block Perimeter	The aggregate of the area circumscribed by Thoroughfares.
Bicycle Lane (BL)	A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.
Bicycle Route (BR)	A Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.
Bicycle Trail (BT)	A bicycle way running independently of a vehicular Thoroughfare.
Bioregion	A region defined by characteristics of the natural environment rather than by man-made divisions.
Blade Sign	A sign mounted perpendicular to a building's facade, typically hung from decorative cast or wrought iron brackets in a manner that permits them to swing slightly. These signs are small, pedestrian-scaled, and easily read from both sides. Projecting Signs should be hung well out of reach of pedestrians and all exposed edges of the sign should be finished. (Syn. Projecting Sign.)
Building Configuration	The form of a building, based on its massing, Private Frontage, and height.
Building Disposition	The placement of a building or structure on its lot.
Building Facade	The exterior side of a building, including but not limited to building wall faces, parapets, fascia, windows, doors, canopies, and visible roof structures.
Building Function	The use or uses accommodated by a building and its lot.
Civic Space	The public realm, including but not limited to buildings, public spaces, schools, churches, and Thoroughfares.
Clustered Land Development (CLD)	A Community Unit oriented around an area of focused community activity such as a general store, meeting hall, school, or church. CLD takes the form of a small Settlement standing free in the countryside.
Common Destination	An area of focused community activity including but not limited to Civic/Public Spaces, commercial centers, and transit stations.
Community Unit	A regulatory category defining the physical form, density, and extent of an area within a Sector or Settlement.
Conceptual Plan	A generalized plan indicating the boundaries of an area proposed for development and identifying proposed land use, land use intensity, and Thoroughfare alignment.
Courtyard House	A building that occupies the boundaries of its lot while internally defining one or more private patios.
Crossroad, Corner, Town, and/or Village	A delineated geographic area within a Sector that is specifically regulated by the Form District Master Plan and is comprised of one or more Community Units.
Curb Edge Treatment	Delineation of a Thoroughfare edge in semi-urban and urban settings, typically with a raised curb and gutter pan that conveys water.
Duplex, Triplex, Quadplex	A small to medium-sized structure that consists of two, three or four side-by-side or stacked dwelling units, both facing the street. This building type has the appearance of a medium to large single-family home.
Density Unit	A measurement used to describe the density of each Transect Zone of a Community Unit calculated in dwelling units per acre.

Double	A Sideyard House that abuts a neighboring Sideyard House. See also Duplex.
Edgeyard	A building that occupies the center of its Lot with Setbacks on all sides.
Encroachment	Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.
Facade	See Building Facade.
Flex Building	A structure designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.
Form-Based Code	Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.
Form District Master Plan	A Form District Master Plan is a plan that contains form based zoning regulations that are structured on a Rural to Urban Transect.
Freshwater Wetland	Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as freshwater wetlands by the U.S. Army Corps of Engineers.
Front Building Facade	Those portions of a Building Façade which face and are most closely parallel to the front lot line.
Frontage	The area between a building façade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
Frontage Buildout	The length of a Front Building Facade compared to the length of the front lot line, expressed as a percentage.
Frontage Line	A lot line bordering a Public Frontage.
Infrastructure	Infrastructure includes, but is not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, school systems or facilities, open space/park and recreation systems and facilities, government systems or facilities, electric utilities, gas utilities, cable facilities, or other similar facilities.
Land Development	The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.
Layer	A range of depth of a Lot within which certain elements are permitted.
Live/Work	An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

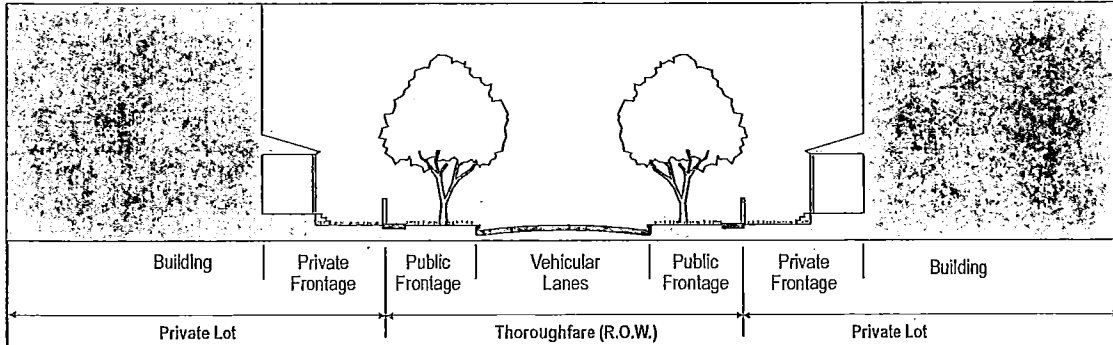
Marquee Sign	A vertical sign that is located either along the face where it projects perpendicular to the facade; or at the corner of the building where it projects at 45 degree angle. These signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee signs often have neon lettering used in conjunction with painted lettering.
Master Plan Review Board (MPRB)	A private review board set up to review and make recommendations to the County regarding compliance of FBZD applications with private covenants and restrictions.
Mixed Use	Multiple functions or uses located within the same building or development.
Pedestrian Shed	Ability of pedestrians to walk to a variety of uses. An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.
Principal Building Facade	Exterior walls of a building which are adjacent to or front on a public street, park, or plaza.
Principal Structure	The main building on a lot, usually located toward the Frontage.
Private Frontage	The privately held layer between the Frontage Line and the Principal Building Façade.
Public Frontage	The area between the curb of the vehicular lanes and the Frontage Line.
Rearyard	A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard.
Regional Scale Map	The general map for the entire area located within a FBZD broken out into Sectors.
Regulating Plan	A Land Use Map or set of maps that shows the Transect Zones, Civic Space, Special Districts, if any, and Special Requirements, if any, of areas included in a FBZD. The Regulating Plan must be consistent with the approved Form District Master Plan.
Ribbon Curb	Delineation of a Thoroughfare edge in rural and semi-urban settings, typically with a flat or gently sloped curb that conveys water.
Rural Edge Treatment	Curbless delineation of a Thoroughfare in rural settings, that typically conveys water to a landscaped swale.
Rural Clustered Land Development (RCLD)	A Community Unit that is structured by 3/4 of a standard Pedestrian Shed oriented toward a Common Destination in a rural setting.
Rural Land Development (RLD)	A Community Unit that is structured by single or small clustered groupings of rural Settlements at very low densities that are supportive of rural uses and activities. Also referred to as Unclustered Rural Density.
Sector	A geographic area of the Regional Scale Map that establishes the boundaries of preserved land and development.
Settlement	Settlements are defined as a Community Unit or a group of Community Units located in general proximity with each other.

Sidewalk Sign	A sign that provides secondary signage and may be used to announce daily specials, sales, or point to shops located off the sidewalk. They may be painted wood panels or cut wood shapes. Traditional slate boards are highly recommended. Chaser lights or illuminated signs may not be used. Syn: Sandwich Board
Sideyard House	A small to medium single-family or twin structure that occupies one side of the lot with a setback on the other side.
Single-Family: Cottage	A small, single-family detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable setting.
Single-Family: House	A medium-sized, single-family detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable setting.
Single-Family: Villa	A large, single-family detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting.
Special District	An area that, for a specific reason, cannot or should not conform to one or more of the Community Units or Transect Zones specified in a FBZD.
Story	A habitable level within a building, excluding an attic.
Sustainable Development and Sustainable Communities	A development practice or type of development that maintains or enhances economic opportunity and community well-being and protects and/or restores the natural environment upon which people and economies depend. Sustainable Development may include, but is not limited to, the following: <ul style="list-style-type: none"> • Development or building practices and products that meet the needs of the present without compromising the ability of future generations to meet their own needs. • Use of durable low maintenance materials, recycled or renewable raw materials used in construction are often referred to as sustainable materials. • Neighborhood configuration that reduces energy dependence and individual carbon footprints through incorporated pedestrian, bike and mass transit transportation alternatives. • Architectural design that reduces energy and resource consumption through innovative “green” systems.
Terminated Vista	In urban design, a Terminated Vista is a building or monument that stands at the end or in the middle of a road, so that when one is looking up the street the view ends with the site.
Thoroughfare	A way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and Public Frontage.
Townhouse	A small to medium-sized attached single-family dwelling that consists of three or more dwelling units placed side-by-side. It is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. (Syn: Rowhouse.)
Traditional Neighborhood Development (TND)	A Community Unit structured around the ability of pedestrians to walk to a variety of uses and oriented toward a Common Destination.

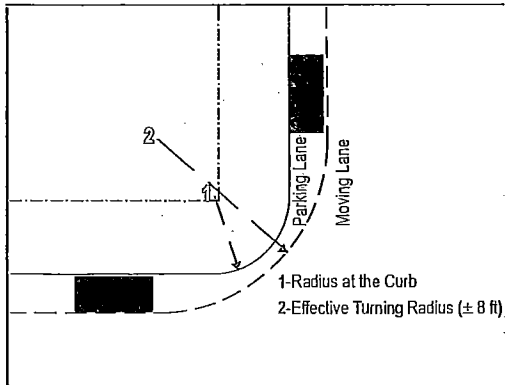
Transect Zone (T-Zone)	One of several areas on a Zoning Map regulated by a FBZD. Each Transect Zone has different regulations including but not limited to building bulk and form, street layout, and general land uses to create the development character desired.
Twin	A Sideyard House that abuts a neighboring Sideyard House. See also Duplex.
Unclustered Rural Density	See Rural Land Development (RLD).
Uses Subject to Conditions	Uses identified by the applicant as being allowed in the respective Transect Zone only if they comply with the use-specific conditions listed in Subsection 7.5.1.B.2 and all other applicable regulations of the Form District Master Plan.
Wall Sign	A sign that is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building. These signs are placed directly above the main entrance and often run horizontally along entablature of traditional buildings. Wall signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage. (Syn: Facade Sign.)
Wall Mural Sign	Signs that are flat against the facade and are located on a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the primary facade at the business entrance. Wall Mural Signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Planning Director. Billboards are not considered wall mural signs and are prohibited within FBZDs.
Wetland Buffer	An area of varying width (ranging from 15 to 35 feet), providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and/or freshwater wetlands and land development, as described in Article 9.7. The wetland buffer is designed to protect water quality and wildlife habitat.
Window Sign	Signs that are professionally painted consisting of individual letters and designs, applied directly on the inside of a window. These signs offer a high level of craftsmanship and visibility, and are often used for small professional offices. Window signs are often repeated on storefronts with several divided openings, however, repetition should be done with great care to ensure that the entrance to the business is clearly marked.
Yard Sign	Signs that are mounted on a porch or in a yard between the public right-of-way (ROW) and the building facade. Signs that are mounted on a porch should be placed parallel to the building's facade. Signs mounted in a yard are placed parallel or perpendicular to the ROW. Yard signs work well for home businesses located in mixed-use environments.
Yield	Characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Figure 7.6.A: Definition Illustrations

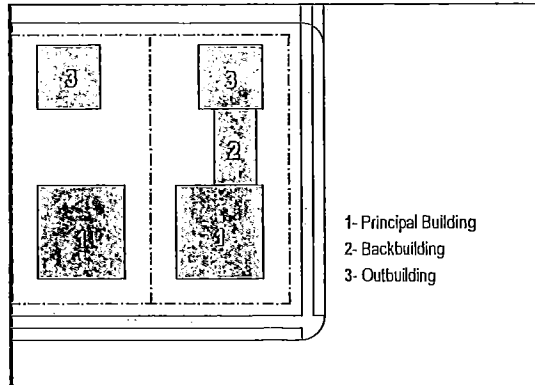
a. THOROUGHFARE & FRONTAGES



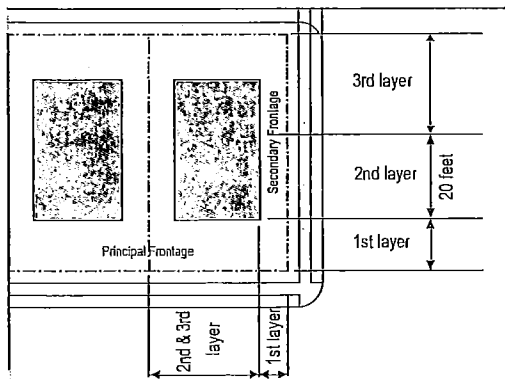
b. TURNING RADIUS



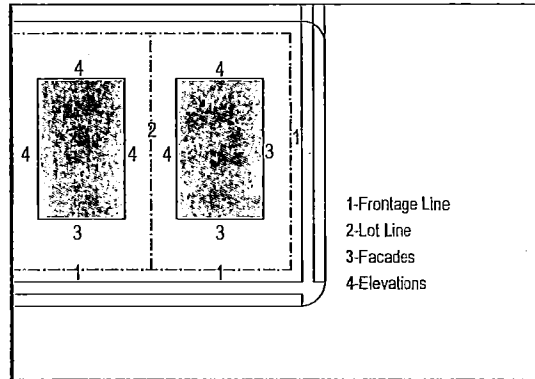
c. BUILDING DISPOSITION



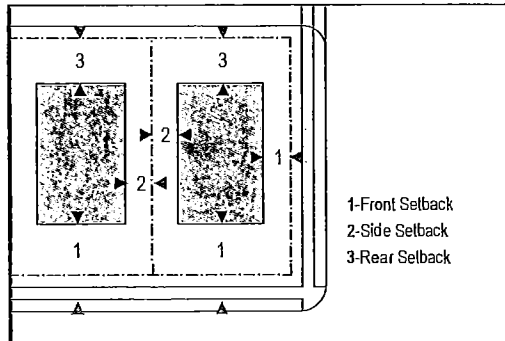
d. LOT LAYERS



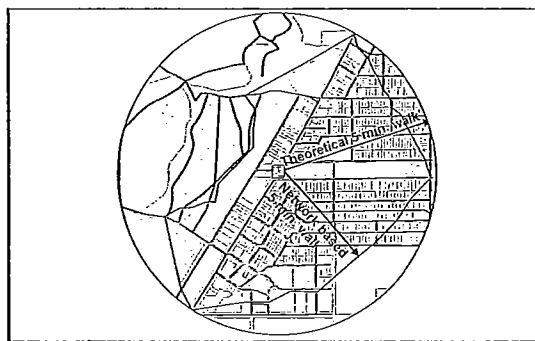
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED



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CHAPTER 8 | SUBDIVISION REGULATIONS

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CHAPTER 8 | SUBDIVISION REGULATIONS**ARTICLE 8.1 GENERAL****§8.1.1 PURPOSE**

The public health, safety, economy, good order, appearance, convenience, morals and general welfare require the harmonious, orderly, and progressive development of land within Charleston County. In furtherance of this general intent, the Subdivision Regulations are authorized for the following purposes, among others:

- A. To implement the goals, objectives and policies of the Charleston County *Comprehensive Plan*;
- B. To facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
- C. To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, environmental, transportation, and other public purposes;
- D. To assure, in general, the wise and timely development of new areas and redevelopment of previously developed areas in harmony with the adopted or amended *Comprehensive Plan* for Charleston County and any adopted or amended municipal *Comprehensive Plan* within or adjacent to the County;
- E. To implement land use policies that will preserve agricultural uses of land and the rural character of unincorporated Charleston County;
- F. To identify, protect and preserve scenic, historic, and ecologically sensitive areas;
- G. To prevent overcrowding of land, avoiding undue concentration of population, and lessening congestion in the streets;
- H. To regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, individual onsite wastewater systems or off-site sewer lateral connection provided to each lot, protection against floods, public activities, and other purposes; and
- I. To ensure protection from fire, flood, and other dangers, and furthering the public welfare in any other regard specified by a local governing body.

§8.1.2 APPLICABILITY

Unless expressly exempted, no subdivision shall be made, platted, or recorded for any purpose nor shall parcels resulting from such subdivisions be sold, unless such subdivision meets all

applicable standards of this Ordinance and has been approved in accordance with the procedures of this Ordinance.

- A. All lots shown on plats whether subdivided or not, shall have the Planning Commission Stamp of either approval or exemption on said plat; the Register of Mesne Conveyance shall not record any plat without such stamp. The plat for an individual lot exempted by virtue of pre-existence must be accompanied by a surveyor's statement on the plat that the lot is a single, individual lot, and not newly created.
- B. Parcels that were recorded by deed or plat prior to the adoption of the County's original Subdivision Regulations on January 1, 1955, will receive automatic approval under a Grandfather Clause, provided the parcel involved is still in the same size and shape as when recorded prior to 1955 and is properly platted in accordance with present standards. The recorded information must be provided and attested to by the surveyor or attorney involved.
- C. Preliminary Plats submitted for approval shall expire two years from the date of preliminary approval if all conditions for preliminary plat approval have not been met. The Planning Director shall be authorized to grant a one-time extension of this time frame if a written request is submitted by the applicant prior to the expiration date. The time period of the extension shall not exceed one year.
- D. Upon submission of a Subdivision application, no additional Subdivision applications shall be accepted for the subject property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refiling have expired.

§8.1.3 EXEMPTIONS

A. Procedures

The following shall be exempt from the Subdivision Plat Procedures, if the Planning Director determines that all engineering and survey standards of this Ordinance have been met:

1. The combination or re-combination of portions of previously platted lots where the total number of lots is not increased. When the plat is finalized, it shall be submitted to the Planning Director for recording. Deeds and plats shall be recorded simultaneously.
2. The public acquisition of land for right-of-way or drainage easements or any lot or parcel created therefrom.
3. Contiguous properties that are to be divided for the purpose of exchanging or trading parcels of land. When the plat is finalized, it shall be submitted to the Planning Director for recording. Deeds and plats shall be recorded simultaneously.

4. A parcel of land that is proposed to be used as the site for a utility substation, power line easements or right-of-way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.
5. The combination or recombination of entire lots of record where no new street or change in existing streets is involved.
6. The division of land into parcels of five acres or more, where no new street or easement is involved. Plats of these exceptions must be received as information by the Planning Director, which fact shall be indicated on the plats.

B. Standards

Lots created and recorded prior to August 15, 1971, shall be exempt from compliance with the standards of this Chapter, provided that the subject property:

1. Was or is surveyed and platted in accordance with prescribed standards;
2. Has the approval of the South Carolina Department of Health and Environmental control (DHEC); and
3. Contains no drainage ways or easements needed to drain surrounding properties, as determined by the Public Works Director.

§8.1.4 CHARLESTON COUNTY ROAD CONSTRUCTION STANDARDS

The regulations and standards of this Chapter are intended to supplement the Charleston County Road Construction Standards, as amended, in Appendix A of this Ordinance, which shall be considered the minimum design standards for roads and drainage systems in Charleston County. (Note: Road and drainage systems not meeting the Standard Specifications for Local Governments' Road and Street Construction will not be eligible for maintenance from the State "C" or donor County funds.)

§8.1.5 RELATIONSHIP TO DEVELOPMENT REVIEW PROCEDURES OF ARTICLE 3.1

The "General" procedural requirements and standards of Article 3.1 of this Ordinance shall apply to the subdivision plat procedures of this Chapter.

§8.1.6 SURVEY COMPLIANCE

All Land Surveys in the County shall be in accord with the land use designated for the proposed subdivision of property and the criteria specified in Urban Land Surveys as promulgated by the South Carolina Code of Regulations, 1991, Chapter 49, Article 3, R.400-490, as amended, and described as the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."

ARTICLE 8.2 PRE-APPLICATION INFORMATION**§8.2.1 PRE-APPLICATION CONFERENCE**

Pre-Application Conferences offer an opportunity for Planning, Public Works and other affected agencies to familiarize applicants with applicable procedures, submittal requirements, development standards, and other pertinent matters before finalizing the development proposal or laying out the proposed subdivision. Applicants requesting Minor Subdivisions are suggested to schedule a pre-application process before submittal of an application. Applicants for Major Subdivisions are required to have a pre-application conference before submittal of an application. Applicants shall be responsible for scheduling pre-application conferences with the Planning Director who shall be responsible for contacting the Public Works Director and other affected agencies.

ARTICLE 8.3 MINOR AND MAJOR SUBDIVISIONS**§8.3.1 MINOR SUBDIVISION**

A Minor Subdivision is a division of any tract of land into ten (10) or fewer lots, provided that:

- A. No public street right-of-way dedications are involved;
- B. The Public Works Director does not require a Preliminary Plat for a drainage easement;
- C. The lots meet South Carolina Department of Health and Environmental Control (DHEC) requirements for sewage disposal systems. Systems that are determined by DHEC to be properly functioning or "grandfathered" must comply with DHEC regulations as a condition of minor subdivision approval;
- D. Off-site sewage disposal systems must be approved by DHEC and/or the Public provider and an off-site utility easement must be shown along with all lots served by the off-site system if public sewer is (accessible and is provided to each lot) provided, then sewer lateral connection will be provided to each lot.
- E. No new or residual parcels will be created that do not comply with all applicable requirements of this Ordinance; and
- F. The tract to be subdivided is not located within an approved planned development or an area that is subject to an application for planned development approval by the landowner. All such subdivisions are considered Major Subdivisions.
- G. Non-Buildable Lots
 1. For the purpose of this subsection, non-buildable lots are lots that meet all requirements of this Ordinance, with the exception of water and/or sewer availability requirements;

2. For all non-buildable lots, all new parcels being created less than five (5) acres in size shall meet the minimum lot size and comply with applicable requirements of this Ordinance;
3. Non-buildable lots may be approved by the Planning Commission as a Minor Subdivision ten (10) lots or less without certification by DHEC for on-site waste disposal systems and water or where public water and sewer is not available;
4. The property owner(s) shall sign the "Certification of Non-Evaluation." This certification statement shall be placed on the plat and signed by the property owner(s);
5. The property owner(s) shall have a deed prepared by an attorney for each non-buildable lot less than five (5) acres in size explaining the "Certification of Non-Evaluation" to be recorded with the plat;
6. The "Certification of Non-Evaluation" for water and sewer availability shall be used in conjunction with Minor Subdivision (development) plats when no evaluation regarding the availability of public water/sewer or on-site septic systems and water have been approved; and
7. The following certification shall be placed on the plat and deed and signed by the property owners:

"The Property owner(s) of record hereby acknowledge(s) that the surveyed parcel(s) and/or tract remainder has not been approved to determine the availability of on-site waste disposal systems or provisions of public water/sewer services. Recordation of this plat and deed shall not be an implied or expressed consent of Charleston County that the lots or other land divisions shown hereon are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal systems or public water/sewer services."

Property Owner(s) Signature _____

Date _____

H. Lots of Record, Approved located within any 208 Water Quality Management Designation within the Urban/Suburban Area of the County:

1. One (1) lot may be subdivided from a Lot of Record, Approved ("Approved Lot") without installing additional lateral lines, provided that the development complies with all other requirements of this Ordinance, when public water and/or sewer lateral lines are provided to the Approved Lot, and the Approved Lot is located within a 208 Water Quality Management Designation area within the Urban/Suburban Area of the County.

2. The property owner(s) shall sign a Certification Statement that there are no physical lateral connections provided to the new lot being created. The Certification shall be placed on the subdivision plat and signed by each property owner.
3. The following Certification Statement shall be placed on the plat and signed by the property owner(s):

"The property owner(s) of record hereby acknowledge(s) that the surveyed parcel has not been served by a lateral connection of public water/sewer lines. Recordation of this plat shall not be an implied or expressed consent of Charleston County and/or the public provider of the water and/or sewer or other omitted public improvement that the lot or other land divisions shown here on are capable of being serviced by on-site waste water disposal or public water/sewer systems."

Property Owner(s) Signature: _____

Date: _____

Lot Description: _____

4. At the time of seeking a zoning or building permit the property owner(s) shall supply a document of certification from the Public provider that public water and sewer lateral connections are provided to the lot.
5. All lots created will comply with the density/intensity and dimensional standards for lots without public sewer/water, as there is no guarantee that these public improvements will be available.

§8.3.2 MINOR SUBDIVISION PROCESS

Applications for Minor Subdivisions shall be submitted to the Planning Director on forms available in the Planning Department. There is one required step in the Minor Subdivision process which is Final Plat review and approval. Generally, Minor Subdivisions are reviewed in the Planning Department and approved by the Planning Director. However, the Planning Director may send Minor Subdivision applications to the Planning Commission for approval in order to determine whether or not the proposed subdivision is consistent with the goals and objectives of the *Comprehensive Plan*. Applicants for Minor Subdivisions are strongly encouraged to schedule and attend a Pre-Application Conference prior to filing a minor subdivision.

§8.3.3 MAJOR SUBDIVISION

- A. Any land division that is not a Minor Subdivision shall be processed as a "Major Subdivision." All Major Subdivision applicants are required to attend a Pre-Application Conference.
- B. Subdivision Roads and Utilities
A Zoning Permit is required for grading, drainage, or the construction of roads and utilities in a subdivision.

§8.3.4 MAJOR SUBDIVISION PROCESS

Applicants for Major Subdivisions are required to schedule and attend a Pre-Application Conference prior to filing a Major Subdivision application. After the Pre-Application Conference, there are three required steps in the process: (1) Preliminary Plat review and approval; (2) Final Plat review and approval; and (3) Letters of Coordination. Each step of the process shall be completed before initiating the next step. Applications for Major Subdivisions shall be submitted to the Planning Director and shall include a completed application form (available from the Planning Department). Additional components for consideration of a Major Subdivision that are necessary at the Pre-Application Conference are:

- A. A plat, or survey of the subject property, if available, or a tax map that identifies the subject property; and
- B. A Concept Plan that includes the following information:
 1. The proposed means of access to a public road;
 2. Surrounding land uses;
 3. All adjacent roads;
 4. A preliminary map and analysis of natural resources present on the subject property and surrounding property; and
 5. A conceptual layout of the proposed subdivision, which shall be overlaid on the preliminary site analysis and which shall show streets, drainage, lots, parks and other facilities located to protect natural resource areas.

[Commentary: Approval from other local, state or federal agencies may be necessary in the development of land in Charleston County, particularly in regard to environmental concerns. Pre-application conferences should be held with these agencies, including the South Carolina Department of Health and Environmental Control, Coastal Resources Management, U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service.]

§8.3.5 REQUIRED TREE PROTECTION FOR MINOR AND MAJOR SUBDIVISIONS

Trees shall be protected in accordance with Chapter 9 of this Ordinance.

§8.3.6 LETTERS OF COORDINATION FOR MAJOR AND MINOR SUBDIVISIONS

Letters of coordination are required that acknowledge that the County and other agencies will be able to provide necessary public services, facilities and programs to service the development proposed, at the time the subdivision plat is processed.

ARTICLE 8.4 PRELIMINARY PLAT**§8.4.1 APPLICABILITY**

Preliminary Plats shall be required for all Major Subdivisions.

§8.4.2 APPLICATION**A. Requirements**

The following shall be submitted:

1. Completed applications for Preliminary Plat approval shall be submitted to the Planning Director on forms available in the Planning Department. Ten (10) copies of the Preliminary Plat shall be filed with the application.
2. Preliminary Plats shall be drawn to engineer's scale no smaller than one inch equals 200 feet. Where large areas are being platted, they may be drawn on one or more sheets, 22 inches by 34 inches in size. For small areas being platted, a scale of one inch equals 100 feet shall be used.
3. Even if the applicant intends to subdivide only a portion of a parcel or tract of land initially, the Preliminary Plat shall show a proposed street and lot layout, drainage plan and other requirements for the entire parcel or tract of land in which such portion is contained; except that the Planning Director, with the recommendation of the Public Works Director, may waive this requirement on a finding that such a complete layout is not necessary to carry out the purposes of these regulations.
4. The following information shall be required on each plat:
 - a. The courses and distances of the perimeter of the land involved shall be indicated on the plat shown with all courses marked to show which are actual field observations and which are computed.
 - b. References to a known point or points such as street intersections and railroad crossings shall be shown.
 - c. The total acreage of the land involved in the subdivision, and the acreage of high land above the Office of Coastal Resource Management Critical Line. Date of Critical Line certification shall be indicated. (Aerial photography may not be used to determine OCRM Critical Line location.)
 - d. The names of adjacent land owners and streets where known or available shall be given (with the tax parcel numbers), and all intersecting boundaries or property lines shall be shown.
 - e. Proposed divisions to be created shall be shown, including building envelopes for each lot, right-of-way widths, roadway widths, road surface types, sidewalks (if applicable), proposed drainage easements, and names of streets; the locations of proposed utility installations and utility easements; lot lines, dimensions and angles; sites reserved or dedicated for public uses; and sites for apartments, civic/institutional, commercial and industrial uses. The status of the existing lot access and the concept of the type of road construction being proposed shall be indicated (e.g., Ingress/Egress Easement, Private Road constructed or unconstructed, Public Secondary or Primary Rural Road, Public Secondary or Primary County Road, and other details as appropriate; i.e., curb and gutter, asphalt swales, inverted crown, roadside open ditch, etc.).

- f. The title, scale (including graphic scale), north arrow (magnetic, grid, or true), date, name of applicant and the name and seal of engineer or surveyor with South Carolina Registration Number shall be shown.
- g. All existing structures and physical features of the land, including contours (contours not required on proposed private subdivisions, and only within the rights-of-way of proposed rural public streets), drainage ditches, roads and wooded areas shall be shown. The contour interval shall be one foot, unless otherwise approved in advance of submission by the Public Works Director. All contour information shall be based on mean sea level datum and shall be accurate within one-half foot. The Bench Mark, with its description, and the datum used for the survey shall be clearly noted on the plat.
- h. General drainage features, including proposed drainage easements and detention/retention basins. Also the proposed direction of drainage on each street, ditch and lot shall be indicated by the use of arrows and proposed street names.
- i. The location of required landscape buffers as specified in Chapter 9 of this Ordinance, which shall not be located within drainage easements unless expressly approved by the Public Works Director.
- j. At a minimum, a United States Army Corps of Engineers Approximate-Preliminary Jurisdictional Determination Letter is required for lots of five acres or less in size and within all publicly dedicated rights-of-ways and easements.
- k. A notation shall be made on the plat clearly indicating the applicable OCRM Critical Line buffers and setbacks.
- l. Tree Surveys on lots of one acre or less are to include Grand Trees on the entire lot. Tree surveys of Grand Trees may be requested upon site inspection if lots greater than one acre appear to be unbuildable due to the presence of Grand Trees.
- m. Tree Surveys of all Grand Trees are required within access easements, drainage easements, and rights-of-way.
- n. A signature block on the plat, signed by the owner(s) of the property and notarized indicating that the proposed preliminary plat being put forth is an action of the owner, heirs thereto or assigns.
- o. A vacant block shall be provided on each page of the plat that is three inches by eight inches in dimension for Charleston County approval stamps and notations.
- p. A statement that any easements for utilities or other encroachments in the area to be dedicated for streets, highways, drainage or other public or private use are subject to binding provision that the costs

of future relocation of any such encroachments due to the construction or maintenance of public improvements shall be borne by the holder of the easement and/or utility company.

5. Accompanying Data

- a. The Preliminary Plat shall be accompanied by a statement as to the availability of and specific indication of the distance to and location of the nearest public water supply and public sanitary sewers.
- b. The Preliminary Plat shall be accompanied by a statement indicating what provisions are to be made for water supply and sewage disposal.
- c. Proposed subdivisions encompassing 100 or more acres of land area shall provide a master plan showing the general layout of future development of the entire tract and on adjacent lands that are under common ownership or control. This master plan shall provide a generalized description and plan that addresses the following future development considerations: traffic circulation, drainage, environmental preservation, utility placement, land use, density and any areas that are to remain undeveloped.
- d. The engineer and/or surveyor who prepared the Preliminary Plat shall affix their seal(s), name(s), and South Carolina Registration Number(s). Only engineers or surveyors registered in the State of South Carolina shall attest and fix their seal on the Preliminary Plat.

[Commentary—For the purpose of Preliminary Plat applications, a complete application means one that includes all required information and fees and that addresses the findings of the inspection report and has received all approvals from other agencies that are a prerequisite to Preliminary Plat approval.]

§8.4.3 PLANNING DIRECTOR---- REVIEW AND REPORT

- A. Upon receipt of a complete application for Preliminary Plat, approval, the Planning Director shall have 30 calendar days to (1) review the proposed Preliminary Plat; (2) compile a staff report on the proposed plat (which includes the comments and recommendations of the Public Works Director and other affected agencies);
- B. Major Subdivisions (Preliminary and Final) are reviewed by the Planning Director and approved when in compliance with requirements of this Chapter. Within the 30 calendar day review period the Planning Director has the option of forwarding the Major Preliminary Subdivision Plat application, along with his report and any recommendations, to the Planning Commission for its review and approval in order to determine whether or not the proposed Subdivision is in compliance with all of the requirements of this Chapter.
- C. The Planning Director shall advise the Planning Commission at the regular scheduled Planning Commission meeting of all Preliminary Plats approved (for information purposes only).

§8.4.4 PLANNING COMMISSION—REVIEW AND DECISION

Within 30 calendar days of receipt of a report from the Planning Director, the Planning Commission shall review the proposed Preliminary Plat and act to approve, approve with conditions, or deny the Preliminary Plat based on whether it complies with all applicable requirements of this Ordinance and the adopted Charleston County *Comprehensive Plan*.

§8.4.5 EFFECT OF PRELIMINARY PLAT APPROVAL

Approval of a Preliminary Plat shall constitute general acceptance of the overall planning concepts for the proposed subdivision and is a prerequisite for the filing of a Final Plat application.

§8.4.6 LAPSE OF PRELIMINARY PLAT APPROVAL

An approved Preliminary Plat shall lapse and be of no further force and effect if a Final Plat for the subdivision (or a phase of the subdivision) has not been approved within two years of the date of approval of the Preliminary Plat. If the subdivision is to be developed in phases, a phasing plan, including a timetable for development of the entire subdivision, shall be approved as part of the Preliminary Plat approval. No final plats shall be accepted and no construction shall be allowed for any phase not approved as part of the Preliminary Plat.

§8.4.7 APPEALS OF PLANNING DIRECTOR'S PRELIMINARY PLAT DECISION

Any Party in Interest in a Preliminary Plat decision of the Planning Director regarding a complete or incomplete application may appeal the decision to the Planning Commission by filing an appeal with the Planning Director within 30 calendar days of the date of the decision.

A. Appeal Powers

In exercising its appeal power the Planning Commission may reverse or affirm, wholly or partly, or may modify the decision on appeal. In acting upon the appeal the Planning Commission shall be authorized only to determine whether the decision of the Planning Director was made in error. The Planning Commission shall not be authorized to approve modifications or waivers of Ordinance standards through the appeal process. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter it may remand the matter to the Planning Director with directions to obtain such evidence and to reconsider the decision in light of such evidence.

B. Consideration of Evidence

The decision of the Planning Commission shall be a matter of record; it shall consider only the same application, plans, and related project materials that were the subject of the original decision and only the issues raised by the appeal.

C. Burden of Persuasion of Error

In acting on the appeal, the Planning Commission shall grant to the decision of the Planning Director a presumption of correctness, placing the burden of persuasion of error on the appellant.

D. Approval Criteria

An appeal shall be sustained only if the Planning Commission finds that the decision of the Planning Director was in error.

E. Vote Required

A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of its total membership. At least two-thirds of the members present and voting shall be required to reverse a final plat decision of the Planning Director.

[Commentary—Appeals of Planning Director and other subdivision-related administrative decisions [including decisions to reject applications as incomplete], shall be processed in accordance with Article 3.14 described in Chapter 3.]

§8.4.8 APPEALS OF PLANNING COMMISSION PRELIMINARY PLAT DECISION

Any party in interest in a Preliminary Plat decision of the Planning Commission or any officer, board, or bureau of the County may appeal the Planning Commission decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after actual written notice of the Planning Commission's decision.

§8.4.9 CONSTRUCTION PLANS

After approval of a Preliminary Plat and before commencing any work within the proposed subdivision (including land clearing and grading), road and drainage plans prepared by an engineer registered in the State of South Carolina shall be submitted to the Public Works Director for review and approval in accordance with the Charleston County Road Construction Standards in Appendix A of this Ordinance.

§8.4.10 INSPECTIONS

- A. Subdivision plats that are submitted for review are field inspected by Planning and Public Works staff to ensure compliance with any applicable Ordinance requirements and County standards.
- B. Prior to submitting a Preliminary Plat where no public sewer is provided to any proposed lot, the applicant shall contact a representative of South Carolina Department of Health and Environmental Control (DHEC) and arrange for a test of the soil on any proposed lot. DHEC staff will inspect the proposed lot(s) in order to identify areas that meet minimum septic system requirements required by the State of South Carolina. The results of this test shall be submitted by the applicant at the time of the Preliminary Plat application.
- C. Where subdivision streets and/or drainageways are being constructed, the Public Works Director or the authorized representative will make periodic visits to the site as indicated in Charleston County Road Construction Standards, Appendix A, to ensure construction compliance with County-approved road and drainage plans. The Public Works Director's or the authorized representative's certification that all roads and drainage systems have been constructed in compliance with the plans is required prior to final approval of the development. This approval is only necessary for public subdivisions.

§8.4.11 CONDITIONAL PLAT APPROVAL

- A. Prior to approval of a Final Plat, the developer shall install all required public improvements or post an approved financial guarantee of performance, in

accordance with the requirements of this Ordinance. If financial guarantees are posted, the Planning Director shall be authorized to grant conditional plat approval on plats that involve two (2) or more guaranteed public improvements, with final approval contingent upon completion and acceptance of all required improvements. No Certificates of Occupancy shall be issued until all required improvements have been installed and accepted, and the Final Plat has been recorded by the Charleston County Register of Mesne Conveyance. Conditional Plat approval shall be valid for a period not to exceed two years from the date Conditional Plat Approval is granted.

- B. Where plats are submitted under an approved financial guarantee for Conditional approval the following three (3) notes shall be placed on the plat;
1. Approval of this plat does not authorize occupancy;
 2. Duration of approval shall be limited to two (2) years; and
 3. The approval of this plat in no way obligates the County of Charleston to accept for continued maintenance any of the roads or easements shown hereon.
- C. The duration of the financial guarantee for a conditional plat shall be no longer than twenty-four (24) months unless extended by the Planning Commission. No later than two (2) months before the expiration, the applicant shall notify the County that the applicant has completed the final plat or is securing a replacement bond to be issued within 30 days of expiration of the original bond. If no action is taken by the applicant, the County shall execute the provisions of the performance bond.

ARTICLE 8.5 FINAL PLATS

§8.5.1 APPLICABILITY

Final Plats shall be required for all Subdivisions.

§8.5.2 APPLICATION

A. Final Plat Applications Requirements:

1. Applications for Final Plat approval shall be submitted to Planning Director on forms available in the Planning Department. Ten (10) copies of the Final Plat shall be filed with the application:
2. Written certification from the design engineer that the subdivision's road and drainage infrastructure and any other required improvements have been constructed in accordance with the approved plans.
3. The Final Plat shall be drawn in ink on a material specified by the Register of Mesne Conveyance for recording, on sheets 22 inches by 34 inches in size, and at an engineer's scale of one inch equals 100 feet or larger. Where necessary the plat may be on several sheets accompanied

by an index sheet or key map insert showing the entire subdivision. Where necessary, the size of the plat may be adjusted to a smaller scale than 1"=100' with the approval of the Planning Director.

B. The Final Plat Shall Show the Following:

1. All proposed divisions of land shall be shown, including: each lot showing lot lines, with bearings and distances; all rights-of-way; all drainage easements; names of all streets; the locations of all utility rights-of-way and utility easements; all structures; and all sites reserved or dedicated for public uses.
2. The title, scale (including graphic scale), north arrow (magnetic, grid, or true), date, name of applicant and the name of engineer or surveyor with South Carolina Registration Number shall be shown.
3. Block and lot numbers suitably arranged by simple system.
4. The full names of adjacent land owners and streets where known or available shall be given (with the tax parcel numbers), and all intersecting boundaries or property lines shall be shown. Names of adjacent property owners may be omitted in established residential platted subdivisions; however, Legal Block and Lot Numbers and County Parcel ID Numbers are required.
5. Certificates:
 - a. The signature and seal of the registered land surveyor in accordance with the current Minimum Standard Manual for the Practice of Land Surveying in South Carolina.
 - b. A statement of dedication by the property owner of streets, rights-of-way, easements, and any other sites for public or private use and warranty of title of property offered for dedication. If any change in ownership is made subsequent to the submission of the plat and prior to the granting of final approval, the statement of dedication shall be corrected accordingly.
 - c. For any public dedication, a warranty deed for the transfer of the right(s)-of-way(s), easement(s), or other sites for public use to the County on legal documents of the form suitable to the County must be provided.
 - d. A statement that any easements for utilities or other encroachments in the area to be dedicated for streets, highways, drainage or other public or private use are subject to a binding provision that the costs of future relocation of any such encroachments due to the construction or maintenance of public improvements shall be borne by the holder of the easement and/or utility company.

6. All easements shall include their location, width and centerline.
7. The approved Office of Coastal Resource Management (OCRM) Critical Line with signed approval statement on the final plat.
8. At the Planning Director's discretion, the applicant/surveyor may be required to show buffers and setbacks on lots less than one acre in size or on newly created lots that may appear to have encroachment of structures into a buffer or setback.
9. At a minimum, a United States Army Corps of Engineers Approximate-Preliminary Jurisdictional Determination Letter is required for lots of five acres or less in size and within all publicly dedicated rights-of-ways and easements.
10. High land acreage and low land acreage (Freshwater Wetlands or acreage below the Office of Coastal Resource Management Critical Line).
11. Tree Surveys on lots of one acre or less are to include Grand Trees on the entire lot. Tree Surveys of Grand Trees may be requested upon site inspection if lots greater than one acre appear to be unbuildable due to the presence of Grand Trees.
12. Tree Surveys of all Grand Trees are required within access easements, drainage easements, and rights-of-way.
13. Ownership and maintenance status of the lot access shall be indicated for any newly-created lots.
14. A vacant block shall be provided on each page of the plat that is three inches by eight inches in dimension for Charleston County approval stamps and notations.

C. Accompanying Data

1. A certificate of title or a sworn affidavit establishing the ownership of the land to be recorded. If any change in ownership occurs subsequent to the date of the certificate of title or affidavit and prior to the granting of final approval, a new certificate of title or sworn affidavit establishing the ownership of the land shall be submitted to the Planning Director.
2. In subdivisions where existing public water and public sewer systems have been extended and/or a new system installed, a certification of inspection and associated operating permits from the South Carolina Department of Health and Environmental Control (DHEC) shall be submitted.
3. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with State law.
4. Should the Landowner/Developer decide to utilize Article A.2, Private

Road Standards, of Appendix A, the following five (5) notes shall be placed on the plat:

- a. Any future subdivision of this parcel, or road construction or extension of the existing roads shown hereon shall require compliance with the Charleston County Ordinances. Before Charleston County will consider acceptance of any dedication of roads into the County road system, the property owner(s) shall construct the roads to County of Charleston Road Construction Standards;
 - b. It is hereby expressly understood by the property owner, developer or any subsequent purchaser of any lots shown on the plat that the County of Charleston is not responsible for the maintenance of the streets, roads, common areas, drainage systems and any other municipal services which include, but are not limited to, garbage disposal, public sewage, fire protection or emergency medical service;
 - c. Be aware that the County of Charleston is not responsible for drainage and flooding problems relevant to the real property, and that emergency vehicles may have difficulty accessing the property;
 - d. No public funds shall be used for the maintenance of the roads shown on the plat; and
 - e. This approval in no way obligates the County of Charleston to maintain the 50 foot right-of-way until it has been constructed to County standards and accepted for maintenance by Charleston County Council.
5. Letters of Coordination
Letters of Coordination are required which acknowledge that the County and other agencies will be able to provide necessary public services, facilities, and programs to service the development proposed, at the time the subdivision plat is processed.

D. Certification of Approval

When the Planning Director has approved the plat, a certificate noting such approval and carrying the signature of the Planning Director shall be placed on the original drawing of said plat.

§8.5.3 PLANNING DIRECTOR—REVIEW AND DECISION

Within 45 days of receipt of a complete Final Plat application, the Planning Director shall review the proposed Final Plat and the reports from the Public Works Director and other affected agencies and act to approve, approve with conditions or deny the Final Plat, based on whether it complies with the approved Preliminary Plat, all applicable requirements of this Ordinance, and the purposes and intent of Article 1.5.

§8.5.4 ACCEPTANCE OF DEDICATIONS

Approval of a Final Plat shall not constitute acceptance of any public improvements. Such

acceptance will require County Council acceptance of dedication.

Documents or instruments granting easements within the area to be dedicated must provide that:

- A. Future relocation or replacement costs of any encroachments, including, but not limited to utilities, due to maintenance or construction of public improvements, is to be borne solely by the easement holder/utility company; and
- B. The County will not be responsible for costs relating to future relocation or replacement of utilities or other encroachments made necessary by maintenance and/or construction of public improvements; and
- C. All expenses pertaining to said relocation shall be paid for by the easement holder/utility company; and
- D. Relocation shall be completed within 90 days from receipt of written request by the County or as otherwise agreed to by the County.

§8.5.5 RECORDING

Approved Final Plats shall be recorded by the Planning Director with the Register of Mesne Conveyance within 30 days of final approval. Notice to the applicant shall be sent within a reasonable time following the date of the recording with the Register of Mesne Conveyance.

§8.5.6 APPEALS OF PLANNING DIRECTOR'S FINAL PLAT DECISION

Any person with a substantial interest in a Final Plat decision of the Planning Director may appeal the decision to the Planning Commission by filing an appeal with the Planning Director within 30 calendar days after the actual notice of the decision.

A. Appeal Powers

In exercising the appeal power, the Planning Commission may reverse or affirm, wholly or partly, or may modify the decision being appealed. In acting upon the appeal, the Planning Commission shall be authorized only to determine whether the decision of the Planning Director was made in error. The Planning Commission shall not be authorized to approve modifications or waivers of Ordinance standards through the appeal process. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter, it may remand the matter to the Planning Director, with directions to obtain such evidence and to reconsider the decision in light of such evidence.

B. Consideration of Evidence

The Planning Commission's decision shall be on the record; it shall consider only the same application, plans, and related project materials that were the subject of the original decision and only the issues raised by the appeal.

C. Burden of Persuasion or Error

In acting on the appeal, the Planning Commission shall grant to the Planning Director's decision a presumption of correctness, placing the burden of persuasion of error on the appellant.

- D. Approval Criteria**
An appeal shall be sustained only if the Planning Commission finds that the Planning Director erred.
- E. Vote Required**
A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Planning Commission. At least two-thirds of the members present and voting shall be required to reverse a final plat decision of the Planning Director.

[Commentary—Appeals of Planning Director and other subdivision-related administrative decisions (including decisions to reject applications as incomplete), shall be processed in accordance with Article 3.14 described in Chapter 3.]

§8.5.7 APPEALS OF PLANNING COMMISSION'S DECISION

- A.** Any person with a substantial interest in a Final Plat (appeal) decision of the Planning Commission may appeal the Planning Commission decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after actual notice of the Planning Commission's decision.
- B.** At any time prior to appeal of a Planning Commission decision on a Final Plat (appeal) decision, the applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings. A vote of the Planning Commission in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on complete applications must be extended by mutual agreement of the applicant and Planning Commission.

ARTICLE 8.6 MARKERS

§8.6.1 PLACEMENT

A marker shall be set on the right-of-way line at the ends of the block for every block length of street. When blocks occur that have a curve or curves in them, markers shall be set on both sides of the street at the ends of tangents. Markers shall also be set on right-of-way lines (on each side of the centerline) at angle points when curves are not used. All interior lot corners shall be marked. The location and type of markers used shall be indicated on the Final Plat.

§8.6.2 TIMING

Markers shall be installed prior to the submission of and approval of the Final Plat.

ARTICLE 8.7 LOTS

§8.7.1 LAYOUT AND DESIGN GENERALLY

Lots shall be laid out and designed to provide buildable area on each lot, while complying with all other standards and requirements of this Ordinance.

§8.7.2 SIZE

- A. Lots shall comply with the lot area standards of the underlying zoning district and all other applicable standards of this Ordinance.
- B. Depth of residential lots shall not exceed five times the width of the lot (a 1:5 ratio).
- C. The Planning Director may allow the lot width to depth ratio of 1:5 to be exceeded when any of the following conditions occur:
 - 1. When attached dwellings are proposed;
 - 2. Where additional depth is provided for marsh frontage lots when the lot width depth ratio is met and the property line is extended into the marsh or the property is bisected by or fronts on freshwater wetlands;
 - 3. A Minor Subdivision of a parent tract, provided the following requirements are met:
 - a. The minimum lot frontage for each lot is not less than 250 feet;
 - b. In no case shall the average lot width be less than 250 feet with the minimum lot width at any one point less than 200 feet;
 - c. The property to be subdivided is located in an RM, AG-15, AG-10 or AG-8 Zoning District; or
 - 4. All of the following criteria are met:
 - a. The parcel meets all their requirements of this Ordinance;
 - b. The parcel is a lot of record;
 - c. The parcel is in a rural or agricultural zoning district;
 - d. The parcel is greater than 1 acre in size; and
 - e. The applicant has submitted to staff a complete subdivision application and approval from SCDHEC for water and wastewater compliance prior to applying for this exemption.
- D. Prescribed lot width requirements shall be for at least two-thirds of the depth of the lot.

§8.7.3 ACCESS

- A. Double-frontage lots shall be avoided except where essential to provide separation of residential development from major roadways or to overcome

specific disadvantages of topography and orientation. An easement with a minimum width of ten feet may be required to restrict access from the major street or other area.

- B. All lots shall be provided with a means of access in conformance with the standards and specifications of this Ordinance.
- C. All flag lots, cul-de-sac lots and privately accessed lots shall comply with the International Fire Code, as adopted by County Council.

§8.7.4 FLAG LOTS

The Planning Director shall be authorized to allow the use of flag lots only when the Planning Director determines that such lot configurations are necessary to address development constraints that are present on the site (e.g., lot width or wetland issues).

A. Permitted Use of Flag Lots

Flag lots may be authorized when the Planning Director determines that they will:

1. Facilitate subdivision of a long narrow parcel that has sufficient area but insufficient width to be otherwise subdivided.
2. Eliminate multiple access points to collector or arterial roads.
3. Allow reasonable development when the buildable area of a parcel is restricted due to the presence of a natural resource or the irregular shape of a parcel.

B. Prohibited Use of Flag Lots

1. Flag lots shall not be used to avoid the development of streets otherwise required by this Ordinance when the effect of such flag lots would be to increase the number of access points (driveways) on a publicly dedicated road right-of-way.
2. Flag lots may be denied when an adjoining parcel also has sufficient area but insufficient width to otherwise be subdivided. In such cases, platting can be accomplished by land owners of adjoining parcels joining together to provide a full width right-of-way and road section.

C. Standards For Flag Lots

1. Flag lots shall take direct access to streets that comply with this Ordinance.

2. The area within the flagpole portion of a flag lot shall not be counted as lot area for the purpose of meeting the minimum lot area requirements of this Ordinance.
3. The flagpole portion of a flag lot shall have a minimum width of 20 feet for its entire depth, and the depth or length of the flagpole shall not exceed 450 feet.
4. As a condition of approval for a flag lot, an encroachment permit must be obtained from the appropriate agency governing access, and an Access Easement Agreement for shared access between the owner of the flag lot and the lot from which the flag lot was created is recorded in the Office of the Charleston County Register of Mesne Conveyance.
5. Dwelling groups on flag lots shall meet the requirements of this Ordinance.

ARTICLE 8.8 TREE PRESERVATION

§8.8.1 TREE SURVEYS

Tree surveys shall comply with the following:

- A. Lots within subdivisions shall be laid out and designed to provide a buildable area on each lot that does not require the removal of Grand Trees.
- B. Tree protection standards are described in Chapter 9 of this Ordinance.
- C. Tree Surveys on lots of one acre or less are to include Grand Trees on the entire lot. Tree Surveys of Grand Trees may be requested upon site inspection if lots greater than one acre appear to be unbuildable due to the presence of Grand trees.
- D. Tree Surveys of all Grand Trees are required within access easements, drainage easements, and rights-of-way.

ARTICLE 8.9 TREES, SHRUBS, AND PAVEMENT

§8.9.1 MINIMUM OFFSET OF TREES AND SHRUBS FROM ROAD PAVEMENT

- A. Trees and shrubs shall be set back from street and road pavement in accordance with the following minimum requirements:

Roadside Feature	Speed (MPH)	Offset from Edge of Pavement (feet)	
		Canopy Trees	Understory Trees/Shrubs
Guiderail	All	5*	3*
Barrier Curb	40 and less	5*	3*
	45 to 50	8*	5*
	55 and greater	12*	5*
Open Shoulder	40 and less	10	5
	45 to 50	15	7
	55 and greater	20	10

*Tree limbs hanging below 15 feet in height shall be trimmed so that they do not encroach beyond the back of the curb. Minimum overhead clearance of 14 feet should be maintained for safe passage. When a barrier curb or guide rail exists, offset is measured from the face of the curb or guide rail to the face of the tree at ground level.

- B. Understory trees may be located two feet from the edge of pavement with the approval of the Planning Director and Public Works Director.

ARTICLE 8.10 PEDESTRIAN WAYS

§8.10.1 WHERE REQUIRED

Pedestrian ways shall be provided in all major subdivisions within the Urban and Suburban Areas of the County. If development characteristics warrant, the Planning Director may waive this requirement for any portion of the proposed subdivision. Requests for such waivers shall be submitted along with written justification to the Planning Director for approval.

§8.10.2 PLACEMENT

Paved pedestrian ways within publicly dedicated rights-of-way shall conform to the construction details for paved sidewalks contained in Charleston County Road Construction Standards, Appendix A. Unpaved, alternative surface walkways that are not within a right-of-way or drainage easement, and bike trails or walking trails that are designed to connect neighborhoods and provide access to common areas may be provided when approved by the Planning Director.

§8.10.3 TIMING OF SIDEWALK INSTALLATION

The installation of required sidewalks within proposed publicly dedicated rights-of-way can be postponed until after the Final Plat has been recorded, provided the following criteria have been met:

- A. The other required road and drainage system improvements have been completed and accepted;

- B. All final plat conditions and stipulations have been finalized;
- C. An approved Financial Guarantee is posted of an amount sufficient to guarantee completion of the required sidewalk improvements (150 percent (150%) of the actual cost, verified by the Directors of the Public Works and Planning Departments and certified by the subdivision project engineer, a minimum of \$10,000) within a time period not to exceed two (2) years; and
- D. The subdivision Developer must be issued an encroachment permit for construction of the entire subdivision sidewalk system within the proposed right-of-way.

The subdivision's required two (2) year maintenance guarantee period will start once the entire sidewalk system has been completed and approved. The construction of the sidewalk on each individual lot must be completed prior to issuing the Certificates of Occupancy.

ARTICLE 8.11 STREET NAMES, STREET SIGNS, AND ADDRESSES

§8.11.1 STREET NAMES

Street names proposed by the applicant must be placed on reserve with the Planning Department prior to submitting a plat. See Article 3.15, Addressing and Street Names.

§8.11.2 STREET SIGNS

Installation and maintenance of street signs on private roads or easements are the responsibility of the applicant, developer, Home Owners Association, or property owners in accordance with the Charleston County Road Construction Standards in Appendix A of this Ordinance, MUTCD Standards, and with Chapter 4; and Article VII of the Charleston County Code of Ordinances, as amended.

§8.11.3 EFFECT OF SUBDIVISION ON EXISTING ADDRESSES AND/OR STREET NAMES

The process of subdividing property and/or creating access to a lot(s) may affect the addresses on the subject property and/or adjacent properties and may affect the names of existing roads and/or easements. It is the responsibility of the applicant to ascertain from the Planning Department and Charleston County Consolidated Dispatch Center (CDC) if the proposed subdivision will impact existing addresses or road/easement names and comply with the following requirements prior to Final Plat approval:

- A. If the proposed subdivision will affect addresses on the subject property and/or adjacent properties, the applicant must submit affidavits signed by all owners of all affected properties stating they are aware of the pending address changes and understand that their addresses will be changed by the CDC following approval and recording of the proposed subdivision.
- B. If the proposed subdivision requires existing roads or easements to be named or renamed, the applicant must work with affected property owners to file a road name/road name change petition, along with a plat showing the proposed location of the road/easement to be named/renamed, with the CDC for review and approval. Upon approval of a road name by the CDC, the applicant shall submit to the Planning Department a revised plat showing the road/easement name in the approved location,

the road name/road name change petition, and documentation of the CDC approval. If such road naming/renaming results in the changing of addresses, the requirements of subsection A above shall also apply.

ARTICLE 8.12 UNDERGROUND UTILITIES AND SERVICES

All electrical, telephone, cable television and similar distribution lines providing service to a development site should be installed underground.

ARTICLE 8.13 WATER SUPPLY AND SEWAGE DISPOSAL

In accordance with South Carolina Department of Health and Environmental Control (DHEC) regulations, all subdivisions shall be served by approved water and sewer systems. For the purpose of Article 8.13, a wastewater and/or water treatment facility connection is accessible when it adjoins the property in question, and the water/sewer provider has granted permission to connect to the system. Where annexations or easements to cross adjacent property are necessary for connection to a treatment facility, the wastewater/water service shall not be considered accessible.

- A. If accessible, the applicant must provide documentation from the water and/or sewer service provider that ensures the requirements of the provider have been met.
- B. If not accessible, the applicant must provide documentation from South Carolina DHEC that ensures all new lots have met minimum soil requirements for the installation of an individual on-site wastewater and/or well system.

This provision shall not be interpreted to require that subdivisions be annexed in order to obtain public water or sewer service. All new lots created are to have a means of wastewater disposal, either by individual wastewater systems or physical sewer lateral connection to each lot. New lots may be created without a means of wastewater disposal, provided that they comply with the provisions of Section 8.3.1.G, Non-Buildable Lots, or Section 8.3.1.H Lots of Record, Approved located within any 208 Water Quality Management Designation within the Urban/Suburban Area of the County of this Ordinance.

ARTICLE 8.14 FINANCIAL GUARANTEES (SURETY)

§8.14.1 PERFORMANCE GUARANTEES

- A. In lieu of completing the required subdivision improvements of this Chapter, a financial guarantee in the form of a no-contest, irrevocable bank letter of credit, or performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety, subject to County attorney approval of the guarantee to determine that the interests of Charleston County are fully protected.
- B. The applicant shall submit to the appropriate governmental agency a detailed itemized unit cost estimate for the proposed public improvements to be included in the financial guarantee. Performance Guarantees are for Public Improvements only; Public Roads, Public Water and Public Sewer. (Example: public roads constructed to County Road Standards dedicated to the public and accepted into the road system by Charleston County Council, or a public water system approved and accepted by another public entity). Charleston County

will only accept a Financial Guarantee (Surety) for two (2) or more of the above public improvements. The amount of the financial guarantee shall be verified by the appropriate governmental agency that exercises operational control (Commissioners of Public Works for public water, Commissioners of the appropriate Public Service Districts for street name signs and public sewer, and the Public Works Director for all other public improvements covered in this Chapter). The amount shall be sufficient to guarantee completion of the required improvement (125 percent of the actual cost of the improvements with a minimum of \$10,000) within a time period specified by the government agencies, not to exceed two years. The governmental agencies determining the amount of financial guarantee shall provide a letter to the Planning Director (copy to the applicant) setting forth the amount of bond, conditions of acceptance and the period covered. The Planning Director will inform all interested governmental agencies, particularly the County Building Inspection Director.

- C. Upon completion of the improvements as required by this Chapter, written notice thereof shall be given by the applicant to the bond holder, who shall cause an inspection of the improvements to be made. The bond holder will, within 30 days of the date of notice, authorize in writing the release of the security given, provided improvements have been completed in accordance with the required specifications. Should the improvements not be completed in accordance with the required specifications by the date originally stipulated in writing by the bond holder, the funds derived from said bond will be used by the bond holder to complete the improvements according to required specifications, at the earliest reasonable time. Where it appears that the bond was insufficient to finance the required improvements after the applicant has defaulted, County Council will assess the individual applicant the cost of the improvements over and above the surety amount.
- D. In no instance will the bond issuer or bond holder be authorized to extend for the applicant the completion date originally stipulated.
- E. Pro-rated refunds based on a percentage of overall completion shall not be authorized, with the exception of an irrevocable bank letter of credit.
- F. In lieu of completed subdivision improvements, the decision-making body may accept the written guarantee of a governmental agency to complete required improvements within 90 days of the date of such acceptance by County Council. Failure to complete required improvements within the 90-day period shall void any subdivision approvals received by the applicant.
- G. The acceptance of performance bonds in lieu of completed performance is made possible only by the introduction of effective occupancy control. This control will be coordinated with final approvals so as to ensure that all conditions covered by one or more bonds are completely fulfilled, except as specified in the Charleston County Building Code, before an occupancy permit can be issued by the County Building Inspection Director.

§8.14.2 MAINTENANCE GUARANTEES

Street and stormwater management/drainage systems that are to be dedicated to Charleston

County for public maintenance shall be under warranty for all defects and failures for a period of two years. Prior to Final Plat approval, the developer shall provide written verification of financial responsibility for the correction of any defects and/or failures in those related improvements that will be dedicated to the county. The warranty shall be in an amount of at least ten percent of the construction costs. The cost amounts shall be verified by the Public Works Director. The warranty shall be effective for a period of two years from the date of acceptance by the County Council. The financial warranty shall be in the form of a no-contest, irrevocable bank letter of credit, a performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety. Payment is subject to County Attorney approval of the guarantee to determine that the interests of Charleston County are protected. The Public Works Director shall maintain surveillance over the system and provide written notification to the developer if repair work is required during the warranty period. The Public Works Director shall identify defects not considered to be a public safety issue and notify the developer of such defects. The developer shall then have 30 days to prepare a schedule of corrective actions and begin such corrective actions. If not completed within the approved schedule, the Public Works Director shall make the repairs and bill the bonding company. Public safety defects shall be addressed immediately by the Public Works Director, with reimbursement from the bonding company.

ARTICLE 8.15 CONSERVATION SUBDIVISIONS

§8.15.1 PURPOSE AND INTENT

Conservation subdivisions implement the Charleston County Comprehensive Plan by encouraging residential development in the Rural Areas to maintain rural character and conserve land, promoting compact development form, and preserving natural features. The guidelines for site development emphasize setting aside and conserving the most sensitive areas of a site, with the development of building lots on the remaining less sensitive areas.

§8.15.2 COMPLIANCE WITH THE CHARLESTON COUNTY COMPREHENSIVE PLAN

Conservation subdivisions implement Rural Guideline 3 of the Comprehensive Plan, which states "Develop gross densities at the higher range of the recommended future land use when Clustering or Conservation Design is used, as exhibited in Figure 3.1.3, to offset the provision of significant amounts of preserved land, especially in the Rural Residential and Rural Agricultural Future Land Use categories." Conservation subdivisions shall comply with the applicable Rural Area Purpose and Intent and Rural Guidelines contained in Chapter 3 of the Charleston County Comprehensive Plan.

§8.15.3 APPLICABILITY

Conservation subdivisions shall be allowed within the RR-3, Rural Residential, and AG-8, Agricultural Preservation, Zoning Districts. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Conservation Subdivision regulation is stated in this Article, the regulations of the applicable underlying Zoning District and all other applicable provisions of this Ordinance shall apply.

§8.15.4 PROCEDURES

The preliminary plat and final plat subdivision regulations outlined in Chapter 8 of this Ordinance shall apply to conservation subdivisions. A pre-application Sketch Plan review meeting with County staff shall be required prior to preliminary plat submittal.

§8.15.5 PROCESS

The conservation subdivision process shall include:

A. RESOURCE ANALYSIS/MAPPING

The applicant shall identify and map significant natural and cultural resources within the development boundaries. The resource analysis shall identify two categories of resources: primary Conservation Areas and secondary Conservation Areas. Primary Conservation Areas include bodies of water, wetlands, floodplains, wildlife habitat, significant vegetation (particularly Grand Trees and Protected Trees), historic buildings, and any historical or archaeological sites. Secondary Conservation Areas include, but are not limited to, areas of active agricultural use(s), scenic vistas, and lands with recreational opportunities. The resource analysis may also show any resources and protected open space on neighboring parcels, through aerial photography and other readily accessible documentation, which may enhance the proposed conservation subdivision. All conservation subdivision applications shall include a resource analysis map and calculations for the Conservation Area.

B. SKETCH PLAN REVIEW

The applicant shall schedule a pre-application sketch plan review meeting with County staff. At that time, the applicant shall submit a detailed sketch plan delineating Conservation Areas and cluster lot development areas based on the resource analysis map. Significant cultural and natural resources identified on the resource analysis map shall be included in Conservation Areas. The sketch plan review is intended to ensure that the property improvements are in compliance with conservation subdivision requirements of this Ordinance and the Comprehensive Plan.

C. PRELIMINARY PLAT REVIEW AND APPROVAL

Based on the resource analysis map and sketch plan review, the applicant shall submit a plat for preliminary plat review and approval, in compliance with the requirements of this Article and with Chapter 8 of this Ordinance. The preliminary plat shall identify the Conservation Areas and cluster lot development areas.

D. FINAL PLAT REVIEW AND APPROVAL

The applicant shall submit a conservation subdivision plat for Final Plat review and approval, in compliance with the requirements of this Article and with Chapter 8 of this Ordinance. The final plat shall identify the Conservation Areas and cluster lot development areas.

§8.15.6 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

Conservation subdivisions shall be subject to the following density/intensity and dimensional standards:

CONSERVATION SUBDIVISION DEVELOPMENT INTENSITY STANDARDS		
	RR-3 Zoning District	AG-8 Zoning District
MINIMUM CONTIGUOUS SITE AREA	3 acres	30 acres
MAXIMUM DENSITY Note: Maximum density shall be calculated based on the total highland acreage and shall not include freshwater wetland or OCRM Critical Line area acreage.	1 dwelling unit per 2 acres when 30% to 49.9% of total site area is delineated as a Conservation Area	1 dwelling unit per 6 acres when 30% to 49.9% of total site area is delineated as a Conservation Area
	1 dwelling unit per acre when 50% or more of total site area is delineated as a Conservation Area	1 dwelling unit per 4 acres when 50% or more of total site area is delineated as a Conservation Area
WATERFRONT DEVELOPMENT STANDARDS	See §8.15.7 for lots abutting an OCRM Critical Line	
MINIMUM LOT AREA	Variable but must establish min. 40' x 40' buildable area and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements	
MINIMUM LOT WIDTH: DEPTH RATIO	Depth of the Lot shall not exceed 5 times the width of the lot (1:5 ratio)	
MINIMUM SETBACKS AND BUFFERS		
Front Yard	25 feet	
Side Yard	10 feet	
Rear Yards	10 feet	
Perimeter Buffers	See §8.15.9.C	
OCRM Critical Line Setbacks and Buffers	See §8.15.7 for lots abutting an OCRM Critical Line	
MAXIMUM LOT COVERAGE (includes all impervious surfaces)		
Lot less than 15,000 square feet in size	25%	
Lot 15,000 square feet or greater in size	3,750 square feet	
MAXIMUM HEIGHT	35 feet	

§8.15.7 WATERFRONT LOT STANDARDS

One of the following standards must be utilized to determine the lot configuration and number of lots to be located along an OCRM Critical Line.

- A. When a 50 foot to 74.9-foot setback from the OCRM Critical Line is utilized on private lots in a Conservation Subdivision:

1. The total number of waterfront lots created shall not exceed the total number of waterfront lots that could be developed based on a 135 foot lot width average.
 2. A thirty-five (35) foot buffer from the OCRM Critical Line must be maintained, as required by Section 8.15.9.C below.
 3. A private dock or joint use dock may be utilized.
- B. When a minimum 75 foot setback from the OCRM Critical Line is utilized on private lots in a Conservation Subdivision:
1. The total number of waterfront lots created shall not exceed the total number of waterfront lots that could be developed based on a 100 foot lot width average.
 2. A 35 foot buffer from the OCRM Critical Line must be maintained, as required by Section 8.15.9.C below.
 3. If a dock is desired, a joint use dock shall be utilized.
- C. When a 100 foot setback from the OCRM Critical Line is utilized as protected open space through a Conservation Area in a Conservation Subdivision:
1. The total number of lots created shall only have to meet the dimensional standards listed in Section 8.15.6, above, and shall not be calculated based on any lot width average.
 2. A 35 foot buffer from the OCRM Critical Line must be maintained, as required by Section 8.15.9.C below.
 3. If a dock is desired, a community dock must be utilized; however, the community dock shall be exempt from the Special Exception requirement.

§8.15.8 CONSERVATION AREA STANDARDS

Conservation Areas shall be located to preserve significant resources and shall comply with the following requirements:

- A. Conservation Areas shall be detailed on each Sketch Plan and recorded with the Final Plat, Conditional Plat, or separate instrument.
- B. Conservation Areas may include unimproved land, agricultural lands, natural landscapes, landscaped areas, improved recreation areas, recreational buildings, and structures that are totally accessory to agricultural or recreational uses, as well as freshwater wetland areas and surface water. Conservation Areas shall not be occupied by streets, drives, parking areas, or structures, other than agricultural or recreational structures.
- C. Conservation Areas shall be provided within each phase of the conservation subdivision in sufficient amounts to serve the expected population of that phase.

- D. The applicant must have proof of commitment from the entity that will be responsible for the Conservation Area prior to the recording of a plat. Conservation Areas shall be conveyed prior to recording the final plat, in accordance with one of the methods listed below:
1. By dedication to the County as publicly-owned open space. Parks, conservation areas, and recreation facilities proposed for dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or
 2. By leasing, conveying, or retaining title to a corporation, homeowner's association or other legal entity. The terms of such lease or other instrument of conveyance must restrict the use of the Conservation Area(s) to open space and/or agricultural or recreational uses.

§8.15.9 CONSERVATION SUBDIVISION DESIGN STANDARDS

Generally, a conservation subdivision has three primary characteristics: smaller building lots; more open space; and protection of cultural and natural features and agricultural lands.

A. VEHICULAR ACCESS

The requirements of Appendix A Road Construction Standards of this Ordinance shall apply. Lots shall be configured to minimize the amount of roadway and driveway length. Shared driveways shall be utilized in order to minimize impervious surfaces through the reduction of pavement area. The use of pervious materials for driveway construction is required.

B. PEDESTRIAN ACCESS

Pedestrian access shall be provided from all residential lots to the Conservation Area(s) through a continuous system of pervious walkways and/or trails. Access corridors in an easement a minimum of 10' in width shall be utilized to separate clusters of contiguous lots and to connect the conservation area(s) to the right-of-way and trail system.

C. BUFFERS

The conservation subdivision development shall be designed to preserve existing non-invasive vegetation. A 35' minimum natural undeveloped buffer shall be preserved along the external perimeter and/or property line of the conservation subdivision development, as well as along all OCRM Critical Lines, in order to protect natural features and retain the rural community character. The buffer may be included within the Conservation Area(s) or within individual parcels.

§8.15.10 ACCESSORY DWELLING UNITS WITHIN A CONSERVATION SUBDIVISION

One (1) maximum 600 square foot detached accessory dwelling unit is allowed on lots that do not abut an OCRM Critical Line. Accessory dwelling units shall not be permitted on private waterfront lots.

CHAPTER 9 | DEVELOPMENT STANDARDS

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CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.1 PURPOSE AND INTENT

The purpose of the regulations contained in this Chapter is to protect the public health, safety, and general welfare; to promote harmonious and orderly development; and to foster civic beauty by improving the appearance, character and economic value of civic, commercial and industrial development within the unincorporated areas. The Development Standards are authorized for the following purposes, among others:

- A. Implement the goals, objectives, and policies of the County of Charleston *Comprehensive Plan*;
- B. Facilitate safe transportation, access, vehicular circulation, and parking;
- C. Assure the protection and preservation of natural resources, such as trees and wetlands;
- D. Implement the use of vegetated buffers in order to mitigate the effects of incompatible adjacent uses, to provide transition between neighboring properties and streets, to moderate climatic effects, and to minimize noise and glare;
- E. Implement basic architectural standards, right-of-way buffer standards, and sign standards that will promote attractive, well-designed development, foster balanced streetscapes, and reduce visual clutter along major roadways, thus enhancing safe traffic flow; and
- F. Insure protection from fire, flood and other dangers, and furthering the public welfare in any regard specified by a local governing body.

ARTICLE 9.2 APPLICABILITY

Unless expressly stated, the articles in this Chapter apply to development occurring on property within unincorporated Charleston County.

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

§9.3.1 GENERAL

A. Applicability

1. New Development

The off-street parking and loading standards of this Article apply to any new building constructed and to any new use established.

2. Expansions and Alterations

The off-street parking and loading standards of this Article apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces will be required only to serve the enlarged or expanded area, not the entire building or use, provided that in all cases

the number of off-street parking and loading spaces provided for the entire use (preexisting + expansion) must equal at least 75 percent of minimum ratio established in Off-Street Parking Schedule "A" of this Article.

B. Timing of Installation

Required parking spaces and drives shall be ready for use and approved by the Planning Director prior to issuance of a Certificate of Occupancy.

C. Reduction Below Minimums

The Planning Director shall be authorized to reduce the number of required parking spaces by no more than 10 percent (10%) when more than ten (10) spaces are required with the following conditions:

1. The site can support the minimum required number of parking spaces and meet all development standards in this Ordinance including buffers and landscaping requirements; or
2. The reduction is necessary to meet the Tree Protection and Preservation regulations contained in Article 9.4 of this Ordinance.

This allowable reduction excludes medical offices and restaurant uses. Any change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this Ordinance unless parking and loading spaces are provided in accordance with the provisions of this Article.

§9.3.2 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with the following table.

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
RESIDENTIAL	
Congregate Living	1 per 3 beds
Farm Labor Housing (Dormitory)	0.5 per bed
Adult/Child Group Home or Residential Care Facility	1 per 3 beds, plus 1 per employee in single shift
Multi-Family	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Retirement Housing	0.75 per 1-bedroom unit; 1 per 2-bedroom unit; 1.5 per 3-bedroom and larger units
Single Family: Detached and attached, including dwelling groups, duplexes and manufactured housing units.	2 per dwelling unit
CIVIC/INSTITUTIONAL	
Cemetery	1 per full time employee
Court of Law	1 per employee plus 1 per every 3 seats of seating available to the public in the courtroom
College or University Facility	1 per 100 square feet classroom plus 1 per 300 square feet office/administrative plus 1 per 3 beds
Community Recreation	1 per 250 square feet of gross floor area
Convalescent Services	1 per 5 beds
Historical Sites, Libraries, Archives or Museums	1 per 300 square feet
Adult or Child Day Care Facilities	1 per employee plus 1 per 5 children/adults
Counseling Service	1 per 150 square feet
Hospital	1 per 2 beds plus 1 per 300 square feet of floor area of administrative and medical offices
Nature Exhibition or Botanical Gardens	1 per employee in single shift plus 2 spaces per acre
Parks & Recreation	1 per 5,000 square feet of land area plus outdoor recreation requirements
Postal Service, United States	1 per 150 square feet of floor area
Railroad Freight Depot	1 per 2,400 square feet
Recycling Collection, Drop-Off	1 per recycle collection container
Public Assembly: Including Conference Centers, Concert Halls, Religious Assemblies, Professional, Labor or Political Organizations and Social Clubs or Lodges	1 per 5 fixed seats or 1 per every three (3) persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if the assembly area is located within 500 feet of any public or commercial parking lot where sufficient spaces are available by parking agreement.
Intermediate Care Facility for the Mentally Retarded	1 per bed plus 1 per employee in single shift

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Health Care Related Services: Including Home Health Agency, Laboratory, Outpatient Services and Rehabilitation facilities	1 per 200 square feet of gross floor area with a minimum of 4 spaces
Safety Services	1 per 2 employees
Pre-School or Educational Nursery	1 space per 6 students for which the facility is licensed plus 1 per employee
School, Primary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.)
School, Secondary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) plus 1 per 8 students
Personal Improvement Education	1 per every 3 students plus 1 per employee
Utility Service, Major	1 space per employee plus 1 per stored vehicle
Utility Service, Minor	None
Zoo	10 plus 1 per employee in single shift
COMMERCIAL	
Agricultural Sales/Service	1 per 500 square feet of floor area plus 4 per acre outdoor sales/display/storage area
Pet Stores, Grooming Salons, or Small Animal Boarding	1 per 300 square feet of floor area
Bar or Lounge	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Bed and Breakfast	1 per guest room
Rooming or Boarding House	1 per guest room
Business or Trade School	1 per 100 square feet classroom plus 1 per 300 square feet business/administrative office
Communication: Including data processing and publishing services	1 per 300 square feet of floor area
Heavy Construction Service, General Contractor, or Special Trade Contractors	1 per 400 square feet indoor floor area plus 4 spaces per acre outdoor storage/display/sales area
Convenience Store	1 per 200 square feet of floor area
Charter Boat or Other Recreational Watercraft Rental Services	1 per rental boat or watercraft plus 1 per employee
Construction Tools, Commercial or Industrial Equipment Rental	1 per 250 square feet of floor area not including storage areas
Heavy Duty Truck or Commercial Vehicle Rental or Leasing	1 per rental vehicle plus 1 per employee in single shift
Banks and Financial Services	1 per 300 square feet of floor area, also see drive-thru requirements
Food Sales and Grocery Stores	1 per 175 square feet
Funeral Services	1 per 4 seats or 1 per employee, whichever is greater

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Hair, Nail or Skin Care Service	2 per employee or work station, whichever is greater
Hotel-Motel	1 per room plus spaces as required for associated restaurants, bars, and offices
Kennel	1 plus 1 per employee
Liquor Sales, Beer or Wine Sales	1 per 200 square feet of floor area
Marina	1 space per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
Boat Yard	1 per employee
Office, Medical	1 per 150 square feet of floor area
Outpatient Clinic	1 per 200 square feet of floor area with a minimum of 4 spaces
Office, Business/Professional/Administrative	1 per 300 square feet of floor area
Office, Resort Real Estate	1 per 200 square feet of floor area
Office, Parole or Probation	1 per employee plus 1 per 200 square feet of floor area
Office/Warehouse Complex	1 per employee in shift plus 1 per 2000 square feet of office space
Convention Center or Visitors Bureau	4 per 1000 square feet of floor area
Parking, Lot or Garage	1 per employee
Pawn Shop	1 per 200 square feet of floor area
Personal Improvement Service	1 per 200 square feet of floor area
Recreational Vehicle Park or Campground	1 per employee plus 1 per recreational vehicle and camp site
Recreation and Entertainment, Indoor	1 per 3 seats or 1 per 200 square feet of floor area, whichever is greater
Recreation and Entertainment, Outdoor	1 per 200 square feet of public activity area plus, Swimming Pool-1 per 200 square feet of water surface area Tennis-2 spaces per court Basketball- 5 spaces per court Athletic Field- 15 spaces per diamond or field
Fishing or Hunting Guide Service	5 per employee
Fishing or Hunting Lodge (Commercial)	1 per visitor plus 1 per 5 members
Recreation or Vacation Camp	1 per employee plus 1 per camp vehicle or camp site
Golf Courses or Country Clubs	1 per employee plus 4 per golf green, plus 1 per 4 seats for accessory restaurant or bar use
Repair Service, Consumer	1 per 300 square feet of floor area
Catering Service	1 per 400 square feet of floor area

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Restaurant, Fast Food	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, Fast Food (no inside seating)	1 per employee plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, General	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Retail Sales+Service, General	1 per 300 square feet indoor floor area+5 spaces per acre outdoor storage/display/sales area
Shopping Center (mixed retail, office, food sales, restaurant)	1 space per 200 square feet
Nonstore Retailers	1 per employee plus 2 spaces for deliveries
Building Materials or Garden Equipment and Supplies Retailers	1 per 200 square feet of floor area not including storage plus 1 per employee
Services to Buildings and Dwellings	1 per employee plus 1 space for deliveries
Scrap and Salvage Service	1 per employee plus 2 per acre
Self-Service Storage/Mini Warehouse	3 spaces plus 1 space per employee and 1 space per 100 units
Gasoline Service Station	1 per 200 square feet of gross floor area plus vehicle stacking spaces per Article 9.3.8
Truck Stop	1 per employee plus truck space parking plus any parking required in this table when restaurant or motel is included.
Stable (Boarding or Commercial for Hire)	1 per 2 stalls
Vehicle Repair, Consumer	2 per employee or service bay
Vehicle Sales or Vehicle Rental or Leasing	1 per 2,500 square feet of display, 1 per 250 square feet indoor enclosed floor space
Vehicle Parts, Accessories or Tire Stores	1 per 300 square feet of floor area (10 space minimum)
Vehicle Storage	1 per 2 employees
Veterinary Services	3 spaces per each veterinarian or allied professional
INDUSTRIAL	
Repair Service, Commercial	1 per 400 square feet office area plus 1 per 2 employees
Dry Cleaning Plant, Carpet Cleaning Plant or Commercial Laundry	1 per employee plus 1 per 3 washing/drying machines if provided for customer use
Photo Finishing Laboratory	1 per 200 square feet of floor area
Manufacturing and Production	1 per 400 square feet of office area plus 1 per 2 employees
Warehouse and Distribution Facilities	1 per 300 square feet office area plus 1 per 600 square feet for 1 st 12,000 square feet warehouse/storage area plus 1 per 900 square feet for remaining warehouse/storage area (over 12,000 square feet)
Wholesale Sales	1 per 600 square feet for 1 st 12,000 square feet+1 per 900 square feet for remaining area (over 12,000 square feet)

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
AGRICULTURAL AND OTHER USES	
Animal Production	None
Aviation	1 space per 5 aircraft tie down or storage plus 1 space per 4 seats in waiting room areas
Sightseeing Transportation, Land or Water	1 per 2 seats of sightseeing vehicle
Taxi or Limousine Service	1 per employee plus one per vehicle that provides service
Urban Transit Service	1 per 100 square feet of public waiting area plus 1 per two employees and 1 per transit vehicle
Water Transportation	1 per two seats of transportation vehicle plus 1 per employee
Communications Towers	None
Crop Production	None
Agricultural Processing	1 per employee
Roadside Stands	3 per stand
Horticulture, Greenhouse or Hydroponics Production	1 per employee
Commercial Timber Operations	None
Lumber Mills, Planing or Saw Mills	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of floor area
Recycling Center or Waste Related Use	1 per employee
Resource Extraction	1 per 2 employees

§9.3.3 RULES FOR COMPUTING PARKING AND LOADING REQUIREMENTS

The following rules apply when computing off-street parking and loading requirements:

- A. **Multiple Uses**
Lots containing more than one use must provide parking and loading in an amount equal to the total of the requirements for all uses.
- B. **Fractions**
When measurements of the number of required spaces result in a fractional number, any fraction of one-half or less will be rounded down to the next lower whole number and any fraction of more than one-half will be rounded up to the next higher whole number.
- C. **Area Measurements**
Unless otherwise expressly stated, all square-footage-based parking and loading standards must be computed on the basis of gross floor area. Storage areas or common areas incidental to the principle use shall be exempt from this measurement when the following conditions are met:

1. The storage area or common area is a minimum of two hundred fifty (250) square feet; and
2. The applicant has provided documentation that such areas will not be used as space for employees, customers, or residents.

D. Occupancy-Based Standards

For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

E. Unlisted Uses

Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the Planning Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require parking spaces in accordance with a parking study prepared by the applicant.

§9.3.4 LOCATION OF REQUIRED PARKING

A. On-Site Parking

1. Except as expressly stated in this Section, all required off-street parking spaces must be located on the same lot as the principal use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public right-of-way or property line.
2. Parking lots in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the principal structure's front facade or within a courtyard surrounded by a structure on at least three sides.

B. Off-Site and Shared Parking

Off-site parking is defined as the required parking not located on the parcel which the principal use is located. Shared parking is parking for uses with different operating hours or peak business periods that share required off-street parking spaces. Shared parking may or may not be off-site parking. Off-site and shared parking are allowed provided they meet the following standards. If any one of the following applicable standards cannot be met, Special Exception approval shall be required:

1. A maximum of fifty percent (50%) of the required parking spaces may be off-site however, off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), restaurants, convenience stores or other convenience-oriented uses unless approved as part of a mixed use development. Required parking spaces reserved for persons with disabilities shall not be located off site.

2. Shared or off-site parking must be located within 600 feet from the primary entrance of the use served, unless shuttle bus service is provided to the remote parking area. Shared or off-site parking spaces may not be separated from the use that it serves they serve by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided, or other traffic control or shuttle bus service is provided to the remote parking area.
3. An applicant requesting shared parking shall submit a shared parking analysis to the Planning Director that clearly demonstrates the feasibility of shared parking. The shared parking analysis must be approved by the Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the analysis and any change in use(s) will require a new shared parking analysis.
4. Off-site parking areas serving uses located in Nonresidential zoning districts must be located in non-residential zoning districts. Off-site parking areas serving uses located in Residential or Agricultural zoning districts may be located in Residential, Agricultural or Nonresidential zoning districts.
5. In the event that off-site parking area is not under the same ownership as the principal use served, a written agreement will be required. An attested copy of the agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit, building permit or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.
6. Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

§9.3.5 ACCESSIBLE PARKING FOR PHYSICALLY DISABLED PERSONS

The parking standards of this Article are intended to ensure compliance with the Americans with Disabilities Act (ADA). A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located and reserved for use by persons with physical disabilities.

A. Number of Spaces

The minimum number of accessible spaces to be provided shall be a portion of the total number of off-street parking spaces required, as determined from the following schedule. Parking spaces reserved for persons with disabilities shall be counted toward fulfilling off-street parking standards.

Total Parking Spaces Provided	Minimum Number of Accessible Spaces	Minimum Number of Van-Accessible Spaces	Minimum Number of Car-Accessible Spaces
1—25	1	1	0
26—50	2	1	1
51—75	3	1	2
76—100	4	1	3
101—150	5	1	4
151—200	6	1	5
201—300	7	1	6
301—400	8	1	7
401—500	9	2	7
501—1,000	2% of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

B. Minimum Dimensions

All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this Section, provided that access aisles shall be provided immediately abutting such spaces, as follows:

1. Car-accessible spaces shall have at least a five-foot-wide access aisle located abutting the designated parking space.
2. Van-accessible spaces shall have at least an eight-foot-wide access aisle located abutting the designated parking space.

§9.3.6 PARKING SPACE AND PARKING LOT DESIGN

A. Parking Lot Design

Dead end type of parking layouts that cause or contribute to poor vehicular circulation will not be allowed unless all other site configurations and parking options of the required number of parking spaces have been exhausted.

B. Aisle Widths and Parking Space Dimensions

Drive aisle widths and parking space dimensions shall comply with the standards in the following table. Twenty percent (20%) of the minimum number of required parking for a development may utilize compact and sub-compact vehicle parking dimensions. These dimensions shall be a minimum of 7 feet 6 inches x 15 feet (7'6" x 15') and clearly marked for compact vehicles only.

x°	Stall Width A	Stall Depth B	Aisle Width C	Skew Width D
60°	8' 0" 8' 6" 9' 0"	19'7" 18'0" 17' 0"	19'0" 18' 0" 17' 0" *One Way	9'3" 9' 10" 10' 5"
45°	8' 0" 8' 6" 9' 0"	18'5" 18'8" 19' 1"	12'0" 11'0" 11'0" *One Way	11'4" 12'0" 12'9"
30°	8' 0" 8'6" 9'0"	15' 11" 16'5" 16' 10"	11'0" 10'0" 9' 0" *One Way	16' 0" 17'0" 18' 0"
0°	8' 0" 8' 6" 9' 0"	22' 0" 22' 0" 23' 0"	11' 0" 11' 6" 12' 0" *One Way	N/A (PARALLEL)
90°	8' 0" 8' 6" 9' 0"	18' 0" 18'0" 18' 0"	28' to 32' 25' to 29' 23' to 27' *Two Way	N/A

Note: Two Way drive aisles shall always require a minimum width of 23 feet.

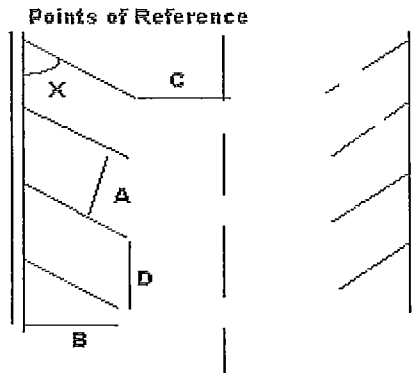


Figure 2

C. Parking Lot Landscaping

See Article 9.5 of this Chapter.

D. Markings and Surface Treatment

1. In paved parking areas, each off-street parking space shall be identified by surface markings at least four inches in width. Markings shall be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles. In unpaved parking lots, all parking spaces must have a curb stop (minimum height of four inches) to delineate the location of the space and to prevent the encroachment of parking onto adjoining properties, rights-of-way, or landscaped areas.

2. One-Way and Two-Way accesses into required parking facilities shall be identified by directional arrows.
3. Unpaved parking lots must have an all weather surface such as gravel, slag or other pervious surface, not including asphalt shingles. Entrance and exit drives serving unpaved parking lots accessed from a paved street must be paved from the edge of the street pavement to a distance of 20 feet into the property. No more than 120 percent of the required number of off-street parking spaces may be paved and no more than 70 percent of all developable land within parcels may be paved, unless approved by the Planning Director.

E. Access

1. Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
2. Parking lot entrance and exit drive curb cuts will not be more than 30 feet in width. Entrances or exits which include a median strip to separate traffic flow in opposite directions may be expanded to 60 feet. Curb cuts shall be allowed in accordance with the following table:

LENGTH OF FRONTAGE	MAXIMUM NUMBER OF DRIVEWAYS
250 feet or less	1*
251 feet to 1,500 feet	2
1,500 feet or more	3

* On frontages of 250 feet or less, a pair of one-way driveways may be substituted only if the internal circulation on the site is compatible with the one-way driveways and wrong-way movements on the driveways are rendered impossible or extremely difficult for motorists. Refer to the South Carolina Department of Transportation's Access and Roadside Management Standards Manual for recommended spacing of driveways based on speed of traffic.

3. Entrance and exit drives shall be located at least 100 feet from the edge of the right-of-way of any street intersection. If the subject lot has less than 100 feet of frontage, the Planning Director shall be authorized to alter these requirements. Suitable provisions will be made to prevent ingress or egress at other than designated entrance or exit drives.
4. The Planning Director shall be authorized to require that access to dwelling units comply with the International Fire Code, as adopted by County Council.
5. Shared access between parcels may be allowed with written agreement among all owners of record. An attested copy of the access agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department.

Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit or certificate of occupancy for any use to be served by shared access. Any shared access must meet all dimensional requirements of this Ordinance and any applicable SCDOT requirements.

§9.3.7 USE OF REQUIRED PARKING SPACES

Required off-street parking areas shall be used solely for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease, for motor vehicle repair or service work of any kind, or for long-term storage of vehicles, boats, motor homes, campers, manufactured housing units, or building materials.

§9.3.8 Vehicle Stacking Areas

A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

Activity Type	Minimum Spaces	Measured From
Bank teller lane	3	Teller Window
Automated teller machine	2	ATM
Restaurant drive-through	5	Order Box
Restaurant drive-through	4	Order Box to Pick-Up Window
Car wash stall, automatic	4	Entrance
Car wash stall, self-service	3	Entrance
Dry Clean Service	3	Pick up Window
Gasoline pump island	2	Pump Island
Other	Determined by Planning Director	

B. Parking Area Design and Layout

Required stacking spaces are subject to the following design and layout standards:

- Stacking spaces must be a minimum of eight feet by 20 feet in size.
- Stacking spaces may not impede on or off-site traffic movements or movements into or out of off-street parking spaces.
- Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the Director of Public Works for traffic movement and safety.
- The Planning Director may require pick-up and drop-off loop drives with sufficient vehicle stacking lanes to prevent vehicle backups into internal

travel lanes and parking lots for school uses, adult and child day care facility uses, public assembly uses, and conference facility uses.

§9.3.9 OFF-STREET LOADING

A. Spaces Required

For every retail sales, service, wholesaling, warehousing, or manufacturing establishment and each bus or truck terminal, there shall be provided sufficient space to accommodate the maximum number of trucks that will be loading, unloading, or standing at any one time.

B. Size of Space

Each off-street loading space shall be of a size commensurate with the buildings to be accommodated. In no case shall required off-street loading space encroach upon off-street parking space required under this Article.

C. Location

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve.

D. Entrances and Exits

Off-street loading entrance and exit drives shall be located at least 25 feet from any street intersection.

E. Loading Spaces Adjacent to Sidewalks

Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with curbs or other barriers, as to provide adequate protection for pedestrians.

F. Maneuvering Areas

All off-street loading spaces shall be provided with adequate off-street maneuvering areas.

G. Landscaping, Buffers and Screening

See Article 9.5 of this Chapter.

§9.3.10 PEDESTRIAN WAYS

A. Where Required

1. Paved pedestrian ways shall be provided in all non-residential development within the Urban and Suburban Areas of the County; and
2. Paved pedestrian ways shall link surrounding roadways with the front entrance and shall provide pedestrian linkages between the proposed development and uses on adjoining lots.

B. Placement

Paved pedestrian ways within publicly dedicated right-of-ways shall conform to the construction details for paved sidewalks contained in Charleston County Road Construction Standards, Appendix A. Alternative surface walkways may

be used outside of right-of-ways when deemed appropriate to surrounding development characteristics by the Planning Director.

ARTICLE 9.4 TREE PROTECTION AND PRESERVATION

§9.4.1 GENERAL

A. Findings

Trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resource. Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of stormwater and sediment control. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. The Tree Protection and Preservation regulations of this Article are intended to enhance the health, safety and welfare of Charleston County citizens.

B. Applicability and Exemptions

1. Applicability

The provisions of this Article in their entirety shall apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.

2. Exemptions

- a. Single family detached residential lots of record shall be exempt from all provisions in this Article except for the Grand Tree documentation, protection and replacement provisions. This exemption does not include applications for Major or Minor Subdivisions for which landscape buffers may be required per Section 9.5.4.
- b. The Planning Director shall be authorized to modify or reduce the standards of this Article for commercial nursery operations.
- c. This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines or other easements shall not be exempt from the provisions of this Article.
- d. Removal of trees for the purpose of conducting "bona fide forestry operations" shall be exempt from the provisions of this Article except for removal of Live Oak species of Grand trees.

- e. Removal of trees for the purpose of establishing bona fide agricultural uses, as specified in Section 3.8.2A of this Ordinance, shall be exempt from the provisions of this Article except for the Grand Tree documentation, protection and replacement provisions.
- f. Removal of trees for the purposes of maintaining safe clearance for aircraft as required by federal law or the establishment of facilities exclusively dedicated to aviation operations are exempt from this Article.
- g. Removal of trees on properties in the Industrial Zoning District is permitted pursuant to the following conditions:
 - i. Tree removal cannot occur prior to site plan approval;
 - ii. This exemption shall not apply to Live Oak species of Grand Trees or any protected trees within required buffers and parking lots; and
 - iii. Mitigation of removed trees, as stated in this Section, is required. Staff shall approve the mitigation of such trees in accordance with Section 9.4.6 of this Ordinance.

3. **Partial Exemptions for SCDOT and CCPW**

The South Carolina Department of Transportation (SCDOT) and Charleston County Public Works (CCPW) shall be exempt from the provisions of this Article except the following:

- a. All trees species measuring 6 inches or greater DBH located in right-of-ways along Scenic Highways as designated in this Ordinance shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5B and 9.4.6.
- b. Grand Tree Live Oak species in all present and proposed right-of-ways and easements shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5.B and 9.4.6.
- c. All Grand Trees other than Live Oak species in all present and proposed right-of-ways and easements not located on a Scenic Highway are protected but may be permitted to be removed administratively when mitigated per Article 9.4.6.

C. **DEFINITION OF "TREE REMOVAL"**

For the purpose of this Article, the term "tree removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt or other impervious material within such proximity as to be

harmful to the tree; or any act of malicious damage to a tree. Excessive pruning or thinning shall be pruning or thinning that exceeds more than 25 percent of the leaf surface on both the lateral branch and the overall foliage of a mature tree that is pruned within a growing season. Additionally, one-half of the foliage of a mature tree is to remain evenly distributed in the lower two thirds of the crown and individual limbs upon completion of any pruning.

D. MEASUREMENTS AND DEFINITIONS

1. Diameter Breast Height

Diameter Breast Height is used for measuring all trees greater than 12-inch caliper. The Diameter Breast Height (DBH) of a tree is the total diameter, in inches, of a tree trunk or trunks measured 4½ feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a measuring tape designed specifically to calculate diameter. A standard measuring tape may be used to measure diameter when the circumference is divided by 3.14. If a tree trunk splits at ground level and the trunks do not share a common base (separated by earth at natural grade), then each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4.5 foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and count as one tree. Any trunk measuring less than 8 inches DBH is not included in the calculation.

2. Caliper

Caliper is the diameter of a tree trunk measured six inches above the ground on trees with calipers of four inches or less. For trees between four-inch and 12-inch caliper, the trunk is measured 12 inches above the ground.

3. Grand Tree

Any tree measuring 24 inches or greater diameter breast height (DBH) except pine tree and Sweet Gum tree (*Liquidamber styraciflua*) species. All Grand Trees are prohibited from removal unless a Grand Tree Removal Permit is issued or if the removal is part of an approved Bona Fide Forestry Operation.

4. Protected Trees

Any tree on a parcel with a diameter breast height of eight inches or greater prior to development and all trees within required buffers or required landscape areas. Limited removal is allowed only when specified by the provisions of this Ordinance.

§9.4.2 ADMINISTRATION

A. Zoning Permit Required

1. Tree Removal

Removal of required trees is prohibited prior to the issuance of a Zoning Permit by the Planning Director. Zoning Permits will be issued only after

a tree plan is approved by the Planning Director, as outlined below.

2. Excess Canopy (Limb) Removal

- a. Removal of three or more limbs with an individual diameter of six inches or greater shall require a Zoning Permit.
- b. Removal of any size limbs which contribute to more than one hundred continuous linear feet of canopy over public roadways shall require Variance approval from the Board of Zoning Appeals. This requirement shall not preclude the SCDOT, CCPW or other entities from maintaining height clearances of 14' or less and width clearances within designated travel ways and from removing unprotected trees along right-of-ways for road widening projects.

B. Documentation

Tree plans, prepared by a licensed registered surveyor, civil engineer or landscape architect shall be required on all non-exempt parcels before any zoning permits are issued.

§9.4.3 TREE PLANS AND SURVEYS

A. General

Tree plans of the same scale as, and superimposed on, a development site plan or preliminary plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, canopy size and shape, and the trunk location. All required tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina. The survey shall include all trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees. In cases where a previously approved recorded plat is utilized for the purpose of tree plans the name, address, phone number, signature and seal of the licensed landscape architect, civil engineer, forester or surveyor, registered in the State of South Carolina shall be provided. A scaled infrared or high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Planning Director determines that it would provide the same information as a tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and trees within required buffers must be surveyed and mapped.

B. Major and Minor Subdivision Preliminary Plats

Refer to Section 8.4.2.A.4 Preliminary Plat Application in the Subdivision Regulations of Chapter 8 of this Ordinance.

C. Commercial, Industrial and Multi-Family Parcels

1. All tree surveys must show the location, number, size and species of all trees 8 inches or greater DBH (Diameter Breast Height) including those scheduled to be removed.

2. When there are no trees 8 inches or greater DBH, documentation of this fact shall be provided from a registered surveyor, engineer or landscape architect.

[Commentary: Assistance in tree identification and condition should be provided by a forester or qualified arborist.]

D. Single Family Detached Residential Parcels

1. Single family detached residential parcels shall show all Grand Trees within the area of construction and land disturbance and in conjunction with the subdivision regulations of this Ordinance at the time a zoning or building permit application is made.

§9.4.4 REQUIRED TREE PROTECTION

A. General

All Grand Trees and any other trees required to remain on a site as outlined in this Ordinance must be protected during construction and development of the parcel. Tree protection must be shown on all development plans prior to site plan approval. A site inspection of the tree barricades must be scheduled by the applicant with the Planning Department for approval prior to the issuance of permits or the start of development activities.

Prior to issuance of a zoning permit, a pre-construction planning conference for tree preservation is required on site with the Planning Director's representative, the applicants, and any parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of tree barricades, construction employee parking, temporary construction office and dumpsters.

B. Tree Protection During Development and Construction

Protective barricades shall be placed around all required trees in or near development areas on all zoning parcels, prior to the start of development activities. These barricades, constructed of wood or plastic fencing or other approved materials shall be erected in accordance with standards by the Planning Director and placed beneath the canopy drip line or one and one-half feet times the DBH of the tree. Other protective devices or construction techniques may be used as approved by the Planning Director. The barricades shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, dirt, fill, or other construction debris, vehicles, and development activities. All required trees are also subject to the provisions of Section 9.5.6 of this Chapter and subject to the enforcement criteria of Chapter 11.

C. Partial Exception for Limited Clearing

Limited clearing and grubbing may be authorized by the Planning Director prior to the installation of protective tree barricades on sites that exhibit unusually heavy undergrowth where access to the interior of the site and its protected trees would be otherwise highly impractical. Limited clearing shall be for the

express purpose of accessing the property and protected trees to erect the required tree protection and silt fencing. For the purposes of this Article, limited clearing shall be clearing done with hand tools, push or walk behind equipment or lightweight bush-hog type equipment designed specifically for brush and undergrowth clearing that is not capable of removing vegetation greater than 3 inches in diameter. Under no circumstances will metal tracked bulldozers, loaders, or similar rider/operator types of equipment be allowed on the site until the protective barricades are erected and a zoning permit is issued.

D. Separation of Trees from Pavement, Grading and Structures

Paved areas shall be separated from trees by a minimum distance of the drip line or one and one-half feet times the DBH or as modified by the Planning Director as deemed necessary to protect the root system of the tree. Paved areas shall not constitute more than 25 percent of the protected area beneath a tree. Any paving, grading, trenching, or filling within the remaining 75 percent of the protected area must be approved by the Planning Director and may require specific construction techniques be used in order to preserve the health of the tree. Refer to Chapter 9 exhibits for examples. When grading and construction within the protected area of a tree has been approved, all damaged roots shall be severed clean and inspected by the County Landscape Architect or Inspector prior to the receipt of a Zoning Permit.

E. Quantity and Location of Trees to be Protected

Before the issuance of a Zoning Permit for Commercial, Industrial, Multi-Family, and Civic/Institutional uses, the following number of trees with a diameter breast height of 8 inches or greater shall be preserved and protected in accordance with the provisions of Section 9.4.4.B of this Ordinance. All trees located within required buffers as outlined in Article 9.5 shall be protected.

1. 20 trees per acre; or
2. Any number of trees with a combined diameter breast height of at least 160 inches per acre.
3. Required drainage improvements such as detention and retention ponds and wetlands may be subtracted from the area used to calculate tree preservation requirements.

§9.4.5 TREE REMOVAL

A. Generally

Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Planning Director:

1. Trees are not required to be retained by the provisions of this Article.
2. Trees are diseased, dead or dying (as determined by the Planning Director or a qualified arborist);

3. Trees pose an imminent safety hazard to nearby buildings, or pedestrian or vehicular traffic (as determined by the Planning Director or a qualified arborist); or
4. Removal of required trees has been approved by the Board of Zoning Appeals.

B. Variances

Grand Trees and protected trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees.

C. Emergency Provisions

In the event that a tree poses a serious and imminent threat to public safety due to death, disease or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Planning Director may waive requirements of this Article. Documentation must later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified arborist and photographs supporting the tree removal emergency. The Planning Director may require replacement of required trees that are removed where it is determined that death or disease resulted from negligence.

D. Violations and Penalties

Violations and penalties are specified in Chapter 11 of this Ordinance.

§9.4.6 TREE REPLACEMENT

A. Generally

Tree replacement shall be required accompanying development on all non-exempt properties in the manner described below:

1. When replacement canopy trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch caliper.
2. The Planning Director or Board of Zoning Appeals is empowered to require trees of larger caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.

B. Protected Trees Removed in Violation

When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, replacement trees shall be planted in the same general area according to a replacement schedule approved by the Planning Director.

C. Sites with Less Than 160 Inches per Acre Combined DBH

When lots lack a sufficient number of trees to meet the requirement for DBH/number of trees per acre, all trees six inches DBH or greater shall be

preserved and protected in accordance with Section 9.4.4.B of this Chapter during development and must equal no less than 40 inches per acre combined DBH. On lots with less than 40 inches per acre combined DBH, additional trees shall be planted on the lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Planning Director.

D. Previously Cleared Sites

Where sites were completely cleared of trees prior to adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement trees shall be planted, the combined caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, caliper and placement shall be approved by the Planning Director.

E. Tree Fund

The Tree Fund is a fund established to receive monies exacted from tree removal violation fines to include, but not be limited to, removal, damage, destruction, or as defined in Section 9.4.1.C of this Chapter, and as a form of mitigation when planting of the required trees is determined to be detrimental to the overall health of existing trees or impractical for the intended site design. The Planning Director shall impose a Tree Mitigation fee based on the current market retail value of two- to three-inch caliper trees installed to the American Association of Nurserymen Standards. If the applicant disagrees with the amount of the Tree Mitigation fee imposed, they may file appeal with the Board of Zoning Appeals in accordance with the provisions contained in this Ordinance. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

F. Bankruptcy or Abandonment of Site

When trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the subject property are responsible for the mitigation of the removed trees as outlined and agreed or subject to Section 9.4.6E of this Chapter.

§9.4.7 INSPECTIONS AND FINAL APPROVAL

A. The Planning Director shall periodically visit development sites prior to completion to monitor compliance with the tree plan approved for a project.

B. Prior to issuance of a Certificate of Occupancy for a completed structure by the Director of Building Services, the Planning Director shall issue a statement of approval attesting to the developer's compliance with the site plan approved for the project (including landscaping, parking, drainage, etc.). The Director of Building Services shall withhold certificates of occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Planning Director regarding the compliance inspection. Such inspections will occur within five working days of contact. Failure to obtain a Certificate of Occupancy prior to occupying or using the building for its intended purpose will result in ticketing and fines. However, the Planning Director shall approve a

delayed schedule for planting materials (provided by the applicant's contractor) when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials. This is designed to include severe weather, such as droughts, heat waves, and floods.

- C. Within three years of the issuance of the Certificate of Occupancy, the Planning Director shall perform a site inspection to verify the health of trees which were retained to meet the requirements of this Article and which may have suffered damage due to insufficient protective measures during development.
- D. Each required tree that is determined by the Planning Director to be diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of the disease or injury shall rest with the applicant, who must provide documentation from a qualified arborist. Any tree damaged during or as a result of construction shall be repaired to the satisfaction of the Planning Director and in accordance with accepted ANSI A300 or International Society of Arboriculture practices. Tree damage must be repaired prior to issuance of a Certificate of Occupancy.
- E. The owners of a non-exempt property or properties shall be responsible for the maintenance of all required trees. No department or agent of the County of Charleston is in any way responsible for the maintenance of required trees on private property.

ARTICLE 9.5 LANDSCAPING, SCREENING AND BUFFERS

§9.5.1 APPLICABILITY

Unless expressly exempted, the landscaping, screening and buffering standards of this Article shall apply to all new non-residential development and all new major roadways that serve Residential Major Subdivisions (ten or more lots). Minor Subdivisions (those with fewer than ten lots) may be required to provide landscaping, screening or buffering on major roadways when the Planning Director determines that such landscaping, screening or buffering is necessary to ensure that the purposes of this Ordinance are met. When modifications or additions are being made to an existing non-residential building or site, the standards of this Article shall apply to those portions of the subject parcel that are directly affected by the proposed improvements, as determined by the Planning Director, provided that when modifications or additions are proposed that would increase the number of parking spaces, the area of vehicular use areas or gross floor area of buildings by more than 25 percent (above existing), then the entire parcel shall be brought into compliance with all applicable standards of this Article. Before calculating the percentage of area for re-development and improvement, any proposed demolition of structures and parking is subtracted from the existing gross floor area of buildings and number of parking spaces.

§9.5.2 EXHIBITS

Drawings included as exhibits at the end of this Chapter are meant to compliment the language of the Ordinance. In the event of a conflict with the text of the Ordinance, the text shall apply.

§9.5.3 PARKING, LOADING AND VEHICULAR USE AREA LANDSCAPING**A. Parking, Loading and Vehicular Area Perimeters**

Unless otherwise expressly stated, perimeter landscaping shall be required around the outer perimeter of all off-street, surface parking, loading and vehicular use areas. Parking areas for the exclusive use of single family or agricultural uses shall be exempt from these requirements. Any off-street parking, loading or vehicular use area that will be entirely screened from view by an intervening building or structure or by a buffer provided to satisfy the standards of this Chapter shall also be exempt from these (parking, loading and vehicular use Area) perimeter landscaping requirements.

1. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility easements exist along property lines, the perimeter landscape area shall be located adjacent to the easement.
2. Required perimeter landscape areas shall be planted in accordance with the following minimum standards:
 - a. One canopy tree shall be provided for each 50 linear feet of parking, loading or vehicular use area perimeter. These trees may be used to satisfy the interior parking lot landscaping requirements.
 - b. A hedge or other landscape material of at least three feet in height (at maturity) shall be planted within the perimeter landscape area to provide a continuous landscape element, or a combination of trees, hedge, other durable landscape material or approved wall, fence or earth berm may be used to form the continuous landscape element;
 - c. All portions of the perimeter landscape area not planted with shrubs or trees or covered by a wall or fence barrier shall be planted in grass or ground cover; and
 - d. Parked vehicles may overhang a landscaped area if curbing or wheel stops are installed to prevent any damage to plants within the required perimeter landscape area. Landscaping, walls, fences and earth berms will be so located as to prevent their damage and/or destruction by overhanging vehicles.

B. Interior Areas

The following interior parking lot landscaping requirements shall apply to all parking lots except those exclusively serving single family residential or agricultural uses.

1. A minimum of one landscape island shall be provided for each ten parking spaces within an off-street parking area. Required landscape islands shall have a minimum of 325 square feet, variably dependent upon the species of the canopy tree proposed by the designer. Each parking lot bay must terminate with a tree island.

2. Each required landscaping island shall contain at least one canopy tree and there shall be no more than ten parking spaces in a row between tree islands. Interior parking landscape islands that separate double loaded parking bays shall be a minimum of nine feet wide. Canopy trees planted in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the parking lot tree requirements, however, all parking lot bays must terminate with a tree island. Example shown in Chapter 9 exhibits.
3. Curbs, wheel stops or other approved protective barriers shall be installed around all required landscape islands, as approved by the Planning Director.
4. Landscaping provided to meet the right-of-way buffer standards of Section 9.5.4 of this Chapter may not be used to satisfy interior parking lot landscaping requirements. Canopy trees provided to meet perimeter adjacent use buffer landscaping requirements may be counted to satisfy interior parking lot landscaping requirements.

§9.5.4 LANDSCAPE BUFFERS

A. Right-of-Way Buffers

1. Applicability

Right-of-way buffers shall be required adjacent to road rights-of-way for all uses except for the following: agricultural and residential uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.

2. Buffer Reductions

The Planning Director shall be authorized to reduce the depth of a required right-of-way buffer as follows:

- a. General: A required right-of-way buffer may be reduced by up to one-third its depth when the following circumstance exist:
 - i. The parcel is located on a corner lot with required right-of-way buffers of thirty-five (35) feet or more; or
 - ii. The area of all the required buffers, including land use buffers and tree protection area, exceeds thirty percent (30%) of the site.
- b. A required right-of-way buffer of thirty-five (35) feet or less, located within the Urban/Suburban Area as defined by the Urban Growth Boundary (UGB) and not located within an Overlay Zoning District may be reduced as follows:

- i. When no parking or vehicular use area is located between the building and the right-of-way, the required buffer may be reduced to no less than eight (8) feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.6, Architectural And Landscape Design Standards.
- ii. When no more than ten (10) parking spaces are located between the building and the right of way, the required buffer may be reduced to no less than fifteen (15) feet (S2 buffer) provided the site layout and building elevations meet all applicable sections of Article 9.6, Architectural And Landscape Design Standards.
- iii. Buffers required on parcels that are part of redevelopment that preserves existing structures may be reduced up to a depth no less than ten (10) feet (Type A land use buffer) in order to meet the parking and tree preservation requirements of this Ordinance.

The Planning Director may require additional site improvements including but not limited to, enhanced building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted to provide an attractive streetscape adjacent to the right of way.

3. Buffer Types by Roadway

Landscape buffers shall be required along roadways in accordance with the following table. Streets and roads not indicated in the table shall comply with the S2 buffer requirements. Section 9.5.4 of this Chapter describes buffer types and planting requirements.

4. Development Within Buffer Areas

- a. No development may occur within required buffer areas; with the exception of sidewalks and permitted drives and signs;
- b. All buffer areas shall accommodate required plant material within the buffer;
- c. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in a natural manner; and
- d. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Abbapoola Road	S4	Magwood Road	S3
Ashley Hall Road	S1	Main Road (Limehouse Bridge to Maybank Hwy.)	S5
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	S1	Main Road (Bees Ferry Road to Limehouse Bridge)	S4
Hwy. 61/Ashley River Road (Sam Rittenberg Boulevard to Mark Clark Expressway)	S2	Manse Road	S4
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	S3	Mark Clark Expressway	S5
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	S5	Mary Ann Point Road	S3
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line)[1]	S6	Mathis Ferry Road [1]	S4
Bears Bluff Road	S5	Maybank Highway Corridor Overlay District	[2]
Bees Ferry Road	S4	Maybank Highway [James Island]	S1
Belvedere Road	S4	Maybank Hwy (Main Road to Rockville)	S5
Betsy Kerrison Parkway [1]	S5	Meeting Street	S1
Bohicket Road [1]	S5	Murraywood Road	S4
Botany Bay Road	S4	Old Georgetown Road	S4
Brownswood Road	S4	Liberia Road	S4
Abbapoola Road	S4	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	S1
Cane Slash Road	S4	Old Jacksonboro Road	S4
Chisolm Road	S4	Old Pond Road	S4
Chuck Dawley Boulevard	S1	Old Towne Road	S1
Coleman Boulevard	S1	Orange Grove Road	S1
Doar Road	S4	Orleans Road	S1
Dorchester Road	S1	Parkers Ferry Road	S4
Eddingsville Beach Road	S4	Patton Avenue/Fickling Hill Road	S4
Edenvale Road	S4	Peters Point Road	S4

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Fordham Road	S1	Pine Landing Road	S4
Fort Johnson Road [1]	S3	Plow Ground Road	S4
Hamlin Road	S3	Raccoon Island Road	S4
Harborview Road	S1	Rifle Range Road	S3
Highway 162	S4	River Road [1]	S5
Highway 165	S4	Riverland Drive [1]	S4
Highway 17 (Hwy. 41 to County Line)	S5	Rivers Avenue	S1
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	S4	Rutledge Road	S4
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	S1	Saint Andrews Boulevard	S1
Highway 17 (west of the Isle of Palms Connector including bypass)	S1	Savannah Highway [Bees Ferry Rd. to County Line] otherwise S2	S3
Highway 174 (Highway 164 to Edisto Beach) [1]	S5	Seewee Road	S4
Highway 174 (Highway 17 to Highway 164)	S3	South Santee Road	S4
Highway 41	S4	Steamboat Landing Road (Jenkins Hill Rd to Steamboat Creek)	S4
Highway 45	S4	Tibwin Road	S4
Humbert Road	S3	Toogoodoo Road	S4
James Island Bridge/Highway 61 Connector	S3	Venning Road	S3
James Island Expressway	S4	Wappoo Road	S1
Liberia Road	S4	Wescott Road	S4
Long Point Road (SPA Wando Terminal to I-526)	S1	Willtown Road	S4
Long Point Road (Outside of MP-O district) [1]	S4		

[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all trees 6 inches or greater in diameter breast height (DBH) which are located within rights-of-way.

[2] S6 for industrial use; S5 all other uses.

5. Buffer Depth and Planting Standards

STANDARD	BUFFER TYPE					
	S1	S2	S3	S4	S5	S6
MIN. BUFFER DEPTH (ft from right-of-way)[1]	15	20	35	50	75	100
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[2][3]						
Canopy Trees[4]	2	2	4	6	9	12
Understory Trees (at least 50 percent evergreen)	3	4	6	9	12	15
Shrubs	25	30	40	50	60	75
Street Trees (may be counted toward canopy tree req.)[5]	2	2	2	2	2	NA

All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.

[1] Buffers may be traversed by permitted driveways and pedestrian ways.

[2] The retention of natural buffers shall be required along all road or street rights-of-way of S3 designation or greater. The Planning Director shall be authorized to waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[3] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.

[4] When existing overhead utility lines are located such that they may pose interference with required canopy trees, Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three.

[5] Street trees are trees planted in rights-of-way for the purpose of fulfilling these requirements. Any planting in rights-of-way must be approved by party(ies) authorized to grant encroachment.

Note: The Planning Director shall be authorized to require the installation of berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.

B. Land Use Buffers

1. Applicability

Land use buffers shall be provided in accordance with the standards of this Section, provided that the Planning Director shall be authorized to modify or waive buffer or landscape planting requirements if it is determined that:

- a. Buffers will not serve any useful purpose due to the fact that fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance already exist on the adjacent parcel;
- b. Buffers will not serve any useful purpose due to the location of uses, vehicles, buildings, structures, or storage, loading, display or service areas; or

- c. The area of required buffers would exceed 25 percent of the site proposed for development.

When landscape buffer requirements are modified or waived, the Planning Director may require that additional plant material be added within remaining buffers or elsewhere on the site.

2. Exemptions

Single family development on individual lots shall be exempt from the land use buffer requirements of this Section.

3. Determination of Required Buffers

The following procedure shall be used in determining which of the buffer types in the Land Use Buffer Table (Section 9.5.4.B.4) of this Chapter apply:

- a. Determine the type of use proposed for the site that is being developed. This is the "Proposed Use" (Column 1);
- b. Determine the residential use type that exists on the adjacent parcel (if residential) or the zoning district classification that applies to the adjacent parcel. This is the "Adjacent Site's Use or Zoning";
- c. Identify the type of landscape buffer required along the developing site's boundary (A, B, C, D, E, or F);
- d. Refer to Section 9.5.4.B.5 of this Chapter to identify the buffer depth and landscaping standards for the required buffer type.

4. Land Use Buffer Table

Land Use Buffers shall be provided along side and rear yards in accordance with the following minimum requirements:

Proposed Use	Use or Zoning of Adjacent Site											
	Residential Type			Zoning District								Agricultural Use
	1	2	3	R [1]	OR	OG	CN	CT	CR	CC	I	
Residential Type 1	-	A	B	-	A	B	B	B	B	C	D	F
Residential Type 2	A	-	A	-	A	B	B	B	B	C	D	F
Residential Type 3	B	A	-	-	A	A	B	B	B	C	D	F
Civic/Institutional	B	B	A	A	-	-	-	-	-	-	-	-
Commercial Type 1	B	B	B	B	-	-	-	-	-	-	-	-
Commercial Type 2	C	C	C	C	C	B	B	-	-	-	-	-
Industrial Type 1	E	E	D	D	D	D	C	C	C	B	-	-
Industrial Type 2	F	F	F	F	E	E	D	C	C	C	A	-

[1] Applies to undeveloped (vacant) R and AGR zoned property.

Residential Use Types: Type 1 = Single family Detached; Type 2 = Duplex and Single family Attached; Type 3 = Multi-Family and all other residential use types, including manufactured housing parks.

Commercial Use Types: Type 1 = Any commercial use allowed by right in an OR, OG or CN district; Type 2 = all other commercial uses that are allowed in commercial (c) zoning districts (commercial uses are those listed in the "Commercial" rows of Use Table 6.1-(1))

Industrial Use Types: Type 1 = Any industrial or commercial use that is first allowed in an industrial (I) zoning district; Type 2 = Waste-Related uses, Resource Extraction uses and Recycling Centers.

5. Buffer Depth and Landscaping Standards

Standard	Buffer Type					
	A	B	C	D	E	F
MINIMUM BUFFER DEPTH (feet from property line)	10	15	25	40	60	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet)[1][2]						
Canopy Trees	2	3	3	5	7	9
Understory Trees (at least 50 percent evergreen)	3	4	4	7	9	11
Shrubs	20	20	25	30	40	50

[1] The Planning Director shall be authorized to require the installation of fences, walls or berms within required buffers where deemed necessary to ensure land use compatibility or otherwise protect the visual quality of an area.

[2] All trees with a diameter breast height (DBH) of 8 inches or greater within buffers shall be preserved.

C. General

1. Location of Buffers

Buffers shall be located along the perimeter of a lot or parcel and shall extend to the boundary of the lot parcel. They shall not be located on any portion of public right-of-way. Where drainage or other utility easements exist along property lines, required landscape buffers shall be located adjacent to the easement and may be reduced in width by the width of the easement, but in no case shall the buffer width be less than ten feet. Required buffers shall be noted on all plats, plans and permit requests submitted for review and approval under this Ordinance.

2. Plant Material Within Buffers

Plant material within required buffers shall be selected and spaced properly to allow plant material to thrive considering site specific conditions. Plant material to be located adjacent to public drainage easements and right-of-ways shall be selected and placed to not create future access or maintenance impediments including low lying lateral branches. Additionally, plant material within required buffers that contain utility easements shall be selected and sited to minimize pruning for future maintenance and clearance of such utilities. The Planning Director must approve all selections and may require modifications (substitutions and relocation) of plant material on proposed landscape plans when necessary to assure access and ease of maintenance to any easements and right-of-ways and to preserve the public health, safety and welfare.

3. Use of Buffers

The Planning Director shall be authorized to allow on-premises signs, fences, walls, berms, mailboxes, access to community boat ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse affect on adjacent property.

§9.5.5 Landscape Plans

Landscape and Planting Plans submitted to meet the requirements of the Ordinance are to be drawn to the same scale as the Site Plan depicting proposed shrubs and trees at maturity. It is strongly encouraged that all Landscape Plans be prepared by a licensed registered Landscape Architect or Landscape Designer familiar with the growth habits and characteristics of plant material available in the Charleston area. Landscape Plans shall be prepared by a licensed, registered Landscape Architect whenever the area of land disturbance or development activity exceeds one acre or when the total area of proposed building footprint exceeds 5,000 square feet.

§9.5.6 Landscape Material Standards

Landscape and plant material used to satisfy the standards of this Ordinance shall comply with the minimum standards of this Section.

A. Plant Material**1. Existing Plant Material**

Vegetation and plant material that exists on a parcel prior to its development may be used to satisfy the landscaping standards of this Section provided that it meets the size and locational requirements of this Article.

2. Size

Unless otherwise expressly stated, all plant materials used to satisfy the requirements of this Ordinance shall meet the following minimum size standards:

PLANT TYPE	MINIMUM SIZE
Canopy Tree	2 1/2 inches caliper and 12 feet in height
Understory/Ornamental Tree	8 feet (height)
Evergreen/Conifer Tree	5 feet (height)
Shrubs	3 gallon and 18" to 24" in height or spread

Note: At least 50 percent of required understory trees shall be evergreens. Any plant material that grows to an ultimate height of less than 18 inches shall be considered a groundcover and cannot be used to fulfill any of the shrub requirements of this Ordinance.

3. Species

Species of plant material used to satisfy the requirements of this Section shall be indigenous to the Charleston County area or are cultivated to survive in the climate of this area. No single plant species shall represent more than 40 percent of total landscape plantings, except for projects whose landscape requirements for canopy trees are lower than ten.

4. Quality

Plants installed to satisfy the requirements of this Section shall meet or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and balled and burlapped or container-grown.

5. Additional Landscape Treatment

All required landscape areas, including drainageways and detention/retention ponds, and buffers not dedicated to trees, shrubs or preservation of existing vegetation shall be landscaped with grass, ground cover, or other landscape treatment, not including sand, rock or pavement. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.

B. Berms and Landscape Structures

Berms and landscape structures shall comply with the following minimum standards.

1. **Fences and Walls**
Fences and walls used as a screen shall be at least 95 percent opaque, with a minimum height of six feet.
2. **Berms**
Earthen berms shall have a minimum height of three feet, with a slope not to exceed 3:1, variable dependent upon the plant materials and soil type used. The toe of any berm shall be located at least three feet from the ultimate right-of-way or property line.

§9.5.7 Installation, Maintenance and Replacement

A. Installation

All landscaping shall be installed according to American Association of Nurserymen Standards and sound nursery practices in a manner designed to encourage vigorous growth. Sites for plant material shall be prepared or improved in accordance with American Association of Nurserymen Standards for soil preparation and drainage. Subsurface drainage shall be provided where berms, elevated planting areas or other suitable means for providing proper drainage do not exist.

B. Irrigation

The Planning Director shall be authorized to require the installation of automatic irrigation (sprinkler) systems when deemed necessary to ensure plant survival and proper growth.

C. Maintenance and Replacement

Required trees, shrubs, walls and other landscape features shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan. The land owner, or successors in interest, shall be jointly and severally responsible for the following:

1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices, including ANSI standards for Tree Care Operations and American Association of Nurserymen Standards;
2. The repair or replacement of required landscape structures (e.g., fences) to a structurally sound condition;
3. The regular maintenance, repair, or replacement, where necessary, of any landscaping required by this Section; and
4. Continuous maintenance of the site as a whole

When replacement of trees, plant material or other landscape features is required, such replacement shall be accomplished within one growing season, one year or such time-frame as required by the Planning Director, whichever is shorter.

ARTICLE 9.6 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

§9.6.1 PURPOSE

The purpose of these standards is to promote attractive, well-designed development that is built to human scale; to promote and protect the appearance, character and economic value of new development; to encourage creativity in new development (as opposed to homogeneity or "look-alike" projects); and to foster attractive streetscapes and pedestrian environments, while accommodating safe vehicular movement and access.

§9.6.2 APPLICABILITY

These standards shall apply to all developments that are subject to Site Plan Review. (See Article 3.7)

§9.6.3 ARCHITECTURAL DESIGN GUIDELINES

The intent of the Architectural Design Guidelines is to assure respect for the character, integrity, and quality of the built and natural environments of the county; it is not intended to stifle innovative architecture. The following criteria shall be used in evaluating applications:

A. General Design

1. Single, large building masses shall be avoided. Structures with walls of more than 1,500 square feet should incorporate fascias, canopies, arcades, building setbacks of three feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less.
2. All elevations of a structure shall be in harmony, one with another, in terms of scale, proportion, detail, material, color, and high design quality.
3. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design.
4. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that buildings must look alike to achieve a harmony of style. Harmony of style can be created through property considerations of scale, proportion, detail, materials, color, site planning, and landscaping.

5. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are strongly discouraged.
6. Long, monotonous facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.
7. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another and with adjacent and surrounding structures where such structures are substantially in compliance with these requirements.
8. Structures which are of symbolic design for reasons of advertising shall not be permitted. A symbol or symbols attached to a building shall not be allowed unless it is secondary in appearance to the structure and landscape, and is an aesthetic asset to the building and surrounding area.
9. The location and dimension of wall signs shall be indicated upon the architectural elevations of proposed structures and shall maintain compatibility with the architectural features of the structure.

B. Building Materials

1. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
2. Unpainted or bare metal panels, regardless of depth or thickness, shall be prohibited as an exterior building material.
3. Corrugated or sheet metal, except stainless steel, copper, or galvanized metal shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
4. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
5. Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the building.
6. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations of the same structure. Nothing in this Section shall preclude

the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure.

7. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a structure.

C. Building Color

1. Color shades shall be used to unify the development.
2. Color combinations of paints shall be complementary. In no case shall garish colors be permitted. In general, no more than three different colors per building shall be allowed.

D. Multiple-Building Developments

Each individual building within a development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of complementary building materials in terms of color, shades, and textures. Monotony of identically designed multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, shadow lines and contrasting shapes may also be used to provide visual interest.

E. Building Orientation

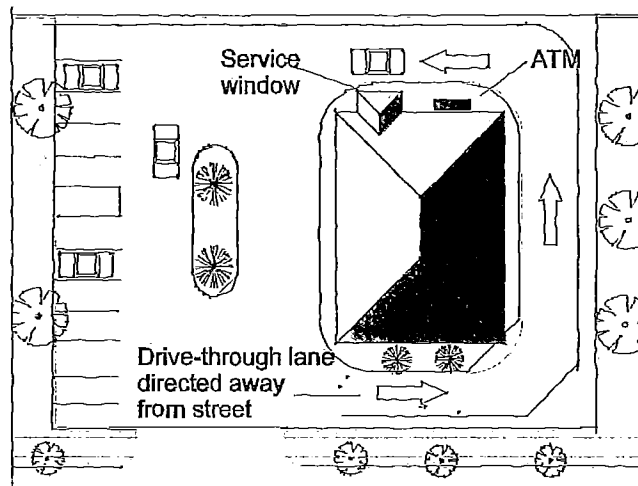
1. To the maximum extent feasible, primary facades and entries should face the adjacent street. Except in industrial districts, a main entrance shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.
2. Where it is reasonably practical, proposed structures shall not impede scenic rural views from the main road, from existing structures, or from natural settings.
3. Structures shall be oriented so that loading areas are in no manner visible from Residential districts, from existing rights-of-way or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural scheme of the project and/or are appropriately landscaped.
4. All corner developments shall have buildings located close to the corner with majority of parking to the side and rear.

5. All buildings shall be sited so that a direct relationship with the primary street is established. The architecture, landscaping and building siting must work in concert to create a unified appearance.
6. Gas Stations.
Buildings shall be sited so that gasoline pump dispensers are located to the side of the building or located behind the buildings so that the building is between the pumps and the primary street frontage. If located on a corner lot, the building would have to be situated in the corner of the lot at the intersection.

F. Mechanical Equipment and Trash Receptacle Screening

Locations of all mechanical equipment and dumpsters shall be shown on all site plans. All mechanical equipment and trash receptacles shall be shielded and screened from public view, Mechanical equipment shall be shielded with walls, fencing or landscaping that screens the equipment entirely. Dumpsters shall be screened with a minimum 6-foot opaque fence or wall on all four sides and located toward the side or rear of the principle structure.

- G.** All order boxes, menu stands, pickup windows, service/teller windows, and required vehicle stacking associated with drive thru services shall be located to the side or rear of buildings. For the purpose of this Section, the side or rear shall mean the area behind a projected line running parallel from the front (street facing) side(s) of the structure to the side property lines. This concept is depicted in the graphic below:



§9.6.4 LANDSCAPING DESIGN GUIDELINES

The purpose and intent of Landscaping Design Guidelines is to reduce the visibility of paved areas from adjacent properties and streets, moderate climatic effects, minimize noise and glare, and enhance public safety by defining spaces to influence traffic movement. Landscaping will reduce the amount of stormwater runoff and provide transition between neighboring properties. The following criteria shall be used in evaluating applications:

A. General Design

1. Landscaping shall be required between buildings and sidewalks, and parking lots and driveways. The scale of the proposed landscaping shall be in proportion to the building.
2. Landscaping does not only include trees and plantings but also paving, benches, fountains, exterior lighting fixtures, fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but [also] for their aesthetic value and must compliment [complement] the whole.
3. All utility lines in the suburban areas such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters should be shown on the site plan. The necessity for utility connections, meter boxes, and the like, should be recognized and integrated with the architectural elements of the site plan. All properties shall comply with the County's Right-of-Way Management Ordinance where applicable.
4. Ease of pedestrian access between proposed developments and adjacent developments shall be a required consideration in the development of a proposed project's site and circulation plans.

B. Parking/Drives

1. Parking areas and driveways shall be paved with material which is appropriate to the comprehensive design scheme of the project and to the intensity of use to which parking areas and driveways will be subject.
2. Buildings shall be sited so that the majority of parking is located to the side and rear of the building. The placement of the major portion of a proposed development's parking area to the rear of a main structure's corridor facade, or within a courtyard surrounded on three sides by a proposed structure, is strongly encouraged. The rationale for this guideline is to promote good proportional spatial definition for the corridors to be accomplished through a reduction in the distance required for a building's setback.
3. Drive-through access shall be integrally designed with the building and not dominate the design. Only single lane drive-throughs are allowed. Multi-lane drive-throughs are only allowed for banks (or similar financial institutions), post offices or utilities.

C. Site Lighting

Site lighting shall be from a concealed light source fixture and shall not interfere with the vision of vehicular traffic. A lighting plan with photo-metrics shall be stamped and signed by a registered professional engineer and comply with the following criteria:

1. Maximum average foot-candles shall not exceed 5 foot candles as depicted on photometric plans with a maximum not to exceed 12 foot candles close to light sources. Maximum foot candles under gasoline canopies and outdoor sales lots shall not exceed 30 foot candles.
2. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed one-half foot candle above the background measured at the lot line of any adjoining residential or agricultural parcel and public right-of-way.
3. Lighting shall enhance the overall aesthetics of the site.
4. Security lighting shall be provided, particularly at pedestrian walkways.
5. Lighting shall be integrated with architectural design of the buildings.
6. Light sources (light bulbs) shall not be visible. They shall be shielded to reflect down onto the ground and not out onto the streets or neighboring property.

ARTICLE 9.7 WETLANDS, WATERWAYS AND OCRM CRITICAL LINE

§9.7.1 WETLAND BUFFERS AND SETBACKS

A. Intent

The buffer standards of this Article are intended to provide a natural vegetated area between the furthestmost projection of a structure, parking or driveway area, or any other building elements, and all saltwater wetlands, waterways and OCRM (saltwater) critical lines. The purpose of these required buffers is to provide a visual, spatial, and ecological transition zone between development and the County's saltwater wetlands and waterways, and to protect water quality and wildlife habitat.

B. Wetland, Waterway and OCRM Critical Line Buffer Depth and Setbacks

1. Standards

The following minimum wetland/waterway buffers/setbacks shall be required:

Minimum Buffers/Setbacks (feet)	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-3	R-4	M-8	M-12
OCRM Critical Line Buffer	35	35	35	35	35	35	15	15	15	15
Setback from OCRM Critical Line	50	50	50	50	50	50	35	35	35	35

Minimum Buffers/Setbacks (feet)	MHS	MHP	OR	OG	CT	CN	CR	CC	I
OCRM Critical Line Buffer	15	15	35	35	35	35	35	35	35
Setback from OCRM Critical Line	35	35	50	50	50	50	50	50	50

2. Reduction of OCRM Critical Line Setbacks

The Planning Director shall be authorized to reduce OCRM Critical Line setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.

3. Reduction of Buffers and Setbacks on Parcels Created Prior to April 21, 1999

When the application of buffer/setback requirements contained within this Ordinance render a parcel that existed prior to April 21, 1999, unbuildable, the Planning Director shall be authorized to reduce front, side and rear yard buffers/setbacks as necessary to make a parcel buildable. The Planning Director cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.

C. Measurement

Required OCRM critical line buffers and setbacks shall be measured from the OCRM critical line, whether the critical line or wetland/waterway is located on, adjacent to, or near the subject parcel.

D. Lot Width

The minimum lot width standards of the underlying zoning district shall apply at the required buffer or setback line.

§9.7.2 PROHIBITED ACTIVITIES

The following activities are specifically prohibited in a buffer area:

- A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing;
- C. Gardens, fences, or structures, except for permitted crossings;
- D. Paved or other impervious surfaces; and
- E. Destruction or addition of plant life which would alter the existing pattern of vegetation.

ARTICLE 9.8 HISTORIC PRESERVATION**§9.8.1 INTENT**

The standards of this Section are intended to safeguard the integrity of historic structures, sites, and their context, and to protect public views of these resources along public rights-of-way.

§9.8.2 APPLICABILITY

The standards of this Section shall apply to all sites (existing and future) listed on the National Register of Historic Places.

§9.8.3 DEMOLITION

No demolition of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance.

§9.8.4 MOVING

No relocation of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance. Relocation should not be considered, except as a final alternative to demolition.

§9.8.5 NEW CONSTRUCTION; EXTERIOR ALTERATIONS

No new construction located on a historic structure or site or significant exterior alteration of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance. The applicant must demonstrate that all proposed renovations are consistent with the National Register of Historic Places (NRHP) such that the structure shall remain listed on the NRHP following the completion of the proposed new construction and exterior alterations.

§9.8.6 NEARBY DEVELOPMENT

Subdivision plats for multi-family, manufactured housing park, office, commercial, or industrial development or residential subdivisions proposed to be located within 300 feet of a historic structure or site should be reviewed to determine their impact on the historic site. The Planning Director shall require that potential negative impacts be minimized through the location of vehicular access points, screening/buffering and other site design tools.

ARTICLE 9.9 TRAFFIC IMPACT STUDIES**§9.9.1 APPLICABILITY**

A traffic impact study shall be required with applications for zoning map amendments, preliminary plats and planned developments that are projected to generate 100 or more peak hour vehicle trips, based on trip generation rates from the latest edition of the Institute of Transportation Engineers Trip Generation manual. The Planning or Public Works Director shall also be authorized to require traffic impact studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service or traffic safety in the vicinity of the proposed development.

§9.9.2 STUDY SCOPE

When a traffic impact study is required, the type and scope of the study shall be determined during a scoping meeting with the Planning and Public Works Directors. The meeting may also involve representatives of or request assessments from other agencies and departments. The elements to be determined during the scoping session shall include:

- A. Type of Study**
The possible types of reports include: a letter report, full traffic impact analysis report or special report (e.g., sight distance survey).
- B. Definition of Impact Area**
The points of access and key streets and intersections that may be affected by development of the subject tract constitute the impact area. Traffic recorder and turning movement assessment locations shall be determined.
- C. Period of Analysis**
Periods of analysis may include: daily traffic, a.m., p.m. or weekend peak hour.
- D. Analysis Scenarios**
Scenarios for analysis include: existing conditions, opening year conditions with and without development, and 10 years after opening with and without development.
- E. Process**
Process for determining trip generation and distribution including: trip generation category, diversion assumptions and distribution assumptions.
- F. Growth Rate Assumption**
The rate of growth assumed in background traffic assumptions.
- G. Pipeline Development**
Developments in the area that have been approved or are under review.

§9.9.3 TRAFFIC STUDY ELEMENTS

A letter report or special report shall include those elements agreed upon in the scoping meeting. A full traffic impact study shall include the following elements:

- A. Existing Condition Survey**
 - 1. Street System Description**
The street system shall be described including geometric features, lane usage, traffic control, signage, sight distances and adjacent uses and curb cuts.
 - 2. Traffic Volumes**
Existing traffic volumes shall be provided for the impact area including both AADT (Average Annual Daily Traffic) and "Design" peak hour volumes. AADT may be derived from current counts of the South Carolina Department of Transportation (if available) and peak hour volumes shall be done from field counts. Data shall be adjusted for daily and seasonal variations. Turning movement counts for the peak hour shall be provided for critical intersections. Peak hour periods shall be as determined at the scoping meeting.
 - 3. Capacity Analysis**
Existing capacity of signalized and unsignalized intersections.

4. **Other**

Other items may be required at the discretion of the Public Works Director depending upon the type and scale of the project. These may include but are not limited to: queue length analysis, pedestrian counts, accident data, traffic speeds (both 50th and 85th percentile), and stopping sight distances.

B. Future without Development

Capacity analysis is to be provided for opening year and plus ten-year for key intersections (and roadway segments where appropriate) without the development but including any planned developments. The analysis shall be based upon the Highway Capacity Manual or other methodologies approved in advance by the Public Works Director.

C. Future with Development

1. Projections of the daily and peak hour traffic generation of the project shall be made using the latest edition of the Institute of Transportation Engineers Trip Generation manual unless the Public Works Director determines that locally derived data will provide more accurate forecasts. Data from similar facilities may be used where the information is not available from the Institute of Transportation Engineers.
2. The projected trips shall be distributed onto the road network as agreed in the scoping meeting.
3. Capacity analysis for opening year and plus ten-year for key intersections (and roadway segments where appropriate).
4. Special analysis as may be required to determine warrants for signalization, minimum safe sight distances, gap analysis, turning radius requirements, queue length analysis, turning lane length analysis, .curb cut locations or similar requirements.

D. Mitigation Plan

Where the analysis indicates that the project will create deficiencies in the impact area, improvements shall be recommended which shall include projected cost estimates. The design of improvements shall be in accordance with specifications of the Public Works Director and, where appropriate, the South Carolina Department of Transportation. Where a Decision-Making Body determines that a mitigation plan is not adequate to address the traffic impacts of the project, it may serve as a basis for denial of the rezoning, preliminary plat or planned development request.

E. Consultants

The Public Works Director may require that a mutually agreed upon independent consultant be hired by the County to perform required traffic impact studies or to review all or part of a study prepared by the applicant's consultants. The Public Works Director is authorized to administer the contracts for such consultants.

1. The Public Works Director shall determine the scope of services to be performed by the independent consultant and receive a cost estimate of such services.
2. The applicant shall provide an amount equal to the estimate to the Public Works Director, who will deposit the amount in an escrow or special account set up for this purpose. Any funds not used for the independent consultant shall be returned to the applicant in a timely manner without interest.
3. The Public Works Director may require additional fees for the independent review if: the Decision-Making Body expands the scope of the required review; the applicant substantially amends the application; additional meetings involving the consultants are requested by the applicant; the consultant's appearance is requested at Planning Commission or County Council meetings beyond what was initially anticipated; or the consultant's attendance is required at meetings with regional, state, or federal agencies or boards which were not anticipated in the earlier scope of services.

ARTICLE 9.10 VISION CLEARANCE

§9.10.1 MAJOR ROADWAYS

Corner lots on major roadways shall have no structure or obstruction that obscures travel vision from 30 inches to ten feet above ground level in a triangular area formed by measuring from the point of intersection of the front and side lot lines a distance of 40 feet along the lot lines and connecting the points to form a triangle.

§9.10.2 COLLECTOR STREETS

On Collector Streets, the triangular area formed by measuring from the point of intersection of the front and side lot lines is 30 feet.

§9.10.3 SUB-COLLECTOR STREETS

On Sub-Collector Streets, the triangular area formed by measuring from the point of intersection of the front and side lot lines is 20 feet.

§9.10.4 PRIVATE DRIVES AND PRIVATE LANES

On private driveways of commercial or industrial activities, the triangular area formed by measuring from the point of intersection of the drive edge is 15 feet.

ARTICLE 9.11 SIGNS

§9.11.1 GENERAL PROVISIONS

A. Purpose and Intent

This Article provides comprehensive regulations for signage in Charleston County designed to promote public safety and welfare by reducing visual clutter along highways, facilitating the efficient transfer of information, and thus enhancing traffic flow and the ability to locate needed goods and services.

B. Administration and Enforcement**1. Building and Electrical Code Standards**

All permanent signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Charleston County Building Inspection Services.

2. Permit Required

No signs, shall be erected unless a zoning permit has been issued by the Planning Director in accordance with the procedures of this Ordinance, except real estate signs, political signs, and campaign signs 32 square feet or less in size.

3. Fees

An applicant for a zoning permit shall pay such fees as determined necessary for application processing. These fees are due upon submission of an application and shall be determined by County Council.

4. Documentation of Signs

Upon request, the owner of any existing sign shall provide the Charleston County Planning Director with evidence that documents the size, location and date of construction of all existing signs on the premises.

C. Prohibited Signs

Except as otherwise permitted by this Ordinance, the following sign types shall be prohibited:

1. Flashing Sign;
2. Animated Sign;
3. Sign Imitating Traffic Devices (Signal);
4. Sign Imitating Traffic Sign;
5. Sign in Marshes;
6. Sign in Right-of-Way;
7. Snipe Sign;
8. Vehicle Sign;
9. Roof Sign;
10. Off-Premises Sign (except Billboards, Shared Signs and Bona Fide Agricultural Use Signs as defined by this Ordinance).

D. Address Numbers

All permanent, free-standing, on-premises signs shall contain address numbers of at least four inches in height. The area devoted to required address numbers shall not be included in the calculation of maximum sign area.

E. Illumination

All lighted On-Premises signs shall comply with all dimensional standards set forth in this Ordinance. Additionally, all non-LED internally illuminated signs on property not adjacent to commercial or industrial uses shall have an opaque background on the sign face with a maximum of 80 watts per bulb and no more than one bulb per foot in height of the sign face. See section 9.11.2.1 for

illumination requirements for LED message board signs.

F. Signs in Disrepair

Signs in disrepair shall be repaired, renovated, or removed from the premises within 60 days following notice by Planning Director.

G. Abandoned Signs

Signs advertising a person, business, service, event or other activity that is no longer available or other signs that contain inaccurate or outdated information shall be considered abandoned. Remedial action shall be taken within 30 days after a sign becomes abandoned. If no remedial action is taken, the Planning Director shall give notice to the owner of record who shall have 30 days to remove the sign prior to any further enforcement action being pursued. This provision shall apply to all abandoned signs, including those abandoned before April 21, 1999.

H. Signs Interfering with Vehicular Vision

1. In the area near the entrance of a driveway, no sign shall obscure the travel vision from 30 inches to ten feet above ground level in triangular areas formed by measuring from the point of intersection of any front lot line and driveway, a distance of 15 feet along the front lot line and driveway and connecting the points to form a triangle.
2. No sign or structure shall be erected so as to interfere with the vision of vehicles operated along any highway, street, road or driveway, or at any intersection of any street, highway or road with a railroad track. Signs determined by the Planning Director to be in violation shall be removed or relocated immediately upon notice.
3. Signs shall also comply with the site triangle standards, as illustrated in Chapter 9.

§9.11.2 FREE-STANDING SIGNS

TABLE 9.11.2 FREE-STANDING ON-PREMISES SIGNS

Requirement [1] [2]	ZONING DISTRICT		
	Agricultural	Residential	Non-Residential
Maximum Area	10 (32 with Special Exception) sq. ft.	10 sq. ft.	Bldg. Size (sq. ft.) 0 sq. ft. to 2,500 sq. ft. = 50 sq. ft. 2,500 sq. ft. to 25,000 sq. ft. = 100 sq. ft. 25,000 sq. ft. to 100,000 sq. ft. = 150 sq. ft. 100,000 sq. ft. + = 200 sq. ft.
Maximum Height	12 ft.	6 ft.	20 ft. OR Districts: 6 ft.
Minimum Height	None	None	None
Maximum Width (height of sign with face)	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1 (ft.)
Maximum Length	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1(ft.)
Setbacks (Front/Int)	5/5 (ft.)	5/5 (ft.)	5/5 (ft.)
Max. No. Sign Faces	2 per sign	2 per sign	2 per sign
Max. No. Signs	2 per major frontage	1 per major frontage	1 per major road frontage

[1] Sign regulations for the CT Zoning District can be found in Section 4.18.4.

[2] Sign regulations for properties located in overlay districts can be found in Chapter 5.

- A. Maximum size, height, width, length, number of sign faces, number of signs per establishment and required minimum height and setbacks are based upon establishment size and shall conform with Table 9.11.2.
- B. A maximum of one reader board shall be allowed per zoning lot for single or multi-tenant structures containing office, commercial, or industrial uses if attached to permanent free-standing signs. The area of the reader board shall be included in the site's total sign area allowance.
- C. All new free-standing signs are to be designed as monument signs, pedestal style signs, or pole mounted signs.
- D. All pedestal style signs shall have a pole skirt.
- E. The predominate exterior sign materials used for free-standing signs shall complement those found on the principal structure as reviewed and approved through the site plan review process. Materials, design and color of the sign do

not need to be the same as those found on the principle structure to be considered complementary.

- F. Signs that are located in parking lots (such as directional signs) may be internally lit when constructed with routed letters or an opaque background.
- G. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
- H. When calculating the sign area of a “monument sign”, “pedestal sign”, or “pole sign”, the internal structural framework supporting the sign or other solid structural features (not containing copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the sign. Signs may be mounted on a base or foundation that will not be included in the square footage; however, the base for monument signs must be as wide as the sign.
- I. **Light Emitting Diode (LED) Message Board Signs**

An LED Message Board may be permitted as part of a free standing sign provided that documentation has been submitted demonstrating that it complies with all applicable sections of this ordinance and the following standards:

1. The sign is within the Urban/Suburban Area of the County, as defined by the Urban Growth Boundary (UGB), and is located on a parcel that:
 - a. Is zoned Community Commercial (CC) or Industrial (I) and is adjacent to (shares side property boundaries) one or more parcels in the Community Commercial (CC) or Industrial (I) Zoning District; or
 - b. Contains a legally established Civic/Institutional Use as its principal use, provided that if the parcel shares one or more side property boundaries with parcels that are zoned Single-Family Residential (R-4) or Special Management 3 (S-3) or that contain single family detached residential uses, the proposed LED sign shall comply with the Special Exception procedures contained in this Ordinance and all other requirements of this Ordinance.
2. The sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter Five of this Ordinance.
3. The sign is monument style, maximum ten (10) feet in height and the electronic message board constitutes no more than twenty-five percent (25%) of the overall allowable sign area as defined by Table 9.11.2.
4. The electronic message board will exhibit low intensity lighting and low intensity, night dimming red or amber text (no graphics) on a black background associated only with the business of the subject parcel and the text will not scroll, fade, or move except on and off.

5. The copy will not change at intervals less than eight (8) seconds on LED signs that front on roads with a speed limit of forty-five (45) mph or greater and fifteen (15) seconds on roads with a speed limit less than forty-five (45) mph. On corner or double frontage lots, the required time interval will be based upon the speed limit of the road which the parcel is addressed.

§9.11.3 SPECIAL SIGNS

TABLE 9.11.3.A SPECIAL SIGNS

Type	Maximum Size	Maximum Number	Maximum Height	Minimum Setback
Subdivision/Multi-Family I.D. Signs	32 sq. ft.	2 per entrance	12 ft.	5 ft.
Directional	3 sq. ft.	Unlimited	4 ft.	N/A
Flags	60 sq. ft.	3 per zoning lot	35 ft. or 15 ft. above highest point of roof	N/A
Civic/Institutional	100 sq. ft. 32 sq. ft. in Residential or Agricultural uses	1 per zoning lot	12 ft. Sign must have opaque background except the marquee. Marquee cannot exceed 25% of total sign size	5 ft.
Home Occupations	3 sq. ft.	1 per zoning lot (free standing or wall mounted)	3 ft.	5 ft.

Maximum size, number, location and height of special signs shall conform with Table 9.11.3.A and the following standards:

A. Flags Used As Signs

1. A permit shall be required for the installation of all flag poles or flag display devices erected on lots zoned for multi-family, office, commercial, or industrial use or occupied by a multi-family, office, commercial, or industrial use.
2. Applicants must submit with the permit application a scaled site plan giving the location of all flag poles and complete dimensional and installation engineering data.
3. Applicants must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper utility prior to issuance of permit, or installation.
4. Maximum size and number of flags used as signs, and height of flag poles shall conform with Table 9.11.3.A of this Chapter.

5. The American flag and the flag of the State of South Carolina are exempt from the provisions for maximum size of flags and maximum size of flagpoles in Table 9.11.3.A of this Chapter.

B. Sandwich Board/Sidewalk Sign

A permit may be issued for a maximum of two sandwich board signs per lot or business provided the signs comply with the following criteria:

1. The sign is located within the Commercial zoning districts on the subject parcel or in front of the business being advertised.
2. It is a maximum of three (3) feet in height with a maximum of nine (9) square feet per sign face.
3. The sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.
4. The sign is not located within any right of ways or within any pedestrian ways which would impede or interfere with vehicular or pedestrian use of roads, sidewalks or seating areas.

C. Shared Free Standing Signs

1. Off-premises shared free standing signs are allowed in the Commercial and Industrial zoning districts for the advertisement and identification of two or more businesses or residential developments located on separate parcels.
2. One shared sign is allowed at the location of a jointly shared curb cut/entry drive.
3. Multiple businesses may participate on multiple shared signs; however, a business that participates on a shared free standing sign shall not be allowed to erect a single tenant on-premise free-standing sign.
4. Participating businesses must either share a property boundary on at least one (1) side or be part of an approved multi parcel development.
5. The size of a shared sign face may be one and one half (1.5) times the size allowed by the accumulated building square footages of the subject businesses advertised as defined in Table 9.11.2. Shared free standing signs must meet all other setback and dimensional standards for Non-Residential Free Standing Signs including all architectural standards and overlay district requirements of this Ordinance.

D. Off-Premises Bona Fide Agricultural Use Signs

Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification may be permitted on properties located in Agricultural or Commercial zoning districts, subject to the following requirements:

1. A maximum of one (1) off-premises sign is permitted per Bona Fide Agricultural use;
2. The applicant shall submit a plan drawn to scale showing the proposed location of the sign on the property on which the sign is to be placed;
3. The sign shall comply with the setback and dimensional requirements of Table 9.11.2. Free-Standing On-Premises Signs, of this Ordinance. The applicable requirements of Table 9.11.2. shall be determined based on the Zoning District of the property where the sign is to be located;
4. The sign shall be located outside of any right-of-ways and easements, shall comply with the requirements of Article 9.10, Vision Clearance, of this Ordinance, and shall not be internally or externally illuminated;
5. The applicant shall submit a signed letter of intent and supporting documentation indicating that the primary use of the property being advertised is a Bona Fide Agricultural use as defined in this Ordinance and that the products and events advertised are grown, produced, and/or will occur on the Bona Fide Agricultural use property; and
6. The applicant shall submit a signed letter of agreement from the property owner of the parcel on which the sign is to be located stating that the property owner will allow the sign to be erected at the location indicated on the site plan;
7. The sign shall comply with all other applicable sections of this Ordinance; and
8. Off-Premises Bona Fide Agricultural use sign permits shall be assigned to the property on which the sign is to be located.

E. Home Occupation Signs

One (1) sign per property on which a legally established Home Occupation use exists may be permitted provided that the sign complies with the requirements contained in Section 6.5.11.J, Home Occupations. —

F. TEMPORARY SIGNS

TABLE 9.11.3.B TEMPORARY SIGNS

Type	Maximum Size	Maximum Number	Maximum Height	Minimum Setback
Real Estate Signs	48 sq. ft.	1 per 1500 ft. frontage Maximum: 3 per lot	12 ft. 6 ft. height in residential zoning districts	5 ft.
Grand Opening and Special Sales Event Signs	50 sq. ft.	2 per zoning lot including banners, balloons (max. 2 square ft.), pennants, streamers allowed	20 ft.	5 ft.
Permitted Temporary Special Event Signs	100 sq. ft., 50 sq. ft. in Residential and Agricultural districts and no internal illumination	1 per zoning lot	12 ft. 6 ft. height in residential zoning districts	5 ft.

All Temporary signs, unless expressly exempt, require a Zoning Permit and shall comply with all other regulations of this Ordinance. Maximum size, number, duration, location and height of temporary signs shall conform with Table 9.11.3.B and the following standards:

1. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the International Building Code where applicable.
2. A site plan and letter of intent indicating the type, amount and location of balloons, pennants, streamers, banners and portable signs must be submitted for review. The application will be reviewed to insure that all proposed signage will not pose any pedestrian or vehicular danger as determined by the Planning Director.

a. Special Sales Event Signs

- i. A legally established business may submit an application for temporary signs for the advertisement of one Grand Opening and five Special Sales Events per calendar year.
- ii. Permitted Signs for Grand Openings or Special Sales Events shall be removed no later than ten consecutive days after being installed.

b. Permitted Temporary Special Events

- i. A permitted Special Event is allowed one Special Event sign per event.
- ii. Signs for permitted Special Events shall be removed no later than ten consecutive days after being installed.

c. Real Estate Signs

- i. Signs 32 square feet or less do not require a Zoning Permit.
- ii. All signs shall be removed no later than 15 days after the property is sold.
- iii. Signs shall face a maximum of two directions, and may be mounted back-to-back or V'ed.
- iv. Where signs are V'ed, the space between panels shall not exceed 3 feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 60 degrees. For purposes of these requirements, V'ed signs shall be counted as one sign.
- v. Where signs face two directions, whether back-to-back or V'ed, both signs must be the same standard size.

d. Political Signs

- i. A Zoning Permit shall be required for temporary political signs greater than 32 square feet in size. Signs greater than 32 square feet shall be treated as permanent free standing signs, subject to §9.11.2, along with applicable County Building Code regulations to ensure that the signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.
- ii. All signs shall: comply with the §9.11.1.H (Signs Interfering with Vehicular Vision); not interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and not create any other public safety hazards.
- iii. Political signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11 of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the land owner, along with the candidate, political party, and/or political organization explicitly listed on a sign, will be designated as the sign owners or the responsible parties for the purpose of enforcement action.

e. Campaign Signs

- i. A Zoning Permit shall not be required for campaign signs 32 square feet or less in size. Signs greater than 32 square feet shall be treated as permanent free standing signs, subject to §9.11.2, along with applicable County Building Code regulations to ensure that the signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.
- ii. Campaign signs shall only be posted during the period of 45 calendar days prior to a legally scheduled election and shall be removed within 15 calendar days after a legally scheduled election.
- iii. All signs shall: comply with the §9.11.1.H (Signs Interfering with Vehicular Vision); not interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and not create any other public safety hazards.
- iv. Campaign signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11 of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the land owner, along with the candidate, political party, and/or political organization explicitly listed on a sign, will be designated as the sign owners or the responsible parties for the purpose of enforcement action.

f. Nonconforming Signs

Refer to Chapter 10, Nonconformities, of this Ordinance.

§9.11.4 WALL/FACADE SIGNS

TABLE 9.11.4 WALL/FACADE SIGNS

Building Length Facing Street	Setback	Maximum Size (sq. ft.)
50 feet or less	0—99 ft.	50
	100—399 ft.	100
	400 or more ft.	150
More than 50 feet	0—99 ft.	Bldg. Frontage x 1
	100—399 ft.	Bldg. Frontage x 2
	400 or more ft.	Bldg. Frontage x 3

- A. A maximum of two signs shall be allowed per wall/facade, with a maximum of four per building. Total area of all signs shall not exceed square footage of Table 9.11.4.
- B. Maximum size of wall/facade signs is dependent upon building frontage and setback, in accordance with Table 9.11.4.
- C. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
- D. Awning Signs
 1. The use of awnings for the purpose of providing signage will be considered a wall sign. The awning signage must meet all dimensional and intensity standards applicable to wall signs in this Article.
 2. For purposes of the subsection, an awning sign is a sign used for the purpose of providing signage and must be located above a display window or entryway.
 3. Text or graphic shall be limited to the face of an awning.

§9.11.5 BILLBOARDS (Outdoor Advertising Structures)

- A. **Outdoor Advertising of America Standards**
All Billboards shall be constructed in compliance with Outdoor Advertising of America Standards.
- B. **Location and Setbacks**
Billboards shall be allowed in those zoning districts indicated in Chapter 6.

TABLE 9.11.5-D BILLBOARDS

Maximum Length	48 ft.
Maximum Width	14 ft.
Maximum Area	672 sq. ft.

Maximum Height	40 ft.
Minimum Setback (<i>from property boundary and above ground utility</i>)	25/20 ft.
Location Criteria	
Minimum distance to nearest billboard	1,000 ft.
Minimum distance to nearest on-premises sign (<i>excluding signs located on the subject parcel</i>)	500 ft.

C. Orientation

1. Signs shall face a maximum of two directions, and may be mounted back to back or V'ed.
2. Where signs are V'ed, the space between panels shall not exceed three feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 90 degrees.

D. Compatible Size Signs

Where signs face two directions, whether back to back or V'ed, both signs must be the same standard size.

E. Nonconforming Signs

Refer to Chapter 10, Nonconformities.

F. Digital or Electronic Billboards

Digital or Electronic Billboards may be permitted in the Industrial Zoning Districts, provided that documentation of compliance with all applicable sections of this Ordinance and documentation that the billboard meets the following standards have been submitted:

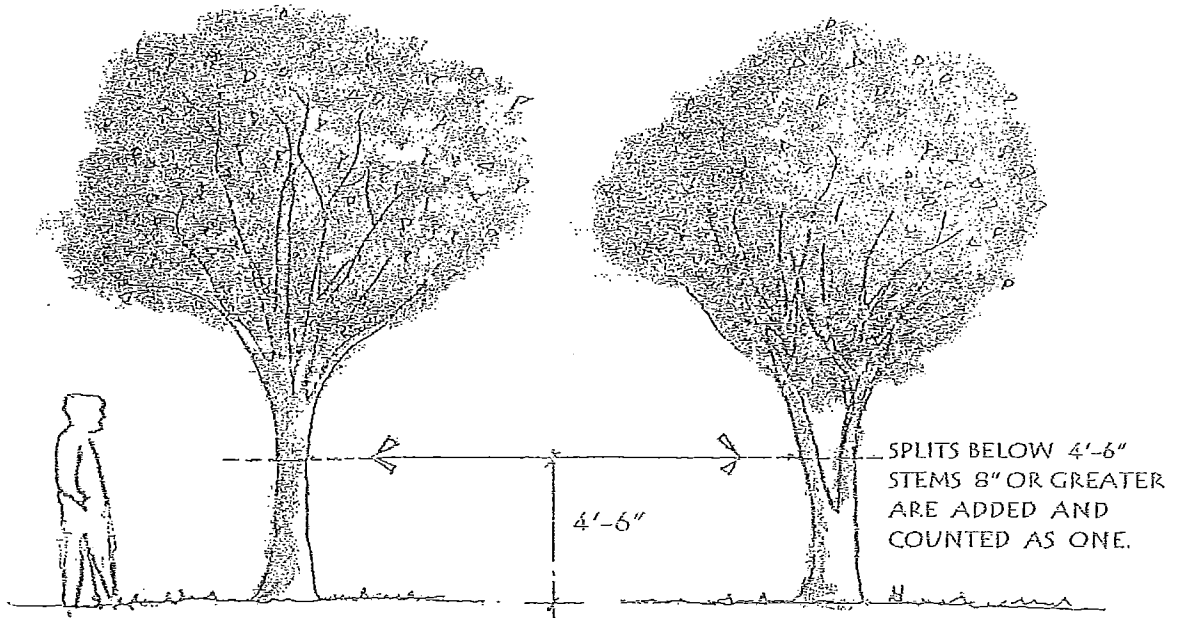
1. All messages, images or displays on a digital or electronically changing billboard shall remain unchanged for a minimum of (8) eight seconds;
2. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, scrolling, movement of flow of the message, image or display;
3. The digital or electronic billboard shall automatically provide day and night dimming to reduce the illumination intensity of the sign from one hour after sunset, to one hour prior to sunrise; and
4. Proof of approval of the digital or electronic billboard by the South Carolina Department of Transportation.

ARTICLE 9.12 DRAINAGE DESIGN

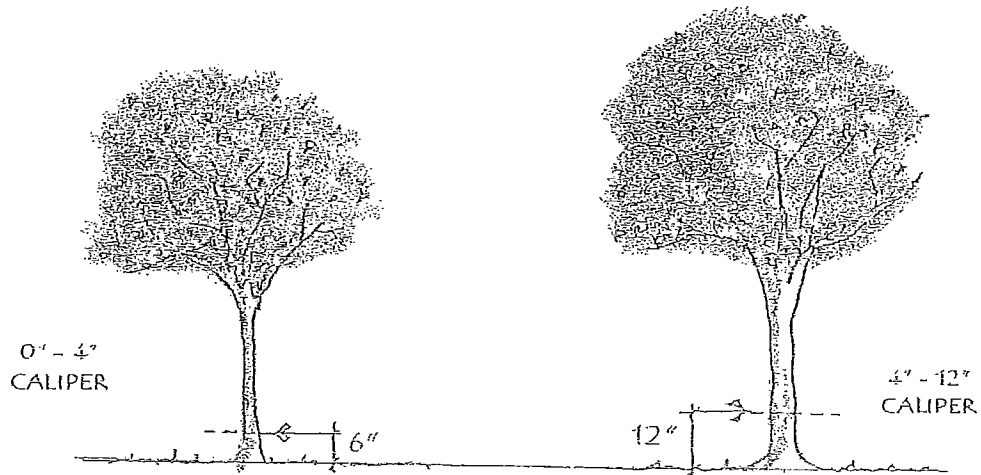
Refer to the Charleston County Stormwater Management Ordinance #1518 approved on August 14, 2007 and found in Appendix B of this Ordinance.

CHAPTER 9 EXHIBITS

Note: The following exhibits are for illustration purposes only. In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.



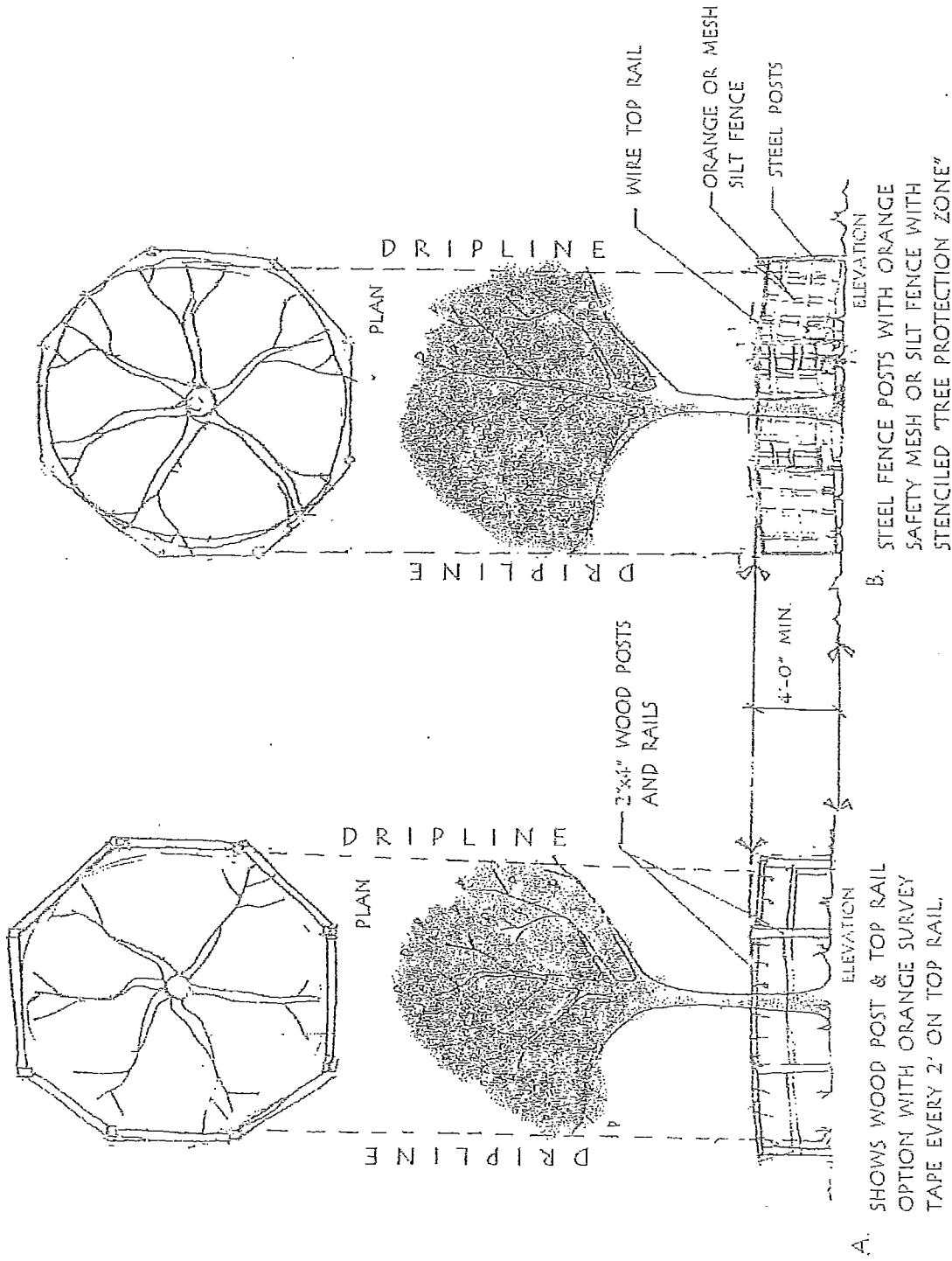
DBH DIAMETER BREAST HEIGHT FOR TREES GREATER THAN 12" CALIPER.



CALIPER MEASUREMENT FOR TREES LESS THAN 12" IN CALIPER.

TREE MEASUREMENT METHODS

ILLUSTRATION FOR 9.4.1. D

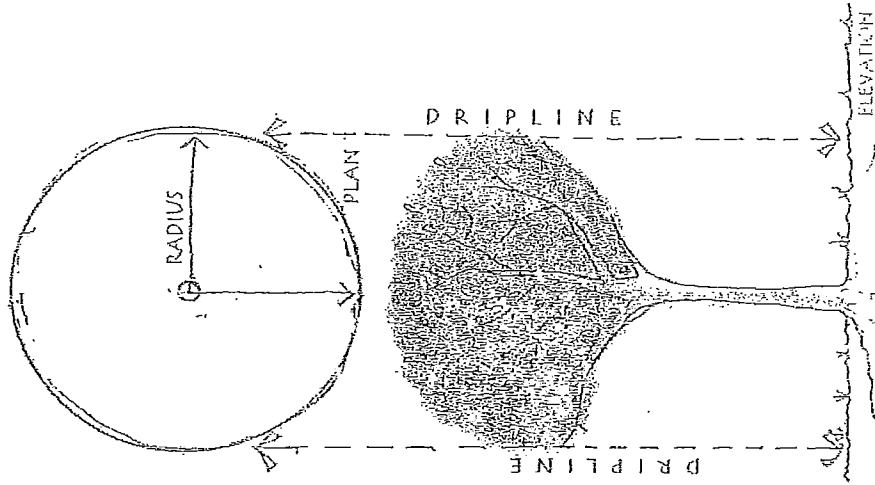


B. STEEL FENCE POSTS WITH ORANGE SAFETY MESH OR SILT FENCE WITH STENCILED "TREE PROTECTION ZONE" IN 6" TALL LETTERS.

A. SHOWS WOOD POST & TOP RAIL OPTION WITH ORANGE SURVEY TAPE EVERY 2' ON TOP RAIL.

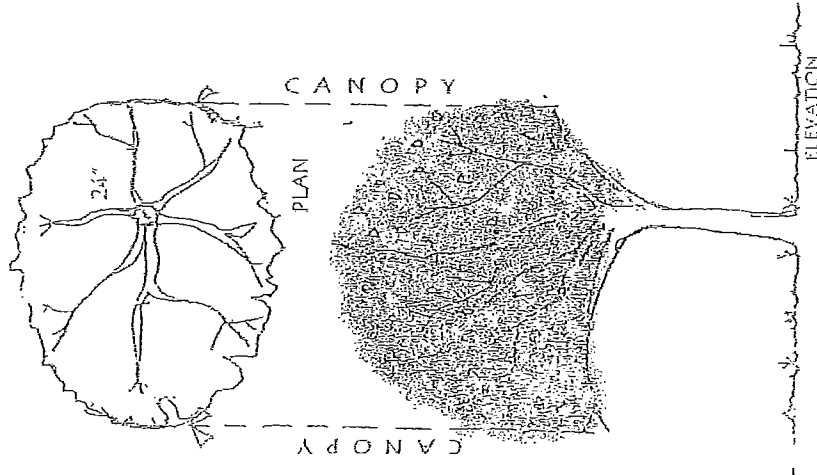
TREE PROTECTION OPTIONS

ILLUSTRATION FOR 9.4.4.B



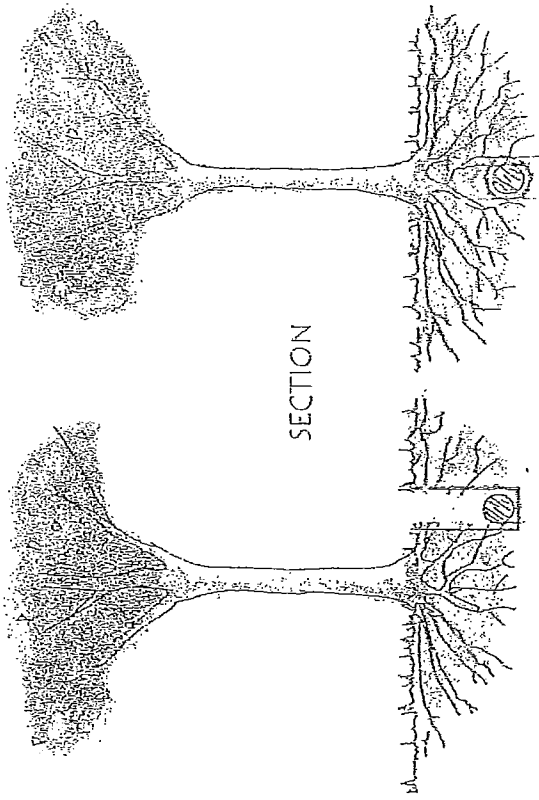
DRIPLINE OF A TREE
RADIUS LINE FROM THE TRUNK TO
THE OUTER EDGE OF THE CANOPY.

ILLUSTRATION FOR 9.4.4.B

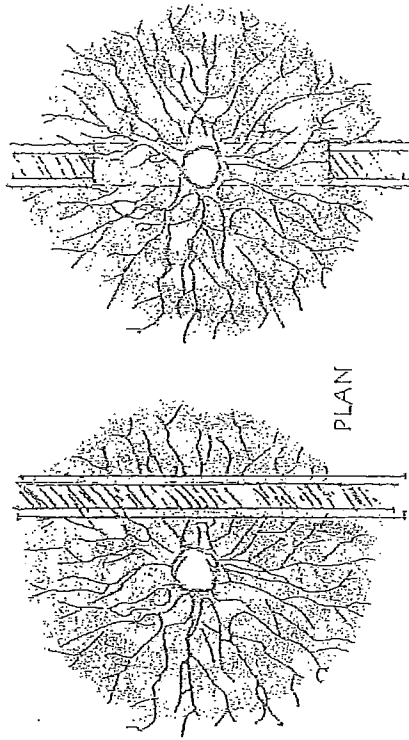


ACCURATE SCALED GRAPHIC
REPRESENTATION OF TREE CANOPY
AND TREE TRUNK FOR SURVEYS.

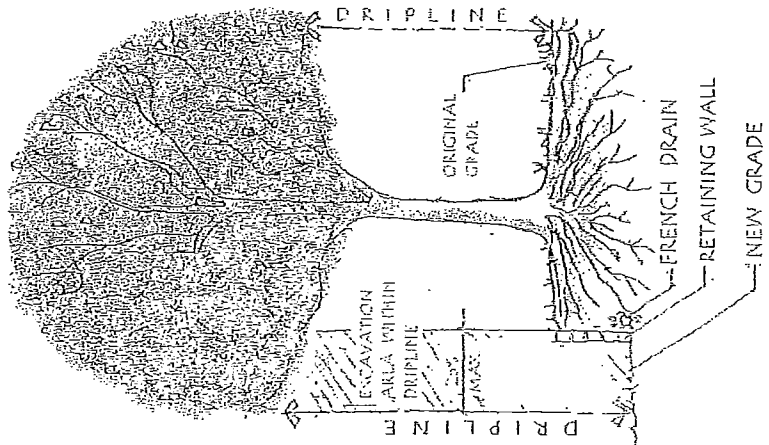
ILLUSTRATION FOR 9.4.5.A



A. NOT ACCEPTABLE B. ACCEPTABLE

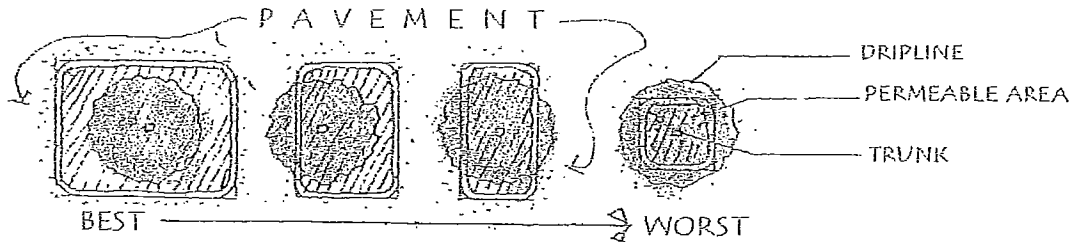


TRENCHING METHODS FOR UTILITY LINES
 A. THIS TYPE OF TRENCHING WILL KILL THE TREE.
 B. TUNNELING UNDER THE TREE WILL PRESERVE THE IMPORTANT FEEDER ROOTS.

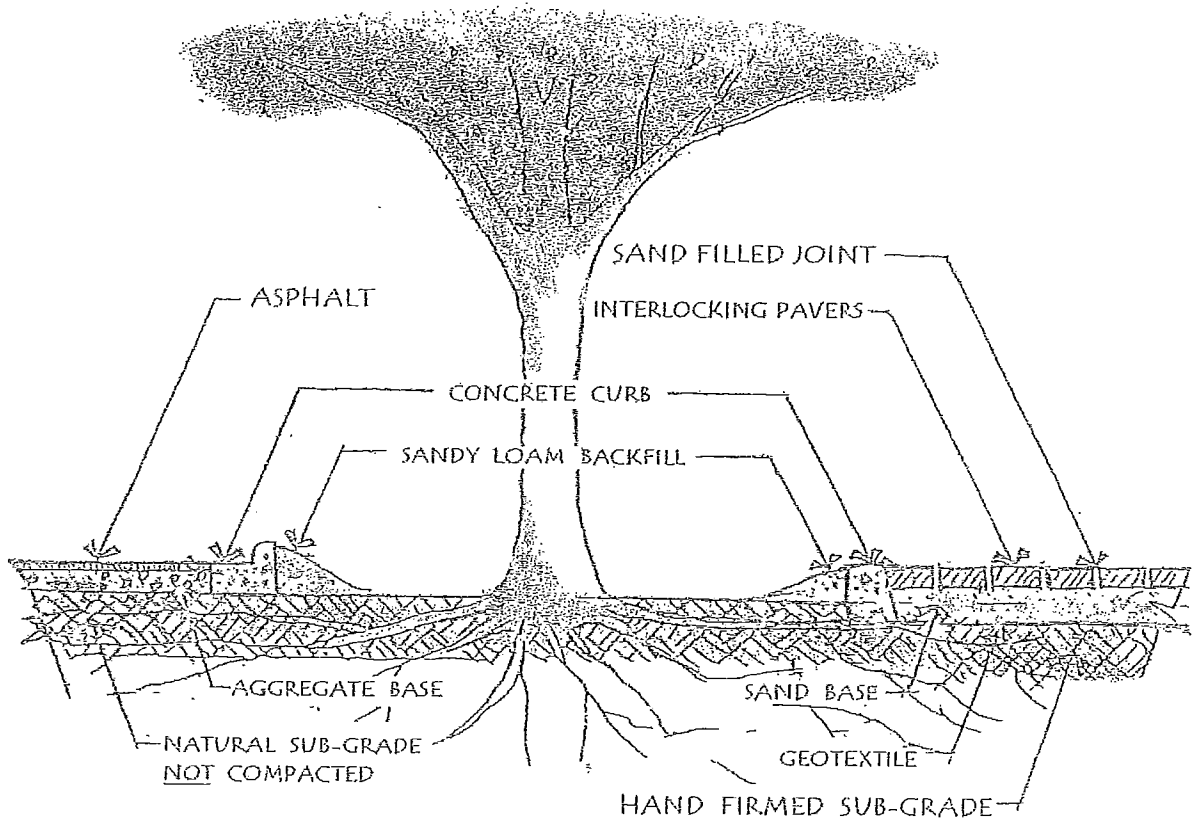


EXCAVATION WITHIN DRIPLINE

ILLUSTRATION FOR 9.4.4 D



THE MORE PERMEABLE SURFACE OUTSIDE THE DRIPLINE, THE LESS IMPACT THERE IS TO THE TREE.

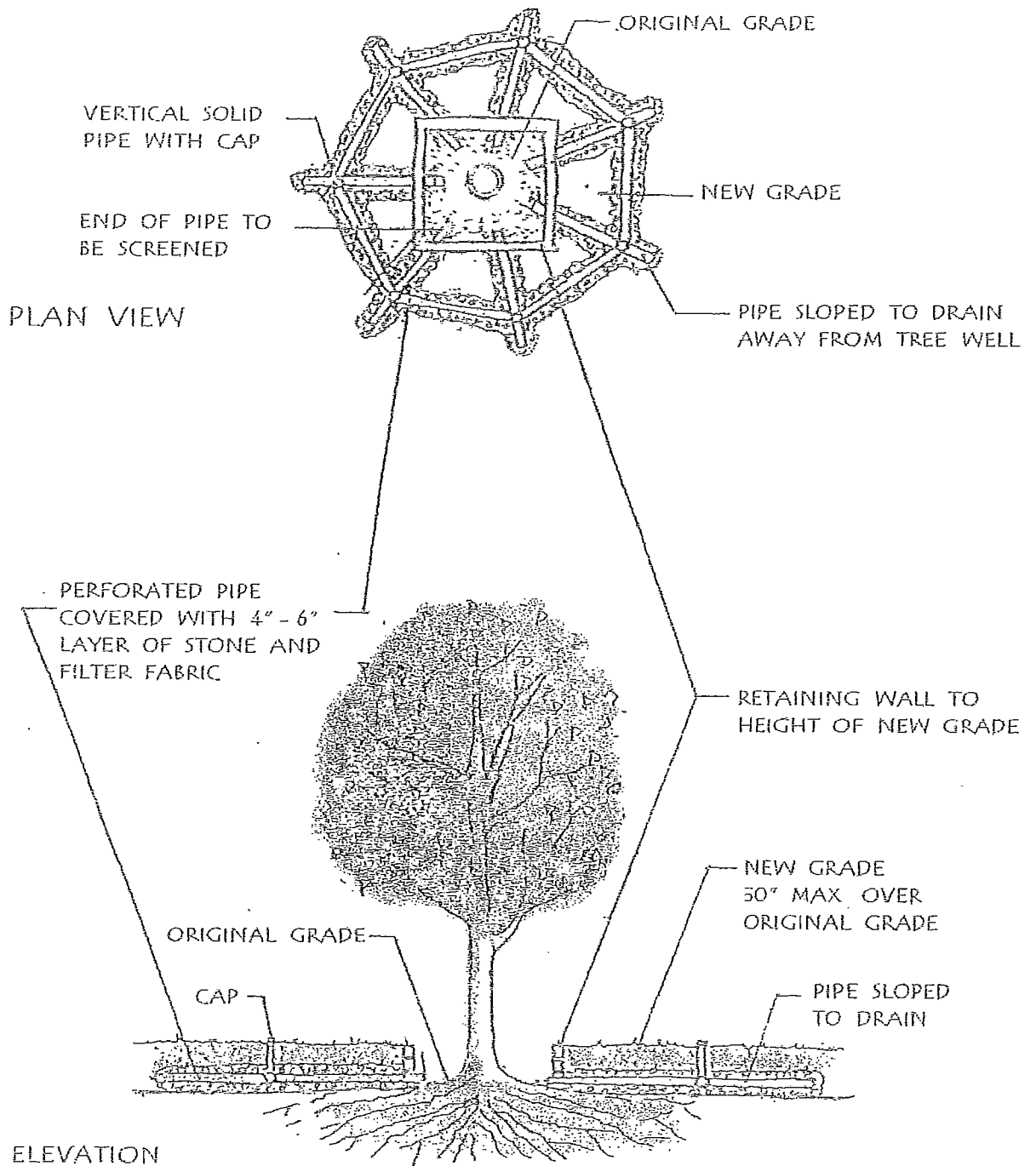


"NO DIG" PAVEMENT METHOD

BRICK OR INTERLOCKING PAVERS FOR PERVIOUS PAVING

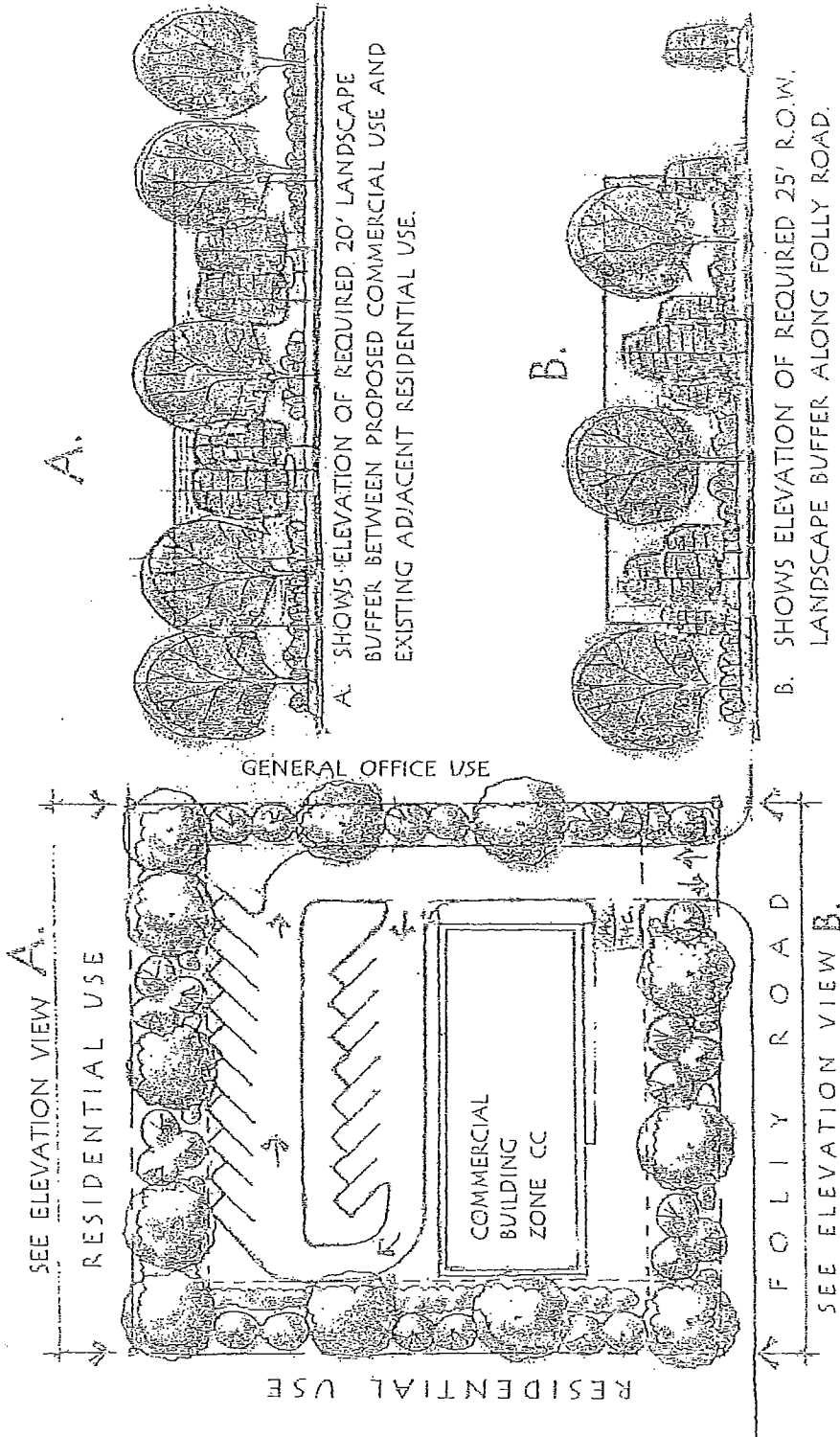
PAVEMENT METHODS UNDER DRIPLINE

ILLUSTRATION FOR 9.4.4-D



TREE PROTECTION FROM FILL

ILLUSTRATION FOR 9.4.4 D



A. SHOWS ELEVATION OF REQUIRED 20' LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USE AND EXISTING ADJACENT RESIDENTIAL USE.

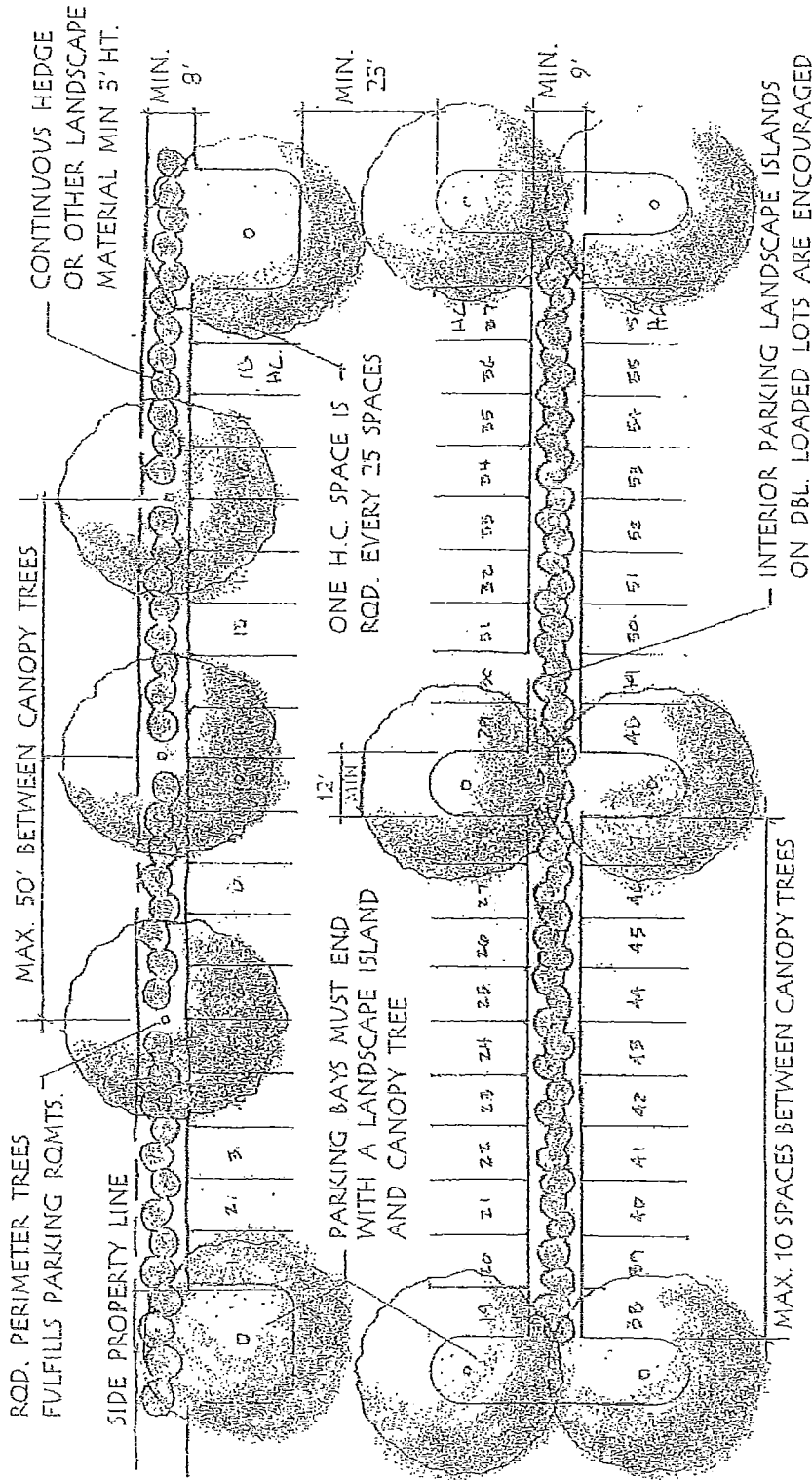
B. SHOWS ELEVATION OF REQUIRED 25' R.O.W. LANDSCAPE BUFFER ALONG FOLLY ROAD.

LANDSCAPE BUFFERS

- NOTES
1. THIS EXAMPLE SHOWS THE REQUIRED PARKING IN "SIDE OR REAR" OF BUILDING WHEN THERE ARE 10 OR MORE SPACES.
 2. DIFFERENT ADJACENT USE REQUIRE DIFFERENT SIZE LANDSCAPE BUFFERS RANGING FROM 0 TO 100. SEE THE LAND USE BUFFER TABLE AND LANDSCAPE STANDARDS FOR BUFFER DEPTH AND PLANT MATERIAL REQUIREMENTS.

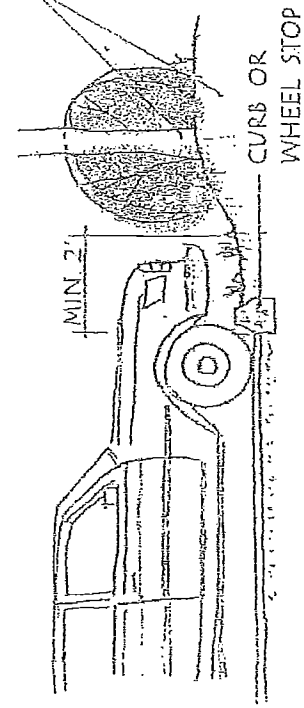
ILLUSTRATION FOR ARTICLE 9.5

PERIMETER PARKING/VEHICULAR USE LANDSCAPE REQUIREMENTS



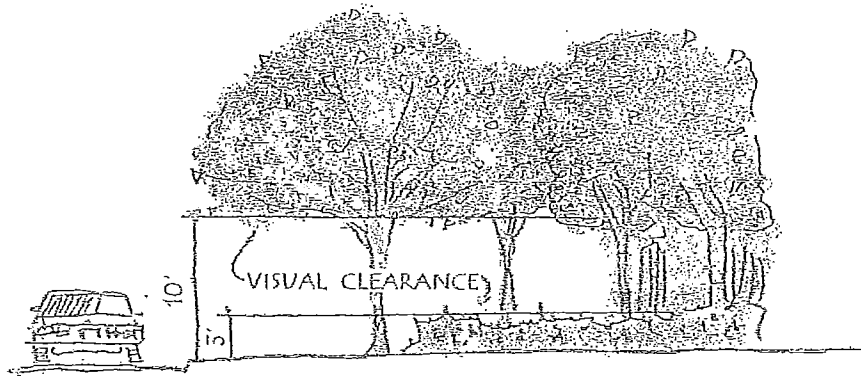
INTERIOR PARKING LANDSCAPE REQUIREMENTS

EARTHEN BERMS, TREES, SHRUBS ARE TO BE LOCATED A MIN. OF 2' FROM EDGE OF PAVEMENT TO PREVENT THEIR DAMAGE OR DESTRUCTION.

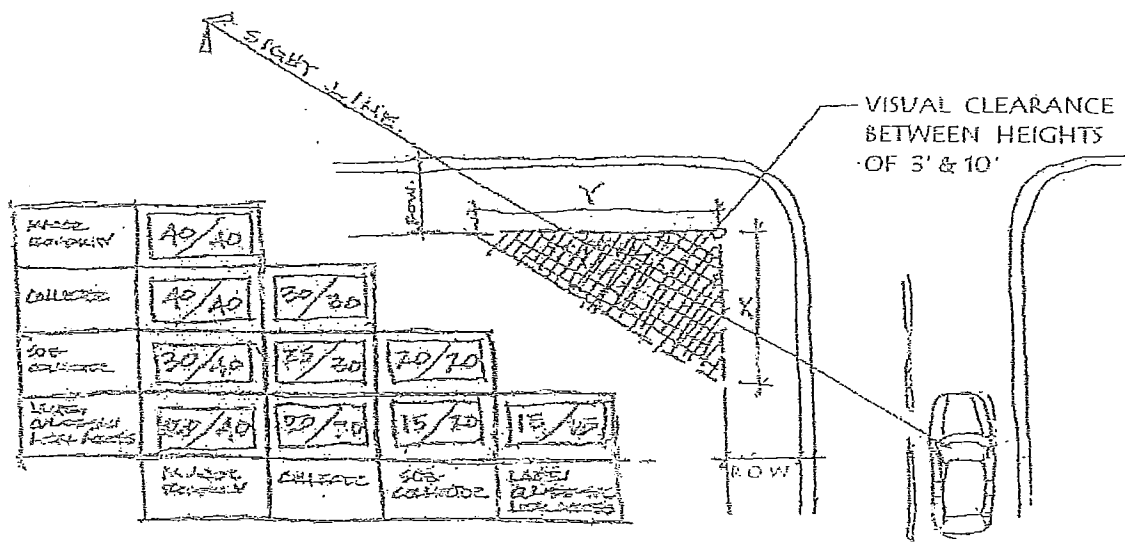


PARKING LANDSCAPE STANDARDS

ILLUSTRATION FOR 9.5.3

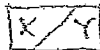


ELEVATION



MUSEUM	40/40			
COLLEGE	40/40	30/30		
OFFICE	30/40	25/30	20/20	
RETAIL	30/40	20/30	15/20	15/15
MUSEUM		COLLEGE	OFFICE	RETAIL

GRAPHIC KEY



PLAN

NOTE: SITE TRIANGLES ARE SUBJECT TO SCDOT APPROVAL AND MAY NEED ADJUSTMENTS FOR ROAD HORIZONTAL AND VERTICAL CURVATURE

SITE TRIANGLE STANDARDS

ILLUSTRATION FOR ARTICLE 9.10

CHAPTER 10 | NONCONFORMITIES

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CHAPTER 10 | NONCONFORMITIES

ARTICLE 10.1 GENERAL

§10.1.1 PURPOSE

It is the general policy of the County to allow uses, structures, lots, signs and other situations that came into existence legally—in conformance with then-applicable requirements—to continue to exist and be put to productive use, but to bring as many aspects of such situations into compliance with existing regulations as is reasonably possible. This Chapter establishes regulations governing uses, structures, lots and signs that were lawfully established but that do not comply with one or more existing requirements of this Ordinance. The regulations of this Chapter are intended to:

- A. Recognize the interests of property owners in continuing to use their property;
- B. Promote reuse and rehabilitation of existing buildings; and
- C. Place reasonable limits on the expansion of nonconformities that have the potential to adversely affect surrounding properties and the county as a whole.

§10.1.2 AUTHORITY TO CONTINUE

Any nonconformity that legally existed on April 21, 1999, or that becomes nonconforming upon the adoption of any amendment to this Ordinance may be continued in accordance with the provisions of this Chapter.

§10.1.3 DETERMINATION OF NONCONFORMITY STATUS

The burden of establishing that a nonconformity is a legal nonconformity shall, in all cases, be solely upon the owner of such nonconformity.

§10.1.4 REPAIRS AND MAINTENANCE

Incidental repairs and normal maintenance of nonconformities shall be permitted unless such repairs are otherwise expressly prohibited by this Ordinance. Nothing in this Chapter shall be construed to prevent structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of the Director of Building Services or their designee.

§10.1.5 CHANGE OF TENANCY OR OWNERSHIP

The status of a nonconformity is not affected by changes of tenancy, ownership, or management.

§10.1.6 NONCONFORMITIES CREATED BY PUBLIC ACTION

When lot area or setbacks are reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least 50 percent of the otherwise applicable minimum standard, then that lot shall be deemed to be in compliance with the minimum lot area and setback standards of this Ordinance.

ARTICLE 10.2 NONCONFORMING USES**§10.2.1 DEFINITION**

A "Nonconforming Use" is a use that was legally established but which is no longer allowed by the use regulations of the zoning district in which it is located.

§10.2.2 EXPANSION

A nonconforming commercial or industrial use shall not be enlarged or expanded unless one of the following conditions exists:

- A. Such expansion eliminates or reduces the nonconforming aspects of the situation; or
- B. The expansion is into a part of the building or structure that was lawfully and manifestly designed or arranged for such use, provided that no such expansion shall be allowed if it displaces a conforming use.

§10.2.3 CHANGE OF USE

- A. A Nonconforming Use may not be changed to any use other than a use allowed in the zoning district in which it is located, provided that the Board of Zoning Appeals shall be authorized to approve a change to another Nonconforming Use in accordance with the Special Exception procedures of this Ordinance. In acting upon such requests, the Board of Zoning Appeals shall not be guided by the Special Exception approval criteria of this Ordinance, but rather shall approve the change of use only upon a finding that the new use will be less detrimental to adjacent property and general area than the existing Nonconforming Use.
- B. When a conforming use becomes nonconforming as a result of a Zoning Map Amendment initiated by the applicant, the Nonconforming Use shall then be removed prior to the issuance of a Certificate of Occupancy for the conforming use.

§10.2.4 LOSS OF LEGAL NONCONFORMITY STATUS**A. Abandonment**

If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 12 consecutive months or 18 months in cumulative total within any three-year period, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the zoning district in which it is located.

B. Damage or Destruction

1. No nonconforming Commercial or Industrial Use that is damaged by fire or any other cause shall be restored if the cost of the repair work equals 50 percent or more of the use's total physical replacement cost (which shall consist solely of labor and materials). Determination of physical replacement costs shall be made by the Director of Building Services. When such repairs are allowed to be made, they shall be in full compliance with the regulations of this Ordinance.
2. A nonconforming Residential Use that is damaged by fire or any other cause may be restored. In such cases, the use may be re-established to the extent that existed before the time of damage (within the pre-existing structure boundaries [footprint and height]), provided that the repairs or rebuilding do not increase the degree of nonconformity and provided that such repairs, restoration or reconstruction begin within 12 months of the date of such damage.

§10.2.5 ACCESSORY USES AND STRUCTURES

No use or structure that is accessory to a principal Nonconforming Use or structure shall continue after such principal use or structure shall have ceased or terminated, unless it complies with all regulations of this Ordinance.

ARTICLE 10.3 NONCONFORMING STRUCTURES
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§10.3.1 DEFINITION

A "Nonconforming Structure" is any building or structure that was legally established but which no longer complies with the Density, Intensity and Dimensional Standards of the underlying zoning district.

§10.3.2 USE

A Nonconforming Structure may be used for any use allowed in the underlying zoning district.

§10.3.3 EXPANSION

A nonconforming residential structure may be enlarged or expanded if such residential expansion follows the outside wall at ground level, other than porches, decks or canopies. The outside wall (other than porches, decks or canopies) of a non-conforming residential structure that does not meet current dimensional standards (setbacks), shall only be allowed to expand vertically from ground level provided that such expansion does not exceed the maximum height requirements for that zoning district or encroach into any setback. All other expansion shall meet all other applicable portions of the Ordinance including density, intensity and dimensional standards.

§10.3.4 MOVING

A Nonconforming Structure may be moved in whole or in part to another location if the movement or relocation does not increase the extent of nonconformity.

§10.3.5 SUBDIVISION

If a lot is occupied by a Nonconforming Structure, it may be subdivided provided that subdividing does not create a new nonconformity or increase the degree of nonconformance of the structure.

§10.3.6 LOSS OF LEGAL NONCONFORMING STATUS; DAMAGE OR DESTRUCTION

- A. No Nonconforming Commercial or Industrial Structure that is damaged by fire or any other cause shall be restored if the cost of the repair work equals 50 percent or more of the structure's total physical replacement cost. Determination of physical replacement costs shall be made by the Director of Building Services. When such repairs are allowed to be made, they shall be in full compliance with the regulations of this Ordinance.
- B. A Nonconforming Residential Structure that is damaged by fire or any other cause may be restored. In such cases, the structure may be re-established to the extent that existed before the time of damage (within the pre-existing structure boundaries [footprint and height]), provided that the repairs or rebuilding do not increase the degree of nonconformity and provided that such repairs, restoration or reconstruction begin within 12 months of the date of such damage.
- C. Nothing in this Section shall conflict with the requirements of the Federal Emergency Management Agency's Flood Plain Management Regulations.

ARTICLE 10.4 NONCONFORMING LOTS**§10.4.1 DEFINITION**

A "Nonconforming Lot" is a tract of land, designated on a duly recorded subdivision plat, or by a duly recorded deed, or by other lawful means, that complied with the lot area, lot width and lot depth standards of the zoning district in which it was located at the time of its creation, but which does not comply with the minimum lot area, lot width or lot depth requirements of the zoning district in which it is now located.

§10.4.2 VACANT LOTS

If a Nonconforming Lot or parcel was vacant on the date on which this Ordinance became applicable to it, then the owner may use the property for uses allowed by the underlying zoning district, provided that the use shall comply with applicable setback to the maximum extent possible. If the underlying zoning district permits a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with setback standards, while others would not, then only the uses or intensities that would comply with the applicable setback standards shall be permitted.

§10.4.3 LOT WITH BUILDING OR STRUCTURE

If a Nonconforming Lot or parcel contains a building or structure on the date on which this Ordinance become applicable to it, then the owner may continue the use of that building or structure and may reasonably expand the structure in any way that does not increase the degree of nonconformity; an increase in building size shall not be deemed to increase the degree of nonconformity unless it increases the encroachment on a required setback.

ARTICLE 10.5 NONCONFORMING SIGNS**§10.5.1 DEFINITION**

A "Nonconforming Sign" is any sign that was legally established but which no longer complies with the Sign Regulations contained in Chapter 9 of this Ordinance.

§10.5.2 ON-PREMISES SIGNS

All legal nonconforming permanent On-Premises Signs in place prior to April 21, 1999, shall be removed or replaced by April 20, 2001. All other On-Premises Signs not in conformance with the standards of this Ordinance shall be removed or otherwise brought into compliance with the standards of this Ordinance.

§10.5.3 OFF-PREMISES SIGNS

- A. All legally existing nonconforming Off-Premises Signs shall be removed, altered or otherwise made to conform to the provisions of this Ordinance.
- B. All other Off-Premises Signs shall be removed, altered, or brought into compliance with the provisions of this Ordinance.

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CHAPTER 11 | VIOLATIONS, PENALTIES AND ENFORCEMENT

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CHAPTER 11 | VIOLATIONS, PENALTIES AND ENFORCEMENT**ARTICLE 11.1 ORDINANCE COMPLIANCE REQUIRED****§11.1.1 COMPLIANCE REQUIRED**

- A. No activity regulated by this Ordinance shall be undertaken except in full compliance with the express provisions of this Ordinance.
- B. No activity that is the subject of any permit or approval issued pursuant to the provisions of this Ordinance shall be undertaken except in full compliance with the subject permit or approval, including any attached conditions.
- C. The commencement or continuation of any activity regulated by this Ordinance that is not in compliance with the express provisions of this Ordinance, or that is not in compliance with the express provisions of any permit or approval, including any attached conditions, shall be a violation of this Ordinance, and subject to enforcement under the terms of this Chapter and South Carolina law.

ARTICLE 11.2 VIOLATIONS**§11.2.1 VIOLATIONS**

All of the following constitute violations of this Ordinance:

- A. To use or attempt to use land or a building in any way not consistent with the requirements of this Ordinance;
- B. To erect or attempt to erect a building or other structure in any way not consistent with the requirements of this Ordinance;
- C. To engage or attempt to engage in the development or subdivision of land in any way not consistent with the requirements of this Ordinance;
- D. To transfer title to any lots or parts of a development unless the subdivision has received all approvals required under this Ordinance and an approved plan or plat, if required, has been filed in the appropriate County office;
- E. To submit for recording with a County office any subdivision plat that has not been approved in accordance with the requirements of this Ordinance;
- F. To install or use a sign in any way not consistent with the requirements of this Ordinance;
- G. To engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity; requiring one or more approvals or permits under this Ordinance without obtaining all such required approvals or permits;
- H. To engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity requiring one or more

approvals or permits under this Ordinance in any way inconsistent with any such approval or permit and any conditions imposed;

- I. To violate the terms of any approval or permit granted under this Ordinance or any condition imposed on such approval or permit;
- J. To obscure or obstruct any notice required to be posted or otherwise given under this Ordinance;
- K. To violate any lawful order issued by any person or entity under this Ordinance; or
- L. To continue any violation as defined above, with each day of continued violation to be considered a separate violation for purposes of computing cumulative civil or criminal penalties.

ARTICLE 11.3 ENFORCEMENT RESPONSIBILITY, COMPLAINTS

§11.3.1 RESPONSIBILITY

The responsibility for the enforcement of this Ordinance is delegated to the Planning Director. The Planning Director may utilize other County Department/Agencies as necessary to enforce the provisions of this Ordinance.

§11.3.2 NOTICE

If the Planning Director finds that any of the provisions of this Ordinance are being or have been violated, the Planning Director may notify in writing the person responsible for such violation, setting forth the nature of the violation and the action necessary to correct it, or issue a Uniform Ordinance Summons for the violation.

§11.3.3 COMPLAINTS

- A. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file in writing a complaint with the County. Such complaint shall state fully the causes and basis thereof.
- B. The Planning Director shall properly record such complaint, immediately investigate to determine the validity of the charge, and take whatever action is necessary to assure compliance with this Ordinance.

§11.3.4 AUTHORITY

Any staff member of the Planning Department who is authorized by County Council shall have the authority to enforce the provisions of this Ordinance.

ARTICLE 11.4 REMEDIES AND ENFORCEMENT POWERS

On behalf of the County, the Planning Director may take any one or more of the following actions as a remedy for any violation of this Ordinance:

- A. Withholding and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits;

- B. Issuing stop orders against any work undertaken by an entity not having a proper approval or permit required by this Ordinance;
- C. Issuing stop orders against any actions in violation of this Ordinance;
- D. Bringing an action for an injunction (or, in appropriate cases, for mandamus) to prevent the violation and/or to prevent the occupancy or use of any site or structure involved in the violation;
- E. Bringing an action for injunction or mandamus to abate a violation; or
- F. Issuing the violator a Uniform Ordinance Summons for each separate violation(s).
- G. Deferral or postponement of zoning applications scheduled for public meetings or hearings in accordance with Article 11.9.

A violation of this Ordinance is considered a misdemeanor.

ARTICLE 11.5 PRIVATE ENFORCEMENT ACTIONS

Any individual who is specifically damaged by any violation may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate the violation, or to prevent the occupancy of the building, structure or land. This is in addition to the right of the County to bring an enforcement action.

ARTICLE 11.6 TREE PROTECTION AND PRESERVATION VIOLATIONS

In addition to the provisions of Article 11.4 of this Chapter, the following shall apply.

§11.6.1 TREES REMOVED WITHOUT PERMITS

A. Generally

If commercial sites are cleared of protected trees prior to obtaining a zoning permit (a violation), trees shall be replaced in accordance with a replacement schedule approved by the Planning Director. The Planning Director's replacement schedule shall specify the number, species, caliper and location of replacement trees, according to the following minimum criteria:

1. Combined caliper of which equals or exceeds 80 inches per acre; and
2. One-half of individual replacement trees are four inches or greater caliper.

B. Grand Trees

1. Where Grand Trees have been removed in violation of this Ordinance or where removal is necessitated at any time due to acts of negligence, trees shall be replaced in accordance with a replacement schedule approved by the Planning Director. The replacement schedule shall

establish the number, species, caliper, and location of replacement trees, and at a minimum shall require:

- a. That the combined caliper of replacement trees is equal to or greater than three times the caliper of the Grand Tree removed; and
 - b. Individual replacements of trees are of the largest transplantable caliper available or equal to the loss of DBH inches.
2. Where Grand Tree removal is necessitated by emergencies as defined in Chapter 9 of this Ordinance, or death and disease of trees due to natural causes, as determined by the Planning Director, replacement will not be required.

§11.6.2 RECOVERY FROM TREE VIOLATIONS

- A. Any person, firm, organization, society, association, corporation, or any agent or representative thereof who commits, participates, or assists in a violation of the Tree Protection and Preservation standards of this Ordinance may each be found guilty of a separate offense and suffer the penalties herein provided. Each unauthorized removal, destruction or failure to replace a tree shall constitute a separate offense. Failure to pay all or any part of the Tree Fund mitigation fee within 30 days of the fee's imposition is a violation of the Tree Fund provision of this Ordinance. Failure to pay fees may result in a collection action in the same manner as prescribed by law for the collection of other fees. Failure to pay the mitigation fee may also result in a criminal proceeding. If a matter is brought in criminal court, upon conviction, the maximum penalty is \$500.00 per violation and/or 30 days imprisonment, and restitution of the Tree Fund mitigation fee. Restitution shall be paid to the County Treasurer who will place all funds in the Tree Fund Account.
- B. Should violations be noted during the course of a project or at final inspection, the Planning Director shall take appropriate actions, including, but not limited to the following:
 1. Requiring replacement of illegally removed trees and vegetative buffer;
 2. Requiring replacement of required trees and vegetative buffer that are damaged, diseased, dying, or dead;
 3. Requiring protection of trees and vegetative buffer during construction;
 4. Revoking Zoning Permits; and
 5. Denying Certificates of Occupancy.
- C. Nothing herein shall prevent the County from taking such other lawful action as is necessary to prevent or remedy any violations.

ARTICLE 11.7 SIGN VIOLATIONS**§11.7.1 SIGNS SUBJECT TO IMPOUNDMENT**

In addition to other remedies and enforcement powers of this Chapter, the Planning Director shall have the authority to remove and hold any of the following types of signs or sign structures.

- A. Any prohibited sign, as noted in Section 9.11.1.C, is subject to impoundment without notice to the owner.
- B. Any sign that is installed or used in any way that is not consistent with the requirements of this Ordinance, provided that notice has been given as set forth in Section 11.3.2 and no action has been taken by the owner within the specified time frame.
- C. Additionally, the land owner and/or candidate, party, organization, or business entity explicitly listed on a sign, may be designated as the sign owners or the responsible parties for the purpose of enforcement action.

§11.7.2 RECOVERY OF IMPOUNDED SIGNS

The owner of an impounded sign or sign structure may recover same upon the payment of \$50.00 for each sign. In the event it is not claimed within ten days from the date of impoundment, the Planning Director shall have authority to dispose of such sign or sign structure without notification and without compensation to the owner.

ARTICLE 11.8 VIOLATIONS CONTINUED

Any violation of the previous Zoning Ordinance or Subdivision Ordinance will continue to be a violation under this Ordinance and be subject to penalties and enforcement under this Chapter, unless the use, development, construction, or other activity complies with all applicable provisions of this Ordinance, in which case enforcement action shall cease, except to the extent of collecting penalties for violations that occurred before April 21, 1999. Any prior lack of enforcement shall not constitute any degree of recognition, approval or other entitlement.

ARTICLE 11.9 OTHER ENFORCEMENT ACTIONS**§11.9.1 ZONING MAP AMENDMENT REQUESTS**

An application (along with related documents and fees) for a zoning map amendment shall not be accepted or processed when the property owner(s) has been notified, pursuant to §11.3.2, that a violation of this Ordinance exists on or in the use of land that is the subject of the requested zoning change. The Zoning & Planning Director, after consideration of the specific case, may waive this requirement and direct staff to process the application if it is found that a zoning map amendment serves to remedy the violation. However, this waiver does not release the property owner, applicant, and/or designated agent from compliance with Chapter 11 of this Ordinance nor does it guarantee approval of the requested zoning map amendment. If the zoning map amendment is disapproved by County Council, the property owner, applicant, and/or designated agent has a maximum of 30 calendar days from the date of disapproval to bring the subject property into compliance.

§11.9.2 BOARD OF ZONING APPEALS REQUESTS

An application (along with related documents and fees) to go before the Board of Zoning Appeals (BZA) shall not be accepted or processed when the property owner(s) has been notified that a violation of this Ordinance exists on or in the use of land that is the subject of the request. The Planning Director may, after consideration of the specific case, waive this requirement and direct staff to process the application, if the BZA request serves as a remedy for the violation. However, this waiver does not release the property owner, applicant, and/or designated agent from compliance with Chapter 11 of this Ordinance.

§11.9.3 CONTEMPT BEFORE THE BOARD OF ZONING APPEALS

In case of contempt by any party, witness or other person before the Board of Zoning Appeals, such Board may certify such fact to the Circuit Court of the County wherein such contempt occurs and the judge of the court, after hearing, may impose such penalty as the facts authorize or require.

§11.9.4 OTHER ACTIONS

Nothing herein shall prevent the County from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE 11.10 DERELICT MANUFACTURED HOMES**§11.10.1 DERELICT MANUFACTURED HOMES**

- A. 'Derelict manufactured home' means a manufactured home:
1. that is:
 - a. not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both;
 - b. not connected to a Department of Health and Environmental Control approved wastewater disposal system; or
 - c. unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis; and
 2. that is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health or safety of the occupants, the persons using the manufactured home, or the public.
- B. 'Landowner' means the owner of real property on which a derelict manufactured home is located.
- C. 'Local governing body' means the governing body of a county.
- D. 'Local official' means the office or agency that is responsible for inspecting or zoning property in a county.
- E. 'Manufactured home' means a structure, not including a modular home, designed

for temporary or permanent habitation and constructed to permit its transport on wheels, temporarily or permanently attached to its frame, from its place of construction or sale to a location where it is intended to be a housing unit or a storage unit.

1. If a landowner seeks to have a manufactured home removed from his property and sold, the landowner may apply to a magistrate and follow the procedures in Section 29-15-10 of State law. The landowner does not have to have the manufactured home determined to be derelict manufactured home in order to have it removed from his property and sold following the procedures of Section 29-15-10 of State law.
2. If a landowner seeks to have a manufactured home determined to be derelict so it may be removed from the landowner's property and destroyed, the landowner must:
 - a. Apply to the local official to have the manufactured home inspected;
 - b. Receive written confirmation from the local official that the manufactured home has been inspected and meets the requirements for removal and disposal and provided in this section;
 - c. File the required pleadings with the magistrate to seek to have the manufactured home removed from the property and destroyed, and follow the procedures in Section 29-15-10 of State law to notify the owner of the manufactured home and any lienholders that the local official has determined the manufactured home is a derelict manufactured home and that the matter is the subject of a proceeding in the magistrates court; and
 - d. Post a notice on each door of the manufactured home for thirty consecutive days reading substantially as follows:

NOTICE

This manufactured home is the subject of a proceeding in the magistrates court to determine if it will be removed from the property. For further information, please contact: (name and telephone number of landowner seeking removal) or (name and telephone number of magistrate's court where action is pending).

(Date of Notice)'

3. If, in a court proceeding with the proper notice, the magistrate determines that the manufactured home is derelict, as provided in this section, and orders the derelict manufactured home to be removed and destroyed, the landowner must remove and dispose of the derelict manufactured home and send proof of the removal and disposal to the county auditor as provided in Section 12-49-85(D) of State law.
 - a. If a local official determines that a derelict manufactured home has value for which it may be sold, the local official may apply to a

magistrate and follow the procedures in Section 29-15-10 of State law to notify the owner of the manufactured home and any lienholders that the local official has determined the manufactured home is a derelict manufactured home and has filed the required pleadings with the magistrate to seek to have the manufactured home removed from the property and sold.

- b. If a local official seeks to remove and destroy a derelict manufactured home, the local official must follow the procedures in Section 29-15-10 of State law to notify the owner of the manufactured home and any lienholders that the local official has determined the manufactured home is a derelict manufactured home and has filed the required pleadings with the magistrate to seek to have the manufactured home removed from the property and destroyed.
- c. In addition to the notice requirements in the magistrates court, in order to (a) remove and sell, or (b) remove and destroy a derelict a derelict manufactured home, a local official must post a notice on each door of the manufactured home for thirty consecutive days reading substantially as follows:

'NOTICE

This manufactured home is the subject of a proceeding in the magistrates court to determine if it will be removed from this property. For further information, please contact: (name and telephone number of local government office seeking removal) or (name and telephone number of magistrate's court where action is pending).

(Date of Notice)'

- d. In a court proceeding with the proper notice, a magistrate must determine whether a derelict manufactured home may be either (a) removed and sold, or (b) removed and destroyed. In order for the manufactured home to be removed and destroyed, it must meet the requirements of a derelict manufactured home to be removed and destroyed, it must meet the requirements of a derelict manufactured home as defined in this section.
- e. If the magistrate determines that the manufactured home is derelict and is to be removed and sold, the local official must follow the procedures in Section 29-15-10 of State law.
- f. If the magistrate determines that the manufactured home is derelict and is to be removed and destroyed, the local official or the landowner must remove and dispose of the derelict manufactured home and send proof of the removal and disposal to the county auditor as provided in Section 12-49-85(D) of State law.
 1. All costs of removal and disposal are the responsibility of the owner of the derelict manufactured home, and may be waived only by order of the magistrates court or if a local governing

body has a program that covers removal disposal costs.

2. A lienholder of the derelict manufactured home is not responsible for the costs of removal and disposal unless the lienholder or his agent effects a recovery of the manufactured home under its lien and subsequently the lienholder or his agent knowingly abandons the manufactured home on the property and allows the manufactured home to become a derelict manufactured home.
 3. If the landowner is the owner of the derelict manufactured home and is unwilling or unable to pay the costs of removal and disposal, a lien for costs of removal and disposal must be placed on the landowner's real property where the derelict manufactured home was located.
- F. To defray the costs of location, identification, and inspection of derelict manufactured homes, a local governing body may impose a registration fee of no more than twenty-five dollars to be paid when a manufactured home is registered with the county. This fee may be in addition to all other fees and charges relating to a manufactured home and may be required to be paid before electrical connection.

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CHAPTER 12 | DEFINITIONS

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CHAPTER 12 | DEFINITIONS**ARTICLE 12.1 TERMS AND USES DEFINED**

TERM	DEFINITION
Abandoned Sign	See "Sign, Abandoned" for definition.
Accessory Use	A use customarily incidental and subordinate to the principal use of a zoning lot or of a structure. An accessory use is located on the same zoning lot as the principal use, except in the cases of off-street parking, temporary manufactured housing parks, temporary real estate sales office and temporary construction facilities.
Accessory Dwelling Unit	A dwelling unit providing complete, independent living facilities for one or more persons that is separate from and subordinate to the principal dwelling unit. This definition includes garage apartments.
Accessory Structure	A structure that is detached from a principal structure and customarily incidental and subordinate to the principal structure.
Active Recreation Area	Any park and recreational facility that is not dependant upon a specific environmental or natural resource, which is developed with recreation and support facilities such as playgrounds, golf courses, bicycle trails, baseball or softball fields, football or soccer fields, basketball courts, swimming pools, clubhouses, equestrian facilities, and tennis courts.
Addition	A structure added to the original structure at some time after the completion of the original, or an extension, alteration, or increase in floor area or height of a building or structure.
Administrative and Business Office	The use of a building or a portion of a building for the provision of executive, management, or administrative services.
Administrative Decision	Any order, requirement, decision, or determination by the Charleston County Planning Director or their designee relating to the administration or enforcement of the Charleston County Zoning and Land Development Regulations.
Adult Oriented Business	Definitions provided in Section 6.4.18C.
Adult Day Care Facility	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) for adults 18 years of age or older, which offers in a group setting a program of individual and group activities and therapies. The program is directed toward providing community-based day care services for those adults in need of a supportive setting. The program shall provide a minimum of four and a maximum of 14 hours of operation a day. (See S.C. DHEC Regulation 61-75, Standards for Licensing—Day Care Facilities for Adults)

TERM	DEFINITION
Affordable Housing	In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent (28%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent (30%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.
Agriculture	The use of the land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the accessory uses of packing, treating, or storing of produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the principal agriculture use.
Agricultural Processing	The preliminary processing and packaging of agricultural products, such as a packing shed. Agricultural processing shall not include slaughterhouses, butcheries, tanneries or rendering plants.
Agricultural Sales and Service	An establishment engaged in the retail or wholesale sale from the premises of feed, grain, fertilizers, pesticides and similar goods.
Agricultural Use, Bona Fide	Allowed primary uses on real property to raise, harvest or store crops, feed, breed or manage livestock, or to produce plants, trees, fowl or animals useful for human consumption, including the preparation of the products raised thereon for human consumption and disposed of by marketing or other means and which the subject property receives agricultural preferential assessment by the Charleston County Assessor's office. Such uses include agriculture, grazing, horticulture, forestry, dairying and mariculture. Uses that do not qualify as bona fide agricultural uses include recreation, hunting clubs, fishing clubs, vacant land (land lying dormant), and any other similar uses.
Alley	A minor vehicular way used primarily for access to the side or rear of properties.
Alteration, Structural	Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders, or in the dimensional or configurations of the roof or exterior walls. Structural alterations shall not include the application of exterior siding to an existing building for the purpose of beautifying and modernizing.
Ambient Air Quality Standard	An acceptable concentration of an air pollutant in a community.

TERM	DEFINITION
Animal	Any live or dead dog, cat, nonhuman primate, guinea pig, hamster, rabbit, or any other warm blooded animal, which is being used, or is intended for use, for research, teaching, testing, experimentation, or exhibition purposes, or as a pet. This term excludes: Birds, rats of genus Rattus and mice of the genus Mus bred for use in research, and horses not used for research purposes and other farm animals, such as, but not limited to livestock or poultry, used or intended for use as food or fiber, or livestock or poultry used or intended for use for improving animal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. With respect to a dog, the term means all dogs, including those used for hunting, security, or breeding purposes.
Animal Aquaculture	Land devoted to the hatching, raising, and breeding of fish, shrimp or other aquatic animals for commercial purposes. Animal aquaculture shall include those accessory uses and activities customarily associated with this type of operation, as determined by the Planning Director.
Animal, Exotic	Any animal not identified in the definition of "animal" that is native to a foreign country or of foreign origin or character, is not native to the United States, or was introduced from abroad. This term specifically includes animals such as, but not limited to, lions, tigers, leopards, elephants, camels, antelope, anteaters, kangaroos, water buffalo, and species of foreign domestic cattle, such as Ankole, Gayal, and Yak.
Animal Production	The raising of animals on pasture land or production of animal products on an agricultural or commercial basis. Animal Production shall include those accessory uses and activities customarily associated with this type of operation, as determined by the Planning Director. Animal Production shall not include concentrated animal feeding operations, slaughterhouses or butchereries.
Animated Sign	See "Sign, Animated" for definition.
Application, Complete	An application for development review and approval that: (1) has been submitted in the required format; (2) includes all information required by this Ordinance to be submitted for the subject application type; and (3) is accompanied by the required fee.
Arborist, Certified	A person certified by the International Society of Arboriculture.
Arterial Street	See "Street, Arterial" for definition.
Artisan and Craftsman	Any business establishment that produces on the premises articles of artistic quality or effect or handmade workmanship. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.
Attached Single Family (Dwelling Unit)	See "Single Family, Attached" for definition.

TERM	DEFINITION
Aviation	Airports, landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation also includes facilities for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation.
Banner	A strip of cloth containing a message or advertisement.
Bar (or Lounge)	A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, where 25 percent or more of the gross receipts are for sale of alcohol. This use includes taverns, cocktail lounges, and any member exclusive bars or lounges.
Barn	A farm building used for storing farm products or sheltering livestock. This term excludes any residential use or non-agricultural use.
Base Course	A layer or layers of specified or selected material of designated thickness or rate of application placed on a subbase or subgrade to comprise a component of the pavement structure to support the pavement or subsequent layer of construction.
Bed and Breakfast	A portion of an owner-occupied dwelling unit or detached accessory structure offering transient lodging, with or without breakfast, to paying guests on an overnight basis, usually staying less than seven days.
Berm	A man-made landscape feature generally consisting of a linear mound of soil. Temporary soil stockpiles and retaining walls shall not be considered a berm.
Billboard (Outdoor Advertising Structure)	A large, standardized third party/off premise structure displaying advertising intended for viewing from extended distances, generally more than 50 feet. Billboard /outdoor advertising displays include, but are not limited to, bulletins, wall murals, wrapped posters, 30 sheet posters, and eight sheet posters.
Boarding House	See "Rooming House" for definition.
Boat Ramp	Boat ramps provide access to the water for the launching and retrieving of watercraft. Boat ramps may be located at marinas, public access points, or at community and commercial docks subject to the applicable regulations.
Boat Slip	A docking space alongside a pier, wharf or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of boat slips by state or federal regulating agencies, a boat slip shall be considered a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

TERM	DEFINITION
Boat Yard	A land-based operation primarily for the repair and service of boats, including any incidental storage of boats in the process of being repaired. This term does not include boat building. If dry stack storage for watercraft or any type of water access is provided, the facility would be considered a Water-Dependent Use (Article 5.3).
Botanical Garden	A place, generally open to the public for a fee, where a wide variety of plants are cultivated for scientific, educational, or ornamental purposes.
Brewbar	A bar, lounge, or restaurant which produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises as allowed by SC Code Title 61, Chapter 4, as amended.
Bridge	A structure, including supports, erected over a depression or an obstruction, as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.
Buffer, Landscape	A vegetated area of varying width (ranging from five to 100 feet) designed exclusively to provide screening between adjoining properties, rights-of-way, parking lots and structures, as described throughout Article 9.5.
Buffer, Wetland	An area of varying width (ranging from 15 to 35 feet), providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and land development, as described in Article 9.7. The wetland buffer is designed to protect water quality and wildlife habitat.
Building	Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, plant, process, equipment, goods, or materials of any kind. When a portion thereof is completely separated from every other portion by a dividing wall (or firewall when applicable) without openings, then each such portion shall be deemed to be a separate building.
Building Code	The building code of Charleston County.
Building Cover	The proportion, expressed as a percentage, of the area of a Zoning lot covered by all buildings located thereon, including the area covered by all overhanging roofs and swimming pools (excluding the pool decking).
Building Height	The vertical distance between the base flood elevation, or ground level if the structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; or 2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.
Building Length	The length of the facade facing the street for that unit which the sign shall apply. The Building Length (facade facing the street for the business) plus the setback from the street right-of-way/property boundary line shall determine the "Maximum Size" of the wall/facade sign for that business.

TERM	DEFINITION
Building Permit	An official document or certificate issued under the Charleston County Building Code for any carpentry, masonry, roofing, or related construction or repair. A building permit is not required for construction under \$1,000.00, unless the construction or repair involves a structural modification or work done by a contractor.
Building, Principal	A building in which is conducted the principal use of the zoning lot on which it is situated. In a Residential District, any dwelling shall be deemed to be a principal building.
Business (or Trade) School	A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college, or university.
Canopy Tree	A tree, with a diameter of at least two and one-half inches (as measured six inches above grade) at the time of planting, which will grow to a minimum height of 50 feet at maturity.
Caretaker	An individual or family who resides on premises as an accessory use for the purpose of maintaining, protecting, or operating a permitted principal use on the premises.
Catering Service	An establishment that prepares and provides food and related services to off-premises locations.
Causeway	An earthen structure with at least one side adjacent to a depression, wetland, or marsh that supports a road for carrying traffic or other moving loads.
Cemetery	Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.
Center Line of Street	The line surveyed and monumented as the center line of the street; or if such center line has not been surveyed, it shall be the line running midway between the curbs or ditches of such street.
Certificate of Nonconformity	A certificate issued by the Charleston County Planning Department to any sexually oriented business which is operating at the time of the enactment of the regulations of Article [Section] 6.4.18 and is not in compliance with one or more of its provisions.
Child Day Care Facility	A facility or dwelling unit that regularly (more than twice a week, for more than four hours, but less than 24 hours) provides child day care for seven or more children. This definition includes "Child Care Centers" and "Group Day Care Homes," which are licensed by the South Carolina Department of Social Services (DSS).
Child Caring Institution	A facility licensed by the South Carolina Department of Social Services (DSS) with one or more staffed residences and with a total population of 20 or more children who are in care apart from their parents, relatives, or guardians on a continuing full-time basis for protection and guidance.

TERM	DEFINITION
Churches and other Places of Worship	Same as definition for "Religious Assembly."
Charter Boat (or other Recreational Watercraft) Rental	A land-based operation primarily for the rental or leasing of boats or other recreational watercraft. Any operation that is associated with a marina or provides direct water access shall be considered a Water-Dependent Use (Article 5.3).
Civic/Institutional Use	A nonprofit or quasi-public use, such as a religious institution, library, public or private school, hospital, government-owned or government operated facility.
Civic Organization	See "Social Organization" for definition.
Collector Street	See "Street, Collector" for definition.
College or University Facility	An educational institution that offers courses of general or specialized study leading to a degree.
Commercial Nursery Operations	See "Horticultural Production" for definition.
Commercial Repair Service	See "Repair Service, Commercial" for definition.
Commercial Timber Operations	Tracts of five acres or more devoted to the production of marketable forest products through generally accepted silvicultural practices including, but not limited to, harvesting, site preparation and regeneration.
Common Open Space (and/or Conservation Area)	Land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the development.
Communication Service	An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, but excludes those classified as major utility facilities.
Communications Tower	A tower of any size that supports communication equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission which are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.
Community Health Care Center	See "Public Health Care Center" for definition.
Community Interest Notice	Notice provided to any individual, group or organization that has submitted a written statement of interest to the Planning Director. Municipalities within the Planning Area of the subject tract are also included.
Community Recreation	A recreational facility that is the principal use of a parcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities.

TERM	DEFINITION
Community Recreation Center	A public or quasi-public building designed for and used as a social, recreation, and cultural center. As a part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas shall be used for special events only.
Community Residential Care Facility	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) which offers room and board and provides a degree of personal assistance for a period of time in excess of 24 consecutive hours for ten or more persons, 18 years old or older, unrelated to the operator. Included in this definition is any facility (other than a hospital), which offers a beneficial or protected environment specifically for the mentally ill, drug addicted or alcoholic, or provides or purports to provide any specific procedure or process for the cure or improvement of that disease or condition. A Community Residential Care Facility with 9 or fewer residents shall be considered a "family." (See S.C. DHEC Standard for Licensing, Regulation 61-84-Community Residential Care Facility)
Community Roads	Roads that serve one or more families and usually have no dedicated rights-of-way or drainage. These roads generally have a dirt surface, are not maintained on a regular basis, and are not in the state or county road system.
Complete Application	See "Application, Complete" for definition.
Concentrated Animal Feeding Operation	A confined area or facility within which the property is not grazed or cropped annually, and which is used and maintained for the purposes of engaging in the business of the reception and feeding of: more than 50 beef or dairy cattle; more than 50 horses; more than 150 hogs, sheep or goats; more than 1,000 or more birds, such as turkeys, chickens, ducks or geese; or more than 1,000 small animals, such as guinea pigs, rabbits, and minks. This term shall also include commercial feed lots.
Conditional Use Permit	A permit formerly issued by the Charleston County Planning Department authorizing a particular use in a specified location within a zoning district, upon demonstrating that such use complies with all the conditions and standards specified by the zoning Ordinance. Conditional use permit is a term used in the Charleston County Zoning Ordinance prior to April 21, 1999.
Congregate Living	A residential facility providing 24-hour supervision and assisted living for no more than 15 elderly residents (age 60 or older), not needing regular medical attention.
Conservation Area	See "Common Open Space" for definition.
Construction Permit	A series of permits required by Charleston County Building Services that may include building, electrical, plumbing, HVAC (Heating, Ventilating and Air Conditioning), or gas permits.
Consumer Convenience Service	An establishment providing services, primarily to individuals, of a frequent or recurrent nature.

TERM	DEFINITION
Consumer Goods Rental Service	An establishment, with 5,000 square feet or less of gross floor area, primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals.
Consumer Goods Rental Center	An establishment, with greater than 5,000 square feet of gross floor area, primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals.
Consumer Repair Service	See "Repair Service, Consumer" for definition.
Consumer Vehicle Repair	See "Vehicle Repair, Consumer" for definition.
Convalescent Service	A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services. This term excludes facilities providing care for alcoholism, drug addiction, mental disease, or communicable disease. Typical uses include nursing homes.
Convenience Store	Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles.
Convention Center	A formal meeting place where the building or rooms are rented or leased to the members, representatives, or delegates of a particular group. These centers can usually accommodate large groups.
Corner Lot	See "Lot, Corner" for definition.
Correctional Institution	A facility providing judicially required detention or incarceration of people.
Counseling Service	An establishment providing counseling, guidance, or similar services to persons requiring rehabilitative or vocational assistance. This term includes job training and placement services.
Country Club	Land area and buildings containing golf courses, recreational facilities, a clubhouse, and other customary accessory uses, open only to members and their guests.
County Non-Standard Roads	County non-standard roads are a class of roads formerly known as community roads which have been brought into the County Maintenance System as approved by County Council.
Courtyard	An open unoccupied space, other than a yard, on the same Zoning lot with a building, unobstructed from floor or ground level to the sky.
Crop Production	The raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis. Crop production shall include those accessory uses and activities customarily associated with these types of agricultural operations, as determined by the Planning Director. This definition excludes any agricultural uses that are more specifically defined in this Ordinance.

TERM	DEFINITION
Cul-de-Sac	The turnaround area at the end of a dead-end street or an egress.
Cultural Event	Land use of a temporary nature to display objects or events of a community and cultural interest in one or more of the arts and sciences, such as Civil War re-enactments.
Culvert	Any structure not classified as a bridge which provides an opening under any roadway, including pipe culverts, and any structure so named in the plans.
Curb	A stone, concrete or other improved boundary marking the edge of a road or other paved area.
Data Processing Services	Establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.
Decibel (Db)	A unit which describes the sound pressure level or intensity of sound. A sound level meter is calibrated in decibels.
Decision-Making Body	The entity that is authorized to finally approve or deny an application or permit as required under this Ordinance.
Dedication	The action of a property owner or developer to transfer an interest in property to the County or other service provider. The approval of a subdivision plat by County Council is deemed to effect an acceptance by the county of a proposed dedication of a street, easement or other ground shown on the plat
Deferred Presentment Lender	A business or use that regularly accepts checks from a borrower drawn on the borrower's bank account to be presented for payment at a later date and that charges a fee for the service, such as those regulated by Chapter 39 of Title 34 of the Code of Laws of South Carolina, 1976, as amended.
Density/Intensity and Dimensional Standards	Provisions of this Ordinance controlling the size and shape of zoning lots and the location and bulk of structures thereon. Such regulations include those relating to density, lot area, lot width, setbacks, buffers, building cover, height, and open space.
Derelict Manufactured Home	A manufactured home that is not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both; not connected to a Department of Health and Environmental Control approved wastewater disposal system; or unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis; and that is damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health safety of the occupants, the persons using the manufactured home, or the public.
Design Professional	An individual or firm appropriately licensed and registered in the State of South Carolina.
Detached Single Family (Dwelling Unit)	See "Single Family, Detached" for definition.

TERM	DEFINITION
Detention	The temporary holding back of stormwater and releasing it at a controlled rate.
Developer	The legal or beneficial owner of a lot or of any land proposed for development; or the holder of an option or contract to purchase, or any other person having an enforceable contractual interest in such land.
Development	The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.
Developments of County Significance	Proposed developments that: (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance
Diameter Breast Height (DBH)	The total diameter, in inches, of a tree trunk or trunks measured at a point four and one-half feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.
Digital or Electronic Changing Billboard(Outdoor Advertising Structure)	A Billboard designed to accommodate frequent message changes composed of images, characters or letters that can be changed electronically utilizing digital or light emitting diodes (LED's) or similar electronic methods to create a changeable image display area without altering the face or the surface of such sign.
Dock	A structure extending into or upon a waterway, marshland or other natural water feature.
Dock, Commercial	A docking facility used for commercial purposes. A commercial dock is not necessarily a marina, a boat yard or a dry storage facility. All commercial docks shall be considered a Water-Dependent Use (Article 5.3).
Dock, Community	Any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a marina. All community docks shall be considered a Water-Dependent Use (Article 5.3).
Dock, Joint Use	Any private dock intended for the use of two to four families. Joint use docks shall be exempt from the requirements of this Ordinance.
Dock, Private	A private dock intended for the use of one family. Private docks shall be exempt from the requirements of this Ordinance.
Double-Frontage Lot	See "Lot, Double-Frontage" for definition.

TERM	DEFINITION
Drainage Easement	See "Easement, Drainage" for definition.
Drip Line	An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.
Dry Stack Storage for Watercraft	A facility for storing boats out of water. This is principally a land operation, where boats are dry stored or "stacked" until such time as they are transferred to the water for use. Any type of dry stack storage facility for watercraft will be considered a Water-Dependent Use (Article 5.3).
Dumpster	An accessory use of a property where trash or recyclable material containers, or any other type of waste or refuse container is stored.
Duplex	Two single family dwelling units contained within a single building, other than a manufactured housing unit.
Dwelling (Dwelling Unit)	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities.
Dwelling Group	Two or more principal structures, each a single dwelling unit (not including manufactured housing units), that are located on the same Zoning lot. This definition does not refer to accessory dwellings units, such as garage apartments or guest houses.
Dwelling, Multi-Family	A building containing three or more dwelling units, including residential condominiums and apartments.
Earth Roads	Those in which the traveled roadway is constructed of compacted earth material creating an earthen driving surface.
Easement	A privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another person.
Easement, Drainage	The right of access of stormwater runoff from the adjacent natural drainage basin into the drainageway within the drainage easement.
Eco-Tourism	Tourism involving travel to areas of natural or ecological interest, typically under the guidance of a naturalist, for the purpose of observing wildlife and learning about the environment.
Educational Nursery	See "Pre-School" for definition.
Enlargement	An increase in the size of an existing structure or use, including physical size of the property, building, parking, or other improvements. Enlargement would also include the addition of other structures or uses on the lot.
Exotic Animal	See "Animal, Exotic" for definition.
Facade	The entire building wall, fascia, windows, doors, canopy and on any complete elevation.

TERM	DEFINITION
Family	An individual, or two or more persons related by blood or marriage living together; or a group of not more than six individuals, including live-in servants, not related by blood or marriage but living together as a single housekeeping unit. Residents of Community Residential Care Facilities licensed by the South Carolina Department of Health and Environmental Control (DHEC) for nine or fewer individuals shall be considered a family.
Family Day Care Home	An occupied residence in which child day care is provided on more than two days a week for periods of less than 24 hours, but more than four hours, for no more than six children, including those children living in the home and children received for day care who are related to the resident caregiver. Family day care homes are licensed by the South Carolina Department of Social Services (DSS). (See S.C. Code of Laws, 1976, as amended, Section § 20-7-2700).
Family, Immediate	The property owner's or property owner's spouse's, parents, children, grandparents, grandchildren, nieces, nephews, aunts or uncles.
Farm	A parcel of land five acres or more that is used for one or more of the following: the tilling of the land, the raising of crops, fruits, and vegetables, and the raising and keeping of animals and plants.
Farm Labor Housing, Dormitory	A structure designed or constructed as accommodations for transient farm workers for more than ten unrelated persons, which is not designed as an apartment building with individual attached units.
Farm Labor Housing	A building or structure which is designed or constructed as a place of residence for up to ten unrelated, transient farm workers living as a single housekeeping unit.
Farmers Market	An open air structure, other than a roadside stand, used for the retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. No more than 50% of gross receipts may be derived from the sale of other unprocessed food stuffs; home processed food products such as jams, jellies, pickles, sauces, or baked goods, and home-made handicrafts; and commercially packaged handicrafts or commercially processed or packaged foodstuffs. Produce sold may be grown on the property where the Open Air Market is located or may be trucked in from area farms. Vehicles, boats, and RVs cannot be stored or sold as part of Open Air Market operations.
Fast Food Restaurant	See "Restaurant, Fast Food" for definition.
Fence (or Wall)	A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.
Financial Guarantee	Surety intended to ensure that all improvements, facilities, or work required by this Ordinance will be completed, restored or maintained in compliance with this Ordinance. (See Article 8.14)

TERM	DEFINITION
Financial Service	An establishment primarily engaged in the provision of financial and banking services.
Flag	A piece of fabric or other flexible material, usually rectangular and of distinctive design which is used as a symbol, such as for a nation, state, locality, or corporation.
Flag Lot	See "Lot, Flag" for definition.
Flashing Sign	See "Sign, Flashing" for definition.
Floor Area	The sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of the exterior walls or from the center lines of walls separating two buildings, computed as follows: (1) floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement floor area devoted to the production or processing of goods or to business or professional offices. Floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including ramps, and maneuvering space, or basement floor area, other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.
Florist	A commercial activity offering for sale cut flowers, ornamental plants, floral arrangements, real or artificial, and related accessories including cards, figurines, and indoor ornamental fixtures.
Food Sales	An establishment primarily engaged in the retail sale of food for home consumption. These establishments may include the sale of beer and wine in unopened containers for off-premise[s] consumption where the sale of products other than beer and wine comprise at least 51 percent of the gross sales of the establishment, and at least 51 percent of the total display or shelf space is devoted to products other than beer and wine.
Forestry Operations, Bona Fide	"Bona fide forestry operations" shall mean that the property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Section 12-43-220, SC Department of Revenue Regulation 117-1780.1., and other applicable statutes, rules and regulations.
Free-Standing Sign	See "Sign, Free-standing" for definition.
Freight Forwarding Facility	A building or area in which freight brought by truck, air, or ship is assembled and/or stored for routing or reshipment. This facility does not include permanent or long-term accessory storage of goods, but may include storage areas for trucks and repair of trucks associated with the facility. This definition includes truck terminals, marine terminals, and packing and crating facilities.
Freshwater Wetlands	See "Wetlands, Freshwater" for definition.
Front Lot Line	See "Lot Line, Front" for definition.

TERM	DEFINITION
Front Setback	See "Setback, Front" for definition.
Funeral Service	An establishment engaged in undertaking services such as preparing the human or animal dead for burial and arranging and managing funerals.
Garage (Private)	An accessory structure or space on a lot with a dwelling unit devoted to or designed for the storage of automobiles and small (one-half-ton capacity or less) trucks and not used for business purposes or occupancy.
Garage Apartment	A single dwelling unit located over a private detached garage and containing square footage no greater than that of the garage.
Garden Supplies Center	A commercial activity offering for sale indoor or outdoor plants, garden fixtures, packaged plant food, or pesticides, garden tools, manually or power operated with associated parts and accessories. Not included is farm equipment elsewhere provided for in this Ordinance.
Gasoline Service Station	Any premises used primarily for the retail sale of fuel for automobiles, light and medium trucks, motorcycles, recreational vehicles, and other consumer motor vehicles. Gasoline service stations may include light maintenance such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning, but shall not include heavy vehicle maintenance activities such as engine overhauls, automobile painting, and body fender work. This term may also include the sale of motor vehicle accessories, or used tires taken in trade on the premises, but does not include vehicle, moving truck, or trailer sales or rental.
General Contractor	An establishment that has the ability to furnish a variety of building materials and provide multiple construction services at a specified price.
Golf Course	A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse and shelter.
Government Office	Federal, state, county or city offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.

TERM	DEFINITION
Grade	<p>For the purpose of determining building height:</p> <ol style="list-style-type: none"> 1. For buildings adjoining one street only, it is the elevation of the sidewalk directly opposite the center of that wall which adjoins the street; in such case where the average elevation of the finished ground surface adjacent to the exterior walls of the building is lower than the elevation of the sidewalk grade, or where there is no sidewalk grade, or where there are no sidewalks, the grade shall be the average elevation of the ground on the lowest side adjacent to the exterior walls of the building. 2. For buildings adjoining more than one street, it is the elevation of the sidewalk directly opposite the center of the wall adjoining the street having the lowest sidewalk elevation. 3. For buildings having no wall adjoining the street, it is the average level of the finished ground surface adjacent to the exterior walls of the building. 4. All walls which are approximately parallel to and not more than 25 feet from a front lot line shall be considered as adjoining the street. In alleys, the surface of the paving shall be considered to be the sidewalk elevation. Where the elevation of the sidewalk or alley paving has not been established, the Public Works Director shall determine such elevation for the purpose of this Ordinance.
Grand Tree	Any tree with a diameter breast height of 24 inches or greater, with the exception of pine tree and Sweet Gum tree (<i>Liquidamber styraciflua</i>) species.
Greenhouse	A partially or fully enclosed structure which is used for the growth of plants.
Greenhouse Production	Ornamental plants or food crops grown for wholesale sale within an enclosed structure or under cover.
Ground Cover	Low-growing plant material less than 18 inches in height.
Group Care Home, Residential	A staffed residence, licensed by the South Carolina Department of Social Services (DSS), with a population of fewer than 20 children who are in care apart from their parents, relatives, or guardians on a full-time basis. Group Care Homes are classified by different levels of care ranging from independent to assisted living.
Group Residential	The residential use of a site, on a weekly or longer basis, for occupancy by groups of more than six persons not defined as a family, such as fraternity or sorority houses, dormitories, or residence halls. This term does not include rooming or boarding houses.
Health Care Laboratory	A facility primarily involved in the testing, diagnosis, or observation of medical or dental samples collected at health care facilities. The samples are generally sent to the laboratory from off-premises facilities.

TERM	DEFINITION
Heavy Commercial Trailer	A trailer vehicle used for any commercial purpose and having more than four (4) tires and which is greater than fifteen (15) feet in overall length. Examples of heavy trailers include, but shall not be limited to "container chassis", "dump bodies", "reefers", and other trailers commonly utilized within the commercial shipping industry.
Heavy Commercial Vehicle	A Class 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Vehicle as defined by the Federal Highway Administration (FHWA). For the purposes of this Ordinance, this definition does not include 6-wheel pickup trucks, motor homes, campers, or recreational vehicles.
Heavy Construction Services	Services involved in road, bridge, building, or other infrastructure construction.
Height (of Signs)	The vertical distance measured from ground level at the base of the sign structure to the highest point of sign structure.
Historic Site	A structure or place of outstanding historical and cultural significance and designated as such by Charleston County, the State of South Carolina, or the National Register of Historic Places.
Home Occupation	An accessory use of a dwelling unit or its accessory structure for gainful employment.
Home Health Agencies	A public, nonprofit, or proprietary organization licensed by the South Carolina Department of Health and Environmental Control (DHEC) which furnishes or offers to furnish home health services. These services include part-time or intermittent skilled nursing care, as ordered by a physician and provided by or under the supervision of a registered nurse, and at least one other therapeutic service. The majority of home health services are furnished on a visiting basis in a place of temporary or permanent residence used as the individual's home. (See S.C. DHEC Regulation 61-77, Standards for Licensing Home Health Agencies)
Home Improvement Center	A facility with over 5,000 square feet of floor area engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances, and garden supplies. Facilities under 5,000 square feet shall be considered a "hardware store."
Homeowners' (or Property Owners') Association	A formally constituted non-profit association or corporation made up of the property owners and/or residents of a fixed area. The Homeowners' or property owners' association may take responsibility for costs and upkeep of common open space or facilities, or enforce certain covenants and restrictions.

TERM	DEFINITION
Horticultural Production	Land used to grow horticultural and floricultural specialties (such as flowers, shrubs, or trees intended for ornamental or landscaping purposes) for wholesale or retail sale in order to be transplanted to a different location. Retail sales shall not comprise more than 25 percent of gross sales. This definition excludes crop and greenhouse production that have been identified elsewhere in this Ordinance.
Horticulture and Landscaping Services	This activity shall include landscaping, tree trimming, tree removal, and other similar services together with associated equipment and machinery directed toward the care of trees, plants, or lawns.
Hospital	A licensed facility primarily providing in-patient medical, surgical, or psychiatric care for a period exceeding 24 hours. Hospital facilities may also include out-patient services and the following types of accessory activities: out-patient diagnostic and treatment centers, rehabilitation facilities, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance, and parking facilities. This definition includes General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric and Substance Abuse Hospitals or Hospices. (See S.C. Department of Health and Environmental Control Regulation 61-16, Standards for Licensing—Hospital and General Infirmaries, and Regulation 61-78, Standards for Licensing—Hospices.)
Hotel-Motel	A building or portion thereof, or a group of buildings, which provides sleeping accommodations, with or without meal service, for transients on a daily or weekly basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, or tourist home.
Household	Same as definition for "Family."
Household Pet	See "Pet, Household" for definition.
Hydroponics	Land used to produce, for wholesale sale, plants grown in nutrient-enriched water, where no soil is used.
Illuminated Sign	See "Sign, Illuminated" for definition.
Immediate Family	See "Family, Immediate" for definition.
Impound Yard	A facility that provides temporary outdoor storage for: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: scrap and salvage yards/services; junk yard; towing facilities; vehicle storage; and accessory storage of inoperable vehicles.
Indigenous Produce	Fresh fruit, vegetables, and agronomic crops (crops such as field corn, soybean, wheat, and oats) grown in, or [which] are characteristic of Charleston County. This term specifically excludes livestock, animals, or seafood.
Indoor Recreation and Entertainment	See "Recreation and Entertainment, Indoor" for definition.

TERM	DEFINITION
Inoperable Vehicle	Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the County or which does not meet the requirements for operation upon the public streets, including a current motor vehicle registration.
Interior Lot Line	See "Lot Line, Interior" for definition.
Interior Lot	See "Lot, Interior" for definition.
Interior Setback	See "Setback, Interior" for definition.
Intermediate Care Facility for the Mentally Retarded	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) that serves four or more mentally retarded persons or persons with related conditions. This facility provides health or rehabilitative services on a regular basis to individuals whose mental and physical conditions require services including room, board, and active treatment for their mental retardation or related conditions. (See S.C. DHEC Regulation 61-13, Standards for Licensing-habilitation Centers for the Mentally Retarded or Persons with Related Conditions)
Junk Yard	See "Salvage Yard" for definition.
Kennel	A facility that provides boarding for three or more dogs, cats, or other household pets for a fee, and may include grooming, breeding, training, or selling of animals.
Landfill	A disposal facility or part of a facility where solid waste is placed in or on land.
Landscape Buffer	See "Buffer, Landscape" for definition.
Letter of Coordination	Formal correspondence from an agency, organization, or individual which expresses acknowledgement and/or consent of an application, project, or proposal.
Liquor, Beer, or Wine Sales	An establishment primarily engaged in the retail sale of alcoholic beverages for off-premises consumption. This definition includes all retail stores where the sales of alcoholic beverages comprise 49 percent or more of gross sales.
Lodge	See "Social Club" for definition.
Lot	A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and is recorded with the Register of Mesne Conveyance of Charleston County.
Lot Area	The total area included within the boundaries of a Zoning lot, measured in a horizontal plane.
Lot, Corner	Either a Zoning lot bounded entirely by streets or a Zoning lot which adjoins the point of intersections or meeting of two or more streets and in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the directions which they take at the intersection of the street line with the side lot line and with the rear lot line of the lot. If the street line is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street line.

TERM	DEFINITION
Lot, Double-Frontage	An interior lot that abuts on two parallel streets or that abuts on two streets that do not intersect at the boundaries of the lot. Lots with access on a street and alley shall not be considered double-frontage lots.
Lot, Flag	A lot with access provided to the bulk of the lot by means of a narrow corridor.
Lot Frontage	The distance for which a Zoning lot abuts on a street.
Lot, Interior	A lot with only one front lot line.
Lot Line	A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.
Lot Line, Front	The lot line separating a lot from the street that is used as the primary access point to the lot.
Lot Line, Interior	The lot line other than a front lot line.
Lot Line, Rear	The lot line opposite and most distant from the front lot line.
Lot Line, Side	Any lot line other than a front or rear lot line.
Lot, Through	See "Lot, Double-Frontage" for definition.
Lot Width	<ol style="list-style-type: none"> 1. Width of an Interior lot: the length of the front lot line or its chord. 2. Width of a Corner or Double-Frontage Lot: <ol style="list-style-type: none"> (a) if there are two front lot lines, the shorter of such lines or its chord; (b) if there are more than two front lot lines, the average length of the two shortest of such lines or their chords. 3. Width of lots served by a cul-de-sac: width shall be measured at the building line.
Lots of Record, Approved	A platted parcel or parcels of land created and recorded with the Register of Mesne Conveyance of Charleston County since January 1, 1955, in conformance with the subdivision regulations and bearing the Planning Commission or County Council stamp of approval, or identical parcels created and recorded by plat or meets and bounds prior to January 1, 1955.
Lot, Zoning	Any lot that falls within the jurisdiction of Charleston County's Zoning and Land Development Regulations.
Lounge	See "Bar" for definition.
Low Intensity Lighting	Required lighting associated with LED electronic message boards. LED lighting shall automatically provide day and night dimming to reduce the illumination intensity of the sign from one hour after sunset to one hour prior to sunrise and provide adjustments in the light levels to a maximum of 0.3 foot candles over ambient light levels as measured head on (at a ninety (90) degree angle) 150 feet away from the sign.
Main Utility Lines	Those facilities including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a development including water, electricity, gas, sanitary sewer, storm sewer, cable, communications, etc.

TERM	DEFINITION
Maintenance Guarantee	Any security which may be required and accepted by the County to ensure that necessary improvements are maintained and will function as required for a specific period of time.
Major Recreational Equipment	Any boat, boat trailer, camper or other recreational vehicle with a length of more than 25 feet.
Manufactured Housing Park	A zoning lot on which two or more manufactured housing units are parked or any zoning lot on which space for the parking of manufactured housing unit is rented. The term does not include manufactured housing unit subdivisions or premises where unoccupied manufactured housing units, whether new or used, are parked for the purpose of inspection, sale, storage, or repair; or recreational vehicle parks.
Manufactured Housing Unit	Any residential dwelling Unit Constructed to Standards and Codes Set Forth by the United States Department of Housing and Urban Development, including the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Article 5401). The term does not include recreational vehicles, travel trailers or motorized homes licensed for travel on highways, nor manufactured housing units designed and built to meet applicable requirements of South Carolina Modular Buildings Construction Act.
Manufactured Housing Unit, Replacement	A manufactured housing unit that replaces a legally established manufactured housing unit located on an individual lot.
Manufacturing and Production	An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.
Marina	A marina is any of the following: (a) lock harbor facility; (b) any facility which provides fueling, pump-out, maintenance or repair services; or (c) any facility which has permanent docking space for 11 or more watercraft slips (d) any water area with a structure which is used for docking or otherwise mooring vessels and constructed to provide temporary or permanent docking space for more than ten boats; (e) a dry stack facility. All marinas shall be considered a Water-Dependent Use (Article 5.3).
Maximum Extent Feasible	The point at which all possible measures have been undertaken by the applicant, at which point further measures would involve physical or economic hardships that would render a development project unfeasible or would be unreasonable in the judgment of a review or Decision-Making Body.
Mean Sea Level	Elevation 0.0 as determined by NGVD29 datum.

TERM	DEFINITION
Medical Office (or Outpatient Clinic)	An office or clinic for the private practice of health care professionals licensed by the State of South Carolina. The majority of patient encounters in the office or clinic involve examination, diagnosis, treatment, or surgical procedures on an outpatient basis not extending beyond a 24 hour period. This definition excludes any facilities that have been more specifically defined in this Ordinance.
Medical Services	Any services provided by a licensed medical practitioner.
Microbrewery	A facility for the production and packaging of beer as allowed by SC Code Title 61, Chapter 4, as amended, with a capacity of not more than 5,000 barrels per year.
Mini Warehousing	Same definition as "Self-Service Storage."
Minor Street	See "Street, Minor" for definition.
Mixed Use/Occupancy	Occupancy of a building or land for more than one use.
Mixed-Use Structure	A structure containing both residential and nonresidential uses.
Modular Building Unit	A building including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site. A modular Building Unit must meet the applicable requirements of the South Carolina Modular Buildings Construction Act. This term is not to be limited to residential dwellings.
Motor Vehicle	Every vehicle that is self-propelled that can be licensed and registered to be driven on public streets, roads or rights-of-ways, except mopeds, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.
Monument Sign	See "Sign, Monument" for definition.
Mulching Operation	An operation that produces mulch. Mulch consists of organic substances placed on the earth as a protective covering around plants to retard weed growth and prevent moisture evaporation and freezing of roots.
Multi-Family Dwelling	See "Dwelling, Multi-Family" for definition.
Museum	A registered nonprofit organization displaying, preserving, and/or exhibiting objects of community and cultural interest in one or more of the arts and sciences.
Nature Exhibition	A public display of materials or living things of the outdoors, including the re-creation of natural wildlife habitats native to the Charleston area. This term does not include facilities, such as zoos, where the primary purpose is the display of live animals.
Non-Commercial Copy	Material written for informational purposes only. This material is non-promotional and does not advertise a business or service.

TERM	DEFINITION
Nonconforming Lot	A tract of land, designated on a duly recorded subdivision plat, or by duly recorded deed, or by other lawful means, that complied with the lot area, lot width and lot depth standards of the zoning district in which it was located at the time of its creation, but which does not comply with the minimum lot area, lot width or lot depth requirements of the zoning district in which it is now located.
Nonconforming Sign	A sign that was legally established but which no longer complies with the Sign Regulations of Article 9.11.
Nonconforming Structure	A building or structure that was legally established but which no longer complies with the Density/Intensity and Dimensional Standards of the underlying zoning district.
Nonconforming Use	A use that was legally established but which is no longer allowed by the use regulations of the zoning district in which it is located.
Nursery (Plant)	Same as definition for "Horticultural Production."
Office	Unless the context clearly suggests a more specific meaning, the term office shall mean any of the following: Government Office, Administrative or Professional Office or Medical Office.
Office of Ocean and Coastal Resource Management (OCRM) Critical Line Area	This line is defined by South Carolina Office of Ocean and Coastal Resource Management at the date of application and determines their jurisdiction.
Office/Warehouse Complex	A structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services permitted by zoning.
Off-Premises Sign	See "Sign, Off-Premises" for definition.
Opaque Screening	See "Screening, Opaque" for definition.
Open Space	Land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.
Open (Or Field) Storage	The location of bulk items, assemblies or sub-assemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, manufactured housing units, modules, recreation vehicles, junk yards, or "piggy-back" containers. It does not include uses that are totally enclosed.
On-Premises Sign	See "Sign, On-Premises" for definition.

TERM	DEFINITION
Outdoor Living Space	Uncovered, horizontal open space on a Zoning lot, which space: <ol style="list-style-type: none"> 1. Does not include loading or parking areas, driveways, or refuse storage area and is so arranged as to prevent entry by motor vehicles; 2. Is paved, landscaped, or otherwise improved to make it suitable for passive or active outdoor recreational use and in the case of roofs and balconies is so arranged as to be safe for use by children; 3. Is readily accessible to the residents of the building for which it is required; and 4. May include land, balcony, and roof areas.
Outdoor Recreation and Entertainment	See "Recreation and Entertainment, Outdoor" for definition.
Outpatient Clinic	See "Medical Office" for definition.
Outpatient Facilities for Chemically Dependent or Addicted Persons	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) providing specialized non-residential services for chemically dependent or addicted persons and their families. The outpatient services are based on an individual treatment plan in a non-residential setting including diagnosis, treatment, individual and group counseling, family therapy, vocational and educational development counseling and referral services. (See Standards for Licensing, S.C. DHEC Regulation 61-93.)
Parcel	A contiguous lot or tract of land owned and recorded as the property of the same person or persons, or controlled by a single entity.
Parking Lot	An open area providing off-street parking for the motor vehicles of residents, tourists, customers, or employees on a temporary, daily, or overnight basis.
Parking Garage	A building where residents, tourists, customers, or employees park their motor vehicles on a temporary or daily basis with a service charge or fee being paid to the owner or operator.
Parking, Off-site	The minimum number of required parking spaces for the existing or proposed use(s) not on the parcel for which the use(s) is located.
Parking, On-site	The minimum number of required parking for the existing or proposed use(s) on the parcel for which the use(s) is located.
Parking, Required	The minimum number of parking spaces for a specific use(s) as defined in this Ordinance. Required parking spaces cannot be located within public right-of-ways.
Parking, Shared	Parking for uses with different operating hours or peak business periods that share required off-street parking spaces.
Parks and Recreation	Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public, either without a fee or under the management or control of a public agency.
Parole or Probation Office	An office for those who supervise parolees or persons placed on probation by a court in criminal proceedings.

TERM	DEFINITION
Parties in Interest	Any individual, associations, corporations or others who have expressed an interest in writing in an application pending before the Planning Department and that has been received by the Planning Director.
Passive Recreation Area	Areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition such as boating, fishing, camping, nature trails and nature study. Farms are considered as passive open space if they are protected from development by a conservation easement.
Paved Streets	Those in which the traveled roadway is constructed of a layer or layers of materials with the surface usually being constructed of Portland cement concrete or asphaltic concrete.
Pavement	The uppermost layer of material placed on the street usually as the wearing or riding surface. This term is used interchangeably with "surface course" or "surfacing" and will usually imply Portland cement concrete or asphalt concrete, but may include "rocking."
Pawn Shop	A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.
Pedestal Sign	See "Sign, Pedestal" for definition.
Pennants, Streamers, and Other Moving Devices	Pennants, ribbons, streamers, spinners, light bulbs, or other similar moving devices when part of a sign, or when used to draw attention to a business or its signs.
Person	Individual, proprietorship, partnership, corporation, association, or other legal entity.
Personal Improvement Education	An establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby. This term excludes any educational services more specifically defined in this Ordinance.
Personal Improvement Service	An establishment primarily engaged in the provision of informational, instructional, personal improvements or similar services, excluding any services that have been more specifically defined in this Ordinance.
Pet, Household	Domestic animals typically kept for company or enjoyment within the home. Household pets shall include, but not be limited to: domestic cats; domestic dogs; domestic ferrets; gerbils; guinea pigs; hamsters; domestic laboratory mice; domestic rabbits; goldfish, canaries and parrots.
Pet Grooming Salons	An establishment primarily engaged in the grooming of household pets.
Pet Store	An establishment primarily engaged in the retail sale of household pets.

TERM	DEFINITION
Planning Director	Planning Director shall mean the Director of the Planning Department of Charleston County or the authorized designee or representative of the Director.
Plants	The term plants is meant to include seed, seedlings, nursery stock, roots, tubers, bulbs, cuttings, and other plant parts used in the propagation of field crops, vegetables, fruits, flowers, or other plants.
Plat	A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.
Plat, Approved and Recorded	A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor, illustrating the boundaries that correspond with the current recorded deed, is approved by the Planning Department and recorded in the Register Mesne Conveyance (RMC) Office.
Portable Sign	See "Sign, Portable" for definition.
Permanent Storage Unit	Any manufactured housing unit, modular building unit, or pre-manufactured container unit exceeding 120 square feet in size that is used solely for non-residential purposes.
Postal Service, United States	Postal services, including post offices, bulk mail processing, or sorting centers operated by the United States Postal Service.
Pre-Manufactured Container Unit	A standardized, reusable vessel that is or appears to be (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, or (2) designed or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.
Pre-School	A school, with an accredited training program and staffed with certified teachers, for children who are not old enough to attend kindergarten.
Preserved	To remain relatively unchanged. In relation to open space, preserved shall mean land placed in a Conservation Easement with a permanent deed restriction that prohibits further development.
Principal Use	The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.
Principal Building	See "Building, Principal" for definition.
Professional Office	A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions. This term does not include "Medical Office or Clinic" or "Parole or Probation Office."
Property Owners' Association	See "Homeowners' Association" for definition.
Property Owner	The holder of the title in fee simple and every mortgagee of record.

TERM	DEFINITION
Prosthetic Manufacturing (limited)	A business which performs technical procedures related to the design, fabrication and fitting of custom-made artificial limbs or denture/orthodontic devices, and does not use hazardous materials in the manufacturing process. The majority of processes undertaken in this setting involve device design and manufacturing as prescribed by a health care professional licensed by the State of South Carolina, with no patient interaction.
Protected Tree	Any tree on a parcel with a diameter breast height of eight (8) inches or greater prior to development and all trees within required buffers or required landscape areas.
Publicly Designated Area	An area set aside for public use, by any federal, state, or local government.
Public (or Community) Health Care Center	A publicly owned facility or not-for-profit organization providing health services for ambulatory patients. These centers can include related facilities, such as laboratories, clinics, and administrative offices typically operated in connection with such care centers. This term does not include facilities to treat mental health or substance abuse.
Public Project	Any project by or for a public agency using real property, as owner or tenant that falls within the jurisdiction of Charleston County. These public agencies include: <ol style="list-style-type: none"> 1. Agencies and departments of the State of South Carolina, 2. Counties, county agencies and departments, and 3. Municipalities, municipal agencies, and departments.
Public Works Director	The Director of the Department of Public Works of the County of Charleston or an authorized representative.
Rack	A storage slip for a boat in a dry stack storage facility.
Railroad Facility	Railroad yards, equipment servicing facilities, and terminal facilities.
Real Estate Sign	See "Sign, Real Estate" for definition.
Rear Lot Line	See "Lot Line, Rear" for definition.
Rear Setback	See "Setback, Rear" for definition.
Recreation and Entertainment, Indoor	Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed building, excluding any sexually oriented businesses.
Recreation and Entertainment, Outdoor	Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities, excluding any sexually oriented businesses.
Recreation (or Vacation) Camp	An area or tract of land primarily used for recreational purposes that retains an open air or natural character. Accommodations for temporary occupancy, such as cabins and tents, may be located or placed in these areas. This definition does not include areas for recreational vehicles or motorized campers.
Recreational Vehicle	A highway vehicular, portable structure designed as a temporary dwelling for travel, recreational, and vacation uses. The term includes camping trailer, motor home, travel trailer, and truck campers; the term does not include manufactured housing units.

TERM	DEFINITION
Recreational Vehicle Park	Any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy as temporary living quarters for purposes of recreation or vacation. This term does not include any premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.
Recreation Watercraft Rental	See "Charter Boat Rental" for definition.
Recycling Center	An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include: glass, paper, plastic, cans, motor oil, or other source-separated, non-decayable materials.
Recycling Collection (Drop-Off) Facility	A facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. "Recyclable materials" at a Recycling Collection Facility shall not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.
Rehabilitation Facility	A facility operated for the primary purpose of assisting in the rehabilitation of disabled individuals through an integrated program of medical, psychological, social, or vocational evaluation and services under competent professional supervision.
Religious Assembly	A church, synagogue, temple, monastery, convent, retreat center or any permanent or temporary building providing regular, organized religious worship of any denomination and religious education incidental thereto, but excluding private primary or secondary educational facilities day care facilities. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of religious assembly use.
Relocated Tree	A protected tree that has been relocated in accordance with the requirements of this Ordinance.
Remodel	The internal or external alteration or change, in whole or in part, of a structure or thing that changes its characteristic appearance or the fundamental purpose of its existing design or arrangement and the uses contemplated. Not included in this meaning are the terms "enlargement" and "extension".
Repair	The mending or restoration of a building or structure to a sound or good state, at or nearest to its original designed condition, due to decay, dilapidation, damage or partial destruction. Such work shall not change the size or shape in whole or in part of a building or structure to expand a use. It shall include the terms "renovation", "rebuilding" and "reconstruction" for purposes of this Ordinance.
Repair, Minor	A repair affecting 25 percent or less of the gross floor area of a structure.

TERM	DEFINITION
Repair Service, Commercial	An establishment engaged in the repair or servicing of industrial, business or consumer machinery, equipment, tools, scientific or professional instruments, or similar products or by-products. Firms that service consumer goods do so mainly by providing centralized services for separate retail outlets.
Repair Service, Consumer	An establishment primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding vehicle and commercial repair services.
Replacement Manufactured Housing Unit	See "Manufactured Housing Unit, Replacement" for definition.
Required Tree	Term used to refer, either collectively or separately, to all trees required to be retained or replaced by Article 9.4 including: all grand trees, all protected trees and all trees required by Article 9.5.
Residential Building or Use	A residential building is a building containing only residential uses and uses accessory thereto.
Residential Group Care Home	See "Group Care Home, Residential" for definition.
Residential Treatment Facility for Children and Adolescents	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) operated for the assessment, diagnosis, treatment, and care of two or more children and/or adolescents in need of mental health treatment. The services include a special education program, recreational facilities, and residential treatment. This definition excludes facilities that are appropriately licensed by the State Department of Social Services. (See S.C. DHEC Regulation 61-103, Standards for Licensing—Residential Treatment Facilities for Children and Adolescents)

TERM	DEFINITION
Resource Extraction	<p>(a) the breaking of the surface soil to facilitate or accomplish the extraction or removal of ores or mineral solids for sale or processing or consumption in the regular operation of a business;</p> <p>(b) removal of overburden lying above natural deposits of ore or mineral solids and removal of the mineral deposits exposed, or by removal of ores or mineral solids from deposits lying exposed in their natural state.</p> <p>Removal of overburden and the mining of limited amounts of ores or mineral solids are not considered mining when done only for the purpose of determining location, quantity, or quality of a natural deposit if no ores or mineral solids removed during exploratory excavation or mining are sold, processed for sale, or consumed in the regular operation of a business and if the affected land does not exceed two acres in area. Mining does not include plants engaged in processing minerals except as the plants are an integral on-site part of the removal of ores or mineral solids from natural deposits. Mining does not include excavation or grading when conducted solely in aid of on-site farming or of on-site construction. Mining does not include dredging operations where the operations are engaged in the harvesting of oysters, clams, or the removal of shells from coastal bottoms.</p>
Responsible Entity	<p>Defined as either (1) the unit of local government responsible under South Carolina law for the maintenance of the roadway; or 2) in the case of private roadways (non-publicly maintained), the owner of the property on which the roadway is located, or if existing, a homeowners association previously created to maintain the roadway.</p>
Restaurant, Fast Food	<p>An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. A Fast-Food Restaurant generally has one or more of the following characteristics:</p> <ol style="list-style-type: none"> 1. It serves ready-to-eat foods, frozen deserts, or beverages in edible or paper, plastic or disposable containers; 2. It serves foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; or 3. It serves foods through a pass-through window, (which includes any and all drive-in restaurants) Alcoholic beverages shall not comprise more than 25 percent of gross receipts.
Restaurant, General	<p>An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption, where the sales of alcoholic beverages does not comprise more than 25 percent of gross receipts. This definition does not include Fast-Food Restaurants.</p>

TERM	DEFINITION
Retail Sales and Service, General	An establishment primarily engaged in the sale of new or used products to the general public, but excluding those establishments more specifically defined in this Ordinance.
Retirement Housing	The use of a site for one or more dwelling units designed for independent living and marketed specifically for the elderly, persons with physical disabilities or both.
Retirement Housing, Limited	The use of an existing dwelling unit for independent living and marketed specifically for the elderly, persons with physical disabilities or both, with ten or fewer residents.
Review Body	The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.
Right-of-Way	Land that has been, or is being, dedicated for the construction and maintenance of a street. "Right-of-Way" may also be used to identify an area dedicated for use as part of a drainage system or utility corridor.
Road, Major	Major roads include interstates, arterial roads, and collector roads, all as defined in this Ordinance.
Roadside Stand	A small open air structure for the retail sale of sweetgrass baskets or indigenous produce grown or produced on the property where the Roadside Stand is located. This definition does not include Farmers Markets.
Roadway	The entire area between the outside limits of construction, including appertaining structures, all slopes, ramps intersections, drive, and side ditches, channels waterways, etc., necessary for proper drainage. This term shall in general be considered synonymous with "street" or "road".
Rock Road	Those in which the traveled roadway is constructed of compacted rock material creating a rock driving surface.
Roof Sign	See "Sign, Roof" for definition.
Rooming House	A residential building other than a Hotel-Motel in which rooms are provided for compensation for three or more, but not exceeding 20, adult persons not related by blood, marriage, or adoption to the owner. The rooms must be booked by pre-arrangement for definite periods of time on either a weekly or monthly basis.
Rural Area	The area designated as the "Rural Area" in the <i>Comprehensive Plan</i> .
Safety Service	Facilities for the conduct of public safety and emergency services.
Scenic Road	A road or highway designated scenic by Charleston County or by the State of South Carolina.
School, Primary	A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of South Carolina.
School, Secondary	A public, private or parochial school offering instruction at the middle (junior) and senior high school levels in the branches of learning and study required to be taught in the public schools of South Carolina.

TERM	DEFINITION
Scrap and Salvage Service (or Junk Yard)	An establishment primarily engaged in the storage, retail or wholesale sale, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials. This term excludes impound yards and towing facilities.
Screening (Elements)	Various combinations of walls, fences, earthen berms, trees, shrubbery, and landscape materials which comprise a screening plan approved by the Planning Director to fulfill the requirements and serve the purposes of Article 9.5.
Screening, Opaque	A combination of screening elements, approved by the Planning Director, designed to substantially or completely obscure horizontal views between abutting or adjacent properties. When plant materials are used for screening, the screening shall be opaque at the time of plant maturity.
Screening, Semi-Opaque	A combination of screening elements in compliance with the requirements of Article 9.5 designed to partially obscure horizontal views between abutting or adjacent properties.
Self-Service Storage (or Mini Warehousing)	Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity.
Semi-Opaque Screening	See "Screening, Semi-Opaque" for definition.
Service Station	See "Gasoline Service Station" for definition.
Setback	A required minimum distance from a lot line or street right-of-way, or OCRM Critical Line that establishes an area within which a structure shall not be erected.
Setback, Front	The setback measured from a street right-of-way
Setback, Interior	The setback measured from any interior lot line
Setback, OCRM Critical Line	The setback measured from the Critical Line, as determined by the Office of Ocean and Coastal Resource Management at the time of application.
Setback, Rear	The setback measured from the rear lot line, or if the rear lot line is not located on high ground, the OCRM Critical Line Setback shall apply (See "Setback, OCRM Critical Line" definition)
Setback, Side	Any setback other than a rear or front setback.
Settlement Areas	The areas designated as "settlement areas" by the adopted Charleston County <i>Comprehensive Plan</i> .
Sewage Collection Service Line	A non-lateral line connecting development to a sewage collector or trunk line.
Sexually Oriented Businesses	Definitions provided in Section 6.4.18C.
Short-term Lender	A Deferred Presentment Lender or a Title Loan Lender.
Shrub	A self-supporting perennial plant of low stature characterized by multiple stems and branches running continuous from the base.
Side Lot Line	See "Lot Line, Side" for definition.
Side Setback	See "Setback, Side" for definition.
Sign	Any device or visual communication that is used to announce, direct attention, inform, or advertise to the public.

TERM	DEFINITION
Sign, Abandoned	A sign advertising a person, business, service, event or other activity that is no longer available or a sign containing inaccurate or outdated information.
Sign, Animated	Any sign so designed as to facilitate or permit the rotation, oscillation, or other movement of the sign or of any of its visible parts.
Sign, Area of	The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The area of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices. Area devoted to required house numbers shall not be included in the calculation of maximum sign area. The calculation for a double-faced sign shall be the area of one face only. Double-faced signs shall be constructed so that both faces are either parallel or have an interior angle of less than 90 degrees, and the two faces shall not be more than 12 inches apart.
Sign, Bona Fide Agricultural Use	A sign specifically used for the advertisement of products from bona fide agricultural uses, related activities and farm identification that meets the requirements of this Ordinance.
Sign, Flashing	Any lighted or electrical sign that emits light in sudden transitory bursts. For purposes of this Ordinance, strobe lights in window fronts visible from public rights-of-way are included in this definition. On/off time and temperature signs and message boards are not considered flashing signs for the purpose of this Ordinance.
Sign, Free-Standing	A sign supported by a sign structure secured in the ground and which is wholly independent of any building, other than the sign structure, for support. A sign on a fence shall be considered a freestanding sign.
Sign, Height of	The vertical distance measured from the street grade elevation at the base of the sign structure to the highest point of the sign structure.
Sign, Illuminated	A sign designed to give forth artificial light or to reflect artificial light from a source incorporated in or associated with such sign.
Sign Imitating Traffic Devices (Signals)	Signs of such size, location, movement, content, coloring or of a manner of illumination that could be confused with or construed to be traffic control devices; or hide from view any traffic or street signal; or obstruct the view in any direction from a street intersection.
Sign Imitating Traffic Signs	Signs that imitate official traffic signs or signals or signs that contain the words 'stop', 'go', 'danger', 'slow', 'caution', 'warning', or similar words in such a fashion as to imitate official traffic signs or signals.

TERM	DEFINITION
Sign in Disrepair	Any sign that contains damaged or defective parts, or otherwise presents an unsightly appearance due to lack of maintenance.
Sign in Marshes	Signs erected or displayed in a marsh area or on land subject to periodic inundation by tidal action.
Sign, Campaign	A sign that identifies or urges support for a specific political issue scheduled for inclusion on an upcoming election ballot or a sign that identifies or urges support for a political party or candidate for national, state, or local public office.
Sign, LED (Light Emitting Diode) Message Board	An electronic portion of a free standing sign that channels light through tubes to create patterns that can produce changing display. LED signs must comply with all regulations of this Ordinance.
Sign, Monument	A free-standing sign with a sign (support) structure that: (1) is designed as one architecturally unified and proportional element with the sign itself, (2) is at least 90 percent of the width of the sign face and (3) is solid from grade at the base of the sign to the top of the sign structure.
Sign, Nonconforming	See "Nonconforming Sign" for definition.
Sign, Off-Premises Bona Fide Agricultural Use	Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification.
Sign, Off-Premises	Any sign located or proposed to be located at any place other than within the same platted parcel of land on which the specific business or activity being identified on such sign is itself located or conducted.
Sign, On-Premises	A sign which directs attention to a business or profession conducted, or to a principal commodity, service or entertainment sold or offered on the premises where such sign is located.
Sign, Pedestal	A free-standing sign with a sign (support) structure that: (1) is designed as one architecturally unified and proportional element with the sign itself, (2) is at least 50 percent of the width of the sign face and (3) is solid from grade at the base of the sign to the top of the sign structure.
Sign, Political	A sign containing language that expresses a point of view on a political issue or identifies a specific political party, political organization, or political official unrelated to an upcoming election.
Sign, Portable	Signs which usually rest on the ground on wheels or metal legs, and may be temporarily anchored by weights and/or cables attached to stakes driven into the ground.
Sign, Real Estate	Temporary sign advertising the real property upon which the sign is located for rent or lease or sale; advertising a business or businesses to be located on the premises; or advertising the architect, contractor, developer, finance organization, subcontractor or material vendor upon which property such individual is furnishing labor, services or material.

TERM	DEFINITION
Sign, Roof	Any sign erected upon, against, or directly above a roof or roof eave, or on or above any architectural appendage above the roof or roof eave.
Sign, Sandwich Board	A sign not secured or attached to the ground or surface upon which it is located, but supported by its own frame and most often forming the cross-sectional shape of the letter "A" when viewed from the side.
Sign, Shared Free-Standing	A free standing sign shared by one or more businesses or residential developments on separate parcels that also share a common property boundary or are located within an approved multi parcel development. One shared sign is allowed per jointly used shared curb cut/entry drive with an allowable maximum of two shared signs per multi tenant development.
Sign, Snipe	A non-permitted sign pasted or attached to utility poles, trees, fences, or other locations.
Sign, Special Sales Event	A temporary sign advertising a Special Sales Event on a parcel with a legally established business. A temporary Special Sales Event Sign may be obtained for a maximum of five Special Sales Events per calendar year with each event not to exceed ten consecutive days.
Sign, Temporary	Signs that are not permanently attached to a building, other structures or the ground and do not meet structural standards recognized and enforced by the Charleston County Building Inspections Services Department.
Sign, Vehicle	A permanent or temporary sign affixed, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is displayed to attract the attention of the motoring public or pedestrian traffic.
Sign, Wall/Facade	A sign painted on or attached to the outside of a building, and erected parallel to the face of a building and supported throughout its length by such building.
Silviculture	The cultivation of a forest for the purpose of harvesting timber.
Single Family, Attached	The use of a site for two or more dwelling units, constructed with common or abutting walls and each located on a separate lot. Also known as townhouses or rowhouses.
Single family, Detached	The use of a site for only one dwelling unit, other than a manufactured housing unit, that is not attached to any other dwelling units.
Single Family, Detached [Affordable]	See Section 6.4.19 for definition.
Single Family, Detached/ Manufactured Housing Unit (Joint Use)	The use of a site for one detached single family dwelling unit and one manufactured housing unit.
Small Animal Boarding	An establishment primarily engaged in the boarding of household pets within an enclosed building.
Snipe Sign	See "Sign, Snipe" for definition.

TERM	DEFINITION
Social (or Civic) Organization	An establishment providing meeting, recreational, or social facilities for a nonprofit association, primarily for use by members and guests of youth organizations, fraternal organizations, and other similar groups. This use does not include any type of residential facility, such as fraternity or sorority houses.
Social Club (or Lodge)	A building, structure, or grounds, or portion thereof, which is owned by or leased to private organizations, social clubs, or non-profit associations for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.
Solid Waste Disposal Facility (Public or Private)	All land, structures, other appurtenances and improvements on the land used for treating, storing, or disposing of solid waste. A Solid Waste Disposal Facility may consist of several treatment, storage, or disposal operational units, including, but not limited to, one or more landfills, surface impoundments, or combination thereof.
Special Exception	An exception issued by the Board of Zoning Appeals authorizing a particular use in a specified location within a Zoning district, upon demonstrating that such use complies with all the conditions and standards specified by the Zoning and Land Development Regulations.
Special Event	An activity (occurring one or more times) involving the assembly or the intention of attracting 100 or more people for cultural, ceremonial, educational, or celebratory purposes, which generates revenue, regardless of status. Such assembly includes, but is not limited to: weddings, receptions, recitals, art exhibits, religious ceremonies, limited youth activities, book readings, wine/food tasting events, executive retreats, circuses, fairs, carnivals, festivals, auctions, concerts, and any event which is advertised or marketed in any form including, but not limited to: posters, business cards, internet, and media outlets; serves an entrepreneurial purpose; includes fees/charges for goods/services (e.g. food & drink); and whenever there is an admission fee or leasing fee. This definition does not include private parties or private functions that do not meet the above stated criteria.
Special Trade Contractor	An establishment that specializes in a specific aspect of construction, such as carpentry, electrical, painting, plumbing, roofing, or tile
Stable, Commercial	A building or land where horses are kept for commercial use including boarding, sale, rental, breeding or raising of horses.
Stable, Private	A building or land where horse(s) are kept for private use.
Standard Billboard (Outdoor Advertising Structure)	A Billboard designed to accommodate messages composed of non- digital or electronic copy that utilizes wrapped posters, 30 sheet posters, and eight sheet posters.
Standard Cubic Foot (Scf)	A cubic foot of gas at standard temperature and pressure, which are 68 degrees Fahrenheit and 29.92 inches of mercury.

TERM	DEFINITION
Street	A vehicular way which may also serve in part as a way for pedestrian traffic, whether called a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, alley, mall, or otherwise designated, including the entire area within the right-of-way.
Street, Arterial	A street used primarily or designed to conduct traffic between communities and activity centers, and to connect communities to major state and interstate highways. An arterial is a primary road characterized by high traffic volumes and high speeds.
Street, Collector	A street used or designed to carry traffic from minor streets to arterial or major streets for purposes of this Ordinance. Such streets include those designated as collectors in any <i>Comprehensive Plan</i> or element thereof officially adopted.
Street Line	A lot line separating a street from a lot.
Street, Minor	A street other than an arterial street or collector street used or designated primarily to provide access to abutting property. The term includes marginal access streets which are generally parallel and adjacent to arterial streets, serve abutting properties and provide protection from friction with through traffic. The term minor street includes loop streets and cul-de-sac streets.
Stub Street	A street that intersects with another local street and extends, usually one lot deep, to the property line of the development or rear of the block being developed.
Structure	Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a more or less permanent location on the ground.
Structural Alteration	See "Alteration, Structural" for definition.
Subdivision	All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combination of lots of record.
Subgrade	The top surface of a roadbed upon which the roadway structure and shoulders are constructed.
Suburban Area	The area designated as the "Suburban Area" in the adopted Charleston County <i>Comprehensive Plan</i> .

TERM	DEFINITION
Subject Property	Property, which may or may not include one or more tax parcels, or the total area impacted by a specific use, e.g., utility service area, facility, easement, or right-of-way. In the case of a utility trunk or service line, the "subject property," for the purpose of Posted Notice, shall be the entire distance or length of the trunk or main line right-of-way or easement and shall be treated as one "subject property."
Sweetgrass Basket Stand	A sweetgrass basket stand is an open air stand that sells handmade baskets from locally grown sweetgrass. Sweetgrass basket stands shall be limited to a 500 square foot covered area.
Swimming Pool	A structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.
Tattoo or Tattooing	To indelibly mark or color the skin by subcutaneous introduction of nontoxic dyes or pigments. The practice of tattooing does not include the removal of tattoos, nor the practice of branding, cutting, scarification, skin braiding, or the mutilation of any part of the body.
Tattoo Facility	Any room, space, location, area, structure, or business, or any part of any of these places where tattooing is practiced or where the business of tattooing is conducted and which is licensed by the Department (SC DHEC) as a tattoo facility.
Temporary Portable Storage Unit	Any structure that is used for storage that is portable and does not have a door or other entranceway into a dwelling unit and that does not have water fixtures within its confines, the use of which is limited solely to storage of inanimate objects.
Temporary Sign	See "Sign, Temporary" for definition.
Tenant Dwelling	A dwelling located on a bona fide farm and which is occupied or designed to be occupied by a non-transient farm worker employed by the owner or operator of the farm.
Through Lot	See "Lot, Double-Frontage" for definition.
Title Loan Lender	A lender which regularly extends short-term non-purchase money loans secured by titles to motor vehicles, such as those regulated by S.C. Code § 37-3-413 (Cum. Supp. 2011). The term does not include other federal or state regulated lenders, banks, credit unions, savings banks and like depository institutions.
Towing Facility	An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/driveable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: automotive services that have a tow truck on-site; scrap and salvage yards/services; junk yards; impound yards; vehicle storage; and accessory storage of inoperable vehicles.
Trade School	See "Business School" for definition.

TERM	DEFINITION
Traditional Neighborhood Design	Development designs intended to enhance the appearance and functionality of the new development so that it functions like a traditional neighborhood or town. These designs make possible reasonably high residential densities, a mixture of residential and commercial land uses, a range of single and multi-family housing types, and street connectivity both within the new development and to surrounding roadways, pedestrian, and bicycle features.
Transitional Housing	A facility providing supervision or detention, or both, for residents making the transition from institutional to community living. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders. This classification also includes overnight shelters for the homeless and emergency shelters during crisis intervention for victims of crime, abuse, or neglect.
Tree	Any self-supporting woody plant having a single trunk or trunks of two inches DBH or greater and usually having branches.
Tree Protection Fencing	A fence or wall at least four feet in height that ensures the protection of protected and grand trees during development.
Truck Stop	Any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuels or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. Any overnight accommodations and restaurant facilities primarily for the use of truck crews shall be considered as a separate use, and shall follow the use requirements for that particular use as provided for in this Ordinance.
Understory Tree	A tree, ten to twelve feet tall at the time of planting, which will grow to a minimum height of 20 feet at maturity.
Use Allowed by Right	A principal use allowed without the requirement of a special exception.
Utility	A provider of electricity, gas, water, sewage service, telephone, cable or other similar service for principal development, and the provider of the service is publicly regulated.
Utility Service, Major	Facilities and structures that are necessary for the generation, transmission, and/or distribution of utilities to support principal development, such as generation facilities, electrical and telephone switching facilities, electric substations, pumping stations, sewage collection or disposal facilities, water or sewage treatment plants, water storage tanks, sewage collector or trunk lines, water mains, and similar facilities.
Utility Service, Minor	Minor structures, such as lines and poles, that are necessary to distribute utilities and provide service.
Vacation Camp	See "Recreation Camp" for definition.

TERM	DEFINITION
Variance	A relaxation by the Board of Zoning Appeals of the dimensional regulations of the Ordinance where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of actions or the situation of the applicant, a literal enforcement of this code would result in unnecessary and undue hardship; and such variance is consistent with Section 6.29.800 of the Code of Laws of South Carolina, Title 6, Chapter 29.
Vehicle Rental and Leasing	The rental or leasing of automobiles, light or medium trucks, motorcycles, recreational vehicles, or utility trailers, including incidental storage, maintenance, and servicing. This use does not include boats or other watercraft.
Vehicle Repair, Consumer	An establishment that primarily provides service to automobiles, light and medium trucks, motorcycles or recreational vehicles. These services include the maintenance, repair, or refinishing of motor vehicles, including both minor and major mechanical overhauling, paint and body work. Generally, the customer does not wait at the site while the service or repair is being performed. This term excludes any dismantling or scrap and salvage service.
Vehicle Sales	The sale of automobiles, light or medium trucks, motorcycles, recreational vehicles, or boats, including incidental storage, maintenance, and servicing.
Vehicle Service, Limited	An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the vehicle or nearby while the service is performed.
Vehicle Sign	See "Sign, Vehicle" for definition.
Vehicle Storage	An establishment offering long or short term storage of operating vehicles or vehicles contracted for repair. This term excludes impound yards, towing facilities, and any dismantling, scrap and salvage service, or junked vehicle yards.
Veterinary Service	An establishment offering veterinary services and hospitals for animals.
Vibration	The periodic displacement or oscillation of the earth.
Vision Clearance Triangle	A triangular area of unobstructed visibility extending from the intersection of a driveway and roadway between three (3) and ten (10) feet in height above grade. The minimum area is formed by the connection of a perpendicular line measuring fifteen (15) feet from the point of intersection at the edge of the travelway into the driveway and a fifteen (15) foot parallel line away from the point of intersection along the roadway.
Wall/Facade Sign	See "Sign, Wall/Facade" for definition.
Wall (or Fence)	A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

TERM	DEFINITION
Warehouse and Distribution Facility	An establishment engaged in the storage or movement of goods, such as manufactured products, supplies, equipment or food. This term excludes bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.
Waste-Related Use	Uses that collect or receive solid or liquid waste for disposal, treatment, transfer to another location or production of energy from the waste. This term does not include uses otherwise defined as utilities.
Water Service Line	A non-lateral line connecting development to a water main.
Waterfront (Property)	Property within 500 feet of any river, tidal wetland or waterway, including saltwater marshes. Property abutting freshwater wetlands shall not be considered "waterfront" property.
Wetland Buffer	See "Buffer, Wetland" for definition.
Wetlands, Freshwater	Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as freshwater wetlands by the U.S. Army Corps of Engineers.
Wholesale Sales	An establishment engaged in the wholesale sale of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking, and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.
Winery	An agricultural processing facility used for the commercial purpose of processing grapes, other fruit products or vegetables to produce wine or wine related spirits, excluding beer and liquor. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items and winery tours may be permitted as part of the winery operations.
Workforce Housing	An area limited to 1,500 square feet that is devoted to the sampling and sales thereof of wine produced on or off the premises. Sale of food is prohibited; however, incidental provision of food without compensation is allowed.
Written Interpretation	Any review or evaluation by the Planning Director, in written form, concerning the Charleston County Zoning and Land Development Regulations, <i>Comprehensive Plan</i> , or any other relevant documents.
Written Notice	Notice may be sent via U.S. mail or email.

TERM	DEFINITION
Zoning District	A specifically delineated geographic area or zone in Charleston County within which uniform development regulations and requirements govern the use, density, and the placement, spacing, or size of buildings.
Zoning Lot	See "Lot, Zoning" for definition.
Zoning Permit	A permit issued by the Charleston County Planning Department that acknowledges that the intended land use, structure, building, or construction complies with the provisions of the Zoning and Land Development Regulations or authorized variance therefrom. A Zoning Permit shall be required prior to the activities described in Article 3.8.1 of the Ordinance.
Zoo	A facility where live animals are kept for display.

ARTICLE 12.2 INTERPRETATION

For the purpose of this Ordinance, certain words and terms used herein are defined as set forth in this Section. If not specifically defined herein, words and terms shall be defined in Merriam-Webster's Collegiate Dictionary, 11th Edition.

APPENDIX A | ROAD CONSTRUCTION STANDARDS

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APPENDIX A | ROAD CONSTRUCTION STANDARDS

ARTICLE A.1 GENERAL INFORMATION

§A.1.1 ABBREVIATIONS

For the purpose of these regulations, abbreviations relating to streets and drainage are defined as follows:

- A. AASHTO – American Association of State Highway and Transportation Officials
- B. ADA – Americans with Disabilities Act
- C. ADAAG – Americans with Disabilities Act Accessibility Guidelines
- D. ASTM–American Society for Testing Materials
- E. CTC – County Transportation Committee
- F. CTC (SS) – the Charleston County Transportation Committee publication STANDARD SPECIFICATIONS FOR LOCAL GOVERNMENTS' ROAD AND STREET CONSTRUCTION, latest edition.
- G. HOA –Homeowners' Association
- H. MLW – Mean Low Water
- I. MSL – Mean Sea Level (Elevation 0.0 as determined by the NGVD 29 datum)
- J. MUTCD – Manual on Uniform Traffic Control Devices
- K. NGVD 29 – National Geodetic Vertical Datum of 1929
- L. SCDHEC/OCRM – South Carolina Department of Health and Environmental Control/Office of Ocean and Coastal Resource Management
- M. SCDOT – South Carolina Department of Transportation
- N. SCDOT (SS) – South Carolina Department of Transportation Standard Specifications for Highway Construction, latest edition
- O. USACOE – United States Army Corps of Engineer

§A.1.2 DEFINITIONS

For the purpose of these regulations, terms relating to streets and drainage are defined as follows:

- A. **BASE COURSE** – The layer or layers of specified or selected material of designated thickness or rate of application placed on a sub base or subgrade to comprise a component of the pavement structure to support the pavement or subsequent layer of construction.
- B. **BRIDGE** – A structure, including supports, erected over a depression or an obstruction; e.g., water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.
- C. **CAUSEWAY** – An earthen structure with at least one side adjacent to a depression, wetland, or marsh that supports a track or passageway for carrying traffic or other moving loads.
- D. **CUL-DE-SAC** – The radial turnaround area at the end of a dead-end street.
- E. **CULVERT** – Any structure which provides an opening under any roadway or any other structure so named in the plans, excluding bridges.
- F. **DESIGN PROFESSIONAL** – An individual or firm appropriately licensed and registered in the State of South Carolina.
- G. **DETENTION** – The temporary restriction of storm water that is released at a predetermined or controlled rate.
- H. **DEVELOPER** – The legal or beneficial owner of a lot or of any land proposed for development; the holder of an option or contract to purchase; or any other person having an enforceable contractual interest in such land.
- I. **DRAINAGE EASEMENT** – The right of access of storm water runoff from adjacent drainage basins into the drainage way within the defined easement.
- J. **EARTH ROADS** – Those roads constructed of compacted earth material.
- K. **EASEMENT** – A privilege or right of use, access or enjoyment granted on, above, under, or across a particular tract of land by the landowner to another person or entity.
- L. **HOMEOWNERS' (OR PROPERTY OWNERS') ASSOCIATION** – A formally constituted, non-profit association or corporation made up of the property owners and/or residents of a defined area. The homeowners' or property owners' association may take responsibility for costs and up-keep of common open space or facilities, or enforce certain covenants and restrictions.
- M. **MAIN UTILITY LINES** – Those facilities, including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a development including water, electricity, gas, sanitary sewer, storm sewer, cable, communications, etc.

- N. MEAN SEA LEVEL – Elevation 0.0 as determined by the NGVD 29 datum.
- O. PAVED STREETS – Those streets for which the riding surface is constructed of a layer or layers of materials usually comprised of Portland cement concrete or asphaltic concrete.
- P. PAVEMENT – The uppermost layer of material placed on the street usually as the wearing or riding surface. The term is used interchangeably with “surface course” or “surfacing” and will usually imply Portland cement concrete or asphaltic concrete.
- Q. PLAT – A diagram drawn to an engineering scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.
- R. PUBLIC WORKS DIRECTOR – The Director of the Department of Public Works for the County of Charleston or his authorized representative.
- S. RESPONSIBLE ENTITY – The unit of local government responsible under South Carolina law for the maintenance of the roadway and/or drainage system; or, in the case of private roadways and/or drainage systems, the owner of the property upon which the roadway and/or drainage system is located; or if existing, a homeowners’ association previously created to maintain the roadway and/or drainage system.
- T. RIGHT-OF-WAY – Land that has been or is being dedicated for the construction and maintenance of a road or street. Right-of-way may also be used to identify an area dedicated for use as part of a drainage system or utility corridor.
- U. ROADWAY – The entire area between the outside limits of construction, including structures, slopes, ramps, intersections, utilities, side ditches, channels, waterways, etc., necessary for proper drainage. This term shall, in general, be considered synonymous with street or road.
- V. ROCK ROADS – Those roads in which the riding surface is constructed of a layer or layers of material usually comprised of compacted rock or other aggregate materials
- W. STREET – A vehicular way, which may also serve in part as a way for pedestrian traffic, whether called a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, alley, mall, or other designation, including the entire area within the right-of-way.
- X. STUB STREET – A street that intersects another local street and extends, usually one lot deep, to the property line of the development or rear of the block being developed.
- Y. SUBGRADE – The top surface of a roadbed upon which the roadway structure and shoulders are constructed.

§A.1.3 INTRODUCTION

These standards provide specific information and design parameters regarding the construction of roads, ingress/egress easements, and drainage facilities. This document defines risks and responsibilities that are accepted by the responsible entity pertaining to the maintenance of the roads and drainage systems.

§A.1.4 OBJECTIVE

The primary objective is to ensure that property being subdivided is provided with access.

§A.1.5 SCOPE

These regulations shall apply in all unincorporated portions of Charleston County.

§A.1.6 PROPERTY ACCESS

It is the responsibility of the landowner/developer to provide access to the property being subdivided. Access to those properties shall be maintained and either privately or publicly owned. The ownership and maintenance status of the access shall be indicated on all submitted plats.

§A.1.7 LANDOWNER/DEVELOPER RESPONSIBILITIES

The landowner/developer is responsible for selecting the type of access to be provided for their subdivision. The classification of access will determine the party responsible for maintenance and the County's associated responsibilities, if any.

§A.1.8 DESIGN PROFESSIONAL/LAND SURVEYOR RESPONSIBILITIES

The design professional -of-record must be currently registered to practice in the State of South Carolina. The designs must either be prepared by, or under their direct supervision, in accordance with the Code of Laws of South Carolina, 1976, Title 40, Chapter 22, and Rules of Professional Conduct, including any revisions made thereto. The designs shall be based on sound engineering judgment and these standard specifications.

§A.1.9 COORDINATION WITH OTHER REVIEWING AGENCIES

The design professional-of-record shall provide a list of all regulatory permits required for the construction of all road and drainage systems. This list shall include the status of each permit, along with corresponding application numbers and dates.

The design professional-of-record shall provide a copy of all approved permits, deemed essential by the Public Works Director, to the Public Works Department prior to final approval of the construction plans.

§A.1.10 STORMWATER MANAGEMENT AND SEDIMENT CONTROL

All land-disturbing activities shall be in conformance with the Charleston County Storm water Management and Sediment Control Ordinance and all state and/or federal regulations that may be applicable.

The design professional shall prepare appropriate sediment and erosion control designs and show sufficient data, including material lists, details, and time schedules, to ensure best management practices are followed. The developer shall be responsible for ensuring that the design professional's designs are constructed in a timely manner and properly maintained throughout the duration of the development's construction period. If sediment is carried downstream as a result of inadequate design, improper construction, or maintenance neglect, the developer shall ensure that the eroded soil is removed from the downstream properties and legally disposed.

§A.1.11 ROAD CLASSIFICATIONS**A. PRIVATE ROADS**

Any road dedicated to an individual or entity other than Charleston County with an Ingress/Egress Easement (Maximum of 10 Lots) or a right-of-way dedicated to a Homeowners' Association. The easement holder retains ownership and maintenance responsibility for access and drainage.

B. PUBLIC ROADS (Minimum Standards)**Non-standard County Roads (Maximum of 10 Lots)**

Surface: earth
Minimal drainage
Travel way minimum width determined on a per road basis
Lot drainage is each owner's responsibility

Secondary Rural Road (Maximum of 10 Lots)

Surface: earth
Minimal drainage (only roadside or sheet flow)
Travel way minimum width of 18'
Lot drainage is each owner's responsibility

Primary Rural Road

Surface: earth, rock, or pavement
Minimal drainage with outfall (only for the roadway)
Travel way minimum width of 20'
Lot drainage is each owner's responsibility

Secondary County Road

Surface: rock or pavement
Drainage plan required for property and roadway system
Open ditch drainage system
Travel way minimum width of 22'

Primary County Road

Surface: paved
Curb and gutter
Drainage plan required for property and roadway system
Enclosed pipe with limited open ditch drainage system
Travel way minimum width of 24'

§A.1.12 APPLYING ROAD CLASSIFICATIONS**A. PRIVATE ROAD**

The landowner/developer shall have the option to utilize any of the private road classifications for property subdivision regardless of region (see below).

B. PUBLIC ROAD

Roads that are to be constructed, dedicated, and accepted into the County maintenance system shall be constructed in accordance with one of the public road classification standards. The minimum required classification for the road would be determined by its location within the unincorporated portions of Charleston County. For road classification purposes, the unincorporated portions of Charleston County are divided into three regions.

1. Rural - Areas within the County that have a zoning classification of AGR, AG-10, AG-15, RM, and NRM.
2. Transitional - Areas within the County that have a zoning classification of M-12, RR-3, and AG-8.
3. Urban/Suburban - Areas within the County that have a zoning classification of R-4, RSM, MHP, OR, OG, CN, CT, CR, CC, and I.

Secondary Rural Roads will only be allowed in the rural region.

Primary Rural Roads will be allowed in the rural region and within the transitional region when the following conditions are met to the satisfaction of the Public Works Director:

The proposed road is a cul-de-sac or future expansion is limited. The lots being created are a minimum of 5 acres in size or the design professional demonstrates adequate lot and roadway drainage can be provided.

Secondary County Roads will be allowed in the rural region. They will also be allowed in the transitional region and urban/suburban region when the following conditions are met to the satisfaction of the Public Works Director:

The proposed road is a cul-de-sac or future expansion is limited.

The design professional demonstrates that storm water Best Management Practices can be utilized to satisfactorily address water quality requirements in conjunction with an open drainage system.

The lots are of sufficient size to accommodate an open drainage system.

The road system is an expansion to an existing open drainage system.

Primary County Roads will be allowed in all regions.

Public roads shall connect with an existing public roadway that has been accepted by a public agency (county, municipality, or state). Public roads shall

not rely upon a right-of-way that has only been dedicated but not accepted into a public maintenance system.

Streets within commercial and industrial developments shall be designed as Primary County Standard Streets unless approved otherwise, in writing, by the Public Works Director.

Non-standard County roads shall require County Council authorization.

If a land development plan exceeds the non-standard County road 10 lots maximum, construction shall be required to improve the non-standard road to the required County standards from its point of connection to an existing County standard or State public road.

ARTICLE A.2 PRIVATE ROAD STANDARDS

§A.2.1 GENERAL INFORMATION

A. INTRODUCTION

The private road standards provide the landowner/developer flexibility to determine the level of access and service provided to lots being created. The private road standards require the landowner/developer to be responsible for the extent and quality of property access and drainage. The landowner/developer is responsible for the establishment of standards for design, construction, and maintenance of the roadway and drainage systems and for items such as access for emergency service vehicles, school buses, mail couriers, and coordination of utilities. Note that public services are not guaranteed by Charleston County.

The private right-of-way shall be dedicated to a legally recognized or chartered entity. Private right-of-way shall not be dedicated to the public. Further, Charleston County is neither obligated nor responsible for private right-of-way maintenance.

B. LANDOWNER/DEVELOPER RESPONSIBILITIES

The landowner/developer is responsible for determining the type of access to be provided for his subdivided property. The landowner/developer shall be responsible for oversight and coordination of design and construction and for obtaining required approvals or permits from the appropriate agencies.

The landowner/developer is responsible for informing prospective property owners, whether solicited or unsolicited, of all conditions and responsibilities, or lack thereof, that have been placed on the property.

If access or drainage connects with a County right-of-way or easement, an encroachment permit shall be obtained prior to construction.

§A.2.2 INGRESS/EGRESS EASEMENT (Maximum of 10 Lots)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES:

The landowner/developer shall determine the location of easement(s) and the type of access to be provided. The location of the easement(s) shall be clearly depicted and labeled on submitted plats or plans.

§A.2.3 PRIVATE RIGHT-OF-WAY DEDICATED TO A HOA WITH NO ROAD CONSTRUCTION REQUIRED (Maximum of 10 Lots)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES:

The landowner/developer shall determine the location and size of proposed rights-of-way to be provided. All rights-of-way shall be clearly depicted on submitted plats or plans. The landowner/developer is responsible for determining the construction suitability and the accessibility of the defined right-of-way.

§A.2.4 PRIVATE RIGHT-OF-WAY CONSTRUCTED AND DEDICATED TO A HOA

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES:

The landowner/developer shall determine the location and size of rights-of-way to be provided and the standards for the design and construction of the roadway and drainage systems. The landowner/developer shall secure the necessary licensed, professional personnel to prepare designs, obtain required approvals and permits, and oversee construction.

§A.2.5 DESIGN PROFESSIONAL RESPONSIBILITY

The design professional-of-record must be currently registered to practice in the State of South Carolina.

§A.2.6 CONSTRUCTION PLAN SUBMISSION

Roadway and/or drainage construction plans shall be submitted to the Public Works Department for informational purposes prior to construction. The submission shall include three sets of the construction plans and specifications, and a copy of all required regulatory permits.

Subsequent plan revisions shall also be submitted prior to construction incorporation.

§A.2.7 COUNTY INSPECTION

All roadway and drainage work should be inspected by the Public Works Director for compliance with the submitted plans and specifications. The inspections will be performed to provide construction documentation.

The landowner/developer shall give a one-week notice prior to beginning work at the site. After the initial notice, a 24-hour notice shall be given prior to beginning each operation (or continuing an operation when the work has been disrupted for more than one work-day).

§A.2.8 CERTIFICATION FROM THE DESIGN PROFESSIONAL

The design professional shall provide a written statement certifying that to the best of his knowledge, the road and drainage infrastructure has been constructed in accordance with the submitted plans.

ARTICLE A.3 PUBLIC ROAD STANDARDS**§A.3.1 GENERAL INFORMATION****A. LANDOWNER/DEVELOPER RESPONSIBILITY**

The landowner/developer is responsible for providing the County complete roadway and/or drainage system plans for the proposed development.

The landowner/developer shall secure licensed, professional personnel to prepare designs acceptable to the County;

The landowner/developer shall oversee and coordinate the presentations, reviews, and revisions of the designs with the appropriate agencies, and obtain required approvals and permits;

The landowner/developer shall provide field staking of the designs during the construction phase;

The landowner/developer shall coordinate County inspections

The landowner/developer shall provide required as-built records, record plats, etc.

The landowner/developer is responsible for providing competent construction personnel with appropriate equipment and skills to complete construction of the roadway and/or drainage systems in a manner acceptable to the County. The roadway and/or drainage systems must be constructed in accordance with approved plans, specifications, permits, codes, and any other documents referred to herein.

B. COORDINATION WITH OTHER REVIEWING AGENCIES

The design professional of record shall provide a list of all regulatory permits required for the construction of all road and drainage systems. This list shall include the status of each permit along with corresponding application numbers and dates.

The design professional-of-record shall provide a copy of all approved permits, deemed essential by the Public Works Director, to the Public Works Department prior to final approval of the construction plans.

C. COORDINATION WITH OTHER DEVELOPMENTS

Prior to acceptance of a proposed system which is dependent upon a contiguous system within an adjacent development, the County must have previously accepted or simultaneously accept the contiguous system.

D. RIGHT-OF-WAY WIDTH

The minimum right-of-way width for a roadway to be accepted into the County maintenance system is 50' unless otherwise approved by the Public Works Director.

E. PEDESTRIAN WAYS WITHIN PUBLICLY DEDICATED RIGHT-OF-WAY

When pedestrian ways are provided within the publicly dedicated right-of-way, they shall be constructed in accordance with Section A.4.1.C unless otherwise approved by the Public Works Director. For roadways with open roadside drainage systems, pedestrian ways shall be placed behind the swales or ditches. Additional right-of-way may be required to accommodate proposed pedestrian ways.

F. FEE SCHEDULE

Filing fees as established by County Council shall be submitted with the construction plans. These fees are nonrefundable. Previously unapproved plans that are significantly altered in concept and resubmitted must be accompanied by the appropriate fees.

G. GENERAL REQUIREMENTS FOR CONSTRUCTION PLAN APPROVAL

When preliminary subdivision approval has been granted by the Charleston County Planning Commission, the design professionals shall prepare and submit one copy of street plans and profiles, including typical sections, drainage data, etc., to the Public Works Department for review and approval prior to beginning construction of the street and drainage systems. The designer's seal, signature, and South Carolina registration number shall be affixed to the plans and specifications.

After reviewing the proposed documents for conformance with applicable County ordinances, the Public Works Director shall affix the appropriate stamp on the original drawing.

Prior to final plat approval, the landowner/developer shall furnish the Public Works Department with two sets of blueprints and one reproducible set of the approved stamped plans before initiating work.

Also, the landowner/developer shall furnish one (1) set of record drawing prints upon completion of the project.

When available, the Public Works Department requests an electronic data file of the approved plans including layout, road/right-of-way location, drainage easements, and other pertinent information that may be used to augment the County GIS. The landowner/developer is not responsible for ensuring that electronic data is compatible with the County's GIS system.

H. EXPIRATION DATE FOR COUNTY'S APPROVAL OF CONSTRUCTION PLANS

Construction plan and specification approvals have the same duration as the preliminary plat approval. Refer to Chapter 8, Subdivision Regulations, for approval duration information.

I. COUNTY INSPECTION

All work required by the County for the development being considered shall be inspected by the Public Works Director for compliance with the approved plans and specifications.

The Public Works Director will make inspections when:

The Public Works Director has approved construction plans and specifications.

Sufficient notice is given. The landowner/developer shall give a one-week notice prior to beginning work at the site. After the initial notice, a 24-hour notice shall be given prior to beginning each operation (or continuing an operation when the work has been disrupted for more than one work-day).

A final project inspection shall be performed prior to scheduling Council acceptance.

The Public Works Inspector shall have the authority to:

Certify that the construction and materials comply with the approved construction plans and these regulations;

Certify that material quantities comply with the approved construction plans.

Approve or reject materials and/or their installation in accordance with the approved construction plans, specifications, and these regulations;

Suspend work with the concurrence of the Public Works Director.

J. SITE CLEANUP AND FINISH GRADING

Prior to street and drainage system acceptance, the right-of-way and drainage easements shall be cleared of all construction trash and debris. Lots or other areas designated on the approved plans requiring fill or grading shall also be completed.

K. MAINTENANCE GUARANTEES

Street and storm water management/drainage systems that are to be dedicated to Charleston County for public maintenance shall be under warranty for all defects and failures for a period of two years. Prior to Final Plat approval, the developer shall provide written verification of financial responsibility for correction of defects and/or failures to systems to be dedicated to the County. The warranty (minimally established at 10 percent of the construction cost)

shall be in an amount satisfactory to the Public Works Director and effective for a period of two years from County Council's acceptance date. The financial warranty shall be in the form of a no-contest, irrevocable bank letter of credit, a performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety, or a cashier's check. Payment is subject to County Attorney approval of the guarantee to determine that the interests of Charleston County are fully protected. If a cashier's check is utilized, then the opinion of counsel may be waived. The Public Works Department shall maintain surveillance over the system and provide written notification to the landowner/developer if repair work is required during the warranty period. The Public Works Department shall identify defects not considered to be a public safety issue and notify the landowner/developer of such defects. The landowner/developer shall have 30 days to prepare and submit a schedule of corrective actions for approval by the Public Works Director. If defects are not satisfactorily repaired within the approved schedule, the Public Works Department will resolve the defects and bill the bonding company accordingly. The Public Works Department shall address public safety defects immediately. Subsequently, the bonding company will be billed for reimbursement.

§A.3.2 **SECONDARY RURAL ROAD STANDARDS (Maximum of 10 lots)**

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50'.

Required Minimum Street Section:

Streets shall be constructed to minimum earth street standards and have a minimum travel way width of 18'.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical area.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process.

Vertical curves shall have a minimum length of 100'.

B. ROADWAY DRAINAGE DESIGN

The roadway drainage design must show, at a minimum, how the drainage is directed away from the travel way.

C. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work; workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29.

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following shall be shown in the plan view:

Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and names of proposed roads and existing roads.

Alignment information, curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way.

Size, type, and location of trees proposed to remain within the clearing limits of the road right-of-way.

DHEC/OCRM Critical Line and USACOE jurisdictional wetland delineations which relate to the right-of-way or easements.

Benchmarks with locations, descriptions, coordinates, datum, etc.

Details shall show sight distances, traffic control devices, design speeds for roads and other related information.

Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being made with elevations extending approximately 200' from the intersection.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at 100' along tangents and at intersections.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

D. CLEARING AND GRUBBING

Except as otherwise stated herein, all Secondary Rural Road rights-of-way shall be cleared and grubbed for a minimum width of 40'. Any/all tree canopies shall be pruned to a minimum height of 15'. This work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

§A.3.3 PRIMARY RURAL ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50'.

Required Minimum Street Section:

Streets shall have a minimum travel way width of 20'. The travel surface shall be at least equal to the type of surface with which it is being connected (pavement, rock, or earth). If development characteristics warrant, the Public Works Director can approve a reduction in the surface

type. Written requests for a reduction in surface type shall be directed to the Public Works Director with an accompanying justification statement.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than a) 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process. Vertical curves shall have a minimum length of 100'.

B. ROADWAY DRAINAGE DESIGN

For roadways with open roadside swale ditches, the swale ditches shall be graded as shown on details in Art. A.6. The drainage plan shall show how the roadway drainage will be conveyed to an outfall or wetland. Roadside swale drainage ditches and driveway pipes shall be designed for a five (5) year Average Return Frequency storm (minimum driveway pipe size shall be 15" in diameter). Cross drains, outfall ditches and piped systems shall be designed for a 10 year Average Return Frequency storm. Average Return Frequencies are defined in Section A.4.2.D. Roadside ditch inverts shall parallel the finished road longitudinal gradient except as otherwise approved by the Public Works Director. Drainage shall not be carried in roadside ditches for a distance exceeding 700' (accumulated distance) except as otherwise approved by the Public Works Director.

C. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29.

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following shall be shown in the plan view:

Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and names of proposed roads and existing roads.

Alignment information, curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way.

Size, type, and location of trees proposed to remain within a road right-of-way or drainage easement.

Existing and proposed drainage structures and drainage easements along with rights-of-way and drainage way cross sections.

DHEC/OCRM Critical Line and USACOE jurisdictional wetland delineations which relate to the right-of-way or easements.

Benchmarks with locations, descriptions, coordinates, datum, etc.

Details shall show pond outfall structures, sight distances, traffic control devices, design speeds for roads, and other related information.

Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being made with elevations extending approximately 200' from intersections.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at every 100' along tangents and at intersections.

Vertical curve data.

Proposed and existing storm drains, sanitary sewers, water mains, pipe under drains, and cross line pipes.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

D. CLEARING AND GRUBBING

Except as otherwise stated herein, all Primary Rural Road rights-of-way shall be cleared and grubbed for a minimum width of 50'. Any/all tree canopies shall be pruned to a minimum height of 15'. This work shall include the removal and disposal of trees, stumps, brush, rubbish, roots, and other objectionable materials.

E. CLEARING OF DRAINAGE EASEMENTS

The full width of all drainage easements shall be cleared of trees, buildings, fences, stumps, brush, logs, rubbish, roots, overhanging tree limbs, overhanging utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met: a) the drainage system or the obstacle cannot be easily relocated; b) adequate and safe operational easement space for maintenance by mechanized equipment is provided; c) the drainage way is not obstructed; and d) the drainage easement width is increased to accommodate the obstructions.

§A.3.4 SECONDARY COUNTY ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50', however;

The road right-of-way must be of sufficient width to provide for the following:

Drainage;

Pavement or rock travel way;

Shoulders;

Signage;

Trees; and

Utilities such as street lights and overhead/underground utility lines (electric, telephone, cable TV, gas, water, and sewer).

Required Minimum Street Section:

Streets shall have a minimum travel way width of 22'. The travel surface shall be at least equal to the type of surface with which it is being connected (pavement or rock). If development characteristics warrant, the Public Works Director can approve a reduction in the surface type. Written requests for a reduction in surface type shall be directed to the Public Works Director with an accompanying justification statement.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than a 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process.

Vertical curves shall have a minimum length of 100'.

B. GENERAL REQUIREMENTS FOR DESIGN OF DRAINAGE SYSTEMS

The design of drainage facilities for a development must be done with consideration being given to the entire drainage basin. Provisions must be made to receive and manage runoff from upstream areas and to ensure that downstream areas are not adversely impacted by discharges or runoff. The current zoning of upstream properties and associated runoff factors representing that land use, assumed to be fully developed, shall be used in determining design runoff rates and quantities. It is not to be assumed that existing developed properties without storm water detention systems will have them in the future.

C. ROADWAY DRAINAGE DESIGN

For roadways with open roadside swale ditches; the swale ditches shall be graded as shown on details in Art. A.6. The drainage plan shall show the drainage basin areas contributing storm water runoff to the roadside ditches. Roadside swale drainage ditches and driveway pipes shall be designed for a five (5) year Average Return Frequency storm (minimum driveway pipe size shall be 15" in diameter). Cross drains, outfall ditches and piped systems shall be designed for a 10 year Average Return Frequency storm. Average Return Frequencies are defined in Section A.4.2.D. The invert elevation of the roadside swale ditch shall be no less than 18" and no greater than 24" inches below the corresponding centerline street finish grade elevation and longitudinal grades shall be no less than 0.4% nominal grade, unless otherwise approved by the Public Works Director. Roadside ditch inverts shall parallel the finish road longitudinal gradient except as approved by the Public Works Director. Drainage shall not be carried in roadside ditches for a distance exceeding 700' (accumulated distance) except as approved by the Public Works Director.

Outfall ditches to wetland areas shall be piped for a minimum length of 20' at their outfall ends; or an alternative means of defining wetlands' limits for maintenance identification purposes shall be submitted for consideration.

D. MAINTENANCE PLAN

When detention or retention facilities are required by local or state agencies or proposed by the design professional, a comprehensive storm water management system maintenance plan must be submitted for approval by the Public Works Director. The maintenance plan shall address: frequency of maintenance, disposal of material, access to the facility, and other site specific data. The responsible entity shall acknowledge in writing their maintenance obligation and their assent to the maintenance plan. All storm water runoff and maintenance requirements described herein shall be applicable.

Charleston County will maintain public detention facilities to ensure that public drainage systems function as designed (stage-storage capacity of the ponds remain adequate). Any facility not maintained by Charleston County shall be maintained by another responsible entity. Acceptable arrangements for proper and perpetual maintenance shall be presented to Charleston County at the

time of the project's final construction inspection. Detention ponds, lakes, or impoundments which function as a conveyance of storm water downstream of the proposed development require dedicated drainage easements and maintenance shelves constructed along those systems in accordance with these regulations, unless otherwise approved by the Public Works Director.

E. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or the SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29.

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following shall be shown in the plan view:

Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and names of the proposed roads and existing roads.

Alignment information, including curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way, along drainage ways, through lots, and at intersections.

Existing and proposed utility lines and utility easements.

Size, type, and location of trees proposed to remain within a road right-of-way or drainage easement.

Road cross sections with sidewalks (when required).

Existing and proposed drainage structures and drainage easements along with rights-of-way and drainage way cross sections.

DHEC/OCRM Critical Line and USACOE jurisdictional wetlands.

Details shall show pond outfall structures, sight distances, traffic control devices, design speeds for roads, and other related information.

Benchmarks with locations, descriptions, coordinates, and datum, etc.
Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being made with elevations extending approximately 200' from intersections.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at every 100' along tangents and at intersections.

Vertical curve data.

Proposed and existing storm drains, sanitary sewers, water mains, pipe under drains, and cross line pipes.

Proposed grades of all ditches and swales on or off site. Show existing grades of incoming and outfall drainage ways for 200' upstream/downstream if no grade changes are proposed.

An overall drainage plan shall be submitted along with the plans and profiles and detail sheets.

The drainage plan sheet shall show the street layout and the entire drainage system to be constructed or improved along with the sizes and invert elevations of drainage pipes, the widths of proposed and existing drainage easements, the direction of drainage flow (using arrows), detention ponds, outfall structures, lot drainage, and existing canals, tidal streams, etc.

The drainage plan shall include pertinent drainage data such as drainage areas, runoff coefficients, times of concentration (with computations), runoff volumes, soils data, detention pond routing, pond crest elevations, and other related information.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or

permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans.”

F. CLEARING AND GRUBBING

Except as otherwise stated herein, all Secondary County Road rights-of-way shall be cleared and grubbed for the full width of the right-of-way. Any/all tree canopies shall be pruned to a minimum height of 15'. This work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

G. CLEARING OF DRAINAGE EASEMENTS

The full width of all drainage easements shall be cleared of all trees, buildings, fences, stumps, brush, logs, rubbish, roots, overhanging tree limbs, overhanging utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met: a) the drainage system or the obstacle cannot be easily relocated; b) adequate and safe operational easement space for maintenance by mechanized equipment is provided; c) the drainage way is not obstructed; and d) the drainage easement width is increased to accommodate the obstructions.

§A.3.5 PRIMARY COUNTY ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50', however;

The road right-of-way must be of sufficient width to provide for the following:

Drainage;

Pavement and curb and gutter;

Shoulders;

Trees;

Signage;

Sidewalks where installed (or required); and

Utilities such as street lights and overhead/underground utility lines (electric, telephone, cable TV, gas, water, and sewer).

Required Minimum Street Section:

Streets shall be constructed as paved streets and conform to details in Art. A.6.

Streets shall be constructed with curb and gutter; and

Streets shall have a minimum travel way width of 24'.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas.

Additionally, for streets using an asphalt gutter, a minimum centerline gradient of 0.5% is required.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process.

Vertical curves shall have a minimum length of 100'.

B. TYPE OF CURB AND GUTTER

Concrete Curb and Gutter:

Either upright curb and gutter or roll curb and gutter may be used (see details in Art. A.6). The minimum width for the upright curb and gutter shall be 1" and 2' for roll curb and gutter. The maximum If upright curb and gutter is utilized, driveway entrances for subdivision lots shall be shown on the construction plans and constructed as part of the development.

The distance between expansion joints unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

Asphalt Curb and Gutter:

Asphalt curb and gutter sections shall be submitted for approval. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

C. GENERAL REQUIREMENTS FOR DESIGN OF DRAINAGE SYSTEMS

The design of drainage facilities for a development must be done with consideration being given to the entire drainage basin. Provisions must be made to receive and manage runoff from upstream areas and to ensure that downstream areas are not adversely impacted by discharges or runoff. The current zoning of upstream properties and associated runoff factors representing that land use, assumed to be fully developed, shall be used in determining design runoff rates and quantities. It is not to be assumed that existing developed properties without storm water detention systems will have them in the future.

Also, drainage design requirements for the entire development shall conform to Section A.4.2.

D. ROADWAY DRAINAGE DESIGN

Storm water systems conveying flow to or from streets shall be piped unless otherwise approved by the Public Works Director.

Curb inlet structures shall be located so that drainage shall not be carried in gutters for a distance exceeding 500' (accumulated distance). The five (5) year Average Return Frequency storm shall not cause water to flow onto the road for a width greater than 5'. Culvert piping running longitudinally with the street shall not be located under the pavement or curb and gutter, nor shall it conflict with the normal location of under drains.

E. SUBSURFACE DRAINAGE

Where pipe under drains are required, their centerline shall be located 2.5', at a minimum, behind the back of the curb and they shall be properly connected to a permanent drainage outlet, such as a catch basin, junction box, or a manhole.

Piped under drains shall conform to the under drain details in Art. A.6. Under drain inverts shall be a minimum of 24" below the bottom of the curb and above any static lake/pond elevation.

Suitable outlets for the pipe under drains shall be provided in the drainage system design.

Pipe under drains shall be installed at low points in the grade on both sides of the street for a minimum distance of 100' in each direction along the street; except at locations where the design engineer can demonstrate to the satisfaction of the Public Works Director that the water table will not be within 24" of centerline subgrade elevation.

Pipe under drains, where required, shall be installed before the base course is placed.

Pipe under drains shall be placed in other locations as determined by the design professional or as required by the Public Works Director during construction.

Pipe under drains shall be properly laid on grade and in accordance with these specifications and the CTC (SS) or the SCDOT (SS) and shall not be covered until they have been inspected and approved by the Charleston County Public Works Department.

Alternative under drain designs shall be presented to the Public Works Director for review and approval.

F. MAINTENANCE PLAN

When detention or retention facilities are required by local or state agencies or proposed by the design professional, a comprehensive storm water management system maintenance plan must be submitted for approval by the Public Works Director. The maintenance plan shall address: frequency of maintenance, disposal of material, access to the facility, and other site specific data. The responsible entity shall acknowledge in writing their maintenance obligation and their assent to the maintenance plan. All storm water runoff and maintenance requirements described herein shall be applicable.

Charleston County will maintain public detention facilities to ensure that public drainage systems function as designed (stage-storage capacity of the ponds remain adequate). Any facility not maintained by Charleston County shall be maintained by another responsible entity. Acceptable arrangements for proper and perpetual maintenance shall be presented to Charleston County at the time of the project's final construction inspection. Detention ponds, lakes, or impoundments which function as a conveyance of storm water downstream of the proposed development shall require dedicated drainage easements and maintenance shelves constructed along those systems in accordance with these regulations, unless otherwise approved by the Public Works Director.

G. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or the SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29).

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following must be shown in the plan view:

names of the proposed roads and existing Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and roads.

Alignment information, including curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way, along drainage ways, through lots, and at intersections.

Existing and proposed utility lines and utility easements.

Size, type, and location of trees proposed to remain within a road right-of-way or drainage easement.

Road cross sections with pedestrian paths (when required).

Existing and proposed drainage structures and drainage easements along with rights-of-way and drainage way cross sections.

DHEC/OCRM Critical Line and USACOE jurisdictional wetlands.

Benchmarks with locations, descriptions, coordinates, and datum, etc.

Details shall show pond outfall structures, sight distances, traffic control devices, design speeds for roads, and other related information.

Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations, showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being with elevations extending approximately 200' from intersections.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at every 100' along tangents and at intersections.

Vertical curve data.

Proposed and existing storm drains, sanitary sewers, water mains, pipe under drains, and cross line pipes.

Proposed grades of all ditches and swales on or off site. Show existing grades of incoming and outfall drainage ways for 200' upstream/downstream if no grade changes are proposed. An overall drainage plan shall be submitted along with the plans and profiles and detail sheets.

An overall drainage plan shall be submitted along with the plans and profiles and detailed sheets.

The drainage plan sheet shall show the street layout and the entire drainage system to be constructed or improved, along with the sizes and invert elevations of drainage pipes, the widths of proposed and existing drainage easements, the direction of drainage flow (using arrows), detention ponds, outfall structures, lot drainage, and existing canals, tidal streams, etc.

The drainage plan shall include pertinent drainage data such as drainage areas, runoff coefficients, times of concentration (with computations), runoff volumes, soils data, detention pond routing, pond crest elevations, and other related information.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

H. PIPING AND EASEMENTS

Unless justification is provided, to the satisfaction of the Public Works Director, all drainage easements within the urban areas of the County shall be required to be piped except: a) swales with depths less than 24" having 5:1 side slopes and wholly contained within the easement, and b) canals (designed for a capacity exceeding that of an equivalent 36" diameter pipe).

I. CLEARING AND GRUBBING

Except as otherwise stated herein, all Primary County Road rights-of-way shall be cleared and grubbed for the full width of the right-of-way. Any/all tree canopies shall be pruned to a minimum height of 15'. This work shall include the removal and disposal of trees, stumps, brush, rubbish, roots, and other objectionable materials.

For streets constructed with upright or roll curb and gutter, selected specimen trees may be permitted to remain within the right-of-way when the following conditions are met:

- 1) Trees are healthy, of aesthetic value, and are firmly rooted with the base of the tree being at or near the elevation of the curb or edge of pavement.
- 2) The distance from the back of the curb to the nearest face of the tree is not less than 5'.
- 3) Additional right-of-way is provided where necessary.

Where under drains are required, the tree(s) shall be removed or the right-of-way shall be relocated.

J. CLEARING OF DRAINAGE EASEMENTS

The full width of all drainage easements shall be cleared of all trees, buildings, fences, stumps, brush, logs, rubbish, roots, overhanging tree limbs, overhanging utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met: a) the drainage system or the obstacle cannot be easily relocated; b) adequate and safe operational easement space for maintenance by mechanized equipment is provided; c) the drainage way is not obstructed; and d) the drainage easement width is increased to accommodate the obstructions.

§A.3.6 NON-STANDARD COUNTY ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS:

1) Required Right-of-Way:

The minimum right-of-way width shall be the width of the traveled way plus 5' on either side.

2) Required Minimum Road Section:

Roads are not constructed to minimum earth road standards.

3) Required Minimum Road Elevations:

The minimum road centerline elevation at finish grade shall be 6.5' above Mean Sea Level, if possible.

4) Required Minimum Profile Gradient: N/A.

5) Road Centerline Minimum Curve Radius Criteria: N/A.

B. ROADWAY DRAINAGE DESIGN

The roadway drainage design must show, at a minimum, how the drainage is directed away from the travel way.

C. Construction Plans and Specifications: N/A.

ARTICLE A.4 DESIGN AND CONSTRUCTION REQUIREMENTS**§A.4.1 ROAD DESIGN****A. STREET INTERSECTION LAYOUT**

Street intersections shall not include more than four street approaches. Streets shall be designed to intersect at right angles whenever possible. Sight distance easements shall be shown and dedicated on the record drawings of the development, and should reflect a triangular area as determined by details in Art. A.6. Within this triangle, there shall be no sight-obscuring or partial sight-obscuring wall, fence, sign, or full-grown foliage higher than 30" above the edge of pavement. In the case of trees, there shall be no foliage lower than 15' above the top of curb grade when foliage is saturated with rain. Vertical measurement shall be made by the Public Works Director from the top of the nearest curb or, if no curb exists, from the edge of the nearest traveled roadway finish-grade surface. Offsets of local streets shall have a minimum of 125' between centerlines.

B. TRAFFIC CONTROL AND ROAD NAME SIGNS

All traffic control and road name signs shall be installed at no cost to the County as part of the development. The design professional shall show the location and type of signs to be installed on the construction plans and specifications. All traffic control signs shall conform to the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways. All road name signs in proposed publicly maintained rights-of-ways should be constructed as indicated by details in Art. A.6.

In the event a road name sign is request on a County non-standard road, approval must be obtained from the County Public Works Department. Details and color-coding are indicated in Article A.6.

C. ADA REQUIREMENTS

All pedestrian ways and curb construction shall be in accordance with the latest edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

D. SPECIFIC RIGHT-OF-WAY INFORMATION**1. CAUSEWAYS**

Streets to be constructed on causeways shall meet all of the requirements contained within these specifications and the causeway shall also meet the following requirements:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

The minimum side slopes shall be 2:1, preferably 3:1(Horizontal/vertical).

The minimum top width of the roadway shall be as defined by the road classification plus 6' wide shoulders (as measured from the edge of travel

way to the face of the guide rail) if SCDOT standard guide rails are constructed. If no guide rails are constructed, 9' wide shoulders shall be required on each side of the travel way.

The developer shall provide copies of the approved permits or application ID numbers from all applicable regulatory agencies should expanding the causeway roadbed beyond the toe of the original roadbed be required.

2. BRIDGES

Bridges shall be designed in accordance with the AASHTO Standard Specifications for Highway Bridges, current edition and interims, as well as meet the following requirements:

Live Load: HS 20-44 loading or an alternate military loading, whichever produces the greatest stress.

The minimum travel way centerline elevation shall be 6.5' above Mean Sea Level.

The minimum width of the bridge shall be 24' clear roadway width.

The minimum clear width for all bridges on streets with curbed approaches should be the same as the curb to curb width of the approaches, but not less than 24' clear roadway width.

For streets with shoulders and no curbs, the clear bridge width preferably should be the same as the roadway width. However, in no case should it be less than 24' or the travel way width plus 2' each side, whichever is greater.

Pedestrian ways on the approaches shall be carried across all new structures.

SCDOT standard guide rails shall be required.

All bridges shall be concrete structures supported on concrete piles.

The developer shall provide copies of approved permits from applicable regulatory agencies for the construction of bridges.

The Public Works Director may consider design alternatives to the aforementioned standards. Any request for design alternatives must be submitted in writing and include details and justifications for each requested alternative. Written approval by the Public Works Director of the requested alternative is required prior to proceeding with construction.

3. STUB STREETS

Stub streets extending to the boundary or property line of the subdivision shall be constructed simultaneously with the other streets in the development and shall be constructed in the same manner.

4. CUL-DE-SAC STREETS

Cul-de-sacs shall be provided at the terminus of closed end streets with minimum dimensions as indicated below.

Circular turnaround: See details in Art.A.6.

Y or T turnaround: Permissible only where a cul-de-sac street serves 20 dwelling units or less and upon approval by the Public Works Director. The design engineer must demonstrate that the road configuration will allow both emergency and service vehicles to turn around.

5. TEMPORARY CUL-DE-SACS

Temporary cul-de-sacs shall be provided when incremental road construction and/or phasing is requested by the developer. Temporary cul-de-sacs shall be constructed as required by this section. Unpaved temporary cul-de-sacs shall require an additional 2" (compacted depth) of base course.

6. CONSTRUCTION ACCESS

The design professional shall identify the development's construction access routes and submit its proposed road section and surface course design for approval by the Public Works Director.

7. INVERTED CROWN ROADS

The use of inverted crown roads will require the written approval of the Public Works Director. Requests for the use of an inverted crown road shall be in writing and include an explanation of why a typical crown roadway section cannot be used. Inverted crown roads shall only be considered for paved road surfaces.

E. PEDESTRIANS WAYS WITHIN PUBLICLY DEDICATED RIGHT-OF-WAY

When placed within the public right-of-way, pedestrian ways shall be constructed as specified below:

Asphalt Sidewalk:

An asphalt sidewalk shall have a minimum asphalt thickness of 1-1/2" inches and a minimum base course thickness of 4". The minimum width for pedestrian ways shall be 4'. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

For additional ADA requirements see Section A.4.1.D.2 Bridges.

Concrete Sidewalk:

A concrete sidewalk shall have a minimum thickness of 4" except at driveways where the minimum thickness shall be 6". Transverse

expansion joints shall be placed at intervals of not more than 50'. The minimum width for pedestrian ways shall be 4'. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

F. ROAD SURFACES TYPES

1. EARTH ROADS

The County standard earth roadway is identical in cross section to a County standard paved road except that roadbed stabilization may require that material be mixed into the existing soil material, as needed, to a depth of 6" to achieve suitable compaction. The crown shall be 6". County Public Works' inspectors will determine whether the prepared subgrade material and earth road overlay soil are acceptable.

A suitable soil is required for a minimum depth of 18" to provide a street that will serve the traffic needs in extremely dry, normal, and in wet weather. Where necessary, a stabilizing type soil shall be added and properly mixed with the soil in place for a depth of not less than .6".

Earth roads, when intersecting with an existing paved road, shall have a paved apron extending to the paved road's right-of-way and when intersecting with a rocked road, shall have a rocked apron extending to the rocked road's right-of-way.

2. ROCK ROADS

The County standard rock roadway is also identical in cross section to a County standard paved road except that the subgrade is mixed with a 4" minimum aggregate base course worked into the top 2" of the existing subgrade, creating a 6" deep compacted rock surface, meeting the CTC (SS) or the SCDOT (SS). The road crown shall be a minimum of 6". The rock material shall be Crusher-Run granite aggregate unless otherwise approved by the Public Works Director.

Rocked roads, when intersecting with an existing paved road, shall have a paved apron extending to the edge of the paved road's right-of-way.

3. PAVED ROADS

The County standard paved roadway is shown in detail in Art. A.6. The County standard asphalt pavement is a minimum 2" compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS) type one, or equal. Asphaltic concrete material is to be placed on a minimum compacted base course meeting the CTC (SS) or the SCDOT (SS), and an approved subgrade (see pavement design below).

G. PAVEMENT DESIGN

1. PAVEMENT BASE AND SURFACE COURSES

The base course shall meet the CTC (SS) or the SCDOT (SS). The width of the base course shall be 12" greater than the width of the surface course; i.e., 6" on each side of the roadway. The compacted depth of the base course shall be 6" or greater as approved by the Public Works Director. After the base course has been properly blended, mixed, wetted, shaped, and compacted to the approved typical section and has been seasoned sufficiently and proof-rolled, the surface course shall be applied. Proof-rolling shall be accomplished as described in the CTC (SS) or the SCDOT (SS) for the proof-rolling of the subgrade except that the minimum total weight of the testing vehicle shall be in the 30-35 ton range.

The surface course materials, placement, and protection shall meet the requirements of the SCDOT (SS) type C or equal. The compacted depth of the surface course shall be no less than 2" or greater as approved by the Public Works Director. Weather and seasonal restrictions to placement of the bituminous materials are described in the CTC (SS) or the SCDOT (SS).

2. PAVEMENT SECTION FOR TYPICAL RESIDENTIAL ROADWAY

The County standard asphalt pavement section for use on residential roadways is a minimum 2" compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS), type one or equal. This material is to be placed on a 6" minimum compacted base course meeting the CTC (SS) Section 306, and an approved subgrade. A prime coat meeting the CTC (SS) or the SCDOT (SS) is required when the base course will not be paved within two weeks.

Roadways serving large residential areas or phased subdivisions may require pavement designs, exceeding the minimum requirements, as determined by the Public Works Director.

3. PAVEMENT DESIGN FOR COMMERCIAL/INDUSTRIAL USE ROADWAYS

The design engineer shall provide a pavement design for all roadways that serve commercial and industrial uses. The design shall include at a minimum 2" of compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS) type one, or equal, and a minimum 6" of compacted base course meeting the CTC (SS) or the SCDOT (SS), with an approved subgrade. The pavement design shall include information on anticipated traffic counts, traffic loadings, and site-specific soils. Further, the Public Works Director may require other pertinent information. A site-specific geotechnical report prepared by a Geotechnical Engineer shall be provided to substantiate/justify the proposed design for the entire length of the roadways to be constructed. A prime coat meeting the CTC (SS) or the SCDOT (SS) is required when the base course will not be paved within two weeks.

4. ALTERNATIVE PAVEMENT DESIGNS

The County will consider alternative pavement materials designs. The design professional should present appropriate design data including laboratory tests of foundation soils to substantiate/justify the proposal.

H. ROAD CONSTRUCTION

1. SOIL TESTING

The Public Works Director will determine the quality of foundation soils by visual observations and adequate soil testing provided by the design professional. Without such testing, the Public Works Director will utilize judgment and experience to determine the quality of the foundation material and shall require appropriate action including, but not limited to, undercutting or mucking and replacing the excavated material with suitable earth materials. The soil-testing program shall be presented to, and approved by, the Public Works Director prior to the beginning of the testing. The testing program shall show the number and approximate locations of borings, sampling depths, and type of test to be made. Ample notice of testing schedules shall be given and a copy of all results, including recommendations, shall be provided upon completion of the tests.

The testing program may establish levels or degrees of testing. For example, the testing program may call for a minimum number of tests for determination of general soil classifications and water table data for preliminary site evaluation. For the design of pavement, the testing program shall include, but is not limited to, the determination of the maximum elevation of the groundwater table, the soil classification according to the Unified Soil Classification System (laboratory test determination), and the California Bearing Ratio (CBR) (laboratory test determination utilizing 96 hour saturation). Proctor testing for determination of optimum moisture and maximum density using the modified Proctor-Test ASTM D 1557 Method A, and field moisture and density tests may be required by the Public Works Director.

2. GRADING

Streets shall be graded to the designed typical section in accordance with the approved plans and profiles. Grade stakes shall be set on centerlines at intervals of not more than 100' on tangent grades and not more than 50' on vertical curves. Additional grade stakes may be required to ensure that the final grade matches the designed typical section in the profile.

Grading work, materials, methods, and equipment, unless approved otherwise, shall be in accordance with the requirements of the CTC (SS) or the SCDOT (SS).

No base or surfacing materials shall be placed before the subgrade is inspected and approved by the Public Works Director.

In general, soils classified lower than "SC," according to the Unified Soil Classification System, are not acceptable for the upper 24" of the subgrade.

The compacted subgrade shall be proof-rolled prior to placement of any base or surfacing materials. Testing shall be performed in the presence of the Public Works Director. The testing procedure shall consist of driving a loaded tandem truck (10 cubic yard minimum load capacity, 30-35 ton minimum total weight), or other equivalent vehicle (as determined by the Public Works Director) at slow-walking speed longitudinally along the length of the roadway test area. Any areas exhibiting pumping or breaking of the surface shall be stabilized or removed to appropriate depth and replaced with suitable material, recompacted, and retested.

3. SUBGRADE

Work shall consist of the construction and preparation of the subgrade - that part of the roadway intended to receive the base course, pavement, pedestrian way, curb, curb and gutter, and/or shoulders.

Roads shall be graded to the designed typical section in accordance with the approved plan and profile, and shall be free of roots, trash, and other unsuitable materials for a minimum depth of 24" below the finished subgrade.

A suitable soil is required for a minimum depth of 18" immediately below the base course to provide a road that will serve the traffic needs in extremely dry, normal, and in wet weather. Where necessary, a stabilizing type soil shall be added and properly mixed with the soil in place for a depth of not less than 6"

When unstable material is encountered and it is necessary to perform mucking work, the roadway shall be mucked for its entire width, ditch line to ditch line or extending 2' beyond the backs of curbs; backfilled with a suitable, stable-type soil; and properly compacted. All objectionable loose rock or boulders shall be removed or broken off to a depth of not less than 24" below the surface of the subgrade.

The subgrade is to be sufficiently wetted and shall be compacted for a width extending 2' outside the edges of the proposed pavement before the base course is placed.

The subgrade, from a distance of 24" outside the area to be occupied by the pavement or curb and gutter, shall be compacted to not less than 95 percent of maximum density. The compaction shall be accomplished by using suitable construction procedures with the subgrade at optimum construction moisture content. Sprinkling to secure proper compaction may wet the subgrade. ASTM D 1557 Method A will determine maximum densities.

The subgrade shall be maintained in a smooth and compacted condition, free from ruts and depressions, and shall be adequately drained. In no case shall any base, surface course or pavement be placed on a frozen, muddy, or unstable subgrade. Storing or stockpiling of materials directly on the subgrade will not be permitted except with the approval of the Public Works Director.

4. SEEDING AND MULCHING

All unpaved areas within the right-of-way shall be seeded and mulched. The developer shall be responsible for maintenance of such seeded and mulched areas as described in the CTC (SS) or the SCDOT (SS) until the street and/or drainage system is accepted into the County maintenance system.

§A.4.2 DRAINAGE DESIGN

A. DESIGN METHODS AND CRITERIA

The design professional may use generally accepted design procedures to determine runoff quantities. The Modified Rational Method or the Modified Soil Conservation Service Method is typically used by the Charleston County Public Works Department to review submitted designs. The design professional shall submit data showing the drainage basin, the location of areas of differing imperviousness, the runoff factors for each zone of imperviousness, and the data for rainfall and time factors used in the determination of peak runoff rates. The design should consider seasonal high water table elevations. The design must take into consideration the channeled runoff. The design shall comply with water quality standards established by Federal, State, and Local regulations.

B. APPROVED OUTFALLS

All street and development drainage shall be discharged into either:

A tidal stream of adequate size;

A running stream with continuous flow (freshwater creek or river) of adequate size;

An existing drainage way (pipe, ditch, or canal) of adequate size for which there is an adequate easement, and which is maintained by Charleston County or another responsible public agency; or

A wetland or critical area capable of receiving the discharge without it negatively impacting any property adjacent thereto.

The outlet or receiving area must be of sufficient size and grade, etc. to receive the anticipated quantity of runoff from each contributing drainage basin along the route of the outlet in addition to the anticipated increase in quantity of runoff from the subject development. Where the proposed outlet ends, or near the South Carolina DHEC-OCRM Critical Line, the construction plans shall clearly show that there is an outlet of adequate size and slope to the final point of discharge. The entire length of the outlet, except approved portions within the South Carolina DHEC-OCRM Critical Area, shall be constructed on dedicated drainage easements with cleared, stable maintenance shelves for continued maintenance of the drainage way. The entire development's outlet, from sources of collection of runoff to final point of discharge, shall be evaluated by

the design professional and upgraded by the developer as deemed necessary by the Public Works Director at no cost to the County.

C. DRAINAGE AND OTHER WORK INVOLVING ANOTHER PUBLIC AGENCY

When drainage is discharged into a drainage way maintained by, or intended for maintenance by, a public agency other than Charleston County Public Works, or if work is to be done within the road right-of-way of a public agency other than Charleston County, written approval must be obtained from that public agency. A copy of this approval must be furnished to the Public Works Director prior to commencing work.

D. RAINFALL DETERMINATION

The peak runoff rates shall be determined based on the storm time/rainfall rate following a pattern Type-III Rainfall Hydrograph as defined in the Soil Conservation Service Manual TR-55.

The design recurrence interval shall be taken to be 10 years for the collector system within the subject development, 25 years for any channeled drainage flowing through the development, and 25 years for any primary outfall drainage way from the development.

Average Return Frequencies (24 hour) are defined as

1-year - 3.8 inches	2-year - 4.6 inches	5-year - 5.9 inches
10-year - 7.0 inches	25-year - 8.0 inches	
50-year - 8.9 inches	100-year - 10.2 inches	

Or as revised by the South Carolina State Climatology Office.

E. DETENTION POND DESIGN CRITERIA

The peak release rate of storm water from all developments where detention is utilized shall not exceed the peak storm water-runoff rate from the area in its pre-developed state for all intensities, up to and including the 25-year frequency storm.

The design professional shall provide information required to support the pond design shown. Calculations shall be signed and sealed by the design professional and shall include stage-storage volumes, areas, depths, summary information (to include pond crest information, outfall flow rates, and computer program information), etc. Pond design shall include the proposed static water level and the two-year, 10-year, and 25-year frequency storm crest elevations. These elevations shall be shown on the drainage plans, as well as the proposed 1' contour lines from the pond bottom to 1' above the 25-year frequency storm crest elevation.

Static water elevation in ponds shall not be less than 3' below the finished centerline elevation of the road in the general area and ponds shall not encroach on the road right-of-way at any time.

The design should provide outfall structures that are low maintenance in nature as approved by the Public Works Director.

The design shall provide an emergency spillway. The location, structure, invert elevations, and outlet of the emergency spillway shall be shown on the construction plans. The design shall address the 50-year and 100-year frequency storm flow rates through the emergency spillway to an approved outfall (drainage easements will be required for the emergency outfall route). Projected flood limits on downstream properties for these storm flow rates are also to be shown on the drainage plan.

All detention facilities that require public maintenance shall be provided with access for maintenance via a constructed 30' wide drainage right-of-way from the nearest road to the facility. Plans shall include a barrier structure at the primary road right-of-way to limit vehicular access. The detention facility or pond shall include a 20' wide cleared shelf with easement around the top perimeter of the facility for maintenance access.

For all publicly maintained detention facilities, a public drainage easement shall be dedicated over the entire facility, including the outfall and emergency spillway. For privately-maintained detention facilities, a private drainage right-of-way must provide access to the pond, the pond's outfall, and all areas defined by the pond maintenance plan.

Dry ponds shall be designed with 3:1 (horizontal: vertical) side slopes and shall drain dry within 72 hours.

Retention or wet ponds shall be designed with 3:1 (horizontal: vertical) side slopes above the static water level and 2:1 (horizontal: vertical) side slopes below the static water level; shall have a minimum depth of 6'; and shall be stocked with mosquito larvae-eating fish. Charleston County Mosquito Control should be consulted regarding fish stocking information.

F. INFILTRATION/EXFILTRATION DRAINAGE SYSTEMS

Charleston County will discourage any drainage system that is dependent solely upon infiltration/exfiltration of storm water runoff for the proper functioning of the system.

Any such system shall be approved only by specific authority of the Public Works Director shall approve any such system.

Charleston County will not maintain or be responsible for any infiltration/exfiltration facilities. Any such facility shall be maintained by a responsible entity of, or for, the development, and arrangements for proper and perpetual maintenance shall be guaranteed to Charleston County prior to the approval of the development.

G. ADDITIONAL ROAD DRAINAGE REQUIREMENTS

The Public Works Director will independently evaluate any storm drainage piping (other than cross-line pipes) designed to be placed at a depth or location such that the repair of that culvert would adversely impact the flow of vehicular traffic. Culvert piping crossing under the street shall be at an angle of not more than 30 degrees from the perpendicular of the street.

Pipeline discharge capacities shall exceed maximum peak runoff rates. Ponding or head pressure shall not be considered in pipeline size determination. Computations for all drainage way size determinations shall be provided to the Public Works Director. Drainage ways located laterally off of the street should be piped to the back lot line or for the first 150' from the street right-of-way line, whichever comes first.

Where a drainage outlet pipe extends into a lake or other similar outlet, rip-rap shall be placed under and around the end joint or joints of pipe as needed and on slopes at the end of the pipe.

Minimum longitudinal slope shall be 0.4% except where specifically approved in writing by the Public Works Director.

Submerged piping or partially submerged piping shall not be used unless where specifically approved in writing by the Public Works Director. Submerged pipe systems shall require a means of accessing the submerged pipe for maintenance purposes.

Catch basins or junction boxes shall not be located within the radius portion of street intersections. No manhole covers or water valves will be located within the curb or gutter area or within the paved area of the roadway.

To allow for backfill and compaction operations, 2' minimum horizontal clearance between pipelines or structures shall be provided. Reinforced concrete or rip-rap of a material and gradation approved by the Public Works Director shall be placed at the ends of all culverts, bends, or junction points in drainage ways and/or other locations as determined by the Public Works Director (see details in Art. A.6.).

H. ADDITIONAL DRAINAGEWAY REQUIREMENTS

Where drainage is directed into an existing ditch, canal, or tidal stream by use of an open ditch or pipeline, the elevation at the bottom of the existing ditch, canal, or tidal stream at the point of entry, and approximately 100' upstream and downstream, shall be shown on the drainage plans. In addition, the elevation of the bottom of the inlet ditch or invert elevation of inlet pipe at the outlet end shall be shown along with the bottom width of the existing canal or tidal stream.

Where drainage ways are piped, catch basins shall be provided as required to appropriately receive and discharge incoming drainage. In no case shall the catch basins be more than 300' apart.

Junction boxes with stubs shall be constructed at both ends of cross-line pipes for cross-ditches, at the outlet end of cross line pipes at outlet ditches, and at other locations as appropriate. Reinforced concrete pipes of the required sizes shall be used for all inlet and outlet stubs. Stub pipes of the required sizes shall be used to convey the street ditch drainage into the junction boxes and the inlet invert of the stub shall normally be installed approximately 0.3' below the street ditch grade. Stub pipes shall be extended a minimum of 20' from the

junction box to provide maintenance vehicle access to maintenance shelves along outfall ditches.

For minor swale ditches of 1' depth or less along side or rear lot lines that only drain a small interior area and where street drainage is not involved, a drainage easement not less than 15' in width may be utilized.

I. DRAINAGE AND EROSION CONTROL STRUCTURES AND MATERIALS

All work, materials, methods, and equipment, unless otherwise specified herein, shall be in accordance with the requirements of the CTC (SS).

All concrete pipes shall conform to A.S.T.M. Specifications C-76, Class III, Wall B. Joints shall conform to A.S.T.M., C-443. Jointing materials shall be all-weather preformed joint sealant.

Metal pipes shall be approved by the Public Works Director and shall be installed as per the recommendations of the manufacturer for their intended use. For metal piping subject to saltwater exposure, only approved aluminum piping may be used.

Other piping materials shall be considered. Specifications should be submitted to the Public Works Director along with the design data and construction plans showing the specific intended use. Materials and methods approved by the SCDOT will be considered upon submittal of SCDOT documentation and recommendations pertaining to the use of such materials.

Ample cover shall be provided to properly protect pipelines during construction as well as for designed usage. Minimum allowable cover for pipe at subgrade shall be not less than 6" for paved areas, and 12" for unpaved areas and in no case less than that recommended by the manufacturer.

Minimum cover for other materials and usages shall be considered at the time of submittal of construction plans to the Public Works Director.

All structures shall be shown clearly on the construction plans with details to show all lines, grades, elevations, joints, reinforcing, materials of construction, etc. All appropriate specification data shall be shown on the construction plans.

Junction boxes, curb inlets, outfall boxes, or any other enclosed drainage structure exceeding 4'6" in depth shall be constructed with interior step fixtures.

Precast concrete structures will be considered. Design and specification data should be submitted to the Public Works Director along with the design and construction plans showing the specific intended use.

A performance bond guaranteeing restoration work must be posted with Charleston County and remain in effect for a period of two years from the date of acceptance of the restoration work (date of release by the Director of the Department of Public Works). This bond must be in a format approved by the County Attorney and in accordance with terms and conditions of Chapter 8, Subdivision Regulations.

J. OPEN CHANNEL BAFFLES

Baffles of an approved design shall be constructed in open channels where the gradient is 0.70 percent or greater and shall be spaced as shown:

Gradient (percent)	Spacing (feet)
0.70 to 0.99	100 (Max.)
1.00 to 1.49	75 (Max.)
1.50 to 1.99	50 (Max.)
2.00 to 3.00*	50 (Max.)

*Where the gradient is two percent or greater for an open channel, additional easement width equal to the maximum depth of the channel shall be provided. For a gradient greater than three percent, the channel shall be piped unless otherwise approved by the Public Works Director.

K. EASEMENTS FOR STORM DRAINAGE FACILITIES

Drainage easements shall be provided for all drainage facilities intended to be included in the maintenance program of Charleston County. The easement shall provide adequate space for access to the facility; adequate space for the operations involved in cleaning, repairing, reconstructing, material storage and dewatering, and hauling materials to or from the area; adequate space for turning and maneuvering of the equipment; and adequate space for the sloshing and splashing of the materials being handled.

The portions of the easement intended for equipment operations shall have suitable foundations to support the maintenance equipment and shall be graded to drain the working area but not graded to slopes or elevations causing difficulty in the operation of the maintenance equipment. Maximum lateral grade for areas in which draglines may be used in the maintenance operations shall be five percent.

Minimum drainage easement widths shall be no less than the following:

REQUIRED DRAINAGE EASEMENT WIDTHS FOR PIPED DRAINAGEWAYS

PIPE SIZE (MAXIMUM)	MINIMUM DEPTH TO INVERT	WIDTH OF DRAINAGE EASEMENT
18" \geq and \leq 24"	5.0'	12'- 16'
24" < and \leq 42"	5.0'-7.0'	16'-20'
42" < and \leq 54"	7.0'	20'-24'
54" < and \leq 72"	7.0'-9.0'	24'-30'

For depths greater than shown, larger pipe sizes, or multiple lines of pipe, additional easement width, as required by the Public Works Director, shall be provided. Required drainage easement widths for open ditches shall be as shown on details in Art. A.6. The side slope of an open ditch shall not exceed 2:1, and, subject to soil stability, may be required to be flatter.

ARTICLE A.5 ENCROACHMENTS

§A.5.1 ENCROACHMENTS AND WORK WITHIN RIGHTS-OF-WAY AND DRAINAGE EASEMENTS

A. INTRODUCTION

This section is intended to provide a general guideline for the design and construction of structures that may be located within rights-of-way or drainage easements that have been, or will be, accepted into the Charleston County maintenance system. No work shall be commenced until an encroachment permit for such work has been obtained from the Public Works Director.

B. ENCROACHMENT PERMITS - GENERAL

Any permanent or temporary construction or placement of any structure or object (sign, fence, etc.) within a Charleston County drainage easement or road right-of-way must receive an encroachment permit from the Public Works Director prior to the beginning of work or emplacement of structure or object.

The encroaching entity will submit all permit requests on the Charleston County APPLICATION FOR ENCROACHMENT PERMIT FORM for review. Application fees will be in accordance with current Charleston County User Fee schedules. Permits will be approved or denied by the Public Works Director within 30 days of receipt.

If, in the opinion of Charleston County, the South Carolina Department of Transportation, or any other public agency, it should ever become necessary to relocate or remove the encroachment, or any part thereof, due to the improvement, relocation, or widening of the road, street, or drainage system, or for any other reason, such moving or removing will be done on demand of the Public Works Director at the expense of the permittee.

Adequate provisions shall be made for the protection of the traveling public at all times when performing work under an encroachment permit. During the progress of the work, all necessary detours, barricades, warning signs, and flagmen will be provided by, and at the expense of, the permittee to ensure safety.

Restoration work shall be immediately accomplished to return the road and/or drainage system to prior condition or better. The liability of the permittee will not be released until all work is inspected and approved by the Public Works Director.

C. TYPES OF ENCROACHMENTS WITHIN PUBLIC RIGHTS-OF-WAY AND EASEMENTS

1. SPRINKLER SYSTEMS

Water-sprinkling systems shall not be permitted within the right-of-way except as specified herein. Sprinkler systems may be placed along the right-of-way (immediately outside the right-of-way) with appropriate easements conveyed to the agency responsible for such system. Charleston County will not accept responsibility for any such system. At locations where water supply lines must cross the street right-of-way, such facilities shall be shown on the street construction plans and specifications. Such water supply lines shall be placed a minimum of 36" below the centerline street finish grade elevation and shall be placed in conduit. Sprinkler systems may be approved at island locations within the right-of-way. At such locations, the curb shall be upright curb (not roll curb and gutter). The sprinkler heads shall be in a protected location as approved by the Public Works Director. An appropriate water cutoff shall be provided in an underground box outside the street right-of-way. Under-drain systems shall be placed within islands served by an irrigation system. Encroachment permits shall be required for all sprinkler systems within the right-of-way.

2. LANDSCAPING AND PLANTING

Any proposed landscaping and planting within a proposed publicly-maintained right-of-way should be shown on the construction plans along with a planting schedule. Plants that may inhibit maintenance or obstruct sight distances will not be permitted. Encroachment permits shall be required for all landscaping/planting within the right-of-way. Planting will not be accepted by Charleston County for maintenance; if a permanent maintenance plan is not submitted, for approval by the Public Works Director, planting will not be permitted.

3. SUBDIVISION ENTRANCE SIGNS

Subdivision name signs at entrances to developments shall be in compliance with Chapter 11, Development Standards. Building permits must be obtained prior to installation of such entrance signs. Subdivision name signs will be located outside the road right-of-way except those signs located within a roadway median. All signs shall be located outside of the sight easement.

Such signs, foundations for future signs, and conduit for electrification of signs shall be shown on the construction plans and an encroachment permit obtained prior to construction. Approval of the plans by the Public Works Director does not imply or guarantee the approval of other entities.

4. UTILITIES

The proposed concept for the location of all underground utility lines, including water, sanitary sewer, gas, electrical, telephone, or television cables, shall be shown utilizing typical street plans, cross sections, and profiles. Non-typical locations, such as areas around trees, shall be shown in sufficient detail for review and approval. Utility lines shall be located so that they will not interfere with the proper functioning of the

drainage system. For streets where the curb and gutter section is used, underground utility main lines shall be a minimum of 5' behind the back of the curb. For streets where the swale ditch section is used, utility main lines shall be installed not less than 15' from the centerline of the street and not less than 5' from the edge of the pavement.

The minimum allowable cover over the top of the utility encroachment or other apparatus shall be 36". Deviations to the 36" cover requirement must be presented in the cross section format along with a written justification and submitted to the Public Works Director for approval.

No work on utility lines within the limits of the proposed publicly-maintained rights-of-way shall commence until the street plans showing the proposed locations of the utility lines have been approved. In case any utility location is not provided, the developer shall be responsible for notifying the utility that installation work within the proposed publicly-maintained right-of-way or drainage easement will require the approval of the Public Works Director.

Unapproved utility work within the right-of-way or drainage easement will result in an immediate supervision of inspections until such time as the utility plans have been reviewed and approved by the Public Works Director.

Ditches and trenches dug within the street right-of-way for utilities and/or other purposes shall be properly backfilled. Backfill material shall be select material, mechanically compacted in 6" layers. Backfill material shall be mixed or wetted as required by the Public Works Director. Backfill under areas to be paved or areas within 5' of pavement shall be compacted to no less than 95 percent of maximum density. Remaining areas shall be compacted to 90 percent of maximum density. ASTM D 1557 Method A will determine maximum densities.

Where utilities have been designed to be placed at a depth or location such that the repair of that utility would adversely impact the flow of vehicular traffic, the design professional shall either address such concerns to the satisfaction of the Public Works Director or redesign the utility layout.

Utilities crossing under the street shall be at an angle of not more than 30 degrees from the perpendicular to the street.

The jetting or uncontrolled tunneling of utility lines under a paved street is not permitted. The cutting of the pavement is not permitted except under extreme circumstances and only as permitted by the Public Works Director.

Where utilities are designed to be placed at a depth or location such that the repair of that utility would adversely impact the flow of vehicular traffic, the Design Professional shall either address such concerns to the satisfaction of the Public Works Director or redesign the utility layout.

Proposed street lighting facilities shall be shown on the street construction plans submitted to the Department of Public Works for approval. Street light poles shall be placed outside the right-of-way unless specifically approved by the Public Works Director.

Fire hydrants shall be shown on the construction plans, located at the edge of the right-of-way within a few feet of the property corner of two adjoining lots, or located as otherwise approved by the Public Works Director.

When dry fire hydrants are required, permanent access shall be shown on the construction plans. Access design must provide adequate space and suitable surface materials for emergency vehicle maneuverability. The design professional shall submit written approval of the design from the local fire service provider.

The Public Works Director will only permit utilities other than drainage facilities within drainage easements upon specific written authorization.

D. ZONING PERMITS

The Charleston County Zoning Administrator will review encroachment permit applications for signs or structures within public rights-of-way for compliance with this ordinance. No encroachment permits for signs, other than traffic control, will be issued without the written approval of the Zoning Administrator. Approval by the Zoning Administrator does not ensure approval by the Public Works Director.

E. RESTORATION OF ROADS

Restoration is intended to aid proper County road maintenance. Any entity performing work within a County right-of-way that will damage an existing road, drainage system, or structure must ensure that the systems will be returned to a condition equal to or better than that prior to proposed/current construction work.

Any utility, public agency, or other entity or person performing work in a County right-of-way or easement must obtain an encroachment permit prior to beginning any construction. The applicant shall furnish information on the encroachment permit application detailing all work. Details on restoration of all disturbed areas or utilities will also be provided on the encroachment permit application.

Restoration work will return the road, drainage system, and any impacted utilities to prior condition or better. The liability of the permittee will not be released until all work is inspected and approved by the Public Works Director.

ARTICLE A.6 STANDARD CONSTRUCTION DETAILS

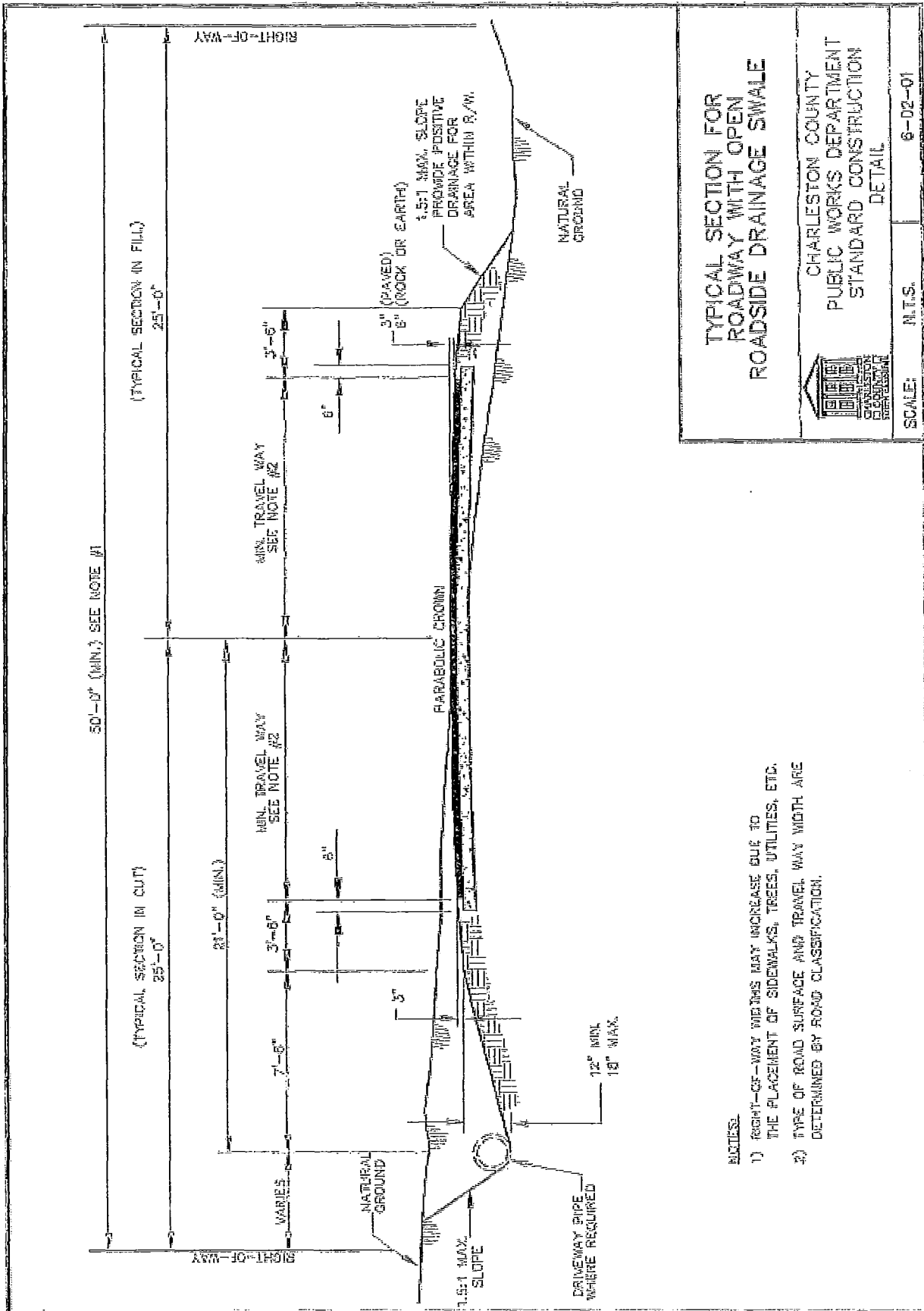
§A.6.1 INTRODUCTION

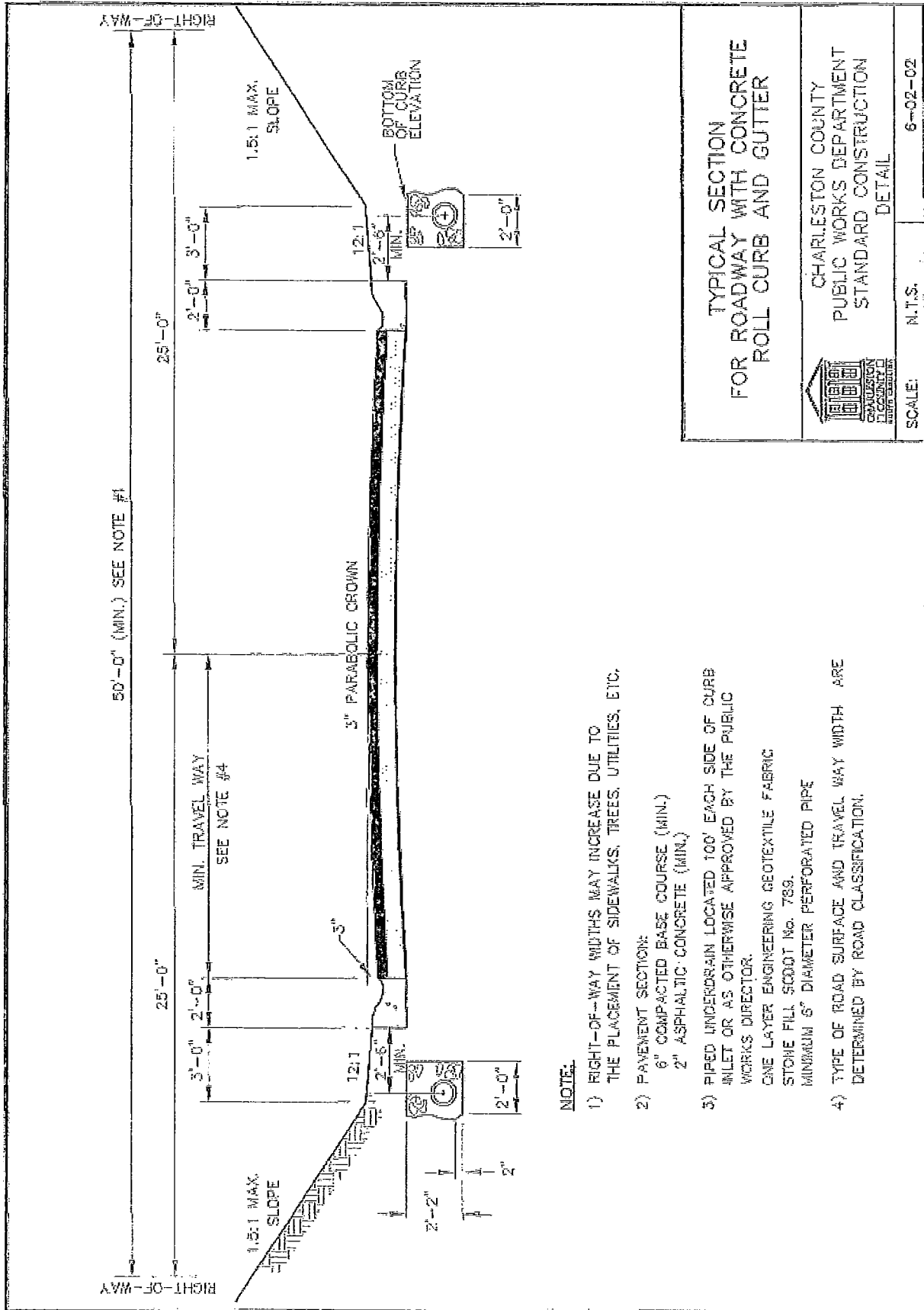
This section is intended to provide a guideline for the preparation of cross sections, construction details, and miscellaneous pictorial data required for the

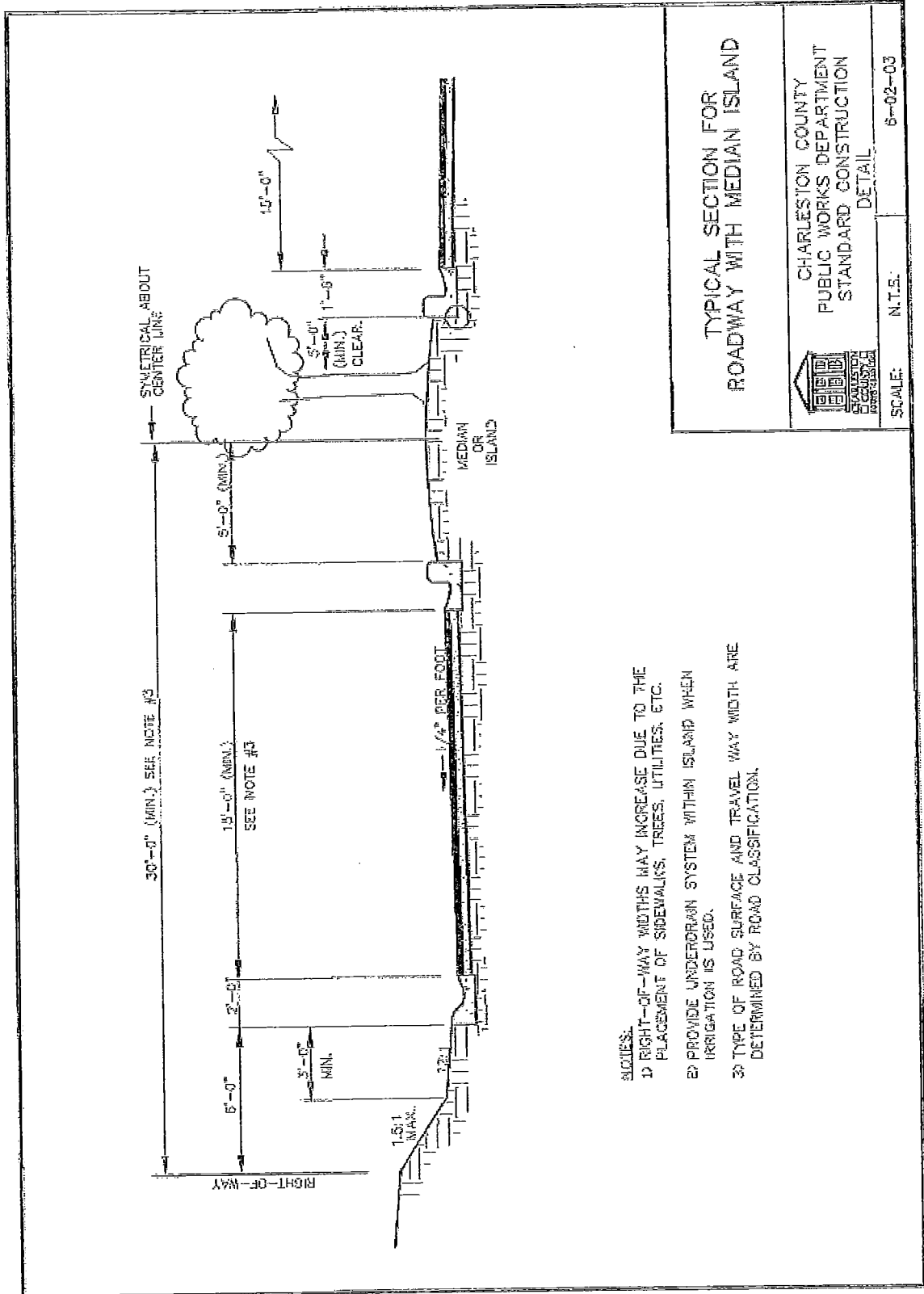
completion of the construction plans and specifications for road and drainage systems that are intended to be in the maintenance systems of the County, or in developments that must be constructed to County standards. These detail drawings are representative of the minimum standards required by the County. However, the design engineer is responsible for the preparation of detail drawings showing clearly what is actually expected to be constructed on the ground.

§A.6.2 INDEX OF DRAWINGS

Typical section for roadway with open roadside drainage swale
Typical section for roadway with concrete roll curb and gutter
Typical section for roadway with median island
Typical section for roadway with asphalt swale
Typical section for roadway with inverted crown
Pavement cut for installation of utilities
Urban street typical cul-de-sac plan view
Typical concrete driveway plan view and profile (roadway with open ditches)
Typical asphalt driveway plan view and profile (roadway with open ditches)
Typical section concrete curb and gutter
Concrete gutter at street intersection plan view
Concrete gutter at street intersection reinforcing details
Typical sidewalk section with curb and gutter
Typical sidewalk section with roadside ditch
Masonry curb inlet drainage structure detail
Masonry junction box detail
Grate type yard inlet detail
Type Nine yard inlet detail
Pre-cast concrete storm drainage manhole
Typical section - trapezoidal ditch
Typical section— swale type ditch
Pipe outlet to ditch with concrete slab
Pipe outlet to ditch with riprap
Rip rap detail at end of pipe
Rip rap detail at intersection of ditches
Rip rap detail at bend in ditch
Typical street name sign installation
Horizontal sight distance detail







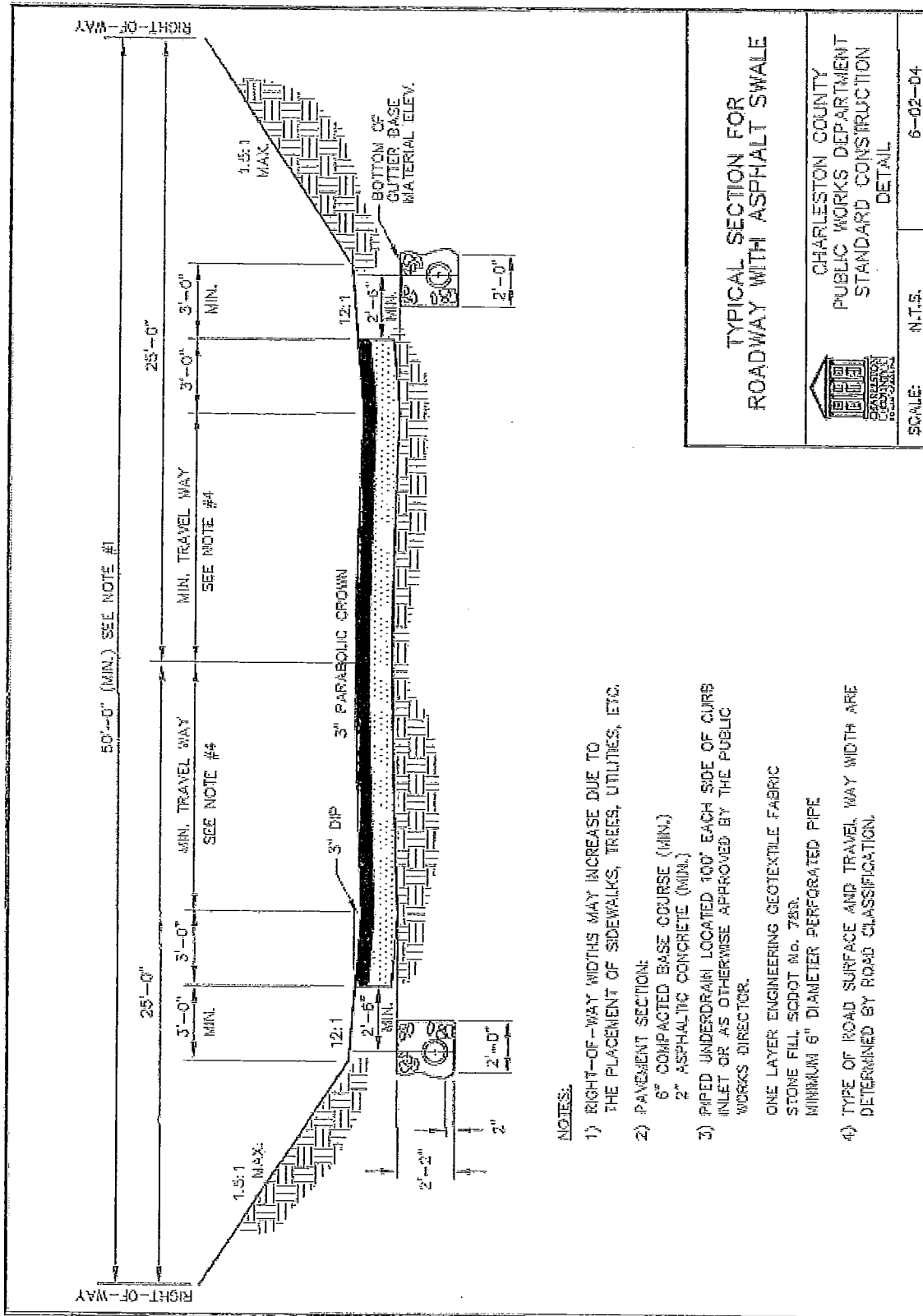
- NOTES:
- 1) RIGHT-OF-WAY WIDTHS MAY INCREASE DUE TO THE PLACEMENT OF SIDEWALKS, TREES, UTILITIES, ETC.
 - 2) PROVIDE UNDERDRAIN SYSTEM WITHIN ISLAND WHEN IRRIGATION IS USED.
 - 3) TYPE OF ROAD SURFACE AND TRAVEL WAY WIDTH ARE DETERMINED BY ROAD CLASSIFICATION.

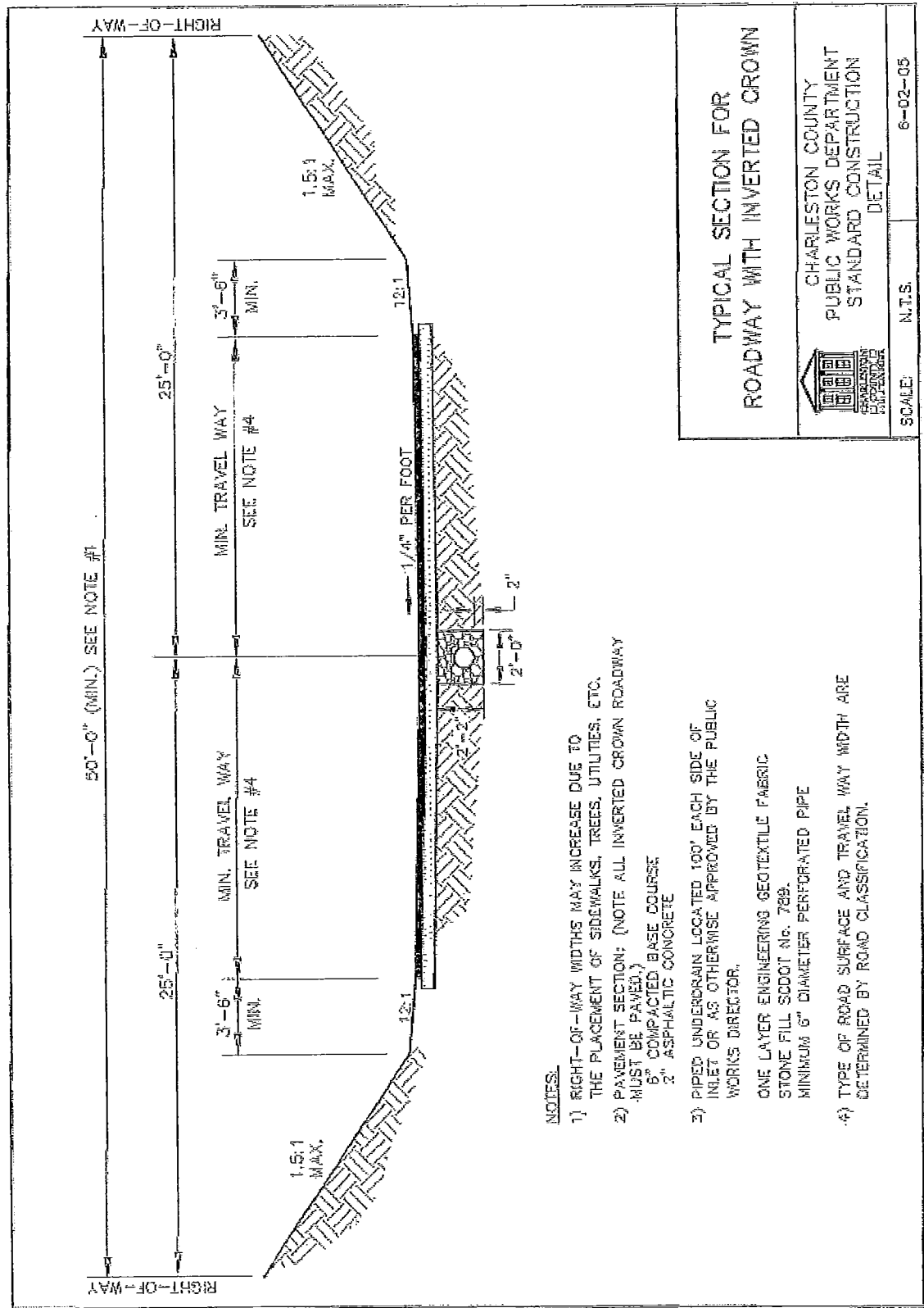
TYPICAL SECTION FOR ROADWAY WITH MEDIAN ISLAND



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

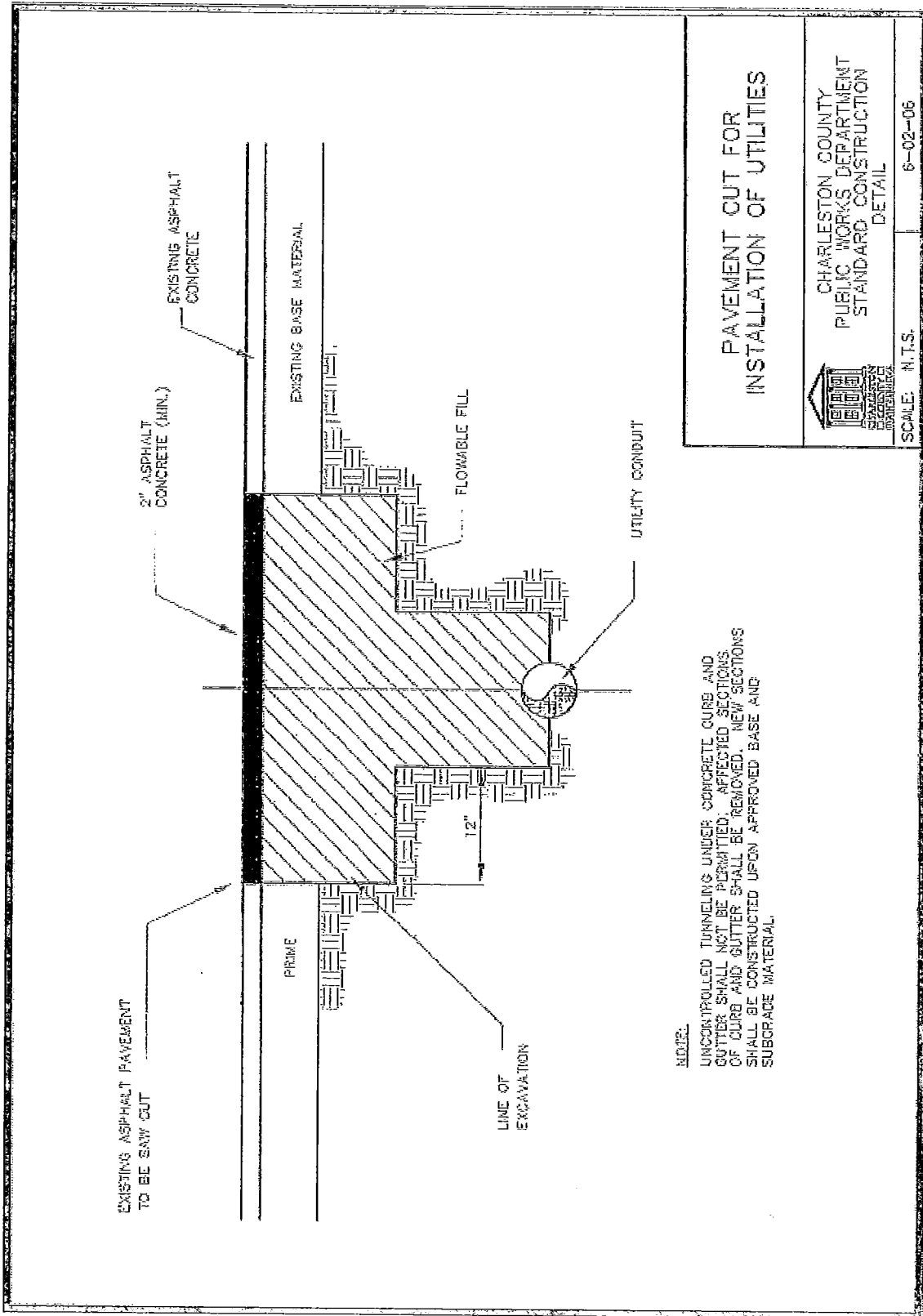
SCALE: N.T.S. 6-02-03

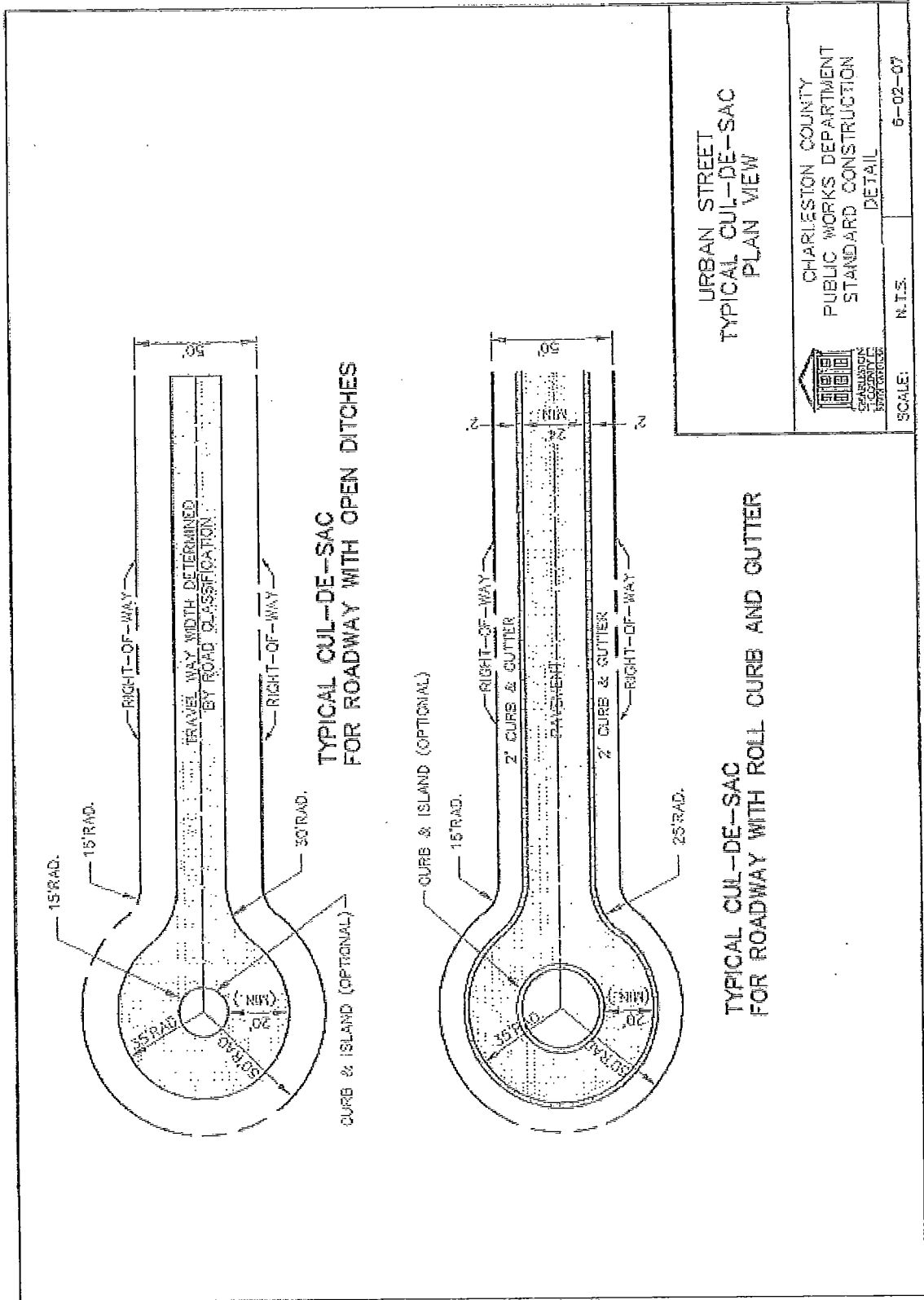




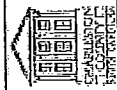
NOTES:

- 1) RIGHT-OF-WAY WIDTHS MAY INCREASE DUE TO THE PLACEMENT OF SIDEWALKS, TREES, UTILITIES, ETC.
- 2) PAVEMENT SECTION; (NOTE ALL INVERTED CROWN ROADWAY MUST BE PAVED)
 5" COMPACTED BASE COURSE
 2" ASPHALTIC CONCRETE
- 3) PIPED UNDERDRAIN LOCATED 100' EACH SIDE OF INLET OR AS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR,
 ONE LAYER ENGINEERING GEOTEXTILE FABRIC
 STONE FILL SODOT No. 789.
 MINIMUM 6" DIAMETER PERFORATED PIPE
- 4) TYPE OF ROAD SURFACE AND TRAVEL WAY WIDTH ARE DETERMINED BY ROAD CLASSIFICATION.



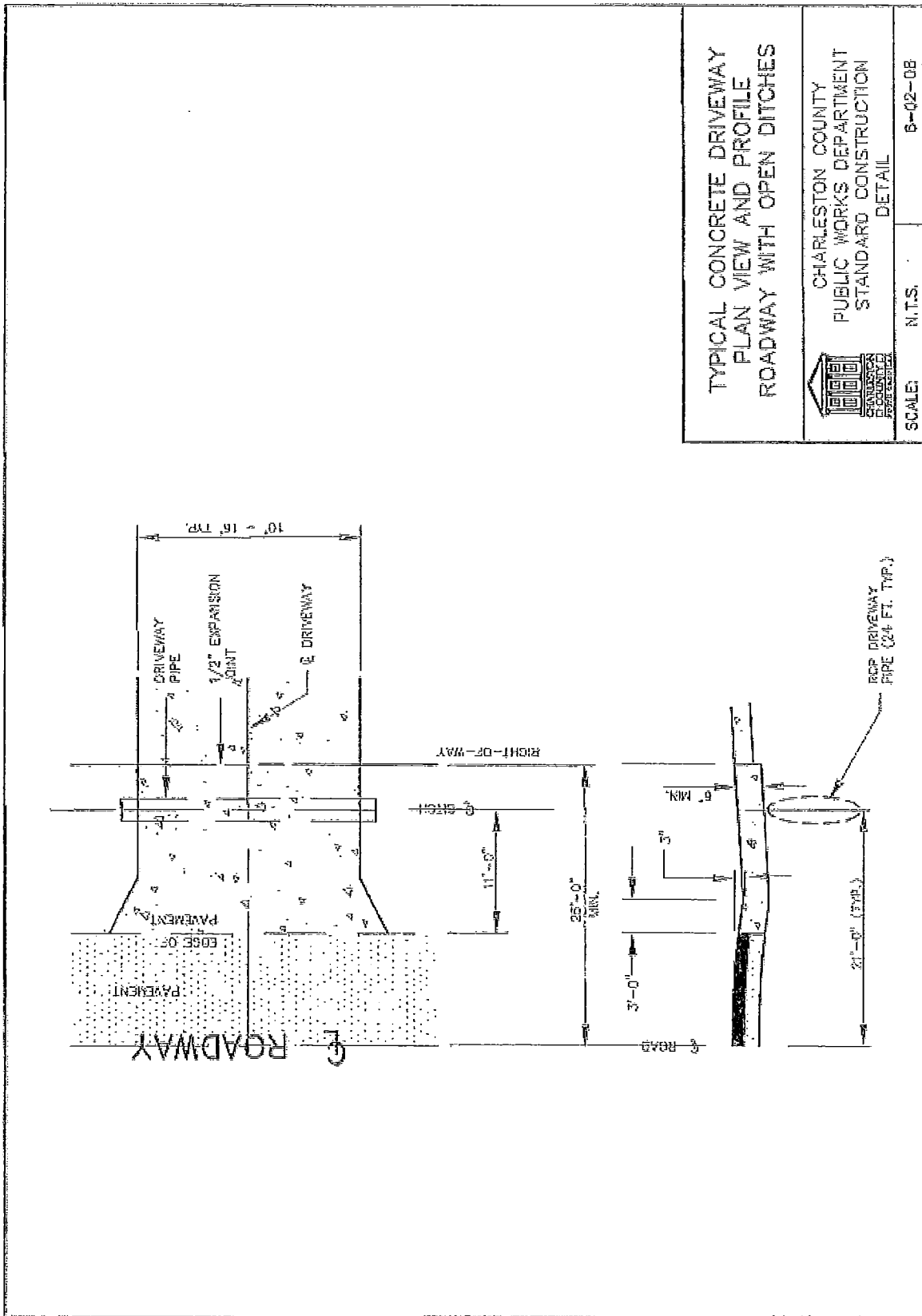


URBAN STREET
TYPICAL CUL-DE-SAC
PLAN VIEW



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

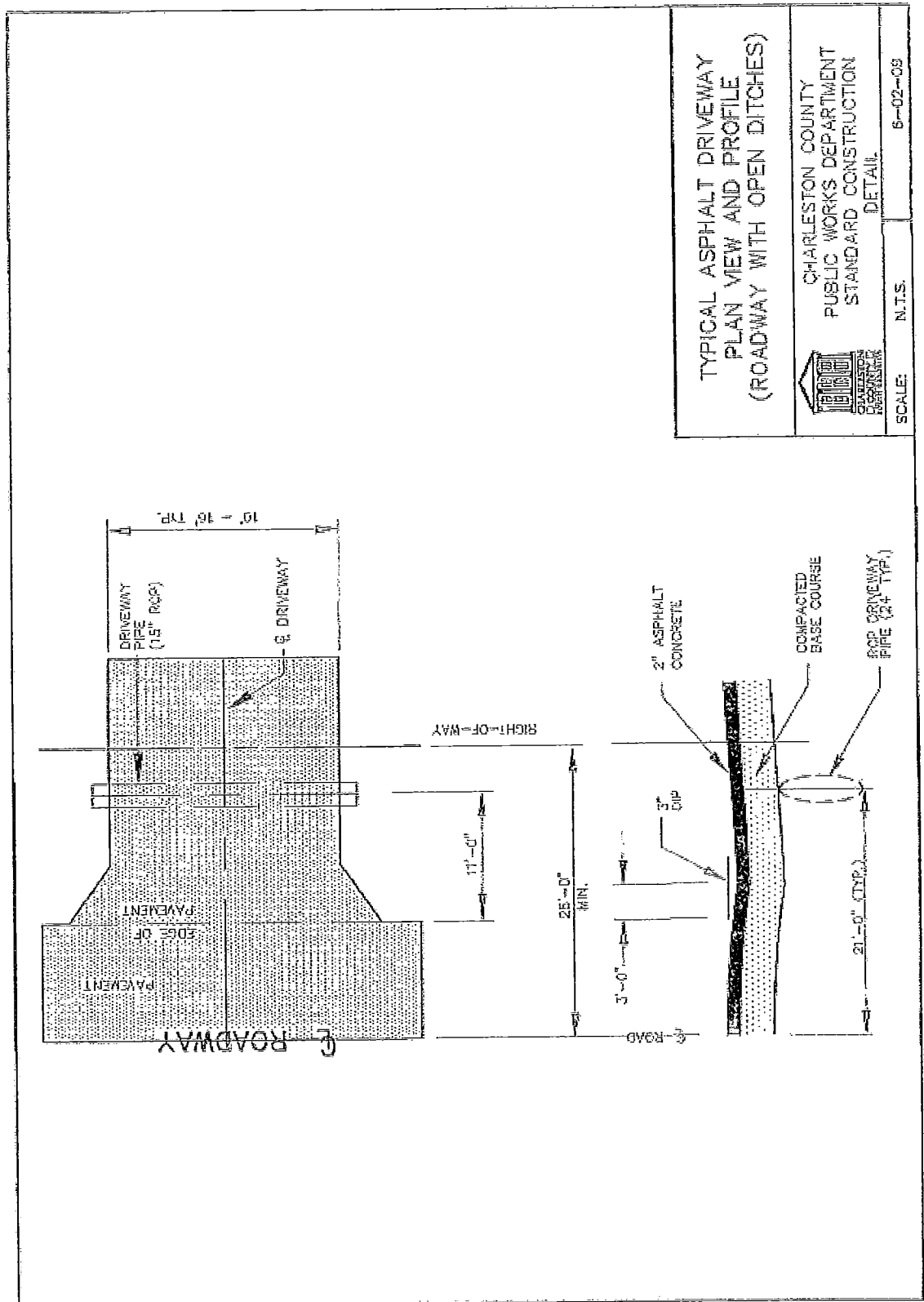
SCALE: N.T.S. 6-02-07

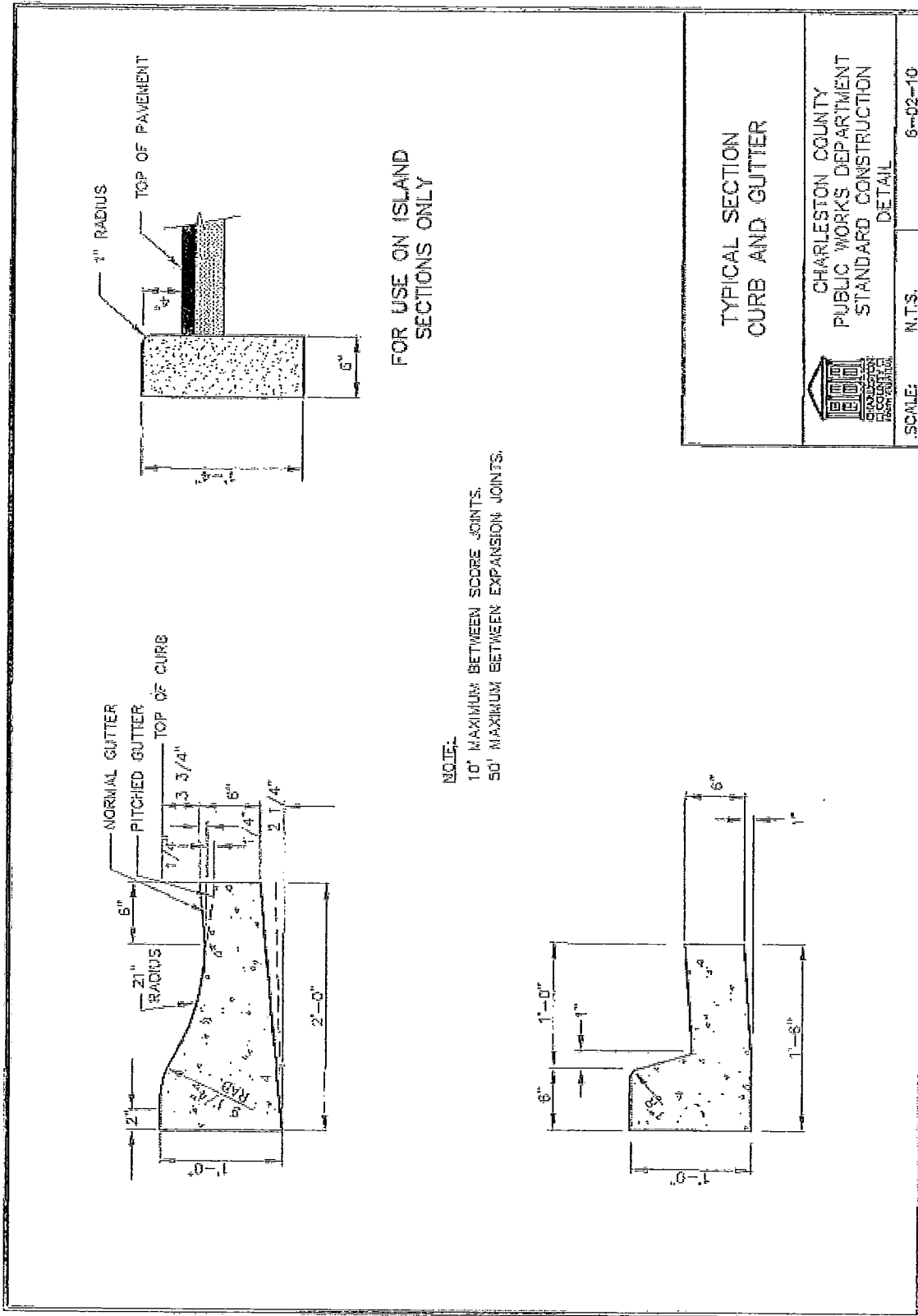


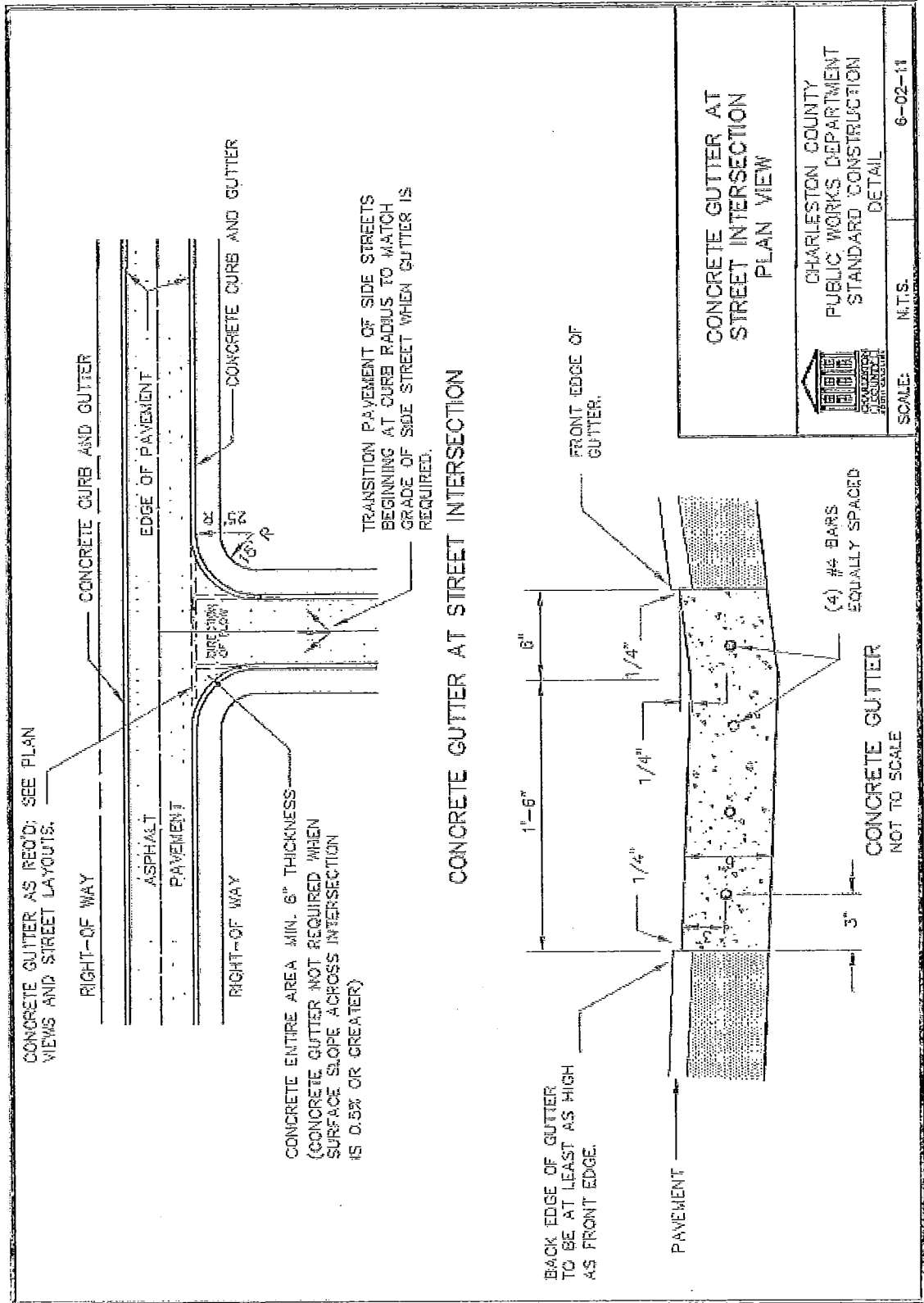
TYPICAL CONCRETE DRIVEWAY
 PLAN VIEW AND PROFILE
 ROADWAY WITH OPEN DITCHES

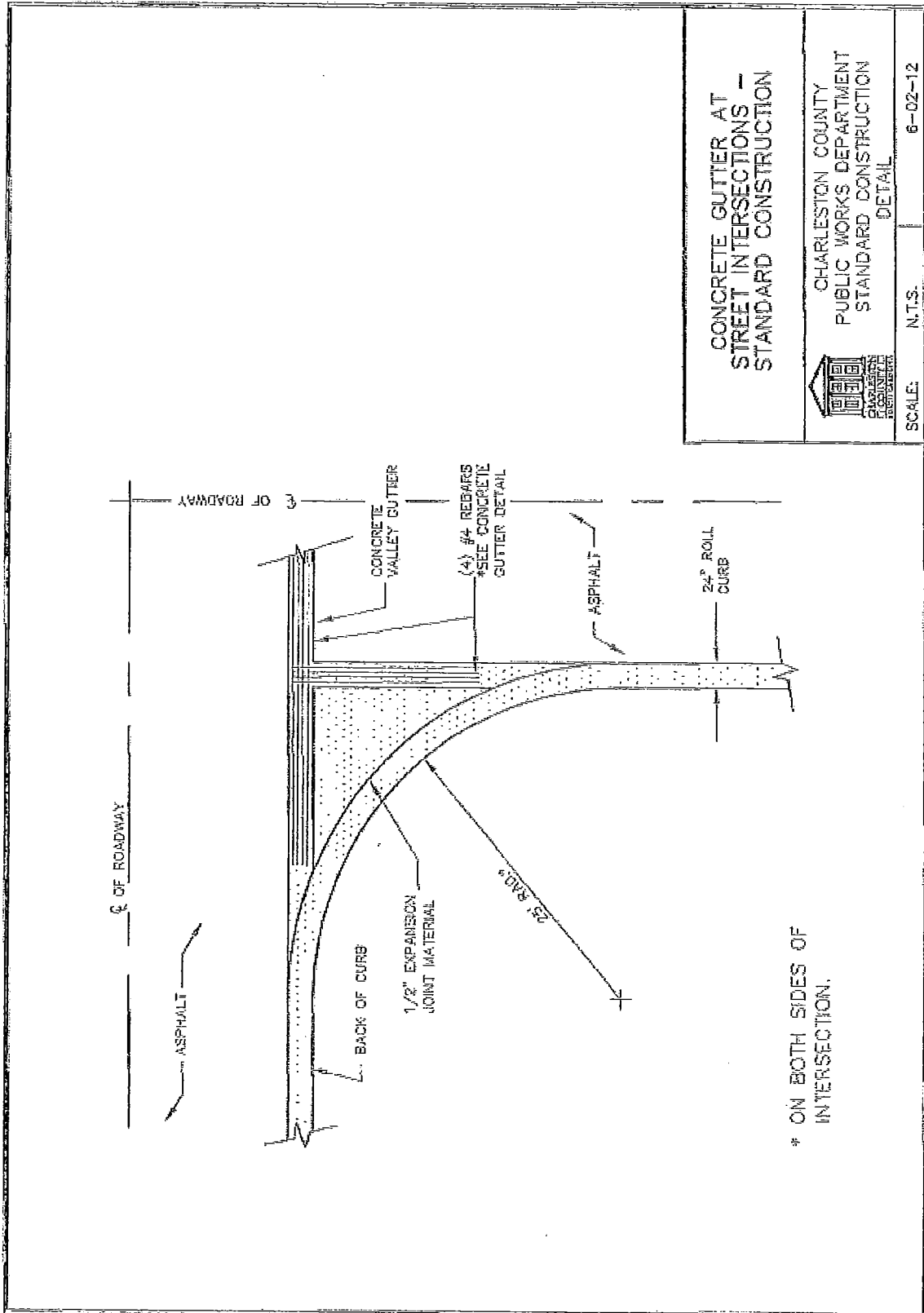
CHARLESTON COUNTY
 PUBLIC WORKS DEPARTMENT
 STANDARD CONSTRUCTION
 DETAIL

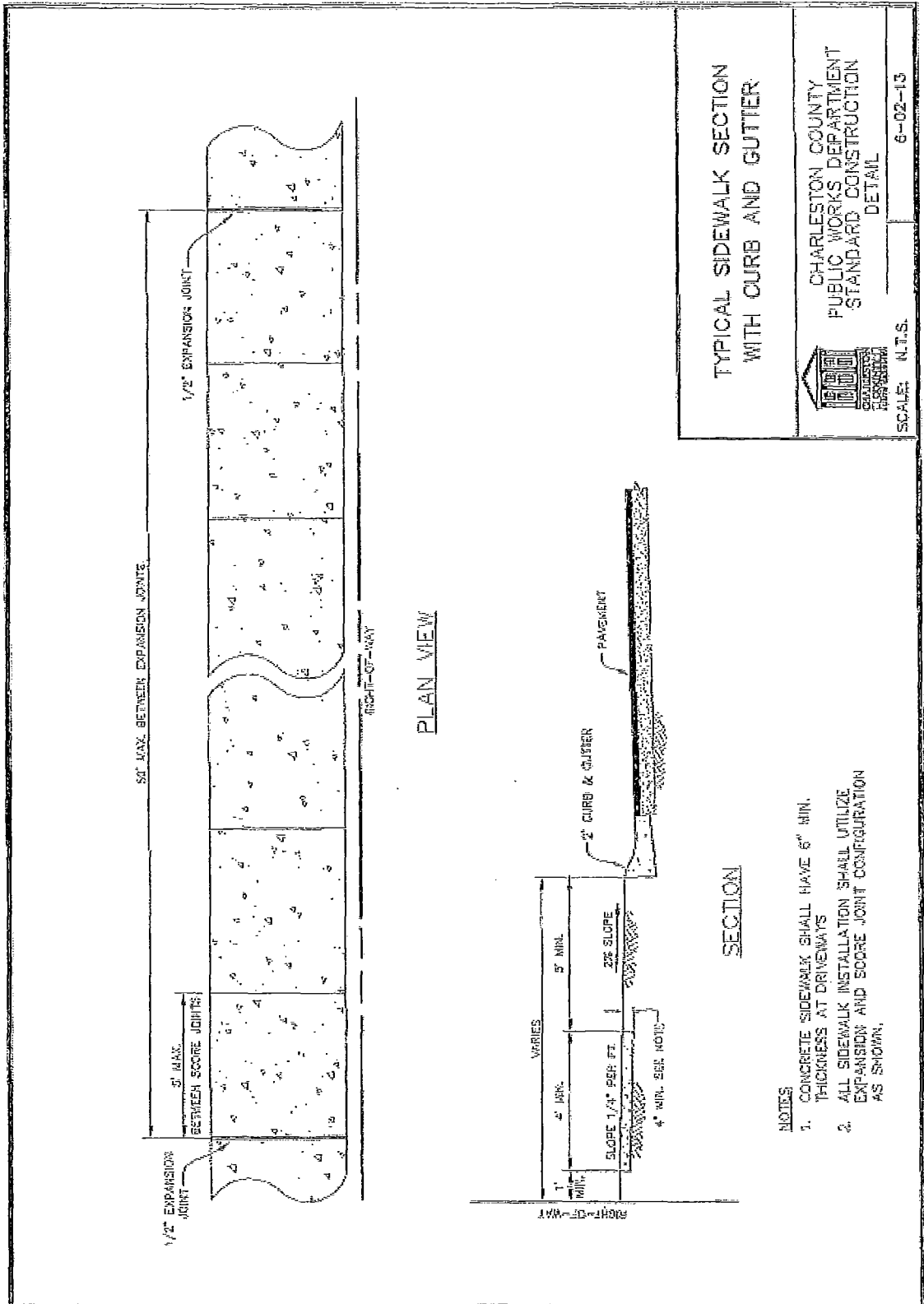
SCALE: N.T.S. 6-02-08

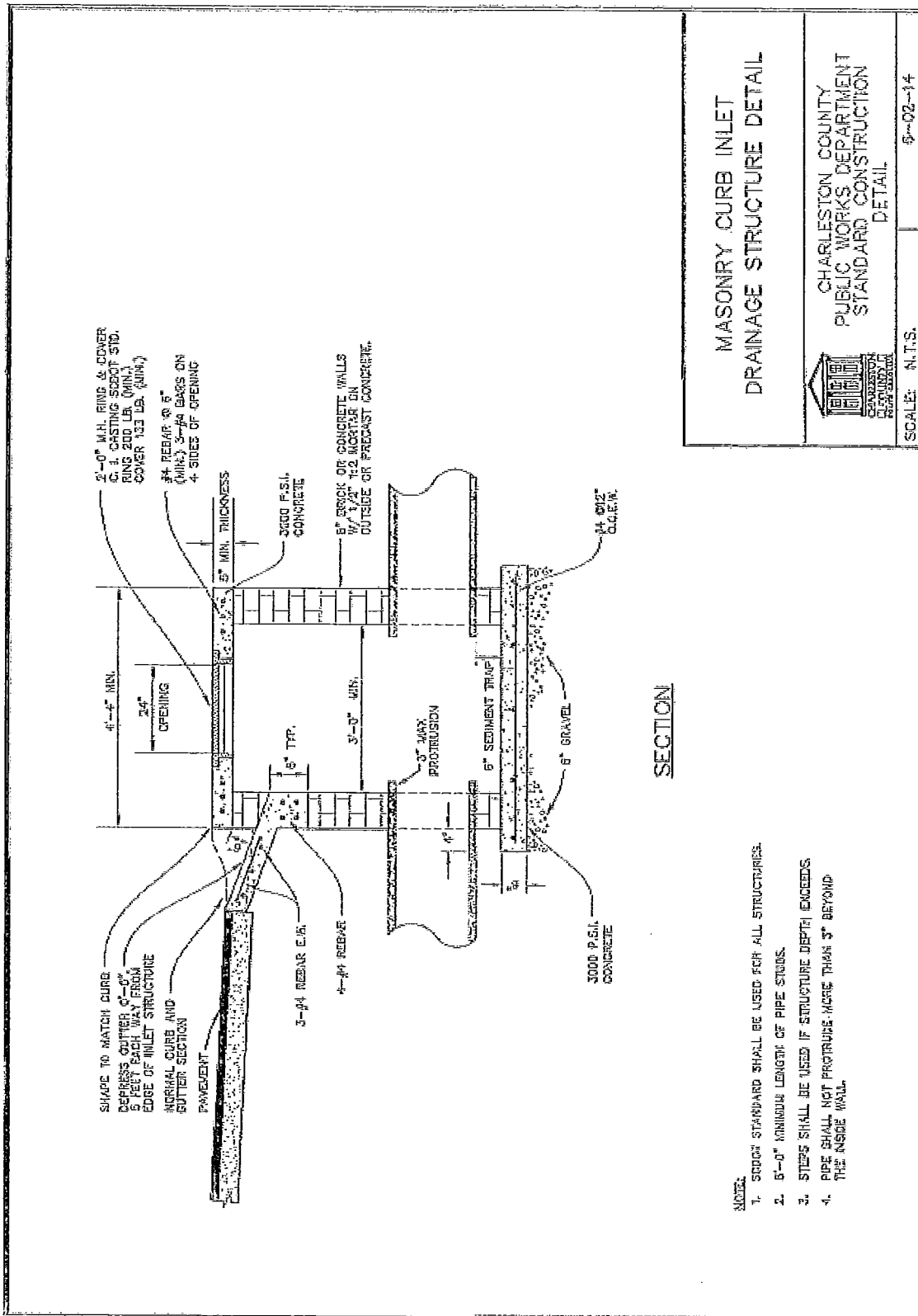










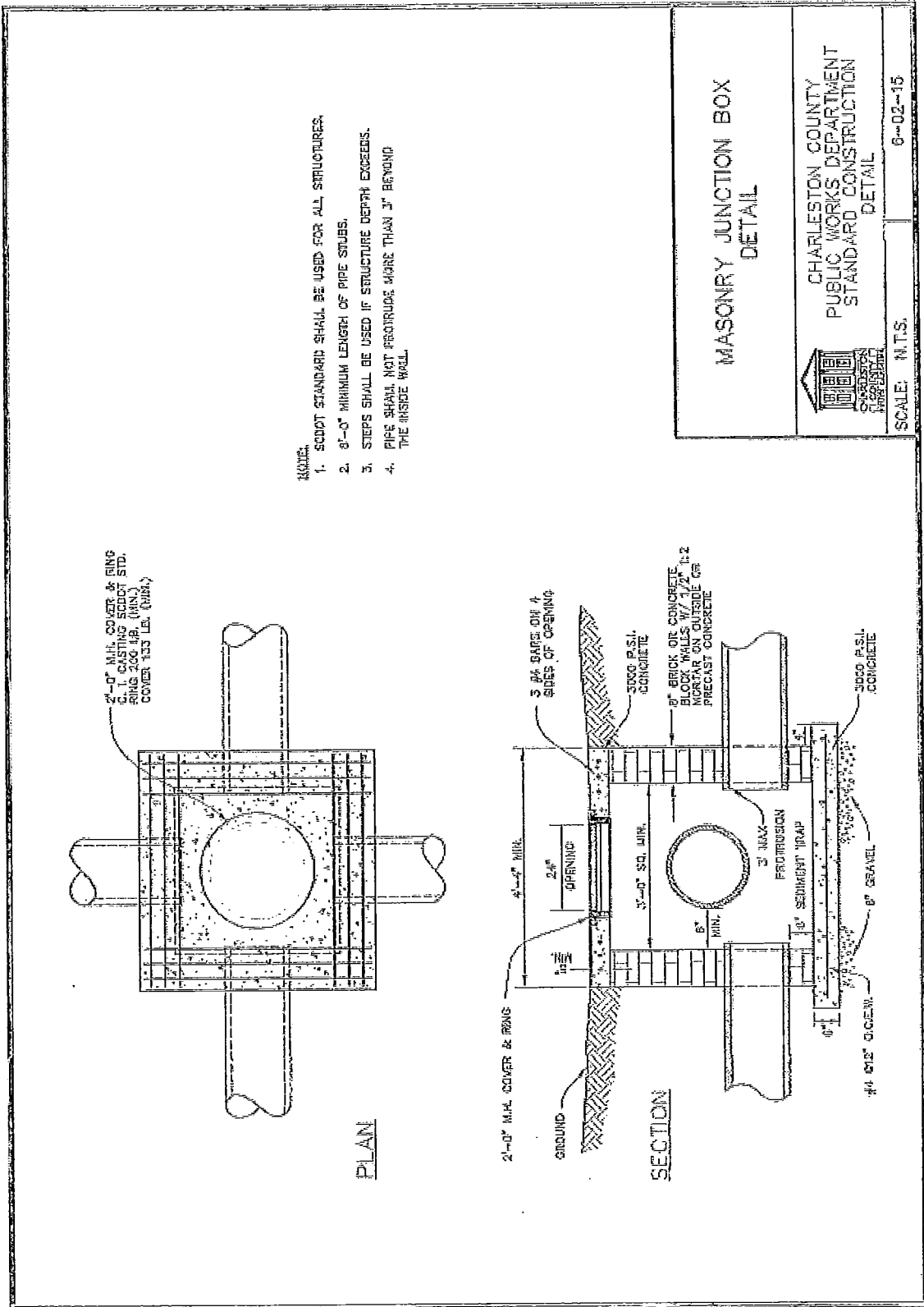


MASONRY CURB INLET
DRAINAGE STRUCTURE DETAIL

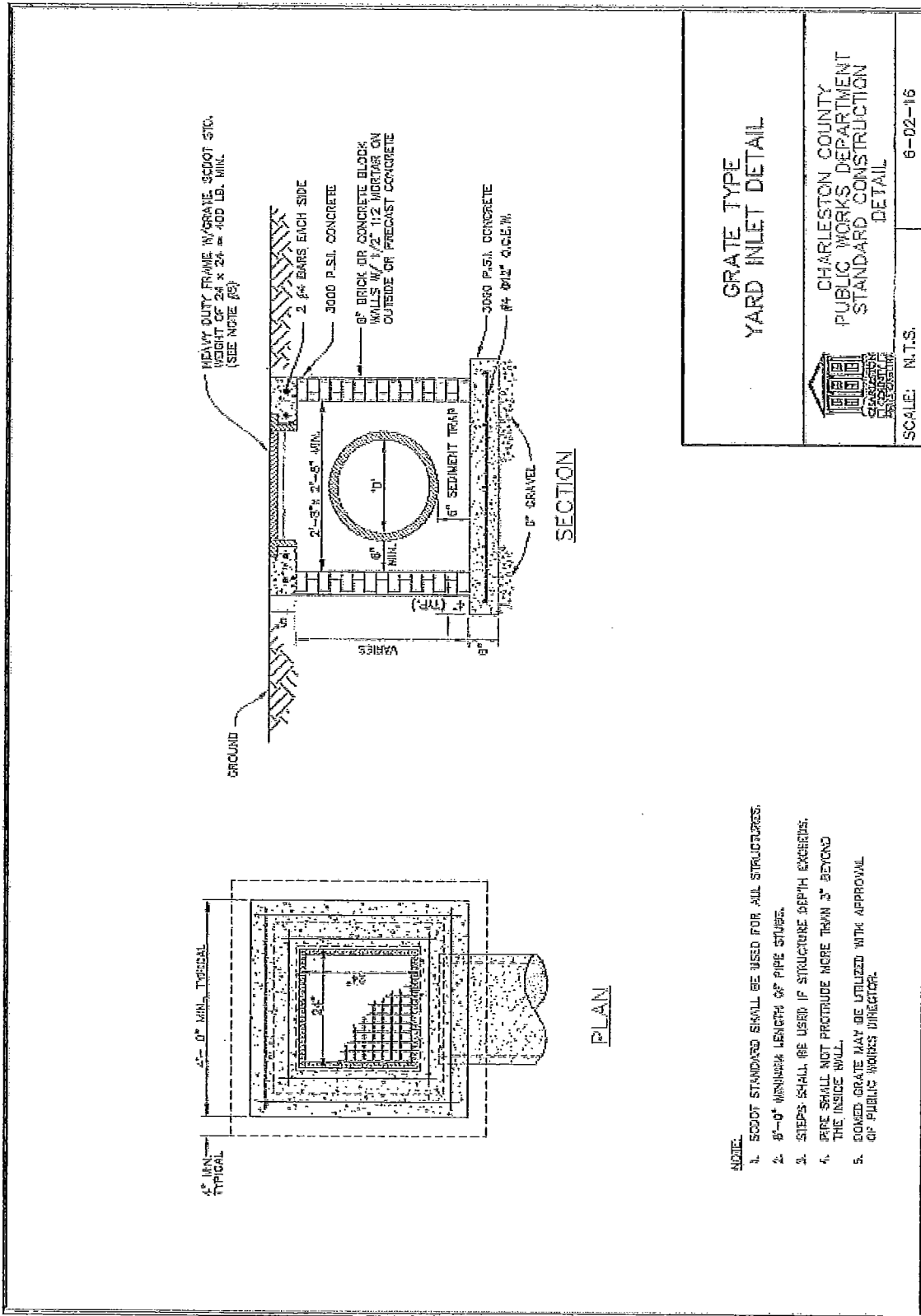
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

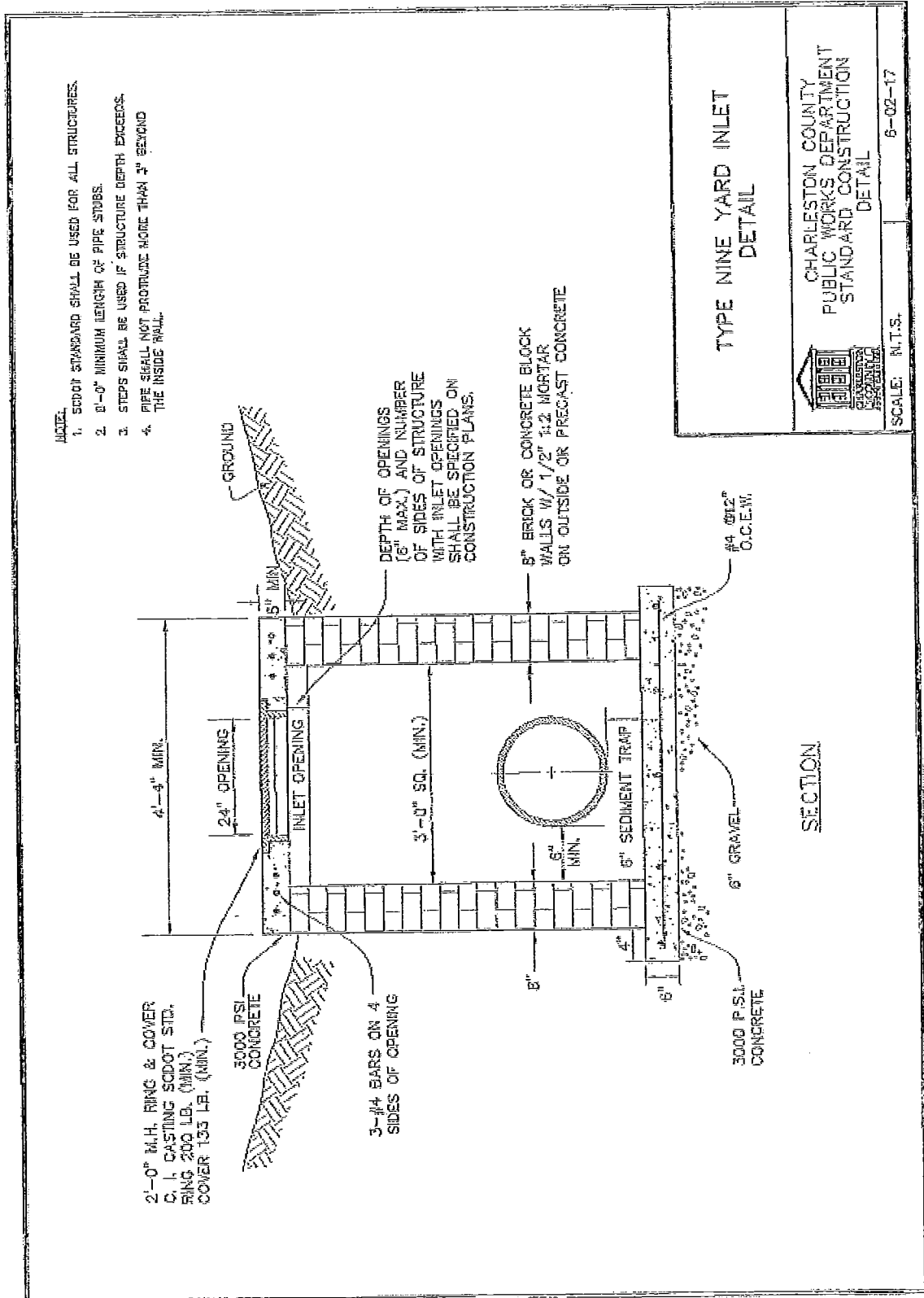
SCALE: N.T.S. 9-02-14

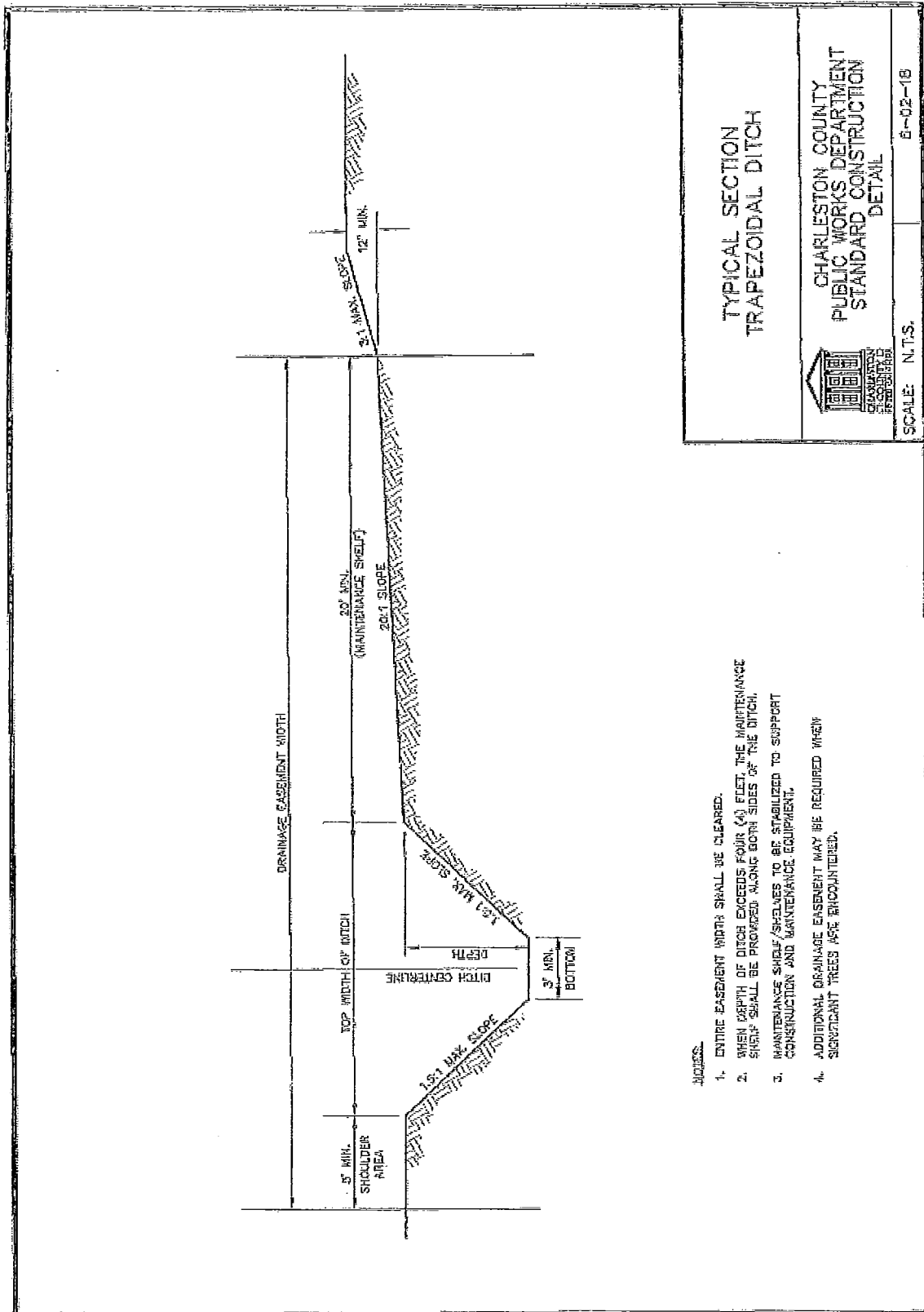
- NOTE:
1. 3000 P.S.I. CONCRETE SHALL BE USED FOR ALL STRUCTURES.
 2. 6'-0" MINIMUM LENGTH OF PIPE STUBS.
 3. STEPS SHALL BE USED IF STRUCTURE DEPTH EXCEEDS PIPE LENGTH.
 4. PIPE SHALL NOT PROTRUDE MORE THAN 3" BEYOND THE INSIDE WALL.



- NOTES.**
1. SCODOT STANDARD SHALL BE USED FOR ALL STRUCTURES.
 2. 8'-0" MINIMUM LENGTH OF PIPE STUBS.
 3. STEPS SHALL BE USED IF STRUCTURE DEPTH EXCEEDS.
 4. PIPES SHALL NOT RESTRUDE MORE THAN 3" BEYOND THE INSIDE WALL.







NOTES:

1. ENTIRE EASEMENT WIDTH SHALL BE CLEARED.
2. WHEN DEPTH OF DITCH EXCEEDS FOUR (4) FEET, THE MAINTENANCE SHELF SHALL BE PROVIDED ALONG BOTH SIDES OF THE DITCH.
3. MAINTENANCE SHELF/SHELVES TO BE STABILIZED TO SUPPORT CONSTRUCTION AND MAINTENANCE EQUIPMENT.
4. ADDITIONAL DRAINAGE EASEMENT MAY BE REQUIRED WHEN SIGNIFICANT TREES ARE ENCOUNTERED.

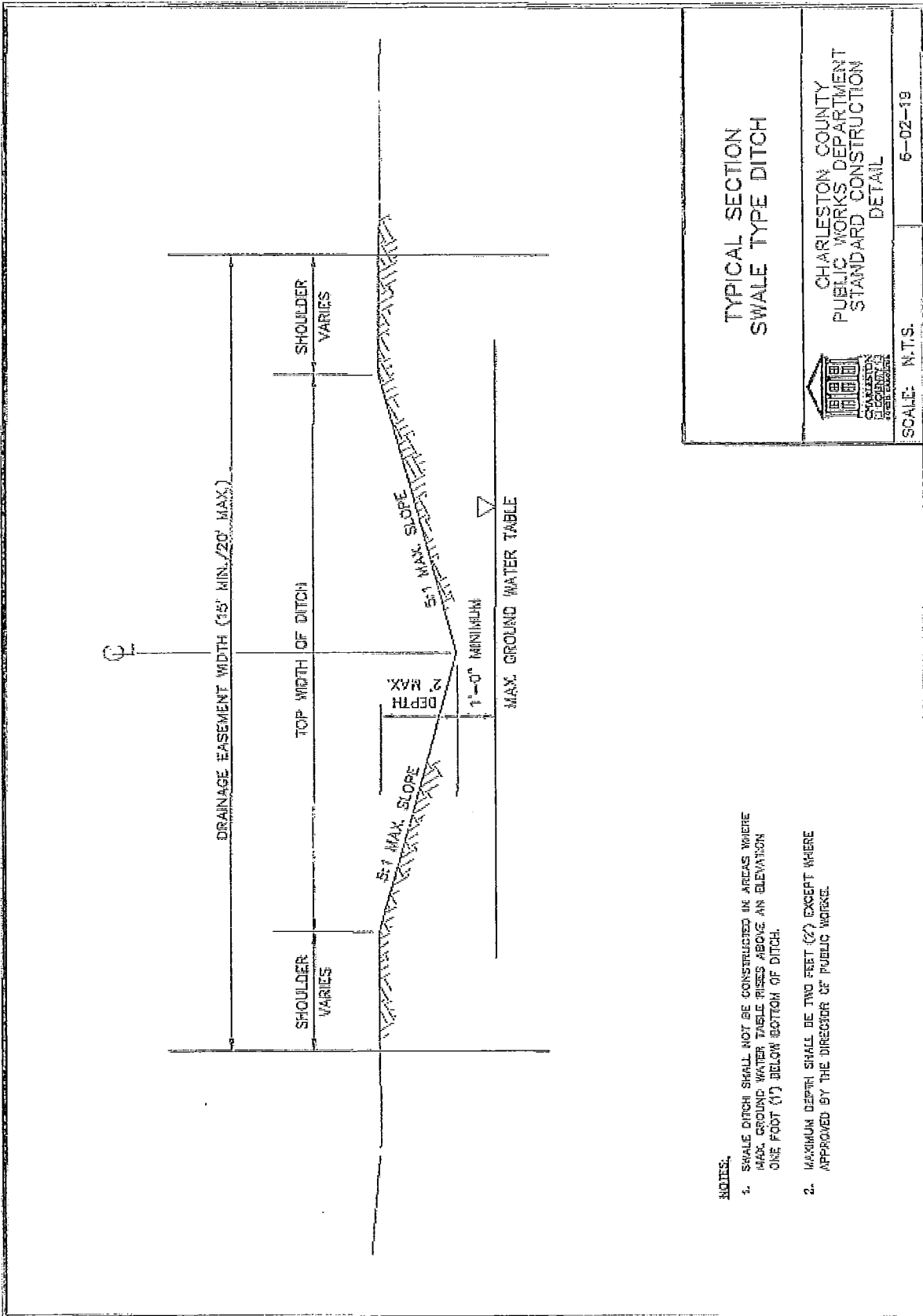
**TYPICAL SECTION
TRAPEZOIDAL DITCH**

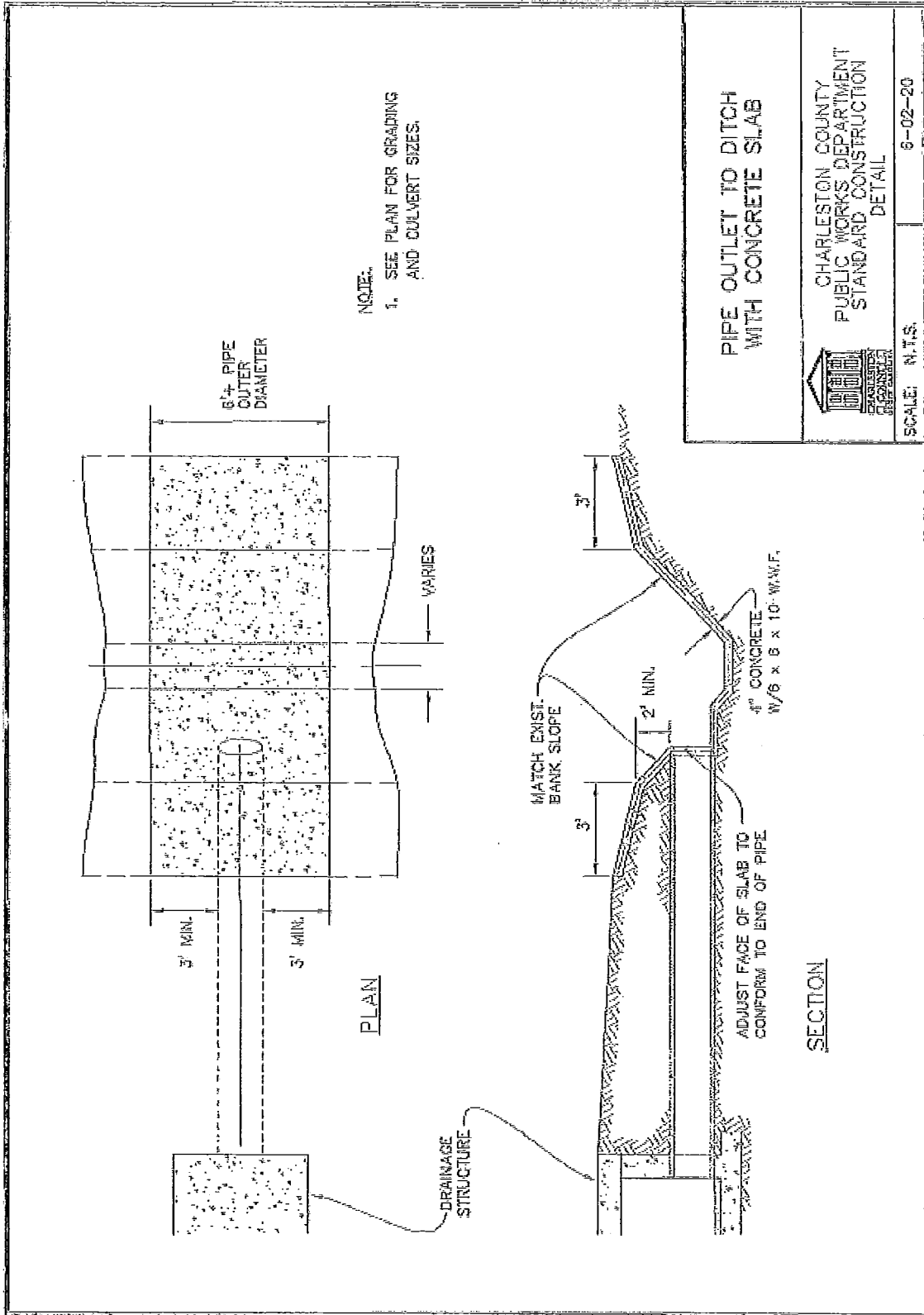


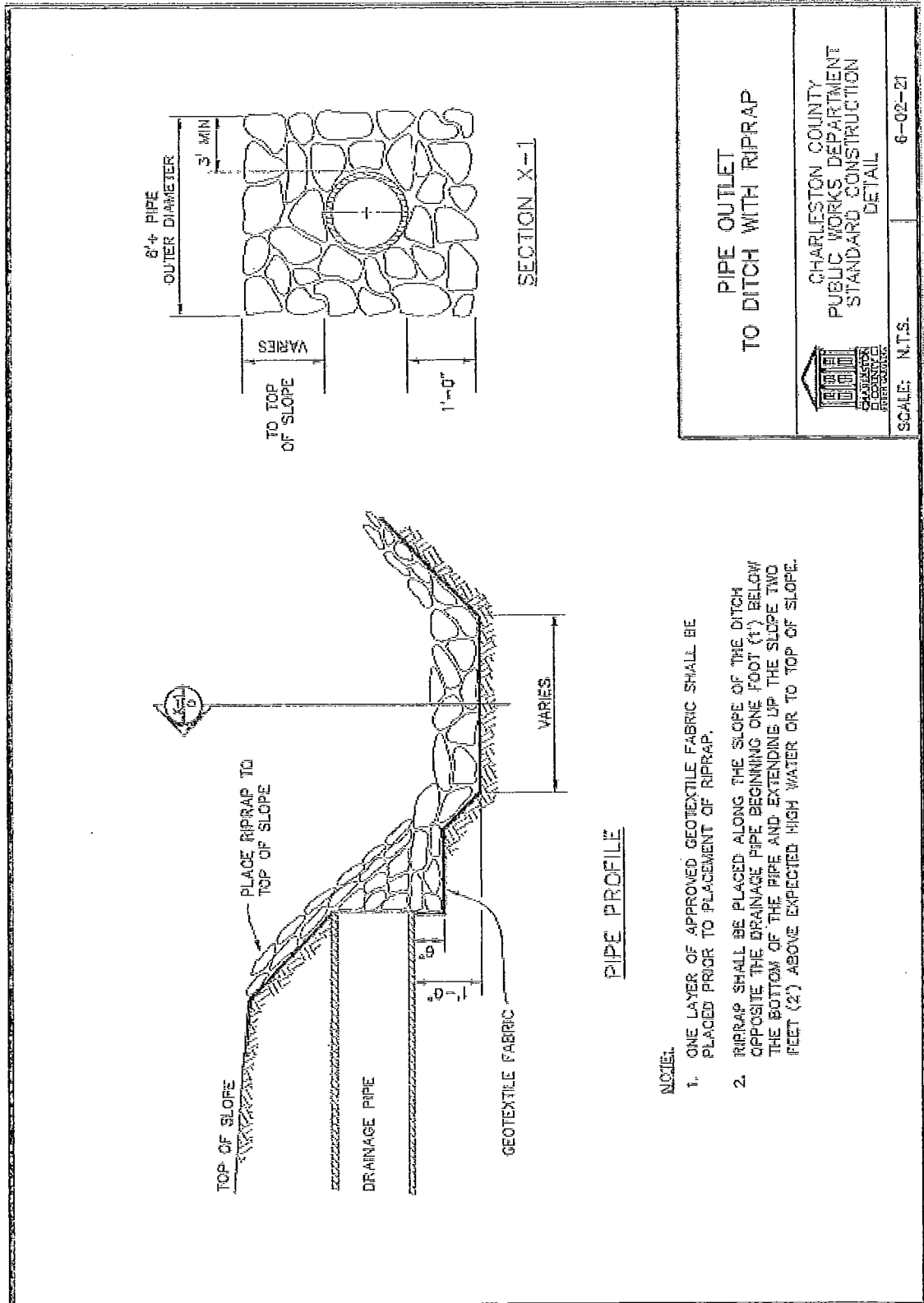
**CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL**

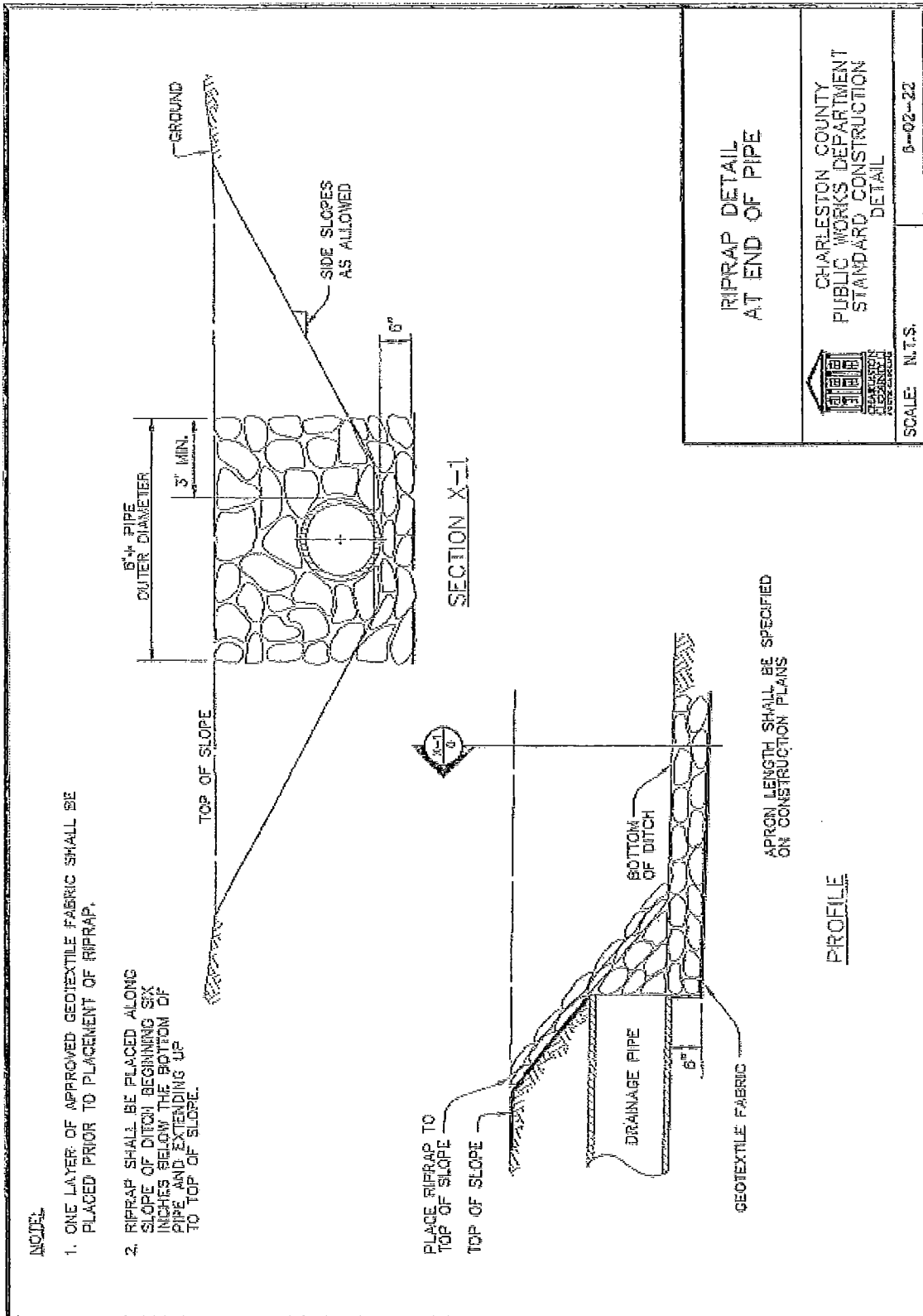
SCALE: N.T.S.


6-02-18

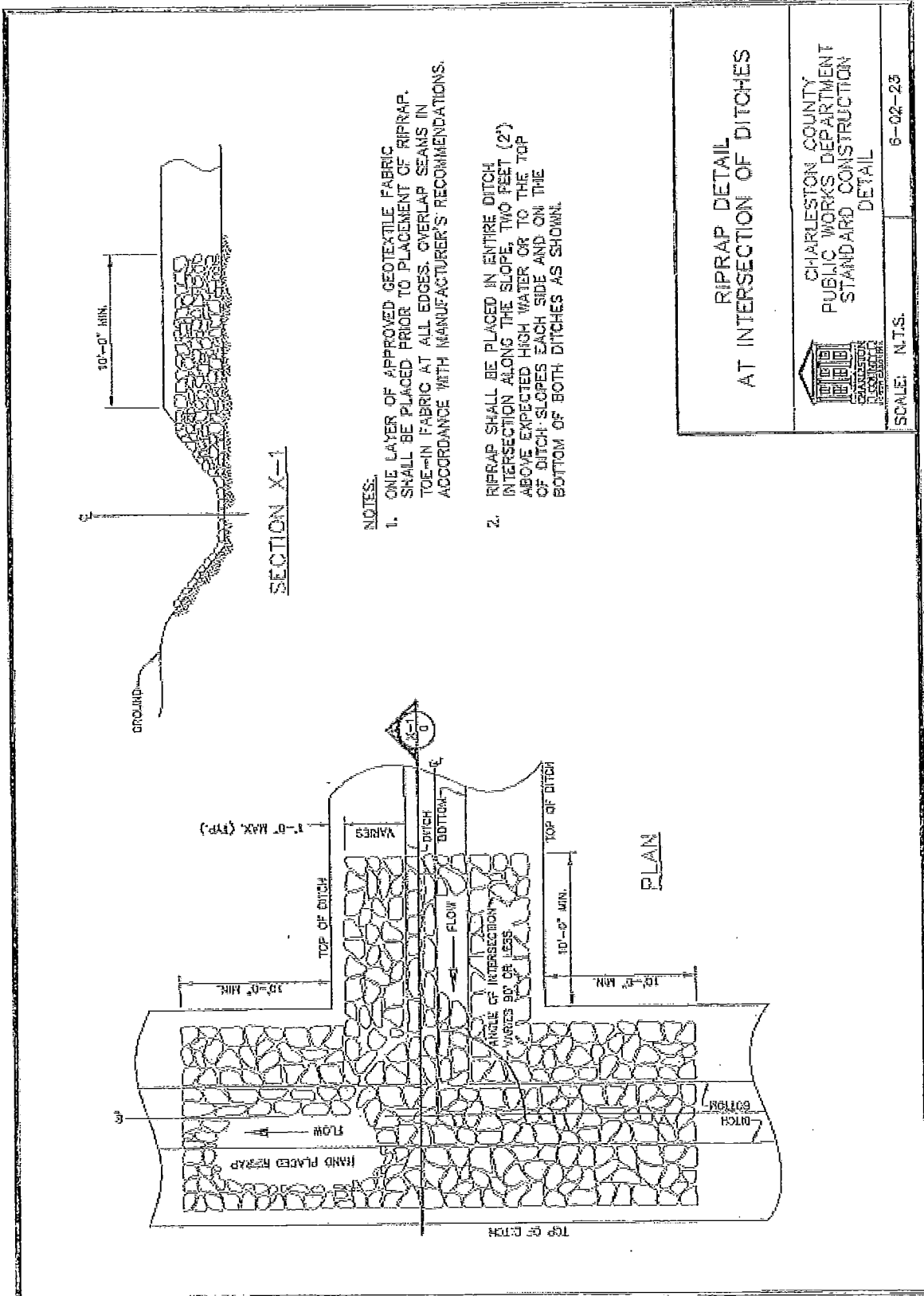


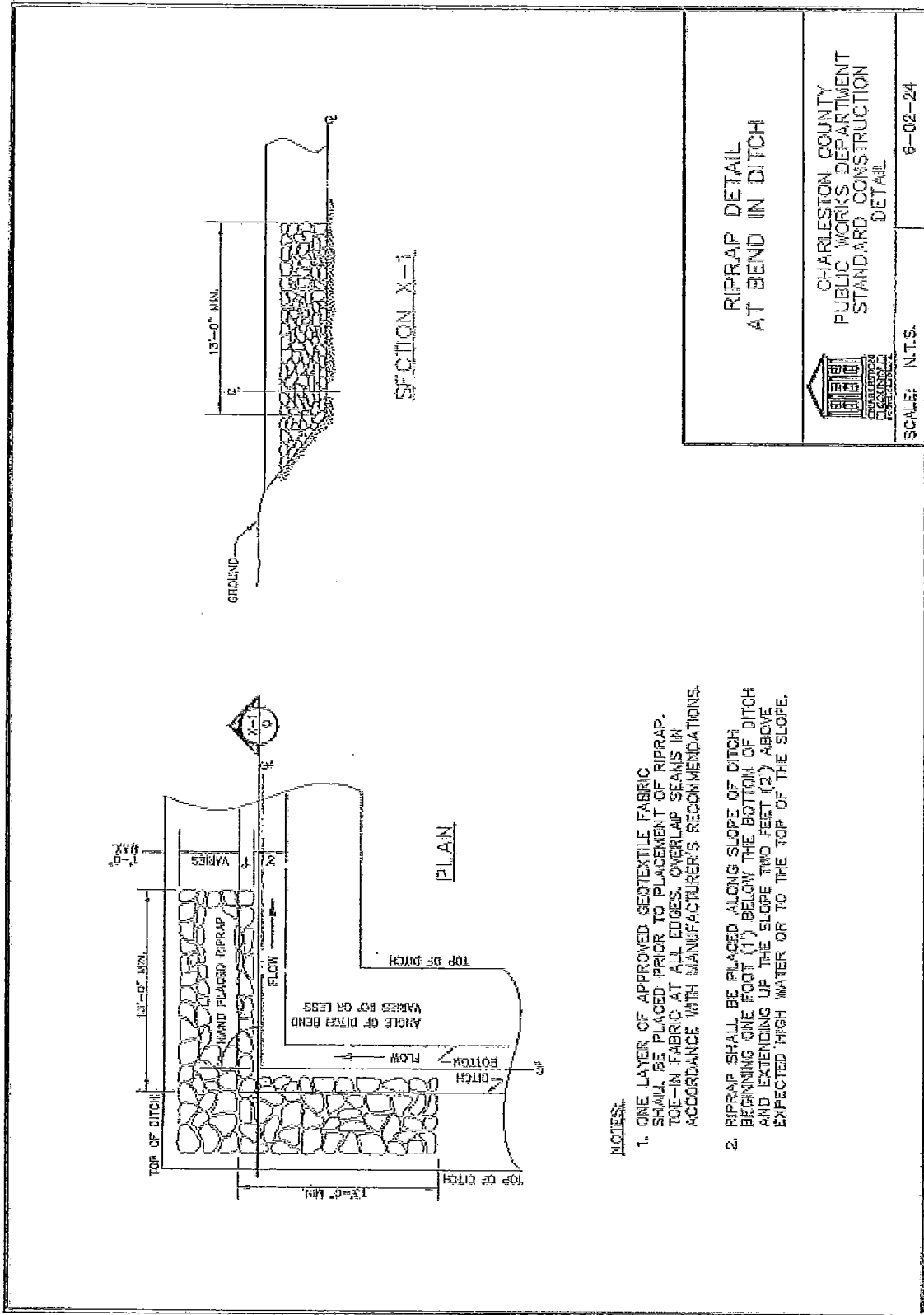






RIPRAP DETAIL AT END OF PIPE	
 CHARLESTON COUNTY PUBLIC WORKS DEPARTMENT STANDARD CONSTRUCTION DETAIL	
SCALE: N.T.S.	6-02-22





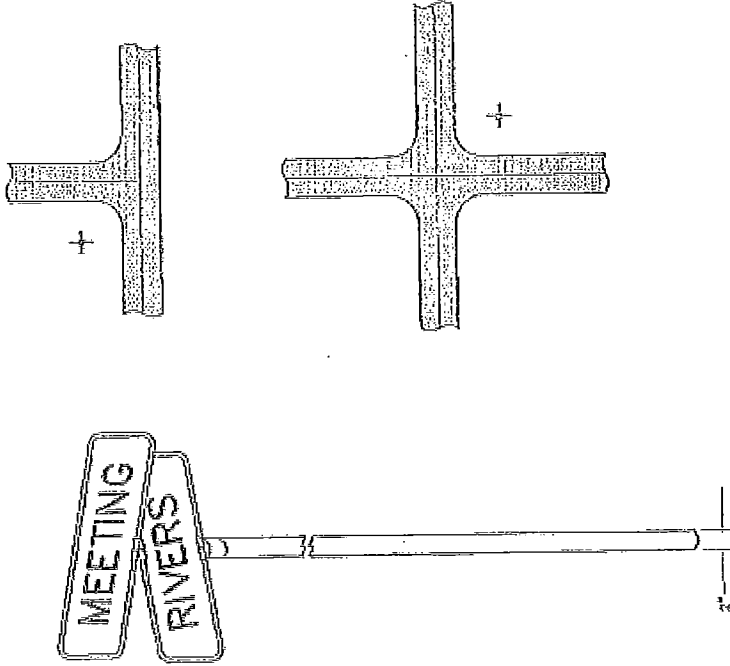
RIPRAP DETAIL
AT BEND IN DITCH



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

SCALE: N.T.S.

6-02-24



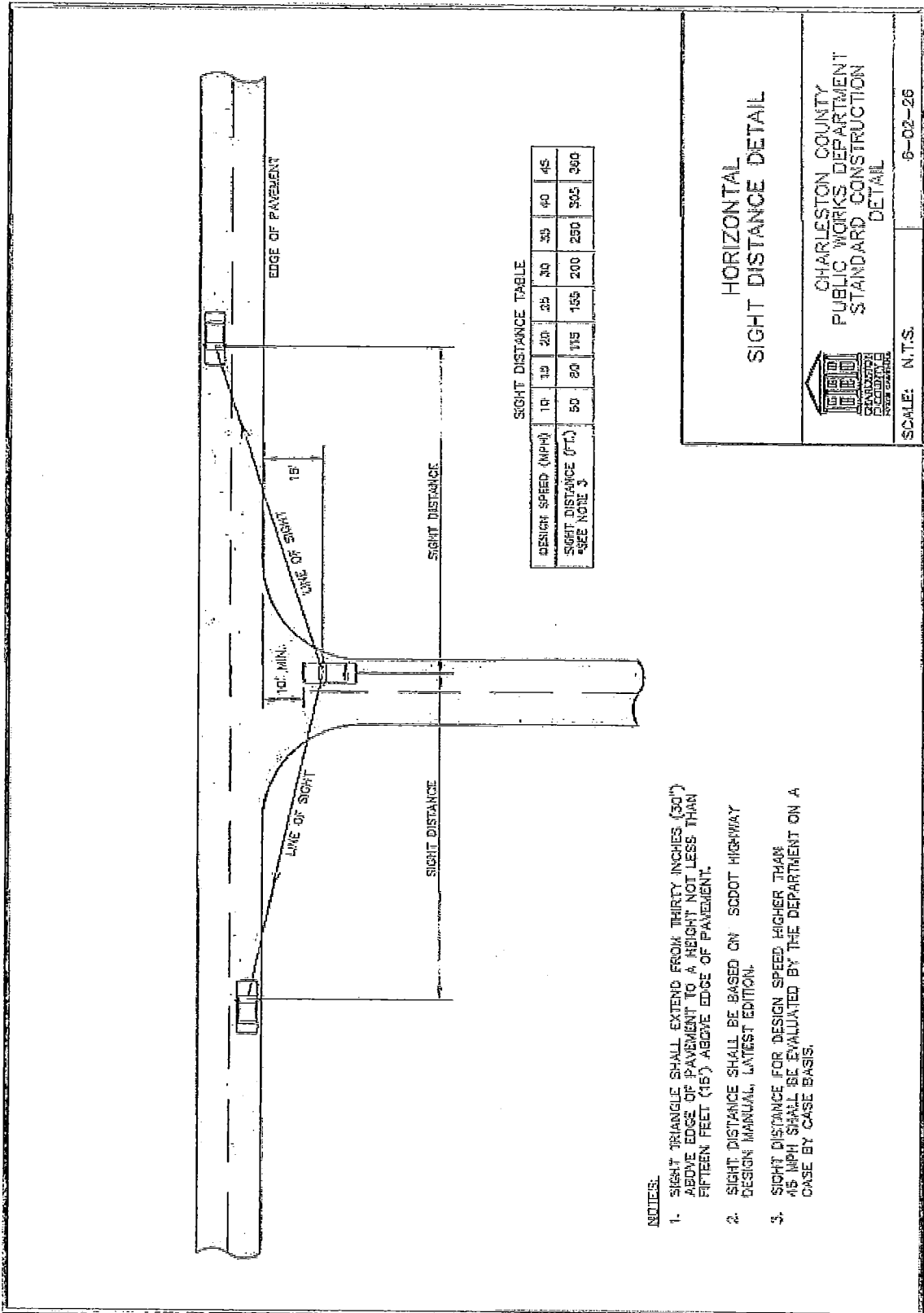
NOTE:

1. STREET NAME SIGNS SHALL BE INSTALLED ACCORDING TO FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) 2003 OR LATEST EDITION SECTION 2D.3B AND 2D.3A.
2. SIGNS SHALL BE GREEN ON WHITE UNLESS APPROVED.

TYPICAL STREET NAME SIGN INSTALLATION

CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

SCALE: N.T.S. 6-02-25



SIGHT DISTANCE TABLE

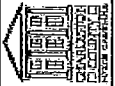
DESIGN SPEED (MPH)	10	15	20	25	30	35	40	45
SIGHT DISTANCE (ft.)	50	80	115	155	200	250	305	360

SEE NOTE 3

NOTES:

1. SIGHT TRIANGLE SHALL EXTEND FROM THIRTY INCHES (30") ABOVE EDGE OF PAVEMENT TO A HEIGHT NOT LESS THAN FIFTEEN FEET (15') ABOVE EDGE OF PAVEMENT.
2. SIGHT DISTANCE SHALL BE BASED ON SCDOT HIGHWAY DESIGN MANUAL, LATEST EDITION.
3. SIGHT DISTANCE FOR DESIGN SPEED HIGHER THAN 45 MPH SHALL BE EVALUATED BY THE DEPARTMENT ON A CASE BY CASE BASIS.

HORIZONTAL
SIGHT DISTANCE DETAIL



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

SCALE: N.T.S. 6-02-26

6" Upper Case (typ)
w/4.5" Lower Case (typ)
Series C

3" Upper Case
w/ lower case (typ)
Series C

9"

Blue Background -
Varies

N Carolina Bay Dr

6" Upper Case (typ)
w/4.5" Lower Case (typ)
Series C

3" Upper Case
w/ lower case (typ)
Series C

9"

Green Background -
Varies

N Carolina Bay Dr

STANDARD STREET NAME SIGN SPECIFICATIONS
FOR PRIVATE AND PUBLIC ROADS WITH SPEED LIMITS 35 MPH OR LESS

All signs shall meet the minimum standards found in the Manual on Uniform Traffic Control Devices (latest version)

Standard sign material and sizes:
Material - flat aluminum blanks, thickness .808 or Alpelic blanks, thickness 2mm

Sizes -
9" x 24"
9" x 30"
9" x 36"
9" x 42"
9" x 48"

Coloring: White 3M HiP reflective sheeting #3930
Green 3M ElectroCut Film #1177 (for Public Road Signs)
Blue 3M ElectroCut Film #1175 (for Private Road Signs)

Lettering: Font - FHWA Standard Highway Sign Book (latest version) Highway Gothic Series "C" alphabet
Size - First letter will be 6 inch upper case followed by 4.5 inch lower case
Prefix (N, S, E, W) and Suffix (St, Av, Ln, etc.) First letter will be 3 inch followed by 2.5 inch letters

Assembly: Letters cut out of green (for Public Roads) or blue (for Private Roads) 3M electrocut film which is overlaid on white 3M sheeting applied to aluminum blank and mounted on a 2 inch square post with breakaway system (see detail). Dual name plates will be used for each street name to be mounted on the post.

Installation: See Flat Sheet Sign Mounting Detail

NOTES:

1. ALL SIGNAGE SHALL COMPLY WITH THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 2 (LATEST EDITION). IN ADDITION THE COUNTY REQUIRES A "BREAKAWAY" SIGN POST CONFIGURATION WHICH IS FACILITATED BY MOUNTING THE STREET NAME SIGN ON A 10"x2" x2" 14 GAUGE POST WITH A 30"x2.25"x2.5" 14 GAUGE ANCHOR AS SHOWN IN FIGURES 1 AND 2.
2. CHARLESTON COUNTY PUBLIC WORKS SHALL BE NOTIFIED ONCE STREET NAME SIGNS ARE INSTALLED TO ENSURE ALL REQUIREMENTS ARE MET.
3. PROPOSED STREET NAME SHALL BE KEPT TO MINIMUM SIZE SUCH THAT THEY CAN BE SUPPORTED BY A SINGLE BREAK-AWAY POST IN ACCORDANCE WITH SCDOT STANDARD DRAWING & SPECIFICATIONS (LATEST EDITION).

STANDARD STREET NAME SIGN SPECIFICATIONS

CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD DETAIL

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EXHIBIT F

SPRING GROVE CHARLESTON COUNTY FISCAL ANALYSIS

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I. INTRODUCTION

MuniCap Inc. (MuniCap) has been retained by MWV to prepare this supplement (the "Supplemental Report") to a prior report prepared by MuniCap which addressed the information requested pursuant to Charleston County Zoning and Land Development Regulations Section 3.17.4.A.3.d relating to MVW's application for a Development of County Significance for MWV's proposed Spring Grove development in Charleston County (the "Prior Report"). The Prior Report presents MuniCap's analysis of fiscal and economic impacts on Charleston County from the proposed Spring Grove development, including but not limited to the impact on the County's General Fund and estimated employment. In particular, the Prior Report includes fiscal projections which show a positive impact on the General Fund during each year of the entire fifty year term of the proposed Development Agreement (the Prior Report should be read in its entirety for a complete understanding of the analysis).

This Supplemental Report provides an updated introduction to MuniCap's collective analysis as well as a current analysis of the applicability of the information presented in the Prior Report. This Supplemental Report does not attempt to replicate nor replace the detailed analysis that makes up the Prior Report.

Having reviewed various items of relevant, current information (specified below), MuniCap believes that the analysis in the complete body (Sections II through Section V) of the Prior Report, as well as all the exhibits and appendixes attached to the Prior Report, continue to serve as appropriate and useful analysis.

MuniCap is a public finance consulting firm that assists local government agencies and developers through the preparation and analysis of fiscal and economic impacts of proposed developments. Additionally, MuniCap helps local government agencies and developers establish public-private partnerships to finance public improvements. Among other specialties, MuniCap focuses on the projection of real estate developments fiscal impacts on local governments.

II. ADDITIONAL INFORMATION REVIEWED

In the preparation of this Supplemental Report, MuniCap researched a number of topics, the results of which are presented below, in order to determine whether the Prior Report continues to serve as an appropriate analysis.

A. Development Plan

MWV has indicated to MuniCap that it has not changed its expectation for the development uses or quantities thereof at Spring Grove from the amounts presented in the Prior Report. MuniCap is unaware of any reasons to consider MVW's previously provided representation of development uses inaccurate or unlikely to occur.

MWV has indicated to MuniCap that it expects the rate of development at Spring Grove to be consistent with the rate of development utilized in the Prior Report (as previously provided by MWV), with a delayed start date after the entitlement process finishes.

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B. Approved 2014-2015 Charleston County Budget

With focus on the General Fund, MuniCap reviewed the County's Approved 2014-2015 budget to determine if any significant changes in the expected revenues and expenditures had occurred that would affect the fiscal impact projections in the Prior Report. Following this review, MuniCap believes the following:

- The General Fund revenue sources for which a meaningful positive impact was projected in the Prior Report (on account of Spring Grove) continue to serve as revenue sources to the County and should still be positively impacted by Spring Grove;
- The General Fund expenditures in the 2014-15 County budget are very similar in organization and size to the General Fund expenditures contemplated in the Prior Report; all significant, current General Fund expense categories are contemplated in the Prior Report;
- The significant year-on-year changes that are highlighted in the County's General Fund 2014-15 budget would not materially affect the fiscal impact projections;
- The relationships of General Fund revenue per capita and General Fund expenditures per capita are not significantly different than the relationships reviewed in the Prior Report;
- The County's targeted real property revenue for a \$250,000 home (very similar to the expected average taxable value at Spring Grove) remains effectively the same as in prior years;
- The high level changes in the County budgets over the last few years can be summarized as the effects of growth, including but not limited to more people, more real property value, more real property tax revenues, more expenditures and general fiscal health; the projected fiscal impact of Spring Grove is similar.

In addition to the comments above, it is worth noting that the 2014-2015 County budget both reflects and contributes to the County's strong financial position (as evidenced by its growth, fiscal position and bond rating, among other things). The general financial health of the County should tend to promote stability in the County's policies, which in turn should decrease the likelihood of unforeseen changes that could have a negative impact on the development of Spring Grove. While indirect, the County's general financial health should continue to passively assist with the development of Spring Grove into a positive fiscal impact on the County.

The 2014-15 County budget indicates a consistent continuation of the policies and programs that generate the following County revenue sources which are independently projected in the Prior Report:

- Local option sales tax
- Transportation half cent sale tax
- Solid waste fee
- Storm water fee
- Accommodations tax

As such, MuniCap is unaware of any reason to believe that the revenue projections in the Prior Report for these revenue sources are no longer applicable.

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C. County Millage Rates

The Charleston County operating millage rate for the fiscal year ending June 30, 2015 is 40.6, effectively the same but slightly higher than the assumed millage rate utilized in the Prior Report (39.9). As such, the tax revenue projections in the Prior Report are not inaccurate on account of a decrease in the tax rate.

The Charleston County debt service millage rate for the fiscal year ending June 30, 2015 is 6.1, equal to the assumed millage rate utilized in the Prior Report. The 2014-2015 County budgets indicates that the debt service millage is estimated to increase in 2017 to 6.3 mills. The fiscal impact analysis in the Prior Report assumes a more conservative assumption that the mill rate remains constant at 6.1 mills.

D. Capital Investments Required of the County

MWV has indicated to MuniCap that it is unaware of any significant unfunded capital obligations which the County will incur through the approval and implementation of the proposed Development Agreement (and the development it will allow), and furthermore that the County has not suggested any such capital obligations to MWV. Additionally, MWV has advised MuniCap that the proposed Development Agreement is establishing a process by which MWV will provide contemporaneous public improvement requirements as the property develops.

E. Residential Real Property Values

MuniCap has reviewed the “Residential Real Estate Market Update 2014 Year in Review,” prepared by the Charleston Trident Association of Realtors, attached as **Appendix A**, which provided the data in the following table, among other positive indicators of residential real property values.

Year	Median Price Charleston County	Increase from 2011 Price	Median Price Charleston Area ¹	Increase from 2011 Price	Average Price Charleston Area	Increase from 2011 Price
2011	\$218,668		\$181,275		\$251,151	
2012	\$228,000	104.3%	\$190,025	104.8%	\$263,778	105.0%
2013	\$250,000	114.3%	\$204,900	113.0%	\$280,890	111.8%
2014	\$275,000	125.8%	\$215,000	118.6%	\$290,910	115.8%

1-“Charleston Area” includes Charleston County, Berkeley County, Dorchester County and Colleton County.

As shown in the table above, the average values for residential property have steadily climbed over the last few years. This recent, significant uptick in average market values significantly reduces the likelihood that the estimated, average taxable values used in the Prior Report are too high (the estimated taxable values in the Prior Report are based on estimated market values provided by Permar, Inc., which were based in part on researched market values from 2008 through 2012). As such, the projected real property tax revenues from residential property in the Prior Report, a primary factor in the fiscal impact of Spring Grove, are likely to be lower than the amounts that would be projected today if more current residential real property values were

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utilized to estimate the average taxable values. This indication strengthens the expectation of a positive fiscal impact from Spring Grove.

F. Commercial Real Property Values

MuniCap has reviewed a variety of taxable values of commercial uses (including the utilizing of information that MuniCap has prepared for projects across the County and region) to research whether the estimated taxable values (of the commercial property) utilized in the Prior Report remain appropriate. Based on its review of information, MuniCap is unaware of any reason to estimate lower taxable values for the various commercial uses; if anything, the estimated taxable values for office use and retail use (subsets of the commercial category) would be greater if the value were re-estimated based on current data.

G. Other

The total millage rate for the Parks and Recreation Commission remains the same as utilized in the Prior Report; as such, the projected tax revenues to this entity in the Prior Report are not inaccurately high on account of a decrease in the millage rate.

The total millage rate for Trident Technical College has increased over the level utilized in the Prior Report; as such, the projected tax revenues to this entity in the Prior Report are not inaccurately high on account of a decrease in the millage rate.

The millage rates for the Charleston County School District remain the same as utilized in the Prior Report; as such, the projected tax revenues to this entity in the Prior Report are not inaccurately high on account of a decrease in the millage rate.

The millage rates for the St. Paul Fire District have increased over the levels utilized in the Prior Report; as such, the projected tax revenues to this entity in the Prior Report are not inaccurately high on account of a decrease in the millage rate.

H. General Economic Information

Press reports, economic data and economic forecasts continue to describe a strong Charleston County and regional economy. With recognition that the economy will likely experience many cycles over the fifty year term of the proposed Development Agreement, the existence of a strong economy both at present and for the foreseeable future should generally help Spring Grove develop as proposed, thus increasing the likelihood of the projected outcomes.

In addition, MuniCap is unaware of any macro level economic issue that would compromise the analysis in the Prior Report.

II. GENERAL CONSIDERATIONS

A. Delayed Start Date of the Fifty Year Development Cycle

MuniCap understands that the Development Agreement approval process continues, and as noted above, that MWV expects the development of Spring Grove to occur at a similar pace but a later start. Furthermore, MuniCap understands that the proposed Development Agreement remains a fifty year term. Based on the nature of the fiscal impact analysis in the Prior Report (a detailed

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year-by-year approach that includes consideration for long term inflation) and the additional information reviewed, MuniCap believes that Prior Report remains an appropriate analysis for the slightly revised 50 year cycle.

B. Economic Impacts

MuniCap is unaware of any issue or cause that would negatively affect the estimated economic impacts presented in the Prior Report, including employment and wages, retail sales and construction.

III. CONCLUSION

Based on the research and thoughts noted above, MuniCap believes that the Prior Report continues to serve as an appropriate and useful analysis of the fiscal and economic impact of Spring Grove on Charleston County. MuniCap believes that the information (described above) that it has reviewed in preparing this Supplemental Report generally increases the likelihood of the projected positive impacts of Spring Grove on Charleston County that are presented in the Prior Report.

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Appendix A
Residential Real Estate Market Update 2014 Year in Review
Charleston Trident Association of Realtors

Residential Real Estate Market Update



CHARLESTON

presented by the Charleston Trident Association of Realtors® and Charleston Trident Multiple Listing Service



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Quick Facts

New Listings



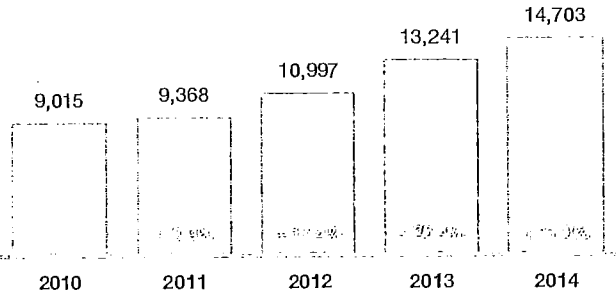
Top 5 Areas: Change in New Listings from 2013

Wando / Cainhoy Area	+ 22.5%
Hanahan	+ 21.7%
Goose Creek / Monck's Corner Area	+ 16.6%
Daniel Island	+ 10.3%
James Island	+ 10.0%

Bottom 5 Areas: Change in New Listings from 2013

Rural Berkeley County	- 3.9%
Sullivan's Island	- 4.0%
Folly Beach	- 4.5%
Lower Mount Pleasant	- 8.3%
Hollywood / Ravenel / Meggett Area	- 9.0%

Pending Sales



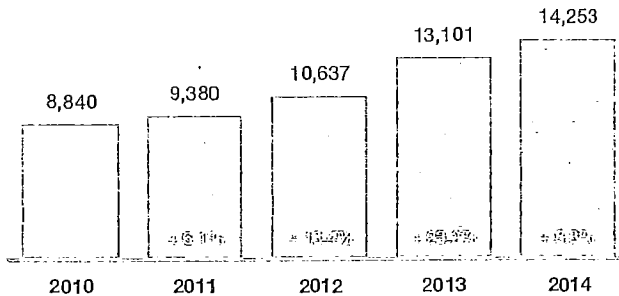
Top 5 Areas: Change in Pending Sales from 2013

Wando / Cainhoy Area	+ 35.4%
Kiawah and Seabrook Islands	+ 23.4%
Hanahan	+ 20.8%
Goose Creek / Monck's Corner Area	+ 19.0%
James Island	+ 17.4%

Bottom 5 Areas: Change in Pending Sales from 2013

Sullivan's Island	- 4.5%
Isle of Palms	- 8.5%
Lower Mount Pleasant	- 9.3%
Johns Island	- 10.5%
Hollywood / Ravenel / Meggett Area	- 12.3%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2013

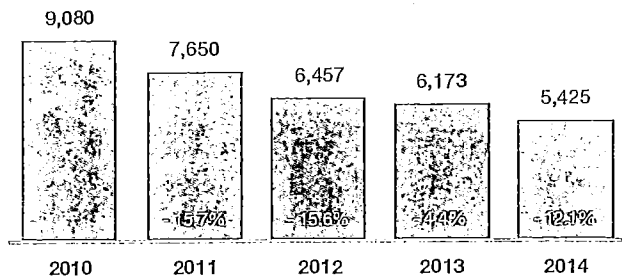
Kiawah and Seabrook Islands	+ 31.8%
Wando / Cainhoy Area	+ 31.0%
Goose Creek / Monck's Corner Area	+ 19.7%
James Island	+ 17.2%
Dorchester Road Corridor	+ 12.0%

Bottom 5 Areas: Change in Closed Sales from 2013

Downtown Charleston	- 5.0%
Edisto Area	- 8.6%
Lower Mount Pleasant	- 9.1%
Isle of Palms	- 12.0%
Johns Island	- 17.3%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2013

Johns Island	+ 16.9%
Wando / Cainhoy Area	+ 8.5%
Upper Mount Pleasant	+ 2.6%
Edisto Area	+ 1.9%
Daniel Island	+ 1.1%

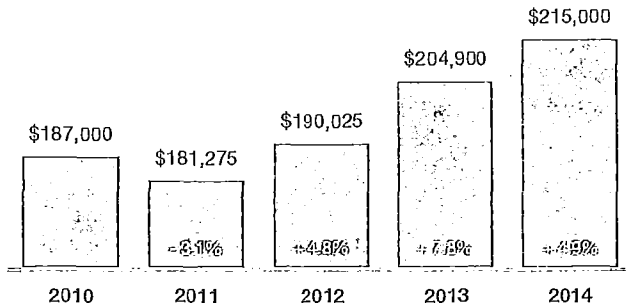
Bottom 5 Areas: Change in Homes for Sale from 2013

Rural Berkeley County	- 27.4%
Dorchester Road Corridor	- 28.4%
Sullivan's Island	- 30.2%
Folly Beach	- 32.4%
Upper Charleston Peninsula	- 40.6%

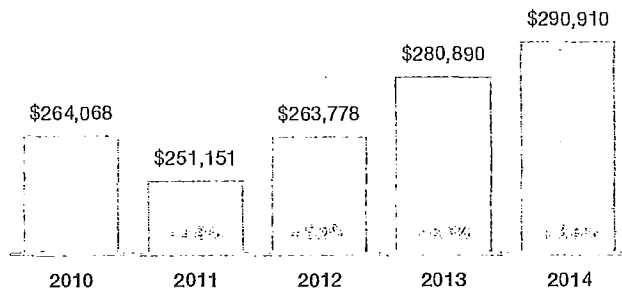


Quick Facts

Median Sales Price



Average Sales Price



Top 5 Areas: Change in Median Sales Price from 2013

Downtown Charleston	+ 25.8%
Upper Charleston Peninsula	+ 20.9%
Folly Beach	+ 20.0%
Wando / Cainhoy Area	+ 16.5%
James Island	+ 12.6%

Top 5 Areas: Change in Avg. Sales Price from 2013

Upper Charleston Peninsula	+ 19.2%
St. George / Rural Dorchester County	+ 17.7%
Downtown Charleston	+ 16.6%
Daniel Island	+ 13.2%
Goose Creek / Monck's Corner Area	+ 10.4%

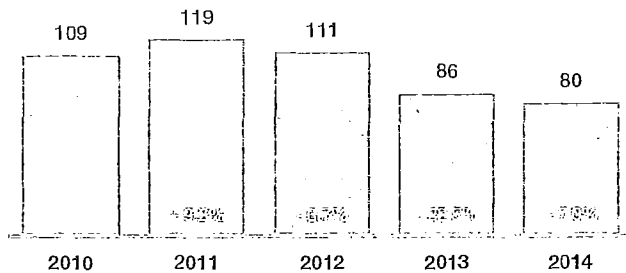
Bottom 5 Areas: Change in Median Sales Price from 2013

Rural Berkeley County	- 0.5%
Dorchester Road Corridor	- 3.9%
Isle of Palms	- 7.9%
Kiawah and Seabrook Islands	- 10.3%
Sullivan's Island	- 15.9%

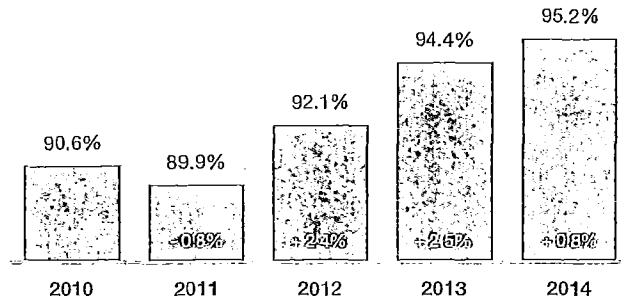
Bottom 5 Areas: Change in Avg. Sales Price from 2013

Wando / Cainhoy Area	+ 2.3%
Dorchester Road Corridor	- 2.0%
Hollywood / Ravenel / Meggett Area	- 3.8%
Sullivan's Island	- 17.1%
Kiawah and Seabrook Islands	- 24.9%

Days on Market Until Sale



Percent of Original List Price Received



Top 5 Areas: Change in Days on Market from 2013

St. George / Rural Dorchester County	+ 23.6%
Edisto Area	+ 16.5%
Folly Beach	+ 14.2%
Greater North Charleston	+ 10.8%
Johns Island	+ 5.3%

Top 5 Areas: Change in Pct. of Orig. Price Received from 2013

St. George / Rural Dorchester County	+ 5.9%
Rural Berkeley County	+ 2.8%
Isle of Palms	+ 2.5%
Hollywood / Ravenel / Meggett Area	+ 2.4%
Downtown Charleston	+ 2.4%

Bottom 5 Areas: Change in Days on Market from 2013

Upper Charleston Peninsula	- 12.2%
Rural Berkeley County	- 15.6%
Daniel Island	- 17.9%
Downtown Charleston	- 23.4%
Wando / Cainhoy Area	- 27.3%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2013

Upper Charleston Peninsula	+ 0.1%
Sullivan's Island	0.0%
Greater North Charleston	- 0.3%
Edisto Area	- 2.5%
Johns Island	- 2.5%



Property Type Review

79

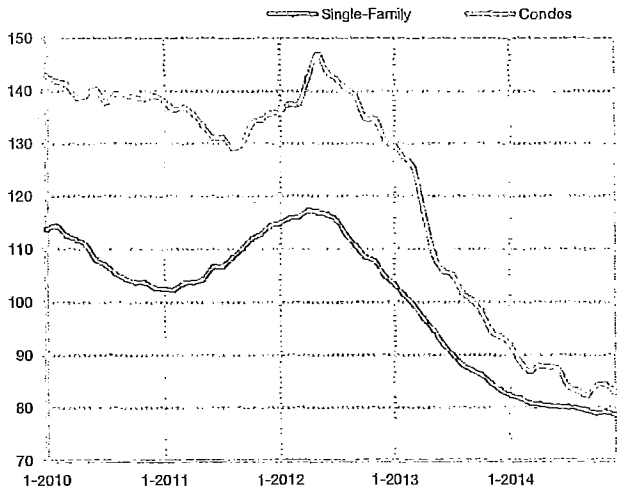
Average Days on Market
Single-Family

83

Average Days on Market
Condos

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top 10 Areas: Condos Market Share in 2014

Downtown Charleston	46.0%
Folly Beach	46.0%
Kiawah and Seabrook Islands	46.6%
Daniel Island	35.4%
Isle of Palms	31.0%
Lower Mount Pleasant	28.6%
Wando / Cainhoy Area	22.5%
Johns Island	14.6%
Edisto Area	21.4%
Upper Mount Pleasant	23.4%

Top 10 Areas: Single-Family Market Share in 2014

Rural Berkeley County	62.7%
St. George / Rural Dorchester County	81.4%
Sullivan's Island	97.5%
Hanahan	91.3%
Greater Summerville Area	91.9%
Goose Creek / Monck's Corner Area	92.7%
Hollywood / Ravenel / Meggett Area	87.4%
Upper Charleston Peninsula	84.6%
Dorchester Road Corridor	85.2%
Greater North Charleston	82.5%

+ 4.6%

One-Year Change in Price
Single-Family

+ 8.2%

One-Year Change in Price
Condos

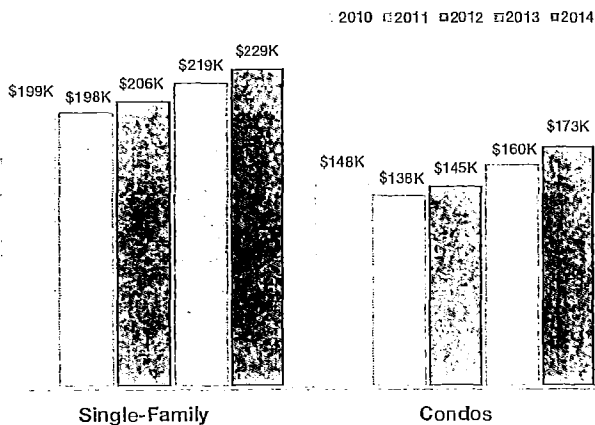
95.4%

Pct. of Orig. Price Received
Single-Family

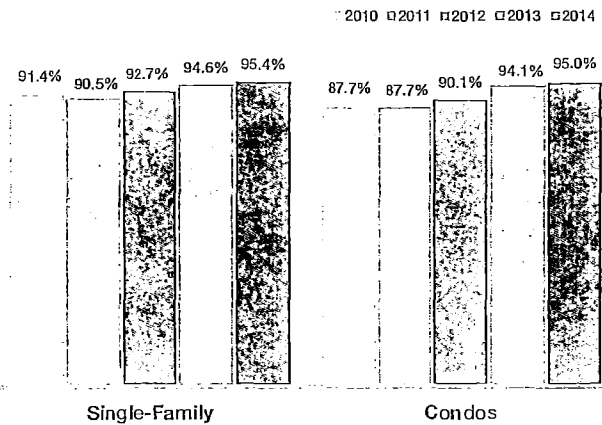
95.0%

Pct. of Orig. Price Received
Condos

Median Sales Price



Percent of Original List Price Received





Distressed Homes Review

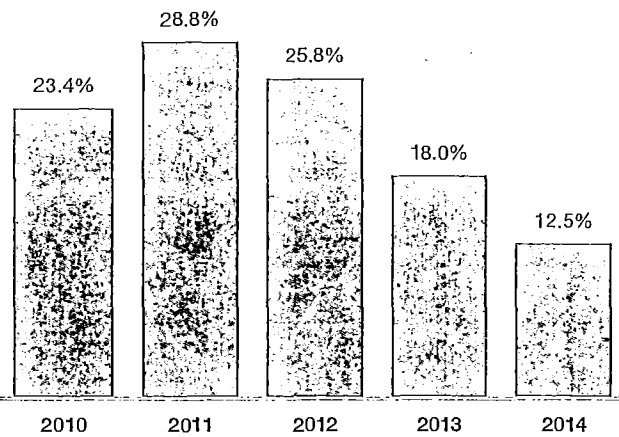
12.5%

Percent of Closed Sales in 2014 That Were Distressed

- 24.4%

One-Year Change in Sales of Distressed

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2014

St. George / Rural Dorchester County	25.6%
Folly Beach	25.4%
Rural Berkeley County	23.7%
Hollywood / Ravenel / Meggett Area	23.3%
Greater North Charleston	20.9%
James Island	18.2%
Dorchester Road Corridor	14.5%
Hanahan	14.4%
Johns Island	14.0%
West Ashley Area	13.3%
Goose Creek / Monck's Corner Area	12.4%
Wando / Cainhoy Area	12.4%
Greater Summerville Area	12.2%
Edisto Area	11.4%
Kiawah and Seabrook Islands	10.3%
Upper Charleston Peninsula	7.7%
Sullivan's Island	7.5%
Downtown Charleston	7.0%
Isle of Palms	6.6%
Daniel Island	6.0%
Lower Mount Pleasant	5.6%
Upper Mount Pleasant	4.3%

+ 18.6%

Four-Year Change in Price All Properties

+ 11.2%

Four-Year Change in Price Traditional Properties

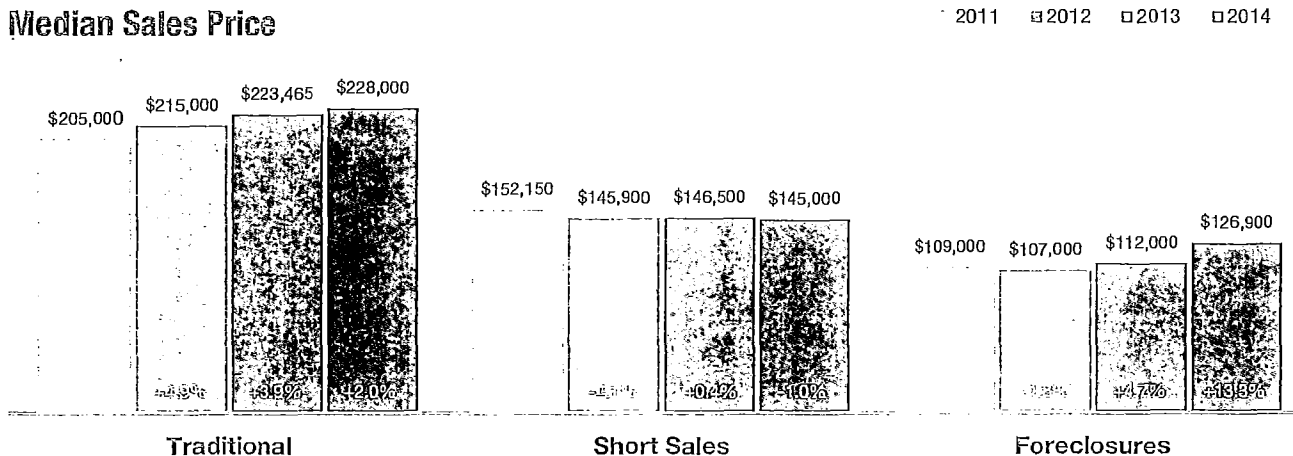
- 4.7%

Four-Year Change in Price Short Sales

+ 16.4%

Four-Year Change in Price Foreclosures

Median Sales Price



A property is courted as Distressed when the SPECIAL field in CTARMLS is marked as "Lender Owned," "Corp Owned" or "Possible Short Sale," or if the POTENTIAL SHORT SALE field is marked "Yes," or if the REMARKS or AGENT NOTES fields contain a phrase that 10K Research has determined will very likely mark a distressed property.



New Construction Review

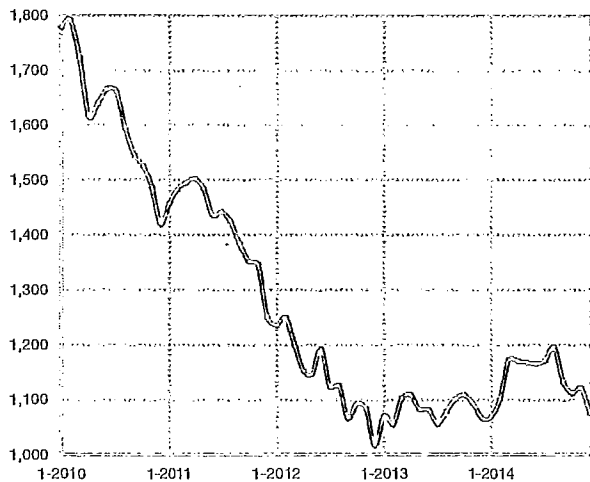
Feb '10

716

Peak of
New Construction Inventory

Drop in New Construction
Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2014

Wando / Cainhoy Area	46.5%
Upper Mount Pleasant	33.9%
Goose Creek / Monck's Corner Area	33.3%
Johns Island	30.9%
Greater Summerville Area	25.0%
Greater North Charleston	24.1%
Daniel Island	23.5%
Edisto Area	23.1%
Hollywood / Ravenel / Meggett Area	21.4%
Hanahan	19.7%
West Ashley Area	19.4%
James Island	14.3%
Upper Charleston Peninsula	14.1%
Dorchester Road Corridor	13.4%
Lower Mount Pleasant	12.3%
Sullivan's Island	7.5%
Folly Beach	5.6%
Kiawah and Seabrook Islands	3.4%
Downtown Charleston	1.8%
Isle of Palms	1.4%
Rural Berkeley County	0.0%
St. George / Rural Dorchester County	0.0%

4.2

4.5

Year-End Months Supply
New Construction

Year-End Months Supply
Previously Owned

100.3%

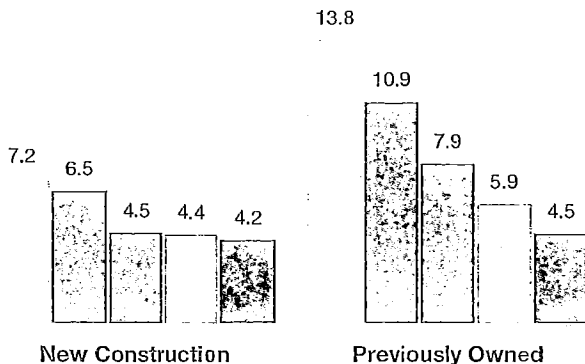
93.9%

Pct. of Orig. Price Received
New Construction

Pct. of Orig. Price Received
Previously Owned

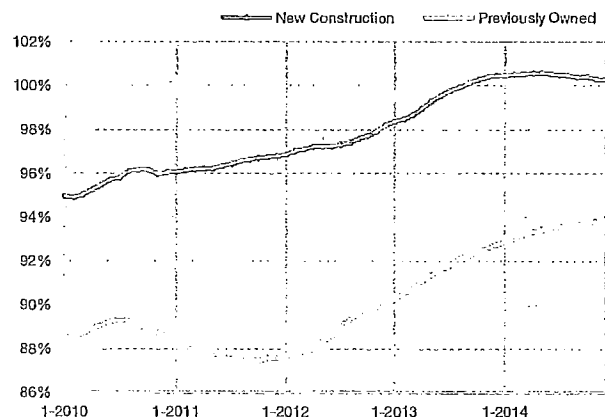
Months Supply of Inventory

2010 2011 2012 2013 2014



Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



Area Overviews



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Condos	Days on Market	Pct. of Orig. Price Received
Charleston Area	14,253	+ 8.8%	20.9%	16.7%	80	95.2%
Berkeley County	3,258	+ 17.3%	29.7%	10.2%	74	95.9%
Charleston County	7,608	+ 2.6%	19.1%	23.1%	83	95.0%
Colleton County	208	+ 1.0%	0.5%	0.5%	148	87.1%
Dorchester County	2,638	+ 10.8%	20.8%	8.7%	74	95.8%
Daniel Island	319	+ 2.2%	23.5%	35.4%	69	96.9%
Dorchester Road Corridor	867	+ 12.0%	13.4%	14.1%	69	95.9%
Downtown Charleston	400	- 5.0%	1.8%	46.0%	118	93.1%
Edisto Area	481	- 8.6%	23.1%	21.4%	106	94.0%
Folly Beach	126	+ 5.0%	5.6%	46.0%	153	91.6%
Goose Creek / Monck's Comer	2,015	+ 19.7%	33.3%	6.2%	72	96.4%
Greater North Charleston	1,115	+ 4.4%	24.1%	16.7%	82	93.9%
Greater Summerville Area	1,731	+ 10.5%	25.0%	6.1%	74	96.0%
Hanahan	299	+ 3.8%	19.7%	8.7%	67	95.2%
Hollywood / Ravenel / Meggett Area	103	+ 2.0%	21.4%	1.9%	130	92.3%
Isle of Palms	213	- 12.0%	1.4%	31.0%	160	90.0%
James Island	867	+ 17.2%	14.3%	21.3%	72	95.1%
Johns Island	349	- 17.3%	30.9%	14.6%	80	95.6%
Kiawah and Seabrook Islands	58	+ 31.8%	3.4%	46.6%	234	87.1%
Lower Mount Pleasant	1,044	- 9.1%	12.3%	28.6%	62	96.1%
Rural Berkeley County	118	+ 7.3%	0.0%	0.0%	108	88.7%
St. George / Rural Dorchester County	43	+ 4.9%	0.0%	0.0%	173	87.9%
Sullivan's Island	40	- 4.8%	7.5%	2.5%	153	89.2%
Upper Charleston Peninsula	234	+ 3.5%	14.1%	14.1%	79	94.5%
Upper Mount Pleasant	1,323	+ 8.6%	33.9%	23.4%	70	97.8%
Wando / Cainhoy Area	258	+ 31.0%	46.5%	22.5%	56	98.1%
West Ashley Area	1,523	+ 5.4%	19.4%	20.1%	66	95.8%

Area Historical Median Prices



	2010	2011	2012	2013	2014	Change From 2013	Change From 2010
Charleston Area	\$187,000	\$181,275	\$190,025	\$204,900	\$215,000	+ 4.9%	+ 15.0%
Berkeley County	\$165,136	\$162,768	\$167,413	\$174,900	\$185,000	+ 5.8%	+ 12.0%
Charleston County	\$235,000	\$218,668	\$228,000	\$250,000	\$275,000	+ 10.0%	+ 17.0%
Colleton County	\$89,950	\$69,000	\$82,500	\$82,000	\$80,000	- 2.4%	- 11.1%
Dorchester County	\$159,783	\$160,000	\$167,500	\$169,900	\$178,000	+ 4.8%	+ 11.4%
Daniel Island	\$477,500	\$405,000	\$455,000	\$502,500	\$560,000	+ 11.4%	+ 17.3%
Dorchester Road Corridor	\$155,500	\$162,000	\$170,000	\$177,125	\$170,250	- 3.9%	+ 9.5%
Downtown Charleston	\$550,000	\$434,500	\$472,500	\$475,000	\$597,500	+ 25.8%	+ 8.6%
Edisto Area	\$242,900	\$199,992	\$210,034	\$225,000	\$249,000	+ 10.7%	+ 2.5%
Folly Beach	\$349,900	\$338,000	\$417,500	\$375,000	\$450,000	+ 20.0%	+ 28.6%
Goose Creek / Monck's Comer	\$154,945	\$155,000	\$160,000	\$163,000	\$172,500	+ 5.8%	+ 11.3%
Greater North Charleston	\$123,500	\$106,000	\$105,000	\$131,018	\$139,900	+ 6.8%	+ 13.3%
Greater Summerville Area	\$163,073	\$160,000	\$167,250	\$167,000	\$183,993	+ 10.2%	+ 12.8%
Hanahan	\$192,000	\$173,450	\$173,000	\$199,950	\$217,500	+ 8.8%	+ 13.3%
Hollywood / Ravenel / Meggett Area	\$222,500	\$185,050	\$210,000	\$198,440	\$200,749	+ 1.2%	- 9.8%
Isle of Palms	\$634,500	\$600,000	\$622,000	\$649,500	\$598,000	- 7.9%	- 5.8%
James Island	\$220,000	\$187,750	\$207,000	\$229,500	\$258,500	+ 12.6%	+ 17.5%
Johns Island	\$211,830	\$189,082	\$197,367	\$218,018	\$240,000	+ 10.1%	+ 13.3%
Kiawah and Seabrook Islands	\$591,175	\$560,000	\$615,000	\$685,500	\$615,000	- 10.3%	+ 4.0%
Lower Mount Pleasant	\$297,750	\$309,000	\$316,139	\$341,000	\$376,000	+ 10.3%	+ 26.3%
Rural Berkeley County	\$75,000	\$74,450	\$87,000	\$99,250	\$98,750	- 0.5%	+ 31.7%
St. George / Rural Dorchester County	\$85,950	\$84,200	\$77,500	\$113,600	\$125,000	+ 10.0%	+ 45.4%
Sullivan's Island	\$1,442,500	\$1,272,500	\$1,330,000	\$1,447,500	\$1,217,500	- 15.9%	- 15.6%
Upper Charleston Peninsula	\$217,000	\$213,250	\$230,000	\$270,000	\$326,500	+ 20.9%	+ 50.5%
Upper Mount Pleasant	\$325,000	\$312,345	\$296,000	\$335,000	\$375,000	+ 11.9%	+ 15.4%
Wando / Cainhoy Area	\$220,000	\$184,500	\$175,188	\$206,815	\$240,933	+ 16.5%	+ 9.5%
West Ashley Area	\$199,900	\$175,050	\$187,816	\$198,602	\$220,000	+ 10.8%	+ 10.1%

MUNICAP, INC.

PUBLIC FINANCE

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

I. INTRODUCTION

Municap, Inc. presents in this report an economic analysis¹ including the estimates of average annual ad valorem tax yields, economic development elements of the Project and the impact from the proposed development of Spring Grove on the Charleston County economy and employment market. The fifty-year term of the proposed Development Agreement between Charleston County and MeadWestvaco for the Spring Grove development, consisting of 14,508 acres in lower Charleston County, provides an economic benefit to the County throughout its proposed fifty year term. This analysis provides the bases for the calculations of the expected benefits, including the assumptions or available information used in the analysis.

Spring Grove development is a “SmartCode” development that proposes a mix of residential, commercial, public and other uses which supports over the time of the Agreement the growth of a dynamic community in the southern part of Charleston County. The infrastructure and development of buildings and housing for these mixed uses, along with the related job creation, presents a positive net effect on the local economy in Charleston County and the County budget during the term of the agreement. The analysis only extends through the fifty-year term of the agreement, but it would be expected that the benefits would continue in the years following expiration of the Development Agreement.

The following sections of this report provide the detailed information necessary for review by the County of this proposed development and the Development Agreement. The charts and tables and related information concerning the proposed impacts are confidential and subject to the Development Agreement negotiation process between the County and MeadWestvaco.

II. REPRESENTATION OF DEVELOPMENT USES AND ESTIMATED TAXABLE VALUES

MWV provided MuniCap with a representation of the possible development uses and the amounts thereof, as shown in the Table 1 below (MWV has indicated that the actual development uses and amounts thereof will be consistent with the proposed form based code zoning). MWV’s consultant, Permar, Inc., provided an estimate of the average market prices for the residential uses, as shown in Table 1 below, based on their evaluation of the market (see Permar’s memorandum attached as **Exhibit 1**). MuniCap has estimated taxable values of the proposed development uses based on this information and additional research, including a review of the taxable values of comparable properties. MuniCap’s estimated taxable values are also shown in Table 1 below.

¹ This report provides the information referenced in ZLDR 3.17.4.A.3.d. ✓

MUNICAP, INC.

— PUBLIC FINANCE —

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Table 1

Estimated Development Uses, Average Prices and Tax Values

Development Type	Suggested Units/Square Feet ¹	Estimated Average Price ²	Estimated Tax Value ³
Residential	<i>(Units)</i>	<i>(per Unit)</i>	<i>(per Unit)</i>
<i>For Sale</i>			
Single family attached	900	\$200,000	\$200,000
Single family detached	3,000	\$240,000	\$240,000
Custom single family detached	900	\$525,000	\$525,000
Multi-family for sale	600	\$216,000	\$216,000
<i>For Rent</i>			
Multi-family for rent	600	\$100,000	\$94,208
Total residential	6,000		
Non-residential	<i>(Square Feet)</i>		<i>(per Square Foot)</i>
Retail	540,000		\$143.00
Office	475,000		\$183.00
Industrial	2,900,000		\$85.63
Total non-residential	3,915,000		

¹ Provided by MWV; the estimated absorption of these estimated development uses may be found on Schedule II in Appendix A to this report.

² Provided by Permar, Inc.; see Exhibit 1.

³ Estimated by MuniCap.

To estimate the taxable values shown in Table 1 above, MuniCap performed the following:

- Reviewed Permar's work;
- Obtained input from the Charleston County Assessor, which indicates that the taxable values used by the Assessor very closely track the market values;
- Researched Charleston County tax values for comparable properties (real properties that reflect MWV's expectation for Spring Grove);
- Prepared construction cost estimates for industrial building utilizing Marshall and Swift software; and
- Reviewed construction cost estimates of commercial buildings provided by MWV; and

MuniCap believes that the estimated taxable values shown in Table 1 above are appropriate for these fiscal projections. Additional information related to MuniCap's estimated taxable value in Table 1 above can be found in MuniCap's fiscal projection of the County's General Fund, attached as **Appendix A**.

III. FISCAL IMPACT ON CHARLESTON COUNTY

A. Fiscal Impact on the County's General Fund

MUNICAP, INC.

— PUBLIC FINANCE —

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

MuniCap has prepared a year by year projection of the fiscal impact of the Spring Grove development on Charleston County's General Fund for the proposed 50 year term of the Development Agreement, attached as Appendix A to this report. As shown in the fiscal impact projections, MuniCap has used a combination of accepted approaches to project fiscal impacts on the General Fund revenue and expenditure line items, including but not limited to:

- Utilization of a case study approach for estimating the most significant revenues, such as real property taxes;
- Use of a case study approach for certain General Fund expenditure line items where most appropriate;
- Use of marginal impact estimates (e.g., per capita impacts) for other General Fund revenue and expenditure line items.

MuniCap consulted with a number of County staff members to obtain their suggestions for many of the estimates in this projection.

Key assumptions in the projections include:

- Development uses and estimated tax values shown in Table 1 above;
- MWV's estimate of annual absorption, based on market studies provided by Permar, Inc. and Robert Charles Lesser & Company;
- Estimate that 75 percent of the single family homes will qualify for the 4 percent assessment rate (in March 2011, County Assessor's office indicated to MuniCap that 73.3 percent of the single family homes in the County are assessed at 4 percent).
- Inflation of 2 percent per year is assumed for real property values, other revenues sources and all expenditures.

These and additional assumptions are detailed within the General Fund fiscal projections attached as Appendix A.

The projected fiscal impacts are calculated using the approved 2012-2013 General Fund Budget. The fiscal projections show a positive impact on the General Fund during each year of the entire fifty year term of the proposed Development Agreement. The General Fund fiscal projections in Appendix A include year by year projections and additional details regarding these projections. The fiscal projections indicate total incremental revenues of approximately \$311 million, total incremental expenditures of approximately \$240 million, and thus a positive impact of approximately \$71 million (22.9 percent of the projected incremental revenues) over the fifty year term, as shown in Table 2 below.

MUNICIPAL, INC.

— PUBLIC FINANCE —

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Table 2
Projected Revenues, Expenditures and Surplus

Fiscal Year Ending	Total Projected Incremental Revenue	Total Incremental Expenditures	Total Net Impact	Net Impact as a Percentage of Incremental Revenue
30-Jun-14	\$0	\$0	\$0	NA
30-Jun-15	\$16,870	\$0	\$16,870	100.0%
30-Jun-16	\$34,096	\$0	\$34,096	100.0%
30-Jun-17	\$62,343	(\$9,294)	\$53,049	85.1%
30-Jun-18	\$86,265	(\$28,460)	\$57,805	67.0%
30-Jun-19	\$137,621	(\$61,182)	\$76,439	55.5%
30-Jun-20	\$187,017	(\$90,386)	\$96,631	51.7%
30-Jun-21	\$249,580	(\$121,469)	\$128,111	51.3%
30-Jun-22	\$312,381	(\$162,063)	\$150,318	48.1%
30-Jun-23	\$431,692	(\$220,402)	\$211,290	48.9%
30-Jun-24	\$612,116	(\$282,566)	\$329,550	53.8%
30-Jun-25	\$766,368	(\$397,057)	\$369,311	48.2%
30-Jun-26	\$1,103,572	(\$574,188)	\$529,385	48.0%
30-Jun-27	\$1,261,965	(\$857,482)	\$404,483	32.1%
30-Jun-28	\$1,678,078	(\$1,127,885)	\$550,193	32.8%
30-Jun-29	\$1,926,251	(\$1,306,366)	\$619,885	32.2%
30-Jun-30	\$2,175,792	(\$1,515,633)	\$660,160	30.3%
30-Jun-31	\$2,461,909	(\$1,742,710)	\$719,200	29.2%
30-Jun-32	\$2,778,552	(\$1,968,130)	\$810,421	29.2%
30-Jun-33	\$3,071,095	(\$2,205,949)	\$865,146	28.2%
30-Jun-34	\$3,509,845	(\$2,448,307)	\$1,061,538	30.2%
30-Jun-35	\$3,788,930	(\$2,815,734)	\$973,196	25.7%
30-Jun-36	\$4,298,799	(\$3,168,779)	\$1,130,020	26.3%
30-Jun-37	\$4,577,097	(\$3,442,572)	\$1,134,525	24.8%
30-Jun-38	\$5,052,929	(\$3,737,450)	\$1,315,479	26.0%
30-Jun-39	\$5,305,391	(\$4,002,276)	\$1,303,115	24.6%
30-Jun-40	\$5,792,824	(\$4,339,663)	\$1,453,162	25.1%
30-Jun-41	\$6,201,396	(\$4,624,212)	\$1,577,184	25.4%
30-Jun-42	\$6,721,386	(\$4,949,029)	\$1,772,357	26.4%
30-Jun-43	\$7,084,626	(\$5,452,317)	\$1,632,310	23.0%
30-Jun-44	\$7,804,154	(\$5,912,903)	\$1,891,251	24.2%
30-Jun-45	\$8,130,837	(\$6,245,222)	\$1,885,616	23.2%

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30-Jun-46	\$8,711,279	(\$6,634,956)	\$2,076,323	23.8%
30-Jun-47	\$9,211,066	(\$6,990,440)	\$2,220,626	24.1%
30-Jun-48	\$9,680,479	(\$7,391,832)	\$2,288,647	23.6%
30-Jun-49	\$10,281,268	(\$7,867,591)	\$2,413,677	23.5%
30-Jun-50	\$10,848,308	(\$8,297,094)	\$2,551,214	23.5%
30-Jun-51	\$11,444,204	(\$8,900,227)	\$2,543,978	22.2%
30-Jun-52	\$11,856,318	(\$9,361,469)	\$2,494,849	21.0%
30-Jun-53	\$12,239,883	(\$9,799,511)	\$2,440,371	19.9%
30-Jun-54	\$12,620,240	(\$10,034,219)	\$2,586,021	20.5%
30-Jun-55	\$12,798,484	(\$10,234,861)	\$2,563,623	20.0%
30-Jun-56	\$13,195,490	(\$10,479,840)	\$2,715,650	20.6%
30-Jun-57	\$13,385,339	(\$10,689,488)	\$2,695,851	20.1%
30-Jun-58	\$13,799,815	(\$10,945,187)	\$2,854,628	20.7%
30-Jun-59	\$13,995,401	(\$11,164,022)	\$2,831,379	20.2%
30-Jun-60	\$14,427,832	(\$11,430,882)	\$2,996,950	20.8%
30-Jun-61	\$14,715,851	(\$11,659,428)	\$3,056,423	20.8%
30-Jun-62	\$15,002,623	(\$11,938,051)	\$3,064,571	20.4%
30-Jun-63	\$15,377,939	(\$12,223,034)	\$3,154,905	20.5%
Total	\$311,213,597	(\$239,851,819)	\$71,361,777	22.9%

B. Fiscal Impact on the St. Paul's Fire District

MuniCap has utilized a case study approach to prepare a year by year projection of the fiscal impact of the Spring Grove development on the St. Paul's Fire District (SPFD), attached as **Appendix B** to this report. MuniCap's projection utilized a MWV prepared representation of an SPFD expansion plan based on discussions with SPFD Chief Matthews.

The assumed expansion plan is detailed in the SPFD fiscal projections (see Appendix B). Among other assumptions more fully explained in the SPFD fiscal projections, the representative expansion plan assumes the following:

- Existing, nearby SPFD fire stations (three stations within five miles of the development area) provide service to Spring Grove through 2021;
- A new fire station is built within Spring Grove during 2021, through a land and capital contribution from MWV;
- An initial fire truck for this new fire station is acquired in 2021;
- A second fire truck is acquired in 2027;
- SPFD initially staffs the new fire station with a minimum number of employees, ramping up to 32 full time equivalents.

Spring Grove, as projected at full build out, will generate real property assessed value equal to approximately 85 percent of the assessed value currently in the SPFD. As such, the Spring Grove development has the capacity to dramatically increase the tax base of the SPFD.

The SPFD fiscal projections include a detailed annual projection of SPFD tax revenues, utilizing

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the same development assumptions described in Section II A above (County General Fund projections). Using the current SPFD millage rates, real property tax revenues of approximately \$239 million from the SPFD operating millage and approximately \$19 million from the SPFD debt service millage are projected over the term of the Development Agreement. As shown in the SPFD fiscal projections, the Spring Grove development is projected to generate the operating tax revenues necessary to support the assumed operational level while generating significant surpluses for the SPFD. Additionally, the Spring Grove development is projected to generate the debt service tax revenues necessary to support the assumed debt issuances while generating significant surpluses for later debt issuances to support all SPFD fire stations.

C. Other Fiscal Impacts

MuniCap has prepared projections of Spring Grove's impact on the County's other significant revenue streams; these projections are summarized in Table 3, further explained below, and included within **Appendix C** to this report.

Table 3
Summary of Projected Incremental County Revenues

Projected Incremental Revenues over the Term of the Development Agreement		
1	Projected incremental real property tax from debt service millage	\$30,292,868
2	Projected incremental real property tax from Parks and Recreation Commission millage	\$26,816,638
3	Projected incremental real property tax from Trident Technical College millage	\$11,918,506
4	Projected incremental storm water fee revenue	\$6,386,937
5	Projected incremental solid waste fee revenue	\$58,828,163
6	Projected incremental accommodations tax revenue	\$2,389,242
Total		\$136,632,353

With the exception of the storm water fee revenue, inflation at two percent per annum is included in the projected results shown above.

1. MuniCap has prepared a projection of incremental tax revenues from the County' debt service millage using the representation of development uses shown in Table 1. This projection of tax revenue, included within Appendix C to this report, applies the County's current debt service millage to the expanded tax base resulting from the development. Over the term of the Development Agreement, the projection of tax increment revenue from this source totals \$30,292,868, assuming two percent annual inflation. To the extent that the County maintains a consistent debt millage rate, the Spring Grove development should provide additional revenue to support additional debt. To the extent that additional debt is not issued by the County, the Spring Grove development should allow the County to reduce the debt service millage.

2. MuniCap has prepared a projection of incremental tax revenues from the Charleston County Parks and Recreation Commission (PRC) tax millage using the representation of development uses shown in Table 1. This projection of tax revenues, included within Appendix C to this report, applies the current, total PRC millage to the expanded tax base resulting from the development. Over the term of the Development Agreement, the projection of tax revenue from this source totals \$26,816,638, assuming two percent annual inflation. To the extent that the PRC

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maintains a consistent millage rate, the Spring Grove development should provide additional revenue to support additional expenditures. To the extent that the PRC maintains a consistent level of expenditures, the Spring Grove development should allow the PRC to reduce the millage rate.

3. MuniCap has prepared a projection of incremental tax revenues from the Trident Technical College tax millage using the representation of development uses shown in Table 1. This projection of tax revenues, included within Appendix C to this report, applies the current Trident Technical College millage to the expanded tax base resulting from the development. Over the term of the Development Agreement, the projection of tax revenue from this source totals \$11,918,506, assuming two percent annual inflation. To the extent that Trident Technical College maintains a consistent millage rate, the Spring Grove development should provide additional revenue to support additional expenditures. To the extent that Trident Technical College maintains a consistent level of expenditures, the Spring Grove development should allow the Trident Technical College to reduce the millage rate.

4. MuniCap has prepared a projection of the incremental revenues from the County's storm water fee billed to property owners in unincorporated areas within the County using the representation of development uses shown in Table 1. These revenues are utilized by the County to fund a water quality management program. This projection of revenues, included within Appendix C to this report, applies the County's current annual storm water fee of \$36 per residential unit to the projected residential units resulting from the development and estimates additional storm water fees from the non-residential square footage at an annual rate of \$36 per 5,500 square feet (as suggested by County staff). Assuming no increase in this fee from inflation, the projection of revenue from this source totals \$6,386,937 over the term of the Development Agreement.

MWV has indicated to MuniCap that based on building codes and MWV's commitments in the Development Agreements, the County's expenditures related to water quality management in the development area will be minimal. Assuming this to be the case, the projected incremental revenues from the storm water fee will represent a positive fiscal impact on the County's water quality management program. At full build out, the projected amount of revenue from this fee equals \$241,625 per year (assuming the current storm water fee rate).

5. MuniCap has prepared a projection of the incremental revenues from the County's solid waste fee billed to property owners within the County using the representation of development uses shown in Table 1. This projection of revenues, included within Appendix C to this report, applies the County's current annual solid waste fee of \$99 per single family residential unit and \$70 per multi-family unit to the projected residential units resulting from the development and estimates additional revenues from the non-residential development use at an annual rate of \$1,376 per 10,000 square feet (see Appendix C for additional information on this assumption). Assuming two percent annual inflation, the projection of revenue from this source equals \$2,955,105 at full build out and totals \$58,828,163 over the term of the Development Agreement. MuniCap recognizes that the County will incur corresponding costs in its provision of services supported by this fee (MuniCap has not attempted to independently project such costs). Utilizing the assumption that the County fee structure is currently and will remain set at a level to meet the costs of the services provided (which is consistent with the County's establishment of the Environmental Management Enterprise Fund for this service), the effect of the Spring Grove development may be assumed to be neutral on the Environmental Management Enterprise Fund. To the extent that there are positive economies of scale in the cost of the provision of this service,

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the effect of the Spring Grove development may be assumed to be positive on the Environmental Management Enterprise Fund.

6. MuniCap has prepared a projection of the incremental revenues from the County's Accommodations Tax using the representation of development uses shown in Table 1. This projection of tax revenues, included within Appendix C to this report, assumes that 10% of the current Accommodations Tax revenues collected by the County result from travelers visiting County residents and County businesses, both of which will increase as the development builds out (see Appendix C for additional information on this and other related assumptions). Over the term of the Development Agreement, the projection of tax revenue from this source totals \$2,389,242 assuming two percent annual inflation. To the extent that the County maintains a consistent Accommodation Tax, the Spring Grove development should provide additional revenue to support additional expenditures. To the extent that the County maintains a consistent level of related expenditures, the Spring Grove development should allow the County to reduce this tax.

IV. ECONOMIC IMPACT ON CHARLESTON COUNTY

A. Employment and Wages

MuniCap has prepared an estimate of the effect of the Spring Grove development on employment and wages, attached as **Appendix D** to this report. MuniCap utilized the representation of development uses and tax values shown in Table 1 to prepare this estimate. To estimate the employment impacts, MuniCap, Inc. used IMPLAN Professional 2.0 software developed by MIG, Inc. IMPLAN is an industry-accepted, economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

Table 4 summarizes the temporary construction jobs and wages estimated to be created as a result of the Spring Grove development. Temporary construction jobs represent the equivalent of full-time jobs with the duration of a year, and thus the wages reflect the total wages over the term of the build out (in 2012 dollars). Direct impacts represent jobs within the development area; indirect impacts represent jobs created outside of the development area but within Charleston County.

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Table 4
Estimated Temporary Employment Impacts

Temporary Impacts:¹	Jobs	Total Wages³	Average Annual Wage³
Horizontal Development			
Direct impacts	2,405	\$122,485,242	\$50,929
Indirect impacts	1,945	\$88,101,396	\$45,296
Vertical Development			
Direct impacts	8,184	\$404,717,620	\$49,451
Indirect impacts	6,800	\$288,410,692	\$42,411
Total direct impacts	10,589	\$527,202,862	\$49,787
Total indirect impacts	8,745	\$376,512,088	\$43,053
Total temporary impacts	19,335	\$903,714,950	\$46,741

Table 5 below summarizes the permanent jobs and **annual** wages (in 2012 dollars) estimated to result from the Spring Grove development. Direct impacts represent jobs within the development area; indirect impacts represent jobs created outside of the development area but within Charleston County.

Table 5
Estimated Permanent Employment Impacts

Permanent Impacts:	Jobs	Annual Wages	Average Annual Wage
Retail related:			
Direct impacts	917	\$27,795,288	\$30,321
Indirect impacts	352	\$13,528,841	\$38,478
Office related:			
Direct impacts	1,595	\$109,884,333	\$68,896
Indirect impacts	1,880	\$76,456,581	\$40,669
Industrial related:			
Direct impacts	4,147	\$254,072,325	\$61,267

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Indirect impacts	4,745	\$209,402,562	\$44,136
Total direct impacts	6,659	\$391,751,946	\$58,834
Total indirect impacts	6,976	\$299,387,984	\$42,916
Total permanent impacts	13,635	\$691,139,930	\$50,690

B. Retail Sales

MuniCap has prepared a projection of retail sales and Charleston County sales taxes resulting from the Spring Grove development, attached as **Appendix E** to this report. MuniCap utilized the representation of development uses and tax values shown in Table 1 to perform this analysis. Assuming full build out of 540,000 square feet of retail space, the proposed development is estimated to produce \$176,110,200 in annual retail sales (in 2012 dollars), assuming \$326 in sales per square foot (see Appendix E for detailed assumptions and explanation). Over the term of the Development Agreement, the retail square footage is estimated to produce in \$9,930,073,416 in retail sales, assuming the projected absorption schedule and an inflation rate of 2 percent per year, as shown in Appendix E.

C. Construction

MuniCap has prepared a projection of vertical development construction expenditures resulting from the Spring Grove development, included within Appendix D to this report. MuniCap utilized the representation of development uses shown in Table 1 to estimate total construction expenditures of \$1,257,266,400 in 2012 dollars (this would include the \$404,717,620 in projected construction wages described previously and shown in Table 4).

MWV has prepared a projection of horizontal development construction expenditure resulting from the Spring Grove development, included within Appendix D to this report. MWV utilized the representation of development uses shown in Table 1 to estimate total construction expenditure of \$338,014,233 in 2012 dollars (this would include the \$122,485,242 in projected construction wages described previously and shown in Table III).

V. OTHER IMPACTS

A. Local Option Sales Tax

The projected retail sales described in Section IV B should have a positive impact on the County's collection of Local Option Sales Tax (LOST) receipts, which in turn will produce a positive impact through the County's practice of utilizing the LOST receipts to reduce property taxes. MuniCap's projection of the County's LOST receipts from this development, presented within Appendix E to this report, utilizes the projected retail sales described in Section IV B and shows the following:

- o Total Local Option Sales Tax over the term of the Development Agreement is projected to equal \$99,300,734 (assuming the LOST is extended beyond its current term through the term of the Development Agreement, and 2 percent annual inflation).
 - o Portion of the projected LOST allocated to the County for property tax relief = \$64,515,687

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- o Portion of the projected LOST made available to municipalities within the County = \$34,785,047

B. Transportation Half Cent Sales Tax

The projected retail sales described in Section IV B should have a positive impact on the County's collection of Transportation Half Cent Sales Tax receipts. MuniCap's projection of the County's Transportation Half Cent Sales Tax from this development, presented within **Appendix F** to this report, utilizes the projected retail sales described in Section IV B. Over the term of the Development Agreement, the projection of tax revenue from this source totals \$49,650,367 (this assumes that the Transportation Half Cent Sales Tax is extended beyond its current term through the term of the Development Agreement and 2 percent annual inflation). Incremental County tax revenues from this source may be utilized to provide additional funding for the expenditures supported by the Transportation Half Cent Sales Tax.

C. Charleston County School District

MuniCap has prepared a projection of incremental tax revenues from the Charleston County School District millages using the representation of development uses and tax values shown in Table 1. This projection of tax revenues, attached as **Appendix G** to this report, applies the current Charleston County School District millages to the expanded tax base resulting from the development. Over the term of the Development Agreement, the projection of tax revenue from this source totals \$417,068,371, assuming two percent annual inflation.

D. County Bond Rating

MuniCap believes that the approval of a Development Agreement for Spring Grove, and ultimately the development of Spring Grove, will probably have little to no direct effect on the County's bond rating. To the extent there is any impact, the existence of a Development Agreement for Spring Grove should have a positive influence on the County's bond rating.

In MuniCap's experience, rating agencies look positively on the following attributes:

- o Indications of economic development,
- o Managed growth,
- o Planning for the future need for public improvements and the funding thereof,
- o Expansion of the tax base,
- o Development of less affluent areas within the County.

Correspondingly, in MuniCap's experience, rating agencies look negatively at the following attributes:

- o Stagnant tax base,
- o Unmanaged growth,
- o Need for public improvements in the future without programs to fund the improvement.

MuniCap understands that the particulars of the proposed Development Agreement reflect the positive attributes noted above. As such, the approval of the proposed Development Agreement

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for Spring Grove, and ultimately the development of Spring Grove, should reflect positively on the County's bond rating.

Exhibit 1

Permar, Inc.'s March 14, 2013 Memorandum

(See following pages)



permar

DATE: MARCH 14, 2013

TO: TOM WALLINGTON, MWV
THAD WILSON, MUNICIPAL

FROM: AMY BARRETT

RE: EAST EDISTO CHARLESTON COUNTY FISCAL IMPACT –
PERMAR RESIDENTIAL PRICING INPUTS

Background

- East Edisto's Spring Grove in Charleston County includes approximately 14,000 total acres that is projected to be developed over the course of approximately 50 years.
- Spring Grove is located approximately 20 miles west of the Charleston Peninsula on Highway 17.
- According to the landowner MWV, Spring Grove is expected to include a variety of land uses including industrial (2,900,000 square feet), office (475,000 square feet) and retail (540,000 square feet) in addition to several high-quality residential neighborhoods each including a variety of residential homes ranging from single family attached (900 units), detached (3,000 units) and custom homes (900 units) to multi-family for-rent (600 rental apartments) and for-sale units (600 units). We note, the unit counts and square footages are estimates only and do not represent either minimums or maximums of what is achievable. The actual mix will be consistent with both market demand and the proposed form based code zoning.

Stabilized Average Price by Residential Product Type

- The 50-year time horizon required for the fiscal impact analysis goes far beyond time frames typically considered in conventional market

analysis (typically five to seven years). However, we have been asked to consider what may be reasonably achievable stabilized average prices for a range of residential product types for Spring Grove.

- Given that Spring Grove's evolution will be more comprehensive than that of a single residential subdivision, to arrive at reasonably achievable stabilized average prices we examined historic average residential closing prices in suburban Charleston submarkets as analogs as opposed to single-use, residential subdivisions.
- Key characteristics considered in examining submarket pricing included proximity to/distance from the Charleston Peninsula, the quality and range of residential neighborhoods represented in each submarket and the range of amenities (parks, recreational fields, libraries) and services (schools, retail services, etc.) available to residents in those submarkets.
- Table 1 on the following page shows reasonably achievable stabilized average prices for each general product type in Spring Grove (2013\$).
- While these pricing inputs represent what we believe to be reasonably achievable at Spring Grove, it is important to note that they rely heavily on Permar's general experience in and knowledge of the Charleston region as well as assumptions regarding the quality of Spring Grove's communities as envisioned by MWV and key data points we were able to collect in the short time allowed. That is, these inputs are not the result of a specific, long-term study.

TABLE 1
SPRING GROVE, EAST EDISTO, CHARLESTON COUNTY, SC
ESTIMATED STABILIZED AVERAGE PRICE BY PRODUCT TYPE – PERMAR INPUTS
\$2013

Residential Product Type	Spring Grove Achievable Average Stabilized Price*	Comments/References
Single-family Detached	\$240,000	+10% <u>over</u> recent historical average new SFD price for Johns Island, 2010 -2012 (\$215,000); +20% <u>over</u> recent historical average new SFD price for Goose Creek, 2008-2012 (\$195,900)
Single-family Attached	\$200,000	20% below estimated stabilized average SFD price of \$240,000 This 20% differential b/t SFA & SFD reflects assumption that SFA will be better quality & better integrated into the community than currently observed in the region. On average, between 2003 - 2012, the average new SFA price was over 30% below the average new SFD price in the Charleston MSA.
Single-family Custom Home	\$525,000	Assumes similar quality neighborhood, density as Poplar Grove. Based on average new SFD custom/semi-custom home price for Johns Island residential submarket, 2010 - 2012 (\$525,000) ⁽³⁾
Multi-family For-Sale	\$216,000	10% below estimated stabilized average SFD price of \$240,000 Assumes for-sale condominiums are in premium locations.

* "Stabilized" assumes Spring Grove is established as a new residential submarket in the Charleston region and that pace and price have stabilized.
 Circa 2025 per Spring Grove residential absorption schedule.

⁽¹⁾ Years 2010 through 2012 represent a broad range of price points, in a variety of residential subdivisions on Johns Island.

⁽²⁾ Years 2008 through 2012 represent a broad range of price points, in a variety of residential subdivisions in Goose Creek.

⁽³⁾ Average custom/semi-custom home price is difficult to estimate as individual lot owners contract with builders to build homes.
 New SFD closings over \$400,000 provides a reasonable proxy for custom home average closing price.

Source: Permar Inc.; pricing comparisons from Market Opportunity Research Enterprises new closings data.

Appendix A

Projected Fiscal Impact of Spring Grove
on Charleston County's General Fund

Charleston County, South Carolina
Spring Grove

Projected Fiscal Impact of Spring Grove
on Charleston County's General Fund

Spring Grove
Charleston County, South Carolina

Prepared By:

MuniCap, Inc.

July 2013

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**Spring Grove
Charleston County, South Carolina**

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Charleston County, South Carolina

Schedule I: Project Summary

Development Type	Units/Square Feet ¹	c ⁴		Percentage of Estimated Market Price Assumed for Taxable Value ³	Projected Taxable Value ⁴	Total Projected Taxable Value
		Estimated Market Prices ²	Market Price Assumed			
<i>Residential</i>	<i>(Units)</i>	<i>(Per Unit)</i>			<i>(Per Unit)</i>	
Single Family Attached	900	\$200,000	100.0%	\$200,000	\$180,000,000	
Single Family Detached	3,000	\$240,000	100.0%	\$240,000	\$720,000,000	
Custom Single Family Detached	900	\$525,000	100.0%	\$525,000	\$472,500,000	
Multi-family for Rent	600			\$94,208	\$56,524,681	
Multi-family for Sale	600	\$216,000	100.0%	\$216,000	\$129,600,000	
Sub-total residential	6,000				\$1,558,624,681	
<i>Commercial</i>	<i>(Square Feet)</i>	<i>(Per SF)</i>			<i>(Per SF)</i>	
Retail	540,000			\$143.00	\$77,220,000	
Office	475,000			\$183.00	\$86,925,000	
Industrial	2,900,000			\$85.63	\$248,336,667	
Sub-total commercial	3,915,000				\$412,481,667	
Total					\$1,971,106,347	

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¹Provided by MWV on behalf of S. Grove, LLC and based on market studies provided by Permar Inc. and Robert Charles Lesser and Company.

²Provided by Permar, Inc. on March 14, 2013.

³Charleston County Assessor has reported to MuniCap that the Assessor's office believes that its appraised value very closely track market values.

⁴Projected taxable value for multi-family for rent, retail and office are estimated by MuniCap based on comparable properties; see Appendix E. Due to the difficulty in establishing real property tax values from comparable industrial properties or projected operating income at this stage, the projected taxable value for the industrial use represents an estimate of the construction costs of industrial properties utilizing Marshall & Swift software (\$77.07 per square foot), to which a land value is added such that the land value is 10% of the total value.

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Spring Grove

Charleston County, South Carolina

Schedule II-A: Projected Absorption - Residential¹

Development Year Ending	Assessed As Of Date	Single Family Attached		Single Family Detached		Custom Single Family Detached	
		Units		Units		Units	
		Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
31-Dec-13	1-Jan-14	0	0	0	0	0	0
31-Dec-14	1-Jan-15	0	0	0	0	0	0
31-Dec-15	1-Jan-16	0	0	0	0	0	0
31-Dec-16	1-Jan-17	0	0	0	0	0	0
31-Dec-17	1-Jan-18	3	3	10	10	3	3
31-Dec-18	1-Jan-19	4	7	14	24	4	7
31-Dec-19	1-Jan-20	4	11	15	39	4	11
31-Dec-20	1-Jan-21	6	17	21	60	6	17
31-Dec-21	1-Jan-22	10	27	32	92	10	27
31-Dec-22	1-Jan-23	10	37	33	125	10	37
31-Dec-23	1-Jan-24	23	60	75	200	23	60
31-Dec-24	1-Jan-25	30	90	100	300	30	90
31-Dec-25	1-Jan-26	30	120	100	400	30	120
31-Dec-26	1-Jan-27	30	150	100	500	30	150
31-Dec-27	1-Jan-28	30	180	100	600	30	180
31-Dec-28	1-Jan-29	30	210	100	700	30	210
31-Dec-29	1-Jan-30	30	240	100	800	30	240
31-Dec-30	1-Jan-31	30	270	100	900	30	270
31-Dec-31	1-Jan-32	30	300	100	1,000	30	300
31-Dec-32	1-Jan-33	30	330	100	1,100	30	330
31-Dec-33	1-Jan-34	30	360	100	1,200	30	360
31-Dec-34	1-Jan-35	30	390	100	1,300	30	390
31-Dec-35	1-Jan-36	30	420	100	1,400	30	420
31-Dec-36	1-Jan-37	30	450	100	1,500	30	450
31-Dec-37	1-Jan-38	30	480	100	1,600	30	480
31-Dec-38	1-Jan-39	30	510	100	1,700	30	510
31-Dec-39	1-Jan-40	30	540	100	1,800	30	540
31-Dec-40	1-Jan-41	30	570	100	1,900	30	570
31-Dec-41	1-Jan-42	30	600	100	2,000	30	600
31-Dec-42	1-Jan-43	30	630	100	2,100	30	630
31-Dec-43	1-Jan-44	30	660	100	2,200	30	660
31-Dec-44	1-Jan-45	30	690	100	2,300	30	690
31-Dec-45	1-Jan-46	30	720	100	2,400	30	720
31-Dec-46	1-Jan-47	30	750	100	2,500	30	750
31-Dec-47	1-Jan-48	30	780	100	2,600	30	780
31-Dec-48	1-Jan-49	30	810	100	2,700	30	810
31-Dec-49	1-Jan-50	30	840	100	2,800	30	840
31-Dec-50	1-Jan-51	30	870	100	2,900	30	870
31-Dec-51	1-Jan-52	30	900	100	3,000	30	900
31-Dec-52	1-Jan-53	0	900	0	3,000	0	900
31-Dec-53	1-Jan-54	0	900	0	3,000	0	900
31-Dec-54	1-Jan-55	0	900	0	3,000	0	900
31-Dec-55	1-Jan-56	0	900	0	3,000	0	900
31-Dec-56	1-Jan-57	0	900	0	3,000	0	900
31-Dec-57	1-Jan-58	0	900	0	3,000	0	900
31-Dec-58	1-Jan-59	0	900	0	3,000	0	900
31-Dec-59	1-Jan-60	0	900	0	3,000	0	900
31-Dec-60	1-Jan-61	0	900	0	3,000	0	900
31-Dec-61	1-Jan-62	0	900	0	3,000	0	900
Total		900		3,000		900	

MuniCap, Inc.

¹ Provided by MWV on behalf of S. Grove, LLC and based on market studies provided by Permar Inc. and Robert Charles Lesser and Company. The timing represents the calendar year in which the units are estimated to be completed.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

**Spring Grove
Charleston County, South Carolina**

Schedule II-A: Projected Absorption - Residential (continued)¹

Development Year Ending	Assessed As Of Date	Multi-family for Rent		Multi-family for Sale		Total Residential	
		Units		Units		Units	
		Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
31-Dec-13	1-Jan-14	0	0	0	0	0	0
31-Dec-14	1-Jan-15	0	0	0	0	0	0
31-Dec-15	1-Jan-16	0	0	0	0	0	0
31-Dec-16	1-Jan-17	0	0	0	0	0	0
31-Dec-17	1-Jan-18	0	0	2	2	18	18
31-Dec-18	1-Jan-19	0	0	3	5	25	43
31-Dec-19	1-Jan-20	0	0	3	8	26	69
31-Dec-20	1-Jan-21	0	0	4	12	37	106
31-Dec-21	1-Jan-22	0	0	6	18	58	164
31-Dec-22	1-Jan-23	0	0	7	25	60	224
31-Dec-23	1-Jan-24	0	0	15	40	136	360
31-Dec-24	1-Jan-25	0	0	20	60	180	540
31-Dec-25	1-Jan-26	150	150	20	80	330	870
31-Dec-26	1-Jan-27	0	150	20	100	180	1,050
31-Dec-27	1-Jan-28	0	150	20	120	180	1,230
31-Dec-28	1-Jan-29	0	150	20	140	180	1,410
31-Dec-29	1-Jan-30	0	150	20	160	180	1,590
31-Dec-30	1-Jan-31	0	150	20	180	180	1,770
31-Dec-31	1-Jan-32	0	150	20	200	180	1,950
31-Dec-32	1-Jan-33	0	150	20	220	180	2,130
31-Dec-33	1-Jan-34	150	300	20	240	330	2,460
31-Dec-34	1-Jan-35	0	300	20	260	180	2,640
31-Dec-35	1-Jan-36	0	300	20	280	180	2,820
31-Dec-36	1-Jan-37	0	300	20	300	180	3,000
31-Dec-37	1-Jan-38	0	300	20	320	180	3,180
31-Dec-38	1-Jan-39	0	300	20	340	180	3,360
31-Dec-39	1-Jan-40	0	300	20	360	180	3,540
31-Dec-40	1-Jan-41	0	300	20	380	180	3,720
31-Dec-41	1-Jan-42	150	450	20	400	330	4,050
31-Dec-42	1-Jan-43	0	450	20	420	180	4,230
31-Dec-43	1-Jan-44	0	450	20	440	180	4,410
31-Dec-44	1-Jan-45	0	450	20	460	180	4,590
31-Dec-45	1-Jan-46	0	450	20	480	180	4,770
31-Dec-46	1-Jan-47	0	450	20	500	180	4,950
31-Dec-47	1-Jan-48	0	450	20	520	180	5,130
31-Dec-48	1-Jan-49	0	450	20	540	180	5,310
31-Dec-49	1-Jan-50	150	600	20	560	330	5,640
31-Dec-50	1-Jan-51	0	600	20	580	180	5,820
31-Dec-51	1-Jan-52	0	600	20	600	180	6,000
31-Dec-52	1-Jan-53	0	600	0	600	0	6,000
31-Dec-53	1-Jan-54	0	600	0	600	0	6,000
31-Dec-54	1-Jan-55	0	600	0	600	0	6,000
31-Dec-55	1-Jan-56	0	600	0	600	0	6,000
31-Dec-56	1-Jan-57	0	600	0	600	0	6,000
31-Dec-57	1-Jan-58	0	600	0	600	0	6,000
31-Dec-58	1-Jan-59	0	600	0	600	0	6,000
31-Dec-59	1-Jan-60	0	600	0	600	0	6,000
31-Dec-60	1-Jan-61	0	600	0	600	0	6,000
31-Dec-61	1-Jan-62	0	600	0	600	0	6,000
Total		600		600		6,000	

MuniCap, Inc.

provided by MWV on behalf of S. Grove, LLC and based on market studies provided by Permar Inc. and Robert Charles Lesser and Company. The timing represents the calendar year in which the units are estimated to be completed.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule II-B: Projected Absorption - Commercial¹

Development Year Ending	Assessed As Of Date	Retail		Office		Industrial		Total Commercial	
		Square Feet		Square Feet		Square Feet		Square Feet	
		Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
31-Dec-13	1-Jan-14	0	0	0	0	0	0	0	0
31-Dec-14	1-Jan-15	0	0	0	0	0	0	0	0
31-Dec-15	1-Jan-16	0	0	0	0	50,000	50,000	50,000	50,000
31-Dec-16	1-Jan-17	0	0	0	0	100,000	150,000	100,000	150,000
31-Dec-17	1-Jan-18	0	0	0	0	100,000	250,000	100,000	250,000
31-Dec-18	1-Jan-19	0	0	0	0	50,000	300,000	50,000	300,000
31-Dec-19	1-Jan-20	0	0	0	0	50,000	350,000	50,000	350,000
31-Dec-20	1-Jan-21	0	0	0	0	50,000	400,000	50,000	400,000
31-Dec-21	1-Jan-22	0	0	0	0	50,000	450,000	50,000	450,000
31-Dec-22	1-Jan-23	0	0	0	0	50,000	500,000	50,000	500,000
31-Dec-23	1-Jan-24	0	0	0	0	0	500,000	0	500,000
31-Dec-24	1-Jan-25	0	0	0	0	100,000	600,000	100,000	600,000
31-Dec-25	1-Jan-26	0	0	0	0	0	600,000	0	600,000
31-Dec-26	1-Jan-27	125,000	125,000	100,000	100,000	100,000	700,000	325,000	925,000
31-Dec-27	1-Jan-28	0	125,000	0	100,000	0	700,000	0	925,000
31-Dec-28	1-Jan-29	0	125,000	0	100,000	100,000	800,000	100,000	1,025,000
31-Dec-29	1-Jan-30	50,000	175,000	0	100,000	100,000	900,000	150,000	1,175,000
31-Dec-30	1-Jan-31	0	175,000	0	100,000	100,000	1,000,000	100,000	1,275,000
31-Dec-31	1-Jan-32	0	175,000	50,000	150,000	0	1,000,000	50,000	1,325,000
31-Dec-32	1-Jan-33	0	175,000	0	150,000	100,000	1,100,000	100,000	1,425,000
31-Dec-33	1-Jan-34	0	175,000	0	150,000	0	1,100,000	0	1,425,000
31-Dec-34	1-Jan-35	125,000	300,000	100,000	250,000	100,000	1,200,000	325,000	1,750,000
31-Dec-35	1-Jan-36	0	300,000	0	250,000	100,000	1,300,000	100,000	1,850,000
31-Dec-36	1-Jan-37	50,000	350,000	0	250,000	100,000	1,400,000	150,000	2,000,000
31-Dec-37	1-Jan-38	0	350,000	0	250,000	0	1,400,000	0	2,000,000
31-Dec-38	1-Jan-39	0	350,000	50,000	300,000	100,000	1,500,000	150,000	2,150,000
31-Dec-39	1-Jan-40	0	350,000	0	300,000	0	1,500,000	0	2,150,000
31-Dec-40	1-Jan-41	0	350,000	0	300,000	100,000	1,600,000	100,000	2,250,000
31-Dec-41	1-Jan-42	0	350,000	0	300,000	100,000	1,700,000	100,000	2,350,000
31-Dec-42	1-Jan-43	140,000	490,000	100,000	400,000	100,000	1,800,000	340,000	2,690,000
31-Dec-43	1-Jan-44	0	490,000	0	400,000	0	1,800,000	0	2,690,000
31-Dec-44	1-Jan-45	50,000	540,000	0	400,000	100,000	1,900,000	150,000	2,840,000
31-Dec-45	1-Jan-46	0	540,000	0	400,000	0	1,900,000	0	2,840,000
31-Dec-46	1-Jan-47	0	540,000	0	400,000	100,000	2,000,000	100,000	2,940,000
31-Dec-47	1-Jan-48	0	540,000	75,000	475,000	100,000	2,100,000	175,000	3,115,000
31-Dec-48	1-Jan-49	0	540,000	0	475,000	100,000	2,200,000	100,000	3,215,000
31-Dec-49	1-Jan-50	0	540,000	0	475,000	0	2,200,000	0	3,215,000
31-Dec-50	1-Jan-51	0	540,000	0	475,000	100,000	2,300,000	100,000	3,315,000
31-Dec-51	1-Jan-52	0	540,000	0	475,000	0	2,300,000	0	3,315,000
31-Dec-52	1-Jan-53	0	540,000	0	475,000	100,000	2,400,000	100,000	3,415,000
31-Dec-53	1-Jan-54	0	540,000	0	475,000	0	2,400,000	0	3,415,000
31-Dec-54	1-Jan-55	0	540,000	0	475,000	100,000	2,500,000	100,000	3,515,000
31-Dec-55	1-Jan-56	0	540,000	0	475,000	0	2,500,000	0	3,515,000
31-Dec-56	1-Jan-57	0	540,000	0	475,000	100,000	2,600,000	100,000	3,615,000
31-Dec-57	1-Jan-58	0	540,000	0	475,000	0	2,600,000	0	3,615,000
31-Dec-58	1-Jan-59	0	540,000	0	475,000	100,000	2,700,000	100,000	3,715,000
31-Dec-59	1-Jan-60	0	540,000	0	475,000	0	2,700,000	0	3,715,000
31-Dec-60	1-Jan-61	0	540,000	0	475,000	100,000	2,800,000	100,000	3,815,000
31-Dec-61	1-Jan-62	0	540,000	0	475,000	100,000	2,900,000	100,000	3,915,000
Total		540,000		475,000		2,900,000		3,915,000	

MuniCap, Inc.

¹ Provided by MWV on behalf of S. Grove, LLC and based on market studies provided by Permar Inc. and Robert Charles Lesser and Company. The timing represents the calendar year in which square footage is estimated to be completed.

Projected Fiscal Impacts
Charleston County, South Carolina
Spring Grove

GENERAL FUND - NON RECURRING REVENUES

Spring Grove
 Charleston County, South Carolina

Schedule III-A: Building Permit Fee Revenue Independently Owned Residential

Table 1: Total Construction Cost Per Unit

Development Type	Units ¹	Market		Construction		Total Construction		Total Projected Construction Cost
		Value Per Unit ¹	Cost Percent ²	Cost Per Unit	Cost Per Unit	Cost		
Single Family Attached	900	\$200,000	59.3%	\$118,600	\$106,740,000			
Single Family Detached	3,000	\$240,000	59.3%	\$142,320	\$426,960,000			
Custom Single Family Detached	900	\$525,000	59.3%	\$311,325	\$280,192,500			
Multi-family for Sale	600	\$216,000	49.3%	\$106,588	\$63,952,500			
Total	5,400			\$162,564	\$877,845,000			

Table 2: Total Building Permit Fee Revenue Per Unit

Development Type	Total Construction Cost Per Unit	Valuation Range ³	Cost	Base Building Permit Fee ³	Excess Cost ⁴	Additional Fee			Total Permit Revenue Per Unit (Base + Additional)
						Excess Cost Per \$1,000 ⁵	Additional Fee Per \$1,000 Cost ³	Total Additional Fee Revenues	
<i>Residential</i>									
Single Family Attached	\$118,600	> \$100,000	\$430	\$19,000	\$19	\$3.50	\$67	\$496	
Single Family Detached	\$142,320	> \$100,000	\$430	\$42,000	\$42	\$3.50	\$147	\$577	
Custom Single Family Detached	\$311,325	> \$100,000	\$430	\$211,000	\$211	\$3.50	\$739	\$1,168	
Multi-family for Sale	\$106,588	> \$100,000	\$430	\$7,000	\$7	\$3.50	\$25	\$454	

Table 3: Total Building Permit Fee Revenues - UN-INFLATED

Development Type	Units ¹	Total Building Permit Fee Revenues	
		Building Permit Fee Per Unit ²	Total Building Permit Fee Revenues
<i>Residential</i>			
Single Family Attached	900	\$496	\$446,400
Single Family Detached	3,000	\$577	\$1,729,500
Custom Single Family Detached	900	\$1,168	\$1,051,200
Multi-family for Sale	600	\$454	\$272,400
Total	5,400		\$3,499,500

MimiCap, Inc.

¹See Schedule I.

²Estimated construction costs of the single family residential units represent 59.3% of the estimated market value. The percentage, 59.3%, reflects the average construction cost as reported in the National Association of Home Builders' November 2011 report. The estimated construction costs of the multi-family for sale units are provided by Marshall & Swift software.

³Construction cost thresholds, base building permit fees and additional cost per \$1,000 of costs over the cost threshold are set by the Charleston County Department of Building Services.

⁴Represents the excess cost in thousands over the base construction cost level.

⁵Represents the excess cost divided by \$1,000.

*Spring Grove
Charleston County, South Carolina*

Schedule III-B: Building Permit Fee Revenues Commercial

Table 1: Total Construction Cost Per 1,000 Square Feet

Development Type	Units/Square Feet ¹	Market Value		Construction Cost Percent ²	Construction Cost Per Unit / 1,000 SF ³	Total Projected Construction Cost
		Per Unit / 1,000 SF ¹	Per Unit			
Multi-family for Rent	(Units) 600	Per Unit	\$94,208	66.8%	Per Unit	\$37,734,000
	1,000 SF	Per 1,000 SF			Per 1,000 SF	
Retail	540	\$143,000		72.0%	\$102,960	\$55,598,400
Office	475	\$183,000		72.0%	\$131,760	\$62,586,000
Industrial	2,900	\$85,633		90.0%	\$77,070	\$223,503,000
Total						\$379,421,400

Table 2: Building Permit Fee Revenue Per Project

All commercial projects are assumed to be over \$500,000 in value. Varying project sizes will vary building permit fee revenue per project in accordance with the figures shown below. See Schedule IV-B.

Valuation Range ^{4,5}	Base Project Building Permit Fee ⁴	Additional Fee Per \$1,000 of Excess Cost ⁶

MiamiCap, Inc.

¹See Schedule I.

²Estimate for retail and commercial provided by MWV on behalf of S. Grove, LLC.

³Estimate for multi-family for rent and industrial provided by Marshall & Swift software.

⁴Construction cost thresholds, base building permit fees and additional cost per \$1,000 of costs over the cost threshold are set by the Charleston County Department of Building Services.

⁵All commercial projects assumed to be over \$500,000 in construction costs.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-A: Projected Building Permit Fee Revenue Independently Owned Residential

Development Year Ending	Single Family Attached					Single Family Detached				
	Projected Building Permit Revenue		Inflated Building Permit Revenue		Total Projected Inflated Building Permit Fee	Projected Building Permit Revenue		Inflated Building Permit Revenue		Total Projected Inflated Building Permit Fee
	Per Unit ¹	Inflation Factor ²	Per Unit	Units Completed ³		Per Unit ¹	Inflation Factor ²	Per Unit	Units Completed ³	
31-Dec-13	\$496	100%	\$496	0	\$0	\$577	100%	\$577	0	\$0
31-Dec-14	\$496	102%	\$506	0	\$0	\$577	102%	\$588	0	\$0
31-Dec-15	\$496	104%	\$516	0	\$0	\$577	104%	\$600	0	\$0
31-Dec-16	\$496	106%	\$526	0	\$0	\$577	106%	\$612	0	\$0
31-Dec-17	\$496	108%	\$537	3	\$1,611	\$577	108%	\$624	10	\$6,240
31-Dec-18	\$496	110%	\$548	4	\$2,190	\$577	110%	\$637	14	\$8,911
31-Dec-19	\$496	113%	\$559	4	\$2,234	\$577	113%	\$649	15	\$9,738
31-Dec-20	\$496	115%	\$570	6	\$3,418	\$577	115%	\$662	21	\$13,907
31-Dec-21	\$496	117%	\$581	10	\$5,811	\$577	117%	\$675	32	\$21,615
31-Dec-22	\$496	120%	\$593	10	\$5,928	\$577	120%	\$689	33	\$22,736
31-Dec-23	\$496	122%	\$605	23	\$13,906	\$577	122%	\$703	75	\$52,706
31-Dec-24	\$496	124%	\$617	30	\$18,501	\$577	124%	\$717	100	\$71,681
31-Dec-25	\$496	127%	\$629	30	\$18,871	\$577	127%	\$731	100	\$73,114
31-Dec-26	\$496	129%	\$642	30	\$19,249	\$577	129%	\$746	100	\$74,576
31-Dec-27	\$496	132%	\$654	30	\$19,634	\$577	132%	\$761	100	\$76,068
31-Dec-28	\$496	135%	\$668	30	\$20,027	\$577	135%	\$776	100	\$77,589
31-Dec-29	\$496	137%	\$681	30	\$20,427	\$577	137%	\$791	100	\$79,141
31-Dec-30	\$496	140%	\$695	30	\$20,836	\$577	140%	\$807	100	\$80,724
31-Dec-31	\$496	143%	\$708	30	\$21,252	\$577	143%	\$823	100	\$82,338
31-Dec-32	\$496	146%	\$723	30	\$21,677	\$577	146%	\$840	100	\$83,985
31-Dec-33	\$496	149%	\$737	30	\$22,111	\$577	149%	\$857	100	\$85,665
31-Dec-34	\$496	152%	\$752	30	\$22,553	\$577	152%	\$874	100	\$87,378
31-Dec-35	\$496	155%	\$767	30	\$23,004	\$577	155%	\$891	100	\$89,126
31-Dec-36	\$496	158%	\$782	30	\$23,464	\$577	158%	\$909	100	\$90,908
31-Dec-37	\$496	161%	\$798	30	\$23,934	\$577	161%	\$927	100	\$92,726
31-Dec-38	\$496	164%	\$814	30	\$24,412	\$577	164%	\$946	100	\$94,581
31-Dec-39	\$496	167%	\$830	30	\$24,900	\$577	167%	\$965	100	\$96,473
31-Dec-40	\$496	171%	\$847	30	\$25,398	\$577	171%	\$984	100	\$98,402
31-Dec-41	\$496	174%	\$864	30	\$25,906	\$577	174%	\$1,004	100	\$100,370
31-Dec-42	\$496	178%	\$881	30	\$26,425	\$577	178%	\$1,024	100	\$102,377
31-Dec-43	\$496	181%	\$898	30	\$26,953	\$577	181%	\$1,044	100	\$104,425
31-Dec-44	\$496	185%	\$916	30	\$27,492	\$577	185%	\$1,065	100	\$106,513
31-Dec-45	\$496	188%	\$935	30	\$28,042	\$577	188%	\$1,086	100	\$108,644
31-Dec-46	\$496	192%	\$953	30	\$28,603	\$577	192%	\$1,108	100	\$110,817
31-Dec-47	\$496	196%	\$972	30	\$29,175	\$577	196%	\$1,130	100	\$113,033
31-Dec-48	\$496	200%	\$992	30	\$29,758	\$577	200%	\$1,153	100	\$115,294
31-Dec-49	\$496	204%	\$1,012	30	\$30,354	\$577	204%	\$1,176	100	\$117,600
31-Dec-50	\$496	208%	\$1,032	30	\$30,961	\$577	208%	\$1,200	100	\$119,951
31-Dec-51	\$496	212%	\$1,053	30	\$31,580	\$577	212%	\$1,224	100	\$122,351
31-Dec-52	\$496	216%	\$1,074	0	\$0	\$577	216%	\$1,248	0	\$0
31-Dec-53	\$496	221%	\$1,095	0	\$0	\$577	221%	\$1,273	0	\$0
31-Dec-54	\$496	225%	\$1,117	0	\$0	\$577	225%	\$1,298	0	\$0
31-Dec-55	\$496	230%	\$1,139	0	\$0	\$577	230%	\$1,324	0	\$0
31-Dec-56	\$496	234%	\$1,162	0	\$0	\$577	234%	\$1,351	0	\$0
31-Dec-57	\$496	239%	\$1,185	0	\$0	\$577	239%	\$1,378	0	\$0
31-Dec-58	\$496	244%	\$1,209	0	\$0	\$577	244%	\$1,405	0	\$0
31-Dec-59	\$496	249%	\$1,233	0	\$0	\$577	249%	\$1,434	0	\$0
31-Dec-60	\$496	254%	\$1,258	0	\$0	\$577	254%	\$1,462	0	\$0
31-Dec-61	\$496	259%	\$1,283	0	\$0	\$577	259%	\$1,491	0	\$0
Total				900	\$720,599				3,000	\$2,791,704

MuniCap, Inc.

¹See Schedule III-A.

²Assumes that total projected building permit fee revenue per unit will increase by 2% a year.

³See Schedule II-A.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-A: Projected Building Permit Fee Revenue Independently Owned Residential (continued)

Development Year Ending	Custom Single Family Detached					Multi-family for Sale				
	Projected Building Permit Revenue Per Unit ¹	Inflation Factor ²	Inflated		Total Projected Inflated Building Permit Fee	Projected Building Permit Revenue Per Unit ¹	Inflation Factor ²	Inflated		Total Projected Inflated Building Permit Fee
			Projected Building Permit Revenue	Units Completed ³				Projected Building Permit Revenue	Units Completed ³	
			Per Unit	Completed ³				Per Unit	Completed ³	
31-Dec-13	\$1,168	100%	\$1,168	0	\$0	\$454	100%	\$454	0	\$0
31-Dec-14	\$1,168	102%	\$1,191	0	\$0	\$454	102%	\$463	0	\$0
31-Dec-15	\$1,168	104%	\$1,215	0	\$0	\$454	104%	\$472	0	\$0
31-Dec-16	\$1,168	106%	\$1,239	0	\$0	\$454	106%	\$482	0	\$0
31-Dec-17	\$1,168	108%	\$1,264	3	\$3,793	\$454	108%	\$491	2	\$983
31-Dec-18	\$1,168	110%	\$1,290	4	\$5,158	\$454	110%	\$501	3	\$1,504
31-Dec-19	\$1,168	113%	\$1,315	4	\$5,261	\$454	113%	\$511	3	\$1,534
31-Dec-20	\$1,168	115%	\$1,342	6	\$8,050	\$454	115%	\$522	4	\$2,086
31-Dec-21	\$1,168	117%	\$1,368	10	\$13,685	\$454	117%	\$532	6	\$3,192
31-Dec-22	\$1,168	120%	\$1,396	10	\$13,959	\$454	120%	\$543	7	\$3,798
31-Dec-23	\$1,168	122%	\$1,424	23	\$32,747	\$454	122%	\$553	15	\$8,301
31-Dec-24	\$1,168	124%	\$1,452	30	\$43,568	\$454	124%	\$564	20	\$11,290
31-Dec-25	\$1,168	127%	\$1,481	30	\$44,439	\$454	127%	\$576	20	\$11,516
31-Dec-26	\$1,168	129%	\$1,511	30	\$45,328	\$454	129%	\$587	20	\$11,746
31-Dec-27	\$1,168	132%	\$1,541	30	\$46,235	\$454	132%	\$599	20	\$11,981
31-Dec-28	\$1,168	135%	\$1,572	30	\$47,159	\$454	135%	\$611	20	\$12,220
31-Dec-29	\$1,168	137%	\$1,603	30	\$48,102	\$454	137%	\$623	20	\$12,465
31-Dec-30	\$1,168	140%	\$1,635	30	\$49,064	\$454	140%	\$636	20	\$12,714
31-Dec-31	\$1,168	143%	\$1,668	30	\$50,046	\$454	143%	\$648	20	\$12,968
31-Dec-32	\$1,168	146%	\$1,702	30	\$51,047	\$454	146%	\$661	20	\$13,228
31-Dec-33	\$1,168	149%	\$1,736	30	\$52,068	\$454	149%	\$675	20	\$13,492
31-Dec-34	\$1,168	152%	\$1,770	30	\$53,109	\$454	152%	\$688	20	\$13,762
31-Dec-35	\$1,168	155%	\$1,806	30	\$54,171	\$454	155%	\$702	20	\$14,037
31-Dec-36	\$1,168	158%	\$1,842	30	\$55,255	\$454	158%	\$716	20	\$14,318
31-Dec-37	\$1,168	161%	\$1,879	30	\$56,360	\$454	161%	\$730	20	\$14,605
31-Dec-38	\$1,168	164%	\$1,916	30	\$57,487	\$454	164%	\$745	20	\$14,897
31-Dec-39	\$1,168	167%	\$1,955	30	\$58,637	\$454	167%	\$760	20	\$15,195
31-Dec-40	\$1,168	171%	\$1,994	30	\$59,809	\$454	171%	\$775	20	\$15,499
31-Dec-41	\$1,168	174%	\$2,034	30	\$61,005	\$454	174%	\$790	20	\$15,808
31-Dec-42	\$1,168	178%	\$2,074	30	\$62,226	\$454	178%	\$806	20	\$16,125
31-Dec-43	\$1,168	181%	\$2,116	30	\$63,470	\$454	181%	\$822	20	\$16,447
31-Dec-44	\$1,168	185%	\$2,158	30	\$64,740	\$454	185%	\$839	20	\$16,776
31-Dec-45	\$1,168	188%	\$2,201	30	\$66,034	\$454	188%	\$856	20	\$17,112
31-Dec-46	\$1,168	192%	\$2,245	30	\$67,355	\$454	192%	\$873	20	\$17,454
31-Dec-47	\$1,168	196%	\$2,290	30	\$68,702	\$454	196%	\$890	20	\$17,803
31-Dec-48	\$1,168	200%	\$2,336	30	\$70,076	\$454	200%	\$908	20	\$18,159
31-Dec-49	\$1,168	204%	\$2,383	30	\$71,478	\$454	204%	\$926	20	\$18,522
31-Dec-50	\$1,168	208%	\$2,430	30	\$72,907	\$454	208%	\$945	20	\$18,893
31-Dec-51	\$1,168	212%	\$2,479	30	\$74,365	\$454	212%	\$964	20	\$19,270
31-Dec-52	\$1,168	216%	\$2,528	0	\$0	\$454	216%	\$983	0	\$0
31-Dec-53	\$1,168	221%	\$2,579	0	\$0	\$454	221%	\$1,002	0	\$0
31-Dec-54	\$1,168	225%	\$2,631	0	\$0	\$454	225%	\$1,022	0	\$0
31-Dec-55	\$1,168	230%	\$2,683	0	\$0	\$454	230%	\$1,043	0	\$0
31-Dec-56	\$1,168	234%	\$2,737	0	\$0	\$454	234%	\$1,064	0	\$0
31-Dec-57	\$1,168	239%	\$2,792	0	\$0	\$454	239%	\$1,085	0	\$0
31-Dec-58	\$1,168	244%	\$2,847	0	\$0	\$454	244%	\$1,107	0	\$0
31-Dec-59	\$1,168	249%	\$2,904	0	\$0	\$454	249%	\$1,129	0	\$0
31-Dec-60	\$1,168	254%	\$2,962	0	\$0	\$454	254%	\$1,151	0	\$0
31-Dec-61	\$1,168	259%	\$3,022	0	\$0	\$454	259%	\$1,175	0	\$0
Total				900	\$1,696,894				600	\$439,700

MuniCap, Inc.

¹See Schedule III-A.

²Assumes that total projected building permit fee revenue per unit will increase by 2% a year.

³See Schedule II-A.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-A: Projected Building Permit Fee Revenue Independently Owned Residential

Development Year Ending	Building Permit Revenue				Total
	Single Family Attached	Single Family Detached	Custom Single Family	Multi-family for Sale	
31-Dec-13	\$0	\$0	\$0	\$0	\$0
31-Dec-14	\$0	\$0	\$0	\$0	\$0
31-Dec-15	\$0	\$0	\$0	\$0	\$0
31-Dec-16	\$0	\$0	\$0	\$0	\$0
31-Dec-17	\$1,611	\$6,240	\$3,793	\$983	\$12,627
31-Dec-18	\$2,190	\$8,911	\$5,158	\$1,504	\$17,764
31-Dec-19	\$2,234	\$9,738	\$5,261	\$1,534	\$18,768
31-Dec-20	\$3,418	\$13,907	\$8,050	\$2,086	\$27,461
31-Dec-21	\$5,811	\$21,615	\$13,685	\$3,192	\$44,303
31-Dec-22	\$5,928	\$22,736	\$13,959	\$3,798	\$46,420
31-Dec-23	\$13,906	\$52,706	\$32,747	\$8,301	\$107,661
31-Dec-24	\$18,501	\$71,681	\$43,568	\$11,290	\$145,040
31-Dec-25	\$18,871	\$73,114	\$44,439	\$11,516	\$147,940
31-Dec-26	\$19,249	\$74,576	\$45,328	\$11,746	\$150,899
31-Dec-27	\$19,634	\$76,068	\$46,235	\$11,981	\$153,917
31-Dec-28	\$20,027	\$77,589	\$47,159	\$12,220	\$156,996
31-Dec-29	\$20,427	\$79,141	\$48,102	\$12,465	\$160,135
31-Dec-30	\$20,836	\$80,724	\$49,064	\$12,714	\$163,338
31-Dec-31	\$21,252	\$82,338	\$50,046	\$12,968	\$166,605
31-Dec-32	\$21,677	\$83,985	\$51,047	\$13,228	\$169,937
31-Dec-33	\$22,111	\$85,665	\$52,068	\$13,492	\$173,336
31-Dec-34	\$22,553	\$87,378	\$53,109	\$13,762	\$176,802
31-Dec-35	\$23,004	\$89,126	\$54,171	\$14,037	\$180,339
31-Dec-36	\$23,464	\$90,908	\$55,255	\$14,318	\$183,945
31-Dec-37	\$23,934	\$92,726	\$56,360	\$14,605	\$187,624
31-Dec-38	\$24,412	\$94,581	\$57,487	\$14,897	\$191,377
31-Dec-39	\$24,900	\$96,473	\$58,637	\$15,195	\$195,204
31-Dec-40	\$25,398	\$98,402	\$59,809	\$15,499	\$199,108
31-Dec-41	\$25,906	\$100,370	\$61,005	\$15,808	\$203,090
31-Dec-42	\$26,425	\$102,377	\$62,226	\$16,125	\$207,152
31-Dec-43	\$26,953	\$104,425	\$63,470	\$16,447	\$211,295
31-Dec-44	\$27,492	\$106,513	\$64,740	\$16,776	\$215,521
31-Dec-45	\$28,042	\$108,644	\$66,034	\$17,112	\$219,832
31-Dec-46	\$28,603	\$110,817	\$67,355	\$17,454	\$224,228
31-Dec-47	\$29,175	\$113,033	\$68,702	\$17,803	\$228,713
31-Dec-48	\$29,758	\$115,294	\$70,076	\$18,159	\$233,287
31-Dec-49	\$30,354	\$117,600	\$71,478	\$18,522	\$237,953
31-Dec-50	\$30,961	\$119,951	\$72,907	\$18,893	\$242,712
31-Dec-51	\$31,580	\$122,351	\$74,365	\$19,270	\$247,566
31-Dec-52	\$0	\$0	\$0	\$0	\$0
31-Dec-53	\$0	\$0	\$0	\$0	\$0
31-Dec-54	\$0	\$0	\$0	\$0	\$0
31-Dec-55	\$0	\$0	\$0	\$0	\$0
31-Dec-56	\$0	\$0	\$0	\$0	\$0
31-Dec-57	\$0	\$0	\$0	\$0	\$0
31-Dec-58	\$0	\$0	\$0	\$0	\$0
31-Dec-59	\$0	\$0	\$0	\$0	\$0
31-Dec-60	\$0	\$0	\$0	\$0	\$0
31-Dec-61	\$0	\$0	\$0	\$0	\$0
Total	\$720,599	\$2,791,704	\$1,696,894	\$439,700	\$5,648,897

MuniCap, Inc.

¹See Schedule III-A.

²Assumes that total projected building permit fee revenue per unit will increase by 2% a year.

³See Schedule II-A.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-B: Projected Commercial Building Permit Revenue

Multi-Family for Rent

Development Year	Multi-family for Rent Units Completed ¹	Un-inflated Projected Market Value ²	Un-inflated Projected Building Cost ³	Building Permit Fee on First \$500,000 ⁴	Projected Excess Cost Over \$500,000	Additional Fee of \$3.00 per \$1,000 of Excess ⁴	Un-inflated Projected Building Permit Fee	Inflation Factor ⁵	Total Projected Inflated Building Permit Fee
31-Dec-13	0	\$0	\$0	\$0	\$0	\$0	\$0	100%	\$0
31-Dec-14	0	\$0	\$0	\$0	\$0	\$0	\$0	102%	\$0
31-Dec-15	0	\$0	\$0	\$0	\$0	\$0	\$0	104%	\$0
31-Dec-16	0	\$0	\$0	\$0	\$0	\$0	\$0	106%	\$0
31-Dec-17	0	\$0	\$0	\$0	\$0	\$0	\$0	108%	\$0
31-Dec-18	0	\$0	\$0	\$0	\$0	\$0	\$0	110%	\$0
31-Dec-19	0	\$0	\$0	\$0	\$0	\$0	\$0	113%	\$0
31-Dec-20	0	\$0	\$0	\$0	\$0	\$0	\$0	115%	\$0
31-Dec-21	0	\$0	\$0	\$0	\$0	\$0	\$0	117%	\$0
31-Dec-22	0	\$0	\$0	\$0	\$0	\$0	\$0	120%	\$0
31-Dec-23	0	\$0	\$0	\$0	\$0	\$0	\$0	122%	\$0
31-Dec-24	0	\$0	\$0	\$0	\$0	\$0	\$0	124%	\$0
31-Dec-25	150	\$14,131,170	\$9,433,500	\$1,800	\$8,933,500	\$26,801	\$28,600	127%	\$36,272
31-Dec-26	0	\$0	\$0	\$0	\$0	\$0	\$0	129%	\$0
31-Dec-27	0	\$0	\$0	\$0	\$0	\$0	\$0	132%	\$0
31-Dec-28	0	\$0	\$0	\$0	\$0	\$0	\$0	135%	\$0
31-Dec-29	0	\$0	\$0	\$0	\$0	\$0	\$0	137%	\$0
31-Dec-30	0	\$0	\$0	\$0	\$0	\$0	\$0	140%	\$0
31-Dec-31	0	\$0	\$0	\$0	\$0	\$0	\$0	143%	\$0
31-Dec-32	0	\$0	\$0	\$0	\$0	\$0	\$0	146%	\$0
31-Dec-33	150	\$14,131,170	\$9,433,500	\$1,800	\$8,933,500	\$26,801	\$28,600	149%	\$42,498
31-Dec-34	0	\$0	\$0	\$0	\$0	\$0	\$0	152%	\$0
31-Dec-35	0	\$0	\$0	\$0	\$0	\$0	\$0	155%	\$0
31-Dec-36	0	\$0	\$0	\$0	\$0	\$0	\$0	158%	\$0
31-Dec-37	0	\$0	\$0	\$0	\$0	\$0	\$0	161%	\$0
31-Dec-38	0	\$0	\$0	\$0	\$0	\$0	\$0	164%	\$0
31-Dec-39	0	\$0	\$0	\$0	\$0	\$0	\$0	167%	\$0
31-Dec-40	0	\$0	\$0	\$0	\$0	\$0	\$0	171%	\$0
31-Dec-41	150	\$14,131,170	\$9,433,500	\$1,800	\$8,933,500	\$26,801	\$28,600	174%	\$49,793
31-Dec-42	0	\$0	\$0	\$0	\$0	\$0	\$0	178%	\$0
31-Dec-43	0	\$0	\$0	\$0	\$0	\$0	\$0	181%	\$0
31-Dec-44	0	\$0	\$0	\$0	\$0	\$0	\$0	185%	\$0
31-Dec-45	0	\$0	\$0	\$0	\$0	\$0	\$0	188%	\$0
31-Dec-46	0	\$0	\$0	\$0	\$0	\$0	\$0	192%	\$0
31-Dec-47	0	\$0	\$0	\$0	\$0	\$0	\$0	196%	\$0
31-Dec-48	0	\$0	\$0	\$0	\$0	\$0	\$0	200%	\$0
31-Dec-49	150	\$14,131,170	\$9,433,500	\$1,800	\$8,933,500	\$26,801	\$28,600	204%	\$58,341
31-Dec-50	0	\$0	\$0	\$0	\$0	\$0	\$0	208%	\$0
31-Dec-51	0	\$0	\$0	\$0	\$0	\$0	\$0	212%	\$0
31-Dec-52	0	\$0	\$0	\$0	\$0	\$0	\$0	216%	\$0
31-Dec-53	0	\$0	\$0	\$0	\$0	\$0	\$0	221%	\$0
31-Dec-54	0	\$0	\$0	\$0	\$0	\$0	\$0	225%	\$0
31-Dec-55	0	\$0	\$0	\$0	\$0	\$0	\$0	230%	\$0
31-Dec-56	0	\$0	\$0	\$0	\$0	\$0	\$0	234%	\$0
31-Dec-57	0	\$0	\$0	\$0	\$0	\$0	\$0	239%	\$0
31-Dec-58	0	\$0	\$0	\$0	\$0	\$0	\$0	244%	\$0
31-Dec-59	0	\$0	\$0	\$0	\$0	\$0	\$0	249%	\$0
31-Dec-60	0	\$0	\$0	\$0	\$0	\$0	\$0	254%	\$0
31-Dec-61	0	\$0	\$0	\$0	\$0	\$0	\$0	259%	\$0
Total	600	\$56,524,681	\$37,734,000	\$7,198	\$35,734,000	\$107,202	\$114,400		\$186,904

MuniCap, Inc.

¹See Schedule II-B.

²See Schedule I for value per unit.

³See Schedule III-B for building cost estimate.

⁴Source: Charleston County website (October 30, 2012).

⁵Assumes that building permit fees will increase by 2% a year.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-B: Projected Commercial Building Permit Revenue (continued)

Development Year Ending	Retail					Additional Fee of \$3.00 per \$1,000 of Excess ⁴	Un-inflated Projected Building Permit Fee	Inflation Factor ⁵	Total Projected Inflated Building Permit Fee
	Retail Square Feet Completed ¹	Un-inflated Projected Market Value ²	Un-inflated Projected Building Cost ³	Building Permit Fee on First \$500,000 ⁴	Projected Excess Cost Over \$500,000				
31-Dec-13	0	\$0	\$0	\$0	\$0	\$0	\$0	100%	\$0
31-Dec-14	0	\$0	\$0	\$0	\$0	\$0	\$0	102%	\$0
31-Dec-15	0	\$0	\$0	\$0	\$0	\$0	\$0	104%	\$0
31-Dec-16	0	\$0	\$0	\$0	\$0	\$0	\$0	106%	\$0
31-Dec-17	0	\$0	\$0	\$0	\$0	\$0	\$0	108%	\$0
31-Dec-18	0	\$0	\$0	\$0	\$0	\$0	\$0	110%	\$0
31-Dec-19	0	\$0	\$0	\$0	\$0	\$0	\$0	113%	\$0
31-Dec-20	0	\$0	\$0	\$0	\$0	\$0	\$0	115%	\$0
31-Dec-21	0	\$0	\$0	\$0	\$0	\$0	\$0	117%	\$0
31-Dec-22	0	\$0	\$0	\$0	\$0	\$0	\$0	120%	\$0
31-Dec-23	0	\$0	\$0	\$0	\$0	\$0	\$0	122%	\$0
31-Dec-24	0	\$0	\$0	\$0	\$0	\$0	\$0	124%	\$0
31-Dec-25	0	\$0	\$0	\$0	\$0	\$0	\$0	127%	\$0
31-Dec-26	125,000	\$17,875,000	\$12,870,000	\$1,800	\$12,370,000	\$37,110	\$38,910	129%	\$50,334
31-Dec-27	0	\$0	\$0	\$0	\$0	\$0	\$0	132%	\$0
31-Dec-28	0	\$0	\$0	\$0	\$0	\$0	\$0	135%	\$0
31-Dec-29	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	137%	\$21,612
31-Dec-30	0	\$0	\$0	\$0	\$0	\$0	\$0	140%	\$0
31-Dec-31	0	\$0	\$0	\$0	\$0	\$0	\$0	143%	\$0
31-Dec-32	0	\$0	\$0	\$0	\$0	\$0	\$0	146%	\$0
31-Dec-33	0	\$0	\$0	\$0	\$0	\$0	\$0	149%	\$0
31-Dec-34	125,000	\$17,875,000	\$12,870,000	\$1,800	\$12,370,000	\$37,110	\$38,910	152%	\$58,974
31-Dec-35	0	\$0	\$0	\$0	\$0	\$0	\$0	155%	\$0
31-Dec-36	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	158%	\$24,826
31-Dec-37	0	\$0	\$0	\$0	\$0	\$0	\$0	161%	\$0
31-Dec-38	0	\$0	\$0	\$0	\$0	\$0	\$0	164%	\$0
31-Dec-39	0	\$0	\$0	\$0	\$0	\$0	\$0	167%	\$0
31-Dec-40	0	\$0	\$0	\$0	\$0	\$0	\$0	171%	\$0
31-Dec-41	0	\$0	\$0	\$0	\$0	\$0	\$0	174%	\$0
31-Dec-42	140,000	\$20,020,000	\$14,414,400	\$1,800	\$13,914,400	\$41,743	\$43,543	178%	\$77,325
31-Dec-43	0	\$0	\$0	\$0	\$0	\$0	\$0	181%	\$0
31-Dec-44	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	185%	\$29,088
31-Dec-45	0	\$0	\$0	\$0	\$0	\$0	\$0	188%	\$0
31-Dec-46	0	\$0	\$0	\$0	\$0	\$0	\$0	192%	\$0
31-Dec-47	0	\$0	\$0	\$0	\$0	\$0	\$0	196%	\$0
31-Dec-48	0	\$0	\$0	\$0	\$0	\$0	\$0	200%	\$0
31-Dec-49	0	\$0	\$0	\$0	\$0	\$0	\$0	204%	\$0
31-Dec-50	0	\$0	\$0	\$0	\$0	\$0	\$0	208%	\$0
31-Dec-51	0	\$0	\$0	\$0	\$0	\$0	\$0	212%	\$0
31-Dec-52	0	\$0	\$0	\$0	\$0	\$0	\$0	216%	\$0
31-Dec-53	0	\$0	\$0	\$0	\$0	\$0	\$0	221%	\$0
31-Dec-54	0	\$0	\$0	\$0	\$0	\$0	\$0	225%	\$0
31-Dec-55	0	\$0	\$0	\$0	\$0	\$0	\$0	230%	\$0
31-Dec-56	0	\$0	\$0	\$0	\$0	\$0	\$0	234%	\$0
31-Dec-57	0	\$0	\$0	\$0	\$0	\$0	\$0	239%	\$0
31-Dec-58	0	\$0	\$0	\$0	\$0	\$0	\$0	244%	\$0
31-Dec-59	0	\$0	\$0	\$0	\$0	\$0	\$0	249%	\$0
31-Dec-60	0	\$0	\$0	\$0	\$0	\$0	\$0	254%	\$0
31-Dec-61	0	\$0	\$0	\$0	\$0	\$0	\$0	259%	\$0
Total	540,000	\$77,220,000	\$55,598,400	\$10,797	\$52,598,400	\$157,795	\$168,592		\$262,158

MuniCap, Inc.

¹See Schedule II-B.

²See Schedule I for value per square foot.

³See Schedule III-B for building cost estimate.

⁴Source: Charleston County website (October 30, 2012).

⁵Assumes that building permit fees will increase by 2% a year.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-B: Projected Commercial Building Permit Revenue (continued)

Development Year Ending	Office								
	Office Square Feet Completed ¹	Un-inflated Projected Market Value ²	Un-inflated Projected Building Cost ³	Building Permit Fee on First \$500,000 ⁴	Projected Excess Cost Over \$500,000	Additional Fee of \$3.00 per \$1,000 of Excess ⁴	Un-inflated Projected Building Permit Fee	Inflation Factor ⁵	Total Projected Inflated Building Permit Fee
31-Dec-13	0	\$0	\$0	\$0	\$0	\$0	\$0	100%	\$0
31-Dec-14	0	\$0	\$0	\$0	\$0	\$0	\$0	102%	\$0
31-Dec-15	0	\$0	\$0	\$0	\$0	\$0	\$0	104%	\$0
31-Dec-16	0	\$0	\$0	\$0	\$0	\$0	\$0	106%	\$0
31-Dec-17	0	\$0	\$0	\$0	\$0	\$0	\$0	108%	\$0
31-Dec-18	0	\$0	\$0	\$0	\$0	\$0	\$0	110%	\$0
31-Dec-19	0	\$0	\$0	\$0	\$0	\$0	\$0	113%	\$0
31-Dec-20	0	\$0	\$0	\$0	\$0	\$0	\$0	115%	\$0
31-Dec-21	0	\$0	\$0	\$0	\$0	\$0	\$0	117%	\$0
31-Dec-22	0	\$0	\$0	\$0	\$0	\$0	\$0	120%	\$0
31-Dec-23	0	\$0	\$0	\$0	\$0	\$0	\$0	122%	\$0
31-Dec-24	0	\$0	\$0	\$0	\$0	\$0	\$0	124%	\$0
31-Dec-25	0	\$0	\$0	\$0	\$0	\$0	\$0	127%	\$0
31-Dec-26	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	129%	\$40,344
31-Dec-27	0	\$0	\$0	\$0	\$0	\$0	\$0	132%	\$0
31-Dec-28	0	\$0	\$0	\$0	\$0	\$0	\$0	135%	\$0
31-Dec-29	0	\$0	\$0	\$0	\$0	\$0	\$0	137%	\$0
31-Dec-30	0	\$0	\$0	\$0	\$0	\$0	\$0	140%	\$0
31-Dec-31	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	143%	\$22,486
31-Dec-32	0	\$0	\$0	\$0	\$0	\$0	\$0	146%	\$0
31-Dec-33	0	\$0	\$0	\$0	\$0	\$0	\$0	149%	\$0
31-Dec-34	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	152%	\$47,270
31-Dec-35	0	\$0	\$0	\$0	\$0	\$0	\$0	155%	\$0
31-Dec-36	0	\$0	\$0	\$0	\$0	\$0	\$0	158%	\$0
31-Dec-37	0	\$0	\$0	\$0	\$0	\$0	\$0	161%	\$0
31-Dec-38	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	164%	\$25,829
31-Dec-39	0	\$0	\$0	\$0	\$0	\$0	\$0	167%	\$0
31-Dec-40	0	\$0	\$0	\$0	\$0	\$0	\$0	171%	\$0
31-Dec-41	0	\$0	\$0	\$0	\$0	\$0	\$0	174%	\$0
31-Dec-42	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	178%	\$55,384
31-Dec-43	0	\$0	\$0	\$0	\$0	\$0	\$0	181%	\$0
31-Dec-44	0	\$0	\$0	\$0	\$0	\$0	\$0	185%	\$0
31-Dec-45	0	\$0	\$0	\$0	\$0	\$0	\$0	188%	\$0
31-Dec-46	0	\$0	\$0	\$0	\$0	\$0	\$0	192%	\$0
31-Dec-47	75,000	\$10,725,000	\$7,722,000	\$1,800	\$7,222,000	\$21,666	\$23,466	196%	\$46,008
31-Dec-48	0	\$0	\$0	\$0	\$0	\$0	\$0	200%	\$0
31-Dec-49	0	\$0	\$0	\$0	\$0	\$0	\$0	204%	\$0
31-Dec-50	0	\$0	\$0	\$0	\$0	\$0	\$0	208%	\$0
31-Dec-51	0	\$0	\$0	\$0	\$0	\$0	\$0	212%	\$0
31-Dec-52	0	\$0	\$0	\$0	\$0	\$0	\$0	216%	\$0
31-Dec-53	0	\$0	\$0	\$0	\$0	\$0	\$0	221%	\$0
31-Dec-54	0	\$0	\$0	\$0	\$0	\$0	\$0	225%	\$0
31-Dec-55	0	\$0	\$0	\$0	\$0	\$0	\$0	230%	\$0
31-Dec-56	0	\$0	\$0	\$0	\$0	\$0	\$0	234%	\$0
31-Dec-57	0	\$0	\$0	\$0	\$0	\$0	\$0	239%	\$0
31-Dec-58	0	\$0	\$0	\$0	\$0	\$0	\$0	244%	\$0
31-Dec-59	0	\$0	\$0	\$0	\$0	\$0	\$0	249%	\$0
31-Dec-60	0	\$0	\$0	\$0	\$0	\$0	\$0	254%	\$0
31-Dec-61	0	\$0	\$0	\$0	\$0	\$0	\$0	259%	\$0
Total	475,000	\$67,925,000	\$48,906,000	\$10,797	\$45,906,000	\$137,718	\$148,515		\$237,321

MumCap, Inc.

¹See Schedule II-B.

²See Schedule I for value per square foot.

³See Schedule III-B for building cost estimate.

⁴Source: Charleston County website (October 30, 2012).

⁵Assumes that building permit fees will increase by 2% a year.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-B: Projected Commercial Building Permit Revenue (continued)

Development Year Ending	Industrial					Additional Fee of \$3.00 per \$1,000 of Excess ⁴	Un-inflated Projected Building Permit Fee	Inflation Factor ⁵	Total Projected Inflated Building Permit Fee
	Industrial Square Feet Completed ¹	Un-inflated Projected Market Value ²	Un-inflated Projected Building Cost ³	Building Permit Fee on First \$500,000 ⁴	Projected Excess Cost Over \$500,000				
31-Dec-13	0	\$0	\$0	\$0	\$0	\$0	\$0	100%	\$0
31-Dec-14	0	\$0	\$0	\$0	\$0	\$0	\$0	102%	\$0
31-Dec-15	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	104%	\$16,380
31-Dec-16	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	106%	\$33,096
31-Dec-17	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	108%	\$33,758
31-Dec-18	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	110%	\$17,382
31-Dec-19	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	113%	\$17,730
31-Dec-20	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	115%	\$18,084
31-Dec-21	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	117%	\$18,446
31-Dec-22	50,000	\$7,150,000	\$5,148,000	\$1,800	\$4,648,000	\$13,944	\$15,744	120%	\$18,815
31-Dec-23	0	\$0	\$0	\$0	\$0	\$0	\$0	122%	\$0
31-Dec-24	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	124%	\$38,778
31-Dec-25	0	\$0	\$0	\$0	\$0	\$0	\$0	127%	\$0
31-Dec-26	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	129%	\$40,344
31-Dec-27	0	\$0	\$0	\$0	\$0	\$0	\$0	132%	\$0
31-Dec-28	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	135%	\$41,974
31-Dec-29	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	137%	\$42,814
31-Dec-30	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	140%	\$43,670
31-Dec-31	0	\$0	\$0	\$0	\$0	\$0	\$0	143%	\$0
31-Dec-32	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	146%	\$45,434
31-Dec-33	0	\$0	\$0	\$0	\$0	\$0	\$0	149%	\$0
31-Dec-34	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	152%	\$47,270
31-Dec-35	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	155%	\$48,215
31-Dec-36	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	158%	\$49,180
31-Dec-37	0	\$0	\$0	\$0	\$0	\$0	\$0	161%	\$0
31-Dec-38	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	164%	\$51,166
31-Dec-39	0	\$0	\$0	\$0	\$0	\$0	\$0	167%	\$0
31-Dec-40	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	171%	\$53,234
31-Dec-41	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	174%	\$54,298
31-Dec-42	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	178%	\$55,384
31-Dec-43	0	\$0	\$0	\$0	\$0	\$0	\$0	181%	\$0
31-Dec-44	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	185%	\$57,622
31-Dec-45	0	\$0	\$0	\$0	\$0	\$0	\$0	188%	\$0
31-Dec-46	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	192%	\$59,950
31-Dec-47	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	196%	\$61,149
31-Dec-48	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	200%	\$62,372
31-Dec-49	0	\$0	\$0	\$0	\$0	\$0	\$0	204%	\$0
31-Dec-50	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	208%	\$64,891
31-Dec-51	0	\$0	\$0	\$0	\$0	\$0	\$0	212%	\$0
31-Dec-52	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	216%	\$67,513
31-Dec-53	0	\$0	\$0	\$0	\$0	\$0	\$0	221%	\$0
31-Dec-54	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	225%	\$70,241
31-Dec-55	0	\$0	\$0	\$0	\$0	\$0	\$0	230%	\$0
31-Dec-56	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	234%	\$73,078
31-Dec-57	0	\$0	\$0	\$0	\$0	\$0	\$0	239%	\$0
31-Dec-58	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	244%	\$76,031
31-Dec-59	0	\$0	\$0	\$0	\$0	\$0	\$0	249%	\$0
31-Dec-60	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	254%	\$79,102
31-Dec-61	100,000	\$14,300,000	\$10,296,000	\$1,800	\$9,796,000	\$29,388	\$31,188	259%	\$80,684
Total	2,900,000	\$414,700,000	\$298,584,000	\$57,584	\$282,584,000	\$847,752	\$905,336		\$1,538,084

MuniCap, Inc.

¹See Schedule II-B.

²See Schedule I for value per square foot.

³See Schedule III-B for building cost estimate.

⁴Source: Charleston County website (October 30, 2012).

⁵Assumes that building permit fees will increase by 2% a year.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV-B: Projected Commercial Building Permit Revenue (continued)

Development Year Ending	Total, All Commercial				
	Multi-family for Rent	Retail	Office	Industrial	Total
31-Dec-13	\$0	\$0	\$0	\$0	\$0
31-Dec-14	\$0	\$0	\$0	\$0	\$0
31-Dec-15	\$0	\$0	\$0	\$16,380	\$16,380
31-Dec-16	\$0	\$0	\$0	\$33,096	\$33,096
31-Dec-17	\$0	\$0	\$0	\$33,758	\$33,758
31-Dec-18	\$0	\$0	\$0	\$17,382	\$17,382
31-Dec-19	\$0	\$0	\$0	\$17,730	\$17,730
31-Dec-20	\$0	\$0	\$0	\$18,084	\$18,084
31-Dec-21	\$0	\$0	\$0	\$18,446	\$18,446
31-Dec-22	\$0	\$0	\$0	\$18,815	\$18,815
31-Dec-23	\$0	\$0	\$0	\$0	\$0
31-Dec-24	\$0	\$0	\$0	\$38,778	\$38,778
31-Dec-25	\$36,272	\$0	\$0	\$0	\$36,272
31-Dec-26	\$0	\$50,334	\$40,344	\$40,344	\$131,022
31-Dec-27	\$0	\$0	\$0	\$0	\$0
31-Dec-28	\$0	\$0	\$0	\$41,974	\$41,974
31-Dec-29	\$0	\$21,612	\$0	\$42,814	\$64,426
31-Dec-30	\$0	\$0	\$0	\$43,670	\$43,670
31-Dec-31	\$0	\$0	\$22,486	\$0	\$22,486
31-Dec-32	\$0	\$0	\$0	\$45,434	\$45,434
31-Dec-33	\$42,498	\$0	\$0	\$0	\$42,498
31-Dec-34	\$0	\$58,974	\$47,270	\$47,270	\$153,514
31-Dec-35	\$0	\$0	\$0	\$48,215	\$48,215
31-Dec-36	\$0	\$24,826	\$0	\$49,180	\$74,005
31-Dec-37	\$0	\$0	\$0	\$0	\$0
31-Dec-38	\$0	\$0	\$25,829	\$51,166	\$76,995
31-Dec-39	\$0	\$0	\$0	\$0	\$0
31-Dec-40	\$0	\$0	\$0	\$53,234	\$53,234
31-Dec-41	\$49,793	\$0	\$0	\$54,298	\$104,091
31-Dec-42	\$0	\$77,325	\$55,384	\$55,384	\$188,093
31-Dec-43	\$0	\$0	\$0	\$0	\$0
31-Dec-44	\$0	\$29,088	\$0	\$57,622	\$86,709
31-Dec-45	\$0	\$0	\$0	\$0	\$0
31-Dec-46	\$0	\$0	\$0	\$59,950	\$59,950
31-Dec-47	\$0	\$0	\$46,008	\$61,149	\$107,157
31-Dec-48	\$0	\$0	\$0	\$62,372	\$62,372
31-Dec-49	\$58,341	\$0	\$0	\$0	\$58,341
31-Dec-50	\$0	\$0	\$0	\$64,891	\$64,891
31-Dec-51	\$0	\$0	\$0	\$0	\$0
31-Dec-52	\$0	\$0	\$0	\$67,513	\$67,513
31-Dec-53	\$0	\$0	\$0	\$0	\$0
31-Dec-54	\$0	\$0	\$0	\$70,241	\$70,241
31-Dec-55	\$0	\$0	\$0	\$0	\$0
31-Dec-56	\$0	\$0	\$0	\$73,078	\$73,078
31-Dec-57	\$0	\$0	\$0	\$0	\$0
31-Dec-58	\$0	\$0	\$0	\$76,031	\$76,031
31-Dec-59	\$0	\$0	\$0	\$0	\$0
31-Dec-60	\$0	\$0	\$0	\$79,102	\$79,102
31-Dec-61	\$0	\$0	\$0	\$80,684	\$80,684
Total	\$186,904	\$262,158	\$237,321	\$1,538,084	\$2,224,468

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Schedule V: Projection of County Stamp Fee Revenues

Fiscal Year Ending	Inflation Factor ¹	Single Family Attached					Single Family Detached				
		Value	Initial Unit	Unit	Total	Projected	Value	Initial Unit	Unit	Total	Projected
		Per Unit ²	Sale ³	Resale ⁴	Units	Market Value	Per Unit ²	Sale ³	Resale ⁴	Units	Market Value
30-Jun-13	100%	\$200,000	0.0	0.0	0.0	\$0	\$240,000	0.0	0.0	0.0	\$0
30-Jun-14	102%	\$204,000	0.0	0.0	0.0	\$0	\$244,800	0.0	0.0	0.0	\$0
30-Jun-15	104%	\$208,080	0.0	0.0	0.0	\$0	\$249,696	0.0	0.0	0.0	\$0
30-Jun-16	106%	\$212,242	0.0	0.0	0.0	\$0	\$254,690	0.0	0.0	0.0	\$0
30-Jun-17	108%	\$216,486	0.0	0.0	0.0	\$0	\$259,784	0.0	0.0	0.0	\$0
30-Jun-18	110%	\$220,816	3.0	0.0	3.0	\$662,448	\$264,979	10.0	0.0	10.0	\$2,649,794
30-Jun-19	113%	\$225,232	4.0	0.2	4.2	\$945,976	\$270,279	14.0	0.7	14.7	\$3,964,092
30-Jun-20	115%	\$229,737	4.0	0.5	4.5	\$1,026,159	\$275,685	15.0	1.6	16.6	\$4,576,364
30-Jun-21	117%	\$234,332	6.0	0.7	6.7	\$1,577,835	\$281,198	21.0	2.6	23.6	\$6,636,279
30-Jun-22	120%	\$239,019	10.0	1.1	11.1	\$2,661,073	\$286,822	32.0	4.0	36.0	\$10,325,600
30-Jun-23	122%	\$243,799	10.0	1.8	11.8	\$2,876,827	\$292,559	33.0	6.1	39.1	\$11,448,796
30-Jun-24	124%	\$248,675	23.0	2.5	25.5	\$6,332,920	\$298,410	75.0	8.3	83.3	\$24,867,486
30-Jun-25	127%	\$253,648	30.0	4.0	34.0	\$8,624,044	\$304,378	100.0	13.3	113.3	\$34,496,177
30-Jun-26	129%	\$258,721	30.0	6.0	36.0	\$9,313,968	\$310,466	100.0	20.0	120.0	\$37,255,871
30-Jun-27	132%	\$263,896	30.0	8.0	38.0	\$10,028,039	\$316,675	100.0	26.7	126.7	\$40,112,154
30-Jun-28	135%	\$269,174	30.0	10.0	40.0	\$10,766,947	\$323,008	100.0	33.3	133.3	\$43,067,787
30-Jun-29	137%	\$274,557	30.0	12.0	42.0	\$11,531,400	\$329,469	100.0	40.0	140.0	\$46,125,600
30-Jun-30	140%	\$280,048	30.0	14.0	44.0	\$12,322,124	\$336,058	100.0	46.7	146.7	\$49,288,498
30-Jun-31	143%	\$285,649	30.0	16.0	46.0	\$13,139,865	\$342,779	100.0	53.3	153.3	\$52,559,462
30-Jun-32	146%	\$291,362	30.0	18.0	48.0	\$13,985,387	\$349,635	100.0	60.0	160.0	\$55,941,549
30-Jun-33	149%	\$297,189	30.0	20.0	50.0	\$14,859,474	\$356,627	100.0	66.7	166.7	\$59,437,896
30-Jun-34	152%	\$303,133	30.0	22.0	52.0	\$15,762,930	\$363,760	100.0	73.3	173.3	\$63,051,720
30-Jun-35	155%	\$309,196	30.0	24.0	54.0	\$16,696,580	\$371,035	100.0	80.0	180.0	\$66,786,322
30-Jun-36	158%	\$315,380	30.0	26.0	56.0	\$17,661,272	\$378,456	100.0	86.7	186.7	\$70,645,087
30-Jun-37	161%	\$321,687	30.0	28.0	58.0	\$18,657,872	\$386,025	100.0	93.3	193.3	\$74,631,488
30-Jun-38	164%	\$328,121	30.0	30.0	60.0	\$19,687,272	\$393,745	100.0	100.0	200.0	\$78,749,088
30-Jun-39	167%	\$334,684	30.0	32.0	62.0	\$20,750,385	\$401,620	100.0	106.7	206.7	\$83,001,538
30-Jun-40	171%	\$341,377	30.0	34.0	64.0	\$21,848,147	\$409,653	100.0	113.3	213.3	\$87,392,588
30-Jun-41	174%	\$348,205	30.0	36.0	66.0	\$22,981,520	\$417,846	100.0	120.0	220.0	\$91,926,078
30-Jun-42	178%	\$355,169	30.0	38.0	68.0	\$24,151,488	\$426,203	100.0	126.7	226.7	\$96,605,951
30-Jun-43	181%	\$362,272	30.0	40.0	70.0	\$25,359,062	\$434,727	100.0	133.3	233.3	\$101,436,249
30-Jun-44	185%	\$369,518	30.0	42.0	72.0	\$26,605,279	\$443,421	100.0	140.0	240.0	\$106,421,116
30-Jun-45	188%	\$376,908	30.0	44.0	74.0	\$27,891,201	\$452,290	100.0	146.7	246.7	\$111,564,803
30-Jun-46	192%	\$384,446	30.0	46.0	76.0	\$29,217,917	\$461,336	100.0	153.3	253.3	\$116,871,669
30-Jun-47	196%	\$392,135	30.0	48.0	78.0	\$30,586,546	\$470,562	100.0	160.0	260.0	\$122,346,184
30-Jun-48	200%	\$399,978	30.0	50.0	80.0	\$31,998,233	\$479,973	100.0	166.7	266.7	\$127,992,931
30-Jun-49	204%	\$407,977	30.0	52.0	82.0	\$33,454,152	\$489,573	100.0	173.3	273.3	\$133,816,610
30-Jun-50	208%	\$416,137	30.0	54.0	84.0	\$34,955,510	\$499,364	100.0	180.0	280.0	\$139,822,038
30-Jun-51	212%	\$424,460	30.0	56.0	86.0	\$36,503,539	\$509,352	100.0	186.7	286.7	\$146,014,157
30-Jun-52	216%	\$432,949	30.0	58.0	88.0	\$38,099,508	\$519,539	100.0	193.3	293.3	\$152,398,032
30-Jun-53	221%	\$441,608	0.0	60.0	60.0	\$26,496,476	\$529,930	0.0	200.0	200.0	\$105,985,904
30-Jun-54	225%	\$450,440	0.0	60.0	60.0	\$27,026,405	\$540,528	0.0	200.0	200.0	\$108,105,622
30-Jun-55	230%	\$459,449	0.0	60.0	60.0	\$27,566,934	\$551,339	0.0	200.0	200.0	\$110,267,734
30-Jun-56	234%	\$468,638	0.0	60.0	60.0	\$28,118,272	\$562,365	0.0	200.0	200.0	\$112,473,089
30-Jun-57	239%	\$478,011	0.0	60.0	60.0	\$28,680,638	\$573,613	0.0	200.0	200.0	\$114,722,551
30-Jun-58	244%	\$487,571	0.0	60.0	60.0	\$29,254,250	\$585,085	0.0	200.0	200.0	\$117,017,002
30-Jun-59	249%	\$497,322	0.0	60.0	60.0	\$29,839,335	\$596,787	0.0	200.0	200.0	\$119,357,342
30-Jun-60	254%	\$507,269	0.0	60.0	60.0	\$30,436,122	\$608,722	0.0	200.0	200.0	\$121,744,489
30-Jun-61	259%	\$517,414	0.0	60.0	60.0	\$31,044,845	\$620,897	0.0	200.0	200.0	\$124,179,379
30-Jun-62	264%	\$527,762	0.0	60.0	60.0	\$31,665,742	\$633,315	0.0	200.0	200.0	\$126,662,966
30-Jun-63	269%	\$538,318	0.0	60.0	60.0	\$32,299,056	\$645,981	0.0	200.0	200.0	\$129,196,225
Total			900.0					3,000.0			

MuniCap, Inc.

¹Assumes inflation of 2% per year.

²See Schedule I.

³See Schedule II-A.

⁴Assumes residential units are resold every 15 years on average.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule V: Projection of County Stamp Fee Revenues (continued)

Fiscal Year	Inflation Factor ¹	Custom Single Family Detached							
		Value Per Unit ²	Initial Unit Sale ³	Projected Market Value	Land Percent ⁴	Projected Land Value ⁴	Unit Resale ⁵	Projected Market Value of Resales ⁶	Total Projected Market Value
30-Jun-13	100%	\$525,000	0.0	\$0	20%	\$0	0.0	\$0	\$0
30-Jun-14	102%	\$535,500	0.0	\$0	20%	\$0	0.0	\$0	\$0
30-Jun-15	104%	\$546,210	0.0	\$0	20%	\$0	0.0	\$0	\$0
30-Jun-16	106%	\$557,134	0.0	\$0	20%	\$0	0.0	\$0	\$0
30-Jun-17	108%	\$568,277	0.0	\$0	20%	\$0	0.0	\$0	\$0
30-Jun-18	110%	\$579,642	3.0	\$1,738,927	20%	\$347,785	0.0	\$0	\$347,785
30-Jun-19	113%	\$591,235	4.0	\$2,364,941	20%	\$472,988	0.2	\$118,247	\$591,235
30-Jun-20	115%	\$603,060	4.0	\$2,412,240	20%	\$482,448	0.5	\$281,428	\$763,876
30-Jun-21	117%	\$615,121	6.0	\$3,690,727	20%	\$738,145	0.7	\$451,089	\$1,189,234
30-Jun-22	120%	\$627,424	10.0	\$6,274,236	20%	\$1,254,847	1.1	\$711,080	\$1,965,927
30-Jun-23	122%	\$639,972	10.0	\$6,399,721	20%	\$1,279,944	1.8	\$1,151,950	\$2,431,894
30-Jun-24	124%	\$652,772	23.0	\$15,013,745	20%	\$3,002,749	2.5	\$1,610,170	\$4,612,919
30-Jun-25	127%	\$665,827	30.0	\$19,974,808	20%	\$3,994,962	4.0	\$2,663,308	\$6,658,269
30-Jun-26	129%	\$679,143	30.0	\$20,374,304	20%	\$4,074,861	6.0	\$4,074,861	\$8,149,722
30-Jun-27	132%	\$692,726	30.0	\$20,781,791	20%	\$4,156,358	8.0	\$5,541,811	\$9,698,169
30-Jun-28	135%	\$706,581	30.0	\$21,197,426	20%	\$4,239,485	10.0	\$7,065,809	\$11,305,294
30-Jun-29	137%	\$720,712	30.0	\$21,621,375	20%	\$4,324,275	12.0	\$8,648,550	\$12,972,825
30-Jun-30	140%	\$735,127	30.0	\$22,053,802	20%	\$4,410,760	14.0	\$10,291,774	\$14,702,535
30-Jun-31	143%	\$749,829	30.0	\$22,494,878	20%	\$4,498,976	16.0	\$11,997,268	\$16,496,244
30-Jun-32	146%	\$764,826	30.0	\$22,944,776	20%	\$4,588,955	18.0	\$13,766,866	\$18,355,821
30-Jun-33	149%	\$780,122	30.0	\$23,403,671	20%	\$4,680,734	20.0	\$15,602,448	\$20,283,182
30-Jun-34	152%	\$795,725	30.0	\$23,871,745	20%	\$4,774,349	22.0	\$17,505,946	\$22,280,295
30-Jun-35	155%	\$811,639	30.0	\$24,349,180	20%	\$4,869,836	24.0	\$19,479,344	\$24,349,180
30-Jun-36	158%	\$827,872	30.0	\$24,836,163	20%	\$4,967,233	26.0	\$21,524,675	\$26,491,908
30-Jun-37	161%	\$844,430	30.0	\$25,332,887	20%	\$5,066,577	28.0	\$23,644,028	\$28,710,605
30-Jun-38	164%	\$861,318	30.0	\$25,839,544	20%	\$5,167,909	30.0	\$25,839,544	\$31,007,453
30-Jun-39	167%	\$878,545	30.0	\$26,356,335	20%	\$5,271,267	32.0	\$28,113,424	\$33,384,691
30-Jun-40	171%	\$896,115	30.0	\$26,883,462	20%	\$5,376,692	34.0	\$30,467,924	\$35,844,616
30-Jun-41	174%	\$914,038	30.0	\$27,421,131	20%	\$5,484,226	36.0	\$32,905,357	\$38,389,584
30-Jun-42	178%	\$932,318	30.0	\$27,969,554	20%	\$5,593,911	38.0	\$35,428,102	\$41,022,012
30-Jun-43	181%	\$950,965	30.0	\$28,528,945	20%	\$5,705,789	40.0	\$38,038,593	\$43,744,382
30-Jun-44	185%	\$969,984	30.0	\$29,099,524	20%	\$5,819,905	42.0	\$40,739,333	\$46,559,238
30-Jun-45	188%	\$989,384	30.0	\$29,681,514	20%	\$5,936,303	44.0	\$43,532,888	\$49,469,191
30-Jun-46	192%	\$1,009,171	30.0	\$30,275,145	20%	\$6,055,029	46.0	\$46,421,888	\$52,476,917
30-Jun-47	196%	\$1,029,355	30.0	\$30,880,648	20%	\$6,176,130	48.0	\$49,409,036	\$55,585,166
30-Jun-48	200%	\$1,049,942	30.0	\$31,498,260	20%	\$6,299,652	50.0	\$52,497,101	\$58,796,753
30-Jun-49	204%	\$1,070,941	30.0	\$32,128,226	20%	\$6,425,645	52.0	\$55,688,924	\$62,114,570
30-Jun-50	208%	\$1,092,360	30.0	\$32,770,790	20%	\$6,554,158	54.0	\$58,987,422	\$65,541,580
30-Jun-51	212%	\$1,114,207	30.0	\$33,426,206	20%	\$6,685,241	56.0	\$62,395,584	\$69,080,826
30-Jun-52	216%	\$1,136,491	30.0	\$34,094,730	20%	\$6,818,946	58.0	\$65,916,478	\$72,735,424
30-Jun-53	221%	\$1,159,221	0.0	\$0	20%	\$0	60.0	\$69,553,249	\$69,553,249
30-Jun-54	225%	\$1,182,405	0.0	\$0	20%	\$0	60.0	\$70,944,314	\$70,944,314
30-Jun-55	230%	\$1,206,053	0.0	\$0	20%	\$0	60.0	\$72,363,201	\$72,363,201
30-Jun-56	234%	\$1,230,174	0.0	\$0	20%	\$0	60.0	\$73,810,465	\$73,810,465
30-Jun-57	239%	\$1,254,778	0.0	\$0	20%	\$0	60.0	\$75,286,674	\$75,286,674
30-Jun-58	244%	\$1,279,873	0.0	\$0	20%	\$0	60.0	\$76,792,407	\$76,792,407
30-Jun-59	249%	\$1,305,471	0.0	\$0	20%	\$0	60.0	\$78,328,256	\$78,328,256
30-Jun-60	254%	\$1,331,580	0.0	\$0	20%	\$0	60.0	\$79,894,821	\$79,894,821
30-Jun-61	259%	\$1,358,212	0.0	\$0	20%	\$0	60.0	\$81,492,717	\$81,492,717
30-Jun-62	264%	\$1,385,376	0.0	\$0	20%	\$0	60.0	\$83,122,571	\$83,122,571
30-Jun-63	269%	\$1,413,084	0.0	\$0	20%	\$0	60.0	\$84,785,023	\$84,785,023
Total			900.0						

MuniCap, Inc.

¹Assumes inflation of 2% per year.

²See Schedule I.

³See Schedule II-A.

⁴Assumes the Charleston County stamp fee is paid on the land value for the initial construction of custom single family detached homes in accordance with an expectation that the lots will be sold to homeowners that will separately contract with residential contractors. Land value percentage estimate (20%) provided by MWV on behalf of S. Grove, LLC.

⁵Assumes residential units are resold approximately every 15 years.

⁶Represents the number of resales multiplied by the market value per sale; assumes the Charleston County stamp fee is calculated on the full market value of land and improvements for resales.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Schedule V: Projection of County Stamp Fee Revenues (continued)

Fiscal Year	Inflation Factor ¹	Multi-family for Rent				
		Value Per Unit ²	Units ³	Projected Market Value	Land Percent ⁴	Projected Land Value ⁴
30-Jun-13	100%	\$94,208	0	\$0	15%	\$0
30-Jun-14	102%	\$96,092	0	\$0	15%	\$0
30-Jun-15	104%	\$98,014	0	\$0	15%	\$0
30-Jun-16	106%	\$99,974	0	\$0	15%	\$0
30-Jun-17	108%	\$101,974	0	\$0	15%	\$0
30-Jun-18	110%	\$104,013	0	\$0	15%	\$0
30-Jun-19	113%	\$106,093	0	\$0	15%	\$0
30-Jun-20	115%	\$108,215	0	\$0	15%	\$0
30-Jun-21	117%	\$110,379	0	\$0	15%	\$0
30-Jun-22	120%	\$112,587	0	\$0	15%	\$0
30-Jun-23	122%	\$114,839	0	\$0	15%	\$0
30-Jun-24	124%	\$117,136	0	\$0	15%	\$0
30-Jun-25	127%	\$119,478	0	\$0	15%	\$0
30-Jun-26	129%	\$121,868	150	\$18,280,175	15%	\$2,742,026
30-Jun-27	132%	\$124,305	0	\$0	15%	\$0
30-Jun-28	135%	\$126,791	0	\$0	15%	\$0
30-Jun-29	137%	\$129,327	0	\$0	15%	\$0
30-Jun-30	140%	\$131,914	0	\$0	15%	\$0
30-Jun-31	143%	\$134,552	0	\$0	15%	\$0
30-Jun-32	146%	\$137,243	0	\$0	15%	\$0
30-Jun-33	149%	\$139,988	0	\$0	15%	\$0
30-Jun-34	152%	\$142,788	150	\$21,418,139	15%	\$3,212,721
30-Jun-35	155%	\$145,643	0	\$0	15%	\$0
30-Jun-36	158%	\$148,556	0	\$0	15%	\$0
30-Jun-37	161%	\$151,527	0	\$0	15%	\$0
30-Jun-38	164%	\$154,558	0	\$0	15%	\$0
30-Jun-39	167%	\$157,649	0	\$0	15%	\$0
30-Jun-40	171%	\$160,802	0	\$0	15%	\$0
30-Jun-41	174%	\$164,018	0	\$0	15%	\$0
30-Jun-42	178%	\$167,298	150	\$25,094,764	15%	\$3,764,215
30-Jun-43	181%	\$170,644	0	\$0	15%	\$0
30-Jun-44	185%	\$174,057	0	\$0	15%	\$0
30-Jun-45	188%	\$177,538	0	\$0	15%	\$0
30-Jun-46	192%	\$181,089	0	\$0	15%	\$0
30-Jun-47	196%	\$184,711	0	\$0	15%	\$0
30-Jun-48	200%	\$188,405	0	\$0	15%	\$0
30-Jun-49	204%	\$192,173	0	\$0	15%	\$0
30-Jun-50	208%	\$196,017	150	\$29,402,515	15%	\$4,410,377
30-Jun-51	212%	\$199,937	0	\$0	15%	\$0
30-Jun-52	216%	\$203,936	0	\$0	15%	\$0
30-Jun-53	221%	\$208,015	0	\$0	15%	\$0
30-Jun-54	225%	\$212,175	0	\$0	15%	\$0
30-Jun-55	230%	\$216,418	0	\$0	15%	\$0
30-Jun-56	234%	\$220,747	0	\$0	15%	\$0
30-Jun-57	239%	\$225,162	0	\$0	15%	\$0
30-Jun-58	244%	\$229,665	0	\$0	15%	\$0
30-Jun-59	249%	\$234,258	0	\$0	15%	\$0
30-Jun-60	254%	\$238,943	0	\$0	15%	\$0
30-Jun-61	259%	\$243,722	0	\$0	15%	\$0
30-Jun-62	264%	\$248,597	0	\$0	15%	\$0
30-Jun-63	269%	\$253,569	0	\$0	15%	\$0
Total			600			

MuniCap, Inc.

¹Assumes inflation of 2% per year.

²See Schedule I.

³See Schedule II-A.

⁴Assumes the Charleston County stamp fee is paid on the land value for the multi-family for rent development. Land value percentage estimate provided by MWV on behalf of S. Grove, LLC.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule V: Projection of County Stamp Fee Revenues (continued)

Fiscal Year	Inflation Factor ¹	Multi-family for Sale				Projected Market Value
		Value Per Unit ²	Initial Unit Sale ³	Unit Resale ⁴	Total Units	
30-Jun-13	100%	\$216,000	0.0	0.0	0.0	\$0
30-Jun-14	102%	\$220,320	0.0	0.0	0.0	\$0
30-Jun-15	104%	\$224,726	0.0	0.0	0.0	\$0
30-Jun-16	106%	\$229,221	0.0	0.0	0.0	\$0
30-Jun-17	108%	\$233,805	0.0	0.0	0.0	\$0
30-Jun-18	110%	\$238,481	2.0	0.0	2.0	\$476,963
30-Jun-19	113%	\$243,251	3.0	0.1	3.1	\$762,187
30-Jun-20	115%	\$248,116	3.0	0.3	3.3	\$827,054
30-Jun-21	117%	\$253,078	4.0	0.5	4.5	\$1,147,289
30-Jun-22	120%	\$258,140	6.0	0.8	6.8	\$1,755,352
30-Jun-23	122%	\$263,303	7.0	1.2	8.2	\$2,159,083
30-Jun-24	124%	\$268,569	15.0	1.7	16.7	\$4,476,148
30-Jun-25	127%	\$273,940	20.0	2.7	22.7	\$6,209,312
30-Jun-26	129%	\$279,419	20.0	4.0	24.0	\$6,706,057
30-Jun-27	132%	\$285,007	20.0	5.3	25.3	\$7,220,188
30-Jun-28	135%	\$290,708	20.0	6.7	26.7	\$7,752,202
30-Jun-29	137%	\$296,522	20.0	8.0	28.0	\$8,302,608
30-Jun-30	140%	\$302,452	20.0	9.3	29.3	\$8,871,930
30-Jun-31	143%	\$308,501	20.0	10.7	30.7	\$9,460,703
30-Jun-32	146%	\$314,671	20.0	12.0	32.0	\$10,069,479
30-Jun-33	149%	\$320,965	20.0	13.3	33.3	\$10,698,821
30-Jun-34	152%	\$327,384	20.0	14.7	34.7	\$11,349,310
30-Jun-35	155%	\$333,932	20.0	16.0	36.0	\$12,021,538
30-Jun-36	158%	\$340,610	20.0	17.3	37.3	\$12,716,116
30-Jun-37	161%	\$347,422	20.0	18.7	38.7	\$13,433,668
30-Jun-38	164%	\$354,371	20.0	20.0	40.0	\$14,174,836
30-Jun-39	167%	\$361,458	20.0	21.3	41.3	\$14,940,277
30-Jun-40	171%	\$368,687	20.0	22.7	42.7	\$15,730,666
30-Jun-41	174%	\$376,061	20.0	24.0	44.0	\$16,546,694
30-Jun-42	178%	\$383,582	20.0	25.3	45.3	\$17,389,071
30-Jun-43	181%	\$391,254	20.0	26.7	46.7	\$18,258,525
30-Jun-44	185%	\$399,079	20.0	28.0	48.0	\$19,155,801
30-Jun-45	188%	\$407,061	20.0	29.3	49.3	\$20,081,665
30-Jun-46	192%	\$415,202	20.0	30.7	50.7	\$21,036,900
30-Jun-47	196%	\$423,506	20.0	32.0	52.0	\$22,022,313
30-Jun-48	200%	\$431,976	20.0	33.3	53.3	\$23,038,728
30-Jun-49	204%	\$440,616	20.0	34.7	54.7	\$24,086,990
30-Jun-50	208%	\$449,428	20.0	36.0	56.0	\$25,167,967
30-Jun-51	212%	\$458,417	20.0	37.3	57.3	\$26,282,548
30-Jun-52	216%	\$467,585	20.0	38.7	58.7	\$27,431,646
30-Jun-53	221%	\$476,937	0.0	40.0	40.0	\$19,077,463
30-Jun-54	225%	\$486,475	0.0	40.0	40.0	\$19,459,012
30-Jun-55	230%	\$496,205	0.0	40.0	40.0	\$19,848,192
30-Jun-56	234%	\$506,129	0.0	40.0	40.0	\$20,245,156
30-Jun-57	239%	\$516,251	0.0	40.0	40.0	\$20,650,059
30-Jun-58	244%	\$526,577	0.0	40.0	40.0	\$21,063,060
30-Jun-59	249%	\$537,108	0.0	40.0	40.0	\$21,484,322
30-Jun-60	254%	\$547,850	0.0	40.0	40.0	\$21,914,008
30-Jun-61	259%	\$558,807	0.0	40.0	40.0	\$22,352,288
30-Jun-62	264%	\$569,983	0.0	40.0	40.0	\$22,799,334
30-Jun-63	269%	\$581,383	0.0	40.0	40.0	\$23,255,321
Total			600.0			

MuniCap, Inc.

¹Assumes inflation of 2% per year.

²See Schedule I.

³See Schedule II-A.

⁴Assumes residential units are resold every 15 years on average.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Schedule V: Projection of County Stamp Fee Revenues (continued)

Fiscal Year	Inflation Factor ¹	Retail					Office				
		Value Per SF ²	SF ³	Projected Market Value	Land Percent ⁴	Projected Land Value ⁴	Value Per SF ²	SF ³	Projected Market Value	Land Percent ⁴	Projected Land Value ⁴
30-Jun-13	100%	\$143	0	\$0	15%	\$0	\$143	0	\$0	15%	\$0
30-Jun-14	102%	\$146	0	\$0	15%	\$0	\$146	0	\$0	15%	\$0
30-Jun-15	104%	\$149	0	\$0	15%	\$0	\$149	0	\$0	15%	\$0
30-Jun-16	106%	\$152	0	\$0	15%	\$0	\$152	0	\$0	15%	\$0
30-Jun-17	108%	\$155	0	\$0	15%	\$0	\$155	0	\$0	15%	\$0
30-Jun-18	110%	\$158	0	\$0	15%	\$0	\$158	0	\$0	15%	\$0
30-Jun-19	113%	\$161	0	\$0	15%	\$0	\$161	0	\$0	15%	\$0
30-Jun-20	115%	\$164	0	\$0	15%	\$0	\$164	0	\$0	15%	\$0
30-Jun-21	117%	\$168	0	\$0	15%	\$0	\$168	0	\$0	15%	\$0
30-Jun-22	120%	\$171	0	\$0	15%	\$0	\$171	0	\$0	15%	\$0
30-Jun-23	122%	\$174	0	\$0	15%	\$0	\$174	0	\$0	15%	\$0
30-Jun-24	124%	\$178	0	\$0	15%	\$0	\$178	0	\$0	15%	\$0
30-Jun-25	127%	\$181	0	\$0	15%	\$0	\$181	0	\$0	15%	\$0
30-Jun-26	129%	\$185	125,000	\$23,123,219	15%	\$3,468,483	\$185	100,000	\$18,498,575	15%	\$2,774,786
30-Jun-27	132%	\$189	0	\$0	15%	\$0	\$189	0	\$0	15%	\$0
30-Jun-28	135%	\$192	0	\$0	15%	\$0	\$192	0	\$0	15%	\$0
30-Jun-29	137%	\$196	50,000	\$9,815,418	15%	\$1,472,313	\$196	0	\$0	15%	\$0
30-Jun-30	140%	\$200	0	\$0	15%	\$0	\$200	0	\$0	15%	\$0
30-Jun-31	143%	\$204	0	\$0	15%	\$0	\$204	50,000	\$10,211,961	15%	\$1,531,794
30-Jun-32	146%	\$208	0	\$0	15%	\$0	\$208	0	\$0	15%	\$0
30-Jun-33	149%	\$212	0	\$0	15%	\$0	\$212	0	\$0	15%	\$0
30-Jun-34	152%	\$217	125,000	\$27,092,536	15%	\$4,063,880	\$217	100,000	\$21,674,029	15%	\$3,251,104
30-Jun-35	155%	\$221	0	\$0	15%	\$0	\$221	0	\$0	15%	\$0
30-Jun-36	158%	\$225	50,000	\$11,274,830	15%	\$1,691,224	\$225	0	\$0	15%	\$0
30-Jun-37	161%	\$230	0	\$0	15%	\$0	\$230	0	\$0	15%	\$0
30-Jun-38	164%	\$235	0	\$0	15%	\$0	\$235	50,000	\$11,730,333	15%	\$1,759,550
30-Jun-39	167%	\$239	0	\$0	15%	\$0	\$239	0	\$0	15%	\$0
30-Jun-40	171%	\$244	0	\$0	15%	\$0	\$244	0	\$0	15%	\$0
30-Jun-41	174%	\$249	0	\$0	15%	\$0	\$249	0	\$0	15%	\$0
30-Jun-42	178%	\$254	140,000	\$35,552,411	15%	\$5,332,862	\$254	100,000	\$25,394,579	15%	\$3,809,187
30-Jun-43	181%	\$259	0	\$0	15%	\$0	\$259	0	\$0	15%	\$0
30-Jun-44	185%	\$264	50,000	\$13,210,260	15%	\$1,981,539	\$264	0	\$0	15%	\$0
30-Jun-45	188%	\$269	0	\$0	15%	\$0	\$269	0	\$0	15%	\$0
30-Jun-46	192%	\$275	0	\$0	15%	\$0	\$275	0	\$0	15%	\$0
30-Jun-47	196%	\$280	0	\$0	15%	\$0	\$280	75,000	\$21,028,250	15%	\$3,154,238
30-Jun-48	200%	\$286	0	\$0	15%	\$0	\$286	0	\$0	15%	\$0
30-Jun-49	204%	\$292	0	\$0	15%	\$0	\$292	0	\$0	15%	\$0
30-Jun-50	208%	\$298	0	\$0	15%	\$0	\$298	0	\$0	15%	\$0
30-Jun-51	212%	\$303	0	\$0	15%	\$0	\$303	0	\$0	15%	\$0
30-Jun-52	216%	\$310	0	\$0	15%	\$0	\$310	0	\$0	15%	\$0
30-Jun-53	221%	\$316	0	\$0	15%	\$0	\$316	0	\$0	15%	\$0
30-Jun-54	225%	\$322	0	\$0	15%	\$0	\$322	0	\$0	15%	\$0
30-Jun-55	230%	\$329	0	\$0	15%	\$0	\$329	0	\$0	15%	\$0
30-Jun-56	234%	\$335	0	\$0	15%	\$0	\$335	0	\$0	15%	\$0
30-Jun-57	239%	\$342	0	\$0	15%	\$0	\$342	0	\$0	15%	\$0
30-Jun-58	244%	\$349	0	\$0	15%	\$0	\$349	0	\$0	15%	\$0
30-Jun-59	249%	\$356	0	\$0	15%	\$0	\$356	0	\$0	15%	\$0
30-Jun-60	254%	\$363	0	\$0	15%	\$0	\$363	0	\$0	15%	\$0
30-Jun-61	259%	\$370	0	\$0	15%	\$0	\$370	0	\$0	15%	\$0
30-Jun-62	264%	\$377	0	\$0	15%	\$0	\$377	0	\$0	15%	\$0
30-Jun-63	269%	\$385	0	\$0	15%	\$0	\$385	0	\$0	15%	\$0
Total			540,000					475,000			

MuniCap, Inc.

¹Assumes inflation of 2% per year.

²See Schedule I.

³See Schedule II-B.

⁴Assumes the Charleston County stamp fee is paid on the land value for retail and office development. Land value as a % of market value assumption provided by MWV on behalf of S. Grove, LLC.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule V: Projection of County Stamp Fee Revenues (continued)

Fiscal Year Ending	Inflation Factor ¹	Value		Industrial		All Development		
		Per SF ²	SF ³	Projected Market Value	Land Percent ⁴	Projected Land Value ⁴	Total Value for Stamp Fees	Stamp Fee Revenues (\$1.10 Per \$1,000) ⁵
30-Jun-13	100%	\$86	0	\$0	10%	\$0	\$0	\$0
30-Jun-14	102%	\$87	0	\$0	10%	\$0	\$0	\$0
30-Jun-15	104%	\$89	50,000	\$4,454,646	10%	\$445,465	\$445,465	\$490
30-Jun-16	106%	\$91	100,000	\$9,087,478	10%	\$908,748	\$908,748	\$1,000
30-Jun-17	108%	\$93	100,000	\$9,269,227	10%	\$926,923	\$926,923	\$1,020
30-Jun-18	110%	\$95	50,000	\$4,727,306	10%	\$472,731	\$4,609,721	\$5,071
30-Jun-19	113%	\$96	50,000	\$4,821,852	10%	\$482,185	\$6,745,675	\$7,420
30-Jun-20	115%	\$98	50,000	\$4,918,289	10%	\$491,829	\$7,685,281	\$8,454
30-Jun-21	117%	\$100	50,000	\$5,016,655	10%	\$501,665	\$11,052,302	\$12,158
30-Jun-22	120%	\$102	50,000	\$5,116,988	10%	\$511,699	\$17,219,651	\$18,942
30-Jun-23	122%	\$104	0	\$0	10%	\$0	\$18,916,599	\$20,808
30-Jun-24	124%	\$106	100,000	\$10,647,429	10%	\$1,064,743	\$41,354,215	\$45,490
30-Jun-25	127%	\$109	0	\$0	10%	\$0	\$55,987,802	\$61,587
30-Jun-26	129%	\$111	100,000	\$11,077,585	10%	\$1,107,758	\$71,518,671	\$78,671
30-Jun-27	132%	\$113	0	\$0	10%	\$0	\$67,058,550	\$73,764
30-Jun-28	135%	\$115	100,000	\$11,525,119	10%	\$1,152,512	\$74,044,741	\$81,449
30-Jun-29	137%	\$118	100,000	\$11,755,622	10%	\$1,175,562	\$81,580,307	\$89,738
30-Jun-30	140%	\$120	100,000	\$11,990,734	10%	\$1,199,073	\$86,384,160	\$95,023
30-Jun-31	143%	\$122	0	\$0	10%	\$0	\$93,188,069	\$102,507
30-Jun-32	146%	\$125	100,000	\$12,475,160	10%	\$1,247,516	\$99,599,752	\$109,560
30-Jun-33	149%	\$127	0	\$0	10%	\$0	\$105,279,373	\$115,807
30-Jun-34	152%	\$130	100,000	\$12,979,156	10%	\$1,297,916	\$124,269,876	\$136,697
30-Jun-35	155%	\$132	100,000	\$13,238,739	10%	\$1,323,874	\$121,177,494	\$133,295
30-Jun-36	158%	\$135	100,000	\$13,503,514	10%	\$1,350,351	\$130,555,958	\$143,612
30-Jun-37	161%	\$138	0	\$0	10%	\$0	\$135,433,633	\$148,977
30-Jun-38	164%	\$140	100,000	\$14,049,056	10%	\$1,404,906	\$146,783,104	\$161,461
30-Jun-39	167%	\$143	0	\$0	10%	\$0	\$152,076,891	\$167,285
30-Jun-40	171%	\$146	100,000	\$14,616,638	10%	\$1,461,664	\$162,277,680	\$178,505
30-Jun-41	174%	\$149	100,000	\$14,908,971	10%	\$1,490,897	\$171,334,772	\$188,468
30-Jun-42	178%	\$152	100,000	\$15,207,150	10%	\$1,520,715	\$193,595,500	\$212,955
30-Jun-43	181%	\$155	0	\$0	10%	\$0	\$188,798,218	\$207,678
30-Jun-44	185%	\$158	100,000	\$15,821,519	10%	\$1,582,152	\$202,305,125	\$222,536
30-Jun-45	188%	\$161	0	\$0	10%	\$0	\$209,006,859	\$229,908
30-Jun-46	192%	\$165	100,000	\$16,460,708	10%	\$1,646,071	\$221,249,475	\$243,374
30-Jun-47	196%	\$168	100,000	\$16,789,922	10%	\$1,678,992	\$235,373,439	\$258,911
30-Jun-48	200%	\$171	100,000	\$17,125,721	10%	\$1,712,572	\$243,539,217	\$267,893
30-Jun-49	204%	\$175	0	\$0	10%	\$0	\$253,472,322	\$278,820
30-Jun-50	208%	\$178	100,000	\$17,817,600	10%	\$1,781,760	\$271,679,232	\$298,847
30-Jun-51	212%	\$182	0	\$0	10%	\$0	\$277,881,070	\$305,669
30-Jun-52	216%	\$185	100,000	\$18,537,431	10%	\$1,853,743	\$292,518,353	\$321,770
30-Jun-53	221%	\$189	0	\$0	10%	\$0	\$221,113,092	\$243,224
30-Jun-54	225%	\$193	100,000	\$19,286,343	10%	\$1,928,634	\$227,463,988	\$250,210
30-Jun-55	230%	\$197	0	\$0	10%	\$0	\$230,046,061	\$253,051
30-Jun-56	234%	\$201	100,000	\$20,065,512	10%	\$2,006,551	\$236,653,533	\$260,319
30-Jun-57	239%	\$205	0	\$0	10%	\$0	\$239,339,922	\$263,274
30-Jun-58	244%	\$209	100,000	\$20,876,158	10%	\$2,087,616	\$246,214,336	\$270,836
30-Jun-59	249%	\$213	0	\$0	10%	\$0	\$249,009,255	\$273,910
30-Jun-60	254%	\$217	100,000	\$21,719,555	10%	\$2,171,955	\$256,161,395	\$281,778
30-Jun-61	259%	\$222	100,000	\$22,153,946	10%	\$2,215,395	\$261,284,623	\$287,413
30-Jun-62	264%	\$226	0	\$0	10%	\$0	\$264,250,613	\$290,676
30-Jun-63	269%	\$230	0	\$0	10%	\$0	\$269,535,625	\$296,489
Total			2,900,000				\$7,278,906,667	\$8,006,797

MuniCap, Inc.

¹Assumes inflation of 2% per year.

²See Schedule I.

³See Schedule II-B.

⁴Assumes the Charleston County stamp fee is calculated on the land value for industrial development. Land value as a % of market value assumed by MuniCap.

⁵Represents County's portion (\$1.10) of the total current stamp fee (\$3.70).

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule VI: Projected Non Recurring Revenues to Charleston County

Fiscal Year Ending	Building Permit Fee Revenues			Stamp Fee Revenues (Schedule V)	Total Projected Non Recurring Revenues
	Residential (Schedule IV-A) ¹	Commercial (Schedule IV-B) ¹	Total		
30-Jun-13	\$0	\$0	\$0	\$0	\$0
30-Jun-14	\$0	\$0	\$0	\$0	\$0
30-Jun-15	\$0	\$16,380	\$16,380	\$490	\$16,870
30-Jun-16	\$0	\$33,096	\$33,096	\$1,000	\$34,096
30-Jun-17	\$12,627	\$33,758	\$46,385	\$1,020	\$47,405
30-Jun-18	\$17,764	\$17,382	\$35,146	\$5,071	\$40,216
30-Jun-19	\$18,768	\$17,730	\$36,498	\$7,420	\$43,918
30-Jun-20	\$27,461	\$18,084	\$45,545	\$8,454	\$53,999
30-Jun-21	\$44,303	\$18,446	\$62,749	\$12,158	\$74,906
30-Jun-22	\$46,420	\$18,815	\$65,235	\$18,942	\$84,177
30-Jun-23	\$107,661	\$0	\$107,661	\$20,808	\$128,469
30-Jun-24	\$145,040	\$38,778	\$183,817	\$45,490	\$229,307
30-Jun-25	\$147,940	\$36,272	\$184,212	\$61,587	\$245,799
30-Jun-26	\$150,899	\$131,022	\$281,922	\$78,671	\$360,592
30-Jun-27	\$153,917	\$0	\$153,917	\$73,764	\$227,682
30-Jun-28	\$156,996	\$41,974	\$198,970	\$81,449	\$280,419
30-Jun-29	\$160,135	\$64,426	\$224,562	\$89,738	\$314,300
30-Jun-30	\$163,338	\$43,670	\$207,008	\$95,023	\$302,031
30-Jun-31	\$166,605	\$22,486	\$189,091	\$102,507	\$291,597
30-Jun-32	\$169,937	\$45,434	\$215,371	\$109,560	\$324,931
30-Jun-33	\$173,336	\$42,498	\$215,834	\$115,807	\$331,641
30-Jun-34	\$176,802	\$153,514	\$330,316	\$136,697	\$467,013
30-Jun-35	\$180,339	\$48,215	\$228,554	\$133,295	\$361,849
30-Jun-36	\$183,945	\$74,005	\$257,951	\$143,612	\$401,562
30-Jun-37	\$187,624	\$0	\$187,624	\$148,977	\$336,601
30-Jun-38	\$191,377	\$76,995	\$268,372	\$161,461	\$429,833
30-Jun-39	\$195,204	\$0	\$195,204	\$167,285	\$362,489
30-Jun-40	\$199,108	\$53,234	\$252,342	\$178,505	\$430,847
30-Jun-41	\$203,090	\$104,091	\$307,182	\$188,468	\$495,650
30-Jun-42	\$207,152	\$188,093	\$395,246	\$212,955	\$608,201
30-Jun-43	\$211,295	\$0	\$211,295	\$207,678	\$418,973
30-Jun-44	\$215,521	\$86,709	\$302,230	\$222,536	\$524,766
30-Jun-45	\$219,832	\$0	\$219,832	\$229,908	\$449,739
30-Jun-46	\$224,228	\$59,950	\$284,178	\$243,374	\$527,552
30-Jun-47	\$228,713	\$107,157	\$335,870	\$258,911	\$594,780
30-Jun-48	\$233,287	\$62,372	\$295,659	\$267,893	\$563,552
30-Jun-49	\$237,953	\$58,341	\$296,294	\$278,820	\$575,113
30-Jun-50	\$242,712	\$64,891	\$307,603	\$298,847	\$606,450
30-Jun-51	\$247,566	\$0	\$247,566	\$305,669	\$553,235
30-Jun-52	\$0	\$67,513	\$67,513	\$321,770	\$389,283
30-Jun-53	\$0	\$0	\$0	\$243,224	\$243,224
30-Jun-54	\$0	\$70,241	\$70,241	\$250,210	\$320,451
30-Jun-55	\$0	\$0	\$0	\$253,051	\$253,051
30-Jun-56	\$0	\$73,078	\$73,078	\$260,319	\$333,397
30-Jun-57	\$0	\$0	\$0	\$263,274	\$263,274
30-Jun-58	\$0	\$76,031	\$76,031	\$270,836	\$346,866
30-Jun-59	\$0	\$0	\$0	\$273,910	\$273,910
30-Jun-60	\$0	\$79,102	\$79,102	\$281,778	\$360,880
30-Jun-61	\$0	\$80,684	\$80,684	\$287,413	\$368,097
30-Jun-62	\$0	\$0	\$0	\$290,676	\$290,676
30-Jun-63	\$0	\$0	\$0	\$296,489	\$296,489
Total	\$5,648,897	\$2,224,468	\$7,873,364	\$8,006,797	\$15,880,162

miCap, Inc.

¹Assumes Charleston County receives building permit fee revenues from each residential unit or commercial project in the fiscal year ending six months prior to the development year ending date (e.g., development that is projected to be completed by development year ending December 31, 2017 will generate building permit fee revenue in the fiscal year ending June 30, 2017).

Projected Fiscal Impacts
Charleston County, South Carolina
Spring Grove

GENERAL FUND - RECURRING REVENUES AND EXPENDITURES

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CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Schedule VII-A: Projected Real Property Appraised Value - Independently Owned Residential

Assessed As Of Date	Final Tax Due	Inflation Factor ¹	Single Family Attached			Single Family Detached		
			Units	Value Per Unit ²	Appraised Value	Unit	Value Per Unit ²	Appraised Value
1-Jan-13	15-Jan-14	100%	0	\$200,000	\$0	0	\$240,000	\$0
1-Jan-14	15-Jan-15	100%	0	\$200,000	\$0	0	\$240,000	\$0
1-Jan-15	15-Jan-16	100%	0	\$200,000	\$0	0	\$240,000	\$0
1-Jan-16	15-Jan-17	106%	0	\$212,242	\$0	0	\$254,690	\$0
1-Jan-17	15-Jan-18	106%	0	\$212,242	\$0	0	\$254,690	\$0
1-Jan-18	15-Jan-19	106%	3	\$212,242	\$636,725	10	\$254,690	\$2,546,899
1-Jan-19	15-Jan-20	106%	7	\$212,242	\$1,485,691	24	\$254,690	\$6,112,558
1-Jan-20	15-Jan-21	106%	11	\$212,242	\$2,334,658	39	\$254,690	\$9,932,907
1-Jan-21	15-Jan-22	117%	17	\$234,332	\$3,983,642	60	\$281,198	\$16,871,895
1-Jan-22	15-Jan-23	117%	27	\$234,332	\$6,326,961	92	\$281,198	\$25,870,239
1-Jan-23	15-Jan-24	117%	37	\$234,332	\$8,670,279	125	\$281,198	\$35,149,781
1-Jan-24	15-Jan-25	117%	60	\$234,332	\$14,059,913	200	\$281,198	\$56,239,650
1-Jan-25	15-Jan-26	117%	90	\$234,332	\$21,089,869	300	\$281,198	\$84,359,475
1-Jan-26	15-Jan-27	129%	120	\$258,721	\$31,046,559	400	\$310,466	\$124,186,237
1-Jan-27	15-Jan-28	129%	150	\$258,721	\$38,808,199	500	\$310,466	\$155,232,796
1-Jan-28	15-Jan-29	129%	180	\$258,721	\$46,569,839	600	\$310,466	\$186,279,355
1-Jan-29	15-Jan-30	129%	210	\$258,721	\$54,331,478	700	\$310,466	\$217,325,914
1-Jan-30	15-Jan-31	129%	240	\$258,721	\$62,093,118	800	\$310,466	\$248,372,473
1-Jan-31	15-Jan-32	143%	270	\$285,649	\$77,125,297	900	\$342,779	\$308,501,189
1-Jan-32	15-Jan-33	143%	300	\$285,649	\$85,694,775	1,000	\$342,779	\$342,779,099
1-Jan-33	15-Jan-34	143%	330	\$285,649	\$94,264,252	1,100	\$342,779	\$377,057,009
1-Jan-34	15-Jan-35	143%	360	\$285,649	\$102,833,730	1,200	\$342,779	\$411,334,919
1-Jan-35	15-Jan-36	143%	390	\$285,649	\$111,403,207	1,300	\$342,779	\$445,612,829
1-Jan-36	15-Jan-37	158%	420	\$315,380	\$132,459,538	1,400	\$378,456	\$529,838,153
1-Jan-37	15-Jan-38	158%	450	\$315,380	\$141,920,934	1,500	\$378,456	\$567,683,735
1-Jan-38	15-Jan-39	158%	480	\$315,380	\$151,382,329	1,600	\$378,456	\$605,529,317
1-Jan-39	15-Jan-40	158%	510	\$315,380	\$160,843,725	1,700	\$378,456	\$643,374,900
1-Jan-40	15-Jan-41	158%	540	\$315,380	\$170,305,121	1,800	\$378,456	\$681,220,482
1-Jan-41	15-Jan-42	174%	570	\$348,205	\$198,476,760	1,900	\$417,846	\$793,907,038
1-Jan-42	15-Jan-43	174%	600	\$348,205	\$208,922,905	2,000	\$417,846	\$835,691,619
1-Jan-43	15-Jan-44	174%	630	\$348,205	\$219,369,050	2,100	\$417,846	\$877,476,200
1-Jan-44	15-Jan-45	174%	660	\$348,205	\$229,815,195	2,200	\$417,846	\$919,260,781
1-Jan-45	15-Jan-46	174%	690	\$348,205	\$240,261,340	2,300	\$417,846	\$961,045,362
1-Jan-46	15-Jan-47	192%	720	\$384,446	\$276,801,322	2,400	\$461,336	\$1,107,205,289
1-Jan-47	15-Jan-48	192%	750	\$384,446	\$288,334,711	2,500	\$461,336	\$1,153,338,842
1-Jan-48	15-Jan-49	192%	780	\$384,446	\$299,868,099	2,600	\$461,336	\$1,199,472,396
1-Jan-49	15-Jan-50	192%	810	\$384,446	\$311,401,487	2,700	\$461,336	\$1,245,605,950
1-Jan-50	15-Jan-51	192%	840	\$384,446	\$322,934,876	2,800	\$461,336	\$1,291,739,503
1-Jan-51	15-Jan-52	212%	870	\$424,460	\$369,279,990	2,900	\$509,352	\$1,477,119,960
1-Jan-52	15-Jan-53	212%	900	\$424,460	\$382,013,783	3,000	\$509,352	\$1,528,055,131
1-Jan-53	15-Jan-54	212%	900	\$424,460	\$382,013,783	3,000	\$509,352	\$1,528,055,131
1-Jan-54	15-Jan-55	212%	900	\$424,460	\$382,013,783	3,000	\$509,352	\$1,528,055,131
1-Jan-55	15-Jan-56	212%	900	\$424,460	\$382,013,783	3,000	\$509,352	\$1,528,055,131
1-Jan-56	15-Jan-57	234%	900	\$468,638	\$421,774,084	3,000	\$562,365	\$1,687,096,336
1-Jan-57	15-Jan-58	234%	900	\$468,638	\$421,774,084	3,000	\$562,365	\$1,687,096,336
1-Jan-58	15-Jan-59	234%	900	\$468,638	\$421,774,084	3,000	\$562,365	\$1,687,096,336
1-Jan-59	15-Jan-60	234%	900	\$468,638	\$421,774,084	3,000	\$562,365	\$1,687,096,336
1-Jan-60	15-Jan-61	234%	900	\$468,638	\$421,774,084	3,000	\$562,365	\$1,687,096,336
1-Jan-61	15-Jan-62	259%	900	\$517,414	\$465,672,669	3,000	\$620,897	\$1,862,690,678
1-Jan-62	15-Jan-63	259%	900	\$517,414	\$465,672,669	3,000	\$620,897	\$1,862,690,678

MuniCap, Inc.

¹Projections assume that Charleston County will reappraise every 5 years. The next county wide reassessment is scheduled for implementation in 2016. Assumes a 2% annual inflation factor.

²See Schedule I for current value; adjusted by inflation factor.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Schedule VII-A: Projected Real Property Appraised Value - Independently Owned Residential (continued)

Assessed As Of Date	Final Tax Due	Inflation Factor ¹	Custom Single Family Detached			Multi-family for Sale			Total Appraised Value
			Unit	Value Per Unit ²	Appraised Value	Unit	Value Per Unit ²	Appraised Value	
1-Jan-13	15-Jan-14	100%	0.0	\$525,000	\$0	0.0	\$216,000	\$0	\$0
1-Jan-14	15-Jan-15	100%	0.0	\$525,000	\$0	0.0	\$216,000	\$0	\$0
1-Jan-15	15-Jan-16	100%	0.0	\$525,000	\$0	0.0	\$216,000	\$0	\$0
1-Jan-16	15-Jan-17	106%	0.0	\$557,134	\$0	0.0	\$229,221	\$0	\$0
1-Jan-17	15-Jan-18	106%	0.0	\$557,134	\$0	0.0	\$229,221	\$0	\$0
1-Jan-18	15-Jan-19	106%	3.0	\$557,134	\$1,671,403	2.0	\$229,221	\$458,442	\$5,313,468
1-Jan-19	15-Jan-20	106%	7.0	\$557,134	\$3,899,939	5.0	\$229,221	\$1,146,105	\$12,644,293
1-Jan-20	15-Jan-21	106%	11.0	\$557,134	\$6,128,476	8.0	\$229,221	\$1,833,767	\$20,229,808
1-Jan-21	15-Jan-22	117%	17.0	\$615,121	\$10,457,060	12.0	\$253,078	\$3,036,941	\$34,349,538
1-Jan-22	15-Jan-23	117%	27.0	\$615,121	\$16,608,272	18.0	\$253,078	\$4,555,412	\$53,360,883
1-Jan-23	15-Jan-24	117%	37.0	\$615,121	\$22,759,483	25.0	\$253,078	\$6,326,961	\$72,906,505
1-Jan-24	15-Jan-25	117%	60.0	\$615,121	\$36,907,271	40.0	\$253,078	\$10,123,137	\$117,329,970
1-Jan-25	15-Jan-26	117%	90.0	\$615,121	\$55,360,906	60.0	\$253,078	\$15,184,706	\$175,994,956
1-Jan-26	15-Jan-27	129%	120.0	\$679,143	\$81,497,218	80.0	\$279,419	\$22,353,523	\$259,083,536
1-Jan-27	15-Jan-28	129%	150.0	\$679,143	\$101,871,522	100.0	\$279,419	\$27,941,903	\$323,854,420
1-Jan-28	15-Jan-29	129%	180.0	\$679,143	\$122,245,827	120.0	\$279,419	\$33,530,284	\$388,625,304
1-Jan-29	15-Jan-30	129%	210.0	\$679,143	\$142,620,131	140.0	\$279,419	\$39,118,665	\$453,396,188
1-Jan-30	15-Jan-31	129%	240.0	\$679,143	\$162,994,435	160.0	\$279,419	\$44,707,045	\$518,167,072
1-Jan-31	15-Jan-32	143%	270.0	\$749,829	\$202,453,906	180.0	\$308,501	\$55,530,214	\$643,610,607
1-Jan-32	15-Jan-33	143%	300.0	\$749,829	\$224,948,784	200.0	\$308,501	\$61,700,238	\$715,122,896
1-Jan-33	15-Jan-34	143%	330.0	\$749,829	\$247,443,662	220.0	\$308,501	\$67,870,262	\$786,635,186
1-Jan-34	15-Jan-35	143%	360.0	\$749,829	\$269,938,541	240.0	\$308,501	\$74,040,285	\$858,147,475
1-Jan-35	15-Jan-36	143%	390.0	\$749,829	\$292,433,419	260.0	\$308,501	\$80,210,309	\$929,659,765
1-Jan-36	15-Jan-37	158%	420.0	\$827,872	\$347,706,288	280.0	\$340,610	\$95,370,867	\$1,105,374,846
1-Jan-37	15-Jan-38	158%	450.0	\$827,872	\$372,542,451	300.0	\$340,610	\$102,183,072	\$1,184,330,192
1-Jan-38	15-Jan-39	158%	480.0	\$827,872	\$397,378,615	320.0	\$340,610	\$108,995,277	\$1,263,285,539
1-Jan-39	15-Jan-40	158%	510.0	\$827,872	\$422,214,778	340.0	\$340,610	\$115,807,482	\$1,342,240,885
1-Jan-40	15-Jan-41	158%	540.0	\$827,872	\$447,050,941	360.0	\$340,610	\$122,619,687	\$1,421,196,231
1-Jan-41	15-Jan-42	174%	570.0	\$914,038	\$521,001,494	380.0	\$376,061	\$142,903,267	\$1,656,288,558
1-Jan-42	15-Jan-43	174%	600.0	\$914,038	\$548,422,625	400.0	\$376,061	\$150,424,491	\$1,743,461,640
1-Jan-43	15-Jan-44	174%	630.0	\$914,038	\$575,843,756	420.0	\$376,061	\$157,945,716	\$1,830,634,722
1-Jan-44	15-Jan-45	174%	660.0	\$914,038	\$603,264,887	440.0	\$376,061	\$165,466,941	\$1,917,807,804
1-Jan-45	15-Jan-46	174%	690.0	\$914,038	\$630,686,019	460.0	\$376,061	\$172,988,165	\$2,004,980,886
1-Jan-46	15-Jan-47	192%	720.0	\$1,009,171	\$726,603,471	480.0	\$415,202	\$199,296,952	\$2,309,907,033
1-Jan-47	15-Jan-48	192%	750.0	\$1,009,171	\$756,878,615	500.0	\$415,202	\$207,600,992	\$2,406,153,160
1-Jan-48	15-Jan-49	192%	780.0	\$1,009,171	\$787,153,760	520.0	\$415,202	\$215,905,031	\$2,502,399,286
1-Jan-49	15-Jan-50	192%	810.0	\$1,009,171	\$817,428,905	540.0	\$415,202	\$224,209,071	\$2,598,645,413
1-Jan-50	15-Jan-51	192%	840.0	\$1,009,171	\$847,704,049	560.0	\$415,202	\$232,513,111	\$2,694,891,539
1-Jan-51	15-Jan-52	212%	870.0	\$1,114,207	\$969,359,973	580.0	\$458,417	\$265,881,593	\$3,081,641,516
1-Jan-52	15-Jan-53	212%	900.0	\$1,114,207	\$1,002,786,179	600.0	\$458,417	\$275,049,923	\$3,187,905,016
1-Jan-53	15-Jan-54	212%	900.0	\$1,114,207	\$1,002,786,179	600.0	\$458,417	\$275,049,923	\$3,187,905,016
1-Jan-54	15-Jan-55	212%	900.0	\$1,114,207	\$1,002,786,179	600.0	\$458,417	\$275,049,923	\$3,187,905,016
1-Jan-55	15-Jan-56	212%	900.0	\$1,114,207	\$1,002,786,179	600.0	\$458,417	\$275,049,923	\$3,187,905,016
1-Jan-56	15-Jan-57	234%	900.0	\$1,230,174	\$1,107,156,970	600.0	\$506,129	\$303,677,340	\$3,519,704,731
1-Jan-57	15-Jan-58	234%	900.0	\$1,230,174	\$1,107,156,970	600.0	\$506,129	\$303,677,340	\$3,519,704,731
1-Jan-58	15-Jan-59	234%	900.0	\$1,230,174	\$1,107,156,970	600.0	\$506,129	\$303,677,340	\$3,519,704,731
1-Jan-59	15-Jan-60	234%	900.0	\$1,230,174	\$1,107,156,970	600.0	\$506,129	\$303,677,340	\$3,519,704,731
1-Jan-60	15-Jan-61	234%	900.0	\$1,230,174	\$1,107,156,970	600.0	\$506,129	\$303,677,340	\$3,519,704,731
1-Jan-61	15-Jan-62	259%	900.0	\$1,358,212	\$1,222,390,757	600.0	\$558,807	\$335,284,322	\$3,886,038,426
1-Jan-62	15-Jan-63	259%	900.0	\$1,358,212	\$1,222,390,757	600.0	\$558,807	\$335,284,322	\$3,886,038,426

MuniCap, Inc.

¹Projections assume that Charleston County will reappraise every 5 years. The next county wide reassessment is scheduled for implementation in 2016. Assumes a 2% annual inflation factor.

²See Schedule I for current value; adjusted by inflation factor.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
Charleston County, South Carolina

Schedule VII-B: Projected Real Property Appraised Value - All Property Excluding Independently Owned Residential

Assessed As Of Date	Final Tax Due	Inflation Factor ¹	Multi-family for Rent			Retail			Office		
			Units	Value Per Unit ²	Appraised Value	Square Feet	Value Per SF ²	Appraised Value	Square Feet	Value Per SF ²	Appraised Value
1-Jan-13	15-Jan-14	100%	0	\$94,208	\$0	0	\$143	\$0	0	\$183	\$0
1-Jan-14	15-Jan-15	100%	0	\$94,208	\$0	0	\$143	\$0	0	\$183	\$0
1-Jan-15	15-Jan-16	100%	0	\$94,208	\$0	0	\$143	\$0	0	\$183	\$0
1-Jan-16	15-Jan-17	106%	0	\$99,974	\$0	0	\$152	\$0	0	\$194	\$0
1-Jan-17	15-Jan-18	106%	0	\$99,974	\$0	0	\$152	\$0	0	\$194	\$0
1-Jan-18	15-Jan-19	106%	0	\$99,974	\$0	0	\$152	\$0	0	\$194	\$0
1-Jan-19	15-Jan-20	106%	0	\$99,974	\$0	0	\$152	\$0	0	\$194	\$0
1-Jan-20	15-Jan-21	106%	0	\$99,974	\$0	0	\$152	\$0	0	\$194	\$0
1-Jan-21	15-Jan-22	117%	0	\$110,379	\$0	0	\$168	\$0	0	\$214	\$0
1-Jan-22	15-Jan-23	117%	0	\$110,379	\$0	0	\$168	\$0	0	\$214	\$0
1-Jan-23	15-Jan-24	117%	0	\$110,379	\$0	0	\$168	\$0	0	\$214	\$0
1-Jan-24	15-Jan-25	117%	0	\$110,379	\$0	0	\$168	\$0	0	\$214	\$0
1-Jan-25	15-Jan-26	117%	0	\$110,379	\$0	0	\$168	\$0	0	\$214	\$0
1-Jan-26	15-Jan-27	129%	150	\$121,868	\$18,280,175	0	\$185	\$0	0	\$237	\$0
1-Jan-27	15-Jan-28	129%	150	\$121,868	\$18,280,175	125,000	\$185	\$23,123,219	100,000	\$237	\$23,673,001
1-Jan-28	15-Jan-29	129%	150	\$121,868	\$18,280,175	125,000	\$185	\$23,123,219	100,000	\$237	\$23,673,001
1-Jan-29	15-Jan-30	129%	150	\$121,868	\$18,280,175	125,000	\$185	\$23,123,219	100,000	\$237	\$23,673,001
1-Jan-30	15-Jan-31	129%	150	\$121,868	\$18,280,175	175,000	\$185	\$32,372,506	100,000	\$237	\$23,673,001
1-Jan-31	15-Jan-32	143%	150	\$134,552	\$20,182,791	175,000	\$204	\$35,741,862	100,000	\$261	\$26,136,906
1-Jan-32	15-Jan-33	143%	150	\$134,552	\$20,182,791	175,000	\$204	\$35,741,862	150,000	\$261	\$39,205,359
1-Jan-33	15-Jan-34	143%	150	\$134,552	\$20,182,791	175,000	\$204	\$35,741,862	150,000	\$261	\$39,205,359
1-Jan-34	15-Jan-35	143%	300	\$134,552	\$40,365,582	175,000	\$204	\$35,741,862	150,000	\$261	\$39,205,359
1-Jan-35	15-Jan-36	143%	300	\$134,552	\$40,365,582	300,000	\$204	\$61,271,764	250,000	\$261	\$65,342,266
1-Jan-36	15-Jan-37	158%	300	\$148,556	\$44,566,864	300,000	\$225	\$67,648,978	250,000	\$289	\$72,143,141
1-Jan-37	15-Jan-38	158%	300	\$148,556	\$44,566,864	350,000	\$225	\$78,923,808	250,000	\$289	\$72,143,141
1-Jan-38	15-Jan-39	158%	300	\$148,556	\$44,566,864	350,000	\$225	\$78,923,808	250,000	\$289	\$72,143,141
1-Jan-39	15-Jan-40	158%	300	\$148,556	\$44,566,864	350,000	\$225	\$78,923,808	300,000	\$289	\$86,571,770
1-Jan-40	15-Jan-41	158%	300	\$148,556	\$44,566,864	350,000	\$225	\$78,923,808	300,000	\$289	\$86,571,770
1-Jan-41	15-Jan-42	174%	300	\$164,018	\$49,205,419	350,000	\$249	\$87,138,262	300,000	\$319	\$95,582,229
1-Jan-42	15-Jan-43	174%	450	\$164,018	\$73,808,128	350,000	\$249	\$87,138,262	300,000	\$319	\$95,582,229
1-Jan-43	15-Jan-44	174%	450	\$164,018	\$73,808,128	490,000	\$249	\$121,993,566	400,000	\$319	\$127,442,972
1-Jan-44	15-Jan-45	174%	450	\$164,018	\$73,808,128	490,000	\$249	\$121,993,566	400,000	\$319	\$127,442,972
1-Jan-45	15-Jan-46	174%	450	\$164,018	\$73,808,128	540,000	\$249	\$134,441,889	400,000	\$319	\$127,442,972
1-Jan-46	15-Jan-47	192%	450	\$181,089	\$81,490,137	540,000	\$275	\$148,434,709	400,000	\$352	\$140,707,339
1-Jan-47	15-Jan-48	192%	450	\$181,089	\$81,490,137	540,000	\$275	\$148,434,709	400,000	\$352	\$140,707,339
1-Jan-48	15-Jan-49	192%	450	\$181,089	\$81,490,137	540,000	\$275	\$148,434,709	475,000	\$352	\$167,089,965
1-Jan-49	15-Jan-50	192%	450	\$181,089	\$81,490,137	540,000	\$275	\$148,434,709	475,000	\$352	\$167,089,965
1-Jan-50	15-Jan-51	192%	600	\$181,089	\$108,653,516	540,000	\$275	\$148,434,709	475,000	\$352	\$167,089,965
1-Jan-51	15-Jan-52	212%	600	\$199,937	\$119,962,262	540,000	\$303	\$163,883,913	475,000	\$388	\$184,480,823
1-Jan-52	15-Jan-53	212%	600	\$199,937	\$119,962,262	540,000	\$303	\$163,883,913	475,000	\$388	\$184,480,823
1-Jan-53	15-Jan-54	212%	600	\$199,937	\$119,962,262	540,000	\$303	\$163,883,913	475,000	\$388	\$184,480,823
1-Jan-54	15-Jan-55	212%	600	\$199,937	\$119,962,262	540,000	\$303	\$163,883,913	475,000	\$388	\$184,480,823
1-Jan-55	15-Jan-56	212%	600	\$199,937	\$119,962,262	540,000	\$303	\$163,883,913	475,000	\$388	\$184,480,823
1-Jan-56	15-Jan-57	234%	600	\$220,747	\$132,448,030	540,000	\$335	\$180,941,082	475,000	\$429	\$203,681,735
1-Jan-57	15-Jan-58	234%	600	\$220,747	\$132,448,030	540,000	\$335	\$180,941,082	475,000	\$429	\$203,681,735
1-Jan-58	15-Jan-59	234%	600	\$220,747	\$132,448,030	540,000	\$335	\$180,941,082	475,000	\$429	\$203,681,735
1-Jan-59	15-Jan-60	234%	600	\$220,747	\$132,448,030	540,000	\$335	\$180,941,082	475,000	\$429	\$203,681,735
1-Jan-60	15-Jan-61	234%	600	\$220,747	\$132,448,030	540,000	\$335	\$180,941,082	475,000	\$429	\$203,681,735
1-Jan-61	15-Jan-62	259%	600	\$243,722	\$146,233,327	540,000	\$370	\$199,773,575	475,000	\$473	\$224,881,093
1-Jan-62	15-Jan-63	259%	600	\$243,722	\$146,233,327	540,000	\$370	\$199,773,575	475,000	\$473	\$224,881,093

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
Charleston County, South Carolina

Schedule VII-B: Projected Real Property Appraised Value - All Property Excluding Independently Owned Residential (continued)

Assessed As Of Date	Final Tax Due	Inflation Factor ¹	Total Industrial Sq. Feet	Industrial - 6% Assessed ²			Industrial - 10.5% Assessed (Manufacturing) ³			6% Assessed Total Appraised Value ⁴	10.5% Assessed Total Appraised Value
				Square Feet	Value Per SF ²	Appraised Value	Square Feet	Value Per SF ²	Appraised Value		
1-Jan-13	15-Jan-14	100%	0	0	\$86	\$0	0	\$86	\$0	\$0	\$0
1-Jan-14	15-Jan-15	100%	0	0	\$86	\$0	0	\$86	\$0	\$0	\$0
1-Jan-15	15-Jan-16	100%	0	0	\$86	\$0	0	\$86	\$0	\$0	\$0
1-Jan-16	15-Jan-17	106%	50,000	28,800	\$91	\$2,617,194	21,200	\$91	\$1,926,545	\$2,617,194	\$1,926,545
1-Jan-17	15-Jan-18	106%	150,000	86,400	\$91	\$7,851,581	63,600	\$91	\$5,779,636	\$7,851,581	\$5,779,636
1-Jan-18	15-Jan-19	106%	250,000	144,000	\$91	\$13,085,968	106,000	\$91	\$9,632,727	\$13,085,968	\$9,632,727
1-Jan-19	15-Jan-20	106%	300,000	172,800	\$91	\$15,703,162	127,200	\$91	\$11,559,272	\$15,703,162	\$11,559,272
1-Jan-20	15-Jan-21	106%	350,000	201,600	\$91	\$18,320,355	148,400	\$91	\$13,485,817	\$18,320,355	\$13,485,817
1-Jan-21	15-Jan-22	117%	400,000	230,400	\$100	\$23,116,746	169,600	\$100	\$17,016,493	\$23,116,746	\$17,016,493
1-Jan-22	15-Jan-23	117%	450,000	259,200	\$100	\$26,006,339	190,800	\$100	\$19,143,555	\$26,006,339	\$19,143,555
1-Jan-23	15-Jan-24	117%	500,000	288,000	\$100	\$28,895,932	212,000	\$100	\$21,270,617	\$28,895,932	\$21,270,617
1-Jan-24	15-Jan-25	117%	500,000	288,000	\$100	\$28,895,932	212,000	\$100	\$21,270,617	\$28,895,932	\$21,270,617
1-Jan-25	15-Jan-26	117%	600,000	345,600	\$100	\$34,675,119	254,400	\$100	\$25,524,740	\$34,675,119	\$25,524,740
1-Jan-26	15-Jan-27	129%	600,000	345,600	\$111	\$38,284,133	254,400	\$111	\$28,181,376	\$38,284,133	\$28,181,376
1-Jan-27	15-Jan-28	129%	700,000	403,200	\$111	\$44,664,822	296,800	\$111	\$32,878,272	\$44,664,822	\$32,878,272
1-Jan-28	15-Jan-29	129%	700,000	403,200	\$111	\$44,664,822	296,800	\$111	\$32,878,272	\$44,664,822	\$32,878,272
1-Jan-29	15-Jan-30	129%	800,000	460,800	\$111	\$51,045,511	339,200	\$111	\$37,575,168	\$51,045,511	\$37,575,168
1-Jan-30	15-Jan-31	129%	900,000	518,400	\$111	\$57,426,199	381,600	\$111	\$42,272,064	\$57,426,199	\$42,272,064
1-Jan-31	15-Jan-32	143%	1,000,000	576,000	\$122	\$70,447,961	424,000	\$122	\$51,857,526	\$70,447,961	\$51,857,526
1-Jan-32	15-Jan-33	143%	1,000,000	576,000	\$122	\$70,447,961	424,000	\$122	\$51,857,526	\$70,447,961	\$51,857,526
1-Jan-33	15-Jan-34	143%	1,100,000	633,600	\$122	\$77,492,757	466,400	\$122	\$57,043,279	\$77,492,757	\$57,043,279
1-Jan-34	15-Jan-35	143%	1,100,000	633,600	\$122	\$77,492,757	466,400	\$122	\$57,043,279	\$77,492,757	\$57,043,279
1-Jan-35	15-Jan-36	143%	1,200,000	691,200	\$122	\$84,537,553	508,800	\$122	\$62,229,032	\$84,537,553	\$62,229,032
1-Jan-36	15-Jan-37	158%	1,300,000	748,800	\$135	\$101,114,313	551,200	\$135	\$74,431,369	\$101,114,313	\$74,431,369
1-Jan-37	15-Jan-38	158%	1,400,000	806,400	\$135	\$108,892,337	593,600	\$135	\$80,156,859	\$108,892,337	\$80,156,859
1-Jan-38	15-Jan-39	158%	1,400,000	806,400	\$135	\$108,892,337	593,600	\$135	\$80,156,859	\$108,892,337	\$80,156,859
1-Jan-39	15-Jan-40	158%	1,500,000	864,000	\$135	\$116,670,361	636,000	\$135	\$85,882,349	\$116,670,361	\$85,882,349
1-Jan-40	15-Jan-41	158%	1,500,000	864,000	\$135	\$116,670,361	636,000	\$135	\$85,882,349	\$116,670,361	\$85,882,349
1-Jan-41	15-Jan-42	174%	1,600,000	921,600	\$149	\$137,401,073	678,400	\$149	\$101,142,457	\$137,401,073	\$101,142,457
1-Jan-42	15-Jan-43	174%	1,700,000	979,200	\$149	\$145,988,640	720,800	\$149	\$107,463,860	\$145,988,640	\$107,463,860
1-Jan-43	15-Jan-44	174%	1,800,000	1,036,800	\$149	\$154,576,207	763,200	\$149	\$113,785,264	\$154,576,207	\$113,785,264
1-Jan-44	15-Jan-45	174%	1,800,000	1,036,800	\$149	\$154,576,207	763,200	\$149	\$113,785,264	\$154,576,207	\$113,785,264
1-Jan-45	15-Jan-46	174%	1,900,000	1,094,400	\$149	\$163,163,774	805,600	\$149	\$120,106,667	\$163,163,774	\$120,106,667
1-Jan-46	15-Jan-47	192%	1,900,000	1,094,400	\$165	\$180,145,991	805,600	\$165	\$132,607,466	\$180,145,991	\$132,607,466
1-Jan-47	15-Jan-48	192%	2,000,000	1,152,000	\$165	\$189,627,359	848,000	\$165	\$139,586,806	\$189,627,359	\$139,586,806
1-Jan-48	15-Jan-49	192%	2,100,000	1,209,600	\$165	\$199,108,727	890,400	\$165	\$146,566,146	\$199,108,727	\$146,566,146
1-Jan-49	15-Jan-50	192%	2,200,000	1,267,200	\$165	\$208,590,095	932,800	\$165	\$153,545,487	\$208,590,095	\$153,545,487
1-Jan-50	15-Jan-51	192%	2,200,000	1,267,200	\$165	\$208,590,095	932,800	\$165	\$153,545,487	\$208,590,095	\$153,545,487
1-Jan-51	15-Jan-52	212%	2,300,000	1,324,800	\$182	\$240,768,516	975,200	\$182	\$177,232,380	\$240,768,516	\$177,232,380
1-Jan-52	15-Jan-53	212%	2,300,000	1,324,800	\$182	\$240,768,516	975,200	\$182	\$177,232,380	\$240,768,516	\$177,232,380
1-Jan-53	15-Jan-54	212%	2,400,000	1,382,400	\$182	\$251,236,712	1,017,600	\$182	\$184,938,135	\$251,236,712	\$184,938,135
1-Jan-54	15-Jan-55	212%	2,400,000	1,382,400	\$182	\$251,236,712	1,017,600	\$182	\$184,938,135	\$251,236,712	\$184,938,135
1-Jan-55	15-Jan-56	212%	2,500,000	1,440,000	\$182	\$261,704,909	1,060,000	\$182	\$192,643,891	\$261,704,909	\$192,643,891
1-Jan-56	15-Jan-57	234%	2,500,000	1,440,000	\$201	\$288,943,366	1,060,000	\$201	\$212,694,422	\$288,943,366	\$212,694,422
1-Jan-57	15-Jan-58	234%	2,600,000	1,497,600	\$201	\$300,501,100	1,102,400	\$201	\$221,202,199	\$300,501,100	\$221,202,199
1-Jan-58	15-Jan-59	234%	2,600,000	1,497,600	\$201	\$300,501,100	1,102,400	\$201	\$221,202,199	\$300,501,100	\$221,202,199
1-Jan-59	15-Jan-60	234%	2,700,000	1,555,200	\$201	\$312,058,835	1,144,800	\$201	\$229,709,976	\$312,058,835	\$229,709,976
1-Jan-60	15-Jan-61	234%	2,700,000	1,555,200	\$201	\$312,058,835	1,144,800	\$201	\$229,709,976	\$312,058,835	\$229,709,976
1-Jan-61	15-Jan-62	259%	2,800,000	1,612,800	\$222	\$357,298,842	1,187,200	\$222	\$263,011,648	\$357,298,842	\$263,011,648
1-Jan-62	15-Jan-63	259%	2,900,000	1,670,400	\$222	\$370,059,515	1,229,600	\$222	\$272,404,921	\$370,059,515	\$272,404,921

MimiCap, Inc.

¹Projections assume that Charleston County will reappraise every 5 years. The next county wide reassessment is scheduled for implementation in 2016. Assumes a 2% annual inflation factor.

²See Schedule I for current value; adjusted by inflation factor.

³For the purpose of projecting assessed values, the estimated industrial development, it is assumed that 57.6% of the projected industrial development will be assessed at 6% and that 42.4% of the projected industrial development will be classified "manufacturing" for assessment purposes and thus assessed at 10.5%; the assumed percentage of manufacturing, 42.4%, equals the percentage of employment classified as "Manufacturing" (as reported in the 2009 census data for Charleston County) out of the total of the following three employment classifications that generally represent the industrial development use expected at Spring Grove: Manufacturing, Wholesale Trade, and Transportation & Warehousing.

⁴Represents the sum of the appraised values of the multi-family for rent, office, retail and 6% assessed industrial developments.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
Charleston County, South Carolina

Schedule VIII-A: Projected Real Property Assessed Value - Independently Owned Residential

Assessed As Of Date	Final Tax Due	4% Assessed Rate							6% Assessed Rate				Projected Total Residential Assessed Value
		Projected Appraised Residential Value ¹	Percentage Assessed at 4% Asmt. Rate ²	Appraised Value	% of Units Qualifying for the Homestead Exemption ³	Homestead Appraised Value Reduction ³	Appraised Net of Homestead Exemption	Assessed Value	Percentage Assessed at 6% Asmt. Rate	Appraised Value	Assessed Value		
												Assessed Value	
1-Jan-13	15-Jan-14	\$0	75%	\$0	5.0%	\$0	\$0	\$0	25%	\$0	\$0	\$0	
1-Jan-14	15-Jan-15	\$0	75%	\$0	5.0%	\$0	\$0	\$0	25%	\$0	\$0	\$0	
1-Jan-15	15-Jan-16	\$0	75%	\$0	5.0%	\$0	\$0	\$0	25%	\$0	\$0	\$0	
1-Jan-16	15-Jan-17	\$0	75%	\$0	5.0%	\$0	\$0	\$0	25%	\$0	\$0	\$0	
1-Jan-17	15-Jan-18	\$0	75%	\$0	5.0%	\$0	\$0	\$0	25%	\$0	\$0	\$0	
1-Jan-18	15-Jan-19	\$5,313,468	75%	\$3,985,101	5.0%	(\$33,750)	\$3,951,351	\$158,054	25%	\$1,328,367	\$79,702	\$237,756	
1-Jan-19	15-Jan-20	\$12,644,293	75%	\$9,483,220	5.0%	(\$80,625)	\$9,402,595	\$376,104	25%	\$3,161,073	\$189,664	\$565,768	
1-Jan-20	15-Jan-21	\$20,229,808	75%	\$15,172,356	5.0%	(\$129,375)	\$15,042,981	\$601,719	25%	\$5,057,452	\$303,447	\$905,166	
1-Jan-21	15-Jan-22	\$34,349,538	75%	\$25,762,154	5.0%	(\$198,750)	\$25,563,404	\$1,022,536	25%	\$8,587,385	\$515,243	\$1,537,779	
1-Jan-22	15-Jan-23	\$53,360,883	75%	\$40,020,662	5.0%	(\$307,500)	\$39,713,162	\$1,588,526	25%	\$13,340,221	\$800,413	\$2,388,940	
1-Jan-23	15-Jan-24	\$72,906,505	75%	\$54,679,879	5.0%	(\$420,000)	\$54,259,879	\$2,170,395	25%	\$18,226,626	\$1,093,598	\$3,263,993	
1-Jan-24	15-Jan-25	\$117,329,970	75%	\$87,997,478	5.0%	(\$675,000)	\$87,322,478	\$3,492,899	25%	\$29,332,493	\$1,759,950	\$5,252,849	
1-Jan-25	15-Jan-26	\$175,994,956	75%	\$131,996,217	5.0%	(\$1,012,500)	\$130,983,717	\$5,239,349	25%	\$43,998,739	\$2,639,924	\$7,879,273	
1-Jan-26	15-Jan-27	\$259,083,536	75%	\$194,312,652	5.0%	(\$1,350,000)	\$192,962,652	\$7,718,506	25%	\$64,770,884	\$3,886,253	\$11,604,759	
1-Jan-27	15-Jan-28	\$323,854,420	75%	\$242,890,815	5.0%	(\$1,687,500)	\$241,203,315	\$9,648,133	25%	\$80,963,605	\$4,857,816	\$14,505,949	
1-Jan-28	15-Jan-29	\$388,625,304	75%	\$291,468,978	5.0%	(\$2,025,000)	\$289,443,978	\$11,577,759	25%	\$97,156,326	\$5,829,380	\$17,407,139	
1-Jan-29	15-Jan-30	\$453,396,188	75%	\$340,047,141	5.0%	(\$2,362,500)	\$337,684,641	\$13,507,386	25%	\$113,349,047	\$6,800,943	\$20,308,328	
1-Jan-30	15-Jan-31	\$518,167,072	75%	\$388,625,304	5.0%	(\$2,700,000)	\$385,925,304	\$15,437,012	25%	\$129,541,768	\$7,772,506	\$23,209,518	
1-Jan-31	15-Jan-32	\$643,610,607	75%	\$482,707,955	5.0%	(\$3,037,500)	\$479,670,455	\$19,186,818	25%	\$160,902,652	\$9,654,159	\$28,840,977	
1-Jan-32	15-Jan-33	\$715,122,896	75%	\$536,342,172	5.0%	(\$3,375,000)	\$532,967,172	\$21,318,687	25%	\$178,780,724	\$10,726,843	\$32,045,530	
1-Jan-33	15-Jan-34	\$786,635,186	75%	\$589,976,389	5.0%	(\$3,712,500)	\$586,263,889	\$23,450,556	25%	\$196,658,796	\$11,799,528	\$35,250,083	
1-Jan-34	15-Jan-35	\$858,147,475	75%	\$643,610,607	5.0%	(\$4,050,000)	\$639,560,607	\$25,582,424	25%	\$214,536,869	\$12,872,212	\$38,454,636	
1-Jan-35	15-Jan-36	\$929,659,765	75%	\$697,244,824	5.0%	(\$4,387,500)	\$692,857,324	\$27,714,293	25%	\$232,414,941	\$13,944,896	\$41,659,189	
1-Jan-36	15-Jan-37	\$1,105,374,846	75%	\$829,031,135	5.0%	(\$4,725,000)	\$824,306,135	\$32,972,245	25%	\$276,343,712	\$16,580,623	\$49,552,868	
1-Jan-37	15-Jan-38	\$1,184,330,192	75%	\$888,247,644	5.0%	(\$5,062,500)	\$883,185,144	\$35,327,406	25%	\$296,082,548	\$17,764,953	\$53,092,359	
1-Jan-38	15-Jan-39	\$1,263,285,539	75%	\$947,464,154	5.0%	(\$5,400,000)	\$942,064,154	\$37,682,566	25%	\$315,821,385	\$18,949,283	\$56,631,849	
1-Jan-39	15-Jan-40	\$1,342,240,885	75%	\$1,006,680,664	5.0%	(\$5,737,500)	\$1,000,943,164	\$40,037,727	25%	\$335,560,221	\$20,133,613	\$60,171,340	
1-Jan-40	15-Jan-41	\$1,421,196,231	75%	\$1,065,897,173	5.0%	(\$6,075,000)	\$1,059,822,173	\$42,392,887	25%	\$355,299,058	\$21,317,943	\$63,710,830	
1-Jan-41	15-Jan-42	\$1,656,288,558	75%	\$1,242,216,419	5.0%	(\$6,412,500)	\$1,235,803,919	\$49,432,157	25%	\$414,072,140	\$24,844,328	\$74,276,485	
1-Jan-42	15-Jan-43	\$1,743,461,640	75%	\$1,307,596,230	5.0%	(\$6,750,000)	\$1,300,846,230	\$52,033,849	25%	\$435,865,410	\$26,151,925	\$78,185,774	
1-Jan-43	15-Jan-44	\$1,830,634,722	75%	\$1,372,976,042	5.0%	(\$7,087,500)	\$1,365,888,542	\$54,635,542	25%	\$457,658,681	\$27,459,521	\$82,095,062	
1-Jan-44	15-Jan-45	\$1,917,807,804	75%	\$1,438,355,853	5.0%	(\$7,425,000)	\$1,430,930,853	\$57,237,234	25%	\$479,451,951	\$28,767,117	\$86,004,351	
1-Jan-45	15-Jan-46	\$2,004,980,886	75%	\$1,503,735,665	5.0%	(\$7,762,500)	\$1,495,973,165	\$59,838,927	25%	\$501,245,222	\$30,074,713	\$89,913,640	
1-Jan-46	15-Jan-47	\$2,309,907,033	75%	\$1,732,430,275	5.0%	(\$8,100,000)	\$1,724,330,275	\$68,973,211	25%	\$577,476,758	\$34,648,606	\$103,621,817	
1-Jan-47	15-Jan-48	\$2,406,153,160	75%	\$1,804,614,870	5.0%	(\$8,437,500)	\$1,796,177,370	\$71,847,095	25%	\$601,538,290	\$36,092,297	\$107,939,392	
1-Jan-48	15-Jan-49	\$2,502,399,286	75%	\$1,876,799,465	5.0%	(\$8,775,000)	\$1,868,024,465	\$74,720,979	25%	\$625,599,822	\$37,535,989	\$112,256,968	
1-Jan-49	15-Jan-50	\$2,598,645,413	75%	\$1,948,984,060	5.0%	(\$9,112,500)	\$1,939,871,560	\$77,594,862	25%	\$649,661,353	\$38,979,681	\$116,574,544	
1-Jan-50	15-Jan-51	\$2,694,891,539	75%	\$2,021,168,654	5.0%	(\$9,450,000)	\$2,011,718,654	\$80,468,746	25%	\$673,722,885	\$40,423,373	\$120,892,119	
1-Jan-51	15-Jan-52	\$3,081,641,516	75%	\$2,311,231,137	5.0%	(\$9,787,500)	\$2,301,443,637	\$92,057,745	25%	\$770,410,379	\$46,224,623	\$138,282,368	
1-Jan-52	15-Jan-53	\$3,187,905,016	75%	\$2,390,928,762	5.0%	(\$10,125,000)	\$2,380,803,762	\$95,232,150	25%	\$796,976,254	\$47,818,575	\$143,050,726	
1-Jan-53	15-Jan-54	\$3,187,905,016	75%	\$2,390,928,762	5.0%	(\$10,125,000)	\$2,380,803,762	\$95,232,150	25%	\$796,976,254	\$47,818,575	\$143,050,726	
1-Jan-54	15-Jan-55	\$3,187,905,016	75%	\$2,390,928,762	5.0%	(\$10,125,000)	\$2,380,803,762	\$95,232,150	25%	\$796,976,254	\$47,818,575	\$143,050,726	
1-Jan-55	15-Jan-56	\$3,187,905,016	75%	\$2,390,928,762	5.0%	(\$10,125,000)	\$2,380,803,762	\$95,232,150	25%	\$796,976,254	\$47,818,575	\$143,050,726	
1-Jan-56	15-Jan-57	\$3,519,704,731	75%	\$2,639,778,548	5.0%	(\$10,125,000)	\$2,629,653,548	\$105,186,142	25%	\$879,926,183	\$52,795,571	\$157,981,713	
1-Jan-57	15-Jan-58	\$3,519,704,731	75%	\$2,639,778,548	5.0%	(\$10,125,000)	\$2,629,653,548	\$105,186,142	25%	\$879,926,183	\$52,795,571	\$157,981,713	
1-Jan-58	15-Jan-59	\$3,519,704,731	75%	\$2,639,778,548	5.0%	(\$10,125,000)	\$2,629,653,548	\$105,186,142	25%	\$879,926,183	\$52,795,571	\$157,981,713	
1-Jan-59	15-Jan-60	\$3,519,704,731	75%	\$2,639,778,548	5.0%	(\$10,125,000)	\$2,629,653,548	\$105,186,142	25%	\$879,926,183	\$52,795,571	\$157,981,713	
1-Jan-60	15-Jan-61	\$3,519,704,731	75%	\$2,639,778,548	5.0%	(\$10,125,000)	\$2,629,653,548	\$105,186,142	25%	\$879,926,183	\$52,795,571	\$157,981,713	
1-Jan-61	15-Jan-62	\$3,886,038,426	75%	\$2,914,528,820	5.0%	(\$10,125,000)	\$2,904,403,820	\$116,176,153	25%	\$971,509,607	\$58,290,576	\$174,466,729	
1-Jan-62	15-Jan-63	\$3,886,038,426	75%	\$2,914,528,820	5.0%	(\$10,125,000)	\$2,904,403,820	\$116,176,153	25%	\$971,509,607	\$58,290,576	\$174,466,729	

MuniCap, Inc.

¹See Schedule VII-A.

²The 4% assessment rate is utilized for residential units qualifying for owner occupier status; units that do not qualify would be assessed at 6%. The percentage utilized, 75%, for the units that qualify for the 4% assessment rate effectively represents the split as indicated by Charleston County staff on February 22, 2011 (reported to MuniCap that 73% qualify for the 4% assessment rate).

³Represents an estimate of the Homestead Exemption which provides a \$50,000 credit against the appraised value of the home for owner-occupied units whose primary residents are either over the age of 65, blind or disabled. Estimate of the % of qualifying units provided by MWV on behalf of Spring Grove, LLC.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule VIII-B: Projected Real Property Assessed Value - All Property Excluding Independently Owned Residential

Assessed As Of Date	Final Tax Due	6.0% Assessed Property			10.5% Assessed Property			Projected Assessed Value
		Projected Appraised Value ¹	Assessment Rate ²	Projected Assessed Value	Projected Appraised Value ¹	Assessment Rate ³	Projected Assessed Value	
1-Jan-13	15-Jan-14	\$0	6.0%	\$0	\$0	10.5%	\$0	\$0
1-Jan-14	15-Jan-15	\$0	6.0%	\$0	\$0	10.5%	\$0	\$0
1-Jan-15	15-Jan-16	\$0	6.0%	\$0	\$0	10.5%	\$0	\$0
1-Jan-16	15-Jan-17	\$2,617,194	6.0%	\$157,032	\$1,926,545	10.5%	\$202,287	\$359,319
1-Jan-17	15-Jan-18	\$7,851,581	6.0%	\$471,095	\$5,779,636	10.5%	\$606,862	\$1,077,957
1-Jan-18	15-Jan-19	\$13,085,968	6.0%	\$785,158	\$9,632,727	10.5%	\$1,011,436	\$1,796,594
1-Jan-19	15-Jan-20	\$15,703,162	6.0%	\$942,190	\$11,559,272	10.5%	\$1,213,724	\$2,155,913
1-Jan-20	15-Jan-21	\$18,320,355	6.0%	\$1,099,221	\$13,485,817	10.5%	\$1,416,011	\$2,515,232
1-Jan-21	15-Jan-22	\$23,116,746	6.0%	\$1,387,005	\$17,016,493	10.5%	\$1,786,732	\$3,173,737
1-Jan-22	15-Jan-23	\$26,006,339	6.0%	\$1,560,380	\$19,143,555	10.5%	\$2,010,073	\$3,570,454
1-Jan-23	15-Jan-24	\$28,895,932	6.0%	\$1,733,756	\$21,270,617	10.5%	\$2,233,415	\$3,967,171
1-Jan-24	15-Jan-25	\$28,895,932	6.0%	\$1,733,756	\$21,270,617	10.5%	\$2,233,415	\$3,967,171
1-Jan-25	15-Jan-26	\$34,675,119	6.0%	\$2,080,507	\$25,524,740	10.5%	\$2,680,098	\$4,760,605
1-Jan-26	15-Jan-27	\$56,564,308	6.0%	\$3,393,859	\$28,181,376	10.5%	\$2,959,044	\$6,352,903
1-Jan-27	15-Jan-28	\$109,741,217	6.0%	\$6,584,473	\$32,878,272	10.5%	\$3,452,219	\$10,036,692
1-Jan-28	15-Jan-29	\$109,741,217	6.0%	\$6,584,473	\$32,878,272	10.5%	\$3,452,219	\$10,036,692
1-Jan-29	15-Jan-30	\$116,121,906	6.0%	\$6,967,314	\$37,575,168	10.5%	\$3,945,393	\$10,912,707
1-Jan-30	15-Jan-31	\$131,751,882	6.0%	\$7,905,113	\$42,272,064	10.5%	\$4,438,567	\$12,343,680
1-Jan-31	15-Jan-32	\$152,509,520	6.0%	\$9,150,571	\$51,857,526	10.5%	\$5,445,040	\$14,595,611
1-Jan-32	15-Jan-33	\$165,577,973	6.0%	\$9,934,678	\$51,857,526	10.5%	\$5,445,040	\$15,379,719
1-Jan-33	15-Jan-34	\$172,622,769	6.0%	\$10,357,366	\$57,043,279	10.5%	\$5,989,544	\$16,346,910
1-Jan-34	15-Jan-35	\$192,805,560	6.0%	\$11,568,334	\$57,043,279	10.5%	\$5,989,544	\$17,557,878
1-Jan-35	15-Jan-36	\$251,517,164	6.0%	\$15,091,030	\$62,229,032	10.5%	\$6,534,048	\$21,625,078
1-Jan-36	15-Jan-37	\$285,473,297	6.0%	\$17,128,398	\$74,431,369	10.5%	\$7,815,294	\$24,943,692
1-Jan-37	15-Jan-38	\$304,526,150	6.0%	\$18,271,569	\$80,156,859	10.5%	\$8,416,470	\$26,688,039
1-Jan-38	15-Jan-39	\$304,526,150	6.0%	\$18,271,569	\$80,156,859	10.5%	\$8,416,470	\$26,688,039
1-Jan-39	15-Jan-40	\$326,732,803	6.0%	\$19,603,968	\$85,882,349	10.5%	\$9,017,647	\$28,621,615
1-Jan-40	15-Jan-41	\$326,732,803	6.0%	\$19,603,968	\$85,882,349	10.5%	\$9,017,647	\$28,621,615
1-Jan-41	15-Jan-42	\$369,326,982	6.0%	\$22,159,619	\$101,142,457	10.5%	\$10,619,958	\$32,779,577
1-Jan-42	15-Jan-43	\$402,517,259	6.0%	\$24,151,036	\$107,463,860	10.5%	\$11,283,705	\$35,434,741
1-Jan-43	15-Jan-44	\$477,820,873	6.0%	\$28,669,252	\$113,785,264	10.5%	\$11,947,453	\$40,616,705
1-Jan-44	15-Jan-45	\$477,820,873	6.0%	\$28,669,252	\$113,785,264	10.5%	\$11,947,453	\$40,616,705
1-Jan-45	15-Jan-46	\$498,856,764	6.0%	\$29,931,406	\$120,106,667	10.5%	\$12,611,200	\$42,542,606
1-Jan-46	15-Jan-47	\$550,778,176	6.0%	\$33,046,691	\$132,607,466	10.5%	\$13,923,784	\$46,970,474
1-Jan-47	15-Jan-48	\$560,259,544	6.0%	\$33,615,573	\$139,586,806	10.5%	\$14,656,615	\$48,272,187
1-Jan-48	15-Jan-49	\$596,123,538	6.0%	\$35,767,412	\$146,566,146	10.5%	\$15,389,445	\$51,156,858
1-Jan-49	15-Jan-50	\$605,604,906	6.0%	\$36,336,294	\$153,545,487	10.5%	\$16,122,276	\$52,458,570
1-Jan-50	15-Jan-51	\$632,768,285	6.0%	\$37,966,097	\$153,545,487	10.5%	\$16,122,276	\$54,088,373
1-Jan-51	15-Jan-52	\$709,095,513	6.0%	\$42,545,731	\$177,232,380	10.5%	\$18,609,400	\$61,155,131
1-Jan-52	15-Jan-53	\$709,095,513	6.0%	\$42,545,731	\$177,232,380	10.5%	\$18,609,400	\$61,155,131
1-Jan-53	15-Jan-54	\$719,563,709	6.0%	\$43,173,823	\$184,938,135	10.5%	\$19,418,504	\$62,592,327
1-Jan-54	15-Jan-55	\$719,563,709	6.0%	\$43,173,823	\$184,938,135	10.5%	\$19,418,504	\$62,592,327
1-Jan-55	15-Jan-56	\$730,031,906	6.0%	\$43,801,914	\$192,643,891	10.5%	\$20,227,609	\$64,029,523
1-Jan-56	15-Jan-57	\$806,014,213	6.0%	\$48,360,853	\$212,694,422	10.5%	\$22,332,914	\$70,693,767
1-Jan-57	15-Jan-58	\$817,571,947	6.0%	\$49,054,317	\$221,202,199	10.5%	\$23,226,231	\$72,280,548
1-Jan-58	15-Jan-59	\$817,571,947	6.0%	\$49,054,317	\$221,202,199	10.5%	\$23,226,231	\$72,280,548
1-Jan-59	15-Jan-60	\$829,129,682	6.0%	\$49,747,781	\$229,709,976	10.5%	\$24,119,547	\$73,867,328
1-Jan-60	15-Jan-61	\$829,129,682	6.0%	\$49,747,781	\$229,709,976	10.5%	\$24,119,547	\$73,867,328
1-Jan-61	15-Jan-62	\$928,186,838	6.0%	\$55,691,210	\$263,011,648	10.5%	\$27,616,223	\$83,307,433
1-Jan-62	15-Jan-63	\$940,947,511	6.0%	\$56,456,851	\$272,404,921	10.5%	\$28,602,517	\$85,059,367

MuniCorp, Inc.

¹See Schedule VII-B.

²The 6% assessment rate is the standard assessment rate for all property, excluding owner occupied residential and manufacturing.

³The assessment rate of 10.5% is used for development classified as manufacturing by the State of SC; see schedule VII-B for additional details and assumptions.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IX: Projected Incremental Assessed Value

Assessed As Of Date	Final Tax Due	Projected Assessed Value			Existing Use Assessed Value ³	Total Assessed Value	1-Jan-12 Assessed Value ⁴	Incremental Assessed Value
		Independently Owned	All Other	Total Projected				
		Residential ¹	Property ²	Assessed Value				
1-Jan-13	15-Jan-14	\$0	\$0	\$0	\$415,180	\$415,180	(\$415,180)	\$0
1-Jan-14	15-Jan-15	\$0	\$0	\$0	\$415,180	\$415,180	(\$415,180)	\$0
1-Jan-15	15-Jan-16	\$0	\$0	\$0	\$415,180	\$415,180	(\$415,180)	\$0
1-Jan-16	15-Jan-17	\$0	\$359,319	\$359,319	\$406,876	\$766,195	(\$415,180)	\$351,015
1-Jan-17	15-Jan-18	\$0	\$1,077,957	\$1,077,957	\$398,573	\$1,476,529	(\$415,180)	\$1,061,349
1-Jan-18	15-Jan-19	\$237,756	\$1,796,594	\$2,034,350	\$390,269	\$2,424,620	(\$415,180)	\$2,009,440
1-Jan-19	15-Jan-20	\$565,768	\$2,155,913	\$2,721,681	\$381,966	\$3,103,647	(\$415,180)	\$2,688,467
1-Jan-20	15-Jan-21	\$905,166	\$2,515,232	\$3,420,398	\$373,662	\$3,794,060	(\$415,180)	\$3,378,880
1-Jan-21	15-Jan-22	\$1,537,779	\$3,173,737	\$4,711,516	\$365,358	\$5,076,874	(\$415,180)	\$4,661,694
1-Jan-22	15-Jan-23	\$2,388,940	\$3,570,454	\$5,959,393	\$357,055	\$6,316,448	(\$415,180)	\$5,901,268
1-Jan-23	15-Jan-24	\$3,263,993	\$3,967,171	\$7,231,163	\$348,751	\$7,579,915	(\$415,180)	\$7,164,735
1-Jan-24	15-Jan-25	\$5,252,849	\$3,967,171	\$9,220,019	\$340,448	\$9,560,467	(\$415,180)	\$9,145,287
1-Jan-25	15-Jan-26	\$7,879,273	\$4,760,605	\$12,639,878	\$332,144	\$12,972,022	(\$415,180)	\$12,556,842
1-Jan-26	15-Jan-27	\$11,604,759	\$6,352,903	\$17,957,662	\$323,840	\$18,281,502	(\$415,180)	\$17,866,322
1-Jan-27	15-Jan-28	\$14,505,949	\$10,036,692	\$24,542,640	\$315,537	\$24,858,177	(\$415,180)	\$24,442,997
1-Jan-28	15-Jan-29	\$17,407,139	\$10,036,692	\$27,443,830	\$307,233	\$27,751,063	(\$415,180)	\$27,335,883
1-Jan-29	15-Jan-30	\$20,308,328	\$10,912,707	\$31,221,035	\$298,930	\$31,519,965	(\$415,180)	\$31,104,785
1-Jan-30	15-Jan-31	\$23,209,518	\$12,343,680	\$35,553,198	\$290,626	\$35,843,824	(\$415,180)	\$35,428,644
1-Jan-31	15-Jan-32	\$28,840,977	\$14,595,611	\$43,436,589	\$282,322	\$43,718,911	(\$415,180)	\$43,303,731
1-Jan-32	15-Jan-33	\$32,045,530	\$15,379,719	\$47,425,249	\$274,019	\$47,699,268	(\$415,180)	\$47,284,088
1-Jan-33	15-Jan-34	\$35,250,083	\$16,346,910	\$51,596,994	\$265,715	\$51,862,709	(\$415,180)	\$51,447,529
1-Jan-34	15-Jan-35	\$38,454,636	\$17,557,878	\$56,012,514	\$257,412	\$56,269,926	(\$415,180)	\$55,854,746
1-Jan-35	15-Jan-36	\$41,659,189	\$21,625,078	\$63,284,268	\$249,108	\$63,533,376	(\$415,180)	\$63,118,196
1-Jan-36	15-Jan-37	\$49,552,868	\$24,943,692	\$74,496,560	\$240,804	\$74,737,364	(\$415,180)	\$74,322,184
1-Jan-37	15-Jan-38	\$53,092,359	\$26,688,039	\$79,780,398	\$232,501	\$80,012,899	(\$415,180)	\$79,597,719
1-Jan-38	15-Jan-39	\$56,631,849	\$26,688,039	\$83,319,888	\$224,197	\$83,544,086	(\$415,180)	\$83,128,906
1-Jan-39	15-Jan-40	\$60,171,340	\$28,621,615	\$88,792,955	\$215,894	\$89,008,848	(\$415,180)	\$88,593,668
1-Jan-40	15-Jan-41	\$63,710,830	\$28,621,615	\$92,332,445	\$207,590	\$92,540,035	(\$415,180)	\$92,124,855
1-Jan-41	15-Jan-42	\$74,276,485	\$32,779,577	\$107,056,062	\$199,286	\$107,255,348	(\$415,180)	\$106,840,168
1-Jan-42	15-Jan-43	\$78,185,774	\$35,434,741	\$113,620,515	\$190,983	\$113,811,497	(\$415,180)	\$113,396,317
1-Jan-43	15-Jan-44	\$82,095,062	\$40,616,705	\$122,711,768	\$182,679	\$122,894,447	(\$415,180)	\$122,479,267
1-Jan-44	15-Jan-45	\$86,004,351	\$40,616,705	\$126,621,056	\$174,376	\$126,795,432	(\$415,180)	\$126,380,252
1-Jan-45	15-Jan-46	\$89,913,640	\$42,542,606	\$132,456,246	\$166,072	\$132,622,318	(\$415,180)	\$132,207,138
1-Jan-46	15-Jan-47	\$103,621,817	\$46,970,474	\$150,592,291	\$157,768	\$150,750,059	(\$415,180)	\$150,334,879
1-Jan-47	15-Jan-48	\$107,939,392	\$48,272,187	\$156,211,579	\$149,465	\$156,361,044	(\$415,180)	\$155,945,864
1-Jan-48	15-Jan-49	\$112,256,968	\$51,156,858	\$163,413,826	\$141,161	\$163,554,987	(\$415,180)	\$163,139,807
1-Jan-49	15-Jan-50	\$116,574,544	\$52,458,570	\$169,033,114	\$132,858	\$169,165,972	(\$415,180)	\$168,750,792
1-Jan-50	15-Jan-51	\$120,892,119	\$54,088,373	\$174,980,492	\$124,554	\$175,105,046	(\$415,180)	\$174,689,866
1-Jan-51	15-Jan-52	\$138,282,368	\$61,155,131	\$199,437,499	\$116,250	\$199,553,749	(\$415,180)	\$199,138,569
1-Jan-52	15-Jan-53	\$143,050,726	\$61,155,131	\$204,205,856	\$107,947	\$204,313,803	(\$415,180)	\$203,898,623
1-Jan-53	15-Jan-54	\$143,050,726	\$62,592,327	\$205,643,052	\$99,643	\$205,742,696	(\$415,180)	\$205,327,516
1-Jan-54	15-Jan-55	\$143,050,726	\$62,592,327	\$205,643,052	\$91,340	\$205,734,392	(\$415,180)	\$205,319,212
1-Jan-55	15-Jan-56	\$143,050,726	\$64,029,523	\$207,080,249	\$83,036	\$207,163,285	(\$415,180)	\$206,748,105
1-Jan-56	15-Jan-57	\$157,981,713	\$70,693,767	\$228,675,480	\$74,732	\$228,750,212	(\$415,180)	\$228,335,032
1-Jan-57	15-Jan-58	\$157,981,713	\$72,280,548	\$230,262,261	\$66,429	\$230,328,689	(\$415,180)	\$229,913,509
1-Jan-58	15-Jan-59	\$157,981,713	\$72,280,548	\$230,262,261	\$53,973	\$230,316,234	(\$415,180)	\$229,901,054
1-Jan-59	15-Jan-60	\$157,981,713	\$73,867,328	\$231,849,041	\$41,518	\$231,890,559	(\$415,180)	\$231,475,379
1-Jan-60	15-Jan-61	\$157,981,713	\$73,867,328	\$231,849,041	\$29,063	\$231,878,104	(\$415,180)	\$231,462,924
1-Jan-61	15-Jan-62	\$174,466,729	\$83,307,433	\$257,774,162	\$16,607	\$257,790,770	(\$415,180)	\$257,375,590
1-Jan-62	15-Jan-63	\$174,466,729	\$85,059,367	\$259,526,097	\$0	\$259,526,097	(\$415,180)	\$259,110,917
Total								

MuniCap, Inc.

¹See Schedule VIII-A.

²See Schedule VIII-B.

³Existing use assessed value is decreased slowly over the term of the absorption schedule to reflect the remaining undeveloped acreage, ultimately reaching zero as the projected development is completed.

⁴Represents the 2012 tax year assessed value for parcel 1750000009, as represented on County website on 3/11/2013.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule X: Projected Incremental Real Property Taxes

Assessed As Of Date	Final Tax Due	Incremental Assessed Value	Charleston County Operating Millage Rate			Total Projected Incremental Real Property Taxes
			Millage Rate (39.9 Per \$1,000) ¹	Inflation Factor ²	Effective Mill Rate	
1-Jan-13	15-Jan-14	\$0	\$0.0399	102%	\$0.0407	\$0
1-Jan-14	15-Jan-15	\$0	\$0.0399	104%	\$0.0415	\$0
1-Jan-15	15-Jan-16	\$0	\$0.0399	106%	\$0.0423	\$0
1-Jan-16	15-Jan-17	\$351,015	\$0.0399	100%	\$0.0399	\$14,006
1-Jan-17	15-Jan-18	\$1,061,349	\$0.0399	102%	\$0.0407	\$43,195
1-Jan-18	15-Jan-19	\$2,009,440	\$0.0399	104%	\$0.0415	\$83,416
1-Jan-19	15-Jan-20	\$2,688,467	\$0.0399	106%	\$0.0423	\$113,836
1-Jan-20	15-Jan-21	\$3,378,880	\$0.0399	108%	\$0.0432	\$145,931
1-Jan-21	15-Jan-22	\$4,661,694	\$0.0399	100%	\$0.0399	\$186,002
1-Jan-22	15-Jan-23	\$5,901,268	\$0.0399	102%	\$0.0407	\$240,170
1-Jan-23	15-Jan-24	\$7,164,735	\$0.0399	104%	\$0.0415	\$297,422
1-Jan-24	15-Jan-25	\$9,145,287	\$0.0399	106%	\$0.0423	\$387,232
1-Jan-25	15-Jan-26	\$12,556,842	\$0.0399	108%	\$0.0432	\$542,318
1-Jan-26	15-Jan-27	\$17,866,322	\$0.0399	100%	\$0.0399	\$712,866
1-Jan-27	15-Jan-28	\$24,442,997	\$0.0399	102%	\$0.0407	\$994,781
1-Jan-28	15-Jan-29	\$27,335,883	\$0.0399	104%	\$0.0415	\$1,134,766
1-Jan-29	15-Jan-30	\$31,104,785	\$0.0399	106%	\$0.0423	\$1,317,045
1-Jan-30	15-Jan-31	\$35,428,644	\$0.0399	108%	\$0.0432	\$1,530,129
1-Jan-31	15-Jan-32	\$43,303,731	\$0.0399	100%	\$0.0399	\$1,727,819
1-Jan-32	15-Jan-33	\$47,284,088	\$0.0399	102%	\$0.0407	\$1,924,368
1-Jan-33	15-Jan-34	\$51,447,529	\$0.0399	104%	\$0.0415	\$2,135,688
1-Jan-34	15-Jan-35	\$55,854,746	\$0.0399	106%	\$0.0423	\$2,365,013
1-Jan-35	15-Jan-36	\$63,118,196	\$0.0399	108%	\$0.0432	\$2,726,014
1-Jan-36	15-Jan-37	\$74,322,184	\$0.0399	100%	\$0.0399	\$2,965,455
1-Jan-37	15-Jan-38	\$79,597,719	\$0.0399	102%	\$0.0407	\$3,239,468
1-Jan-38	15-Jan-39	\$83,128,906	\$0.0399	104%	\$0.0415	\$3,450,844
1-Jan-39	15-Jan-40	\$88,593,668	\$0.0399	106%	\$0.0423	\$3,751,251
1-Jan-40	15-Jan-41	\$92,124,855	\$0.0399	108%	\$0.0432	\$3,978,784
1-Jan-41	15-Jan-42	\$106,840,168	\$0.0399	100%	\$0.0399	\$4,262,923
1-Jan-42	15-Jan-43	\$113,396,317	\$0.0399	102%	\$0.0407	\$4,615,003
1-Jan-43	15-Jan-44	\$122,479,267	\$0.0399	104%	\$0.0415	\$5,084,354
1-Jan-44	15-Jan-45	\$126,380,252	\$0.0399	106%	\$0.0423	\$5,351,218
1-Jan-45	15-Jan-46	\$132,207,138	\$0.0399	108%	\$0.0432	\$5,709,900
1-Jan-46	15-Jan-47	\$150,334,879	\$0.0399	100%	\$0.0399	\$5,998,362
1-Jan-47	15-Jan-48	\$155,945,864	\$0.0399	102%	\$0.0407	\$6,346,685
1-Jan-48	15-Jan-49	\$163,139,807	\$0.0399	104%	\$0.0415	\$6,772,253
1-Jan-49	15-Jan-50	\$168,750,792	\$0.0399	106%	\$0.0423	\$7,145,280
1-Jan-50	15-Jan-51	\$174,689,866	\$0.0399	108%	\$0.0432	\$7,544,688
1-Jan-51	15-Jan-52	\$199,138,569	\$0.0399	100%	\$0.0399	\$7,945,629
1-Jan-52	15-Jan-53	\$203,898,623	\$0.0399	102%	\$0.0407	\$8,298,266
1-Jan-53	15-Jan-54	\$205,327,516	\$0.0399	104%	\$0.0415	\$8,523,548
1-Jan-54	15-Jan-55	\$205,319,212	\$0.0399	106%	\$0.0423	\$8,693,667
1-Jan-55	15-Jan-56	\$206,748,105	\$0.0399	108%	\$0.0432	\$8,929,253
1-Jan-56	15-Jan-57	\$228,335,032	\$0.0399	100%	\$0.0399	\$9,110,568
1-Jan-57	15-Jan-58	\$229,913,509	\$0.0399	102%	\$0.0407	\$9,357,020
1-Jan-58	15-Jan-59	\$229,901,054	\$0.0399	104%	\$0.0415	\$9,543,643
1-Jan-59	15-Jan-60	\$231,475,379	\$0.0399	106%	\$0.0423	\$9,801,177
1-Jan-60	15-Jan-61	\$231,462,924	\$0.0399	108%	\$0.0432	\$9,996,662
1-Jan-61	15-Jan-62	\$257,375,590	\$0.0399	100%	\$0.0399	\$10,269,286
1-Jan-62	15-Jan-63	\$259,110,917	\$0.0399	102%	\$0.0407	\$10,545,296
Total						\$205,852,497

MuniCap, Inc.

¹Represents the fiscal year ending June 30, 2013 Charleston County operating millage rate.

²Millage rate inflation is assumed in order to normalize over a long period of time the logical increase in gross property tax rates that would be necessary to meet the effect of inflation on expenditures; the assumed millage rate reverts to 100% of the current rate in the year of reappraisal.

Schedule XI-A: Recurring Annual Revenues - County General Fund

Revenues	2012-2013 Budget County Revenues ¹	Projected Pro Rate Increase	Basis for Projecting Revenues ²	Current County Statistic Used for Projection ³	Per Capita Revenues ⁴		Projected Increase in County Statistic from the Project ⁵	Total Additional Revenue ⁶
					Resident	Service Population		
Taxes								
Motor vehicle tax	\$6,570,000	100%	Per capita (resident)	357,704	\$18.37	\$0.00	14,460	\$265,589
Real property tax, less TIFs, less homestead	\$106,100,000		Projected separately					\$0
Delinquent real property taxes	\$4,500,000	0%	No assumed increase		\$0.00	\$0.00	-	\$0
Multi-county business parks	\$2,950,000	0%	No assumed increase		\$0.00	\$0.00	-	\$0
Payments in lieu of taxes	\$140,000	0%	No assumed increase		\$0.00	\$0.00	-	\$0
Local option sales tax (sales tax less sales tax credit) ⁷	\$570,000	0%	No net effect		\$0.00	\$0.00	-	\$0
Subtotal taxes	\$120,830,000				\$18.37	\$0.00		\$265,589
Licenses and Permits								
Assessor - mobile home decals and fees	\$5,600	0%	No assumed increase		\$0.00	\$0.00	-	\$0
Auditor: temporary vehicle license	\$200	0%	No assumed increase		\$0.00	\$0.00	-	\$0
Building Services: building permits	\$950,000		Projected separately					\$0
Building Services: contractor licensing fee	\$165,000	100%	Per capita (resident)	357,704	\$0.46	\$0.00	14,460	\$6,670
Building Services: trade permits	\$75,000	100%	Per capita (resident)	357,704	\$0.21	\$0.00	14,460	\$3,032
Business licenses	\$2,850,000	100%	Per capita (resident)	357,704	\$7.97	\$0.00	14,460	\$115,210
Coroner: cremation permits	\$32,500	100%	Per capita (resident)	357,704	\$0.09	\$0.00	14,460	\$1,314
Planning: zoning permits	\$60,000	100%	Per capita (resident)	357,704	\$0.17	\$0.00	14,460	\$2,425
Probate Courts: marriage licenses	\$230,000	100%	Per capita (resident)	357,704	\$0.64	\$0.00	14,460	\$9,298
Sheriff: gold and metal permits	\$2,350	0%	No assumed increase		\$0.00	\$0.00	-	\$0
Subtotal licenses and permits	\$4,370,650				\$9.54	\$0.00		\$137,949

MuniCap, Inc.

¹Current county revenues obtained from Charleston County Approved Budget for Fiscal Year 2013. Excludes refunds, adjustments, and rebates.

²Incremental revenues are projected through estimated increases in residents or service population (residents and non-resident employees). Depending on the metric utilized, current revenues are apportioned against current residents or the current service population.

³Represents the current number of county residents or service population (residents plus non-resident employees).

⁴Represents increase in revenue per resident or per service population (per resident and non-resident employees).

⁵Represents increase in residents or service population (residents and non-resident employees) to be produced by the Spring Grove development at full build out.

⁶Represents projected increase in revenue on account of the Spring Grove development at full build out. Assumes no inflation.

⁷Variations in local option sales tax revenue does not influence total General Fund revenue; instead it provides a variable discount against real property taxes collected.

Schedule XI-A: Recurring Annual Revenues - County General Fund (continued)

Revenues	2012-2013 Budget County Revenues ¹	Projected Pro Rate Increase	Basis for Projecting Revenues ²	Current County Statistic Used for Projection ³	Per Capita Revenues ⁴ Resident	Service Population	Projected Increase in County Statistic from the Project ⁵	Total Additional Revenue ⁶
Intergovernmental								
Clerk of Court: state salary supplement	\$1,575	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Coroner: state salary supplement	\$1,575	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Consolidated dispatch: local government contribution	\$2,708,676	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Detention Center: federal prisoners	\$3,650,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Detention Center: illegal alien assistance	\$200,000	100%	Per capita (resident)	357,704	\$0.56	\$0.00	14,460	\$8,085
Detention Center: social security reimbursement	\$40,000	100%	Per capita (resident)	357,704	\$0.11	\$0.00	14,460	\$1,617
Election/voter registration: state support & reimb.	\$236,725	100%	Per capita (resident)	357,704	\$0.66	\$0.00	14,460	\$9,569
Homestead direct	\$1,800,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Probate Courts: state salary supplement	\$1,575	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
RMC: state salary supplement	\$1,575	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Sheriff: federal reimbursement	\$85,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Sheriff: state salary supplement	\$1,575	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Solicitor: victim/witness grant	\$8,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
State: aid to sub-local government fund	\$13,535,000	100%	Per capita (resident)	357,704	\$37.84	\$0.00	14,460	\$547,145
State: manufacturers depreciation	\$200,000	100%	Per capita (resident)	357,704	\$0.56	\$0.00	14,460	\$8,085
State: merchants inventory tax	\$1,101,298	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
State: motor carrier	\$85,000	100%	Per capita (resident)	357,704	\$0.24	\$0.00	14,460	\$3,436
State: Sunday liquor permits	\$80,000	100%	Per capita (resident)	357,704	\$0.22	\$0.00	14,460	\$3,234
Veterans Affairs: state oper. supplement	\$10,000	100%	Per capita (resident)	357,704	\$0.03	\$0.00	14,460	\$404
Subtotal intergovernmental	\$23,747,574				\$40.22	\$0.00		\$581,576
Charges and Fees								
Assessor: sales of maps and publications	\$5,000	100%	Per capita (resident)	357,704	\$0.01	\$0.00	14,460	\$202
Auditor: copy charges	\$100	100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$4
Building Services: Contracted building service	\$2,000	100%	Per capita (resident)	357,704	\$0.01	\$0.00	14,460	\$81
Building Services: flood plain fees	\$15,000	100%	Per capita (resident)	357,704	\$0.04	\$0.00	14,460	\$606
Building Services: plan review fees	\$265,000	100%	Per capita (resident)	357,704	\$0.74	\$0.00	14,460	\$10,712
Cable TV franchise fees	\$750,000	75%	Per capita (resident)	357,704	\$1.57	\$0.00	14,460	\$22,739
Election / voter registration copy charges	\$75	100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$3
Clerk of Court: various fees	\$59,630	100%	Per capita (resident)	357,704	\$0.17	\$0.00	14,460	\$2,411

Mimi Cap, Inc.

¹Current county revenues obtained from Charleston County Approved Budget for Fiscal Year 2013. Excludes refunds, adjustments, and rebates.

²Incremental revenues are projected through estimated increases in residents or service population (residents and non resident employees). Depending on the metric utilized, current revenues are apportioned against current residents or service population.

³Represents the current number of county residents or service population (residents plus non-resident employees).

⁴Represents increase in revenue per resident or per service population (per resident and non-resident employees).

⁵Represents increase in residents or service population (residents and non-resident employees) to be produced by the Spring Grove development at full build out.

⁶Represents projected increase in revenue on account of the Spring Grove development at full build out. Assumes no inflation.

Schedule XI-A: Recurring Annual Revenues - County General Fund (continued)

Revenues	2012-2013 Budget		Projected Pro Rate Increase	Basis for Projecting Revenues ²	Current County Statistic Used for Projection ³	Per Capita Revenues ⁴		Projected Increase in County Statistic from the Project ⁵	Total Additional Revenue ⁶
	County Revenues ¹	Budget				Resident	Service Population		
Charges and Fees, continued									
Clerk of Court - support fees	\$780,000		100%	Per capita (resident)	357,704	\$2.18	\$0.00	14,460	\$1,531
Coroner: copy charges	\$5,000		100%	Per capita (resident)	357,704	\$0.01	\$0.00	14,460	\$202
Delinquent tax: levy costs	\$1,000,000		0%	No assumed increase		\$0.00	\$0.00	-	\$0
Detention Center: weapons, copies, records	\$11,300		0%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$0
Detention Center: pay telephone comm.	\$275,000		0%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$0
EMS: charges	\$7,140,000		100%	Per capita (service population)	406,403	\$0.00	\$17.57	18,552	\$325,930
EMS: debt set aside	\$475,000		100%	Per capita (service population)	406,403	\$0.00	\$1.17	18,552	\$21,683
Finance: child support fee	\$5,000		100%	Per capita (resident)	357,704	\$0.01	\$0.00	14,460	\$202
Health Department: vital statistics fee	\$120,000		100%	Per capita (resident)	357,704	\$0.34	\$0.00	14,460	\$4,851
Magistrates' Courts: civil fees	\$1,000,000		100%	Per capita (resident)	357,704	\$2.80	\$0.00	14,460	\$40,424
Magistrates' Courts: copy charges; boating under influence	\$2,300		100%	Per capita (resident)	357,704	\$0.01	\$0.00	14,460	\$95
Master-in-Equity: advertising discount	\$240,000		100%	Per capita (resident)	357,704	\$0.67	\$0.00	14,460	\$9,702
Master-in-Equity: fees	\$1,200,000		100%	Per capita (resident)	357,704	\$3.35	\$0.00	14,460	\$48,509
Zoning / Planning: sale of maps & publications	\$500		100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$20
Zoning / Planning: subdivision fees	\$20,000		100%	Per capita (resident)	357,704	\$0.06	\$0.00	14,460	\$808
Zoning / Planning: zoning fees	\$10,000		100%	Per capita (resident)	357,704	\$0.03	\$0.00	14,460	\$404
Probate: adult court; client fee	\$45,000		100%	Per capita (resident)	357,704	\$0.13	\$0.00	14,460	\$1,819
Probate Courts: advertising discounts	\$50,000		100%	Per capita (resident)	357,704	\$0.14	\$0.00	14,460	\$2,021
Probate Courts: copy charges	\$14,000		100%	Per capita (resident)	357,704	\$0.04	\$0.00	14,460	\$566
Probate Courts: fees	\$750,000		100%	Per capita (resident)	357,704	\$2.10	\$0.00	14,460	\$30,318
Probate Courts: marriage ceremonies	\$15,000		100%	Per capita (resident)	357,704	\$0.04	\$0.00	14,460	\$606
Probate Courts: non-profit reimbursement	\$14,000		100%	Per capita (resident)	357,704	\$0.04	\$0.00	14,460	\$566
Procurement: copy charges	\$500		100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$20
Public Works: mosquito abatement	\$100,000		100%	Per capita (resident)	357,704	\$0.28	\$0.00	14,460	\$4,042
RMC: discount documentary stamps	\$185,500		100%	Per capita (resident)	357,704	\$0.52	\$0.00	14,460	\$7,499
RMC: documentary stamps	\$2,650,000		100%	Projected separately					\$0
RMC: fees	\$1,090,000		100%	Per capita (resident)	357,704	\$3.05	\$0.00	14,460	\$44,063
Sheriff: animal shelter fees	\$35,000		100%	Per capita (resident)	357,704	\$0.10	\$0.00	14,460	\$1,415
Sheriff: civil fees	\$70,000		100%	Per capita (resident)	357,704	\$0.20	\$0.00	14,460	\$2,830
Sheriff: copy charges	\$600		100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$24
Sheriff: escort fees and office duty vehicle use	\$15,000		100%	Per capita (resident)	357,704	\$0.04	\$0.00	14,460	\$606
Sheriff: records check fees	\$4,000		100%	Per capita (resident)	357,704	\$0.01	\$0.00	14,460	\$162
Treasurer: duplicate tax receipt fee	\$1,000		100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$40
Worthless check fee	\$65,000		100%	Per capita (resident)	357,704	\$0.18	\$0.00	14,460	\$2,628
Technology Services: orthophoto sales	\$7,000		100%	Per capita (resident)	357,704	\$0.02	\$0.00	14,460	\$283
Subtotal charges and fees	\$18,492,525					\$18.88	\$18.74		\$620,629

MuniCap, Inc.

¹Current county revenues obtained from Charleston County Approved Budget for Fiscal Year 2013. Excludes refunds, adjustments, and rebates.
²Incremental revenues are projected through estimated increases in residents or service population (residents and non-resident employees). Depending on the metric utilized, current revenues are apportioned against current residents or service population.
³Represents the current number of county residents or service population (residents plus non-resident employees).
⁴Represents increase in revenue per resident or per service population (per resident and non-resident employee).
⁵Represents increase in residents or service population (residents and non-resident employees) to be produced by the Spring Grove development at full build out.
⁶Represents projected increase in revenue on account of the Spring Grove development at full build out. Assumes no inflation.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
Charleston County, South Carolina

Schedule XI-A: Recurring Annual Revenues - County General Fund (continued)

Revenues	2012-2013 Budget County Revenues ¹	Projected Pro Rata Increase	Basis for Projecting Revenues ²	Current County Statistic Used for Projection ³	Per Capita Revenues ⁴		Projected Increase in County Statistic from the Project ⁵	Total Additional Revenue ⁶
					Resident	Service Population		
Fines & Forfeitures	\$1,968,250	100%	Per capita (resident)	357,704	\$5.50	\$0.00	14,460	\$79,565
Interest								
Clerk of Court: interest income	\$1,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Delinquent tax: interest income	\$50,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Magistrates' court: interest income	\$1,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Master-in-Equity: interest income	\$4,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
RMC: interest income	\$500	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Treasurer: interest income (net)	\$750,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Subtotal interest revenues	\$806,500				\$0.00	\$0.00		\$0
Miscellaneous								
Miscellaneous	\$4,314,301	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Leases and Rentals - facilities management: rent								
Leases and Rentals - facilities management: rent	\$565,000	0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Total revenues	\$175,094,800				\$92.51	\$18.74		\$1,685,307

¹Current county revenues obtained from Charleston County Approved Budget for Fiscal Year 2013. Excludes refunds, adjustments, and rebates.
²Incremental revenues are projected through estimated increases in residents or service population (residents and non resident employees). Depending on the metric utilized, current revenues are apportioned against current residents or service population.
³Represents the current number of county residents or service population (residents plus non-resident employees).
⁴Represents increase in revenue per resident or per service population (per resident and non-resident employee).
⁵Represents increase in residents or service population (residents and non-resident employees) to be produced by the Spring Grove development at full build out.
⁶Represents projected increase in revenue on account of the Spring Grove development at full build out. Assumes no inflation.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule XI-B: Projected Additional Recurring Annual Revenues to Charleston County

Fiscal Year Ending	Inflation Factor ¹	Additional Recurring Revenues						
		Projected Increase in Population ²	Revenue Per Resident ³	Total New Resident Revenues	Projected New Service Population ⁴	Revenue per Service Population ³	Total Service Population Revenues	Total Projected Revenues
30-Jun-14	102%	0	\$94	\$0	0	\$19	\$0	\$0
30-Jun-15	104%	0	\$96	\$0	0	\$19	\$0	\$0
30-Jun-16	106%	0	\$98	\$0	0	\$20	\$0	\$0
30-Jun-17	108%	0	\$100	\$0	46	\$20	\$933	\$933
30-Jun-18	110%	0	\$102	\$0	138	\$21	\$2,854	\$2,854
30-Jun-19	113%	43	\$104	\$4,519	273	\$21	\$5,768	\$10,287
30-Jun-20	115%	104	\$106	\$11,012	380	\$22	\$8,170	\$19,182
30-Jun-21	117%	166	\$108	\$18,024	488	\$22	\$10,718	\$28,743
30-Jun-22	120%	255	\$111	\$28,243	623	\$22	\$13,960	\$42,203
30-Jun-23	122%	395	\$113	\$44,571	809	\$23	\$18,482	\$63,053
30-Jun-24	124%	540	\$115	\$62,095	1,000	\$23	\$23,292	\$85,387
30-Jun-25	127%	868	\$117	\$101,791	1,328	\$24	\$31,547	\$133,338
30-Jun-26	129%	1,301	\$120	\$155,741	1,853	\$24	\$44,922	\$200,662
30-Jun-27	132%	2,097	\$122	\$255,934	2,649	\$25	\$65,483	\$321,417
30-Jun-28	135%	2,531	\$125	\$315,063	3,482	\$25	\$87,815	\$402,878
30-Jun-29	137%	2,964	\$127	\$376,455	3,916	\$26	\$100,729	\$477,185
30-Jun-30	140%	3,398	\$130	\$440,177	4,442	\$26	\$116,539	\$556,717
30-Jun-31	143%	3,832	\$132	\$506,298	5,003	\$27	\$133,885	\$640,183
30-Jun-32	146%	4,266	\$135	\$574,887	5,529	\$27	\$150,915	\$725,802
30-Jun-33	149%	4,700	\$137	\$646,017	6,072	\$28	\$169,069	\$815,086
30-Jun-34	152%	5,133	\$140	\$719,762	6,598	\$28	\$187,382	\$907,144
30-Jun-35	155%	5,929	\$143	\$847,900	7,393	\$29	\$214,168	\$1,062,068
30-Jun-36	158%	6,362	\$146	\$928,140	8,227	\$30	\$243,082	\$1,171,222
30-Jun-37	161%	6,796	\$149	\$1,011,251	8,753	\$30	\$263,790	\$1,275,041
30-Jun-38	164%	7,230	\$152	\$1,097,315	9,314	\$31	\$286,313	\$1,383,628
30-Jun-39	167%	7,664	\$155	\$1,186,417	9,748	\$31	\$305,642	\$1,492,058
30-Jun-40	171%	8,098	\$158	\$1,278,644	10,383	\$32	\$332,082	\$1,610,726
30-Jun-41	174%	8,531	\$161	\$1,374,086	10,817	\$33	\$352,876	\$1,726,961
30-Jun-42	178%	8,965	\$164	\$1,472,834	11,343	\$33	\$377,428	\$1,850,262
30-Jun-43	181%	9,761	\$168	\$1,635,558	12,230	\$34	\$415,092	\$2,050,650
30-Jun-44	185%	10,194	\$171	\$1,742,414	13,074	\$35	\$452,619	\$2,195,033
30-Jun-45	188%	10,628	\$174	\$1,852,891	13,508	\$35	\$476,989	\$2,329,880
30-Jun-46	192%	11,062	\$178	\$1,967,089	14,069	\$36	\$506,737	\$2,473,827
30-Jun-47	196%	11,496	\$181	\$2,085,115	14,503	\$37	\$532,809	\$2,617,924
30-Jun-48	200%	11,930	\$185	\$2,207,074	15,029	\$37	\$563,168	\$2,770,242
30-Jun-49	204%	12,363	\$189	\$2,333,078	15,719	\$38	\$600,824	\$2,933,902
30-Jun-50	208%	12,797	\$192	\$2,463,239	16,245	\$39	\$633,339	\$3,096,578
30-Jun-51	212%	13,592	\$196	\$2,668,649	17,040	\$40	\$677,632	\$3,346,281
30-Jun-52	216%	14,026	\$200	\$2,808,895	17,566	\$41	\$712,511	\$3,521,406
30-Jun-53	221%	14,460	\$204	\$2,953,683	18,000	\$41	\$744,709	\$3,698,392
30-Jun-54	225%	14,460	\$208	\$3,012,757	18,092	\$42	\$763,485	\$3,776,242
30-Jun-55	230%	14,460	\$213	\$3,073,012	18,092	\$43	\$778,755	\$3,851,767
30-Jun-56	234%	14,460	\$217	\$3,134,472	18,184	\$44	\$798,368	\$3,932,840
30-Jun-57	239%	14,460	\$221	\$3,197,161	18,184	\$45	\$814,336	\$4,011,497
30-Jun-58	244%	14,460	\$226	\$3,261,105	18,276	\$46	\$834,824	\$4,095,929
30-Jun-59	249%	14,460	\$230	\$3,326,327	18,276	\$47	\$851,521	\$4,177,847
30-Jun-60	254%	14,460	\$235	\$3,392,853	18,368	\$48	\$872,922	\$4,265,776
30-Jun-61	259%	14,460	\$239	\$3,460,710	18,368	\$48	\$890,381	\$4,351,091
30-Jun-62	264%	14,460	\$244	\$3,529,925	18,460	\$49	\$912,736	\$4,442,661
30-Jun-63	269%	14,460	\$249	\$3,600,523	18,552	\$50	\$935,630	\$4,536,153
Total								\$89,480,938

MuniCap, Inc.

¹ Assumes a 2% annual inflation factor over the term of the projections.

² See Appendix B.

³ See Schedule XI-A. The figures have been adjusted to reflect the inflation factor shown.

⁴ See Appendix C.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Schedule XII-A: Recurring Annual Expenditures - County General Fund

Expenditures	2012-2013 Budget		Projected Pro Rate Increase	Basis for Projecting Expenditures ²	Statistic Used for Projection ³	Resident Population	Service Population	Projected	
	County Expenditures ¹	County Expenditures ¹						Expenditure ⁴ \$1,000 Revenue	County Statistic from the Project ⁵
Council Agencies									
County council	\$1,449,590	\$1,449,590	0%	No assumed increase	-	\$0.00	\$0.00	\$0.00	\$0
Internal auditor	\$219,666	\$219,666	25%	Per capita (service population)	406,403	\$0.00	\$0.14	\$0.00	\$2,507
Legal	\$1,063,980	\$1,063,980	50%	Per capita (service population)	406,403	\$0.00	\$1.31	\$0.00	\$24,285
State agencies	\$377,106	\$377,106	0%	No assumed increase	-	\$0.00	\$0.00	\$0.00	\$0
Sub-total council agencies	\$3,110,342	\$3,110,342				\$0.00	\$1.44	\$0.00	\$26,791
Elected Officials									
Auditor	\$2,076,391	\$2,076,391	100%	Per capita (service population)	406,403	\$0.00	\$5.11	\$0.00	\$94,784
Clerk of Court	\$3,422,265	\$3,422,265	100%	Per capita (resident)	357,704	\$9.57	\$0.00	\$0.00	\$138,343
Coroner	\$1,210,948	\$1,210,948	100%	Per capita (service population)	406,403	\$0.00	\$2.98	\$0.00	\$55,278
Legislative delegation	\$191,767	\$191,767	0%	No assumed increase	-	\$0.00	\$0.00	\$0.00	\$0
Probate courts	\$2,228,513	\$2,228,513	100%	Per capita (resident)	357,704	\$6.23	\$0.00	\$0.00	\$90,086
Register mesne conveyance	\$1,857,907	\$1,857,907	100%	Per capita (resident)	357,704	\$5.19	\$0.00	\$0.00	\$75,105
Sheriff detention centers ⁷	\$32,642,620	\$32,642,620	25%	Per capita (service population)	406,403	\$0.00	\$20.08	\$0.00	\$372,521
Sheriff law enforcement	\$25,672,355	\$25,672,355	100%	Per capita (service population)	406,403	\$0.00	\$63.17	\$0.00	\$1,171,902
Sheriff school crossing guards	\$613,222	\$613,222	100%	Per capita (resident)	357,704	\$1.71	\$0.00	\$0.00	\$24,789
Solicitor	\$5,162,498	\$5,162,498	100%	Per capita (resident)	357,704	\$14.43	\$0.00	\$0.00	\$208,691
Treasurer	\$1,695,325	\$1,695,325	75%	Pro rata (property revenues)	\$106,100	\$0.00	\$0.00	\$11.98	\$48,643
Sub-total elected officials	\$76,773,811	\$76,773,811				\$37.14	\$91.34	\$11.98	\$2,280,143
Appointed Officials									
Elections and voter registration	\$1,594,868	\$1,594,868	100%	Per capita (resident)	357,704	\$4.46	\$0.00	\$0.00	\$64,472
Library ⁸	\$13,921,188	\$13,921,188	25%	Per capita (resident)	357,704	\$9.73	\$0.00	\$0.00	\$140,689
Master-in equity	\$598,317	\$598,317	100%	Per capita (resident)	357,704	\$1.67	\$0.00	\$0.00	\$24,187
Public Defender	\$0	\$0	100%	Per capita (resident)	357,704	\$0.00	\$0.00	\$0.00	\$0
Veterans affairs	\$300,586	\$300,586	100%	Per capita (resident)	357,704	\$0.84	\$0.00	\$0.00	\$12,151
Sub-total appointed officials	\$16,414,959	\$16,414,959				\$16.70	\$0.00	\$0.00	\$241,499
Administrator:									
Administrator	\$788,893	\$788,893	0%	No assumed increase	-	\$0.00	\$0.00	\$0.00	\$0
Administrator: summer youth program	\$170,000	\$170,000	0%	No assumed increase	-	\$0.00	\$0.00	\$0.00	\$0
Consolidated dispatch operations	\$6,852,294	\$6,852,294	100%	Per capita (service population)	406,403	\$0.00	\$16.86	\$0.00	\$312,796
Non departmental operating	\$144,000	\$144,000	50%	Per capita (resident)	357,704	\$0.20	\$0.00	\$0.00	\$2,911
Sub-total administrator	\$7,955,187	\$7,955,187				\$0.20	\$16.86	\$0.00	\$315,707

MuniCop, Inc.

¹Current county revenues obtained from Charleston County Approved Budget for Fiscal Year 2013. Excludes refunds, adjustments, and rebates.

²Expenditures are projected through estimated increases in residents, service population (residents and non-resident employees), or property tax revenues. Depending on the metric utilized, current expenditures are apportioned against current residents, the current service population, or current property tax revenue.

³Represents the current number of county residents, service population (residents plus non-resident employees), or \$1,000 of real property tax revenue.

⁴Represents increase in expenditure per resident, per service population (per resident and non-resident employee), or per \$1,000 of property tax revenue.

⁵Represents increase in residents, service population (residents and non-resident employees), or \$1,000 of property tax revenue to be produced by the Spring Grove development at full build out. Assumes no inflation.

⁶Represents projected increase in expenditures on account of the Spring Grove development at full build out.

⁷The assumption of a projected pro rata increase of 25% for the detention center expenditures combines an assumption that significant existing costs are likely to be fixed in nature, an understanding that significant existing costs result from the federal prisoner program that would be unaffected by the Spring Grove development, and an assumption that crimes which generate detention center expenditures are likely to be below the County average at Spring Grove, in line with national crime statistics for medium income, suburban developments; additional research and information may improve the accuracy of this projection.

⁸Based on feedback from the Charleston County Public Library (CCPL), the projected increase in County expenditures for the CCPL reflects the highly fixed nature of this expenditure item and the expectation that the CCPL's library facility plan will not be directly impacted by the development of Spring Grove.

Schedule XII-A. Recurring Annual Expenditures - County General Fund (continued)

Expenditures	2012-2013 Budget		Projected Pro Rate Increase	Basis for Projecting Expenditures ²	Current County Statistic Used for Projection ³	Per Capita Expenditures ⁴		Projected Increase in County Statistic from the Project ⁵	Total Additional Expenditures ⁶
	County Expenditures ¹	Public Works				Resident	Service Population		
Asst. County Administrator Transportation and Public Works									
Asst. Administrator Transportation and Public Works	\$17,842		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Public Works - Administration	\$527,855		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Public Works - Asset Management	\$625,442		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Public Works - Civil Engineering	\$713,999		100%	Per capita (resident)	357,704	\$0.00	\$0.00	14,460	\$28,863
Public Works - Field Operations	\$5,453,088		100%	Per capita (resident)	357,704	\$15.24	\$0.00	14,460	\$220,438
Public Works - Mosquito Control	\$1,949,908		100%	Per capita (resident)	357,704	\$5.45	\$0.00	14,460	\$78,824
Transportation Development	\$371,554		100%	Per capita (resident)	357,704	\$1.04	\$0.00	14,460	\$15,020
Sub-total deputy county administrator	\$9,659,688					\$23.73	\$0.00		\$343,145
Deputy Administrator Finance									
Deputy Administrator Finance	\$472,341		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Assessor	\$3,687,077		100%	Pro rata (property revenues)	\$106,100	\$0.00	\$0.00	\$4,059	\$141,054
Budget	\$646,272		50%	Pro rata (property revenues)	\$106,100	\$0.00	\$0.00	\$4,059	\$12,362
Finance	\$936,351		50%	Pro rata (property revenues)	\$106,100	\$0.00	\$0.00	\$4,059	\$17,911
Revenue Collections: Delinquent tax ⁷	\$1,089,440		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Sub-total assistant administrator finance	\$6,881,481					\$0.00	\$0.00		\$171,327
Deputy Administrator General Services									
Deputy Administrator General Services	\$360,733		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Building Inspections	\$1,446,639		100%	Per capita (service population)	406,403	\$0.00	\$0.00	18,552	\$66,037
Capital Projects and Facilities Management	\$12,631,504		25%	Per capita (service population)	406,403	\$0.00	\$0.00	18,552	\$144,152
Magistrates' Courts	\$4,679,837		100%	Per capita (service population)	406,403	\$0.00	\$0.00	18,552	\$213,627
Technology Services	\$9,131,494		25%	Per capita (service population)	406,403	\$0.00	\$0.00	18,552	\$104,210
Technology Services: Communications Admin.	\$137,142		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Zoning/Planning	\$1,541,045		100%	Per capita (service population)	406,403	\$0.00	\$0.00	18,552	\$70,346
Sub-total asst. administrator gen. serv.	\$29,928,394					\$0.00	\$0.00		\$598,372
Asst. Administrator County Services									
Community Services: Administrator	\$498,125		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Community Services: Brownfields	\$45,595		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Community Services: Medical Indigent Assistance	\$1,324,916		100%	Per capita (resident)	357,704	\$3.70	\$0.00	\$0.00	\$14,460
Sub-total assistant administrator finance	\$1,868,636					\$3.70	\$0.00		\$14,460
Deputy Administrator Human Services									
Deputy Administrator Human Services	\$427,201		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Emerg. Mgmt. emergency preparedness	\$361,846		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Emerg. Mgmt. volunteer rescue squad	\$52,820		100%	Per capita (service population)	406,403	\$0.00	\$0.87	18,552	\$16,106
Emergency medical services	\$10,940,095		100%	Per capita (service population)	406,403	\$0.00	\$26.92	18,552	\$499,398
Human resources	\$1,324,992		50%	Per capita (resident)	357,704	\$1.85	\$0.00	14,460	\$26,781
Procurement	\$827,128		0%	No assumed increase	-	\$0.00	\$0.00	-	\$0
Safety and Risk Management	\$1,840,957		25%	Per capita (service population)	406,403	\$0.00	\$1.13	18,552	\$21,009
Sub-total asst. administrator human serv.	\$16,075,039					\$1.85	\$28.92		\$566,294
Total	\$168,617,537					\$79.62	\$179.82		\$4,368,951

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¹Current county revenues obtained from Charleston County Approved Budget for Fiscal Year 2013. Excludes refunds, adjustments, and rebates.

²Expenditures are projected through estimated increases in residents, service population (residents and non-resident employees), or property tax revenue. Depending on the metric utilized, current expenditures are apportioned against current residents, the current service population, or current property tax revenue.

³Represents the current number of county residents, service population (residents plus non-resident employees), or \$1,000 of real property tax revenue.

⁴Represents increase in expenditure per resident, per service population (per resident and non-resident employee), or per \$1,000 of property tax revenue.

⁵Represents increase in residents, service population (residents and non-resident employees), or \$1,000 of property tax revenue to be produced by the Spring Grove development at full build out.

⁶Represents projected increase in expenditures on account of the Spring Grove development at full build out. Assumes no inflation.

⁷Projections assume all property tax revenue is collected by the due date, as such, collection revenue and collection expenditures are assumed flat.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

heddle XII-B: Projected Additional Recurring Annual Expenditures to Charleston County

iscal Year Ending	Inflation Factor ¹	Projected Increase in Population ²	Expenditures Per Resident ³	Total New Resident Expenditures	Projected New Service Population ⁴	Expenditures per Service Population ³	Total Service Population Expenditures	\$1,000 of Property Revenue ⁵	Expenditure Per \$1,000 of Revenue ³	Total Additional Property Expenditures	Total Projected Expenditures
30-Jun-14	102%	0	\$81	\$0	0	\$174	\$0	\$0	\$55	\$0	\$0
30-Jun-15	104%	0	\$83	\$0	0	\$178	\$0	\$0	\$56	\$0	\$0
30-Jun-16	106%	0	\$84	\$0	0	\$181	\$0	\$0	\$58	\$0	\$0
30-Jun-17	108%	0	\$86	\$0	46	\$185	\$8,504	\$13	\$59	\$790	\$9,294
30-Jun-18	110%	0	\$88	\$0	138	\$189	\$26,021	\$41	\$60	\$2,439	\$28,460
30-Jun-19	113%	43	\$90	\$3,890	273	\$192	\$52,581	\$77	\$61	\$4,711	\$61,182
30-Jun-20	115%	104	\$91	\$9,478	380	\$196	\$74,478	\$103	\$62	\$6,430	\$90,386
30-Jun-21	117%	166	\$93	\$15,513	488	\$200	\$97,713	\$130	\$63	\$8,242	\$121,469
30-Jun-22	120%	255	\$95	\$24,309	623	\$204	\$127,260	\$162	\$65	\$10,494	\$162,063
30-Jun-23	122%	395	\$97	\$38,362	809	\$208	\$168,487	\$205	\$66	\$13,552	\$220,402
30-Jun-24	124%	540	\$99	\$53,445	1,000	\$212	\$212,337	\$249	\$67	\$16,785	\$282,566
30-Jun-25	127%	868	\$101	\$87,611	1,328	\$217	\$287,589	\$318	\$69	\$21,857	\$397,057
30-Jun-26	129%	1,301	\$103	\$134,046	1,853	\$221	\$409,523	\$437	\$70	\$30,619	\$574,188
30-Jun-27	132%	2,097	\$105	\$220,282	2,649	\$225	\$596,967	\$563	\$72	\$40,233	\$857,482
30-Jun-28	135%	2,531	\$107	\$271,174	3,482	\$230	\$800,549	\$770	\$73	\$56,161	\$1,127,885
30-Jun-29	137%	2,964	\$109	\$324,014	3,916	\$234	\$918,285	\$861	\$74	\$64,067	\$1,306,366
30-Jun-30	140%	3,398	\$111	\$378,860	4,442	\$239	\$1,062,410	\$980	\$76	\$74,363	\$1,515,633
30-Jun-31	143%	3,832	\$114	\$435,769	5,003	\$244	\$1,220,541	\$1,116	\$77	\$86,399	\$1,742,710
30-Jun-32	146%	4,266	\$116	\$494,804	5,529	\$249	\$1,375,792	\$1,235	\$79	\$97,534	\$1,968,130
30-Jun-33	149%	4,700	\$118	\$556,025	6,072	\$254	\$1,541,290	\$1,349	\$81	\$108,633	\$2,205,949
30-Jun-34	152%	5,133	\$121	\$619,498	6,598	\$259	\$1,708,242	\$1,468	\$82	\$120,567	\$2,448,307
30-Jun-35	155%	5,929	\$123	\$729,786	7,393	\$264	\$1,952,431	\$1,594	\$84	\$133,518	\$2,815,734
30-Jun-36	158%	6,362	\$126	\$798,848	8,227	\$269	\$2,216,020	\$1,801	\$85	\$153,911	\$3,168,779
30-Jun-37	161%	6,796	\$128	\$870,381	8,753	\$275	\$2,404,799	\$1,920	\$87	\$167,392	\$3,442,572
30-Jun-38	164%	7,230	\$131	\$944,456	9,314	\$280	\$2,610,130	\$2,057	\$89	\$182,864	\$3,737,450
30-Jun-39	167%	7,664	\$133	\$1,021,146	9,748	\$286	\$2,786,334	\$2,148	\$91	\$194,796	\$4,002,276
30-Jun-40	171%	8,098	\$136	\$1,100,526	10,383	\$292	\$3,027,377	\$2,289	\$93	\$211,760	\$4,339,663
30-Jun-41	174%	8,531	\$139	\$1,182,672	10,817	\$297	\$3,216,936	\$2,380	\$94	\$224,603	\$4,624,212
30-Jun-42	178%	8,965	\$141	\$1,267,664	11,343	\$303	\$3,440,769	\$2,500	\$96	\$240,596	\$4,949,029
30-Jun-43	181%	9,761	\$144	\$1,407,721	12,230	\$309	\$3,784,121	\$2,653	\$98	\$260,475	\$5,452,317
30-Jun-44	185%	10,194	\$147	\$1,499,692	13,074	\$316	\$4,126,228	\$2,866	\$100	\$286,983	\$5,912,903
30-Jun-45	188%	10,628	\$150	\$1,594,779	13,508	\$322	\$4,348,399	\$2,957	\$102	\$302,044	\$6,245,222
30-Jun-46	192%	11,062	\$153	\$1,693,069	14,069	\$328	\$4,619,593	\$3,094	\$104	\$322,294	\$6,634,956
30-Jun-47	196%	11,496	\$156	\$1,794,653	14,503	\$335	\$4,857,272	\$3,186	\$106	\$338,515	\$6,990,440
30-Jun-48	200%	11,930	\$159	\$1,899,624	15,029	\$342	\$5,134,033	\$3,305	\$108	\$358,175	\$7,391,832
30-Jun-49	204%	12,363	\$162	\$2,008,075	15,719	\$348	\$5,477,316	\$3,457	\$111	\$382,200	\$7,867,591
30-Jun-50	208%	12,797	\$166	\$2,120,104	16,245	\$355	\$5,773,735	\$3,576	\$113	\$403,255	\$8,297,094
30-Jun-51	212%	13,592	\$169	\$2,296,900	17,040	\$363	\$6,177,527	\$3,702	\$115	\$425,800	\$8,900,227
30-Jun-52	216%	14,026	\$172	\$2,417,609	17,566	\$370	\$6,495,500	\$3,822	\$117	\$448,360	\$9,361,469
30-Jun-53	221%	14,460	\$176	\$2,542,228	18,000	\$377	\$6,789,027	\$3,913	\$120	\$468,256	\$9,799,511
30-Jun-54	225%	14,460	\$179	\$2,593,073	18,092	\$385	\$6,960,195	\$3,940	\$122	\$480,952	\$10,034,219
30-Jun-55	230%	14,460	\$183	\$2,644,934	18,092	\$392	\$7,099,398	\$3,940	\$124	\$490,529	\$10,234,861
30-Jun-56	234%	14,460	\$187	\$2,697,833	18,184	\$400	\$7,278,203	\$3,967	\$127	\$503,805	\$10,479,840
30-Jun-57	239%	14,460	\$190	\$2,751,789	18,184	\$408	\$7,423,767	\$3,968	\$130	\$513,932	\$10,689,488
30-Jun-58	244%	14,460	\$194	\$2,806,825	18,276	\$416	\$7,610,546	\$3,995	\$132	\$527,816	\$10,945,187
30-Jun-59	249%	14,460	\$198	\$2,862,962	18,276	\$425	\$7,762,757	\$3,995	\$135	\$538,304	\$11,164,022
30-Jun-60	254%	14,460	\$202	\$2,920,221	18,368	\$433	\$7,957,863	\$4,022	\$137	\$552,798	\$11,430,882
30-Jun-61	259%	14,460	\$206	\$2,978,625	18,368	\$442	\$8,117,020	\$4,021	\$140	\$563,783	\$11,659,428
30-Jun-62	264%	14,460	\$210	\$3,038,198	18,460	\$451	\$8,320,822	\$4,049	\$143	\$579,032	\$11,938,051
30-Jun-63	269%	14,460	\$214	\$3,098,962	18,552	\$460	\$8,529,528	\$4,076	\$146	\$594,544	\$12,223,034
											\$239,851,819

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¹Assumes a 2% annual inflation factor over the term of the projections.

²See Appendix B.

³See Schedule XII-A. The figures have been adjusted to reflect the inflation factor shown.

⁴See Appendix C.

⁵Represents projected, incremental, uninflated property tax revenues.

Projected Fiscal Impacts
Charleston County, South Carolina
Spring Grove

GENERAL FUND - ANNUAL PROJECTIONS

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule XIII: Projected Revenues to Charleston County

Fiscal Year Ending	Charleston County Projected Revenues			
	Non Recurring Revenues (Schedule VI)	Incremental Real Property Tax Revenue (Schedule X)	Recurring Revenues (Schedule XI-B)	Total County Projected Incremental Revenues
30-Jun-14	\$0	\$0	\$0	\$0
30-Jun-15	\$16,870	\$0	\$0	\$16,870
30-Jun-16	\$34,096	\$0	\$0	\$34,096
30-Jun-17	\$47,405	\$14,006	\$933	\$62,343
30-Jun-18	\$40,216	\$43,195	\$2,854	\$86,265
30-Jun-19	\$43,918	\$83,416	\$10,287	\$137,621
30-Jun-20	\$53,999	\$113,836	\$19,182	\$187,017
30-Jun-21	\$74,906	\$145,931	\$28,743	\$249,580
30-Jun-22	\$84,177	\$186,002	\$42,203	\$312,381
30-Jun-23	\$128,469	\$240,170	\$63,053	\$431,692
30-Jun-24	\$229,307	\$297,422	\$85,387	\$612,116
30-Jun-25	\$245,799	\$387,232	\$133,338	\$766,368
30-Jun-26	\$360,592	\$542,318	\$200,662	\$1,103,572
30-Jun-27	\$227,682	\$712,866	\$321,417	\$1,261,965
30-Jun-28	\$280,419	\$994,781	\$402,878	\$1,678,078
30-Jun-29	\$314,300	\$1,134,766	\$477,185	\$1,926,251
30-Jun-30	\$302,031	\$1,317,045	\$556,717	\$2,175,792
30-Jun-31	\$291,597	\$1,530,129	\$640,183	\$2,461,909
30-Jun-32	\$324,931	\$1,727,819	\$725,802	\$2,778,552
30-Jun-33	\$331,641	\$1,924,368	\$815,086	\$3,071,095
30-Jun-34	\$467,013	\$2,135,688	\$907,144	\$3,509,845
30-Jun-35	\$361,849	\$2,365,013	\$1,062,068	\$3,788,930
30-Jun-36	\$401,562	\$2,726,014	\$1,171,222	\$4,298,799
30-Jun-37	\$336,601	\$2,965,455	\$1,275,041	\$4,577,097
30-Jun-38	\$429,833	\$3,239,468	\$1,383,628	\$5,052,929
30-Jun-39	\$362,489	\$3,450,844	\$1,492,058	\$5,305,391
30-Jun-40	\$430,847	\$3,751,251	\$1,610,726	\$5,792,824
30-Jun-41	\$495,650	\$3,978,784	\$1,726,961	\$6,201,396
30-Jun-42	\$608,201	\$4,262,923	\$1,850,262	\$6,721,386
30-Jun-43	\$418,973	\$4,615,003	\$2,050,650	\$7,084,626
30-Jun-44	\$524,766	\$5,084,354	\$2,195,033	\$7,804,154
30-Jun-45	\$449,739	\$5,351,218	\$2,329,880	\$8,130,837
30-Jun-46	\$527,552	\$5,709,900	\$2,473,827	\$8,711,279
30-Jun-47	\$594,780	\$5,998,362	\$2,617,924	\$9,211,066
30-Jun-48	\$563,552	\$6,346,685	\$2,770,242	\$9,680,479
30-Jun-49	\$575,113	\$6,772,253	\$2,933,902	\$10,281,268
30-Jun-50	\$606,450	\$7,145,280	\$3,096,578	\$10,848,308
30-Jun-51	\$553,235	\$7,544,688	\$3,346,281	\$11,444,204
30-Jun-52	\$389,283	\$7,945,629	\$3,521,406	\$11,856,318
30-Jun-53	\$243,224	\$8,298,266	\$3,698,392	\$12,239,883
30-Jun-54	\$320,451	\$8,523,548	\$3,776,242	\$12,620,240
30-Jun-55	\$253,051	\$8,693,667	\$3,851,767	\$12,798,484
30-Jun-56	\$333,397	\$8,929,253	\$3,932,840	\$13,195,490
30-Jun-57	\$263,274	\$9,110,568	\$4,011,497	\$13,385,339
30-Jun-58	\$346,866	\$9,357,020	\$4,095,929	\$13,799,815
30-Jun-59	\$273,910	\$9,543,643	\$4,177,847	\$13,995,401
30-Jun-60	\$360,880	\$9,801,177	\$4,265,776	\$14,427,832
30-Jun-61	\$368,097	\$9,996,662	\$4,351,091	\$14,715,851
30-Jun-62	\$290,676	\$10,269,286	\$4,442,661	\$15,002,623
30-Jun-63	\$296,489	\$10,545,296	\$4,536,153	\$15,377,939
Total	\$15,880,162	\$205,852,497	\$89,480,938	\$311,213,597

MuniCap, Inc.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule XIV: Projected Net Impact to Charleston County

Fiscal Year Ending	Total Incremental Revenue (Schedule XIII)	Total Incremental Expenditures (Schedule XII-B)	Total Net Impact	Net Impact as a Percentage of Incremental Revenue
30-Jun-14	\$0	\$0	\$0	
30-Jun-15	\$16,870	\$0	\$16,870	100.0%
30-Jun-16	\$34,096	\$0	\$34,096	100.0%
30-Jun-17	\$62,343	(\$9,294)	\$53,049	85.1%
30-Jun-18	\$86,265	(\$28,460)	\$57,805	67.0%
30-Jun-19	\$137,621	(\$61,182)	\$76,439	55.5%
30-Jun-20	\$187,017	(\$90,386)	\$96,631	51.7%
30-Jun-21	\$249,580	(\$121,469)	\$128,111	51.3%
30-Jun-22	\$312,381	(\$162,063)	\$150,318	48.1%
30-Jun-23	\$431,692	(\$220,402)	\$211,290	48.9%
30-Jun-24	\$612,116	(\$282,566)	\$329,550	53.8%
30-Jun-25	\$766,368	(\$397,057)	\$369,311	48.2%
30-Jun-26	\$1,103,572	(\$574,188)	\$529,385	48.0%
30-Jun-27	\$1,261,965	(\$857,482)	\$404,483	32.1%
30-Jun-28	\$1,678,078	(\$1,127,885)	\$550,193	32.8%
30-Jun-29	\$1,926,251	(\$1,306,366)	\$619,885	32.2%
30-Jun-30	\$2,175,792	(\$1,515,633)	\$660,160	30.3%
30-Jun-31	\$2,461,909	(\$1,742,710)	\$719,200	29.2%
30-Jun-32	\$2,778,552	(\$1,968,130)	\$810,421	29.2%
30-Jun-33	\$3,071,095	(\$2,205,949)	\$865,146	28.2%
30-Jun-34	\$3,509,845	(\$2,448,307)	\$1,061,538	30.2%
30-Jun-35	\$3,788,930	(\$2,815,734)	\$973,196	25.7%
30-Jun-36	\$4,298,799	(\$3,168,779)	\$1,130,020	26.3%
30-Jun-37	\$4,577,097	(\$3,442,572)	\$1,134,525	24.8%
30-Jun-38	\$5,052,929	(\$3,737,450)	\$1,315,479	26.0%
30-Jun-39	\$5,305,391	(\$4,002,276)	\$1,303,115	24.6%
30-Jun-40	\$5,792,824	(\$4,339,663)	\$1,453,162	25.1%
30-Jun-41	\$6,201,396	(\$4,624,212)	\$1,577,184	25.4%
30-Jun-42	\$6,721,386	(\$4,949,029)	\$1,772,357	26.4%
30-Jun-43	\$7,084,626	(\$5,452,317)	\$1,632,310	23.0%
30-Jun-44	\$7,804,154	(\$5,912,903)	\$1,891,251	24.2%
30-Jun-45	\$8,130,837	(\$6,245,222)	\$1,885,616	23.2%
30-Jun-46	\$8,711,279	(\$6,634,956)	\$2,076,323	23.8%
30-Jun-47	\$9,211,066	(\$6,990,440)	\$2,220,626	24.1%
30-Jun-48	\$9,680,479	(\$7,391,832)	\$2,288,647	23.6%
30-Jun-49	\$10,281,268	(\$7,867,591)	\$2,413,677	23.5%
30-Jun-50	\$10,848,308	(\$8,297,094)	\$2,551,214	23.5%
30-Jun-51	\$11,444,204	(\$8,900,227)	\$2,543,978	22.2%
30-Jun-52	\$11,856,318	(\$9,361,469)	\$2,494,849	21.0%
30-Jun-53	\$12,239,883	(\$9,799,511)	\$2,440,371	19.9%
30-Jun-54	\$12,620,240	(\$10,034,219)	\$2,586,021	20.5%
30-Jun-55	\$12,798,484	(\$10,234,861)	\$2,563,623	20.0%
30-Jun-56	\$13,195,490	(\$10,479,840)	\$2,715,650	20.6%
30-Jun-57	\$13,385,339	(\$10,689,488)	\$2,695,851	20.1%
30-Jun-58	\$13,799,815	(\$10,945,187)	\$2,854,628	20.7%
30-Jun-59	\$13,995,401	(\$11,164,022)	\$2,831,379	20.2%
30-Jun-60	\$14,427,832	(\$11,430,882)	\$2,996,950	20.8%
30-Jun-61	\$14,715,851	(\$11,659,428)	\$3,056,423	20.8%
30-Jun-62	\$15,002,623	(\$11,938,051)	\$3,064,571	20.4%
30-Jun-63	\$15,377,939	(\$12,223,034)	\$3,154,905	20.5%
Total	\$311,213,597	(\$239,851,819)	\$71,361,777	22.9%

MuniCap, Inc.

Appendices to Fiscal Impact Analysis
Charleston County, South Carolina
Spring Grove

Spring Grove

Charleston County, South Carolina

Appendix A: Allocation Factors

Charleston County permanent population ¹	357,704
Jobs located in Charleston County ²	162,330
Percent of jobs located in Charleston County jobs filled by non residents employees ³	30.0%
Projected non-resident employees	48,699
Service population rate	
Non resident employee to population ⁴	1.00
Non resident employee population equivalent ⁵	48,699
Total service population (permanent population plus non resident employee population equivalent)	406,403
Proposed new households ⁶	6,000
Persons per household ⁷	2.41
Expected population increase	14,460
Expected employee increase ⁸	
Projected new employees	13,639
Projected non resident employees ⁹	4,092
Projected non resident employee population equivalent ¹⁰	4,092
Total service population increase (population plus non resident employee population equivalent) ¹¹	18,552
Current real property tax revenues to Charleston County ¹²	\$106,100,000
Projected increase in real property tax revenues to Charleston County ¹³	\$4,059,002

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¹Estimate from US Census Bureau for 2011

²Source: Fiscal Year 2011 Charleston County Comprehensive Annual Financial Report; employment in 2011.

³Based on the 2000 US Census Transportation Planning Package, as reported by the BCD Council of Governments.

⁴Service population rate of 1.00 for non resident employees assumes a full-time employee requires County services at the same rate as a full-time resident.

⁵Non resident employee population equivalent equals the number of projected non resident employees times its service population rate (1.00).

⁶Based on full build out as shown on Schedule II-A.

⁷Source: 2010 U.S. Census Bureau: State and County QuickFacts.

⁸See Appendix C.

⁹The projected permanent non-resident employee population equivalent represents the non-resident employees by applying the percent of jobs in Charleston County filled by non-residents (30%) to the projected new employees.

¹⁰The projected permanent employee population equivalent represents the employee increase after the employee service population rate of 1.00 has been applied.

¹¹The total permanent service population increase represents the projected permanent non-resident employee population equivalent plus the expected population increase.

¹²Source: current general fund real property tax revenue from *Charleston County Approved Budget for Fiscal Year 2013*.

¹³Gross real property tax revenues are projected here at full build out and assume no inflation.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Appendix B: Projected Residents

Development Year	Fiscal Year	Projected Cumulative Residential Units					Total Units	Residents Per Unit ²	Total Projected Residents
		Single Family Attached	Single Family Detached	Custom Single Family	Multi-family for Rent	Multi-family for Sale			
31-Dec-13	30-Jun-15	0	0	0	0	0	2.41	0	
31-Dec-14	30-Jun-16	0	0	0	0	0	2.41	0	
31-Dec-15	30-Jun-17	0	0	0	0	0	2.41	0	
31-Dec-16	30-Jun-18	0	0	0	0	0	2.41	0	
31-Dec-17	30-Jun-19	3	10	3	0	2	2.41	43	
31-Dec-18	30-Jun-20	7	24	7	0	5	2.41	104	
31-Dec-19	30-Jun-21	11	39	11	0	8	2.41	166	
31-Dec-20	30-Jun-22	17	60	17	0	12	2.41	255	
31-Dec-21	30-Jun-23	27	92	27	0	18	2.41	395	
31-Dec-22	30-Jun-24	37	125	37	0	25	2.41	540	
31-Dec-23	30-Jun-25	60	200	60	0	40	2.41	868	
31-Dec-24	30-Jun-26	90	300	90	0	60	2.41	1,301	
31-Dec-25	30-Jun-27	120	400	120	150	80	2.41	2,097	
31-Dec-26	30-Jun-28	150	500	150	150	100	2.41	2,531	
31-Dec-27	30-Jun-29	180	600	180	150	120	2.41	2,964	
31-Dec-28	30-Jun-30	210	700	210	150	140	2.41	3,398	
31-Dec-29	30-Jun-31	240	800	240	150	160	2.41	3,832	
31-Dec-30	30-Jun-32	270	900	270	150	180	2.41	4,266	
31-Dec-31	30-Jun-33	300	1,000	300	150	200	2.41	4,700	
31-Dec-32	30-Jun-34	330	1,100	330	150	220	2.41	5,133	
31-Dec-33	30-Jun-35	360	1,200	360	300	240	2.41	5,929	
31-Dec-34	30-Jun-36	390	1,300	390	300	260	2.41	6,362	
31-Dec-35	30-Jun-37	420	1,400	420	300	280	2.41	6,796	
31-Dec-36	30-Jun-38	450	1,500	450	300	300	2.41	7,230	
31-Dec-37	30-Jun-39	480	1,600	480	300	320	2.41	7,664	
31-Dec-38	30-Jun-40	510	1,700	510	300	340	2.41	8,098	
31-Dec-39	30-Jun-41	540	1,800	540	300	360	2.41	8,531	
31-Dec-40	30-Jun-42	570	1,900	570	300	380	2.41	8,965	
31-Dec-41	30-Jun-43	600	2,000	600	450	400	2.41	9,761	
31-Dec-42	30-Jun-44	630	2,100	630	450	420	2.41	10,194	
31-Dec-43	30-Jun-45	660	2,200	660	450	440	2.41	10,628	
31-Dec-44	30-Jun-46	690	2,300	690	450	460	2.41	11,062	
31-Dec-45	30-Jun-47	720	2,400	720	450	480	2.41	11,496	
31-Dec-46	30-Jun-48	750	2,500	750	450	500	2.41	11,930	
31-Dec-47	30-Jun-49	780	2,600	780	450	520	2.41	12,363	
31-Dec-48	30-Jun-50	810	2,700	810	450	540	2.41	12,797	
31-Dec-49	30-Jun-51	840	2,800	840	600	560	2.41	13,592	
31-Dec-50	30-Jun-52	870	2,900	870	600	580	2.41	14,026	
31-Dec-51	30-Jun-53	900	3,000	900	600	600	2.41	14,460	
31-Dec-52	30-Jun-54	900	3,000	900	600	600	2.41	14,460	
31-Dec-53	30-Jun-55	900	3,000	900	600	600	2.41	14,460	
31-Dec-54	30-Jun-56	900	3,000	900	600	600	2.41	14,460	
31-Dec-55	30-Jun-57	900	3,000	900	600	600	2.41	14,460	
31-Dec-56	30-Jun-58	900	3,000	900	600	600	2.41	14,460	
31-Dec-57	30-Jun-59	900	3,000	900	600	600	2.41	14,460	
31-Dec-58	30-Jun-60	900	3,000	900	600	600	2.41	14,460	
31-Dec-59	30-Jun-61	900	3,000	900	600	600	2.41	14,460	
31-Dec-60	30-Jun-62	900	3,000	900	600	600	2.41	14,460	
31-Dec-61	30-Jun-63	900	3,000	900	600	600	2.41	14,460	

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¹Based on absorption shown on Schedule II-A. Assumes on average that all residential units will have residents six months after the development year ending date.

²See Appendix A.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Appendix C: Projected Employees

Development Year Ending	Fiscal Year Ending	Projected Employee Increase												
		Employees			Total			Employees			Total		Projected Indirect Employees ⁵	Total Projected Employees
		Retail SF ¹	Per 1,000 SF ²	Retail Employees	Office SF ¹	Per 1,000 SF ³	Office Employees	Industrial SF ¹	Per 1,000 SF ⁴	Industrial Employees				
31-Dec-13	30-Jun-15	0	1.70	0	0	3.36	0	0	1.43	0	0	0	0	0
31-Dec-14	30-Jun-16	0	1.70	0	0	3.36	0	0	1.43	0	0	0	0	0
31-Dec-15	30-Jun-17	0	1.70	0	0	3.36	0	50,000	1.43	72	82	82	153	
31-Dec-16	30-Jun-18	0	1.70	0	0	3.36	0	150,000	1.43	215	245	245	460	
31-Dec-17	30-Jun-19	0	1.70	0	0	3.36	0	250,000	1.43	358	409	409	767	
31-Dec-18	30-Jun-20	0	1.70	0	0	3.36	0	300,000	1.43	429	491	491	920	
31-Dec-19	30-Jun-21	0	1.70	0	0	3.36	0	350,000	1.43	501	573	573	1,073	
31-Dec-20	30-Jun-22	0	1.70	0	0	3.36	0	400,000	1.43	572	654	654	1,226	
31-Dec-21	30-Jun-23	0	1.70	0	0	3.36	0	450,000	1.43	644	736	736	1,380	
31-Dec-22	30-Jun-24	0	1.70	0	0	3.36	0	500,000	1.43	715	818	818	1,533	
31-Dec-23	30-Jun-25	0	1.70	0	0	3.36	0	500,000	1.43	715	818	818	1,533	
31-Dec-24	30-Jun-26	0	1.70	0	0	3.36	0	600,000	1.43	858	982	982	1,840	
31-Dec-25	30-Jun-27	0	1.70	0	0	3.36	0	600,000	1.43	858	982	982	1,840	
31-Dec-26	30-Jun-28	125,000	1.70	213	100,000	3.36	336	700,000	1.43	1,001	1,623	1,623	3,172	
31-Dec-27	30-Jun-29	125,000	1.70	213	100,000	3.36	336	700,000	1.43	1,001	1,623	1,623	3,172	
31-Dec-28	30-Jun-30	125,000	1.70	213	100,000	3.36	336	800,000	1.43	1,144	1,786	1,786	3,479	
31-Dec-29	30-Jun-31	175,000	1.70	298	100,000	3.36	336	900,000	1.43	1,287	1,983	1,983	3,903	
31-Dec-30	30-Jun-32	175,000	1.70	298	100,000	3.36	336	1,000,000	1.43	1,430	2,146	2,146	4,210	
31-Dec-31	30-Jun-33	175,000	1.70	298	150,000	3.36	504	1,000,000	1.43	1,430	2,344	2,344	4,576	
31-Dec-32	30-Jun-34	175,000	1.70	298	150,000	3.36	504	1,100,000	1.43	1,573	2,508	2,508	4,882	
31-Dec-33	30-Jun-35	175,000	1.70	298	150,000	3.36	504	1,100,000	1.43	1,573	2,508	2,508	4,882	
31-Dec-34	30-Jun-36	300,000	1.70	510	250,000	3.36	840	1,200,000	1.43	1,716	3,149	3,149	6,215	
31-Dec-35	30-Jun-37	300,000	1.70	510	250,000	3.36	840	1,300,000	1.43	1,859	3,313	3,313	6,522	
31-Dec-36	30-Jun-38	350,000	1.70	595	250,000	3.36	840	1,400,000	1.43	2,002	3,509	3,509	6,946	
31-Dec-37	30-Jun-39	350,000	1.70	595	250,000	3.36	840	1,400,000	1.43	2,002	3,509	3,509	6,946	
31-Dec-38	30-Jun-40	350,000	1.70	595	300,000	3.36	1,008	1,500,000	1.43	2,145	3,870	3,870	7,618	
31-Dec-39	30-Jun-41	350,000	1.70	595	300,000	3.36	1,008	1,500,000	1.43	2,145	3,870	3,870	7,618	
31-Dec-40	30-Jun-42	350,000	1.70	595	300,000	3.36	1,008	1,600,000	1.43	2,288	4,034	4,034	7,925	
31-Dec-41	30-Jun-43	350,000	1.70	595	300,000	3.36	1,008	1,700,000	1.43	2,431	4,198	4,198	8,232	
31-Dec-42	30-Jun-44	490,000	1.70	833	400,000	3.36	1,344	1,800,000	1.43	2,574	4,849	4,849	9,600	
31-Dec-43	30-Jun-45	490,000	1.70	833	400,000	3.36	1,344	1,800,000	1.43	2,574	4,849	4,849	9,600	
31-Dec-44	30-Jun-46	540,000	1.70	918	400,000	3.36	1,344	1,900,000	1.43	2,717	5,045	5,045	10,024	
31-Dec-45	30-Jun-47	540,000	1.70	918	400,000	3.36	1,344	1,900,000	1.43	2,717	5,045	5,045	10,024	
31-Dec-46	30-Jun-48	540,000	1.70	918	400,000	3.36	1,344	2,000,000	1.43	2,860	5,208	5,208	10,330	
31-Dec-47	30-Jun-49	540,000	1.70	918	475,000	3.36	1,596	2,100,000	1.43	3,003	5,669	5,669	11,186	
31-Dec-48	30-Jun-50	540,000	1.70	918	475,000	3.36	1,596	2,200,000	1.43	3,146	5,833	5,833	11,493	
31-Dec-49	30-Jun-51	540,000	1.70	918	475,000	3.36	1,596	2,200,000	1.43	3,146	5,833	5,833	11,493	
31-Dec-50	30-Jun-52	540,000	1.70	918	475,000	3.36	1,596	2,300,000	1.43	3,289	5,996	5,996	11,799	
31-Dec-51	30-Jun-53	540,000	1.70	918	475,000	3.36	1,596	2,300,000	1.43	3,289	5,996	5,996	11,799	
31-Dec-52	30-Jun-54	540,000	1.70	918	475,000	3.36	1,596	2,400,000	1.43	3,432	6,160	6,160	12,106	
31-Dec-53	30-Jun-55	540,000	1.70	918	475,000	3.36	1,596	2,400,000	1.43	3,432	6,160	6,160	12,106	
31-Dec-54	30-Jun-56	540,000	1.70	918	475,000	3.36	1,596	2,500,000	1.43	3,575	6,323	6,323	12,412	
31-Dec-55	30-Jun-57	540,000	1.70	918	475,000	3.36	1,596	2,500,000	1.43	3,575	6,323	6,323	12,412	
31-Dec-56	30-Jun-58	540,000	1.70	918	475,000	3.36	1,596	2,600,000	1.43	3,718	6,487	6,487	12,719	
31-Dec-57	30-Jun-59	540,000	1.70	918	475,000	3.36	1,596	2,600,000	1.43	3,718	6,487	6,487	12,719	
31-Dec-58	30-Jun-60	540,000	1.70	918	475,000	3.36	1,596	2,700,000	1.43	3,861	6,651	6,651	13,026	
31-Dec-59	30-Jun-61	540,000	1.70	918	475,000	3.36	1,596	2,700,000	1.43	3,861	6,651	6,651	13,026	
31-Dec-60	30-Jun-62	540,000	1.70	918	475,000	3.36	1,596	2,800,000	1.43	4,004	6,814	6,814	13,332	
31-Dec-61	30-Jun-63	540,000	1.70	918	475,000	3.36	1,596	2,900,000	1.43	4,147	6,978	6,978	13,639	

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¹Based on absorption shown on Schedule II-B. Assumes projected employees will be employed six months after the development year ending date.

²Assumes 1.70 jobs per 1,000 square footage of retail development as projected by IMPLAN software by MIG, Inc.

³Assumes 3.36 jobs per 1,000 square footage of office development as projected by IMPLAN software by MIG, Inc.

⁴Assumes 1.43 jobs per 1,000 square footage of industrial development as projected by IMPLAN software by MIG, Inc.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Appendix D: Projected Service Population

Development Year Ending	Fiscal Year Ending	Total Projected Service Population						
		Total Projected	Non-resident	Total Projected	Service	Total Projected	Total	Total
		Employees ¹	Employees ²	Non-Resident	Population Rate	Non-Resident	Projected	Projected
				Employee ²	for Non-Resident	Employee	Residents ³	Service
				Employees	Employee ²	Population Equiv.		Population ⁴
31-Dec-13	30-Jun-15	0	30.0%	0	1.00	0	0	0
31-Dec-14	30-Jun-16	0	30.0%	0	1.00	0	0	0
31-Dec-15	30-Jun-17	153	30.0%	46	1.00	46	0	46
31-Dec-16	30-Jun-18	460	30.0%	138	1.00	138	0	138
31-Dec-17	30-Jun-19	767	30.0%	230	1.00	230	43	273
31-Dec-18	30-Jun-20	920	30.0%	276	1.00	276	104	380
31-Dec-19	30-Jun-21	1,073	30.0%	322	1.00	322	166	488
31-Dec-20	30-Jun-22	1,226	30.0%	368	1.00	368	255	623
31-Dec-21	30-Jun-23	1,380	30.0%	414	1.00	414	395	809
31-Dec-22	30-Jun-24	1,533	30.0%	460	1.00	460	540	1,000
31-Dec-23	30-Jun-25	1,533	30.0%	460	1.00	460	868	1,328
31-Dec-24	30-Jun-26	1,840	30.0%	552	1.00	552	1,301	1,853
31-Dec-25	30-Jun-27	1,840	30.0%	552	1.00	552	2,097	2,649
31-Dec-26	30-Jun-28	3,172	30.0%	952	1.00	952	2,531	3,482
31-Dec-27	30-Jun-29	3,172	30.0%	952	1.00	952	2,964	3,916
31-Dec-28	30-Jun-30	3,479	30.0%	1,044	1.00	1,044	3,398	4,442
31-Dec-29	30-Jun-31	3,903	30.0%	1,171	1.00	1,171	3,832	5,003
31-Dec-30	30-Jun-32	4,210	30.0%	1,263	1.00	1,263	4,266	5,529
31-Dec-31	30-Jun-33	4,576	30.0%	1,373	1.00	1,373	4,700	6,072
31-Dec-32	30-Jun-34	4,882	30.0%	1,465	1.00	1,465	5,133	6,598
31-Dec-33	30-Jun-35	4,882	30.0%	1,465	1.00	1,465	5,929	7,393
31-Dec-34	30-Jun-36	6,215	30.0%	1,864	1.00	1,864	6,362	8,227
31-Dec-35	30-Jun-37	6,522	30.0%	1,956	1.00	1,956	6,796	8,753
31-Dec-36	30-Jun-38	6,946	30.0%	2,084	1.00	2,084	7,230	9,314
31-Dec-37	30-Jun-39	6,946	30.0%	2,084	1.00	2,084	7,664	9,748
31-Dec-38	30-Jun-40	7,618	30.0%	2,286	1.00	2,286	8,098	10,383
31-Dec-39	30-Jun-41	7,618	30.0%	2,286	1.00	2,286	8,531	10,817
31-Dec-40	30-Jun-42	7,925	30.0%	2,378	1.00	2,378	8,965	11,343
31-Dec-41	30-Jun-43	8,232	30.0%	2,469	1.00	2,469	9,761	12,230
31-Dec-42	30-Jun-44	9,600	30.0%	2,880	1.00	2,880	10,194	13,074
31-Dec-43	30-Jun-45	9,600	30.0%	2,880	1.00	2,880	10,628	13,508
31-Dec-44	30-Jun-46	10,024	30.0%	3,007	1.00	3,007	11,062	14,069
31-Dec-45	30-Jun-47	10,024	30.0%	3,007	1.00	3,007	11,496	14,503
31-Dec-46	30-Jun-48	10,330	30.0%	3,099	1.00	3,099	11,930	15,029
31-Dec-47	30-Jun-49	11,186	30.0%	3,356	1.00	3,356	12,363	15,719
31-Dec-48	30-Jun-50	11,493	30.0%	3,448	1.00	3,448	12,797	16,245
31-Dec-49	30-Jun-51	11,493	30.0%	3,448	1.00	3,448	13,592	17,040
31-Dec-50	30-Jun-52	11,799	30.0%	3,540	1.00	3,540	14,026	17,566
31-Dec-51	30-Jun-53	11,799	30.0%	3,540	1.00	3,540	14,460	18,000
31-Dec-52	30-Jun-54	12,106	30.0%	3,632	1.00	3,632	14,460	18,092
31-Dec-53	30-Jun-55	12,106	30.0%	3,632	1.00	3,632	14,460	18,092
31-Dec-54	30-Jun-56	12,412	30.0%	3,724	1.00	3,724	14,460	18,184
31-Dec-55	30-Jun-57	12,412	30.0%	3,724	1.00	3,724	14,460	18,184
31-Dec-56	30-Jun-58	12,719	30.0%	3,816	1.00	3,816	14,460	18,276
31-Dec-57	30-Jun-59	12,719	30.0%	3,816	1.00	3,816	14,460	18,276
31-Dec-58	30-Jun-60	13,026	30.0%	3,908	1.00	3,908	14,460	18,368
31-Dec-59	30-Jun-61	13,026	30.0%	3,908	1.00	3,908	14,460	18,368
31-Dec-60	30-Jun-62	13,332	30.0%	4,000	1.00	4,000	14,460	18,460
31-Dec-61	30-Jun-63	13,639	30.0%	4,092	1.00	4,092	14,460	18,552

MimiCap, Inc.

¹See Appendix C.

²See Appendix A.

³See Appendix B.

⁴The total permanent service population represents the projected permanent non-resident employee population equivalent plus the expected population increase.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
 Charleston County, South Carolina

Appendix E: Comparable Properties

Development Type	Map Number	Address	City	Year Built	2012		2012		Property SF / Number of Units	Taxable Value Per SF / Unit
					Land Taxable Value	Improvements Taxable Value	Total Taxable Value	Taxable Value		
<i>Multi-family for rent</i>										
Woodfield South Point	3070000008	1000 Bonieta Harrold	Charleston	2009	\$3,384,000	\$15,865,999	\$19,249,999	240	\$80,208	
Colonial Grand, Ladson Rd ¹	3950000016	3795 Ladson Road	Charleston	2007			\$30,850,000	314	\$98,248	
Belle Hall Trammell Crow	5400000096	1600 Belle Pointe	Mt. Pleasant	2004	\$3,360,000	\$21,640,000	\$25,000,000	240	\$104,167	
Average per Unit										
<i>Office</i>										
EF Medical	3090000050	2060 Charlie Hall Blvd	Charleston	2002	\$51,000	\$827,000	\$878,000	4,219	\$208	
Charleston Gastroenterology	3090000041	1962 Charlie Hall Blvd	Charleston	2003	\$1,407,999	\$4,590,000	\$5,997,999	24,689	\$243	
Gambro Center	3090000034	2080 Charlie Hall Blvd	Charleston	1999	\$1,135,000	\$1,803,000	\$2,938,000	12,092	\$243	
West Ashley Medical Center	3090000007	2270 Ashley Crossing	Charleston	1996	\$3,136,000	\$3,528,000	\$6,664,000	48,578	\$137	
Tobias Medical Building	3510200097	1481 Tobias Gadson	Charleston	2009	\$544,000	\$1,561,000	\$2,105,000	17,728	\$119	
Community First Bank	3510900009	884 Orleans	Charleston	2003	\$2,000,000	-\$1,703,000	\$3,703,000	19,608	\$189	
Harrell Square	3511300032	2000 Sam Rittenberg	Charleston	2004	\$3,513,000	\$3,742,997	\$7,255,997	51,636	\$141	
Average per SF										
<i>Retail</i>										
Strip center, US 17 S at Bees Ferry	2860000009	Highway 17 S	Charleston	2004	\$453,000	\$1,211,000	\$1,664,000	15,154	\$110	
Harris Teeter shopping center, Rivertowne	5400000103	2035 Highway 41	Charleston	2010	\$2,996,000	\$4,734,000	\$7,730,000	61,440	\$126	
Harris Teeter shopping center, 6 Mile Road	5800000108	Highway 17 N	Charleston	2010	\$3,027,000	\$5,728,000	\$8,755,000	65,652	\$133	
Publix shopping center, US 17 S at Main Road	2860000032	Highway 17 S	Charleston	2007	\$3,343,000	\$7,907,000	\$11,250,000	55,720	\$202	
Average per SF										
MiniCap, Inc. ¹ Assumes 2011 sales price of the apartment complex will be reflected in the taxable value, in accordance with state standards.										

Appendix B

St. Paul's Fire District
Charleston County, South Carolina
Spring Grove

*Spring Grove
Charleston County, South Carolina
St. Paul's Fire District*

Assumed Expansion Plan for the St. Paul's Fire District to Service Spring Grove

For the purpose of projecting Spring Grove's fiscal impact on the St. Paul Fire District (SPFD), MWV, on behalf of S. Grove LLC, provided MuniCap with the following representation of an expansion plan and related assumptions based on input provided by SPFD's Chief Matthews during a series of meetings in 2011 and 2012. The expansion plan's projected financial impact is presented on the following three pages.

Representation of a Potential Expansion Plan

SPFD will utilize existing SPFD fire stations, five of which are located within 10 miles of Spring Grove, through 2021, at which point Spring Grove is projected to have 164 residential units and 450,000 square feet of commercial space.

SPFD will build a new fire station within Spring Grove during 2021.

Land for the new fire station will be donated by S. Grove, LLC;

Building cost for the new fire station of \$200,000 in current dollars, inflated at 2% per annum; S. Grove, LLC donation funds the building (commitment up to \$2

SPFD bond issuance in 2021 to fund a fire truck and related equipment for the new fire station; current cost of \$225,000, inflated at 2% per year.

Assume a 15 year bond term and a 5% interest rate.

SPFD will acquire a second fire truck and related equipment in 2027 through a second bond issuance; current cost of \$225,000, inflated at 2% per year.

Assume a 15 year bond term and a 5% interest rate.

SPFD will staff the new fire station with four full time equivalents during the first five years of operations.

SPFD will gradually increase the number of full time equivalents at the new fire station from 4 up to 32 full time equivalents.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina
St. Paul's Fire District*

Schedule 1: Projected Incremental Real Property Taxes from St. Paul Fire District Millages

Assessed As Of	Final Tax Due	Fiscal Year Ending	Incremental Assessed Value ¹	Operating Millage			Incremental Real Property Taxes from St.PFD Oper. Millage	Debt Service Millage			Incremental Real Property Taxes from St.PFD Debt Serv. Millage	Combined Total Real Property Taxes from St. Paul Fire District Millages
				Operating Millage Rate (48.2 Per \$1,000) ²	Mill Rate Inflation Factor ³	Effective Mill Rate		Debt Service Millage Rate (3.8 Per \$1,000) ⁴	Mill Rate Inflation Factor ³	Effective Mill Rate		
1-Jan-13	15-Jan-14	30-Jun-14	\$0	\$0.0482	100%	\$0.0482	\$0	\$0.0038	100%	\$0.0038	\$0	\$0
1-Jan-14	15-Jan-15	30-Jun-15	\$0	\$0.0482	100%	\$0.0482	\$0	\$0.0038	100%	\$0.0038	\$0	\$0
1-Jan-15	15-Jan-16	30-Jun-16	\$0	\$0.0482	100%	\$0.0482	\$0	\$0.0038	100%	\$0.0038	\$0	\$0
1-Jan-16	15-Jan-17	30-Jun-17	\$351,015	\$0.0482	100%	\$0.0482	\$16,919	\$0.0038	100%	\$0.0038	\$1,334	\$18,253
1-Jan-17	15-Jan-18	30-Jun-18	\$1,061,349	\$0.0482	100%	\$0.0482	\$51,157	\$0.0038	100%	\$0.0038	\$4,033	\$55,190
1-Jan-18	15-Jan-19	30-Jun-19	\$2,009,440	\$0.0482	100%	\$0.0482	\$96,855	\$0.0038	100%	\$0.0038	\$7,636	\$104,491
1-Jan-19	15-Jan-20	30-Jun-20	\$2,688,467	\$0.0482	100%	\$0.0482	\$129,584	\$0.0038	100%	\$0.0038	\$10,216	\$139,800
1-Jan-20	15-Jan-21	30-Jun-21	\$3,378,880	\$0.0482	100%	\$0.0482	\$162,862	\$0.0038	100%	\$0.0038	\$12,840	\$175,702
1-Jan-21	15-Jan-22	30-Jun-22	\$4,661,694	\$0.0482	100%	\$0.0482	\$224,694	\$0.0038	100%	\$0.0038	\$17,714	\$242,408
1-Jan-22	15-Jan-23	30-Jun-23	\$5,901,268	\$0.0482	100%	\$0.0482	\$284,441	\$0.0038	100%	\$0.0038	\$22,425	\$306,866
1-Jan-23	15-Jan-24	30-Jun-24	\$7,164,735	\$0.0482	100%	\$0.0482	\$345,340	\$0.0038	100%	\$0.0038	\$27,226	\$372,566
1-Jan-24	15-Jan-25	30-Jun-25	\$9,145,287	\$0.0482	100%	\$0.0482	\$440,803	\$0.0038	100%	\$0.0038	\$34,752	\$475,555
1-Jan-25	15-Jan-26	30-Jun-26	\$12,556,842	\$0.0482	100%	\$0.0482	\$605,240	\$0.0038	100%	\$0.0038	\$47,716	\$652,956
1-Jan-26	15-Jan-27	30-Jun-27	\$17,866,322	\$0.0482	100%	\$0.0482	\$861,157	\$0.0038	100%	\$0.0038	\$67,892	\$929,049
1-Jan-27	15-Jan-28	30-Jun-28	\$24,442,997	\$0.0482	100%	\$0.0482	\$1,178,152	\$0.0038	100%	\$0.0038	\$92,883	\$1,271,036
1-Jan-28	15-Jan-29	30-Jun-29	\$27,335,883	\$0.0482	100%	\$0.0482	\$1,317,590	\$0.0038	100%	\$0.0038	\$103,876	\$1,421,466
1-Jan-29	15-Jan-30	30-Jun-30	\$31,104,785	\$0.0482	100%	\$0.0482	\$1,499,251	\$0.0038	100%	\$0.0038	\$118,198	\$1,617,449
1-Jan-30	15-Jan-31	30-Jun-31	\$35,428,644	\$0.0482	100%	\$0.0482	\$1,707,661	\$0.0038	100%	\$0.0038	\$134,629	\$1,842,289
1-Jan-31	15-Jan-32	30-Jun-32	\$43,303,731	\$0.0482	100%	\$0.0482	\$2,087,240	\$0.0038	100%	\$0.0038	\$164,554	\$2,251,794
1-Jan-32	15-Jan-33	30-Jun-33	\$47,284,088	\$0.0482	100%	\$0.0482	\$2,279,093	\$0.0038	100%	\$0.0038	\$179,680	\$2,458,773
1-Jan-33	15-Jan-34	30-Jun-34	\$51,447,529	\$0.0482	100%	\$0.0482	\$2,479,771	\$0.0038	100%	\$0.0038	\$195,501	\$2,675,272
1-Jan-34	15-Jan-35	30-Jun-35	\$55,854,746	\$0.0482	100%	\$0.0482	\$2,692,199	\$0.0038	100%	\$0.0038	\$212,248	\$2,904,447
1-Jan-35	15-Jan-36	30-Jun-36	\$63,118,196	\$0.0482	100%	\$0.0482	\$3,042,297	\$0.0038	100%	\$0.0038	\$239,849	\$3,282,146
1-Jan-36	15-Jan-37	30-Jun-37	\$74,322,184	\$0.0482	100%	\$0.0482	\$3,582,329	\$0.0038	100%	\$0.0038	\$282,424	\$3,864,754
1-Jan-37	15-Jan-38	30-Jun-38	\$79,597,719	\$0.0482	100%	\$0.0482	\$3,836,610	\$0.0038	100%	\$0.0038	\$302,471	\$4,139,081
1-Jan-38	15-Jan-39	30-Jun-39	\$83,128,906	\$0.0482	100%	\$0.0482	\$4,006,813	\$0.0038	100%	\$0.0038	\$315,890	\$4,322,703
1-Jan-39	15-Jan-40	30-Jun-40	\$88,593,668	\$0.0482	100%	\$0.0482	\$4,270,215	\$0.0038	100%	\$0.0038	\$336,656	\$4,606,871
1-Jan-40	15-Jan-41	30-Jun-41	\$92,124,855	\$0.0482	100%	\$0.0482	\$4,440,418	\$0.0038	100%	\$0.0038	\$350,074	\$4,790,492
1-Jan-41	15-Jan-42	30-Jun-42	\$106,840,168	\$0.0482	100%	\$0.0482	\$5,149,696	\$0.0038	100%	\$0.0038	\$405,993	\$5,555,689
1-Jan-42	15-Jan-43	30-Jun-43	\$113,396,317	\$0.0482	100%	\$0.0482	\$5,465,703	\$0.0038	100%	\$0.0038	\$430,906	\$5,896,609
1-Jan-43	15-Jan-44	30-Jun-44	\$122,479,267	\$0.0482	100%	\$0.0482	\$5,903,501	\$0.0038	100%	\$0.0038	\$465,421	\$6,368,922
1-Jan-44	15-Jan-45	30-Jun-45	\$126,380,252	\$0.0482	100%	\$0.0482	\$6,091,528	\$0.0038	100%	\$0.0038	\$480,245	\$6,571,773
1-Jan-45	15-Jan-46	30-Jun-46	\$132,207,138	\$0.0482	100%	\$0.0482	\$6,372,324	\$0.0038	100%	\$0.0038	\$502,387	\$6,874,771
1-Jan-46	15-Jan-47	30-Jun-47	\$150,334,879	\$0.0482	100%	\$0.0482	\$7,246,141	\$0.0038	100%	\$0.0038	\$571,273	\$7,817,414
1-Jan-47	15-Jan-48	30-Jun-48	\$155,945,864	\$0.0482	100%	\$0.0482	\$7,516,591	\$0.0038	100%	\$0.0038	\$592,594	\$8,109,185
1-Jan-48	15-Jan-49	30-Jun-49	\$163,139,807	\$0.0482	100%	\$0.0482	\$7,863,339	\$0.0038	100%	\$0.0038	\$619,931	\$8,483,270
1-Jan-49	15-Jan-50	30-Jun-50	\$168,750,792	\$0.0482	100%	\$0.0482	\$8,133,788	\$0.0038	100%	\$0.0038	\$641,253	\$8,775,041
1-Jan-50	15-Jan-51	30-Jun-51	\$174,689,866	\$0.0482	100%	\$0.0482	\$8,420,052	\$0.0038	100%	\$0.0038	\$663,821	\$9,083,873
1-Jan-51	15-Jan-52	30-Jun-52	\$199,138,569	\$0.0482	100%	\$0.0482	\$9,598,479	\$0.0038	100%	\$0.0038	\$756,727	\$10,355,206
1-Jan-52	15-Jan-53	30-Jun-53	\$203,898,623	\$0.0482	100%	\$0.0482	\$9,827,914	\$0.0038	100%	\$0.0038	\$774,815	\$10,602,728
1-Jan-53	15-Jan-54	30-Jun-54	\$205,327,516	\$0.0482	100%	\$0.0482	\$9,896,786	\$0.0038	100%	\$0.0038	\$780,245	\$10,677,031
1-Jan-54	15-Jan-55	30-Jun-55	\$205,319,212	\$0.0482	100%	\$0.0482	\$9,896,386	\$0.0038	100%	\$0.0038	\$780,213	\$10,676,599
1-Jan-55	15-Jan-56	30-Jun-56	\$206,748,105	\$0.0482	100%	\$0.0482	\$9,965,259	\$0.0038	100%	\$0.0038	\$785,643	\$10,750,901
1-Jan-56	15-Jan-57	30-Jun-57	\$228,335,032	\$0.0482	100%	\$0.0482	\$11,005,749	\$0.0038	100%	\$0.0038	\$867,673	\$11,873,422
1-Jan-57	15-Jan-58	30-Jun-58	\$229,913,509	\$0.0482	100%	\$0.0482	\$11,081,831	\$0.0038	100%	\$0.0038	\$873,671	\$11,955,502
1-Jan-58	15-Jan-59	30-Jun-59	\$229,901,054	\$0.0482	100%	\$0.0482	\$11,081,231	\$0.0038	100%	\$0.0038	\$873,624	\$11,954,855
1-Jan-59	15-Jan-60	30-Jun-60	\$231,475,379	\$0.0482	100%	\$0.0482	\$11,157,113	\$0.0038	100%	\$0.0038	\$879,606	\$12,036,720
1-Jan-60	15-Jan-61	30-Jun-61	\$231,462,924	\$0.0482	100%	\$0.0482	\$11,156,513	\$0.0038	100%	\$0.0038	\$879,559	\$12,036,072
1-Jan-61	15-Jan-62	30-Jun-62	\$257,375,590	\$0.0482	100%	\$0.0482	\$12,405,503	\$0.0038	100%	\$0.0038	\$978,027	\$13,383,531
1-Jan-62	15-Jan-63	30-Jun-63	\$259,110,917	\$0.0482	100%	\$0.0482	\$12,489,146	\$0.0038	100%	\$0.0038	\$984,621	\$13,473,768
Total							\$239,363,321				\$18,870,967	\$258,234,289

MuniCap, Inc.

¹See Spring Grove Charleston County General fund fiscal analysis for details on the projected incremental assessed value.

²Represents the fiscal year ending June 30, 2013 operating millage rate and assumes that this millage rate is not reduced on account of the incremental assessed value from this development.

³No millage inflation is assumed.

⁴Represents the fiscal year ending June 30, 2013 debt service millage rate and assumes that this millage rate is not reduced on account of the incremental assessed value from this development.

Schedule II - Projected Fiscal Impact on Operating Budget

Fiscal Year	Full Time Staffing Levels ¹	Expenditures				Revenues		Projected Surplus / (Deficit)	Cumulative Projected Surplus / (Deficit)
		Total Fully Loaded Annual Operating Cost per FTE ²	Estimated Fully Loaded Employee Cost	Estimated Non Personnel Related Expenditures of new Spring Grove Fire Station ³	Estimated Total Expenditures of new Spring Grove Fire Station	Incremental Real Property Tax Revenue from Operating Millage ⁴			
30-Jun-13	0.0	\$59,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-14	0.0	\$60,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-15	0.0	\$62,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-16	0.0	\$63,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-17	0.0	\$64,595	\$0	\$0	\$0	\$16,919	\$16,919	\$16,919	\$16,919
30-Jun-18	0.0	\$65,887	\$0	\$0	\$0	\$51,157	\$51,157	\$68,076	\$68,076
30-Jun-19	0.0	\$67,204	\$0	\$0	\$0	\$96,855	\$96,855	\$164,931	\$164,931
30-Jun-20	0.0	\$68,548	\$0	\$0	\$0	\$129,584	\$129,584	\$294,515	\$294,515
30-Jun-21	0.0	\$69,919	\$0	\$0	\$0	\$162,862	\$162,862	\$457,377	\$457,377
30-Jun-22	4.0	\$71,318	\$285,271	\$54,780	\$340,050	\$224,694	(\$115,357)	\$342,020	\$342,020
30-Jun-23	4.0	\$72,744	\$290,976	\$55,875	\$346,851	\$284,441	(\$62,410)	\$279,610	\$279,610
30-Jun-24	4.0	\$74,199	\$296,796	\$56,993	\$353,788	\$345,340	(\$8,448)	\$271,162	\$271,162
30-Jun-25	4.0	\$75,683	\$302,732	\$58,133	\$360,864	\$440,803	\$79,939	\$351,101	\$351,101
30-Jun-26	4.0	\$77,197	\$308,786	\$59,295	\$368,081	\$605,240	\$237,158	\$588,259	\$588,259
30-Jun-27	8.0	\$78,740	\$629,924	\$60,481	\$690,405	\$861,157	\$170,752	\$759,011	\$759,011
30-Jun-28	12.0	\$80,315	\$963,784	\$61,691	\$1,025,474	\$1,178,152	\$152,678	\$911,689	\$911,689
30-Jun-29	12.0	\$81,922	\$983,059	\$62,925	\$1,045,984	\$1,317,590	\$271,606	\$1,183,295	\$1,183,295
30-Jun-30	12.0	\$83,560	\$1,002,720	\$64,183	\$1,066,903	\$1,499,251	\$432,347	\$1,615,642	\$1,615,642
30-Jun-31	16.0	\$85,231	\$1,363,700	\$65,467	\$1,429,166	\$1,707,661	\$278,494	\$1,894,136	\$1,894,136
30-Jun-32	20.0	\$86,936	\$1,738,717	\$66,776	\$1,805,493	\$2,087,240	\$281,747	\$2,175,883	\$2,175,883
30-Jun-33	20.0	\$88,675	\$1,773,492	\$68,112	\$1,841,603	\$2,279,093	\$437,490	\$2,613,373	\$2,613,373
30-Jun-34	20.0	\$90,448	\$1,808,961	\$69,474	\$1,878,435	\$2,479,771	\$601,336	\$3,214,708	\$3,214,708
30-Jun-35	24.0	\$92,257	\$2,214,169	\$70,863	\$2,285,032	\$2,692,199	\$407,167	\$3,621,875	\$3,621,875
30-Jun-36	28.0	\$94,102	\$2,634,861	\$72,281	\$2,707,141	\$3,042,297	\$335,156	\$3,957,031	\$3,957,031
30-Jun-37	32.0	\$95,984	\$3,071,495	\$73,726	\$3,145,221	\$3,582,329	\$437,108	\$4,394,139	\$4,394,139
30-Jun-38	32.0	\$97,904	\$3,132,925	\$75,201	\$3,208,125	\$3,836,610	\$628,485	\$5,022,623	\$5,022,623
30-Jun-39	32.0	\$99,862	\$3,195,583	\$76,705	\$3,272,288	\$4,006,813	\$734,525	\$5,757,149	\$5,757,149
30-Jun-40	32.0	\$101,859	\$3,259,495	\$78,239	\$3,337,734	\$4,270,215	\$932,481	\$6,689,630	\$6,689,630
30-Jun-41	32.0	\$103,896	\$3,324,685	\$79,804	\$3,404,488	\$4,440,418	\$1,035,930	\$7,725,559	\$7,725,559
30-Jun-42	32.0	\$105,974	\$3,391,179	\$81,400	\$3,472,578	\$5,149,696	\$1,677,118	\$9,402,677	\$9,402,677
30-Jun-43	32.0	\$108,094	\$3,459,002	\$83,028	\$3,542,030	\$5,465,703	\$1,923,673	\$11,326,350	\$11,326,350
30-Jun-44	32.0	\$110,256	\$3,528,182	\$84,688	\$3,612,870	\$5,903,501	\$2,290,630	\$13,616,981	\$13,616,981
30-Jun-45	32.0	\$112,461	\$3,598,746	\$86,382	\$3,685,128	\$6,091,528	\$2,406,400	\$16,023,381	\$16,023,381
30-Jun-46	32.0	\$114,710	\$3,670,721	\$88,110	\$3,758,830	\$6,372,384	\$2,613,554	\$18,636,935	\$18,636,935
30-Jun-47	32.0	\$117,004	\$3,744,135	\$89,872	\$3,834,007	\$7,246,141	\$3,412,134	\$22,049,069	\$22,049,069
30-Jun-48	32.0	\$119,344	\$3,819,018	\$91,669	\$3,910,687	\$7,516,591	\$3,605,904	\$25,654,973	\$25,654,973
30-Jun-49	32.0	\$121,731	\$3,895,398	\$93,503	\$3,988,901	\$7,863,339	\$3,874,438	\$29,529,411	\$29,529,411
30-Jun-50	32.0	\$124,166	\$3,973,306	\$95,373	\$4,068,679	\$8,133,788	\$4,065,109	\$33,594,520	\$33,594,520
30-Jun-51	32.0	\$126,649	\$4,052,772	\$97,280	\$4,150,052	\$8,420,052	\$4,269,999	\$37,864,519	\$37,864,519
30-Jun-52	32.0	\$129,182	\$4,133,828	\$99,226	\$4,233,053	\$9,598,479	\$5,365,426	\$43,229,945	\$43,229,945
30-Jun-53	32.0	\$131,766	\$4,216,504	\$101,210	\$4,317,714	\$9,827,914	\$5,510,199	\$48,740,144	\$48,740,144
30-Jun-54	32.0	\$134,401	\$4,300,834	\$103,234	\$4,404,069	\$9,896,786	\$5,492,717	\$54,232,861	\$54,232,861
30-Jun-55	32.0	\$137,089	\$4,386,851	\$105,299	\$4,492,150	\$9,896,386	\$5,404,236	\$59,637,097	\$59,637,097
30-Jun-56	32.0	\$139,831	\$4,474,588	\$107,405	\$4,581,993	\$9,965,259	\$5,383,265	\$65,020,363	\$65,020,363
30-Jun-57	32.0	\$142,627	\$4,564,080	\$109,553	\$4,673,633	\$11,005,749	\$6,332,116	\$71,352,478	\$71,352,478
30-Jun-58	32.0	\$145,480	\$4,655,361	\$111,744	\$4,767,106	\$11,081,831	\$6,314,725	\$77,667,204	\$77,667,204
30-Jun-59	32.0	\$148,390	\$4,748,469	\$113,979	\$4,862,448	\$11,081,231	\$6,218,783	\$83,885,987	\$83,885,987
30-Jun-60	32.0	\$151,357	\$4,843,438	\$116,259	\$4,959,697	\$11,157,113	\$6,197,417	\$90,083,403	\$90,083,403
30-Jun-61	32.0	\$154,385	\$4,940,307	\$118,584	\$5,058,891	\$11,156,513	\$6,097,622	\$96,181,026	\$96,181,026
30-Jun-62	32.0	\$157,472	\$5,039,113	\$120,956	\$5,160,068	\$12,405,503	\$7,245,435	\$103,426,461	\$103,426,461
30-Jun-63	32.0	\$160,622	\$5,139,895	\$123,375	\$5,263,270	\$12,489,146	\$7,225,876	\$110,652,337	\$110,652,337
Total			\$125,157,857	\$3,553,127	\$128,710,984	\$239,363,321	\$110,652,337		

MuniCap, Inc.

¹ Estimate based on a conceptual staffing plan provided by MWV on behalf of S. Grove, LLC based on input from Fire Chief Matthews to MWV on No² Represents an estimate of total current costs per employee, based on the 2012-2013 annual expenditure budget of \$4,851,821, of which \$4,117,606 (approximately 85 percent) is for direct personnel costs (including health benefits) towards 69 total employees (\$4,117,606 divided by 69 = \$59,675); rises 2% per year to represent expected effect of inflation.³ Assumes an estimated current non personnel station operating cost of \$45,837, rising 2% per year. The amount of \$45,837 reflects 50% of the non personnel 2012-2013 budget divided amongst 8 stations (\$733,394 x 50% divided by 8 = \$45,837).⁴ See Schedule I.

Schedule III - Projected Fiscal Impact on Fire District's Debt Service / Capex Budget

Fiscal Year Ending	Debt Service on a \$225,000	Debt Service on a \$225,000	Total Proceeds \$450,000	Incremental Real Property Tax Revenue from Debt Service Millage ³	Projected Surplus / (Deficit)	Cumulative Projected Surplus / (Deficit)
	Current Proceeds Initial Bond for 1st Truck and Related Equipment ¹	Current Proceeds Second Bond for 2nd Truck and Related Equipment ²	Estimated Total Debt Service on Estimated Borrowings to Support new Fire Station			
30-Jun-14	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-15	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-16	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-17	\$0	\$0	\$0	\$1,334	\$1,334	\$1,334
30-Jun-18	\$0	\$0	\$0	\$4,033	\$4,033	\$5,367
30-Jun-19	\$0	\$0	\$0	\$7,636	\$7,636	\$13,003
30-Jun-20	\$0	\$0	\$0	\$10,216	\$10,216	\$23,219
30-Jun-21	\$0	\$0	\$0	\$12,840	\$12,840	\$36,059
30-Jun-22	\$25,398	\$0	\$25,398	\$17,714	(\$7,684)	\$28,375
30-Jun-23	\$25,398	\$0	\$25,398	\$22,425	(\$2,973)	\$25,402
30-Jun-24	\$25,398	\$0	\$25,398	\$27,226	\$1,828	\$27,230
30-Jun-25	\$25,398	\$0	\$25,398	\$34,752	\$9,354	\$36,584
30-Jun-26	\$25,398	\$0	\$25,398	\$47,716	\$22,318	\$58,902
30-Jun-27	\$25,398	\$0	\$25,398	\$67,892	\$42,494	\$101,396
30-Jun-28	\$25,398	\$28,602	\$54,000	\$92,883	\$38,883	\$140,279
30-Jun-29	\$25,398	\$28,602	\$54,000	\$103,876	\$49,876	\$190,155
30-Jun-30	\$25,398	\$28,602	\$54,000	\$118,198	\$64,198	\$254,352
30-Jun-31	\$25,398	\$28,602	\$54,000	\$134,629	\$80,628	\$334,981
30-Jun-32	\$25,398	\$28,602	\$54,000	\$164,554	\$110,554	\$445,534
30-Jun-33	\$25,398	\$28,602	\$54,000	\$179,680	\$125,679	\$571,214
30-Jun-34	\$25,398	\$28,602	\$54,000	\$195,501	\$141,500	\$712,714
30-Jun-35	\$25,398	\$28,602	\$54,000	\$212,248	\$158,248	\$870,961
30-Jun-36	\$25,398	\$28,602	\$54,000	\$239,849	\$185,849	\$1,056,810
30-Jun-37	\$0	\$28,602	\$28,602	\$282,424	\$253,822	\$1,310,632
30-Jun-38	\$0	\$28,602	\$28,602	\$302,471	\$273,869	\$1,584,501
30-Jun-39	\$0	\$28,602	\$28,602	\$315,890	\$287,287	\$1,871,788
30-Jun-40	\$0	\$28,602	\$28,602	\$336,656	\$308,054	\$2,179,842
30-Jun-41	\$0	\$28,602	\$28,602	\$350,074	\$321,472	\$2,501,314
30-Jun-42	\$0	\$28,602	\$28,602	\$405,993	\$377,390	\$2,878,704
30-Jun-43	\$0	\$0	\$0	\$430,906	\$430,906	\$3,309,610
30-Jun-44	\$0	\$0	\$0	\$465,421	\$465,421	\$3,775,032
30-Jun-45	\$0	\$0	\$0	\$480,245	\$480,245	\$4,255,277
30-Jun-46	\$0	\$0	\$0	\$502,387	\$502,387	\$4,757,664
30-Jun-47	\$0	\$0	\$0	\$571,273	\$571,273	\$5,328,936
30-Jun-48	\$0	\$0	\$0	\$592,594	\$592,594	\$5,921,530
30-Jun-49	\$0	\$0	\$0	\$619,931	\$619,931	\$6,541,462
30-Jun-50	\$0	\$0	\$0	\$641,253	\$641,253	\$7,182,715
30-Jun-51	\$0	\$0	\$0	\$663,821	\$663,821	\$7,846,536
30-Jun-52	\$0	\$0	\$0	\$756,727	\$756,727	\$8,603,263
30-Jun-53	\$0	\$0	\$0	\$774,815	\$774,815	\$9,378,078
30-Jun-54	\$0	\$0	\$0	\$780,245	\$780,245	\$10,158,322
30-Jun-55	\$0	\$0	\$0	\$780,213	\$780,213	\$10,938,535
30-Jun-56	\$0	\$0	\$0	\$785,643	\$785,643	\$11,724,178
30-Jun-57	\$0	\$0	\$0	\$867,673	\$867,673	\$12,591,851
30-Jun-58	\$0	\$0	\$0	\$873,671	\$873,671	\$13,465,522
30-Jun-59	\$0	\$0	\$0	\$873,624	\$873,624	\$14,339,146
30-Jun-60	\$0	\$0	\$0	\$879,606	\$879,606	\$15,218,753
30-Jun-61	\$0	\$0	\$0	\$879,559	\$879,559	\$16,098,312
30-Jun-62	\$0	\$0	\$0	\$978,027	\$978,027	\$17,076,339
30-Jun-63	\$0	\$0	\$0	\$984,621	\$984,621	\$18,060,961
Total	\$380,971	\$429,035	\$810,007	\$18,870,967	\$18,060,961	

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¹ Assumes a 2021 bond issuance to generate inflation adjusted (2% per year) proceeds of \$225,000 for a fire truck and related equipment, as estimated by MWV on behalf of S. Grove, LLC based on input from the SPFD. The estimated debt service payments assume a 15 years term at a 5% interest rate.

² Assumes a 2027 bond issuance to generate inflation adjusted (2% per year) proceeds of \$225,000 for a fire truck and related equipment, as estimated by MWV on behalf of S. Grove, LLC based on input from the SPFD. The estimated debt service payments assume a 15 years term at a 5% interest rate.

³ See Schedule I.

Appendix C

Other Fiscal Impacts
Charleston County, South Carolina
Spring Grove

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Projected Potential Incremental Real Property Taxes from Debt Service Millage

Assessed As Of Date	Final Tax Due	Fiscal Year Ending	Incremental Assessed Value	Charleston County Debt Service Millage Rate			Projected Incremental Real Property Taxes from Debt Service Millage
				Millage Rate	Mill Rate	Effective	
				(6.1 Per \$1,000) ¹	Inflation Factor ²	Mill Rate	
1-Jan-13	15-Jan-14	30-Jun-14	\$0	\$0.0061	100%	\$0.0061	\$0
1-Jan-14	15-Jan-15	30-Jun-15	\$0	\$0.0061	100%	\$0.0061	\$0
1-Jan-15	15-Jan-16	30-Jun-16	\$0	\$0.0061	100%	\$0.0061	\$0
1-Jan-16	15-Jan-17	30-Jun-17	\$351,015	\$0.0061	100%	\$0.0061	\$2,141
1-Jan-17	15-Jan-18	30-Jun-18	\$1,061,349	\$0.0061	100%	\$0.0061	\$6,474
1-Jan-18	15-Jan-19	30-Jun-19	\$2,009,440	\$0.0061	100%	\$0.0061	\$12,258
1-Jan-19	15-Jan-20	30-Jun-20	\$2,688,467	\$0.0061	100%	\$0.0061	\$16,400
1-Jan-20	15-Jan-21	30-Jun-21	\$3,378,880	\$0.0061	100%	\$0.0061	\$20,611
1-Jan-21	15-Jan-22	30-Jun-22	\$4,661,694	\$0.0061	100%	\$0.0061	\$28,436
1-Jan-22	15-Jan-23	30-Jun-23	\$5,901,268	\$0.0061	100%	\$0.0061	\$35,998
1-Jan-23	15-Jan-24	30-Jun-24	\$7,164,735	\$0.0061	100%	\$0.0061	\$43,705
1-Jan-24	15-Jan-25	30-Jun-25	\$9,145,287	\$0.0061	100%	\$0.0061	\$55,786
1-Jan-25	15-Jan-26	30-Jun-26	\$12,556,842	\$0.0061	100%	\$0.0061	\$76,597
1-Jan-26	15-Jan-27	30-Jun-27	\$17,866,322	\$0.0061	100%	\$0.0061	\$108,985
1-Jan-27	15-Jan-28	30-Jun-28	\$24,442,997	\$0.0061	100%	\$0.0061	\$149,102
1-Jan-28	15-Jan-29	30-Jun-29	\$27,335,883	\$0.0061	100%	\$0.0061	\$166,749
1-Jan-29	15-Jan-30	30-Jun-30	\$31,104,785	\$0.0061	100%	\$0.0061	\$189,739
1-Jan-30	15-Jan-31	30-Jun-31	\$35,428,644	\$0.0061	100%	\$0.0061	\$216,115
1-Jan-31	15-Jan-32	30-Jun-32	\$43,303,731	\$0.0061	100%	\$0.0061	\$264,153
1-Jan-32	15-Jan-33	30-Jun-33	\$47,284,088	\$0.0061	100%	\$0.0061	\$288,433
1-Jan-33	15-Jan-34	30-Jun-34	\$51,447,529	\$0.0061	100%	\$0.0061	\$313,830
1-Jan-34	15-Jan-35	30-Jun-35	\$55,854,746	\$0.0061	100%	\$0.0061	\$340,714
1-Jan-35	15-Jan-36	30-Jun-36	\$63,118,196	\$0.0061	100%	\$0.0061	\$385,021
1-Jan-36	15-Jan-37	30-Jun-37	\$74,322,184	\$0.0061	100%	\$0.0061	\$453,365
1-Jan-37	15-Jan-38	30-Jun-38	\$79,597,719	\$0.0061	100%	\$0.0061	\$485,546
1-Jan-38	15-Jan-39	30-Jun-39	\$83,128,906	\$0.0061	100%	\$0.0061	\$507,086
1-Jan-39	15-Jan-40	30-Jun-40	\$88,595,668	\$0.0061	100%	\$0.0061	\$540,421
1-Jan-40	15-Jan-41	30-Jun-41	\$92,124,855	\$0.0061	100%	\$0.0061	\$561,962
1-Jan-41	15-Jan-42	30-Jun-42	\$106,840,168	\$0.0061	100%	\$0.0061	\$651,725
1-Jan-42	15-Jan-43	30-Jun-43	\$113,396,317	\$0.0061	100%	\$0.0061	\$691,718
1-Jan-43	15-Jan-44	30-Jun-44	\$122,479,267	\$0.0061	100%	\$0.0061	\$747,124
1-Jan-44	15-Jan-45	30-Jun-45	\$126,380,252	\$0.0061	100%	\$0.0061	\$770,920
1-Jan-45	15-Jan-46	30-Jun-46	\$132,207,138	\$0.0061	100%	\$0.0061	\$806,464
1-Jan-46	15-Jan-47	30-Jun-47	\$150,334,879	\$0.0061	100%	\$0.0061	\$917,043
1-Jan-47	15-Jan-48	30-Jun-48	\$155,945,864	\$0.0061	100%	\$0.0061	\$951,270
1-Jan-48	15-Jan-49	30-Jun-49	\$163,139,807	\$0.0061	100%	\$0.0061	\$995,153
1-Jan-49	15-Jan-50	30-Jun-50	\$168,750,792	\$0.0061	100%	\$0.0061	\$1,029,380
1-Jan-50	15-Jan-51	30-Jun-51	\$174,689,866	\$0.0061	100%	\$0.0061	\$1,065,608
1-Jan-51	15-Jan-52	30-Jun-52	\$199,138,569	\$0.0061	100%	\$0.0061	\$1,214,745
1-Jan-52	15-Jan-53	30-Jun-53	\$203,898,623	\$0.0061	100%	\$0.0061	\$1,243,782
1-Jan-53	15-Jan-54	30-Jun-54	\$205,327,516	\$0.0061	100%	\$0.0061	\$1,252,498
1-Jan-54	15-Jan-55	30-Jun-55	\$205,319,212	\$0.0061	100%	\$0.0061	\$1,252,447
1-Jan-55	15-Jan-56	30-Jun-56	\$206,748,105	\$0.0061	100%	\$0.0061	\$1,261,163
1-Jan-56	15-Jan-57	30-Jun-57	\$228,335,032	\$0.0061	100%	\$0.0061	\$1,392,844
1-Jan-57	15-Jan-58	30-Jun-58	\$229,913,509	\$0.0061	100%	\$0.0061	\$1,402,472
1-Jan-58	15-Jan-59	30-Jun-59	\$229,901,054	\$0.0061	100%	\$0.0061	\$1,402,396
1-Jan-59	15-Jan-60	30-Jun-60	\$231,475,379	\$0.0061	100%	\$0.0061	\$1,412,000
1-Jan-60	15-Jan-61	30-Jun-61	\$231,462,924	\$0.0061	100%	\$0.0061	\$1,411,924
1-Jan-61	15-Jan-62	30-Jun-62	\$257,375,590	\$0.0061	100%	\$0.0061	\$1,569,991
1-Jan-62	15-Jan-63	30-Jun-63	\$259,110,917	\$0.0061	100%	\$0.0061	\$1,580,577
Total							\$30,292,868

MuniCap, Inc.

¹Represents the fiscal year ending June 30, 2013 Charleston County debt service millage rate and assumes that this millage rate is not reduced on account of the incremental assessed value from this development.

No inflation is assumed.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Projected Potential Incremental Real Property Taxes from Parks and Recreation Commission Millage

Assessed As Of Date	Final Tax Due	Fiscal Year Ending	Incremental Assessed Value	Operating Millage				Debt Service Millage				Total Real Property Taxes from PRC Millages
				Operating Millage Rate (4.0 Per \$1,000)	Mill Rate Inflation Factor ²	Mill Rate Effective	Incremental Real Property Taxes from PRC Oper. Millage	Debt Service Millage Rate (1.4 Per \$1,000) ¹	Mill Rate Inflation Factor ²	Mill Rate Effective	Incremental Real Property Taxes from PRC Debt Serv. Millage	
1-Jan-13	15-Jan-14	30-Jun-14	\$0	\$0.0040	100%	\$0.0040	\$0	\$0.0014	100%	\$0.0014	\$0	\$0
1-Jan-14	15-Jan-15	30-Jun-15	\$0	\$0.0040	100%	\$0.0040	\$0	\$0.0014	100%	\$0.0014	\$0	\$0
1-Jan-15	15-Jan-16	30-Jun-16	\$0	\$0.0040	100%	\$0.0040	\$0	\$0.0014	100%	\$0.0014	\$0	\$0
1-Jan-16	15-Jan-17	30-Jun-17	\$351,015	\$0.0040	100%	\$0.0040	\$1,404	\$0.0014	100%	\$0.0014	\$491	\$1,895
1-Jan-17	15-Jan-18	30-Jun-18	\$1,061,349	\$0.0040	100%	\$0.0040	\$4,245	\$0.0014	100%	\$0.0014	\$1,486	\$5,731
1-Jan-18	15-Jan-19	30-Jun-19	\$2,009,440	\$0.0040	100%	\$0.0040	\$8,038	\$0.0014	100%	\$0.0014	\$2,813	\$10,851
1-Jan-19	15-Jan-20	30-Jun-20	\$2,688,467	\$0.0040	100%	\$0.0040	\$10,754	\$0.0014	100%	\$0.0014	\$3,764	\$14,518
1-Jan-20	15-Jan-21	30-Jun-21	\$3,378,880	\$0.0040	100%	\$0.0040	\$13,516	\$0.0014	100%	\$0.0014	\$4,730	\$18,246
1-Jan-21	15-Jan-22	30-Jun-22	\$4,661,694	\$0.0040	100%	\$0.0040	\$18,647	\$0.0014	100%	\$0.0014	\$6,526	\$25,173
1-Jan-22	15-Jan-23	30-Jun-23	\$5,901,268	\$0.0040	100%	\$0.0040	\$23,605	\$0.0014	100%	\$0.0014	\$8,262	\$31,867
1-Jan-23	15-Jan-24	30-Jun-24	\$7,164,735	\$0.0040	100%	\$0.0040	\$28,659	\$0.0014	100%	\$0.0014	\$10,031	\$38,690
1-Jan-24	15-Jan-25	30-Jun-25	\$9,145,287	\$0.0040	100%	\$0.0040	\$36,581	\$0.0014	100%	\$0.0014	\$12,803	\$49,385
1-Jan-25	15-Jan-26	30-Jun-26	\$12,556,842	\$0.0040	100%	\$0.0040	\$50,227	\$0.0014	100%	\$0.0014	\$17,580	\$67,807
1-Jan-26	15-Jan-27	30-Jun-27	\$17,866,322	\$0.0040	100%	\$0.0040	\$71,465	\$0.0014	100%	\$0.0014	\$25,013	\$96,478
1-Jan-27	15-Jan-28	30-Jun-28	\$24,442,997	\$0.0040	100%	\$0.0040	\$97,772	\$0.0014	100%	\$0.0014	\$34,220	\$131,992
1-Jan-28	15-Jan-29	30-Jun-29	\$27,335,883	\$0.0040	100%	\$0.0040	\$109,344	\$0.0014	100%	\$0.0014	\$38,270	\$147,614
1-Jan-29	15-Jan-30	30-Jun-30	\$31,104,785	\$0.0040	100%	\$0.0040	\$124,419	\$0.0014	100%	\$0.0014	\$43,547	\$167,966
1-Jan-30	15-Jan-31	30-Jun-31	\$35,428,644	\$0.0040	100%	\$0.0040	\$141,715	\$0.0014	100%	\$0.0014	\$49,600	\$191,315
1-Jan-31	15-Jan-32	30-Jun-32	\$43,303,731	\$0.0040	100%	\$0.0040	\$173,215	\$0.0014	100%	\$0.0014	\$60,625	\$233,840
1-Jan-32	15-Jan-33	30-Jun-33	\$47,284,088	\$0.0040	100%	\$0.0040	\$189,136	\$0.0014	100%	\$0.0014	\$66,198	\$255,334
1-Jan-33	15-Jan-34	30-Jun-34	\$51,447,529	\$0.0040	100%	\$0.0040	\$205,790	\$0.0014	100%	\$0.0014	\$72,027	\$277,817
1-Jan-34	15-Jan-35	30-Jun-35	\$55,854,746	\$0.0040	100%	\$0.0040	\$223,419	\$0.0014	100%	\$0.0014	\$78,197	\$301,616
1-Jan-35	15-Jan-36	30-Jun-36	\$63,118,196	\$0.0040	100%	\$0.0040	\$252,473	\$0.0014	100%	\$0.0014	\$88,365	\$340,838
1-Jan-36	15-Jan-37	30-Jun-37	\$74,322,184	\$0.0040	100%	\$0.0040	\$297,289	\$0.0014	100%	\$0.0014	\$104,051	\$401,340
1-Jan-37	15-Jan-38	30-Jun-38	\$79,597,719	\$0.0040	100%	\$0.0040	\$318,391	\$0.0014	100%	\$0.0014	\$111,437	\$429,828
1-Jan-38	15-Jan-39	30-Jun-39	\$83,128,906	\$0.0040	100%	\$0.0040	\$332,516	\$0.0014	100%	\$0.0014	\$116,380	\$448,896
1-Jan-39	15-Jan-40	30-Jun-40	\$88,593,668	\$0.0040	100%	\$0.0040	\$354,375	\$0.0014	100%	\$0.0014	\$124,031	\$478,406
1-Jan-40	15-Jan-41	30-Jun-41	\$92,124,855	\$0.0040	100%	\$0.0040	\$368,499	\$0.0014	100%	\$0.0014	\$128,975	\$497,474
1-Jan-41	15-Jan-42	30-Jun-42	\$106,840,168	\$0.0040	100%	\$0.0040	\$427,361	\$0.0014	100%	\$0.0014	\$149,576	\$576,937
1-Jan-42	15-Jan-43	30-Jun-43	\$113,396,317	\$0.0040	100%	\$0.0040	\$453,585	\$0.0014	100%	\$0.0014	\$158,755	\$612,340
1-Jan-43	15-Jan-44	30-Jun-44	\$122,479,267	\$0.0040	100%	\$0.0040	\$489,917	\$0.0014	100%	\$0.0014	\$171,471	\$661,388
1-Jan-44	15-Jan-45	30-Jun-45	\$126,380,252	\$0.0040	100%	\$0.0040	\$505,521	\$0.0014	100%	\$0.0014	\$176,932	\$682,453
1-Jan-45	15-Jan-46	30-Jun-46	\$132,207,138	\$0.0040	100%	\$0.0040	\$528,829	\$0.0014	100%	\$0.0014	\$185,090	\$713,919
1-Jan-46	15-Jan-47	30-Jun-47	\$150,334,879	\$0.0040	100%	\$0.0040	\$601,340	\$0.0014	100%	\$0.0014	\$210,469	\$811,808
1-Jan-47	15-Jan-48	30-Jun-48	\$155,945,864	\$0.0040	100%	\$0.0040	\$623,783	\$0.0014	100%	\$0.0014	\$218,324	\$842,108
1-Jan-48	15-Jan-49	30-Jun-49	\$163,139,807	\$0.0040	100%	\$0.0040	\$652,559	\$0.0014	100%	\$0.0014	\$228,396	\$880,955
1-Jan-49	15-Jan-50	30-Jun-50	\$168,750,792	\$0.0040	100%	\$0.0040	\$675,003	\$0.0014	100%	\$0.0014	\$236,251	\$911,254
1-Jan-50	15-Jan-51	30-Jun-51	\$174,689,866	\$0.0040	100%	\$0.0040	\$698,759	\$0.0014	100%	\$0.0014	\$244,566	\$943,325
1-Jan-51	15-Jan-52	30-Jun-52	\$199,138,569	\$0.0040	100%	\$0.0040	\$796,554	\$0.0014	100%	\$0.0014	\$278,794	\$1,075,348
1-Jan-52	15-Jan-53	30-Jun-53	\$203,898,623	\$0.0040	100%	\$0.0040	\$815,594	\$0.0014	100%	\$0.0014	\$285,458	\$1,101,053
1-Jan-53	15-Jan-54	30-Jun-54	\$205,327,516	\$0.0040	100%	\$0.0040	\$821,310	\$0.0014	100%	\$0.0014	\$287,459	\$1,108,769
1-Jan-54	15-Jan-55	30-Jun-55	\$205,319,212	\$0.0040	100%	\$0.0040	\$821,277	\$0.0014	100%	\$0.0014	\$287,447	\$1,108,724
1-Jan-55	15-Jan-56	30-Jun-56	\$206,748,105	\$0.0040	100%	\$0.0040	\$826,992	\$0.0014	100%	\$0.0014	\$289,447	\$1,116,440
1-Jan-56	15-Jan-57	30-Jun-57	\$228,335,032	\$0.0040	100%	\$0.0040	\$913,340	\$0.0014	100%	\$0.0014	\$319,669	\$1,233,009
1-Jan-57	15-Jan-58	30-Jun-58	\$229,913,509	\$0.0040	100%	\$0.0040	\$919,654	\$0.0014	100%	\$0.0014	\$321,879	\$1,241,533
1-Jan-58	15-Jan-59	30-Jun-59	\$229,901,054	\$0.0040	100%	\$0.0040	\$919,604	\$0.0014	100%	\$0.0014	\$321,861	\$1,241,466
1-Jan-59	15-Jan-60	30-Jun-60	\$231,475,379	\$0.0040	100%	\$0.0040	\$925,902	\$0.0014	100%	\$0.0014	\$324,066	\$1,249,967
1-Jan-60	15-Jan-61	30-Jun-61	\$231,462,924	\$0.0040	100%	\$0.0040	\$925,852	\$0.0014	100%	\$0.0014	\$324,048	\$1,249,900
1-Jan-61	15-Jan-62	30-Jun-62	\$257,375,590	\$0.0040	100%	\$0.0040	\$1,029,502	\$0.0014	100%	\$0.0014	\$360,326	\$1,389,828
1-Jan-62	15-Jan-63	30-Jun-63	\$259,110,917	\$0.0040	100%	\$0.0040	\$1,036,444	\$0.0014	100%	\$0.0014	\$362,755	\$1,399,199
Total							\$19,864,176				\$6,952,462	\$26,816,638

MimiCap, Inc.

¹Represents the fiscal year ending June 30, 2013 operating millage rate and assumes that this millage rate is not reduced on account of the incremental assessed value from this development.

²No inflation is assumed.

³Represents the fiscal year ending June 30, 2013 debt service millage rate and assumes that this millage rate is not reduced on account of the incremental assessed value from this development.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Projected Incremental Real Property Taxes from Trident Technical College Millage

Assessed As Of Date	Final Tax Due	Fiscal Year Ending	Incremental Assessed Value	Millage Rate (2.4 Per \$1,000) ¹	Mill Rate Inflation Factor ²	Effective Mill Rate	Projected Incremental Real Property Taxes from TTC Millage
1-Jan-13	15-Jan-14	30-Jun-14	\$0	\$0.0024	100%	\$0.0024	\$0
1-Jan-14	15-Jan-15	30-Jun-15	\$0	\$0.0024	100%	\$0.0024	\$0
1-Jan-15	15-Jan-16	30-Jun-16	\$0	\$0.0024	100%	\$0.0024	\$0
1-Jan-16	15-Jan-17	30-Jun-17	\$351,015	\$0.0024	100%	\$0.0024	\$842
1-Jan-17	15-Jan-18	30-Jun-18	\$1,061,349	\$0.0024	100%	\$0.0024	\$2,547
1-Jan-18	15-Jan-19	30-Jun-19	\$2,009,440	\$0.0024	100%	\$0.0024	\$4,823
1-Jan-19	15-Jan-20	30-Jun-20	\$2,688,467	\$0.0024	100%	\$0.0024	\$6,452
1-Jan-20	15-Jan-21	30-Jun-21	\$3,378,880	\$0.0024	100%	\$0.0024	\$8,109
1-Jan-21	15-Jan-22	30-Jun-22	\$4,661,694	\$0.0024	100%	\$0.0024	\$11,188
1-Jan-22	15-Jan-23	30-Jun-23	\$5,901,268	\$0.0024	100%	\$0.0024	\$14,163
1-Jan-23	15-Jan-24	30-Jun-24	\$7,164,735	\$0.0024	100%	\$0.0024	\$17,195
1-Jan-24	15-Jan-25	30-Jun-25	\$9,145,287	\$0.0024	100%	\$0.0024	\$21,949
1-Jan-25	15-Jan-26	30-Jun-26	\$12,556,842	\$0.0024	100%	\$0.0024	\$30,136
1-Jan-26	15-Jan-27	30-Jun-27	\$17,866,322	\$0.0024	100%	\$0.0024	\$42,879
1-Jan-27	15-Jan-28	30-Jun-28	\$24,442,997	\$0.0024	100%	\$0.0024	\$58,663
1-Jan-28	15-Jan-29	30-Jun-29	\$27,335,883	\$0.0024	100%	\$0.0024	\$65,606
1-Jan-29	15-Jan-30	30-Jun-30	\$31,104,785	\$0.0024	100%	\$0.0024	\$74,651
1-Jan-30	15-Jan-31	30-Jun-31	\$35,428,644	\$0.0024	100%	\$0.0024	\$85,029
1-Jan-31	15-Jan-32	30-Jun-32	\$43,303,731	\$0.0024	100%	\$0.0024	\$103,929
1-Jan-32	15-Jan-33	30-Jun-33	\$47,284,088	\$0.0024	100%	\$0.0024	\$113,482
1-Jan-33	15-Jan-34	30-Jun-34	\$51,447,529	\$0.0024	100%	\$0.0024	\$123,474
1-Jan-34	15-Jan-35	30-Jun-35	\$55,854,746	\$0.0024	100%	\$0.0024	\$134,051
1-Jan-35	15-Jan-36	30-Jun-36	\$63,118,196	\$0.0024	100%	\$0.0024	\$151,484
1-Jan-36	15-Jan-37	30-Jun-37	\$74,322,184	\$0.0024	100%	\$0.0024	\$178,373
1-Jan-37	15-Jan-38	30-Jun-38	\$79,597,719	\$0.0024	100%	\$0.0024	\$191,035
1-Jan-38	15-Jan-39	30-Jun-39	\$83,128,906	\$0.0024	100%	\$0.0024	\$199,509
1-Jan-39	15-Jan-40	30-Jun-40	\$88,593,668	\$0.0024	100%	\$0.0024	\$212,625
1-Jan-40	15-Jan-41	30-Jun-41	\$92,124,855	\$0.0024	100%	\$0.0024	\$221,100
1-Jan-41	15-Jan-42	30-Jun-42	\$106,840,168	\$0.0024	100%	\$0.0024	\$256,416
1-Jan-42	15-Jan-43	30-Jun-43	\$113,396,317	\$0.0024	100%	\$0.0024	\$272,151
1-Jan-43	15-Jan-44	30-Jun-44	\$122,479,267	\$0.0024	100%	\$0.0024	\$293,950
1-Jan-44	15-Jan-45	30-Jun-45	\$126,380,252	\$0.0024	100%	\$0.0024	\$303,313
1-Jan-45	15-Jan-46	30-Jun-46	\$132,207,138	\$0.0024	100%	\$0.0024	\$317,297
1-Jan-46	15-Jan-47	30-Jun-47	\$150,334,879	\$0.0024	100%	\$0.0024	\$360,804
1-Jan-47	15-Jan-48	30-Jun-48	\$155,945,864	\$0.0024	100%	\$0.0024	\$374,270
1-Jan-48	15-Jan-49	30-Jun-49	\$163,139,807	\$0.0024	100%	\$0.0024	\$391,536
1-Jan-49	15-Jan-50	30-Jun-50	\$168,750,792	\$0.0024	100%	\$0.0024	\$405,002
1-Jan-50	15-Jan-51	30-Jun-51	\$174,689,866	\$0.0024	100%	\$0.0024	\$419,256
1-Jan-51	15-Jan-52	30-Jun-52	\$199,138,569	\$0.0024	100%	\$0.0024	\$477,933
1-Jan-52	15-Jan-53	30-Jun-53	\$203,898,623	\$0.0024	100%	\$0.0024	\$489,357
1-Jan-53	15-Jan-54	30-Jun-54	\$205,327,516	\$0.0024	100%	\$0.0024	\$492,786
1-Jan-54	15-Jan-55	30-Jun-55	\$205,319,212	\$0.0024	100%	\$0.0024	\$492,766
1-Jan-55	15-Jan-56	30-Jun-56	\$206,748,105	\$0.0024	100%	\$0.0024	\$496,195
1-Jan-56	15-Jan-57	30-Jun-57	\$228,335,032	\$0.0024	100%	\$0.0024	\$548,004
1-Jan-57	15-Jan-58	30-Jun-58	\$229,913,509	\$0.0024	100%	\$0.0024	\$551,792
1-Jan-58	15-Jan-59	30-Jun-59	\$229,901,054	\$0.0024	100%	\$0.0024	\$551,763
1-Jan-59	15-Jan-60	30-Jun-60	\$231,475,379	\$0.0024	100%	\$0.0024	\$555,541
1-Jan-60	15-Jan-61	30-Jun-61	\$231,462,924	\$0.0024	100%	\$0.0024	\$555,511
1-Jan-61	15-Jan-62	30-Jun-62	\$257,375,590	\$0.0024	100%	\$0.0024	\$617,701
1-Jan-62	15-Jan-63	30-Jun-63	\$259,110,917	\$0.0024	100%	\$0.0024	\$621,866
Total							\$11,918,506

MuniCap, Inc.

¹Represents the fiscal year ending June 30, 2013 millage rate and assumes that this millage rate is not reduced on account of the incremental assessed value from this development.
²No inflation is assumed.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Projected Storm Water Fee Revenue

Fiscal Year Ending	Cumulative Residential Units ¹	Cumulative Non Residential Square Footage ²	Non Residential Square Footage per ERU ³	ERUs from Non-Residential	Total ERUs	Annual Fee Per ERU ⁴	Inflation Factor ⁵	Inflated Annual Fee Per ERU	Projected Storm Water Fee Revenue
30-Jun-14	0	0	5,500	0	0	\$36.00	100%	\$36.00	\$0
30-Jun-15	0	0	5,500	0	0	\$36.00	100%	\$36.00	\$0
30-Jun-16	0	50,000	5,500	9	9	\$36.00	100%	\$36.00	\$327
30-Jun-17	0	150,000	5,500	27	27	\$36.00	100%	\$36.00	\$982
30-Jun-18	18	250,000	5,500	45	63	\$36.00	100%	\$36.00	\$2,284
30-Jun-19	43	300,000	5,500	55	98	\$36.00	100%	\$36.00	\$3,512
30-Jun-20	69	350,000	5,500	64	133	\$36.00	100%	\$36.00	\$4,775
30-Jun-21	106	400,000	5,500	73	179	\$36.00	100%	\$36.00	\$6,434
30-Jun-22	164	450,000	5,500	82	246	\$36.00	100%	\$36.00	\$8,849
30-Jun-23	224	500,000	5,500	91	315	\$36.00	100%	\$36.00	\$11,337
30-Jun-24	360	500,000	5,500	91	451	\$36.00	100%	\$36.00	\$16,233
30-Jun-25	540	600,000	5,500	109	649	\$36.00	100%	\$36.00	\$23,367
30-Jun-26	870	600,000	5,500	109	979	\$36.00	100%	\$36.00	\$35,247
30-Jun-27	1,050	925,000	5,500	168	1,218	\$36.00	100%	\$36.00	\$43,855
30-Jun-28	1,230	925,000	5,500	168	1,398	\$36.00	100%	\$36.00	\$50,335
30-Jun-29	1,410	1,025,000	5,500	186	1,596	\$36.00	100%	\$36.00	\$57,469
30-Jun-30	1,590	1,175,000	5,500	214	1,804	\$36.00	100%	\$36.00	\$64,931
30-Jun-31	1,770	1,275,000	5,500	232	2,002	\$36.00	100%	\$36.00	\$72,065
30-Jun-32	1,950	1,325,000	5,500	241	2,191	\$36.00	100%	\$36.00	\$78,873
30-Jun-33	2,130	1,425,000	5,500	259	2,389	\$36.00	100%	\$36.00	\$86,007
30-Jun-34	2,460	1,425,000	5,500	259	2,719	\$36.00	100%	\$36.00	\$97,887
30-Jun-35	2,640	1,750,000	5,500	318	2,958	\$36.00	100%	\$36.00	\$106,495
30-Jun-36	2,820	1,850,000	5,500	336	3,156	\$36.00	100%	\$36.00	\$113,629
30-Jun-37	3,000	2,000,000	5,500	364	3,364	\$36.00	100%	\$36.00	\$121,091
30-Jun-38	3,180	2,000,000	5,500	364	3,544	\$36.00	100%	\$36.00	\$127,571
30-Jun-39	3,360	2,150,000	5,500	391	3,751	\$36.00	100%	\$36.00	\$135,033
30-Jun-40	3,540	2,150,000	5,500	391	3,931	\$36.00	100%	\$36.00	\$141,513
30-Jun-41	3,720	2,250,000	5,500	409	4,129	\$36.00	100%	\$36.00	\$148,647
30-Jun-42	4,050	2,350,000	5,500	427	4,477	\$36.00	100%	\$36.00	\$161,182
30-Jun-43	4,230	2,690,000	5,500	489	4,719	\$36.00	100%	\$36.00	\$169,887
30-Jun-44	4,410	2,690,000	5,500	489	4,899	\$36.00	100%	\$36.00	\$176,367
30-Jun-45	4,590	2,840,000	5,500	516	5,106	\$36.00	100%	\$36.00	\$183,829
30-Jun-46	4,770	2,840,000	5,500	516	5,286	\$36.00	100%	\$36.00	\$190,309
30-Jun-47	4,950	2,940,000	5,500	535	5,485	\$36.00	100%	\$36.00	\$197,444
30-Jun-48	5,130	3,115,000	5,500	566	5,696	\$36.00	100%	\$36.00	\$205,069
30-Jun-49	5,310	3,215,000	5,500	585	5,895	\$36.00	100%	\$36.00	\$212,204
30-Jun-50	5,640	3,215,000	5,500	585	6,225	\$36.00	100%	\$36.00	\$224,084
30-Jun-51	5,820	3,315,000	5,500	603	6,423	\$36.00	100%	\$36.00	\$231,218
30-Jun-52	6,000	3,315,000	5,500	603	6,603	\$36.00	100%	\$36.00	\$237,698
30-Jun-53	6,000	3,415,000	5,500	621	6,621	\$36.00	100%	\$36.00	\$238,353
30-Jun-54	6,000	3,415,000	5,500	621	6,621	\$36.00	100%	\$36.00	\$238,353
30-Jun-55	6,000	3,515,000	5,500	639	6,639	\$36.00	100%	\$36.00	\$239,007
30-Jun-56	6,000	3,515,000	5,500	639	6,639	\$36.00	100%	\$36.00	\$239,007
30-Jun-57	6,000	3,615,000	5,500	657	6,657	\$36.00	100%	\$36.00	\$239,662
30-Jun-58	6,000	3,615,000	5,500	657	6,657	\$36.00	100%	\$36.00	\$239,662
30-Jun-59	6,000	3,715,000	5,500	675	6,675	\$36.00	100%	\$36.00	\$240,316
30-Jun-60	6,000	3,715,000	5,500	675	6,675	\$36.00	100%	\$36.00	\$240,316
30-Jun-61	6,000	3,815,000	5,500	694	6,694	\$36.00	100%	\$36.00	\$240,971
30-Jun-62	6,000	3,915,000	5,500	712	6,712	\$36.00	100%	\$36.00	\$241,625
30-Jun-63	6,000	3,915,000	5,500	712	6,712	\$36.00	100%	\$36.00	\$241,625
Total									\$6,386,937

MuniCap, Inc.

¹Represents the projected number of completed residential units by December 31 of each year, six months before the end of the specific fiscal year; includes multi-family units.

²Represents the projected amount of non residential development completed by December 31 of each year, six months before the end of the specific fiscal year.

³Conversion rate of non residential square footage to an equivalent residential unit (ERU) provided by Charleston County staff on April 23, 2012.

⁴Current annual storm water fee for an equivalent residential unit as of April 20, 2012; this fee is only billed to property owners in unincorporated portions of the County.

⁵Assumes no inflation based on information provided by Charleston County staff on April 23, 2012.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

rejected Solid Waste Fee Revenue

Fiscal Year Ending	Cumulative Residential SFHs ¹	Annual Fee Per SFH ²	Cumulative Residential MFUs ³	Annual Fee Per MFU ⁴	Inflation Factor ⁵	Projected Residential Solid Waste Fee Revenue
30-Jun-14	0	\$99	0	\$70	102%	\$0
30-Jun-15	0	\$99	0	\$70	104%	\$0
30-Jun-16	0	\$99	0	\$70	106%	\$0
30-Jun-17	0	\$99	0	\$70	108%	\$0
30-Jun-18	16	\$99	2	\$70	110%	\$1,903
30-Jun-19	38	\$99	5	\$70	113%	\$4,631
30-Jun-20	61	\$99	8	\$70	115%	\$7,580
30-Jun-21	94	\$99	12	\$70	117%	\$11,888
30-Jun-22	146	\$99	18	\$70	120%	\$18,780
30-Jun-23	199	\$99	25	\$70	122%	\$26,149
30-Jun-24	320	\$99	40	\$70	124%	\$42,872
30-Jun-25	480	\$99	60	\$70	127%	\$65,593
30-Jun-26	640	\$99	230	\$70	129%	\$102,790
30-Jun-27	800	\$99	250	\$70	132%	\$127,594
30-Jun-28	960	\$99	270	\$70	135%	\$153,348
30-Jun-29	1,120	\$99	290	\$70	137%	\$180,082
30-Jun-30	1,280	\$99	310	\$70	140%	\$207,824
30-Jun-31	1,440	\$99	330	\$70	143%	\$236,603
30-Jun-32	1,600	\$99	350	\$70	146%	\$266,451
30-Jun-33	1,760	\$99	370	\$70	149%	\$297,398
30-Jun-34	1,920	\$99	540	\$70	152%	\$345,390
30-Jun-35	2,080	\$99	560	\$70	155%	\$378,951
30-Jun-36	2,240	\$99	580	\$70	158%	\$413,715
30-Jun-37	2,400	\$99	600	\$70	161%	\$449,719
30-Jun-38	2,560	\$99	620	\$70	164%	\$486,997
30-Jun-39	2,720	\$99	640	\$70	167%	\$525,587
30-Jun-40	2,880	\$99	660	\$70	171%	\$565,526
30-Jun-41	3,040	\$99	680	\$70	174%	\$606,851
30-Jun-42	3,200	\$99	850	\$70	178%	\$668,250
30-Jun-43	3,360	\$99	870	\$70	181%	\$712,843
30-Jun-44	3,520	\$99	890	\$70	185%	\$758,953
30-Jun-45	3,680	\$99	910	\$70	188%	\$806,621
30-Jun-46	3,840	\$99	930	\$70	192%	\$855,893
30-Jun-47	4,000	\$99	950	\$70	196%	\$906,813
30-Jun-48	4,160	\$99	970	\$70	200%	\$959,427
30-Jun-49	4,320	\$99	990	\$70	204%	\$1,013,783
30-Jun-50	4,480	\$99	1,160	\$70	208%	\$1,091,777
30-Jun-51	4,640	\$99	1,180	\$70	212%	\$1,150,201
30-Jun-52	4,800	\$99	1,200	\$70	216%	\$1,210,525
30-Jun-53	4,800	\$99	1,200	\$70	221%	\$1,234,736
30-Jun-54	4,800	\$99	1,200	\$70	225%	\$1,259,430
30-Jun-55	4,800	\$99	1,200	\$70	230%	\$1,284,619
30-Jun-56	4,800	\$99	1,200	\$70	234%	\$1,310,311
30-Jun-57	4,800	\$99	1,200	\$70	239%	\$1,336,518
30-Jun-58	4,800	\$99	1,200	\$70	244%	\$1,363,248
30-Jun-59	4,800	\$99	1,200	\$70	249%	\$1,390,513
30-Jun-60	4,800	\$99	1,200	\$70	254%	\$1,418,323
30-Jun-61	4,800	\$99	1,200	\$70	259%	\$1,446,690
30-Jun-62	4,800	\$99	1,200	\$70	264%	\$1,475,624
30-Jun-63	4,800	\$99	1,200	\$70	269%	\$1,505,136
Total						\$30,684,456

MuniCap, Inc.

¹Represents the projected number of completed single family residential units by December 31 of each year, six months before the end of the specific fiscal year.

²Current annual solid waste fee for a single family residential unit as of November 1, 2012.

³Represents the projected number of completed multi-family units by December 31 of each year, six months before the end of the specific fiscal year.

⁴Current annual solid waste fee for a multi-family residential unit as of November 1, 2012.

⁵Assumes 2% annual inflation.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Projected Solid Waste Fee Revenue (continued)

Fiscal Year Ending	Cumulative Non Residential Square Footage ¹	In 10,000 Sq. Ft. Portions	8 Yard Containers per 10,000 SF ²	Container Pickups per Year ²	Total Container Pickups	8 Yard Container Pickup Fee ³	Inflation Factor ⁴	Inflated Container Pickup Fee	Projected Non-Residential Solid Waste Fee Revenue	Projected Total Solid Waste Fee Revenue
30-Jun-14	0	0.0	1.0	52	0	\$26.46	102%	\$26.99	\$0	\$0
30-Jun-15	0	0.0	1.0	52	0	\$26.46	104%	\$27.53	\$0	\$0
30-Jun-16	50,000	5.0	1.0	52	260	\$26.46	106%	\$28.08	\$7,301	\$7,301
30-Jun-17	150,000	15.0	1.0	52	780	\$26.46	108%	\$28.64	\$22,341	\$29,884
30-Jun-18	250,000	25.0	1.0	52	1,300	\$26.46	110%	\$29.22	\$37,980	\$39,884
30-Jun-19	300,000	30.0	1.0	52	1,560	\$26.46	113%	\$29.80	\$46,488	\$51,119
30-Jun-20	350,000	35.0	1.0	52	1,820	\$26.46	115%	\$30.40	\$55,321	\$62,901
30-Jun-21	400,000	40.0	1.0	52	2,080	\$26.46	117%	\$31.00	\$64,488	\$76,376
30-Jun-22	450,000	45.0	1.0	52	2,340	\$26.46	120%	\$31.62	\$74,000	\$92,780
30-Jun-23	500,000	50.0	1.0	52	2,600	\$26.46	122%	\$32.26	\$83,867	\$110,015
30-Jun-24	500,000	50.0	1.0	52	2,600	\$26.46	124%	\$32.90	\$85,544	\$128,416
30-Jun-25	600,000	60.0	1.0	52	3,120	\$26.46	127%	\$33.56	\$104,706	\$170,300
30-Jun-26	600,000	60.0	1.0	52	3,120	\$26.46	129%	\$34.23	\$106,800	\$209,590
30-Jun-27	925,000	92.5	1.0	52	4,810	\$26.46	132%	\$34.92	\$167,943	\$295,537
30-Jun-28	925,000	92.5	1.0	52	4,810	\$26.46	135%	\$35.61	\$171,302	\$324,650
30-Jun-29	1,025,000	102.5	1.0	52	5,330	\$26.46	137%	\$36.33	\$193,618	\$373,700
30-Jun-30	1,175,000	117.5	1.0	52	6,110	\$26.46	140%	\$37.05	\$226,391	\$434,215
30-Jun-31	1,275,000	127.5	1.0	52	6,630	\$26.46	143%	\$37.79	\$250,572	\$487,175
30-Jun-32	1,325,000	132.5	1.0	52	6,890	\$26.46	146%	\$38.55	\$265,606	\$532,057
30-Jun-33	1,425,000	142.5	1.0	52	7,410	\$26.46	149%	\$39.32	\$291,365	\$588,762
30-Jun-34	1,425,000	142.5	1.0	52	7,410	\$26.46	152%	\$40.11	\$297,192	\$642,582
30-Jun-35	1,750,000	175.0	1.0	52	9,100	\$26.46	155%	\$40.91	\$372,272	\$751,222
30-Jun-36	1,850,000	185.0	1.0	52	9,620	\$26.46	158%	\$41.73	\$401,415	\$815,131
30-Jun-37	2,000,000	200.0	1.0	52	10,400	\$26.46	161%	\$42.56	\$442,642	\$892,361
30-Jun-38	2,000,000	200.0	1.0	52	10,400	\$26.46	164%	\$43.41	\$451,495	\$938,492
30-Jun-39	2,150,000	215.0	1.0	52	11,180	\$26.46	167%	\$44.28	\$495,064	\$1,020,651
30-Jun-40	2,150,000	215.0	1.0	52	11,180	\$26.46	171%	\$45.17	\$504,965	\$1,070,491
30-Jun-41	2,250,000	225.0	1.0	52	11,700	\$26.46	174%	\$46.07	\$539,021	\$1,145,872
30-Jun-42	2,350,000	235.0	1.0	52	12,220	\$26.46	178%	\$46.99	\$574,237	\$1,242,487
30-Jun-43	2,690,000	269.0	1.0	52	13,988	\$26.46	181%	\$47.93	\$670,465	\$1,383,308
30-Jun-44	2,690,000	269.0	1.0	52	13,988	\$26.46	185%	\$48.89	\$683,874	\$1,442,826
30-Jun-45	2,840,000	284.0	1.0	52	14,768	\$26.46	188%	\$49.87	\$736,448	\$1,543,069
30-Jun-46	2,840,000	284.0	1.0	52	14,768	\$26.46	192%	\$50.87	\$751,177	\$1,607,070
30-Jun-47	2,940,000	294.0	1.0	52	15,288	\$26.46	196%	\$51.88	\$793,180	\$1,699,992
30-Jun-48	3,115,000	311.5	1.0	52	16,198	\$26.46	200%	\$52.92	\$857,201	\$1,816,628
30-Jun-49	3,215,000	321.5	1.0	52	16,718	\$26.46	204%	\$53.98	\$902,414	\$1,916,197
30-Jun-50	3,215,000	321.5	1.0	52	16,718	\$26.46	208%	\$55.06	\$920,462	\$2,012,239
30-Jun-51	3,315,000	331.5	1.0	52	17,238	\$26.46	212%	\$56.16	\$968,074	\$2,118,275
30-Jun-52	3,315,000	331.5	1.0	52	17,238	\$26.46	216%	\$57.28	\$987,435	\$2,197,961
30-Jun-53	3,415,000	341.5	1.0	52	17,758	\$26.46	221%	\$58.43	\$1,037,567	\$2,272,302
30-Jun-54	3,415,000	341.5	1.0	52	17,758	\$26.46	225%	\$59.60	\$1,058,318	\$2,317,748
30-Jun-55	3,515,000	351.5	1.0	52	18,278	\$26.46	230%	\$60.79	\$1,111,094	\$2,395,714
30-Jun-56	3,515,000	351.5	1.0	52	18,278	\$26.46	234%	\$62.00	\$1,133,316	\$2,443,628
30-Jun-57	3,615,000	361.5	1.0	52	18,798	\$26.46	239%	\$63.24	\$1,188,870	\$2,525,388
30-Jun-58	3,615,000	361.5	1.0	52	18,798	\$26.46	244%	\$64.51	\$1,212,647	\$2,575,895
30-Jun-59	3,715,000	371.5	1.0	52	19,318	\$26.46	249%	\$65.80	\$1,271,116	\$2,661,629
30-Jun-60	3,715,000	371.5	1.0	52	19,318	\$26.46	254%	\$67.12	\$1,296,538	\$2,714,862
30-Jun-61	3,815,000	381.5	1.0	52	19,838	\$26.46	259%	\$68.46	\$1,358,067	\$2,804,757
30-Jun-62	3,915,000	391.5	1.0	52	20,358	\$26.46	264%	\$69.83	\$1,421,538	\$2,897,162
30-Jun-63	3,915,000	391.5	1.0	52	20,358	\$26.46	269%	\$71.22	\$1,449,969	\$2,955,105
Total									\$28,143,707	\$58,828,163

MuniCap, Inc.

¹ Represents the projected amount of completed non residential square footage by December 31 of each year, six months before the end of the specific fiscal year.

² WV estimate, on behalf of S. Grove, LLC based on inmarket research and conversation between MuniCap and Kessler Consulting (May 1, 2012).

³ County weekly fee for landfill dumping for a 8 yard container, assuming a total annual fee of \$1,376, as indicated by Carolina Waste and Fennell Container in November 2012.

⁴ Assumes 2% annual inflation.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Projected Accommodations Tax Revenue

Fiscal Year Ending	FY 2013 County Accommodations Tax Revenue per Resident ¹	Inflation	Inflated Accommodations Tax per Resident	Cumulative East Edisto Population	Portion of County Accommodations Tax Affected by Population Increase ²	Projected Incremental Accommodation Tax Revenue
30-Jun-14	\$31.06	102%	\$31.68	0	10.0%	\$0
30-Jun-15	\$31.06	104%	\$32.31	0	10.0%	\$0
30-Jun-16	\$31.06	106%	\$32.96	0	10.0%	\$0
30-Jun-17	\$31.06	108%	\$33.62	0	10.0%	\$0
30-Jun-18	\$31.06	110%	\$34.29	0	10.0%	\$0
30-Jun-19	\$31.06	113%	\$34.98	43	10.0%	\$152
30-Jun-20	\$31.06	115%	\$35.68	104	10.0%	\$370
30-Jun-21	\$31.06	117%	\$36.39	166	10.0%	\$605
30-Jun-22	\$31.06	120%	\$37.12	255	10.0%	\$948
30-Jun-23	\$31.06	122%	\$37.86	395	10.0%	\$1,496
30-Jun-24	\$31.06	124%	\$38.62	540	10.0%	\$2,085
30-Jun-25	\$31.06	127%	\$39.39	868	10.0%	\$3,418
30-Jun-26	\$31.06	129%	\$40.18	1,301	10.0%	\$5,229
30-Jun-27	\$31.06	132%	\$40.98	2,097	10.0%	\$8,593
30-Jun-28	\$31.06	135%	\$41.80	2,531	10.0%	\$10,578
30-Jun-29	\$31.06	137%	\$42.64	2,964	10.0%	\$12,639
30-Jun-30	\$31.06	140%	\$43.49	3,398	10.0%	\$14,778
30-Jun-31	\$31.06	143%	\$44.36	3,832	10.0%	\$16,998
30-Jun-32	\$31.06	146%	\$45.25	4,266	10.0%	\$19,301
30-Jun-33	\$31.06	149%	\$46.15	4,700	10.0%	\$21,689
30-Jun-34	\$31.06	152%	\$47.08	5,133	10.0%	\$24,165
30-Jun-35	\$31.06	155%	\$48.02	5,929	10.0%	\$28,467
30-Jun-36	\$31.06	158%	\$48.98	6,362	10.0%	\$31,161
30-Jun-37	\$31.06	161%	\$49.96	6,796	10.0%	\$33,952
30-Jun-38	\$31.06	164%	\$50.96	7,230	10.0%	\$36,841
30-Jun-39	\$31.06	167%	\$51.98	7,664	10.0%	\$39,833
30-Jun-40	\$31.06	171%	\$53.01	8,098	10.0%	\$42,929
30-Jun-41	\$31.06	174%	\$54.07	8,531	10.0%	\$46,133
30-Jun-42	\$31.06	178%	\$55.16	8,965	10.0%	\$49,449
30-Jun-43	\$31.06	181%	\$56.26	9,761	10.0%	\$54,912
30-Jun-44	\$31.06	185%	\$57.38	10,194	10.0%	\$58,500
30-Jun-45	\$31.06	188%	\$58.53	10,628	10.0%	\$62,209
30-Jun-46	\$31.06	192%	\$59.70	11,062	10.0%	\$66,043
30-Jun-47	\$31.06	196%	\$60.90	11,496	10.0%	\$70,005
30-Jun-48	\$31.06	200%	\$62.11	11,930	10.0%	\$74,100
30-Jun-49	\$31.06	204%	\$63.36	12,363	10.0%	\$78,330
30-Jun-50	\$31.06	208%	\$64.62	12,797	10.0%	\$82,701
30-Jun-51	\$31.06	212%	\$65.92	13,592	10.0%	\$89,597
30-Jun-52	\$31.06	216%	\$67.24	14,026	10.0%	\$94,305
30-Jun-53	\$31.06	221%	\$68.58	14,460	10.0%	\$99,167
30-Jun-54	\$31.06	225%	\$69.95	14,460	10.0%	\$101,150
30-Jun-55	\$31.06	230%	\$71.35	14,460	10.0%	\$103,173
30-Jun-56	\$31.06	234%	\$72.78	14,460	10.0%	\$105,236
30-Jun-57	\$31.06	239%	\$74.23	14,460	10.0%	\$107,341
30-Jun-58	\$31.06	244%	\$75.72	14,460	10.0%	\$109,488
30-Jun-59	\$31.06	249%	\$77.23	14,460	10.0%	\$111,678
30-Jun-60	\$31.06	254%	\$78.78	14,460	10.0%	\$113,911
30-Jun-61	\$31.06	259%	\$80.35	14,460	10.0%	\$116,189
30-Jun-62	\$31.06	264%	\$81.96	14,460	10.0%	\$118,513
30-Jun-63	\$31.06	269%	\$83.60	14,460	10.0%	\$120,884
Total						\$2,389,242

MuniCap, Inc.

¹Represents FY 2013 budget revenue of \$11,110,000 divided by County population of 357,704 (2011 Census Bureau estimate).

²Represents an estimate of the percentage of the County Accommodations Tax revenue that will be influenced by additional residents and businesses at Spring Grove, recognizing that a significant majority of the County Accommodations Tax revenues would not be influenced by additional residents and businesses at Spring Grove; the percentage is based on data from the College of Charleston School of Business "2011 Charleston Area Visitor Intercept Survey Report study (dated April 4, 2012); the percentage combines 1) an estimate of visitors to the County whose purpose is either for business or to see friends and family with 2) an estimate of the % of such visitors that generate County Accommodations Tax revenues.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Summary of Projected Other Fiscal Impacts

Fiscal Year	Projected Incremental Real Property Taxes from Debt Service Millage ¹	Projected Incremental Real Property Taxes from PRC Millages ²	Projected Incremental Real Property Taxes from TTC Millage ³	Projected Storm Water Fee Revenue ⁴	Projected Solid Waste Fee Revenue ⁵	Projected Accommodations Tax ⁶	Total
30-Jun-14	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-16	\$0	\$0	\$0	\$327	\$7,301	\$0	\$7,628
30-Jun-17	\$2,141	\$1,895	\$842	\$982	\$22,341	\$0	\$28,202
30-Jun-18	\$6,474	\$5,731	\$2,547	\$2,284	\$39,884	\$0	\$56,921
30-Jun-19	\$12,258	\$10,851	\$4,823	\$3,512	\$51,119	\$152	\$82,713
30-Jun-20	\$16,400	\$14,518	\$6,452	\$4,775	\$62,901	\$370	\$105,415
30-Jun-21	\$20,611	\$18,246	\$8,109	\$6,434	\$76,376	\$605	\$130,382
30-Jun-22	\$28,436	\$25,173	\$11,188	\$8,849	\$92,780	\$948	\$167,375
30-Jun-23	\$35,998	\$31,867	\$14,163	\$11,337	\$110,015	\$1,496	\$204,876
30-Jun-24	\$43,705	\$38,690	\$17,195	\$16,233	\$128,416	\$2,085	\$246,323
30-Jun-25	\$55,786	\$49,385	\$21,949	\$23,367	\$170,300	\$3,418	\$324,204
30-Jun-26	\$76,597	\$67,807	\$30,136	\$35,247	\$209,590	\$5,229	\$424,606
30-Jun-27	\$108,985	\$96,478	\$42,879	\$43,855	\$295,537	\$8,593	\$596,326
30-Jun-28	\$149,102	\$131,992	\$58,663	\$50,335	\$324,650	\$10,578	\$725,320
30-Jun-29	\$166,749	\$147,614	\$65,606	\$57,469	\$373,700	\$12,639	\$823,777
30-Jun-30	\$189,739	\$167,966	\$74,651	\$64,931	\$434,215	\$14,778	\$946,281
30-Jun-31	\$216,115	\$191,315	\$85,029	\$72,065	\$487,175	\$16,998	\$1,068,697
30-Jun-32	\$264,153	\$233,840	\$103,929	\$78,873	\$532,057	\$19,301	\$1,232,152
30-Jun-33	\$288,433	\$255,334	\$113,482	\$86,007	\$588,762	\$21,689	\$1,353,707
30-Jun-34	\$313,830	\$277,817	\$123,474	\$97,887	\$642,582	\$24,165	\$1,479,755
30-Jun-35	\$340,714	\$301,616	\$134,051	\$106,495	\$751,222	\$28,467	\$1,662,565
30-Jun-36	\$385,021	\$340,838	\$151,484	\$113,629	\$815,131	\$31,161	\$1,837,264
30-Jun-37	\$453,365	\$401,340	\$178,373	\$121,091	\$892,361	\$33,952	\$2,080,482
30-Jun-38	\$485,546	\$429,828	\$191,035	\$127,571	\$938,492	\$36,841	\$2,209,313
30-Jun-39	\$507,086	\$448,896	\$199,509	\$135,033	\$1,020,651	\$39,833	\$2,351,008
30-Jun-40	\$540,421	\$478,406	\$212,625	\$141,513	\$1,070,491	\$42,929	\$2,486,385
30-Jun-41	\$561,962	\$497,474	\$221,100	\$148,647	\$1,145,872	\$46,133	\$2,621,189
30-Jun-42	\$651,725	\$576,937	\$256,416	\$161,182	\$1,242,487	\$49,449	\$2,938,196
30-Jun-43	\$691,718	\$612,340	\$272,151	\$169,887	\$1,383,308	\$54,912	\$3,184,316
30-Jun-44	\$747,124	\$661,388	\$293,950	\$176,367	\$1,442,826	\$58,500	\$3,380,155
30-Jun-45	\$770,920	\$682,453	\$303,313	\$183,829	\$1,543,069	\$62,209	\$3,545,793
30-Jun-46	\$806,464	\$713,919	\$317,297	\$190,309	\$1,607,070	\$66,043	\$3,701,101
30-Jun-47	\$917,043	\$811,808	\$360,804	\$197,444	\$1,699,992	\$70,005	\$4,057,096
30-Jun-48	\$951,270	\$842,108	\$374,270	\$205,069	\$1,816,628	\$74,100	\$4,263,444
30-Jun-49	\$995,153	\$880,955	\$391,536	\$212,204	\$1,916,197	\$78,330	\$4,474,374
30-Jun-50	\$1,029,380	\$911,254	\$405,002	\$224,084	\$2,012,239	\$82,701	\$4,664,659
30-Jun-51	\$1,065,608	\$943,325	\$419,256	\$231,218	\$2,118,275	\$89,597	\$4,867,279
30-Jun-52	\$1,214,745	\$1,075,348	\$477,933	\$237,698	\$2,197,961	\$94,305	\$5,297,990
30-Jun-53	\$1,243,782	\$1,101,053	\$489,357	\$238,353	\$2,272,302	\$99,167	\$5,444,013
30-Jun-54	\$1,252,498	\$1,108,769	\$492,786	\$238,353	\$2,317,748	\$101,150	\$5,511,304
30-Jun-55	\$1,252,447	\$1,108,724	\$492,766	\$239,007	\$2,395,714	\$103,173	\$5,591,831
30-Jun-56	\$1,261,163	\$1,116,440	\$496,195	\$239,007	\$2,443,628	\$105,236	\$5,661,670
30-Jun-57	\$1,392,844	\$1,233,009	\$548,004	\$239,662	\$2,525,388	\$107,341	\$6,046,247
30-Jun-58	\$1,402,472	\$1,241,533	\$551,792	\$239,662	\$2,575,895	\$109,488	\$6,120,843
30-Jun-59	\$1,402,396	\$1,241,466	\$551,763	\$240,316	\$2,661,629	\$111,678	\$6,209,248
30-Jun-60	\$1,412,000	\$1,249,967	\$555,541	\$240,316	\$2,714,862	\$113,911	\$6,286,597
30-Jun-61	\$1,411,924	\$1,249,900	\$555,511	\$240,971	\$2,804,757	\$116,189	\$6,379,252
30-Jun-62	\$1,569,991	\$1,389,828	\$617,701	\$241,625	\$2,897,162	\$118,513	\$6,834,821
30-Jun-63	\$1,580,577	\$1,399,199	\$621,866	\$241,625	\$2,955,105	\$120,884	\$6,919,256
Total	\$30,292,868	\$26,816,638	\$11,918,506	\$6,386,937	\$58,828,163	\$2,389,242	\$136,632,353

MuniCap, Inc.

¹See Other Fiscal Impacts Page 1; assumes 2% annual inflation of appraised values and constant millage rate.

²See Other Fiscal Impacts Page 2; assumes 2% annual inflation of appraised values and constant millage rate.

³See Other Fiscal Impacts Page 3; assumes 2% annual inflation of appraised values and constant millage rate.

⁴See Other Fiscal Impacts Page 4; assumes no inflation.

⁵See Other Fiscal Impacts Page 6; assumes 2% annual inflation of the annual fee paid by residents and the fees for landfill use.

⁶See Other Fiscal Impacts Page 7; assumes 2% annual inflation.

Appendix D

Employment and Wage Projection
Charleston County, South Carolina
Spring Grove

Spring Grove
Charleston County, South Carolina

Incremental Employment and Wage Projection

**Prepared By:
MuniCap, Inc**

July 2013

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Summary of Employment and Wage Estimate

Temporary Impacts: ¹	Jobs	Total Wages ³	Average Annual
			Wage ³
Horizontal Development			
Direct impacts	2,405	\$122,485,242	\$50,929
Indirect impacts	1,945	\$88,101,396	\$45,296
Vertical Development			
Direct impacts	8,184	\$404,717,620	\$49,451
Indirect impacts	6,800	\$288,410,692	\$42,411
Total direct impacts	10,589	\$527,202,862	\$49,787
Total indirect impacts	8,745	\$376,512,088	\$43,053
Total temporary impacts	19,335	\$903,714,950	\$46,741

Permanent Impacts: ²	Jobs	Annual Wages ³	Average Annual
			Wage ³
Retail related:			
Direct impacts	917	\$27,795,288	\$30,321
Indirect impacts	352	\$13,528,841	\$38,478
Office related:			
Direct impacts	1,595	\$109,884,333	\$68,896
Indirect impacts	1,880	\$76,456,581	\$40,669
Industrial related:			
Direct impacts	4,147	\$254,072,325	\$61,267
Indirect impacts	4,745	\$209,402,562	\$44,136
Total direct impacts	6,659	\$391,751,946	\$58,834
Total indirect impacts	6,976	\$299,387,984	\$42,916
Total permanent impacts	13,635	\$691,139,930	\$50,690

¹Each temporary job represents a "one year equivalent" job resulting from the construction of the development. See Schedule II for additional details.

²Permanent jobs represent the number of jobs at full build out of the estimated development uses. See Schedule IV for additional details.

³Wages shown are 2012 figures, un-inflated.

*Spring Grove
Charleston County, South Carolina*

Schedule I: Projected Development Uses

Development Type	Units/Square Feet ¹
<i>Residential</i>	(Units)
Single family attached	900
Single family detached	3,000
Custom single family detached	900
Multi-family for sale	600
Multi-family rental	600
Sub-total residential	6,000
<i>Commercial</i>	(Square Feet)
Retail	540,000
Office	475,000
Industrial	2,900,000
Sub-total commercial	3,915,000
Total	

MuniCap, Inc.

¹Provided by MWV on behalf of S. Grove, LLC.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
Charleston County, South Carolina

Schedule II: Projected Absorption

Development Year Ending	Assessed As Of Date	Single Family Attached		Single Family Detached		Custom Single Family Detached		Multi-family For Sale		Multi-family Rental	
		Units ¹		Units ¹		Units ¹		Units ¹		Units ¹	
		Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
31-Dec-13	1-Jan-14	0	0	0	0	0	0	0	0	0	0
31-Dec-14	1-Jan-15	0	0	0	0	0	0	0	0	0	0
31-Dec-15	1-Jan-16	0	0	0	0	0	0	0	0	0	0
31-Dec-16	1-Jan-17	0	0	0	0	0	0	0	0	0	0
31-Dec-17	1-Jan-18	3	3	10	10	3	3	2	2	0	0
31-Dec-18	1-Jan-19	4	7	14	24	4	7	3	5	0	0
31-Dec-19	1-Jan-20	4	11	15	39	4	11	3	8	0	0
31-Dec-20	1-Jan-21	6	17	21	60	6	17	4	12	0	0
31-Dec-21	1-Jan-22	10	27	32	92	10	27	6	18	0	0
31-Dec-22	1-Jan-23	10	37	33	125	10	37	7	25	0	0
31-Dec-23	1-Jan-24	23	60	75	200	23	60	15	40	0	0
31-Dec-24	1-Jan-25	30	90	100	300	30	90	20	60	0	0
31-Dec-25	1-Jan-26	30	120	100	400	30	120	20	80	150	150
31-Dec-26	1-Jan-27	30	150	100	500	30	150	20	100	0	150
31-Dec-27	1-Jan-28	30	180	100	600	30	180	20	120	0	150
31-Dec-28	1-Jan-29	30	210	100	700	30	210	20	140	0	150
31-Dec-29	1-Jan-30	30	240	100	800	30	240	20	160	0	150
31-Dec-30	1-Jan-31	30	270	100	900	30	270	20	180	0	150
31-Dec-31	1-Jan-32	30	300	100	1,000	30	300	20	200	0	150
31-Dec-32	1-Jan-33	30	330	100	1,100	30	330	20	220	0	150
31-Dec-33	1-Jan-34	30	360	100	1,200	30	360	20	240	150	300
31-Dec-34	1-Jan-35	30	390	100	1,300	30	390	20	260	0	300
31-Dec-35	1-Jan-36	30	420	100	1,400	30	420	20	280	0	300
31-Dec-36	1-Jan-37	30	450	100	1,500	30	450	20	300	0	300
31-Dec-37	1-Jan-38	30	480	100	1,600	30	480	20	320	0	300
31-Dec-38	1-Jan-39	30	510	100	1,700	30	510	20	340	0	300
31-Dec-39	1-Jan-40	30	540	100	1,800	30	540	20	360	0	300
31-Dec-40	1-Jan-41	30	570	100	1,900	30	570	20	380	0	300
31-Dec-41	1-Jan-42	30	600	100	2,000	30	600	20	400	150	450
31-Dec-42	1-Jan-43	30	630	100	2,100	30	630	20	420	0	450
31-Dec-43	1-Jan-44	30	660	100	2,200	30	660	20	440	0	450
31-Dec-44	1-Jan-45	30	690	100	2,300	30	690	20	460	0	450
31-Dec-45	1-Jan-46	30	720	100	2,400	30	720	20	480	0	450
31-Dec-46	1-Jan-47	30	750	100	2,500	30	750	20	500	0	450
31-Dec-47	1-Jan-48	30	780	100	2,600	30	780	20	520	0	450
31-Dec-48	1-Jan-49	30	810	100	2,700	30	810	20	540	0	450
31-Dec-49	1-Jan-50	30	840	100	2,800	30	840	20	560	150	600
31-Dec-50	1-Jan-51	30	870	100	2,900	30	870	20	580	0	600
31-Dec-51	1-Jan-52	30	900	100	3,000	30	900	20	600	0	600
31-Dec-52	1-Jan-53	0	900	0	3,000	0	900	0	600	0	600
31-Dec-53	1-Jan-54	0	900	0	3,000	0	900	0	600	0	600
31-Dec-54	1-Jan-55	0	900	0	3,000	0	900	0	600	0	600
31-Dec-55	1-Jan-56	0	900	0	3,000	0	900	0	600	0	600
31-Dec-56	1-Jan-57	0	900	0	3,000	0	900	0	600	0	600
31-Dec-57	1-Jan-58	0	900	0	3,000	0	900	0	600	0	600
31-Dec-58	1-Jan-59	0	900	0	3,000	0	900	0	600	0	600
31-Dec-59	1-Jan-60	0	900	0	3,000	0	900	0	600	0	600
31-Dec-60	1-Jan-61	0	900	0	3,000	0	900	0	600	0	600
31-Dec-61	1-Jan-62	0	900	0	3,000	0	900	0	600	0	600
Total		900		3,000		900		600		600	

MimiCap, Inc.

¹Absorption estimate provided by MWV on behalf of S. Grove, LLC. The timing represents the calendar year in which the unit will be completed.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule II-B: Projected Absorption (continued)

Development Year Ending	Assessed As Of Date	Retail		Office		Industrial ²	
		Square Feet ¹		Square Feet ¹		Square Feet ¹	
		Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
31-Dec-13	1-Jan-14	0	0	0	0	0	0
31-Dec-14	1-Jan-15	0	0	0	0	0	0
31-Dec-15	1-Jan-16	0	0	0	0	50,000	50,000
31-Dec-16	1-Jan-17	0	0	0	0	100,000	150,000
31-Dec-17	1-Jan-18	0	0	0	0	100,000	250,000
31-Dec-18	1-Jan-19	0	0	0	0	50,000	300,000
31-Dec-19	1-Jan-20	0	0	0	0	50,000	350,000
31-Dec-20	1-Jan-21	0	0	0	0	50,000	400,000
31-Dec-21	1-Jan-22	0	0	0	0	50,000	450,000
31-Dec-22	1-Jan-23	0	0	0	0	50,000	500,000
31-Dec-23	1-Jan-24	0	0	0	0	0	500,000
31-Dec-24	1-Jan-25	0	0	0	0	100,000	600,000
31-Dec-25	1-Jan-26	0	0	0	0	0	600,000
31-Dec-26	1-Jan-27	125,000	125,000	100,000	100,000	100,000	700,000
31-Dec-27	1-Jan-28	0	125,000	0	100,000	0	700,000
31-Dec-28	1-Jan-29	0	125,000	0	100,000	100,000	800,000
31-Dec-29	1-Jan-30	50,000	175,000	0	100,000	100,000	900,000
31-Dec-30	1-Jan-31	0	175,000	0	100,000	100,000	1,000,000
31-Dec-31	1-Jan-32	0	175,000	50,000	150,000	0	1,000,000
31-Dec-32	1-Jan-33	0	175,000	0	150,000	100,000	1,100,000
31-Dec-33	1-Jan-34	0	175,000	0	150,000	0	1,100,000
31-Dec-34	1-Jan-35	125,000	300,000	100,000	250,000	100,000	1,200,000
31-Dec-35	1-Jan-36	0	300,000	0	250,000	100,000	1,300,000
31-Dec-36	1-Jan-37	50,000	350,000	0	250,000	100,000	1,400,000
31-Dec-37	1-Jan-38	0	350,000	0	250,000	0	1,400,000
31-Dec-38	1-Jan-39	0	350,000	50,000	300,000	100,000	1,500,000
31-Dec-39	1-Jan-40	0	350,000	0	300,000	0	1,500,000
31-Dec-40	1-Jan-41	0	350,000	0	300,000	100,000	1,600,000
31-Dec-41	1-Jan-42	0	350,000	0	300,000	100,000	1,700,000
31-Dec-42	1-Jan-43	140,000	490,000	100,000	400,000	100,000	1,800,000
31-Dec-43	1-Jan-44	0	490,000	0	400,000	0	1,800,000
31-Dec-44	1-Jan-45	50,000	540,000	0	400,000	100,000	1,900,000
31-Dec-45	1-Jan-46	0	540,000	0	400,000	0	1,900,000
31-Dec-46	1-Jan-47	0	540,000	0	400,000	100,000	2,000,000
31-Dec-47	1-Jan-48	0	540,000	75,000	475,000	100,000	2,100,000
31-Dec-48	1-Jan-49	0	540,000	0	475,000	100,000	2,200,000
31-Dec-49	1-Jan-50	0	540,000	0	475,000	0	2,200,000
31-Dec-50	1-Jan-51	0	540,000	0	475,000	100,000	2,300,000
31-Dec-51	1-Jan-52	0	540,000	0	475,000	0	2,300,000
31-Dec-52	1-Jan-53	0	540,000	0	475,000	100,000	2,400,000
31-Dec-53	1-Jan-54	0	540,000	0	475,000	0	2,400,000
31-Dec-54	1-Jan-55	0	540,000	0	475,000	100,000	2,500,000
31-Dec-55	1-Jan-56	0	540,000	0	475,000	0	2,500,000
31-Dec-56	1-Jan-57	0	540,000	0	475,000	100,000	2,600,000
31-Dec-57	1-Jan-58	0	540,000	0	475,000	0	2,600,000
31-Dec-58	1-Jan-59	0	540,000	0	475,000	100,000	2,700,000
31-Dec-59	1-Jan-60	0	540,000	0	475,000	0	2,700,000
31-Dec-60	1-Jan-61	0	540,000	0	475,000	100,000	2,800,000
31-Dec-61	1-Jan-62	0	540,000	0	475,000	100,000	2,900,000
Total		540,000		475,000		2,900,000	

iiCap, Inc.

¹Provided by MWV on behalf of S. Grove, LLC. The timing represents the calendar year in which the unit will be completed.

²"Industrial" is assumed to include a variety of uses.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Schedule III: Projected Temporary Construction Job Impacts

Development Year Ending	Horizontal Construction Impacts				Vertical Construction Impacts				Total Temporary Construction Impacts (Direct and Indirect)
	Estimated Annual % of Total Project ¹	Direct Horizontal Impacts ²	Indirect Horizontal Impacts ³	Total Horizontal Impacts	Estimated Annual % of Total Project ⁴	Direct Vertical Impacts ²	Indirect Vertical Impacts ³	Total Vertical Impacts	
31-Dec-13	0.0%	0	0	0	0.0%	0	0	0	0
31-Dec-14	0.3%	7	6	13	0.0%	0	0	0	13
31-Dec-15	0.6%	15	12	27	0.3%	25	21	46	73
31-Dec-16	0.8%	20	16	37	0.6%	50	42	92	129
31-Dec-17	0.6%	15	12	27	0.8%	69	58	127	154
31-Dec-18	0.6%	15	12	28	0.6%	51	43	94	122
31-Dec-19	0.8%	19	15	34	0.6%	52	43	96	130
31-Dec-20	1.1%	26	21	46	0.8%	64	53	117	164
31-Dec-21	1.1%	26	21	47	1.1%	87	72	159	206
31-Dec-22	1.8%	42	34	77	1.1%	88	74	162	239
31-Dec-23	2.9%	71	57	128	1.8%	144	120	264	392
31-Dec-24	3.1%	74	60	134	2.9%	241	200	441	574
31-Dec-25	5.0%	121	97	218	3.1%	252	209	461	679
31-Dec-26	2.3%	56	45	101	5.0%	410	341	751	852
31-Dec-27	2.9%	71	57	128	2.3%	190	158	349	477
31-Dec-28	3.3%	81	65	146	2.9%	241	200	441	586
31-Dec-29	2.9%	71	57	128	3.3%	274	228	502	630
31-Dec-30	2.9%	69	55	124	2.9%	241	200	441	565
31-Dec-31	2.9%	71	57	128	2.9%	233	194	427	555
31-Dec-32	3.1%	74	60	134	2.9%	241	200	441	574
31-Dec-33	5.0%	121	97	218	3.1%	252	209	461	679
31-Dec-34	2.9%	71	57	128	5.0%	410	341	751	879
31-Dec-35	3.3%	81	65	146	2.9%	241	200	441	586
31-Dec-36	2.3%	56	45	101	3.3%	274	228	502	603
31-Dec-37	3.5%	83	67	151	2.3%	190	158	349	499
31-Dec-38	2.3%	56	45	101	3.5%	284	236	519	620
31-Dec-39	2.9%	71	57	128	2.3%	190	158	349	477
31-Dec-40	3.7%	89	72	161	2.9%	241	200	441	601
31-Dec-41	5.1%	123	100	223	3.7%	302	251	553	776
31-Dec-42	2.3%	56	45	101	5.1%	420	349	769	871
31-Dec-43	3.3%	81	65	146	2.3%	190	158	349	494
31-Dec-44	2.3%	56	45	101	3.3%	274	228	502	603
31-Dec-45	2.9%	71	57	128	2.3%	190	158	349	477
31-Dec-46	3.7%	90	72	162	2.9%	241	200	441	603
31-Dec-47	2.9%	71	57	128	3.7%	305	253	558	686
31-Dec-48	3.1%	74	60	134	2.9%	241	200	441	574
31-Dec-49	2.9%	71	57	128	3.1%	252	209	461	589
31-Dec-50	2.3%	56	45	101	2.9%	241	200	441	542
31-Dec-51	0.6%	15	12	27	2.3%	190	158	349	375
31-Dec-52	0.0%	0	0	0	0.6%	50	42	92	92
31-Dec-53	0.6%	15	12	27	0.0%	0	0	0	27
31-Dec-54	0.0%	0	0	0	0.6%	50	42	92	92
31-Dec-55	0.6%	15	12	27	0.0%	0	0	0	27
31-Dec-56	0.0%	0	0	0	0.6%	50	42	92	92
31-Dec-57	0.6%	15	12	27	0.0%	0	0	0	27
31-Dec-58	0.0%	0	0	0	0.6%	50	42	92	92
31-Dec-59	0.6%	15	12	27	0.0%	0	0	0	27
31-Dec-60	0.6%	15	12	27	0.6%	50	42	92	119
31-Dec-61	0.0%	0	0	0	0.6%	50	42	92	92
Total	100.0%	2,405	1,945	4,350	100.0%	8,184	6,800	14,985	19,335

MuniCap, Inc.

¹Annual percentage of total project reflects absorption schedule on Schedule II; assumes horizontal construction jobs occur one year prior to the year of completed development. See Appendix A1 for total horizontal construction jobs.

²Represents the direct construction jobs expected to occur at the development over the life of the project construction period.

³Represents the indirect construction jobs expected to occur as a result of the development over the life of the project construction period.

⁴Annual percentage of total project reflects absorption schedule on Schedule II; assumes vertical construction jobs occur in the year of completed development. See Appendix A2 for total vertical construction jobs.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Schedule IV: Permanent Job Impacts

Year Ending	Direct Permanent Jobs				Indirect Permanent Jobs ⁴	Total Permanent Jobs (Direct and Indirect)
	Retail ¹	Office ²	Industrial ³	Total		
31-Dec-13	0	0	0	0	0	0
31-Dec-14	0	0	0	0	0	0
31-Dec-15	0	0	0	0	0	0
31-Dec-16	0	0	72	72	82	153
31-Dec-17	0	0	215	215	245	460
31-Dec-18	0	0	358	358	409	767
31-Dec-19	0	0	429	429	491	920
31-Dec-20	0	0	501	501	573	1,073
31-Dec-21	0	0	572	572	654	1,226
31-Dec-22	0	0	644	644	736	1,380
31-Dec-23	0	0	715	715	818	1,533
31-Dec-24	0	0	715	715	818	1,533
31-Dec-25	0	0	858	858	982	1,840
31-Dec-26	0	0	858	858	982	1,840
31-Dec-27	212	336	1,001	1,549	1,622	3,171
31-Dec-28	212	336	1,001	1,549	1,622	3,171
31-Dec-29	212	336	1,144	1,692	1,786	3,478
31-Dec-30	297	336	1,287	1,920	1,982	3,902
31-Dec-31	297	336	1,430	2,063	2,146	4,209
31-Dec-32	297	504	1,430	2,231	2,344	4,574
31-Dec-33	297	504	1,573	2,374	2,507	4,881
31-Dec-34	297	504	1,573	2,374	2,507	4,881
31-Dec-35	509	839	1,716	3,065	3,148	6,213
31-Dec-36	509	839	1,859	3,208	3,312	6,519
31-Dec-37	594	839	2,002	3,436	3,508	6,943
31-Dec-38	594	839	2,002	3,436	3,508	6,943
31-Dec-39	594	1,007	2,145	3,746	3,869	7,616
31-Dec-40	594	1,007	2,145	3,746	3,869	7,616
31-Dec-41	594	1,007	2,288	3,889	4,033	7,922
31-Dec-42	594	1,007	2,431	4,032	4,197	8,229
31-Dec-43	832	1,343	2,574	4,749	4,847	9,596
31-Dec-44	832	1,343	2,574	4,749	4,847	9,596
31-Dec-45	917	1,343	2,717	4,977	5,043	10,020
31-Dec-46	917	1,343	2,717	4,977	5,043	10,020
31-Dec-47	917	1,343	2,860	5,120	5,207	10,327
31-Dec-48	917	1,595	3,003	5,515	5,667	11,182
31-Dec-49	917	1,595	3,146	5,658	5,831	11,488
31-Dec-50	917	1,595	3,146	5,658	5,831	11,488
31-Dec-51	917	1,595	3,289	5,801	5,994	11,795
31-Dec-52	917	1,595	3,289	5,801	5,994	11,795
31-Dec-53	917	1,595	3,432	5,944	6,158	12,102
31-Dec-54	917	1,595	3,432	5,944	6,158	12,102
31-Dec-55	917	1,595	3,575	6,087	6,322	12,408
31-Dec-56	917	1,595	3,575	6,087	6,322	12,408
31-Dec-57	917	1,595	3,718	6,230	6,485	12,715
31-Dec-58	917	1,595	3,718	6,230	6,485	12,715
31-Dec-59	917	1,595	3,861	6,373	6,649	13,021
31-Dec-60	917	1,595	3,861	6,373	6,649	13,021
31-Dec-61	917	1,595	4,004	6,516	6,812	13,328
31-Dec-62	917	1,595	4,147	6,659	6,976	13,635

MuniCap, Inc.

¹Assumes 1.70 jobs per 1,000 sq. ft. of retail development, as projected by IMPLAN software by MIG, Inc. (see Appendix B1) applied to absorption shown on Schedule II.

²Assumes 3.36 jobs per 1,000 sq. ft. of office development, as projected by IMPLAN software by MIG, Inc. (see Appendix B2), applied to absorption shown on Schedule II.

³Assumes 1.43 jobs per 1,000 sq. ft. of industrial development, as projected by IMPLAN software by MIG, Inc. (see Appendix B3), applied to absorption shown on Schedule II.

⁴Assumes .3835 indirect jobs for each direct retail job (see Appendix B1), 1.1787 indirect jobs for each direct office job (see Appendix B2), and 1.1441 indirect jobs for each industrial job (see Appendix B3), all as projected by IMPLAN software, all applied to absorption on Schedule II. Excludes indirect jobs resulting from residential units.

*Spring Grove
Charleston County, South Carolina*

Appendix A-1: Horizontal Construction Jobs and Indirect Impacts

Horizontal construction costs ¹	\$338,014,233
Total cost of labor ²	\$122,485,242
Average horizontals construction wage -- annual ²	\$50,929
Total horizontal improvement construction jobs ²	2,405
Multiplier for horizontal construction wages ²	1.7193
Total earnings	\$210,586,638
Indirect earnings	\$88,101,396
Multiplier for horizontal construction jobs ²	1.8087
Total jobs	4,350
Indirect jobs	1,945
Multiplier for horizontal construction output ²	1.6543
Total economic output	\$559,170,060
Direct output	\$338,014,233
Indirect output	\$221,155,827

MuniCap, Inc.

¹Provided by MWV on behalf of S. Grove, LLC.

²Construction wages, jobs, and output were calculated using IMPLAN software by MIG, Inc. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects development will have on Charleston County. The multiplier for construction jobs is 1.8087, meaning that for each construction job at the development, 1.8087 jobs will be created in the County, including the job at the development. Similarly, the multiplier for construction wages is 1.7193, meaning that for every \$1.00 paid in construction wages at the development, \$1.7193 will be paid in the County, including the \$1.00 at the development. The multiplier for construction output is 1.6543, meaning that for each dollar of construction economic activity at the development, the economic activity in the County will be \$1.6543, including the \$1.00 at the development.

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

*Spring Grove
Charleston County, South Carolina*

Appendix A-2: Vertical Construction Jobs and Indirect Impacts

Development Use ¹	Units / Sq. Ft. ¹	Estimated Construction Cost per Unit / Sq. Ft. ²	Estimated Total Construction Cost
Residential	<i>Units</i>		
Single family attached	900	\$118,600	\$106,740,000
Single family detached	3,000	\$142,320	\$426,960,000
Custom single family detached	900	\$311,325	\$280,192,500
Multi-family for sale	600	\$106,588	\$63,952,500
Multi-family rental	600	\$62,890	\$37,734,000
Non residential	<i>Sq. Ft.</i>		
Retail	540,000	\$103	\$55,598,400
Office	475,000	\$132	\$62,586,000
Industrial	2,900,000	\$77	\$223,503,000
Total construction costs			\$1,257,266,400
Total cost of labor ³			\$404,717,620
Average vertical construction wage -- annual ³			\$49,451
Total vertical improvement construction jobs ³			8,184
Multiplier for vertical construction wages ³			1.7126
Total earnings			\$693,128,312
Indirect earnings			\$288,410,692
Multiplier for vertical construction jobs ³			1.8309
Total jobs			14,985
Indirect jobs			6,800
Multiplier for vertical construction output ³			1.5472
Total economic output			\$1,945,268,754
Direct output			\$1,257,266,400
Indirect output			\$688,002,354

MumiCap, Inc.

¹Provided by MWV on behalf of S. Grove, LLC.

²Estimated construction costs of the single family residential units represent 59.3% of the estimated market value. The percentage, 59.3%, reflects the average construction cost as reported in the National Association of Home Builders' November 2011 report. The estimated construction costs of the multi-family and industrial use are provided by Marshall and Swift software; the estimated cost of the retail and office use represents 72% of the estimated market value (72% estimate provided by MWV on behalf of S. Grove, LLC).

³Construction wages, jobs, and output were calculated using IMPLAN software by MIG, Inc. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects development will have on Charleston County. The multiplier for construction jobs is 1.8309, meaning that for each construction job at the development, 1.8309 jobs will be created in the County, including the job at the development. Similarly, the multiplier for construction wages is 1.7126, meaning that for every \$1.00 paid in construction wages at the development, \$1.7126 will be paid in the county, including the \$1.00 at the development. The multiplier for construction output is 1.5472, meaning that for each dollar of construction economic activity at the development, the economic activity in the county will be \$1.5472, including the \$1.00 at the development.

*Spring Grove
Charleston County, South Carolina*

Appendix B-1: Permanent Retail Jobs and Indirect Impacts

	<u>Total</u>
Retail square feet ¹	540,000
Sales per square foot ²	\$326
Retail sales	\$176,110,200
Total cost of labor ³	\$27,795,288
Average retail wage -- annual ³	\$30,321.03
Total retail jobs ³	917
Total retail jobs per 1,000 square feet	1.70
Multiplier for retail wages ³	1.4867
Total earnings	\$41,324,129
Indirect earnings	\$13,528,841
Multiplier for retail jobs ³	1.3835
Total jobs	1,268
Indirect jobs	352
Multiplier for retail output ³	1.6716
Total economic output	\$94,226,910
Direct output	\$56,369,940
Indirect output	\$37,856,970

MuniCap, Inc.

¹Based on projected development at full build out. See Schedule I.

²Retail sales per square foot assumption represent the average sales per square foot for U.S. Neighborhood Shopping Centers as reported by Dollars & Cents of Shopping Center/ The SCORE 2008.

³Retail labor costs, jobs, and output were calculated using IMPLAN software by MIG, Inc. IMPLAN software calculates labor income and number of jobs based on industry multipliers derived from National Income and Product Accounts data published by U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate effects retail development within development will have in Charleston County, South Carolina. Multiplier for retail jobs is 1.3835, meaning that for each retail job at the development, 1.3835 jobs will be created in Charleston County, including the job at the development. Similarly, multiplier for retail wages is 1.4867 meaning that for every \$1.00 paid in retail wages at the development, \$1.4867 will be paid in Charleston County, including \$1.00 at the development. Multiplier for retail output is 1.6716, meaning that for each dollar of retail economic activity at the development, economic activity in Charleston County will be \$1.6716, including \$1.00 at the development.

Spring Grove
Charleston County, South Carolina

Appendix B-2: Permanent Office Jobs and Indirect Impacts

	<u>Total</u>
Office square feet ¹	475,000
Office employees per 1,000 sq. ft. ²	3.36
Square feet per employee	298
Total office employees	1,595
Office operating revenue ³	\$320,445,078
Total cost of labor ³	\$109,884,333
Average office wage -- annual	\$68,896
Multiplier for office wages ³	1.6958
Total earnings	\$186,340,914
Indirect earnings	\$76,456,581
Multiplier for office jobs ³	2.1787
Total jobs	3,475
Indirect jobs	1,880
Multiplier for office output ³	1.6434
Total economic output	\$526,633,353
Indirect output	\$206,188,275

MuniCap, Inc.

¹Based on projected development at full buildout. See Schedule I.

²Based on 2011 BOMA Experience Exchange Report for all United States suburban office markets.

³Office operating revenue, labor costs and total economic output were calculated using IMPLAN software by MIG, Inc. Additional assumptions for specific types of office employment, based on a weighted average of employees per establishment for Charleston County as provided by 2009 County Business Patterns: Geography Area Series: County Business Patterns for Charleston County (US Census Bureau), also utilized for labor costs. Multipliers function in same manner as with retail impacts shown on Appendix B1.

Spring Grove

Charleston County, South Carolina

Appendix B-3: Permanent Industrial Jobs and Indirect Impacts

	<u>Total</u>
Industrial square feet ¹	2,900,000
Industrial employees per 1,000 sq. ft. ²	1.43
Square feet per employee	699
Total industrial employees	4,147
Industrial operating revenue ³	\$1,126,492,508
Total cost of labor ³	\$254,072,325
Average industrial wage -- annual	\$61,267
Multiplier for industrial wages ³	1.8242
Total earnings	\$463,474,887
Indirect earnings	\$209,402,562
Multiplier for industrial jobs ³	2.1440801
Total jobs	8,892
Indirect jobs	4,745
Multiplier for industrial output ³	1.5120
Total economic output ³	\$1,703,309,365
Indirect output	\$576,816,857

MuniCap, Inc.

¹Based on projected development at full build out. See Schedule I.

³Assumption provided by MWV on behalf of S. Grove, LLC based on information supplied by RCLCo.

³Industrial operating revenue, labor costs and total economic output were calculated using IMPLAN software by MIG, Inc. Additional assumptions for specific types of industrial employment, based on a weighted average of employees per establishment for Charleston County as provided by 2009 County Business Patterns: Geography Area Series: County Business Patterns for Charleston County (US Census Bureau), also utilized for labor costs. Multipliers function in same manner as with retail impacts shown on Appendix B1.

Appendix E

Projected Retail Sales
Charleston County, South Carolina
Spring Grove

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

- Charleston County, South Carolina

Projected Retail Sales and Local Option Sales Tax (LOST)

Fiscal Year Ending	Cumulative Retail Sq. Footage ¹	Annual Sales Per Sq. Ft ²	Projected Retail Sales	Local Option Sales Tax (LOST) ³	County's Portion of LOST ⁴	Municipalities' Portion of LOST ⁵
30-Jun-14	0	\$332.65	\$0	\$0	\$0	\$0
30-Jun-15	0	\$339.31	\$0	\$0	\$0	\$0
30-Jun-16	0	\$346.09	\$0	\$0	\$0	\$0
30-Jun-17	0	\$353.01	\$0	\$0	\$0	\$0
30-Jun-18	0	\$360.07	\$0	\$0	\$0	\$0
30-Jun-19	0	\$367.28	\$0	\$0	\$0	\$0
30-Jun-20	0	\$374.62	\$0	\$0	\$0	\$0
30-Jun-21	0	\$382.11	\$0	\$0	\$0	\$0
30-Jun-22	0	\$389.76	\$0	\$0	\$0	\$0
30-Jun-23	0	\$397.55	\$0	\$0	\$0	\$0
30-Jun-24	0	\$405.50	\$0	\$0	\$0	\$0
30-Jun-25	0	\$413.61	\$0	\$0	\$0	\$0
30-Jun-26	0	\$421.88	\$0	\$0	\$0	\$0
30-Jun-27	0	\$430.32	\$0	\$0	\$0	\$0
30-Jun-28	125,000	\$438.93	\$54,866,005	\$548,660	\$356,464	\$192,196
30-Jun-29	125,000	\$447.71	\$55,963,325	\$559,633	\$363,594	\$196,040
30-Jun-30	125,000	\$456.66	\$57,082,592	\$570,826	\$370,866	\$199,960
30-Jun-31	175,000	\$465.79	\$81,513,941	\$815,139	\$529,596	\$285,543
30-Jun-32	175,000	\$475.11	\$83,144,220	\$831,442	\$540,188	\$291,254
30-Jun-33	175,000	\$484.61	\$84,807,104	\$848,071	\$550,992	\$297,079
30-Jun-34	175,000	\$494.30	\$86,503,246	\$865,032	\$562,012	\$303,021
30-Jun-35	175,000	\$504.19	\$88,233,311	\$882,333	\$573,252	\$309,081
30-Jun-36	300,000	\$514.27	\$154,282,247	\$1,542,822	\$1,002,372	\$540,451
30-Jun-37	300,000	\$524.56	\$157,367,892	\$1,573,679	\$1,022,419	\$551,260
30-Jun-38	350,000	\$535.05	\$187,267,792	\$1,872,678	\$1,216,679	\$655,999
30-Jun-39	350,000	\$545.75	\$191,013,147	\$1,910,131	\$1,241,012	\$669,119
30-Jun-40	350,000	\$556.67	\$194,833,410	\$1,948,334	\$1,265,833	\$682,501
30-Jun-41	350,000	\$567.80	\$198,730,079	\$1,987,301	\$1,291,149	\$696,151
30-Jun-42	350,000	\$579.16	\$202,704,680	\$2,027,047	\$1,316,972	\$710,074
30-Jun-43	350,000	\$590.74	\$206,758,774	\$2,067,588	\$1,343,312	\$724,276
30-Jun-44	490,000	\$602.55	\$295,251,529	\$2,952,515	\$1,918,249	\$1,034,266
30-Jun-45	490,000	\$614.61	\$301,156,559	\$3,011,566	\$1,956,614	\$1,054,951
30-Jun-46	540,000	\$626.90	\$338,524,557	\$3,385,246	\$2,199,394	\$1,185,852
30-Jun-47	540,000	\$639.44	\$345,295,048	\$3,452,950	\$2,243,382	\$1,209,569
30-Jun-48	540,000	\$652.22	\$352,200,949	\$3,522,009	\$2,288,250	\$1,233,760
30-Jun-49	540,000	\$665.27	\$359,244,968	\$3,592,450	\$2,334,015	\$1,258,435
30-Jun-50	540,000	\$678.57	\$366,429,867	\$3,664,299	\$2,380,695	\$1,283,604
30-Jun-51	540,000	\$692.15	\$373,758,465	\$3,737,585	\$2,428,309	\$1,309,276
30-Jun-52	540,000	\$705.99	\$381,233,634	\$3,812,336	\$2,476,875	\$1,335,461
30-Jun-53	540,000	\$720.11	\$388,858,307	\$3,888,583	\$2,526,412	\$1,362,171
30-Jun-54	540,000	\$734.51	\$396,635,473	\$3,966,355	\$2,576,941	\$1,389,414
30-Jun-55	540,000	\$749.20	\$404,568,182	\$4,045,682	\$2,628,479	\$1,417,202
30-Jun-56	540,000	\$764.18	\$412,659,546	\$4,126,595	\$2,681,049	\$1,445,546
30-Jun-57	540,000	\$779.47	\$420,912,737	\$4,209,127	\$2,734,670	\$1,474,457
30-Jun-58	540,000	\$795.06	\$429,330,992	\$4,293,310	\$2,789,363	\$1,503,946
30-Jun-59	540,000	\$810.96	\$437,917,611	\$4,379,176	\$2,845,151	\$1,534,025
30-Jun-60	540,000	\$827.18	\$446,675,964	\$4,466,760	\$2,902,054	\$1,564,706
30-Jun-61	540,000	\$843.72	\$455,609,483	\$4,556,095	\$2,960,095	\$1,596,000
30-Jun-62	540,000	\$860.60	\$464,721,673	\$4,647,217	\$3,019,297	\$1,627,920
30-Jun-63	540,000	\$877.81	\$474,016,106	\$4,740,161	\$3,079,683	\$1,660,478
Total			\$9,930,073,416	\$99,300,734	\$64,515,687	\$34,785,047

MuniCap, Inc.

¹Represents the projected cumulative completed retail square footage by December 31 of each year, six months before the start of the specific fiscal year.

²Annual sales per square foot as estimated by IMPLAN software; reflects 2% inflation per year.

³Assumes the 1% Local Option Sales Tax is extended beyond its existing term at least through the term of the Development Agreement.

⁴Represents 64.97% of the projected LOST as the estimated amount to be distributed to Charleston County; the percentage is estimated on the assumptions that the sales occur in an unincorporated portion of the County and that 19.4% of the County population lives in unincorporated areas (2010 US census data).

⁵Represents 35.03% of the projected LOST as the estimated amount to be distributed to municipalities; the percentage is estimated on the assumptions that the sales occur in an unincorporated portion of the County and that 19.4% of the County population lives in unincorporated areas (2010 US census data).

Appendix F

Projected Transportation Half Cent Sales Tax
Charleston County, South Carolina
Spring Grove

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove

Charleston County, South Carolina

Projected Retail Sales and Transportation Half Cent Sales Tax

Fiscal Year Ending	Cumulative Retail Sq. Footage ¹	Annual Sales Per Sq. Ft ²	Projected Retail Sales	Transportation Half Cent Sales Tax ³
30-Jun-14	0	\$332.65	\$0	\$0
30-Jun-15	0	\$339.31	\$0	\$0
30-Jun-16	0	\$346.09	\$0	\$0
30-Jun-17	0	\$353.01	\$0	\$0
30-Jun-18	0	\$360.07	\$0	\$0
30-Jun-19	0	\$367.28	\$0	\$0
30-Jun-20	0	\$374.62	\$0	\$0
30-Jun-21	0	\$382.11	\$0	\$0
30-Jun-22	0	\$389.76	\$0	\$0
30-Jun-23	0	\$397.55	\$0	\$0
30-Jun-24	0	\$405.50	\$0	\$0
30-Jun-25	0	\$413.61	\$0	\$0
30-Jun-26	0	\$421.88	\$0	\$0
30-Jun-27	0	\$430.32	\$0	\$0
30-Jun-28	125,000	\$438.93	\$54,866,005	\$274,330
30-Jun-29	125,000	\$447.71	\$55,963,325	\$279,817
30-Jun-30	125,000	\$456.66	\$57,082,592	\$285,413
30-Jun-31	175,000	\$465.79	\$81,513,941	\$407,570
30-Jun-32	175,000	\$475.11	\$83,144,220	\$415,721
30-Jun-33	175,000	\$484.61	\$84,807,104	\$424,036
30-Jun-34	175,000	\$494.30	\$86,503,246	\$432,516
30-Jun-35	175,000	\$504.19	\$88,233,311	\$441,167
30-Jun-36	300,000	\$514.27	\$154,282,247	\$771,411
30-Jun-37	300,000	\$524.56	\$157,367,892	\$786,839
30-Jun-38	350,000	\$535.05	\$187,267,792	\$936,339
30-Jun-39	350,000	\$545.75	\$191,013,147	\$955,066
30-Jun-40	350,000	\$556.67	\$194,833,410	\$974,167
30-Jun-41	350,000	\$567.80	\$198,730,079	\$993,650
30-Jun-42	350,000	\$579.16	\$202,704,680	\$1,013,523
30-Jun-43	350,000	\$590.74	\$206,758,774	\$1,033,794
30-Jun-44	490,000	\$602.55	\$295,251,529	\$1,476,258
30-Jun-45	490,000	\$614.61	\$301,156,559	\$1,505,783
30-Jun-46	540,000	\$626.90	\$338,524,557	\$1,692,623
30-Jun-47	540,000	\$639.44	\$345,295,048	\$1,726,475
30-Jun-48	540,000	\$652.22	\$352,200,949	\$1,761,005
30-Jun-49	540,000	\$665.27	\$359,244,968	\$1,796,225
30-Jun-50	540,000	\$678.57	\$366,429,867	\$1,832,149
30-Jun-51	540,000	\$692.15	\$373,758,465	\$1,868,792
30-Jun-52	540,000	\$705.99	\$381,233,634	\$1,906,168
30-Jun-53	540,000	\$720.11	\$388,858,307	\$1,944,292
30-Jun-54	540,000	\$734.51	\$396,635,473	\$1,983,177
30-Jun-55	540,000	\$749.20	\$404,568,182	\$2,022,841
30-Jun-56	540,000	\$764.18	\$412,659,546	\$2,063,298
30-Jun-57	540,000	\$779.47	\$420,912,737	\$2,104,564
30-Jun-58	540,000	\$795.06	\$429,330,992	\$2,146,655
30-Jun-59	540,000	\$810.96	\$437,917,611	\$2,189,588
30-Jun-60	540,000	\$827.18	\$446,675,964	\$2,233,380
30-Jun-61	540,000	\$843.72	\$455,609,483	\$2,278,047
30-Jun-62	540,000	\$860.60	\$464,721,673	\$2,323,608
30-Jun-63	540,000	\$877.81	\$474,016,106	\$2,370,081
Total			\$9,930,073,416	\$49,650,367

MuniCap, Inc.

¹Represents the projected cumulative completed retail square footage by December 31 of each year, six months before the start of the specific fiscal year.

²Annual sales per square foot assumption represent the average sales per square foot for U.S. Neighborhood Shopping Centers as reported by Dollars & Cents of Shopping Center/ The SCORE; reflects 2% inflation per year.

³Assumes the Transportation Half Cent Sales Tax is extended beyond its existing term at least through the term of the Development Agreement.

Appendix G

Charleston County School District
Charleston County, South Carolina
Spring Grove

CONFIDENTIAL DEVELOPMENT AGREEMENT NEGOTIATIONS

Spring Grove
Charleston County, South Carolina

Projected Incremental Real Property Taxes from Charleston County School District Millages

Assessed As Of Date	Final Tax Due	Fiscal Year Ending	Operating Millage				Debt Service Millage				Total Real Property Taxes from CCSD Millages
			Total Incremental Assessed Value	Incremental Assessed Value from 4% Property	Adjusted Incremental Assessed Value	Operating Millage Rate (100.5 per \$1,000) ¹	Incremental Real Property Taxes from CCSD Oper. Millage	Incremental Assessed Value	Debt Service Millage Rate (26.0 per \$1,000) ²	Incremental Real Property Taxes from CCSD Debt Serv. Millage	
1-Jan-13	15-Jan-14	30-Jun-14	\$0	\$0	\$0	\$0.1025	\$0	\$0	\$0.0265	\$0	\$0
1-Jan-14	15-Jan-15	30-Jun-15	\$0	\$0	\$0	\$0.1046	\$0	\$0	\$0.0271	\$0	\$0
1-Jan-15	15-Jan-16	30-Jun-16	\$0	\$0	\$0	\$0.1067	\$0	\$0	\$0.0276	\$0	\$0
1-Jan-16	15-Jan-17	30-Jun-17	\$351,015	\$0	\$351,015	\$0.1005	\$35,277	\$351,015	\$0.0260	\$9,126	\$44,403
1-Jan-17	15-Jan-18	30-Jun-18	\$1,061,349	\$0	\$1,061,349	\$0.1025	\$108,799	\$1,061,349	\$0.0265	\$28,147	\$136,946
1-Jan-18	15-Jan-19	30-Jun-19	\$2,009,440	(\$158,054)	\$1,851,386	\$0.1046	\$193,581	\$2,009,440	\$0.0271	\$54,356	\$247,937
1-Jan-19	15-Jan-20	30-Jun-20	\$2,688,467	(\$376,104)	\$2,312,363	\$0.1067	\$246,617	\$2,688,467	\$0.0276	\$74,179	\$320,795
1-Jan-20	15-Jan-21	30-Jun-21	\$3,378,880	(\$601,719)	\$2,777,161	\$0.1088	\$302,112	\$3,378,880	\$0.0281	\$95,093	\$397,205
1-Jan-21	15-Jan-22	30-Jun-22	\$4,661,694	(\$1,022,536)	\$3,639,158	\$0.1005	\$365,735	\$4,661,694	\$0.0260	\$121,204	\$486,939
1-Jan-22	15-Jan-23	30-Jun-23	\$5,901,268	(\$1,588,526)	\$4,312,742	\$0.1025	\$442,099	\$5,901,268	\$0.0265	\$156,502	\$598,601
1-Jan-23	15-Jan-24	30-Jun-24	\$7,164,735	(\$2,170,395)	\$4,994,339	\$0.1046	\$522,209	\$7,164,735	\$0.0271	\$193,809	\$716,018
1-Jan-24	15-Jan-25	30-Jun-25	\$9,145,287	(\$3,492,899)	\$5,652,388	\$0.1067	\$602,835	\$9,145,287	\$0.0276	\$252,331	\$855,166
1-Jan-25	15-Jan-26	30-Jun-26	\$12,556,842	(\$5,239,349)	\$7,317,493	\$0.1088	\$796,029	\$12,556,842	\$0.0281	\$353,390	\$1,149,420
1-Jan-26	15-Jan-27	30-Jun-27	\$17,866,322	(\$7,718,506)	\$10,147,816	\$0.1005	\$1,019,856	\$17,866,322	\$0.0260	\$464,524	\$1,484,380
1-Jan-27	15-Jan-28	30-Jun-28	\$24,442,997	(\$9,648,133)	\$14,794,865	\$0.1025	\$1,516,622	\$24,442,997	\$0.0265	\$648,228	\$2,164,850
1-Jan-28	15-Jan-29	30-Jun-29	\$27,335,883	(\$11,577,759)	\$15,758,124	\$0.1046	\$1,647,673	\$27,335,883	\$0.0271	\$739,447	\$2,387,119
1-Jan-29	15-Jan-30	30-Jun-30	\$31,104,785	(\$13,507,386)	\$17,597,399	\$0.1067	\$1,876,787	\$31,104,785	\$0.0276	\$858,225	\$2,735,012
1-Jan-30	15-Jan-31	30-Jun-31	\$35,428,644	(\$15,437,012)	\$19,991,632	\$0.1088	\$2,174,778	\$35,428,644	\$0.0281	\$997,077	\$3,171,855
1-Jan-31	15-Jan-32	30-Jun-32	\$43,303,731	(\$19,186,818)	\$24,116,913	\$0.1005	\$2,423,750	\$43,303,731	\$0.0260	\$1,125,897	\$3,549,647
1-Jan-32	15-Jan-33	30-Jun-33	\$47,284,088	(\$21,318,687)	\$25,965,401	\$0.1025	\$2,661,713	\$47,284,088	\$0.0265	\$1,253,974	\$3,915,687
1-Jan-33	15-Jan-34	30-Jun-34	\$51,447,529	(\$23,450,556)	\$27,996,973	\$0.1046	\$2,927,369	\$51,447,529	\$0.0271	\$1,391,676	\$4,319,045
1-Jan-34	15-Jan-35	30-Jun-35	\$55,854,746	(\$25,582,424)	\$30,272,322	\$0.1067	\$3,228,586	\$55,854,746	\$0.0276	\$1,541,111	\$4,769,697
1-Jan-35	15-Jan-36	30-Jun-36	\$63,118,196	(\$27,714,293)	\$35,403,903	\$0.1088	\$3,851,393	\$63,118,196	\$0.0281	\$1,776,350	\$5,627,744
1-Jan-36	15-Jan-37	30-Jun-37	\$74,322,184	(\$32,972,245)	\$41,349,939	\$0.1005	\$4,155,669	\$74,322,184	\$0.0260	\$1,932,377	\$6,088,046
1-Jan-37	15-Jan-38	30-Jun-38	\$79,597,719	(\$35,327,406)	\$44,270,313	\$0.1025	\$4,538,150	\$79,597,719	\$0.0265	\$2,110,932	\$6,649,081
1-Jan-38	15-Jan-39	30-Jun-39	\$83,128,906	(\$37,682,566)	\$45,446,340	\$0.1046	\$4,751,878	\$83,128,906	\$0.0271	\$2,248,670	\$7,000,549
1-Jan-39	15-Jan-40	30-Jun-40	\$88,593,668	(\$40,037,727)	\$48,555,942	\$0.1067	\$5,178,559	\$88,593,668	\$0.0276	\$2,444,424	\$7,622,983
1-Jan-40	15-Jan-41	30-Jun-41	\$92,124,855	(\$42,392,887)	\$49,731,968	\$0.1088	\$5,410,064	\$92,124,855	\$0.0281	\$2,592,692	\$8,002,755
1-Jan-41	15-Jan-42	30-Jun-42	\$106,840,163	(\$49,432,157)	\$57,408,012	\$0.1005	\$5,769,505	\$106,840,168	\$0.0260	\$2,777,844	\$8,547,350
1-Jan-42	15-Jan-43	30-Jun-43	\$113,396,317	(\$52,033,849)	\$61,362,468	\$0.1025	\$6,290,267	\$113,396,317	\$0.0265	\$3,007,270	\$9,297,537
1-Jan-43	15-Jan-44	30-Jun-44	\$122,479,267	(\$54,635,542)	\$67,843,725	\$0.1046	\$7,093,753	\$122,479,267	\$0.0271	\$3,313,113	\$10,406,867
1-Jan-44	15-Jan-45	30-Jun-45	\$126,380,252	(\$57,237,234)	\$69,143,018	\$0.1067	\$7,374,200	\$126,380,252	\$0.0276	\$3,487,009	\$10,861,209
1-Jan-45	15-Jan-46	30-Jun-46	\$132,207,138	(\$59,838,927)	\$72,368,211	\$0.1088	\$7,872,535	\$132,207,138	\$0.0281	\$3,720,737	\$11,593,271
1-Jan-46	15-Jan-47	30-Jun-47	\$150,334,879	(\$68,973,211)	\$81,361,668	\$0.1005	\$8,176,848	\$150,334,879	\$0.0260	\$3,908,707	\$12,085,555
1-Jan-47	15-Jan-48	30-Jun-48	\$155,945,864	(\$71,847,095)	\$84,098,769	\$0.1025	\$8,620,965	\$155,945,864	\$0.0265	\$4,135,684	\$12,756,649
1-Jan-48	15-Jan-49	30-Jun-49	\$163,139,807	(\$74,720,979)	\$88,418,828	\$0.1046	\$9,245,090	\$163,139,807	\$0.0271	\$4,412,997	\$13,658,087
1-Jan-49	15-Jan-50	30-Jun-50	\$168,750,792	(\$77,594,862)	\$91,155,929	\$0.1067	\$9,721,908	\$168,750,792	\$0.0276	\$4,656,072	\$14,377,980
1-Jan-50	15-Jan-51	30-Jun-51	\$174,689,866	(\$80,468,746)	\$94,221,120	\$0.1088	\$10,249,791	\$174,689,866	\$0.0281	\$4,916,338	\$15,166,129
1-Jan-51	15-Jan-52	30-Jun-52	\$199,138,569	(\$92,057,745)	\$107,080,824	\$0.1005	\$10,761,623	\$199,138,569	\$0.0260	\$5,177,603	\$15,939,226
1-Jan-52	15-Jan-53	30-Jun-53	\$203,898,623	(\$95,232,150)	\$108,666,473	\$0.1025	\$11,139,400	\$203,898,623	\$0.0265	\$5,407,391	\$16,546,792
1-Jan-53	15-Jan-54	30-Jun-54	\$205,327,516	(\$95,232,150)	\$110,095,365	\$0.1046	\$11,511,593	\$205,327,516	\$0.0271	\$5,554,191	\$17,065,785
1-Jan-54	15-Jan-55	30-Jun-55	\$205,319,212	(\$95,232,150)	\$110,087,062	\$0.1067	\$11,740,940	\$205,319,212	\$0.0276	\$5,665,046	\$17,405,986
1-Jan-55	15-Jan-56	30-Jun-56	\$206,748,105	(\$95,232,150)	\$111,515,954	\$0.1088	\$12,131,200	\$206,748,105	\$0.0281	\$5,818,561	\$17,949,760
1-Jan-56	15-Jan-57	30-Jun-57	\$228,335,032	(\$105,186,142)	\$123,148,890	\$0.1005	\$12,376,463	\$228,335,032	\$0.0260	\$5,936,711	\$18,313,174
1-Jan-57	15-Jan-58	30-Jun-58	\$229,913,509	(\$105,186,142)	\$124,727,367	\$0.1025	\$12,785,802	\$229,913,509	\$0.0265	\$6,097,306	\$18,883,109
1-Jan-58	15-Jan-59	30-Jun-59	\$229,901,054	(\$105,186,142)	\$124,714,912	\$0.1046	\$13,040,216	\$229,901,054	\$0.0271	\$6,218,915	\$19,259,132
1-Jan-59	15-Jan-60	30-Jun-60	\$231,475,379	(\$105,186,142)	\$126,289,237	\$0.1067	\$13,468,924	\$231,475,379	\$0.0276	\$6,386,732	\$19,855,656
1-Jan-60	15-Jan-61	30-Jun-61	\$231,462,924	(\$105,186,142)	\$126,276,782	\$0.1088	\$13,736,948	\$231,462,924	\$0.0281	\$6,514,116	\$20,251,064
1-Jan-61	15-Jan-62	30-Jun-62	\$257,375,590	(\$116,176,153)	\$141,199,437	\$0.1005	\$14,190,543	\$257,375,590	\$0.0260	\$6,691,765	\$20,882,309
1-Jan-62	15-Jan-63	30-Jun-63	\$259,110,917	(\$116,176,153)	\$142,934,764	\$0.1025	\$14,652,243	\$259,110,917	\$0.0265	\$6,871,622	\$21,523,864
Total							\$282,928,899			\$134,139,472	\$417,068,371

MuniCap, Inc.

¹Base millage of \$100.5 represents FY 2013 millage; the millage is adjusted upward by 2% a year in the years between County reappraisals to generate a gradual inflation effect; millage rate reverts to the base millage of \$100.5 in the year of reappraisal.

²Base millage of \$26.0 represents FY 2013 millage; the millage is adjusted upward by 2% a year in the years between County reappraisals to generate a gradual inflation effect; millage rate reverts to the base millage of \$26.0 in the year of reappraisal.

EXHIBIT G

PORTION OF PROPERTY SUBJECT TO DENSITY COVENANT

Spring Grove 75% Acreage

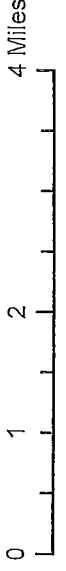
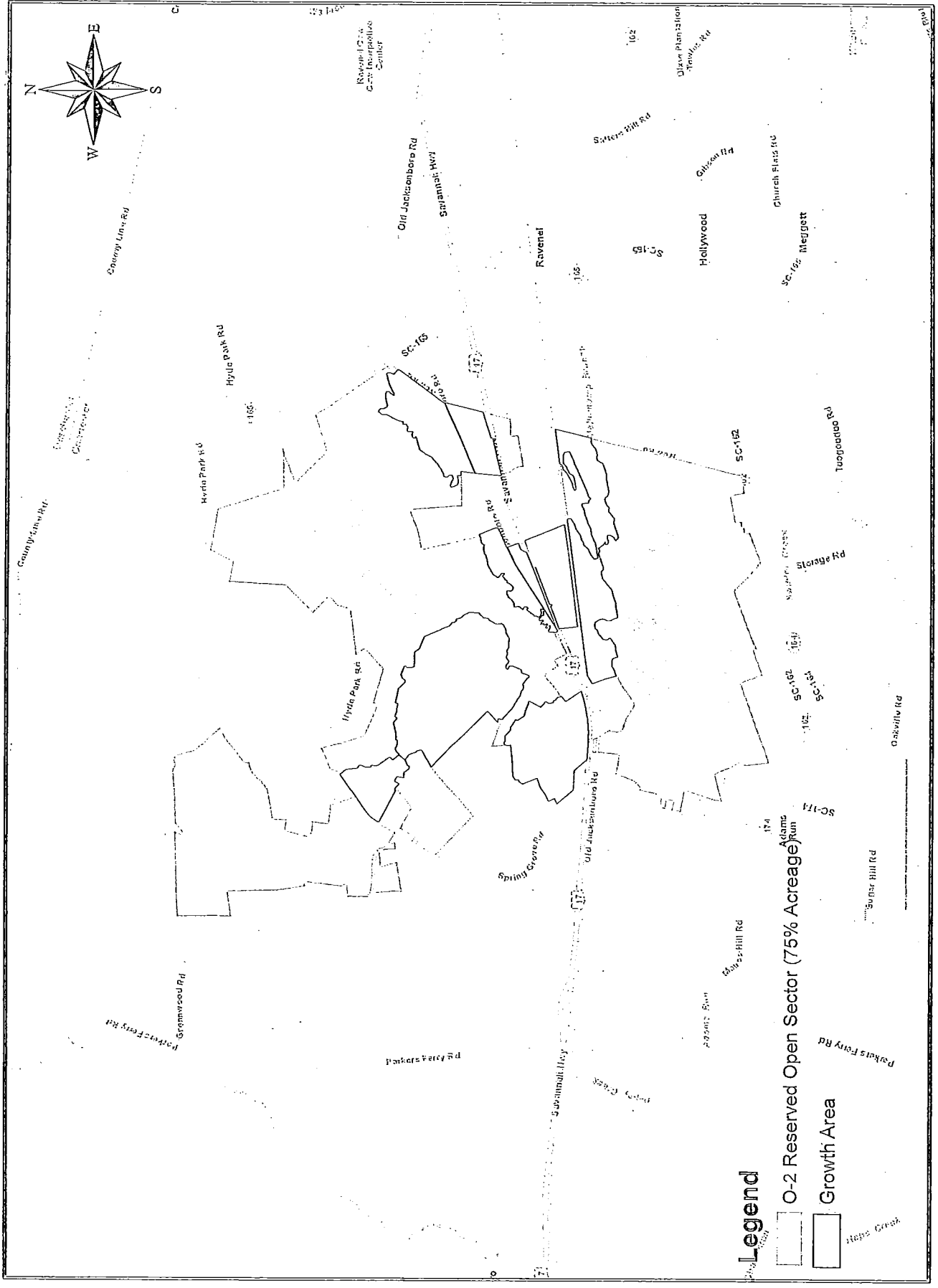
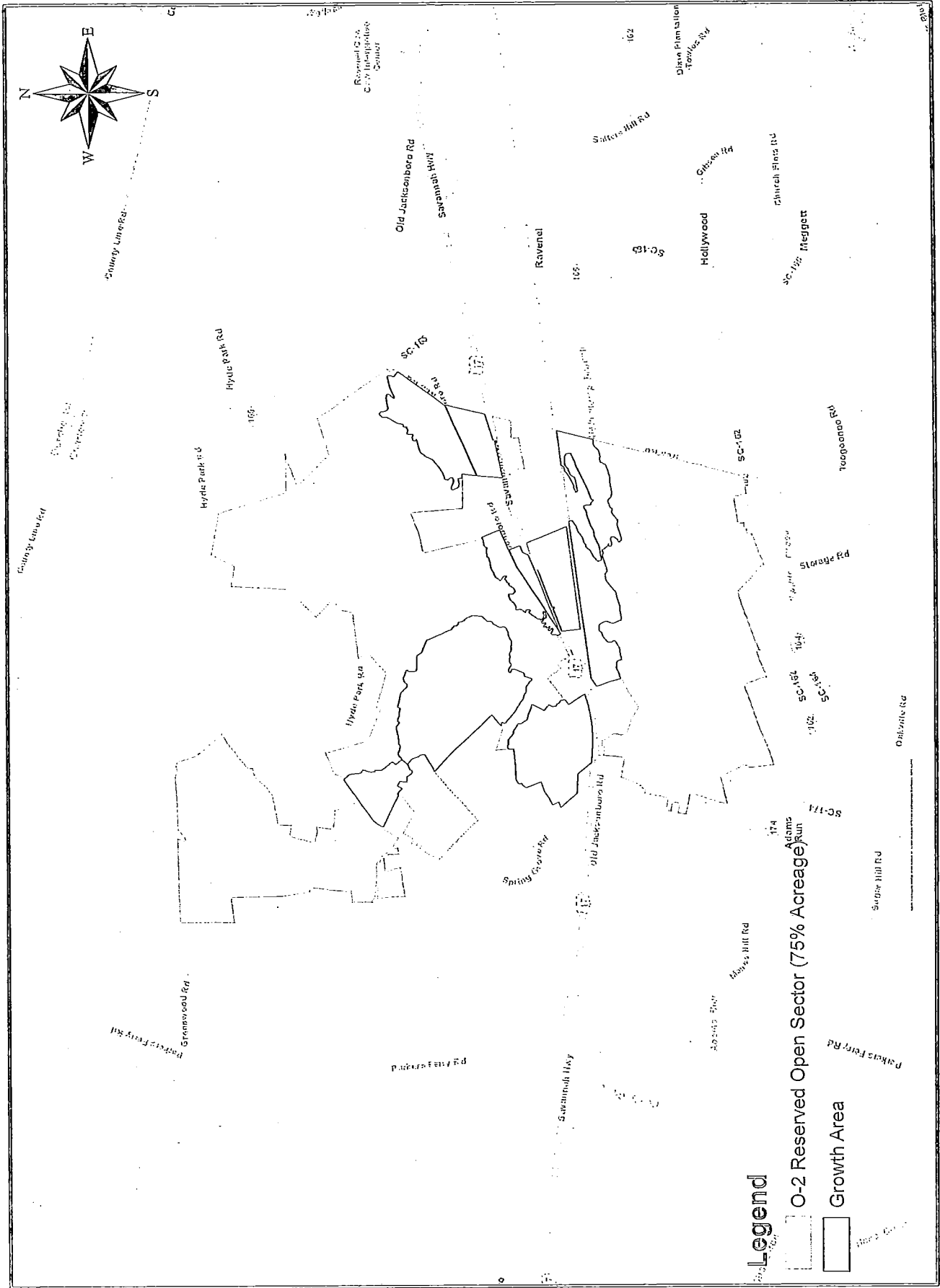


EXHIBIT H

ADJACENT PROPERTY SUBJECT TO DENSITY COVENANT

Spring Grove 75^u% Acreage



Legend

- O-2 Reserved Open Sector (75% Acreage)
- Growth Area

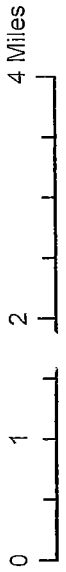
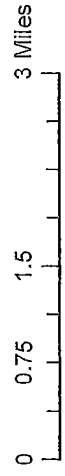
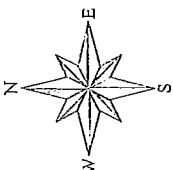
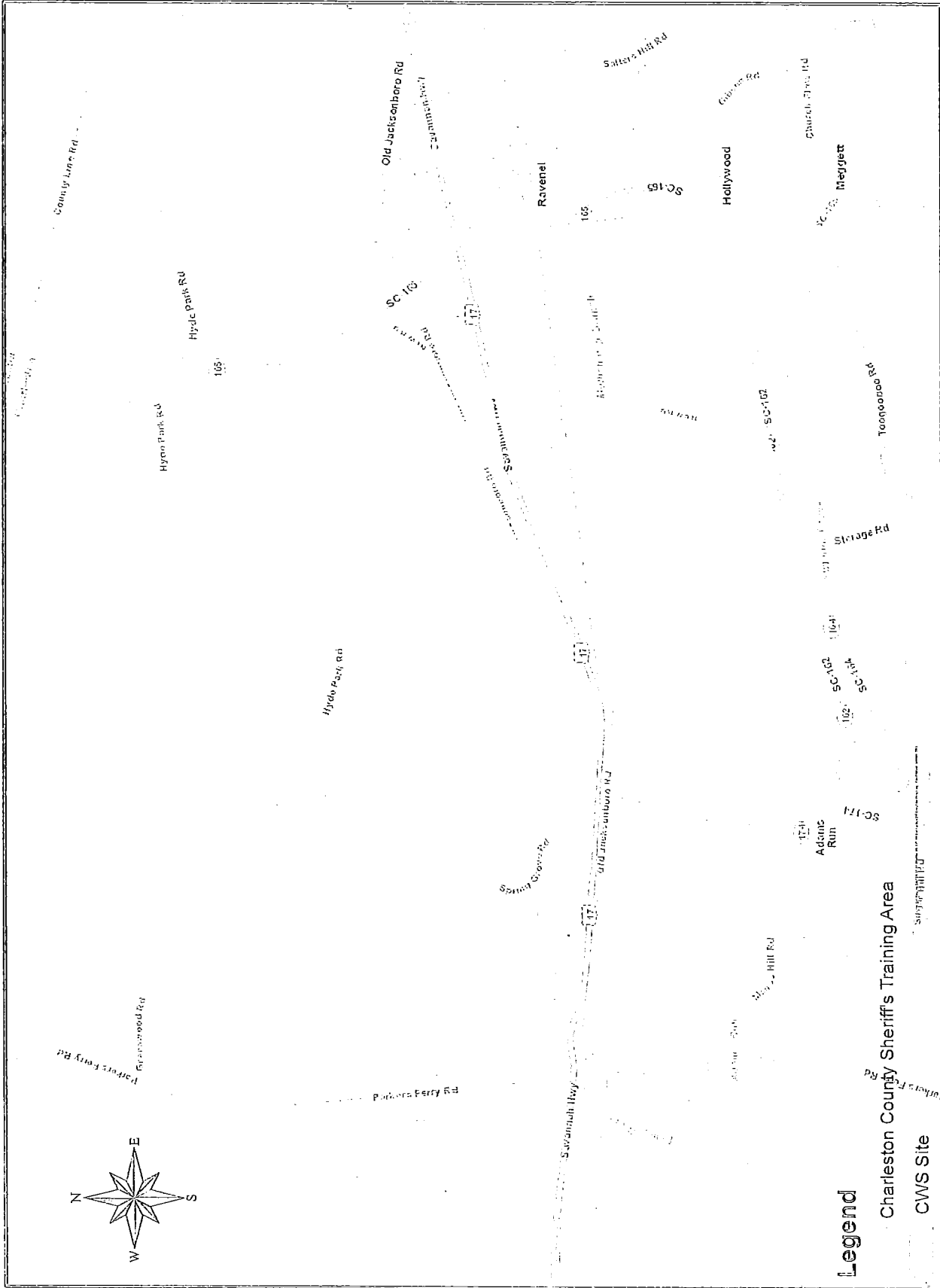


EXHIBIT I
AREAS OF DONATED PROPERTY

Spring Grove



Legend

- Charleston County Sheriff's Training Area
- CWS Site

EXHIBIT J

**MEMORANDUM OF UNDERSTANDING WITH CHARLESTON COUNTY PARKS
AND RECREATION**

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MEMORANDUM") is made effective as of the ~~25~~² day of ~~December~~^{December}, 2015 (the "Effective Date") by and between the CHARLESTON COUNTY PARK AND RECREATION COMMISSION (the "CCPRC"), a body politic and corporate, and MWV-EAST EDISTO SPRING GROVE, LLC, a Delaware limited liability company (the "Property Owner") (collectively, the "Parties"), concerning the development of certain recreational and educational sites and the donation of certain property to the CCRC.

BACKGROUND

WHEREAS, Property Owner is involved in, and stands to directly benefit from, the ongoing development and sale of real property within Charleston County consisting of approximately fourteen thousand five hundred eight (14,508) acres commonly known as the Spring Grove Development ("Spring Grove");

WHEREAS, the Property Owner and CCPRC wish to collaborate to identify and establish public recreational and educational opportunities in Spring Grove and Charleston County; and

WHEREAS, the Parties desire to enter into a Memorandum of Understanding memorializing their understanding and agreement with respect to the creation and establishment of recreational and educational sites within Spring Grove and Charleston County.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged by all parties, CCPRC and Property Owner hereby memorialize their understanding as follows:

1. Public Trail System. As part of a Community or Special District Plan, as defined in Article 7 of the Charleston County Zoning and Land Development Regulations, Property Owner will work with the County to incorporate bike lanes on Old Jacksonboro Road for use as a portion of the East Coast Greenway.
2. Spring Grove Public Recreational Site. If Charleston County does not purchase the proposed 638 acre park within Spring Grove pursuant to the application the Charleston County Greenbelt Board recommended, Property Owner and CCPRC shall work together to determine whether there is a mutually agreeable public recreational site, up to twenty (20) acres, located within Spring Grove within the proximity of U.S. 17. Property Owner will donate the site to the CCPRC if a mutually agreeable location is identified and a conceptual plan is created by December 31, 2018.

3. Financial Contribution. Property Owner will donate \$75,000 to be used toward planning purposes for recreational opportunities within the Spring Grove. This donation shall be made within thirty (30) days of the effective date of the Spring Grove Development Agreement.

4. Extensions. The Parties shall make every reasonable effort to meet the deadlines as outlined above so as not to delay development of the recreational and educational facilities. However, Property Owner may grant extensions of one year with regard to any deadlines within this MOU upon written request by CCPRC to the Property Owner. With regard to the Spring Grove Public Recreational Site, Property Owner may grant one (1) single year extension to the deadline upon written request by CCPRC to the Property Owner.

5. Donation of Property. If mutually agreeable plans are created and mutually agreeable sites are identified as set forth above, Property Owner and CCPRC will enter into a contract to grant rights of way or convey property to CCPRC under mutually agreeable terms to be determined at the time of execution of the contract.

6. Notices. Unless changed by either party by subsequent notice to the other, the addresses for notices given in connection with this Memorandum shall be as follows:

If to CCPRC, to: Charleston County Park & Recreation Commission
861 Riverland Drive
Charleston, SC 29412

If to Property Owner, to: MWV-East Edisto Spring Grove, LLC
ATTN: Kenneth T. Seeger
ATTN: Susan H. Watts
201 Sigma Drive, Suite 400
Summerville, SC 29483

With copy to: George Bullwinkel, Esq.
Nexsen Pruet, LLC
205 King Street, Suite 400
Charleston, SC 29401

7. Intent of Memorandum; Understanding. This Memorandum is intended to be, and shall be, a legally binding agreement between the parties. It is the objective of the parties to engage in good faith negotiations toward preparing, approving and executing any definitive documents required to carry out the terms of this Memorandum. In the event of any inconsistencies between the provisions of this Memorandum and the terms of any of the definitive documents, the approval and execution of which are required to carry out the terms of this Memorandum, the terms of this Memorandum shall prevail unless all Parties approve and execute such conflicting document.

8. Counterparts. This Memorandum may be executed in any number of counterparts, which may be electronically transmitted to the originating office, all of which when executed and delivered shall have the force and effect of an original.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Understanding as of the day and year first above written.

Witnesses:

Chante Ellis
Ashley Hawkins

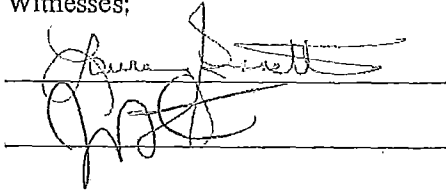
CHARLESTON COUNTY PARK
AND RECREATION COMMISSION

By: Thomas Jenke

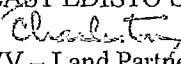
Its: EXECUTIVE DIRECTOR

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Understanding as of the day and year first above written.

Witnesses;



MWV-EAST EDISTO SPRING GROVE, LLC

By:  Charles
Its: Sole Member

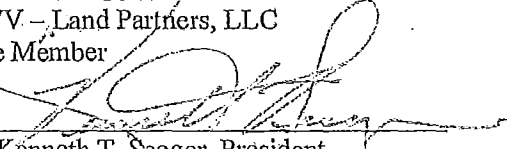

By: 
Kenneth T. Seeger, President

EXHIBIT K
TRAFFIC IMPACT STUDY STANDARDS

Spring Grove Form-Based Zoning District –
Charleston County
Transportation Report in Support of the
Development of County Significance Application

April 2013

Prepared By:  Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, Massachusetts 02472

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Executive Summary

As part of the Spring Grove master plan team, MWV retained VHB to provide transportation planning, traffic engineering, and modeling expertise to support the team in identifying the transportation infrastructure requirements in Charleston County as implementation of the Spring Grove Form-Based Zoning District (FBZD) evolves. This report is intended to support the approval of Spring Grove as a *Development of County Significance* consistent with the Charleston County Comprehensive Plan.

Spring Grove Form-Based Zoning District in Charleston County

The Spring Grove FBZD is located northwest of Charleston, South Carolina, along US 17 and midway between the Interstate 95 and 26 corridors. More specifically, Spring Grove is located east of the Edisto River, west of Route 165/New Road, north of Route 162, and south of County Line Road. Development of the Spring Grove FBZD will evolve around the creation of several villages and a town center in Charleston County with density and land uses that encourage a sustainable live-work-play environment, and incorporate the principals of new urbanism, context sensitive design, and multi-modalism. It is envisioned that a phased infrastructure improvement plan will be implemented over the next several decades to address the needs of the development in a cost-effective, sustainable, and environmentally responsive manner.

Analysis of the FBZD's Anticipated Traffic Impact

To assist in understanding the short and long-term implications of the Spring Grove FBZD within its regional context, VHB utilized the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) travel demand forecasting model to test future transportation conditions without the Spring Grove Form-Based Zoning District development (referred to as the "no build" condition) and with the Spring Grove Form-Based Zoning District development in place (referred to as the "build" condition). The following modeled conditions were tested: 2024 No Build and 2024 Build - Phase 1; 2034 No Build and 2034 Build - Phases 1 and 2; and 2050 No Build and 2050+ Full Build.

The analysis revealed that most roadway segments in the development area are projected to remain at acceptable levels of service through the full development of the Spring Grove Form-Based Zoning District. US 17, which will serve as the front door to Spring Grove, is forecasted to have enough reserve capacity over the next several decades to serve the planned development; however, localized intersection and local road improvements are anticipated to be required at several locations to support the development program over time. These transportation improvements are briefly described below by phase.

Proposed Transportation Network

This analysis suggests that local area roadway improvements will be needed to accommodate the development of Spring Grove Form District Development in Charleston County over the Phase 1, Phase 2

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and Full Build planning horizons. It is assumed that these infrastructure needs will be re-examined in more detail and validated with the submission of each community plan.

Phase 1 Transportation Needs

- Paving of New Road from Route 165 to US 17 with localized intersection improvements at US 17 in Charleston County to improve access to Village A and the initial phase of the industrial development area (SD-1B).

Phase 2 Transportation Needs

Local area roadway improvements to accommodate the development of Spring Grove over the twenty year planning horizon (Phases 1 and 2) include the above and:

- Development of a connecting primary thoroughfare between US17 and Spring Grove Road in the vicinity of Greenwood Road that connects Town A with Villages B and D, and Corner A.
- Development of a connecting primary thoroughfare between US17 and the new thoroughfare that links Villages B and C.
- Intersection improvements (likely turning lane improvements and possibly new traffic signals) at the thoroughfare intersections of US 17; and,
- Localized intersection improvements along US 17 to provide access to the Town A and SD-1A development areas.

Full Build Transportation Needs

Anticipated area roadway improvements to accommodate the Full Build development of Spring Grove in Charleston County include the above and:

- Localized roadway and intersection improvements along Old Jacksonboro Road and Hyde Park Road;
- Intersection improvements (turning lane improvements and a new traffic signal) at the intersection of US 17 with Spring Grove Road and Route 174;
- Additional intersection improvements at Route 165 and US 17; and,
- Possibly additional turning lane improvements at key intersections along Route 17 providing access to/from Spring Grove.

It is anticipated that internal roadway connections and enhancements within the Form-Based Zoning District that are implemented as part of the Spring Grove development over time, will further improve local circulation and create alternative routes to and from village destinations and the commercial areas. The specific design and location of these local roads and connections is conceptual in nature at this time but as specific area community plans are developed, the details of these roadways will evolve.

Transportation Access Alternatives

While the development of Spring Grove will continue to rely on highways and local roads for primary access, the transportation system, land use program, and site layout were developed around a number

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of key design objectives which are supportive of the local and regional goals to promote travel demand management, the use of alternative modes, and low impact development practices, including:

- *Encourage Internal Trip-Making* by incorporating a variety of land uses including residential, retail, office, and educational, with the goal of enabling residents, shoppers, employees, and students to accomplish many of their daily tasks without leaving the Spring Grove site.
- *Create a Pedestrian-Scale Environment* by designing Spring Grove roadways as “complete streets” serving all modes of transportation, not just thoroughfares for automobiles; providing pedestrian amenities – sidewalks, crosswalks, bulb-outs, landscaping, and lighting – to create a pedestrian environment that feels safe and convenient and provide more direct paths to destinations; and by keeping site development features at a scale conducive to walking and/or biking.
- *Encourage Alternative Modes of Transport* by providing a regional trail network through the Form District area to facilitate bicycling and walking throughout; incorporating pedestrian, and bicycle network improvements into planned roadway infrastructure as they come on-line; and, by supporting enhancements to area transit services including working with the local transit providers to locate a park and ride facility within Spring Grove that is convenient to both residents and current commuters along US 17.

Emergency Evacuation Plans

US 17 is identified by the South Carolina Department of Transportation (SCDOT) as the key hurricane evacuation route for this part of Charleston County with Routes 165 and 174 feeding into it from the south. The Spring Grove roadway grid will include multiple connections to US 17, which will be designed and sized to adequately accommodate emergency egress to US 17 with the appropriate signage and traveler information systems.

Supplemental Traffic Impact Studies

This document is intended to provide a planning level overview of the anticipated transportation impacts and infrastructure requirements of the phased implementation of the Spring Grove *Development of County Significance in Charleston County*. A Traffic Impact Study (TIS) will be prepared and submitted with each Community Plan application (except where a letter documenting that a Traffic Impact Study is not warranted) as development moves forward. The trigger for a required Traffic Impact Study is a Community Plan that is anticipated to exceed 100 new peak hour vehicle trips.

Project Context

Spring Grove is located northwest of Charleston, South Carolina, along Route 17 and midway between the Interstate 95 and 26 corridors (Exhibit 1). More specifically, Spring Grove within Charleston County is east of the Edisto River, west of Route 165/New Road, north of Route 162, and south of County Line Road. A brief description of the regional routes that serve Spring Grove is provided in this section of the report.

Regional Access

I-95

Interstate 95 (I-95) is the principal north-south highway on the east coast of the United States. It runs parallel to the Atlantic Ocean from Maine to Florida (approximately 1,925 miles). There are approximately 200 miles of I-95 in South Carolina that connects Walterboro, Florence and Dillon, in addition to Interstates 26, 20, 73, and 295. I-95 is predominantly a four-lane limited access highway and is located approximately twenty miles west of Spring Grove. Average annual daily traffic volumes are approximately 40,200 vehicles (2010) near Spring Grove (between SC 61 and US 78).

I-26

Interstate 26 (I-26) is an approximately 350-mile long highway that runs in a northwest-southeast direction from Kingsport, Tennessee to Charleston, South Carolina. The I-26 corridor provides a direct connection between the two major metropolitan areas of Charleston and Columbia, South Carolina. I-26 crosses I-95 in Rosinville, South Carolina, approximately 30 miles northeast of Spring Grove. I-26 is predominantly a six-lane limited access highway through the study area and serves as the main artery connecting the City of Charleston to points inland, and the urbanized areas of Berkeley, Charleston and Dorchester Counties. Average annual daily traffic volumes along I-26 through the region range from 64,400 vehicles per day near Route 17A in Summerville to 135,900 vehicles per day near the Mark Clark Expressway (I-526).¹

US 17

US 17/Savannah Highway is a major US route that runs east-west across the region and will serve as the principal route of access to the Spring Grove development area in Charleston County. US 17 connects the Charleston peninsula with the mainland on both the east and the west sides. US 17 narrows from a four/five lane cross-section as it traverses the Spring Grove area between Ravenal and the Edisto River. Average annual daily traffic volumes in the vicinity of Spring Grove range from 16,700 vehicles per day

¹ SCDOT Statewide Traffic Count Data, 2011.

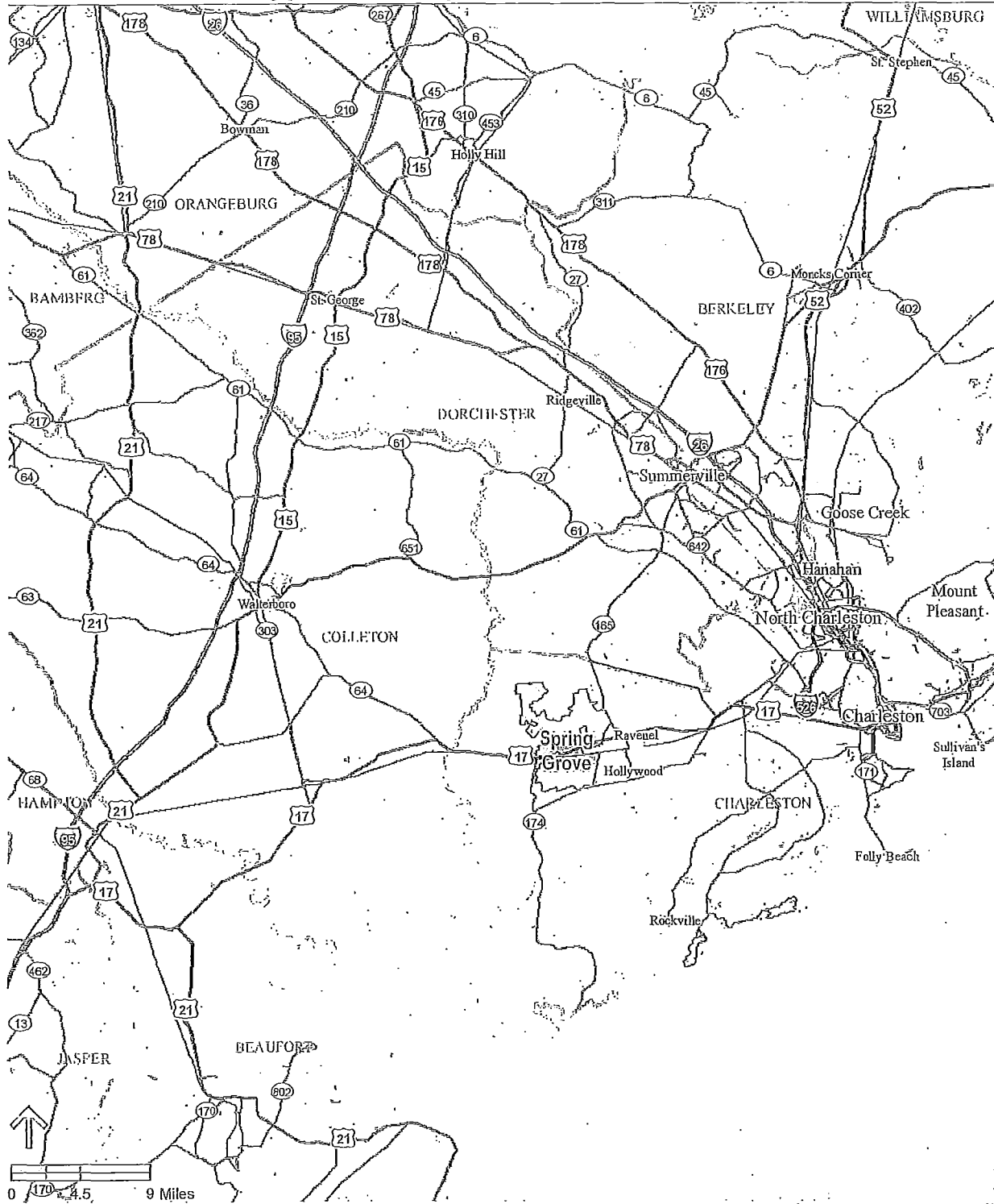
APRIL 2013

just east of the Edisto River to 29,200 vehicles per day near Route 162². US 17 also serves as the key evacuation route for this part of the County.

CSXT/Amtrak Corridor

Amtrak provides train service from New York to Miami along the East Coast and passes through South Carolina. The train corridor runs east-west in the vicinity of Spring Grove, running parallel to US 17 in Charleston County along the CSXT right-of-way. The closest train stops to Spring Grove is in Charleston, approximately 30 miles to the east and Yemassee, South Carolina, approximately 35 miles to the west. Two northbound and two southbound Amtrak trains run along this corridor daily. Studies are underway to consider improvements to South Carolina's rail system in conjunction with the federal initiative to provide high speed rail to the nation's critical transportation corridors.

² SCDOT Statewide Traffic Count Data, 2011.



Spring Grove--Charleston County
Regional Access

Exhibit 1

Vanasse Hangen Brustlin, Inc.

Local Access

Locally, there are several state numbered routes and arterial highways that provide existing access to Spring Grove, as shown in Exhibit 2. Existing local access to Spring Grove is briefly described in the following paragraphs. Access improvements planned as part of the Spring Grove Form-based Zoning District are described later in this report. In general, roadways in this area are in fair to good condition. Paved local roadways are typically asphalt with a single lane in each direction and do not provide shoulders. Many dirt roads provide access to local residences and interior land parcels within the Spring Grove area.

Route 165/New Road

Route 165 runs in a north-south direction from just south of I-26 in Summerville to the US 17/Savannah Highway corridor to the south. Route 165 runs along the east side of Spring Grove with a two lane cross-section. New Road, a two-lane roadway, demarcates the southeast edge of Spring Grove and connects Route 165 with US 17, and then extends south to Routes 162/164. New Road was recently paved between US 17 and Route 162 and is unpaved from US 17 to Route 165.

Route 174/Spring Grove Road

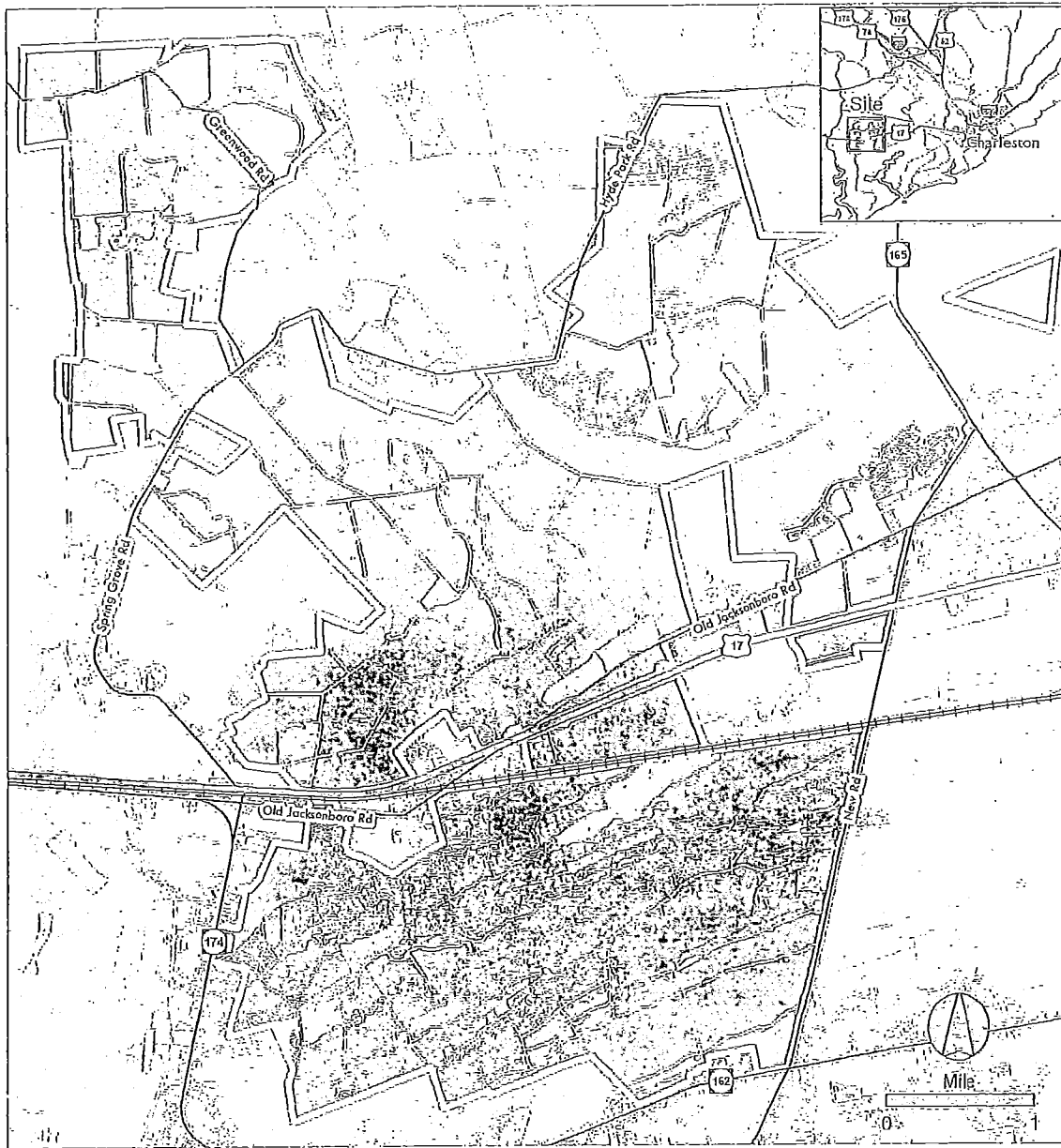
Route 174 is a two-lane highway that extends from US 17 to the south and provides access to/from Edisto Island. Approximately 100 feet south of US 17, Route 174 crosses the CSX rail line at-grade. Spring Grove Road intersects US 17 a few hundred feet west of Route 174. Spring Grove Road, a two-lane paved roadway, extends around the west and north sides (where it turns into Hyde Park Road) eventually reconnecting with Route 165.

Old Jacksonboro Road

Old Jacksonboro Road parallels US 17 throughout Spring Grove, connecting New Road on the north side of US 17 with Route 174 on the south side. Just south of where Old Jacksonboro Road intersects US 17, it crosses the CSX rail line at-grade. Old Jacksonboro Road along its alignment varies from paved to unpaved.

Routes 162/164

South of Spring Grove, Routes 162/164 is a two-lane highway that runs in an east-west direction from Hollywood in the east to Route 174 to the west, and beyond to Parkers Ferry Road.



DCS Project Limit **———** U.S. Highway **====** Railroad (CSX)
Surrounding Area **———** Road (State, County)

Vanasse Hangen Brustlin, Inc.

Spring Grove – Charleston County
Local Access

Exhibit 2

Planning Context

The future Spring Grove Form-Based Zoning District transportation system has been planned within the context of several recent and on-going regional planning efforts and processes. The following section provides the brief background and relationship each planning effort plays in shaping the transportation future of the region. Key planning documents include:

- Charleston Area Transportation Study (CHATS) Long-range Transportation Plan (LRTP)
- Berkeley-Charleston-Dorchester Council of Governments Regional Travel Demand Model
- Charleston County Comprehensive Plan

CHATS Long Range Transportation Plan

The Charleston Area Transportation Study Metropolitan Planning Organization (MPO) has published the 2035 CHATS Long Range Transportation Plan. The CHATS LRTP is the umbrella planning document which coordinates and synthesizes transportation system planning, land use planning and project development work underway in the three main counties under its jurisdiction. Specifically, the LRTP identifies methods to maintain the mobility and accessibility of goods and people while balancing the quality of life of its citizenry. It also identifies specific and general transportation system improvement recommendations and strategies to accommodate growth in travel demand. The plan incorporates input from many stakeholders including Berkeley, Charleston, and Dorchester Counties, the City of Charleston, and the Town of Summerville.

This plan provides recommended transportation system improvements throughout the area and provides access management and “complete streets” treatment guidance. Furthermore, it outlines funding and implementation plans for these improvements. Since Spring Grove falls within the jurisdiction of the CHATS MPO, this document provides the fundamental framework within which the Spring Grove transportation master plan will function.

Details of planned area transportation improvements are characterized in the LRTP. The most significant project in this part of Charleston County is the northwest extension of the Glenn McConnell Parkway beyond its current terminus at Bees Ferry Road. According to the BCDCOG LRTP, the “SC 61/Glenn McConnell Parkway Extension will provide significant additional capacity parallel to Ashley River Road, and will relieve traffic congestion along that facility and on the western side of the region in general.”³ In the application of the BCDCOG regional travel demand model for the purposes of this study, VHB has assumed that this extension would occur sometime between 2030 and 2050.

³ Charleston Area Transportation Study Metropolitan Planning Organization, *2035 CHATS Long Range Transportation Plan*, p. 4-4.

BCDCOG Regional Travel Demand Model

As part of its Long-range Transportation Plan and on behalf of the CHATS MPO, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) commissioned an update of its travel demand model in June 2005⁴. The travel demand model was originally developed in the early 1990s to assist in the analysis of the transportation system in the Charleston area. The model is used as a planning tool by BCDCOG staff, South Carolina DOT staff, and local governments to analyze and forecast travel demands and patterns with the goal of determining the future infrastructure needs of the region. The main objective for developing the new BCDCOG travel model was to make the model more current, in terms of land use patterns and travel characteristics, to provide information necessary for the 2030 analyses to be performed as part of the transportation planning process for the region. Model analyses support the Long Range Transportation Plan, the Transportation Improvement Program, and other regional planning activities.

For this effort, the BCDCOG Regional Travel Demand Model was utilized to model the anticipated transportation effects of the Spring Grove development program on the region.

Charleston County Comprehensive Plan

The Charleston County Comprehensive Plan Update (adopted November 18, 2008) provides the vision for preservation and development in Charleston County for the next ten years. With respect to transportation, the Charleston County Comprehensive Plan has as its goal:

A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.

The Comprehensive Plan lays out eighteen strategies to address the transportation needs by:

- Tying transportation with the strategies of economic development and land use;
- Encouraging transportation options such as public transit and pedestrian and bicycle systems;
- Improving the efficiency of the existing and planned transportation system, with particular attention to evacuation planning; and
- Ensuring that transportation planning is a coordinated effort of all jurisdictions.

The full planning process was designed to ensure the Comprehensive Plan Update continues to reflect the collective vision for the community and provides adequate implementation tools to ensure the Vision of the Plan is carried out. As such, it is important to understand the proposed improvements and guidance contained within the Charleston County Comprehensive Plan Update.

⁴ VHB received the latest version of the regional model in the Spring of 2008. Since that time, BCDCOG has been working on several related upgrades to their model and VHB has provided technical input to them on the anticipated land use changes in the region as part of that effort.

Spring Grove Development of County Significance

The Spring Grove Form-based Zoning District, as referred to hereafter, is considered a *Development of County Significance* in Charleston County as it represents a development of gross acreage exceeding 1,000 acres and is located outside the Charleston County Urban Growth Boundary. This report is intended to support the approval of Spring Grove as a *Development of County Significance*, consistent with the Charleston County Comprehensive Plan, by providing: a planning level analysis of the Spring Grove's anticipated traffic impact; documentation of the proposed transportation network to serve the full development; a discussion of transportation access alternatives considered, including public transit; and, emergency evacuation plans. Also included as part of this report, is a proposed framework for completing traffic impact studies for individual community plans within Spring Grove, as they are developed over time.

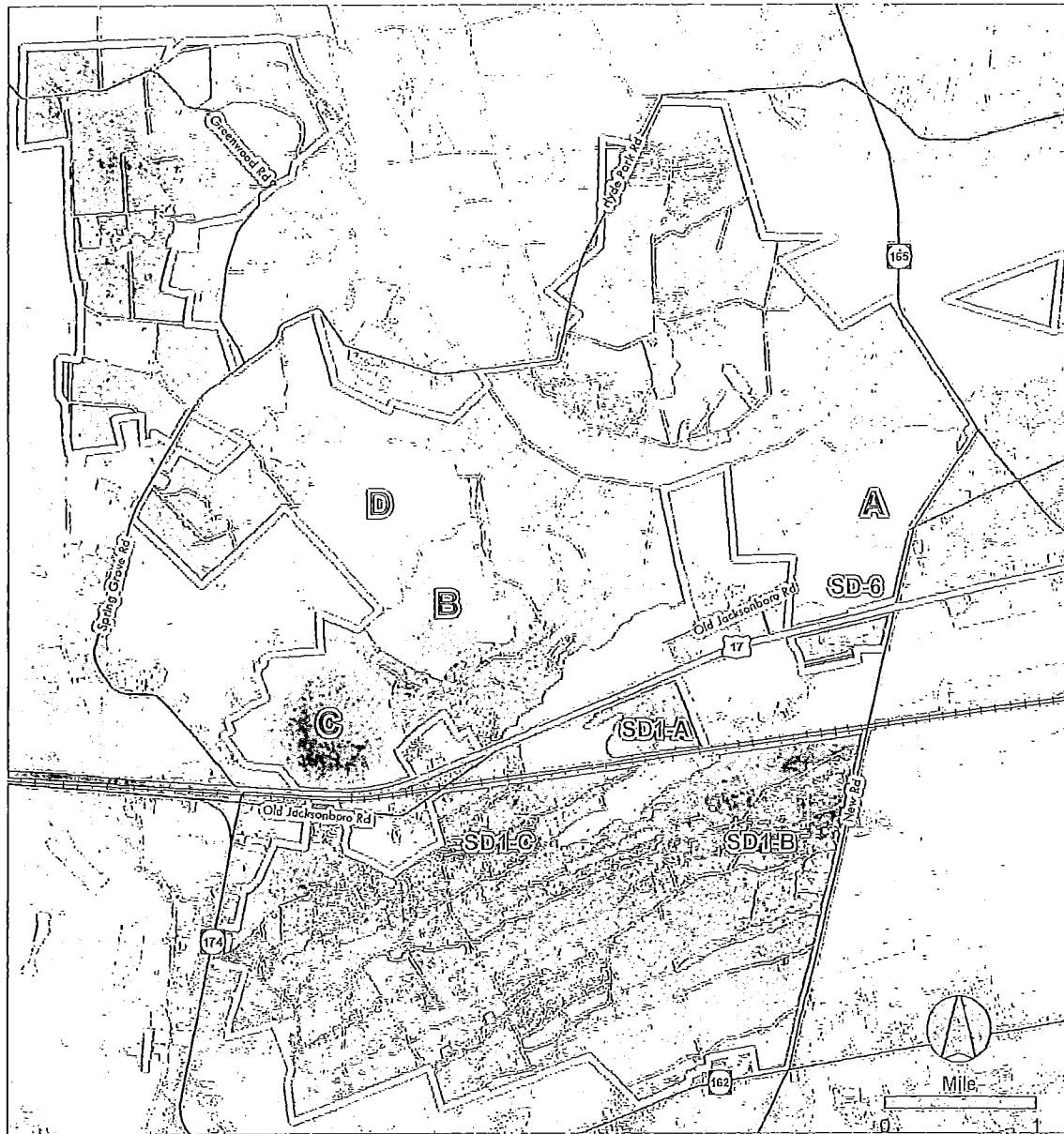
The Spring Grove FBZD will evolve around the creation of several villages and a town center with density and land uses that encourage a sustainable live-work-play environment, as conceptually illustrated in Exhibit 3.







Development Program

In order to understand the short and long-term implications of the Spring Grove in Charleston County, VHB utilized the BCDCOG travel demand forecasting model to test future transportation conditions with (referred to as the "build" condition) and without the Spring Grove FBZD in place (referred to as the "no build" condition). The following modeled conditions were tested:

- o 2024 No Build (without Spring Grove FBZD in Charleston County)
- o 2024 Phase 1 with development at Spring Grove that generally includes:
 - o Initial residential development in Village A near the intersection of New Road and Old Jacksonboro Road, and
 - o Industrial development in SD-1B along the CSX rail line
- o 2034 No Build (without Spring Grove FBZD in Charleston County)
- o 2034 Build Phase 1 and 2 Spring Grove that includes the above plus:
 - o Additional residential development in Village A
 - o Initial residential development in Villages B and C
 - o Retail and office development in Town A and SD-1A along Route 17, and
 - o Additional industrial development in SD-1A and SD-1B
- o 2050 No Build (without Spring Grove FBZD in Charleston County)
- o 2050+ Full Build Spring Grove that includes the above plus:
 - o Full build out of residential development in Villages A,B,C,D and Corner A
 - o Full build out of Town A and SD-6, and
 - o Full build outs of industrial areas (SD-1A, SD-1B, and SD-1C)

The development program assumed for this analysis is summarized in Exhibit 4.



- | | | | |
|---|----------|---|-----------------------|
|  | Town A |  | U.S. Highway |
|  | Villages |  | Roads (State, County) |
|  | Corner A |  | Railroad (CSX) |
| | | | Surrounding Area |

All areas not assigned to a settlement are available for Separate Rural Development as provided in the Master Plan.

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Exhibit 4 Spring Grove – Form-Based Zoning District Development in Charleston County Program (Cumulative)

<i>Charleston County</i>	2024 Phase 1	2034 Phase 2	2050+ Full Build
Residential (Units)	590	2,860	6,510
Condo/Multi-Family	-	360	830
Single Family	590	2,500	5,680
Non-Residential (1,000 square feet)	600	1,750	3,915
Retail	-	300	540
Office	-	250	475
Industrial	600	1,200	2,900
Education (Student Capacity Added)	-	1,000	1,000
Elementary	-	1,000	1,000

Bold = Totals

Regional Trip Distribution

Of the trips leaving the Spring Grove development in Charleston County, Exhibit 5 summarizes the general arrival and departure patterns exhibited by the BCDCOG regional travel demand model.

Exhibit 5 Spring Grove Form-Based Zoning District Development in Charleston County Regional Vehicle-trip Distribution

	2024 Phase 1	2034 Phase 2	2050+ Full Build
Regional Spring Grove Trips			
Route 17 East	42%	33%	28%
Route 17 West	20%	19%	22%
North	19%	22%	18%
South	9%	6%	6%
Subtotal	90%	80%	75%
Internal Spring Grove Trips			
Intra-Spring Grove (Charleston County)	10%	20%	25%
Subtotal	10%	20%	25%
Overall Trip Summary			
Regional Spring Grove Trips	90%	80%	75%
Internal Spring Grove Trips	10%	20%	25%
Total	100%	100%	100%

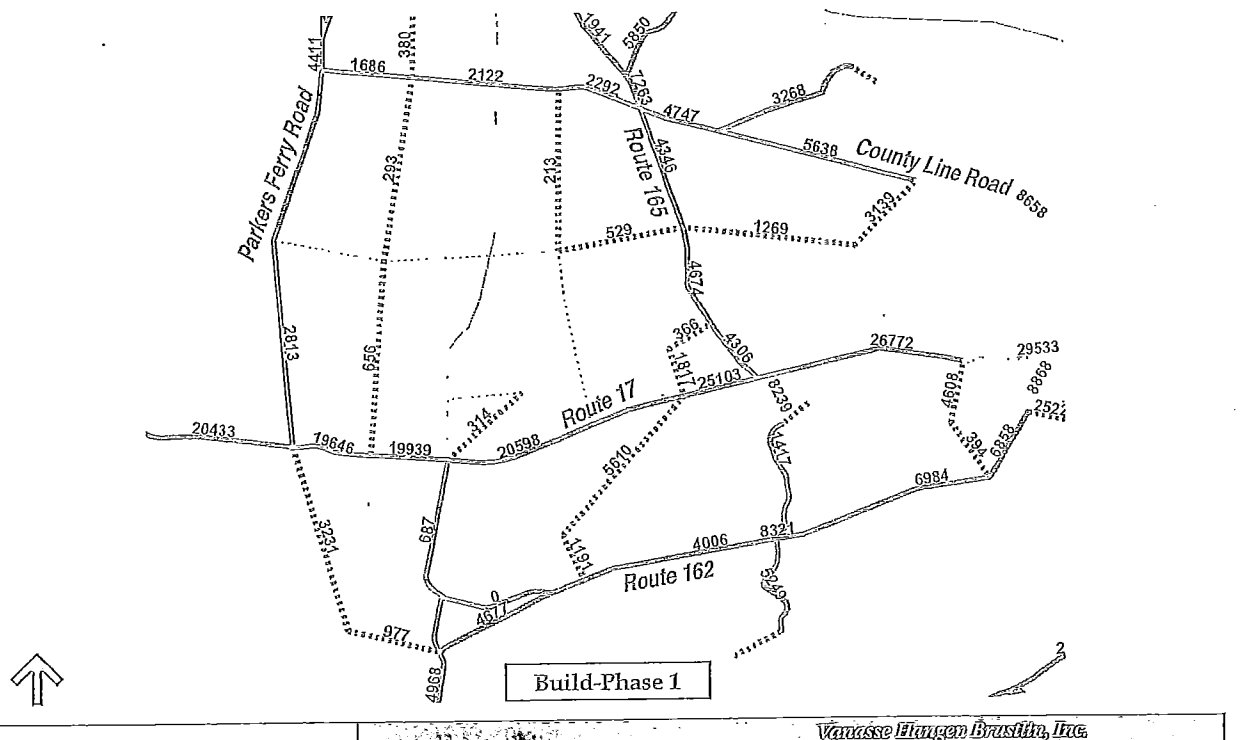
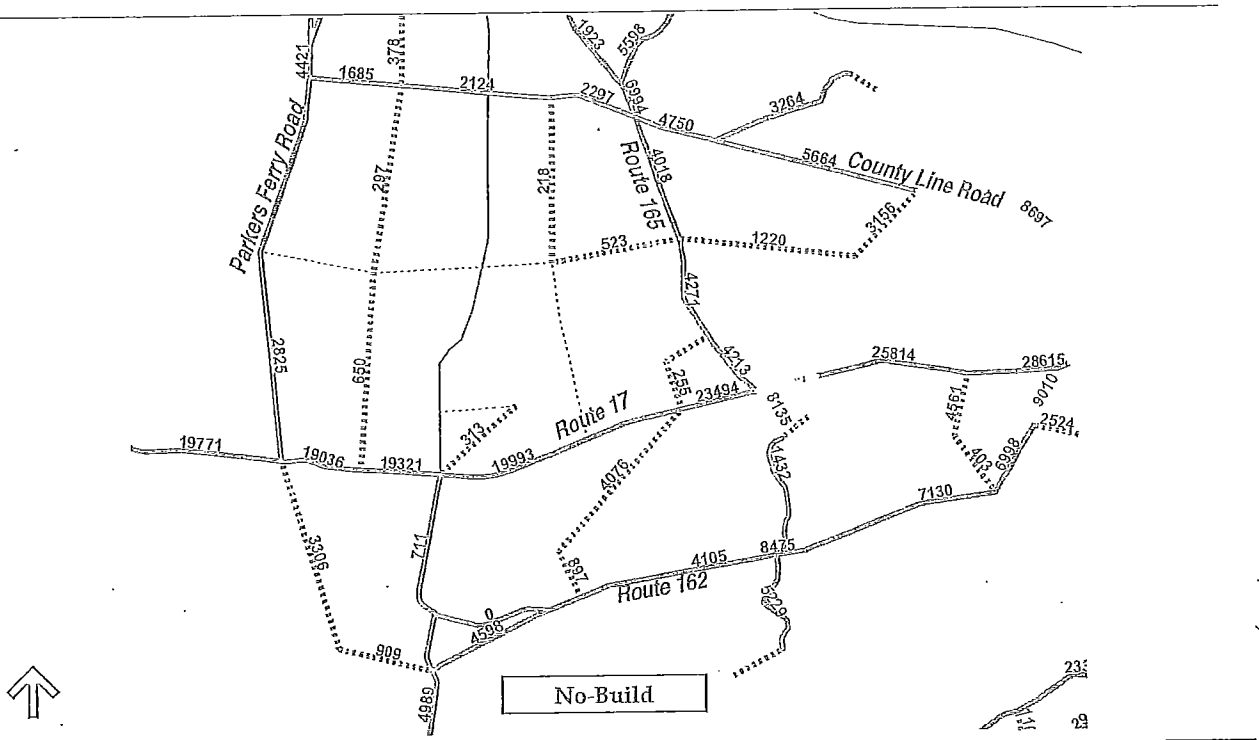
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As summarized in Exhibit 5, the model shows that as Spring Grove develops in Charleston County, with a full mix of housing, employment and educational land uses, more of the anticipated traffic will remain within the Spring Grove development (so-called “internal” trips) from about 10 percent of all trips in 2024 (Phase 1) to 25 percent of all trips by 2050 (Full Build). The fact that the Spring Grove development both redistributes travel demands within the region and accommodates a measurable share of its demand internally due to the proposed mix of uses reduces the development’s impact on the regional roadway network.

Spring Grove Form-Based Zoning District Development Transportation Impacts

Exhibits 6, 7 and 8 summarize the anticipated future traffic demands within the study area as forecasted from the BCDCOG regional travel demand model for the planning horizon years 2024 (No Build and Build-Phase 1), 2034 (No Build and Build-Phases 1/2), and 2050+ (No Build and Full Build of the Spring Grove FBZD development), respectively.

The figures provide the overall roadway network, volumes for each roadway segment, and the respective Level of Service (LOS) for each road segment. LOS is defined by the *Highway Capacity Manual 2010* as: “A quantitative stratification of a performance measure or measures that represent quality of service, measured on an A-F scale, with LOS A representing the best operating conditions from a traveler’s perspective and LOS F the worst”. In this case, the LOS generally reflects the demand and capacity relationships on the various roadway segments that comprise the transportation system analyzed within the BCDCOG model. These data are also summarized in tabular form in Exhibit 9 for key roadway segments.



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Roadway Network

- Centroid Connectors

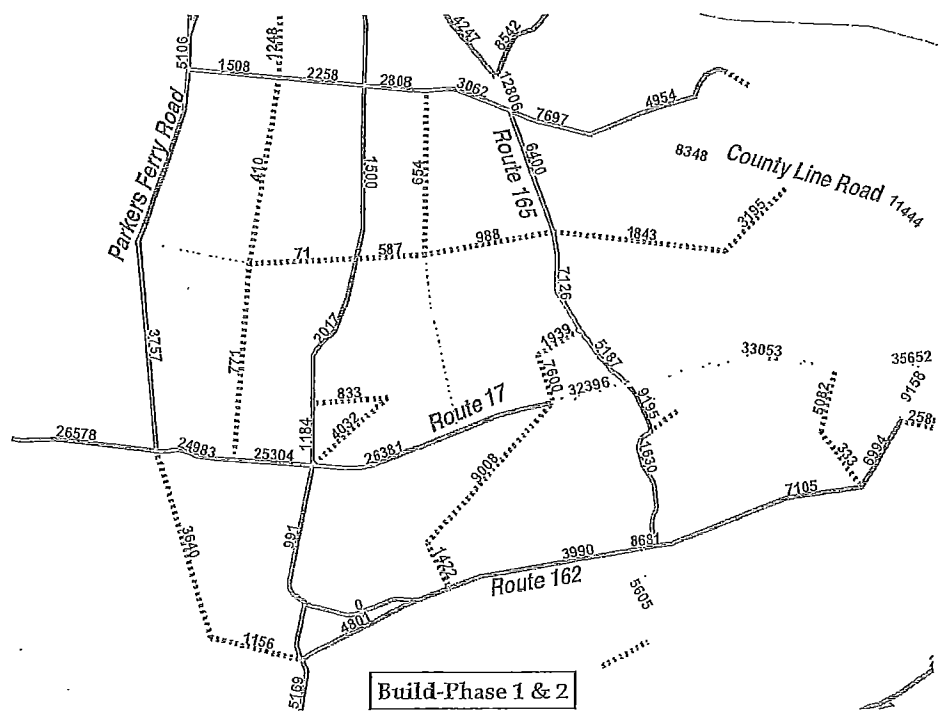
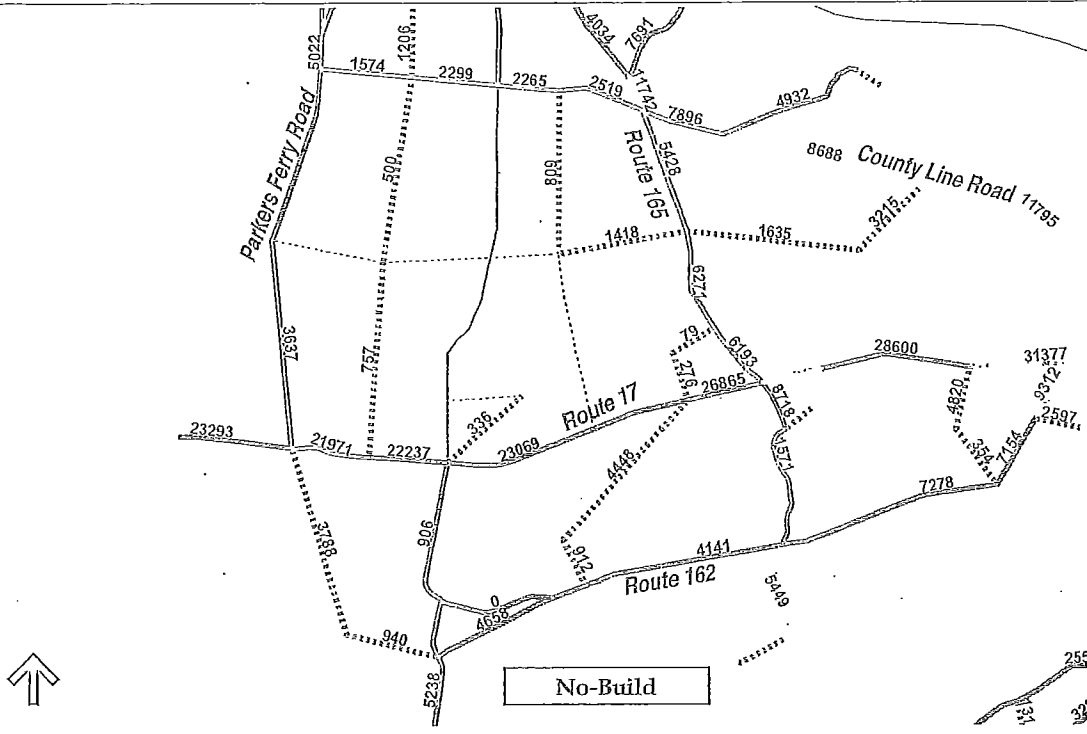
Level of Service

- A/B
- · · C/D
- E
- F

0 1.5 3 4.5
Miles

Spring Grove – Charleston County
2024 Transportation Analysis

Exhibit 6



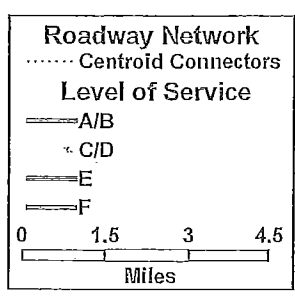
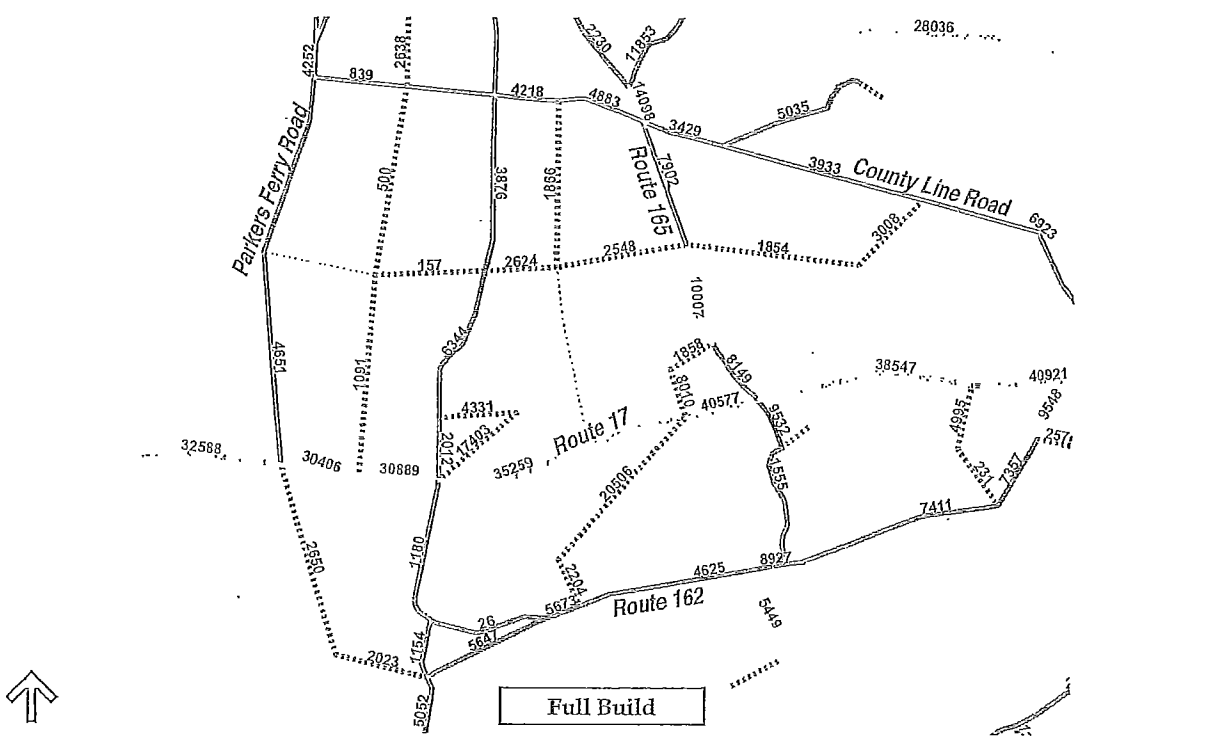
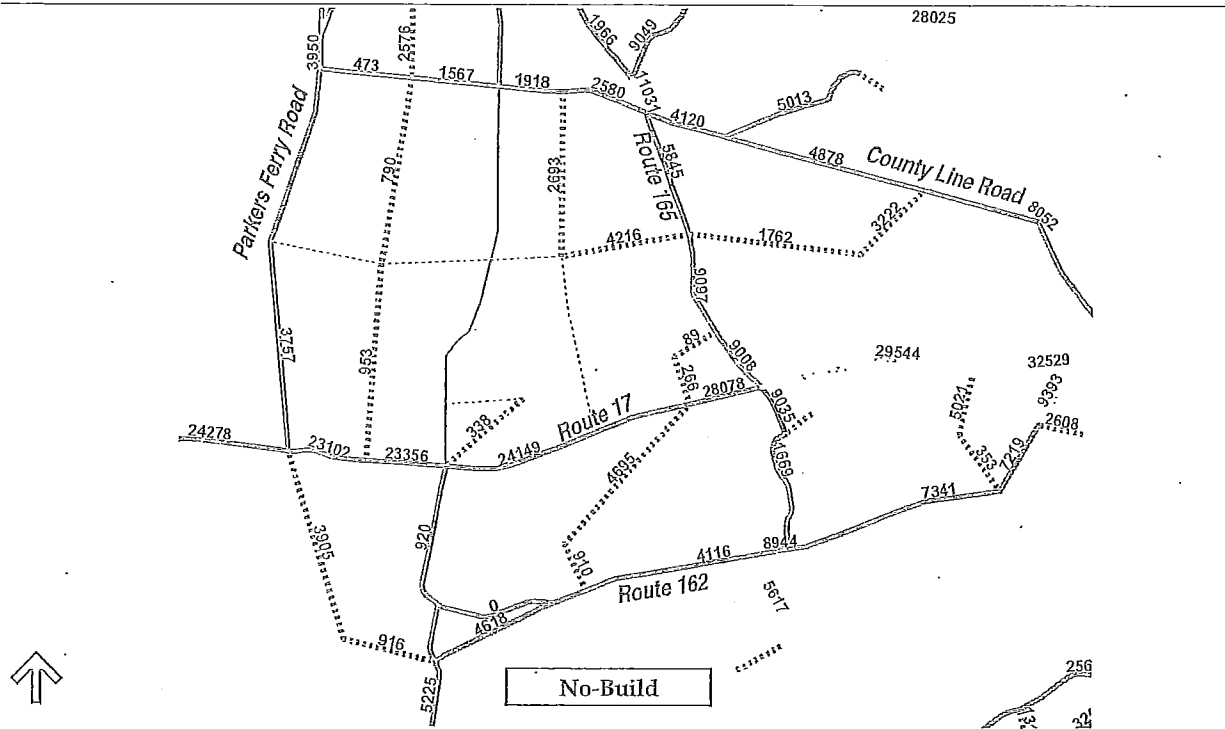
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Roadway Network
 Centroid Connectors
Level of Service
 — A/B
 — C/D
 — E
 — F

0 1.5 3 4.5
 Miles

Spring Grove – Charleston County
 2034 Transportation Analysis

Exhibit 7



Spring Grove – Charleston County
2050 Transportation Analysis

Exhibit 8

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Again, Spring Grove has been planned with the objective of minimizing its impacts on key state roadways that provide regional access to the site, including Routes 17 and 165. As a result, most roadway segments in the development area are projected to remain at acceptable levels of service through the full development of Spring Grove Development of County Significance in Charleston County. Route 17 is forecasted to have enough reserve capacity over the next several decades to serve the planned development and will continue to function as the key evacuation route for this part of the County. However, localized intersection and local road improvements are anticipated to be required at several locations to support the development program over time. These transportation improvements are briefly described below by phase.

Spring Grove Form District Development Phased Infrastructure Needs

The conceptual circulation plan for the Spring Grove Form-Based Zoning District is illustrated in Exhibit 10. The transportation analysis of the Spring Grove FBZD in Charleston County suggests that local area roadway improvements will be needed to accommodate the development over the Phase 1, Phase 2 and Full Build planning horizons as described below. It is assumed that these infrastructure needs will be re-examined in more detail and validated with the submission of each community plan.

Phase 1 Transportation Needs

- Paving of New Road from Route 165 to US 17 with localized intersection improvements at US 17 in Charleston County to improve access to Village A and the initial phase of the industrial development area (SD-1B).

Phase 2 Transportation Needs

Local area roadway improvements to accommodate the development of Spring Grove over the twenty year planning horizon (Phases 1 and 2) include the above and:

- Development of a connecting primary thoroughfare between US17 and Spring Grove Road in the vicinity of Greenwood Road that connects Town A with Villages B and D, and Corner A.
- Development of a connecting primary thoroughfare between US17 and the new thoroughfare that links Villages B and C.
- Intersection improvements (likely turning lane improvements and possibly new traffic signals) at the thoroughfare intersections of US 17; and,
- Localized intersection improvements along US 17 to provide access to the Town A and SD-1A development areas.

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Full Build Transportation Needs

Anticipated area roadway improvements to accommodate the Full Build development of Spring Grove in Charleston County include the above and:

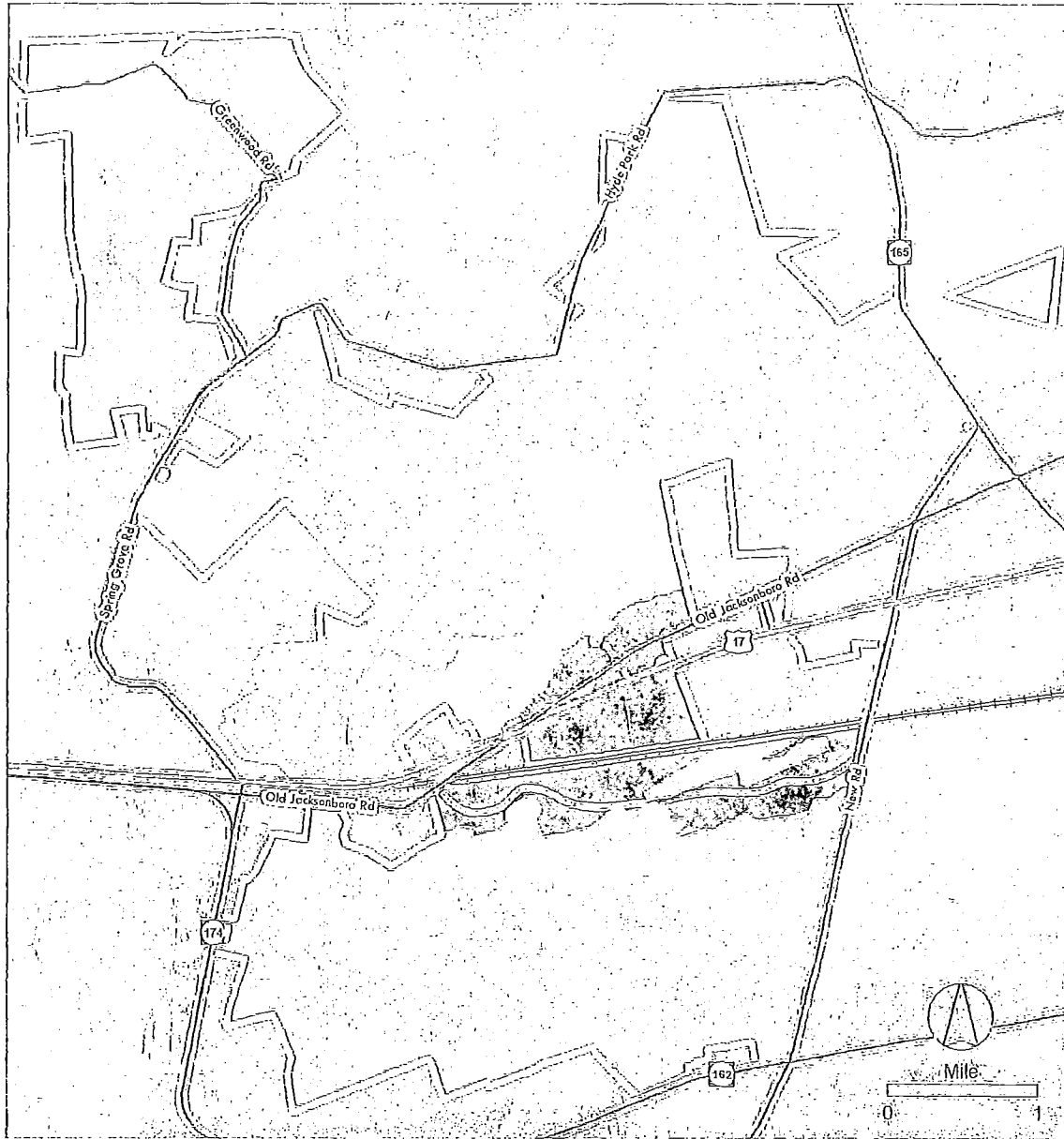
- Localized roadway and intersection improvements along Old Jacksonboro Road and Hyde Park Road;
- Intersection improvements (turning lane improvements and a new traffic signal) at the intersection of US 17 with Spring Grove Road and Route 174;
- Additional intersection improvements at Route 165 and US 17; and,
- Possibly additional turning lane improvements at key intersections along Route 17 providing access to/from Spring Grove.








Spring Grove Internal Roadway Network

It is anticipated that roadway connections and enhancements within the site, done as part of the Spring Grove development over time, will further improve local circulation in the area and create alternative routes to and from village destinations and the commercial areas. The specific design and location of these local roads and connections is conceptual in nature at this time but as specific area community plans are developed, the details of these roadways will evolve.

Spring Grove Development of County Significance in Charleston County Emergency Evacuation Plans

US 17 is identified by the South Carolina Department of Transportation (SCDOT) as the key hurricane evacuation route for this part of Charleston County with Routes 165 and 174 feeding into it from the south. The Spring Grove roadway grid will include multiple connections to US 17, which will be designed and sized to adequately accommodate emergency egress to US 17 with the appropriate signage and traveler information systems. Residents of the proposed development would access US 17 using these connections and proceed to its junction with SC 64 at which time they would turn west onto SC 64 and continue towards Walterboro or beyond to their final destination. US 17 is a four-lane divided highway through the Spring Grove area.



- | | |
|--|---|
|  Existing Highway |  DCS Project Limit |
|  Existing Regional Thoroughfare |  Surrounding Area |
|  Existing Primary Thoroughfare |  Railroad (CSX) |
|  Connecting Primary Thoroughfare
(Conceptual General Location & Alignment) | |

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Transportation Access Alternatives

While the development of Spring Grove will continue to rely on highways and local roads for primary access, the transportation system, land use program, and site layout were developed around a number of key design objectives which are supportive of the goals of area transportation planning agencies to promote travel demand management, the use of alternative modes, and low impact development practices.

Encourage Internal Trip-Making

The Spring Grove land use program incorporates a variety of land uses including residential, retail, office, and educational, with the goal of enabling residents, shoppers, employees, and students to accomplish many of their daily tasks without leaving the Spring Grove site. A mix of complimentary land uses provides convenience for residents and employees within Spring Grove, encourages travel by non-motorized means (i.e. walking and bicycling), and helps minimize off-site transportation impacts. Developments with a mix of land uses have been shown to produce lower regional traffic impacts than less diverse projects. The neighborhood-scale retail services, the inherent mix of employment and residential uses, and the integration of educational and recreational opportunities within the village areas, all provide significant opportunities to capture internal trips.

Create a Pedestrian-Scale Environment

Spring Grove roadways will be designed as complete streets serving all modes of transportation, not just thoroughfares for automobiles. They are intended to be public spaces that can be utilized and enjoyed by bicyclists and pedestrians. Design elements in Spring Grove to achieve this end include:

- Short block lengths - shorter city blocks help reduce vehicle speeds and provide pedestrians with more direct paths to destinations;
- Minimized street widths – narrower streets create a more pleasant environment for pedestrians, reduce vehicle speeds, and provide more right-of-way for landscaping, sidewalks, and bike lanes;
- Pedestrian amenities – sidewalks, crosswalks, bulb-outs, landscaping, and lighting will all be utilized to create a pedestrian environment that feels safe and convenient;
- Buildings oriented to the roadway with parking in the rear – reducing the distance from the roadway to a building makes travel by foot, bicycle or transit more convenient. Placing parking behind buildings also reduces the visual impact of autos on the streetscape.

Encourage Alternative Modes of Transport

The design of the Spring Grove Master Plan encourages the use of alternatives to private cars by providing:

- A mix of land uses located within walking distance of each other -- Diverse land uses located within walking distance of each other in a dense, highly-connected transportation network make

it easier to get around without a private automobile. When a larger share of trips can be made by foot, bicycle or transit, investment in those transport modes becomes cost effective.

- **Connected by a variety of transportation options with robust pedestrian, and bicycle networks** -- Numerous investments in alternative transportation are planned for Spring Grove. Pedestrian-scale urban design ensures that walking is safe and convenient. Design features include a dense, grid network of sidewalks that are well-lit, comfortably-sized and buffered from roadways by landscaping or on-street parking. Bicycling will be encouraged by providing an extensive bicycle network consisting of dedicated trails and designated on-street bike lanes on all major roadways.
 - **Supported by a package of transportation demand management (TDM) strategies** -- The application of innovative TDM programs that encourage the use of alternative modes will be explored and defined as community plans are developed and implemented. TDM programs can reduce the use of single-occupant vehicles, promotes environmentally friendly transportation alternatives, and is a key component in a sustainable transportation system. Specific strategies might include transit passes, car-share programs, additional bicycling amenities, or providing regional transit connections, coupled with educational and promotional programs, to provide transportation options that help reduce private car use.
 - **Provided with public transit opportunities** -- Area transit services are currently provided by two agencies, the Charleston Area Regional Transportation Authority (CARTA), and the Tricounty Link. CARTA provides transit (bus) services to the urban core of Charleston, North Charleston, and the surrounding areas. Tricounty Link, also known as the Berkeley-Charleston-Dorchester Regional Transportation Management Association (RTMA), provides bus services from the urban core to the rural areas of the Berkeley, Charleston and Dorchester counties. Currently CARTA has no routes within the Spring Grove development area. Tricounty Link has one bus route (Route C-201) that travels along the southern boundary of Spring Grove on Route SC 162. The route provides service between Edisto Island and the Citadel Mall in Charleston. At this time only one bus is provided from Edisto Island to the Citadel Mall during the morning period and one bus back from the Citadel Mall to Edisto Island during the evening peak. This route could potentially be expanded and modified once the proposed Spring Grove development is constructed and demand warrants a more robust bus service.
- Long Range transit planning for the Tricounty region include expansion of CARTA and Tricounty Link, and commuter rail to include new bus routes, bus shelters, park and ride locations, an intermodal facility in North Charleston, and an improved marketing campaign. BCDCOG's Preferred Plan⁵, envisions an express bus or bus rapid transit (BRT) that would connect

⁵ *Our Region Our Plan, Envisioning the Future of Berkeley, Charleston and Dorchester Counties, Preferred Plan Overview*, BCDCOG, March 27, 2012.

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Charleston with the Spring Grove area (at this time the route is shown ending just to the east of SC 165 along US 17). This service would be in lieu of providing commuter rail service on the rail line that runs through the Spring Grove development on the south side of US 17, and could be modified when demand from the proposed development warrants a change. In conjunction with this route and if makes sense, *MWV* would work with the local transit providers to locate a park and ride facility on its property that is convenient to both the residents of Spring Grove and current commuters along US 17.

All long range planning studies recognize that the Tricounty area will continue to grow and thus an improved public transit system will be necessary to economically transport the area's citizens. These same studies do not identify a significant population base in the western portion of Charleston County to necessitate additional public transportation options. Upon completion of the proposed rezoning and development agreement for the Spring Grove development, *MWV* will provide land plans and anticipated development schedules to CARTA, TriCounty Link, and BCDCOG for their use in long range transit planning. Major thoroughfares within the Spring Grove development will be designed to adequately accommodate buses, and land will be reserved for bus shelters.

While no commuter rail service or additional rail service is currently foreseen for the rail line, it remains a strategic transportation resource that could provide enhanced freight or passenger rail access to Spring Grove over the longer-term. The line is currently an active Class I rail line operated by CSX as a continuation of the main north/south route from Washington D.C. to Charleston and points south. In addition, the line is operated by Amtrak as part of the Silver Route/Silver Meteor Service with two trains daily in each direction between New York and Miami. Should the federal High Speed Rail initiative be advanced along the Southeast Corridor, Spring Grove is well positioned to take full advantage of this enhanced regional connectivity as a transit oriented development.

Framework for Moving Forward

This document is intended to provide a planning level overview of the anticipated transportation impacts and infrastructure requirements of the phased implementation of the Spring Grove *Development of County Significance in Charleston County*. The purpose of this technical study is to disclose the broad transportation implications of the Spring Grove development, given the current status of the programmatic, planning and design efforts completed to date. It is envisioned that there will be a process established and agreed to as part of the Developer Agreement with the County for the review and approval of more specific transportation analyses of the Spring Grove community plans as each plan is developed and implemented over time. The proposed approach to this process is summarized below.

Supplemental Transportation Impact Studies

A Traffic Impact Study (TIS) shall be prepared and submitted with each Community Plan application, except where a letter documenting that a Traffic Impact Study is not warranted. The trigger for a required Traffic Impact Study is a Community Plan that is anticipated to exceed 100 new peak hour vehicle trips, per the ITE Trip Generation Manual, 9th Edition or later, consistent with the Form-Based Zoning District Zoning Map Amendment-Form District Master Plan.

TIS Report

The TIS report would generally be required to document:

- The proposed Community Plan;
- The project's anticipated impact on the County's transportation network (analyzed for existing and the appropriate future(no build/build) planning horizon year;
- The adequacy of the access driveway design and multimodal circulation plan;
- The ability of the adjacent transportation system to accommodate the program without a deterioration of the level of service to unacceptable conditions; and,
- If not, the proposed mitigation plan to restore the transportation network to its "no build" condition.

The Traffic Impact Study area would include:

- Any intersection(s) of a private driveway or thoroughfare with the adjacent public road(s) offering direct access to a Community Plan area;
- Any signalized intersection that serves as the Community Plan's primary point of access to/from a major collector or arterial roadway;
- The first signalized intersection on either side of the development's primary point of access to a major collector or arterial roadway if within 5 road miles of the development's primary point of access and the proposed Community Plan will add 100 or more peak hour trips to that location; and,

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- Any local intersection location within a mile of the access to the Community Plan area, if deemed by the County to be potentially significantly impacted from site related traffic.

As part of the TIS preparation and review process, the Applicant will provide adequate documentation of their:

- Assumptions on background development and traffic growth
- Project trip generation, trip distribution, and trip assignment methodologies
- Level of service analysis methodologies
- Documentation of input solicited from the South Carolina Department of Transportation (SCDOT) if access is proposed from a state road

Traffic generated by other approved and/or pending projects in the study area shall be identified and added to the existing plus background traffic growth rate to forecast an appropriate future “no build” scenario. The anticipated project related traffic will then be added to the no build condition to determine and analyze the projected “build” condition.

Fundamentally, the traffic impact analysis shall address whether or not acceptable levels of service (LOS) will be maintained after the proposed project is constructed. This is normally considered to be Level of Service “D” or better for facilities outside central business districts, villages, or other environmentally constrained areas, where Level of Service “E” may be considered acceptable. For intersections or roadway links that do not meet the required LOS, the Applicant shall consider and recommend appropriate mitigation measures, that are determined to be feasible, to return the intersection(s) or roadway link(s) to their no build condition. The TIS would then recalculate the LOS for all locations where mitigation measures are proposed to verify that the project’s impacts to the LOS are adequately mitigated.

In addition, the Traffic Impact Study should:

- Demonstrate that the proposed development provides an interconnected and complete transportation system in that planned roadways provide for all modes of transportation, limit the use of cul-de-sacs, and maximize connections to neighbors.
- Review the availability of public transit options to the site and incorporate transit stops and amenities, as appropriate.
- Document that the proposed community plan appropriately incorporates feasible transportation alternatives for non-motorized travel and access to transit, if available.
- And, document consistency of the community plan development with regional emergency evacuation plans.

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Traffic Impact Letter

In situations where a Community Plan is not expected to meet or exceed the threshold for a TIS, the Applicant will provide a letter to the County documenting:

- The anticipated traffic to be generated by the Community Plan (less than 100 new peak period trips);
- The proposed access and circulation plan; and
- Any associated planned transportation improvements.

The letter document would satisfy the traffic impact study requirements of the Community Plan for which it is submitted.

EXHIBIT L

**FORM OF PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS AND
OBLIGATIONS UNDER DEVELOPMENT AGREEMENT**

2. Assumed Obligations. In connection with this Partial Assignment and Assumption, Assignee agrees to assume, and release Assignor from any liability for, the following obligations (the "Assumed Obligations") arising under the Development Agreement:

(i) the Specific Development Parcel Obligations, as defined in the Development Agreement;

(ii) _____

(iii) _____

3. Default and Enforcement of Provisions. As provided in Section 23 of the Development Agreement and as herein provided, upon the failure of Assignor or Assignee to comply with the terms of the Development Agreement and this Partial Assignment and Assumption incident to the Property, the non-defaulting party may pursue the remedies of injunction and specific performance, but not to any other legal or equitable remedies, including, but not limited to, damages.

4. Indemnification. Assignee agrees to indemnify, defend and hold harmless Assignor, its agents, principals, successors and assigns, and their affiliates from and against all losses, costs, damages, and reasonable attorney fees arising out of any breach by Assignee of the Development Agreement from and after the Closing Date, including without limitation the Assumed Obligations set forth in Section 2 hereof.

5. Notices. Any notice, demand, request, consent, approval or communication among any of the parties hereto shall be in writing and shall be delivered or addressed as provided under section 28(h) of the Development Agreement and shall also be addressed as follows:

As to Assignee:

Attn: _____
Telephone Number: _____
Facsimile Number: _____
e-mail: _____

With a required copy to:

Attn: _____
Telephone Number: _____
Facsimile Number: _____
e-mail: _____

To Assignor:

MWV-East Edisto Spring Grove, LLC
201 Sigma Drive, Suite 400
Summerville, SC 29483
Attention: Kenneth T. Seeger

With a required copy to:

Nexsen Pruet, LLC
205 King Street, Suite 400
Charleston, SC 29401
Attention: George Bullwinkel, Esq.
Phone: (843) 720-1716

6. Binding Effect. This Partial Assignment and Assumption shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

7. Governing Law. The within Partial Assignment and Assumption shall be interpreted and construed and conform to the laws of the State of South Carolina.

8. Reaffirmation of Terms. All other terms, conditions, rights and privileges contained in the Development Agreement not specifically referenced herein shall remain in full force and effect and binding upon the parties hereto and their successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this Partial Assignment and Assumption to be duly executed as of the date set forth above.

Signed, sealed and delivered
in the presence of:

ASSIGNEE:

_____,

Witness

By: _____

Its: _____

Title: _____

Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that _____, as
_____ of _____, personally
appeared before me this day and, in the presence of the two witnesses above named, acknowledged the
due execution of the foregoing instrument.

Witness my hand and seal this ____ day of _____, 2013.

Notary Public for South Carolina
My Commission expires:

Exhibit A
Property

Exhibit B
Transferred Property

EXHIBIT M

COORDINATION LETTER FROM CHARLESTON WATER SYSTEMS



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)
(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor Joseph P. Riley, Jr. (Ex-Officio)
Councilmember Dean C. Riegel (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

May 30, 2014

Mr. Jim Ducker
Bowman Consulting Group
210 Seven Farms Drive, Suite 101
Charleston, SC 29492

Re: Water Availability to TMS # 175-00-00-009 and 175-00-00-025 to serve mixed use development

Dear Mr. Ducker:

This letter is to certify Charleston Water System's willingness and ability to provide public water supply for the above referenced parcels in Charleston County, South Carolina. We currently have a 16-inch water main in the right-of-way of Old Jacksonboro Road that terminates at the intersection of Highway 165 from which the subject property may be served. Additionally, Charleston Water System is finalizing construction plans to extend its water distribution system in the Ravenel area. The plans call for extension of the aforementioned 16-inch water main from its current terminus westward to New Road, then southward to Highway 17. The plans also call for extension of an existing 12-inch water main in the right-of-way of Highway 17 from Highway 165 to New Road where the 16 and 12-inch mains will connect. The timing for construction of both mains is dependent on the procurement of easements and the necessary permits. Furthermore, future planned improvements for the Hollywood / Ravenel water service area include continuing the extension of the 16-inch water main along New Road to Highway 162, and construction of water storage facilities near the New Road / Highway 17 intersection. The timing for these future improvements is dependent on the availability of funding, procurement of easements, and obtaining the necessary permits. It will be the developer's responsibility and expense to extend from the existing and/or proposed water main infrastructure to serve the proposed development in accordance with Charleston Water System's Minimum Standards. It will also be the developer's responsibility to ensure there are adequate pressures and quantities to serve the proposed development's domestic water and fire flow needs.

Please be advised that all water impact fees will be due at the time of the development plan submittal for Charleston Water System's review. Water tap fees will be due prior to connection to Charleston Water System's water system.

This is an "uncontrolled" copy of a controlled document.



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Charleston, SC 29402
103 St. Philip Street (29403)
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www.charlestonwater.com

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Water Availability TMS # 175-00-00-009 and 175-00-00-025
May 30, 2014
Page 2 of 2

The Charleston Water System 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 Charleston Water System will have no other option than to deny service. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

This letter does not supplant any other review as required by governing authorities and municipalities. 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) 727-6870.

Sincerely,

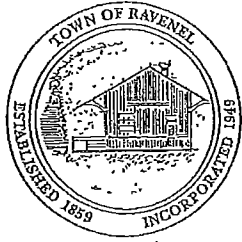
A handwritten signature in cursive script that reads "Cheryl Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file

EXHIBIT N

COORDINATION LETTER FROM TOWN OF RAVENEL



OPAL N. BALDWIN
MAYOR

TOWN OF RAVENEL
5962 HWY 165, SUITE 100
RAVENEL, SC 29470
OFFICE: (843)889-8732
FAX: (843)889-8727

COUNCIL MEMBERS

A.L. Brown	889-6544
R. Cochran	889-8980
H.T. Dukes, Jr.	763-4688
C. Inabinett, Jr.	889-8302
W. Maxwell	708-1469
L. Parker	769-4924

April 10, 2014

The Honorable Teddie E. Pryor, Sr.
Chairman, Charleston County Council
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

Dear Chairman Pryor and Members of Charleston County Council:

The Town of Ravenel respectfully submits this letter of support for the rezoning of the Spring Grove Development Plan as part of the East Edisto Master Plan. We have been working with the developer to promote a plan that will protect the environmental integrity of this area and will benefit the community with jobs and services. The Town is committed to providing wastewater services to the proposed business park and proposed Spring Grove mixed-use development and the company has worked with our engineer in developing a plan to extend sewer to the project. As you will recall, County Council approved the requested amendment to the County's 208 Designated Management Agency Service area in 2011 to make this possible.

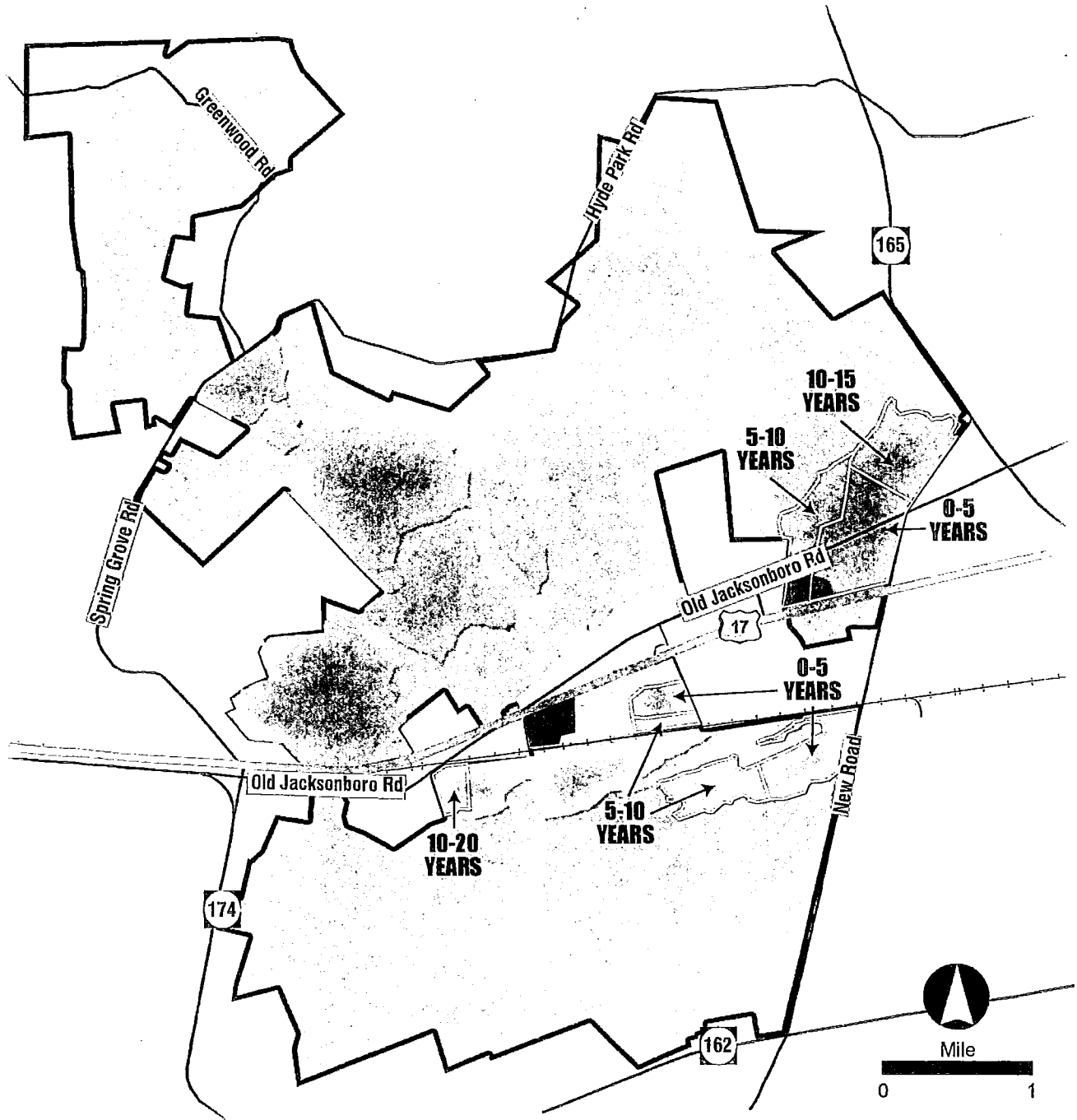
We feel this project will help this entire area meet the economic development and job creation needs that will keep our community and local government going strong. The Town of Ravenel requests that Charleston County Council seriously consider the rezoning request, and we are looking forward to the development which will serve the best interests of the entire southern end of Charleston County.

Most sincerely yours,

Opal N. Baldwin, Mayor
Town of Ravenel

EXHIBIT O
GUIDING DEVELOPMENT PLAN

GUIDING DEVELOPMENT PLAN



- 0-2 Reserved Open Space
- G-3 Intended Growth
- G-2 Controlled Growth
- SD-1 Economic Development/Business Special District
- SD-2 Regional Retail Special District

- US Highway
- Road (State, County)
- Railroad (CSX)

All areas not assigned a timeframe for development will be developed in accordance with Section 14(b) of the accompanying Development Agreement.

EXHIBIT P

FORM OF RESTRICTIVE COVENANTS

and such person's heirs, legal representatives, successors, lessees, grantees, assigns and mortgagees shall be deemed to have agreed to be bound by this Covenant.

SECTION I
PURPOSE

Recognizing the natural, scenic, aesthetic, rural, and special character and opportunity for enhancement of the Property, Declarant declares that the purpose of this Covenant is to assure that the Property will be preserved in perpetuity by restricting residential development on the Property as specifically described herein, thereby maintaining it substantially in its natural, scenic, rural, and managed forest condition ("Purpose"). This Covenant provides restrictions that are in addition to, not in lieu of, restrictions imposed on the Property by zoning ordinance.

SECTION II
RESTRICTION ON DEVELOPMENT OF RESIDENTIAL DWELLINGS

2.1 Parcels. The Property currently consists or may consist of individually owned pieces, parcels, lots or tracts of land intended for the exclusive development, use and occupancy by the Owners or occupants thereof and separately indentified on a recorded subdivision plat or in a recorded instrument creating a horizontal property regime or condominium under South Carolina law (each, a "Parcel"). The Property may also include various Parcels intended for the common use of some or all of the Owners thereof. A parcel of land under single ownership is considered a single Parcel unless and until a subdivision plat or condominium instrument is recorded in the office of the Register Mesne Conveyance of Charleston County ("Recording Office") dividing it into more than one Parcel. Nothing provided in this Covenant shall prohibit the Owner of a Parcel from further subdividing such Parcel into individually owned portions of such Parcel.

2.2 Limitation on Residential Dwellings.

(a) *Maximum Residential Dwelling Units.* Declarant declares that the number of residences, homes, dwellings or buildings for human habitation ("Residential Dwellings") which may be developed on the Property after the date hereof shall be limited in order to achieve the Purpose of this Covenant. Each portion of the Property and Additional Property cross-hatched and labeled as an "Area" on the Area Maps attached hereto and incorporated herein as Exhibit "C" is referred to herein as an "Area". Each Area is hereby allocated a maximum number of Residential Dwelling Units either (a) equal to the product of the Density Ratio for such Area provided in Table 2.2 below and the gross acreage of such Area provided on the Area Maps attached as Exhibit "C" or (b) if an Area is not provided a Density Ratio in Table 2.2 below, then pursuant to the formula provided in Table 2.2 below for calculating the maximum Residential Dwelling Units for such Area(s). Under no circumstance shall the number of Residential Dwellings developed in an Area exceed the number of Residential Dwelling Units allocated to such Area, or with respect to Areas that are allocated Residential Dwelling Units on an aggregate basis, under no circumstance shall the number of Residential Dwellings developed in such Areas exceed the number of Residential Dwelling Units allocated to such Areas in the aggregate. Furthermore, the total quantity of Residential Dwelling Units for the Areas comprising the Property shall not increase above the sum of the Residential Dwelling Units

available to the Property (including by Supplement). Provisions of this Covenant related to real property included in an Area (or a portion of an Area) that is part of the Additional Property depicted on Exhibit B and Exhibit C but not the Property described on Exhibit A shall only apply to the Additional Property depicted on Exhibit B and Exhibit C if and when such property is included in the Property described on Exhibit A by Supplement.

Table 2.2. Allocation of Residential Dwelling Units to Areas	
Area (as identified on Area Maps)	Density Ratio (Number of Residential Dwelling Units per gross acre of Area)
C1	1/200
C2	1/50
C3	1/25

(b) *Subdivision of Property.* As Declarant or an affiliated Owner of the Property initially subdivides the Property into Parcels, Declarant may (but shall not be required to) allocate Residential Dwelling Unit(s) to each Parcel (such allocated Residential Dwelling Units are herein referred to as "Allocated Dwelling Units"), and upon such allocation (if any), the total number of Residential Dwelling Units available for allocation for an Area (or Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2) shall be reduced by the number of Allocated Dwelling Unit(s) allocated to such Parcel. In addition, as an Owner subsequently subdivides a Parcel into portions of such Parcel, the Owner may (but shall not be required to) allocate the Allocated Dwelling Units originally allocated to such Parcel to such portions of the Parcel as the Owner determines in its sole discretion. Upon such allocation (if any), the total number of Allocated Dwelling Units available for allocation from such Parcel shall be reduced by the number of Allocated Dwelling Unit(s) allocated to the portions of the Parcel. The subdividing Owner shall document in the recorded subdivision plat or recorded instrument creating a horizontal property regime or condominium under South Carolina law the allocation of such Allocated Dwelling Units from the Parcel.

(c) *No Loss of Allocated Dwelling Units.* The Allocated Dwelling Unit(s) for a Parcel shall not be affected by any event causing the destruction of any Residential Dwelling developed on such Parcel pursuant to the Allocated Dwelling Unit(s); such Allocated Dwelling Unit(s) shall remain with the Parcel and enable the Owner thereof to redevelop the existing Residential Dwelling(s) or develop new Residential Dwelling(s) on such Parcel.

2.3 Requirements for Allocated Dwelling Unit. No Residential Dwelling shall be developed upon any Parcel after the date hereof except in compliance with this Covenant. The quantity of Residential Dwellings that may be developed upon a Parcel shall not exceed the number of Allocated Dwelling Units for such Parcel. Each Residential Dwelling developed upon a Parcel after the date hereof shall be counted as one (1) Allocated Dwelling Unit. Each Allocated Dwelling Unit shall be serialized with a unique Certificate Number that identifies the Area to which such Allocated Dwelling Unit applies; for example, an acceptable Certificate Number for an Allocated Dwelling Unit in the C1 Area could be C1-1. The Administrator shall maintain records of the Allocated Dwelling Units, their serialized Certificate Numbers and the ownership thereof. The Owner of a Parcel shall be accounted as the person that holds title to the Allocated Dwelling Unit(s) associated with such Parcel.

2.4 Accessory Residential Dwellings. In addition to Residential Dwellings that may be developed on a Parcel, accessory residential dwellings permitted by applicable zoning ordinance in effect as of the time of development (each an "Accessory Residential Dwelling") may be developed on a Parcel. Any such Accessory Residential Dwelling shall not require an Allocated Dwelling Unit to be developed.

2.5 Transfers.

(a) *Generally.* The Property, each Parcel and any parts thereof and any Allocated Dwelling Unit associated therewith shall be sold, leased, transferred, mortgaged, encumbered or otherwise conveyed (each, a "Transfer") in conformance with and subject to the limitations of this Covenant. For any Transfer of a Parcel or an Allocated Dwelling Unit, the transferor Owner (including Declarant) shall: (a) document on the face of the Transferring instrument the quantity and Certificate Number(s) of Allocated Dwelling Units Transferred, (b) record such Transfer instrument in the Recording Office, and (c) deliver a copy of such instrument to Administrator at the address specified herein not more than thirty (30) days after the date of such Transfer.

(b) *Legend.* The Transfer instrument transferring any Allocated Dwelling Unit or a Parcel with Allocated Dwelling Unit(s) shall include on the face of the instrument the following legend in substantially the form provided herein:

This transfer or conveyance includes the following Allocated Dwelling Units subject to that certain Declaration of Covenants, Conditions and Restrictions for the Preservation of the Rural Density of East Edisto recorded in the Register Mesne Conveyances of Charleston County on [Month] [Day], [Year] at Book _____, Page _____:

Dwelling Unit Certificate Numbers: [e.g. C1-1; C1-2; and C1-3]
(*Example of form only.*)

(c) *Restriction on Transfer of Allocated Dwelling Unit Independent of Parcel.* Notwithstanding anything contained herein to the contrary, with respect to a certain Area (or an aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2), no Owner may Transfer an Allocated Dwelling Unit independent of the Parcel to which such Allocated Dwelling Unit was allocated until such time

as the Declarant has executed and recorded in the Recording Office a "Notice of Eligibility for Independent Transfer of Allocated Dwelling Units" (each such notice, an "Independent Transfer Notice") as to the certain Area (or the aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2), which Independent Transfer Notice Declarant shall record at any time in its sole discretion, but in no event later than the date on which Declarant has allocated all Residential Dwelling Units with respect to such Area (including by Supplement). Nothing in this Section 2.5(c) shall prohibit the Declarant from allocating a Residential Dwelling Unit (including by Supplement) to a Parcel subsequent to the date of Transfer of such Parcel to a third party in accordance with the provisions set forth in Section 2.5(a), provided that the parties to the Transfer of such Allocated Dwelling Units comply with the foregoing requirements and further provided that under no circumstance shall the total number of Allocated Dwelling Units for the Parcels which comprise an Area (or an aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2) exceed the maximum number of Residential Dwelling Units available for allocation to such Area (or the aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2). From and after the recording date of an Independent Transfer Notice for an Area (or an aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2), all Owners may Transfer Allocated Dwelling Units for such Area (or such aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2) independent of the Parcels to which such Allocated Dwelling Units were allocated for such Area (or such aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2), provided that the Parcels associated with such Transfer are located within the same Area (or the same aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2), and the parties to the Transfer of such Allocated Dwelling Units comply with the foregoing requirements.

2.6 Notice of Construction of Residential Dwellings and Accessory Residential Dwellings. No later than the date of application for a building permit for a Residential Dwelling or any Accessory Residential Dwelling on a Parcel, the Owner of such Parcel shall notify the Administrator of the application and the Allocated Dwelling Unit Certificate Number(s) associated with or allocated to such Parcel.

2.7 Estoppel Certificates. Within ten (10) days after receipt of a written request from any Owner, the holder ("Mortgagee") of a recorded mortgage or other form of security instrument affecting title to a Parcel ("Mortgage"), prospective Mortgagee, or prospective purchaser of a Parcel, delivered personally or sent by certified mail, first-class postage prepaid, return receipt requested to the Administrator's registered agent or designee, the Administrator shall issue an estoppel letter or other documentation regarding the compliance of a Parcel with the Covenant, the quantity of Allocated Dwelling Units allocated to such Parcel and their associated Certificate Numbers or confirmation of such other facts reasonably related to a prospective Transfer of a Parcel. Such statement shall be delivered personally or by certified mail, first-class postage prepaid, return receipt requested or by such other means as may be stated in the request. The Administrator may require the payment of a reasonable processing fee for issuance of such

statement. Such statement shall be binding upon the Administrator as to persons who rely thereon in good faith.

SECTION III RIGHTS AND OBLIGATIONS OF ADMINISTRATOR

3.1 Functions of Administrator. The Administrator shall be the entity primarily responsible for enforcement of the Covenant. The Administrator shall perform its functions in accordance with the Governing Documents and the laws of the State of South Carolina. The Administrator shall have the rights and powers as set forth in the Governing Documents to enforce the Covenant as described herein.

3.2 Compliance. Every Owner and occupant of a Parcel, and their respective employees, agents, guests and invitees, shall comply with the Covenant and shall be subject to sanctions for violations of the Covenant as described in this Section III. In addition, each Owner shall be responsible for, and may be sanctioned for, all violations of the Covenant by the occupants of its respective Parcel and its employees, agents, guests and invitees.

3.3 Remedies for Non-Compliance.

(a) The Administrator and every affected Owner shall have the right to file suit at law or in equity to enforce the Governing Documents (including to enforce any violations of Administrator's governing documents), provided, the Administrator's right to file suit, other than a suit to collect Enforcement Cost Recovery Assessments or foreclose its lien or a suit seeking temporary equitable relief, shall require prior written notice in accordance with the enforcement procedures set forth in this Section III. The Owner notified shall have thirty (30) days after receipt of written notice to undertake actions, including restoration of the Property as necessary to comply with the Covenant, that are reasonably calculated to correct the conditions constituting such violation. Nothing contained herein shall prohibit the Owner determined to be in violation of this Covenant from acquiring additional Allocated Dwelling Unit(s) from the Declarant (or, after the recording date of the Independent Transfer Notice, from an Owner) in accordance with Section 2.5 in order to provide such Owner with sufficient Allocated Dwelling Units to cure the violation, provided that under no circumstance shall the total number of Allocated Dwellings Units for the Parcels which comprise an Area (or an aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2) exceed the maximum number of Residential Dwelling Units available for allocation to such Area (or the aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2). If the Owner fails to initiate such corrective action, the Administrator may, at its sole discretion, undertake such actions, including appropriate legal proceedings, as are reasonably necessary to effect such corrections by Owner. All costs which the Administrator incurs in curing any violation of, obtaining compliance with, or otherwise exercising its remedies under and enforcing the Governing Documents, including reasonable attorneys' fees and costs, whether or not suit is filed, may be assessed against the Parcel of the violator as an Enforcement Cost Recovery Assessment pursuant to Section 4.1 and shall be secured by the Administrator's lien against the Parcel under Section 4.3.

(b) Nothing herein shall be construed to limit the right of an Owner to seek such costs from a third party. Nothing herein shall be construed to entitle the Administrator to institute any proceedings against an Owner for any changes to the Property due to causes beyond an Owner's control.

(c) Nothing contained herein shall be construed as a duty on the part of the Administrator to seek out a violation of this Covenant by an Owner, or a third party acting at the direction of, with the permission of, or under control of an Owner; provided, however, that upon becoming or being made aware of an alleged or potential violation of this Covenant, the Administrator shall investigate such alleged or potential violation, determine whether action to enforce the Governing Documents is appropriate and the nature of any sanctions to be imposed, and bring any proceedings which may be instituted against any Owner subject to Section 3.4.

3.4. Decision to Pursue Enforcement Action. The decision to pursue enforcement action in any particular case shall be left to the Administrator's discretion except that the Administrator shall not be arbitrary or capricious in taking enforcement action. For example, the Administrator may determine that, in a particular case: (a) the Administrator's position is not strong enough to justify taking any or further action; (b) the covenant, restriction, or rule being enforced is, or is likely to be construed as, inconsistent with applicable law; or (c) although a technical violation may exist or may have occurred, it is not of such a material nature as to be objectionable to a reasonable person or to justify expending the Administrator's resources. A decision not to enforce a particular provision shall not prevent the Administrator from enforcing the same provision at a later time or prevent the enforcement of any other covenant, restriction, or rule.

3.5 Easement for Enforcement. Declarant reserves, creates, establishes, promulgates and declares non-exclusive, perpetual, appurtenant rights and easements for the Administrator to enter all portions of the Property, including each Parcel but excluding the interior of any Residential Dwelling, to make inspections to ensure compliance with the Covenant. Except in emergencies, entry onto a Parcel shall be only during reasonable hours with reasonable prior notice. This easement shall be exercised with a minimum of interference to the quiet enjoyment to any Owner's property, and any damage shall be repaired by the Administrator at its expense. The Administrator may also enter a Parcel, excluding the interior of any Residential Dwelling, to abate or remove, using such measures as may be reasonably necessary, any structure, item or condition which violates the Covenant. All costs incurred, including reasonable attorneys' fees, may be assessed against the violator as an Enforcement Cost Recovery Assessment. No Owner shall have a claim or cause of action against the Declarant, the Administrator, or their successors or assigns, arising out of the exercise or non-exercise of any easement reserved hereunder, except in cases of willful or wanton misconduct.

3.6 Enforcement Procedures. The Administrator shall have the power to impose sanctions for any violation of the Covenant. The Administrator shall comply with the following procedures prior to imposition of sanctions.

(a) *Notice and Opportunity to Request Hearing.* The Administrator shall serve the alleged violator with written notice, by certified mail, return receipt requested, (a) describing the alleged violation which is the basis of the proposed sanction or amount due to the Administrator, as applicable; (b) describing the proposed sanction to be imposed; and (c) informing the alleged violator that he or she has thirty (30) days after receipt of the notice to present a written request for a hearing to the Administrator, cure the alleged violation and notify the Administrator in writing accordingly or if the cure for such alleged violation is incapable of completion within thirty (30) days after receipt of the notice, commence and diligently pursue such cure and notify the Administrator in writing accordingly; and (d) if the alleged violator fails to respond to the notice within the 30-day period by either requesting a hearing or notifying the Administrator as set forth in (c) above, the Administrator may impose the proposed sanction.

If the alleged violator cures the alleged violation or if the cure for such alleged violation is incapable of completion within thirty (30) days after receipt of the notice, commences and diligently pursues such cure and notifies the Administrator in writing within such 30-day period the Administrator may, but shall not be obligated to, waive the sanction. Such waiver shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any person.

Prior to the effectiveness of sanctions imposed pursuant to this Section III, proof of proper notice shall be placed in the minutes of the Administrator. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or its representative requests and appears at the hearing or otherwise responds in writing to the Administrator's written notice.

(b) *Hearing.* If a hearing is requested within the allotted 30-day period as provided in subsection (a) above, the hearing shall be held before the board of directors of the Administrator within 30 days after receipt of the alleged violator's request for a hearing. Either the Administrator or the alleged violator may request a postponement of up to ten (10) days and such postponement shall be granted. Additional postponements may be granted upon agreement of both the Administrator and the alleged violator. The Administrator shall notify the alleged violator at least ten (10) days prior to the hearing of the time, date, and place of the hearing. At the hearing, the alleged violator shall be afforded a reasonable opportunity to be heard and shall be entitled to make an audio recording of the hearing. The minutes of the meetings of the Administrator shall contain a written statement of the results of the hearing (*i.e.*, the Administrator's decision) and the sanction, if any, to be imposed. Written notice of the decision shall be mailed to the violator within ten (10) days after the hearing.

3.7 Owner Right to Inspect Books and Records. After (but not before) assignment by the Administrator of its rights and obligations hereunder in accordance with Section 7.5(b), within ten (10) days after receipt of a written request to inspect the Administrator's books and records,

the board of directors of the Administrator shall make available for inspection and copying by any Owner, any holder, insurer or guarantor of a first mortgage on a Parcel, or the duly appointed representative of any of the foregoing, at such reasonable time and location as the Administrator may specify and subject to any reasonable rules for inspection then in place, any of the books and records listed below and specified in such written request, provided that an Owner shall only be entitled to inspect the books and records enumerated in clauses (a) through (e) below if the Owner's demand is made in good faith and for a proper purpose; the Owner describes with reasonable particularity the purpose and the records the Owner desires to inspect; and the records are directly connected with this purpose.

- (a) the Administrator's Articles and By-laws, and all amendments currently in effect;
- (b) copies of the Administrator's financial statements for the three most recent years;
- (c) a list of the names and business or home addresses of the Administrator's current directors and officers;
- (d) the Administrator's most recent annual report filed with the Secretary of State;
- (e) a roster reflecting the name and mailing address of all Owners, in alphabetical order, along with the corresponding addresses of the Parcels owned by such Owners and each Parcel's allocated Density Unit(s); and
- (f) copies of the annual report required by the Administrator's By-laws for the three most recent years.

SECTION IV ENFORCEMENT COST RECOVERY ASSESSMENTS

4.1. Authority to Levy Enforcement Cost Recovery Assessments; Time of Payment. The Declarant hereby establishes and the Administrator is hereby authorized to levy "Enforcement Cost Recovery Assessments" to recover all costs which the Administrator incurs in curing any violation of, obtaining compliance with, or otherwise exercising its remedies under and enforcing the Governing Documents, including reasonable attorneys' fees and costs, whether or not suit is filed. The Administrator may levy an Enforcement Cost Recovery Assessment against only the Parcel for which the Administrator has incurred such costs and the Owner thereof and against no other portion of the Property or Owners thereof. Enforcement Cost Recovery Assessments shall be paid in such manner and on such dates as the Administrator may establish from time to time. Neither the Declarant nor the Administrator shall have any power of assessment other than the Enforcement Cost Recovery Assessment.

4.2. Obligation for Enforcement Cost Recovery Assessments.

(a) *Personal Obligation.* By accepting a deed to or entering into a recorded contract to purchase any Parcel, each Owner covenants and agrees to pay any applicable Enforcement Cost Recovery Assessment, together with interest (computed from its due date at a rate of 10% per annum or such higher rate as the Administrator may establish, subject to the limitations of South

Carolina law), late charges as determined by the Administrator, costs, and reasonable attorneys' fees, which shall be the personal obligation of the Owner of the Parcel at the time the violation of the Covenant associated with the Enforcement Cost Recovery Assessment occurred and a lien upon the Parcel until paid in full. Except as provided in Section 4.3(c), upon a transfer of title to a Parcel, the grantee shall be jointly and severally liable with the grantor of such Parcel for any Enforcement Cost Recovery Assessment and other charges due at the time of conveyance. The Administrator's failure to deliver or mail to an Owner an assessment notice shall not be deemed a waiver, modification, or a release of such Owner from the obligation to pay Enforcement Cost Recovery Assessments. No Owner may exempt himself or herself from liability for Enforcement Cost Recovery Assessments. The obligation to pay Enforcement Cost Recovery Assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of Enforcement Cost Recovery Assessments or set-off shall be claimed or allowed for any alleged failure of the Administrator to take some action or perform some function required of it, or from any other action it takes.

(b) *Enforcement Cost Recovery Assessment Statement.* Within ten (10) days after receipt of a written request from any Owner, Mortgagee, prospective Mortgagee, or prospective purchaser of a Parcel, delivered personally or sent by certified mail, first-class postage prepaid, return receipt requested to the Administrator's registered agent or designee, the Administrator shall issue a written statement setting forth the amount of any unpaid Enforcement Cost Recovery Assessments with respect to such Parcel and the date on which such Enforcement Cost Recovery Assessment becomes or became due, and any credit for advanced payments or prepaid items. Such statement shall be delivered personally or by certified mail, first-class postage prepaid, return receipt requested or by such other means as may be stated in the request. The Administrator may require the payment of a reasonable processing fee for issuance of such statement. Such statement shall be binding upon the Administrator as to persons who rely thereon in good faith.

4.3. Lien for Enforcement Cost Recovery Assessments.

(a) *Existence of Lien.* The Administrator shall have a lien against only a Parcel for which the Administrator is authorized to levy an Enforcement Cost Recovery Assessment pursuant to Sections 4.1 and 4.2 to secure payment of such Enforcement Cost Recovery Assessment, as well as interest, late charges (subject to the limitations of South Carolina law), and costs of collection (including attorneys' fees and expenses). Such lien shall be superior to all other liens, except (i) liens and encumbrances recorded prior to this Covenant and which the Administrator has assumed or taken subject to; (ii) the liens of all real estate taxes and other governmental assessments or charges; and (iii) the lien or charge of any Mortgage made in good faith and for value having first priority over any other Mortgages on the Parcel and recorded prior to the assessment becoming delinquent.

Although no further action is required to create or perfect the lien, the Administrator may, as further evidence and notice of the lien, execute and record a document setting forth as to any such Parcel the amount of the delinquent sums due the Administrator as of the date stated in such document and the fact that a lien exists to secure the repayment thereof. However, the failure of

the Administrator to execute and record any such document shall not affect the validity, enforceability, or priority of the lien.

(b) *Enforcement of Lien.* The Administrator's lien may be foreclosed in the same manner as a mortgage on real property under South Carolina law. The Administrator may bid for the Parcel at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Parcel, subject to the Owner's right of redemption, if any, under South Carolina law. The Administrator may sue for unpaid Enforcement Cost Recovery Assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same, in addition to pursuing any and all remedies allowed by law to enforce the lien.

(c) *Effect of Sale or Transfer.* Sale or transfer of any Parcel shall not affect the Enforcement Cost Recovery Assessment lien or relieve such Parcel from the lien. However, the sale or transfer of any Parcel pursuant to foreclosure in accordance with South Carolina law of a first Mortgage having priority over the Administrator's lien pursuant to Section 4.3(a) shall extinguish the lien. The subsequent Owner of the foreclosed Parcel shall not be personally liable for Enforcement Cost Recovery Assessments on such Parcel due prior to such acquisition of title.

SECTION V EXPANSION OF THE PROPERTY

5.1. Expansion by Declarant. The Declarant, from time to time, may submit to the terms of this Covenant all or any portion of the Additional Property by recording a recorded supplement to this Covenant which submits additional property to this Covenant, imposes additional obligations or restrictions on such property or expands or contracts the boundaries of an Area, or any of the foregoing, as any such supplement may be amended (each, a "Supplement") describing the additional property to be submitted. The Declarant may record such a Supplement without the consent of any Person except the Owner of such property, if not the Declarant. The Declarant's right to expand the Property under this Section V expires when all property depicted in Exhibit "B" has been submitted to this Covenant or 40 years after this Covenant is recorded, whichever is earlier. Until then, the Declarant may transfer or assign this right to any person who is the developer of at least a portion of the real property described in Exhibit "A" or depicted in Exhibit "B." Any such transfer shall be described in a recorded instrument executed by the Declarant.

Nothing in this Covenant shall require the Declarant or any successor to submit additional property to this Covenant or to develop any of the property depicted on Exhibit "B" in any manner whatsoever. The Declarant may submit different parcels of property to this Covenant at different times. The Declarant gives no assurances as to the boundaries of the parcels that may be submitted to this Covenant, as to whether such parcels may constitute a portion or the entirety of an Area, as to the order in which the Declarant may submit different parcels of property to this Covenant, or as to whether buildings erected on any additional property submitted to this Covenant will be compatible with other buildings in the Property in terms of architectural style, quality of construction, principal materials employed in construction, or size.

5.2. Additional Covenants and Easements. Any Supplement that the Declarant records may impose additional covenants and easements on the property described in such Supplement;

provided, in no event shall a Supplement increase the number of Residential Dwelling Units that may be allocated to an Area (or an aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2) above the number originally provided in this Covenant as to such Area (or aggregated group of Areas, in the case of Residential Dwelling Units allocated to Areas in the aggregate pursuant to Table 2.2) or otherwise materially alter the provisions of this Covenant as to the property described in such Supplement in a manner that adversely affects the enforceability of the Covenant. Such provisions may be included in a Supplement submitting additional property to this Covenant or may be set forth in a separate Supplement applicable to property previously submitted to this Covenant. If someone other than the Declarant owns the property, then the Supplement must be signed by such Owner evidencing such Owner's consent. Any Supplement may add to, create exceptions to, or otherwise modify the terms of this Covenant as it applies to the property described in the Supplement, in order to reflect the different character and intended use of such property.

5.3. Effect of Filing a Supplement. A Supplement shall be effective upon recording unless otherwise specified in the Supplement. On the effective date of the Supplement, any additional property made subject to this Covenant shall assume Enforcement Cost Recovery Assessment liability in accordance with the provisions of this Covenant as supplemented by such Supplement.

SECTION VI TERMINATION AND AMENDMENT OF COVENANT

6.1. Term and Termination. Except as otherwise permitted by South Carolina law, this Covenant shall have perpetual duration. If South Carolina law hereafter limits the period during which covenants may run with the land, then to the extent consistent with such law, this Covenant shall automatically be extended at the expiration of such period for successive periods of 10 years each. Notwithstanding the above, if any provision of this Covenant would be unlawful, void, or voidable by reason of any rule restricting the period of time that covenants can affect title to property, that provision shall expire 21 years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England. This Section 6.1 shall not permit termination of any easement created in this Covenant without the consent of the holder of such easement.

6.2. Amendment. Except as otherwise specifically provided above or elsewhere in this Covenant, this Covenant may be amended only by the affirmative vote of the Administrator with the consent of Declarant. Notwithstanding the above, no amendment may remove, revoke, or materially adversely affect an Owner's rights hereunder in effect immediately prior to such amendment or impose any additional economic impact on an Owner without the written consent of such Owner. Any amendment pursuant to this Section 6.2 shall be prepared, executed, certified and recorded on behalf of the Administrator by any officer designated for such purpose or, in the absence of such designation, by the Administrator's President.

6.3 Validity and Effective Date. Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. No amendment may remove, revoke, or modify

any right or privilege of or for the benefit of the Declarant without the written consent of the Declarant (or the assignee of such right or privilege). If an Owner consents to any amendment to this Covenant, it will be conclusively presumed that such Owner has the authority to consent, and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment. Any amendment shall become effective upon recording unless a later effective date is specified in the amendment. Any procedural challenge to an amendment must be made within one year of its recordation or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of this Covenant.

6.4 Exhibits. Exhibits "A," "A-1," "B," "C," and "D" are incorporated by this reference and this Section 6.4 shall govern amendment of those exhibits, except as otherwise specifically provided in this Covenant.

SECTION VII GENERAL COVENANTS

7.1 Cost of Ownership. Administrator shall not be liable for or bear any costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, and any such costs shall be the responsibility of the Owners thereof. This includes the payment of any and all real estate taxes or assessments levied on the Property by authorized local, county, state or federal officials, and for obtaining any applicable governmental permits and approvals. Nothing in this Covenant shall be construed as giving rise to any right or ability in Administrator to exercise physical or managerial control over the day-to-day operations of the Property, or any of Declarant's or any Owner's activities on the Property, or otherwise to become an operator with respect to the Property within the meaning of The Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, and the corresponding state statutes.

7.2 Subsequent Liens. No provision of this Covenant should be construed as impairing the ability of the Declarant to use this Property as collateral for a subsequent monetary loan or other form of borrowing.

7.3 Notices/Approvals. Any notices or approval requests required in this Covenant will be sent by registered or certified mail, or commercial overnight carrier, to the following addresses below or to such address as may be hereafter specified by notice in writing

ADMINISTRATOR:
MWV-East Edisto Charleston, LLC
201 Sigma Dr., Suite 400
Summerville, S.C. 29483
Attn: Mr. Kenneth T. Seeger

DECLARANT:
MWV-East Edisto Charleston, LLC
201 Sigma Dr., Suite 400
Summerville, S.C. 29483

Attn: Mr. Kenneth T. Seeger

With copy to:

Nelson Mullins Riley & Scarborough LLP
151 Meeting Street, Suite 600
Charleston, South Carolina 29401
Attn: Newman Jackson Smith, Esq.
Jay S. Claypoole, Esq.

7.4 Severability. In the event any provision of this Covenant is determined by the appropriate court to be void and unenforceable, all remaining terms of this Covenant will remain valid and binding. In the event all or any provision of any other covenant similar to the Covenant and enforced by the Administrator is determined by an appropriate court to be void and unenforceable, this Covenant will remain valid and binding.

7.5 Assignment by Administrator.

(a) *General.* The benefits of this Covenant are indivisible and may be assigned, in whole but not in part, by the Administrator, only upon the following conditions. This Covenant shall bind and inure to the benefit of Administrator and its successors and permitted assigns.

(b) *MWV Controlled.* For any Administrator controlled by a subsidiary or affiliate of MeadWestvaco Corporation, Administrator may, but shall not be required to, assign its rights and obligations hereunder at any time and to any person in Administrator's sole discretion, including, but not limited to, East Edisto Conservancy, Inc. Such assignment shall be evidenced by a written instrument recorded in the Recording Office by which Administrator assigns all of Administrator's rights and obligations hereunder and the assignee takes assignment of and assumes all of Administrator's rights and obligations hereunder. Upon such assignment and assumption, the assignor shall be relieved of its liabilities and obligations under the Covenant as of the date of assignment.

(c) *Not MWV Controlled.* For any Administrator not controlled by a subsidiary or affiliate of MeadWestvaco Corporation, Administrator may assign its rights and obligations hereunder only upon the following conditions: (i) the Administrator must require that the Purpose of this Covenant continues to be carried out, and that all funds given, allocated or dedicated for the enforcement of this Covenant remaining with Administrator be transferred to the assignee, and (ii) Declarant must approve the assignee in writing.

7.6 Assignment by Declarant. Declarant may transfer any or all of the Declarant's rights and obligations set forth in this Covenant or the other Governing Documents in whole or in part, temporarily or permanently, to other persons. However, such a transfer shall not reduce an obligation or enlarge a right beyond that which Declarant has under the Governing Documents. No transfer or assignment of the Declarant's status of Declarant shall be effective unless it is in a recorded instrument which the Declarant has signed. Declarant may permit other Persons to exercise, on a one-time or limited basis, any right reserved to the Declarant in this Covenant where the Declarant does not intend to transfer such rights in its entirety. In such case it shall not

be necessary to record any written assignment unless desired to evidence Declarant's consent to such exercise. At any time when any of the then person(s) in possession of the Declarant's rights or any of their affiliates are no longer also an Owner, the Declarant's rights (including, but not limited to, the right of Declarant to consent to any action described herein) shall be deemed to have expired and to be of no further force and effect, thereby no longer entitling Declarant to the right described and no longer requiring Declarant's consent to the action described, as the case may be.

7.7 Eminent Domain/Condemnation. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate or other authority so as to abrogate the restrictions imposed by this Covenant, the Owner of the taken portion of the Property shall take appropriate actions at the time of such taking to recover the full value of the taking and all incidental or direct damages resulting from the taking. The net proceeds (including, for purposes of this Section, proceeds from any lawful sale of the Property unencumbered by the restrictions hereunder) will be paid to such Owner. In the event a taking does not result in the loss by the Owner of any Allocated Density Unit(s) for the property taken, such Owner may Transfer such Allocated Density Unit to any other Parcel in the same Area (or aggregated group of Areas, in the case of a Parcel located in an aggregated group of Areas pursuant to Table 2.2) as the taken property upon such terms and conditions as the Owner determines.

7.8 Waiver of Rights. Administrator does not waive or forfeit the right to take action as may be necessary to insure compliance with this Covenant by any prior failure to act. The rights hereby granted will be in addition to, and not in limitation of, any other rights and remedies available to the Administrator for enforcement of this Covenant.

7.9 Warranty of Title. Declarant hereby warrants and represents that the Declarant is seized of the Property in fee simple, subject to those matters set forth on Exhibit "D" hereto.

7.10 Controlling Law. The interpretation and performance of this Covenant shall be governed by the laws of the State of South Carolina where the Property is located.

7.11 Counterparts. This Covenant may be executed in multiple counterparts.

7.12 Ambiguities. The Administrator may resolve any ambiguities in the Governing Documents, and the Administrator's reasonable interpretation of an ambiguous provision shall be determinative.

[Remainder of Page Intentionally Left Blank]

**Signature Pages for Declaration of Covenants, Conditions and Restrictions for the
Preservation of the Rural Density of East Edisto (Non-Development Agreement Area)**

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE OF:

DECLARANT:

MWV-EAST EDISTO CHARLESTON, LLC,
By: MWV-Charleston Land Partners, LLC, its Sole
Member

By:

Kenneth T. Seeger, President

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

I, the undersigned Notary Public, do hereby certify that Kenneth T. Seeger, President of MWV-Charleston Land Partners, LLC, as sole member of MWV-East Edisto Charleston, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this _____ day of July, 2014

(L.S.)
Notary Public for South Carolina
My Commission expires: _____

Exhibit "A"
Description of Property

Note to clerk and title examiners.

The Property is not intended to include, and this Covenant is not intended to create an encumbrance on title to any property not owned by Declarant or an Owner who has joined in the execution of this Covenant.

[see attached Exhibit "A" – Property]

Exhibit A

ALL that certain piece, parcel or tract of land lying and being situate in the County of Charleston, State of South Carolina, containing 1,405.83 acres, as shown on a plat entitled "SUBDIVISION PLAT CREATING A 1,405.83 ACRE TRACT OUT OF TMS 175-00-00-025 OWNED BY MWV-EAST EDISTO CHARLESTON LLC LOCATED NEAR ADAMS RUN CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Ashley Land Surveying, Inc. dated May 28, 2014 and recorded July 3, 2014, in the Office of the Register of Mesne Conveyance for Charleston County in Plat Cabinet L14 at Page 0293.

TMS# 179-00-00-026

Exhibit "A-1"

Depiction of Property

Note to clerk and title examiners.

The Property is not intended to include, and this Covenant is not intended to create an encumbrance on title to any property not owned by Declarant or an Owner who has joined in the execution of this Covenant.

[see attached Exhibit "A-1" – Property]

EXHIBIT Q
CONCEPTUAL DESIGN PLAN



THE HISTORY
of
SPRING GROVE

Fall 2015

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INTRODUCTION



INTRODUCTION

Welcome to Spring Grove.

Spring Grove and the surrounding property are over 31,000 acres of cultivated timberland, agricultural land, and natural areas managed by WestRock in western Charleston County. This land is situated in the path of significant projected growth.

During community meetings, residents expressed a desire for the area to grow in a way that would bring opportunities to rural neighborhoods, while protecting the farms, forests and historic uses they support. WestRock shared this commitment to conservation. Restrictive covenants will be placed on about 16,800 acres outside of the rezoning which will permanently restrict density to no more than one dwelling unit per 25 acres.

Spring Grove makes up the remaining 14,508 acres. This is divided into a nearly 11,000 acre portion (75%) which also will be placed under covenants that restrict density to one dwelling unit per 25 acres and approximately 3,500 acres (25%), of which about 2700 acres are available for clustered interconnected mixed-use settlement, approximately 750 acres will be devoted to economic development as an Economic Development and Business district, and 95 acres will be designated as a Regional Retail district.

Spring Grove is envisioned as a place that will accommodate projected growth, permanently protecting 75% of the land as rural countryside and providing neighborhoods and employment and economic development opportunities in the remaining 25% development.

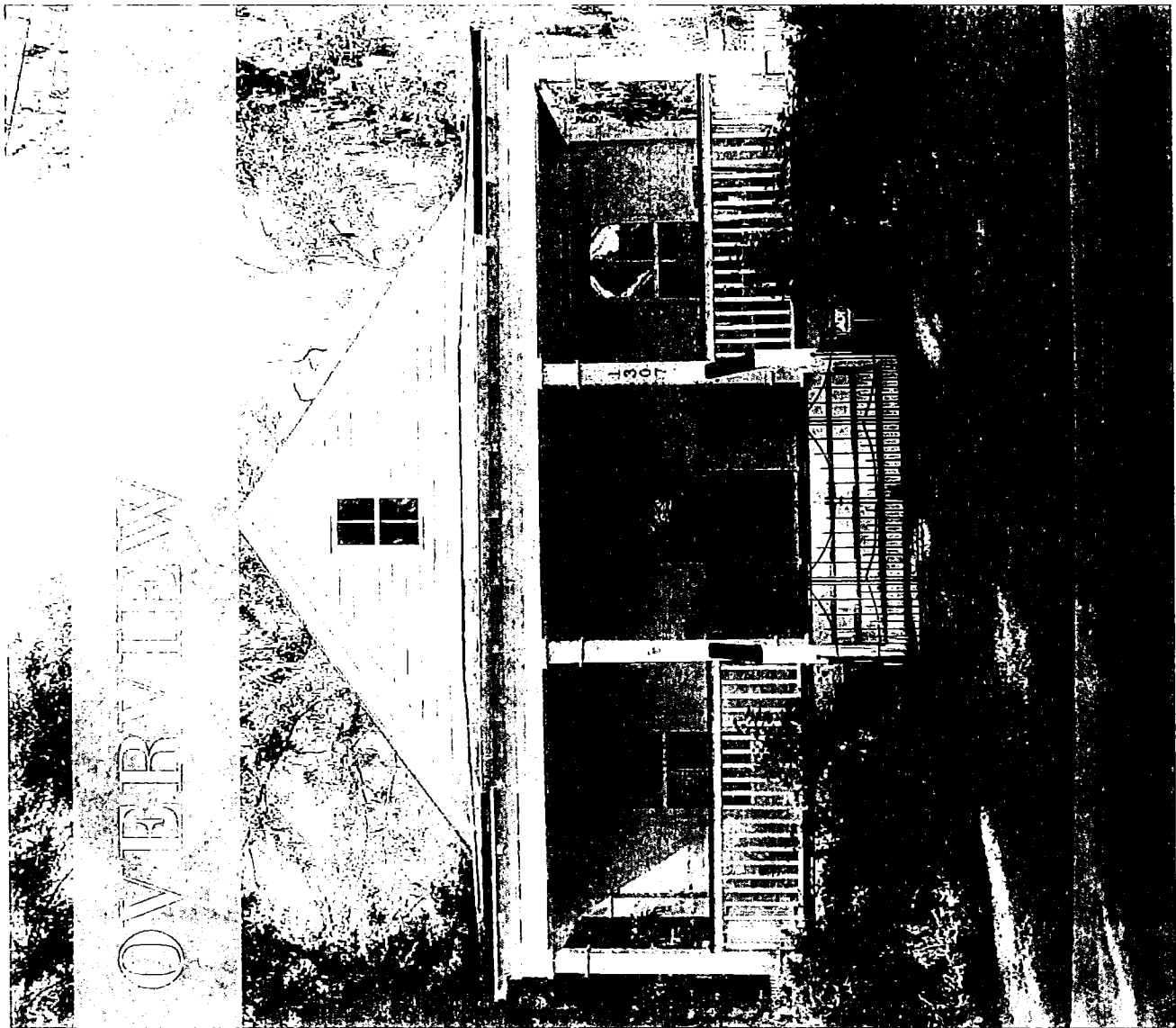
The following pages tell the story of Spring Grove.

OVERVIEW

RESPONSE TO THE REGION'S VISION

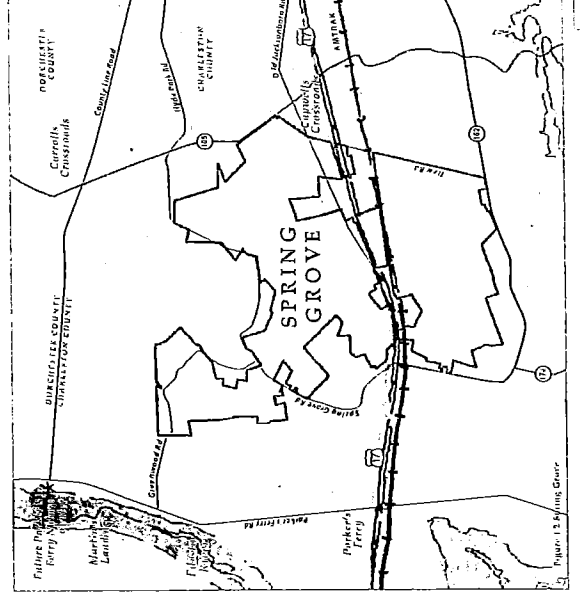
Charleston County has made a commitment to sustainable development of the region's land resources, providing a mix of uses, affordable housing and employment opportunities while preserving and protecting the Lowcountry character.

Spring Grove responds to the region's vision for economical, sustainable, and responsible growth.



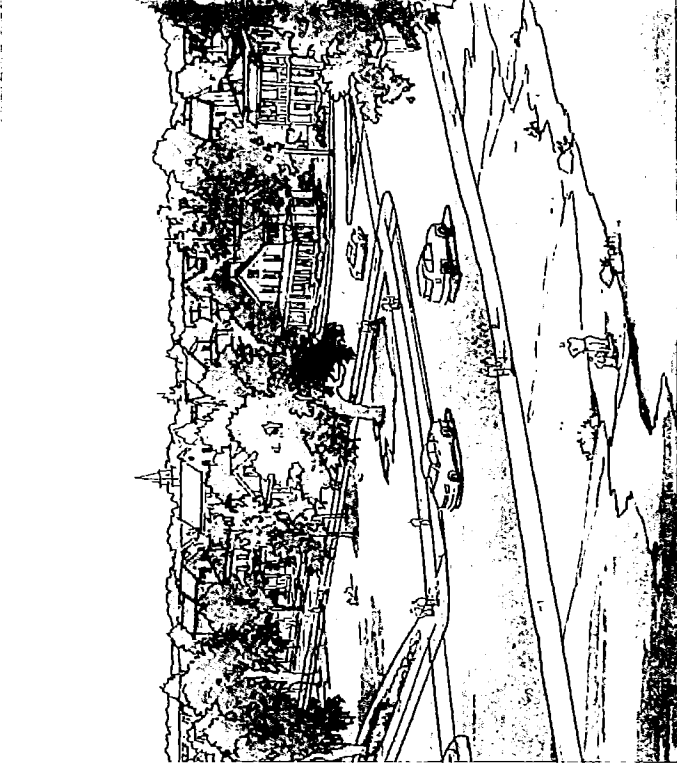
ESTABLISHING THE VISION: INPUT, PRINCIPLES AND CORNERSTONES

The Spring Grove vision is informed by extensive input from the public, public officials, individual interest groups, planning experts, and plant and wildlife professionals. This input provides the basis for the Planning Principles, Cornerstones, and Design Principles which shape the Spring Grove vision.



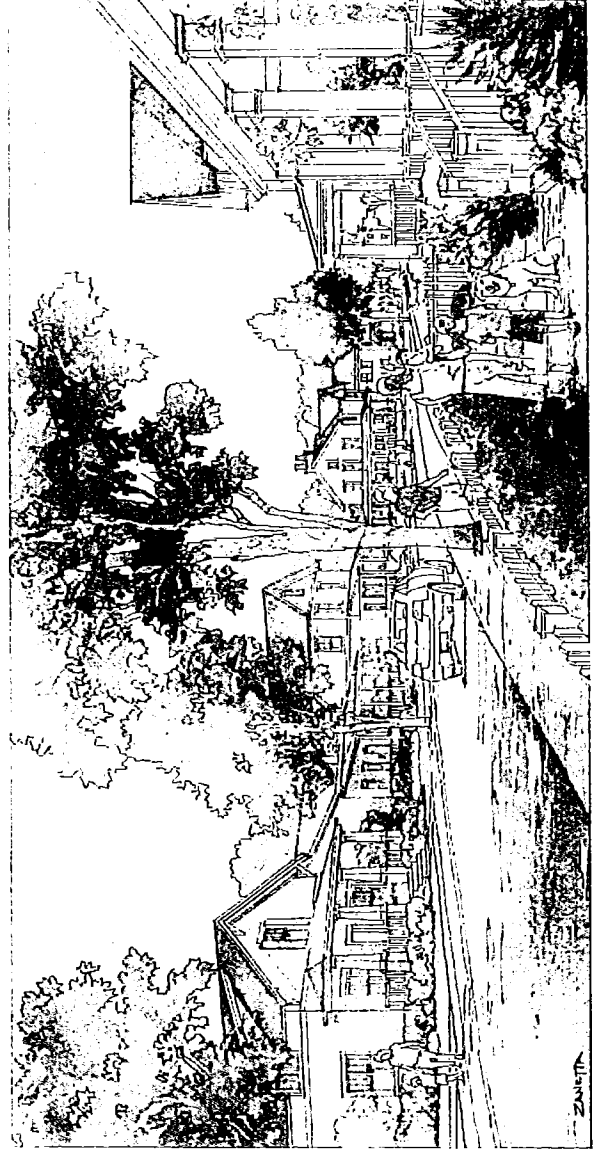
SPRING GROVE PLANNING PRINCIPLES

- Be Part of the Region's Growth Management Solution
- Contribute to the Region's Economic Well-Being
- Create Affordable, Diverse and Balanced Housing Options
- Enhance Life-Long Learning Opportunities
- Develop Sustainable Communities
- Conserve Natural Resources and Rural Character



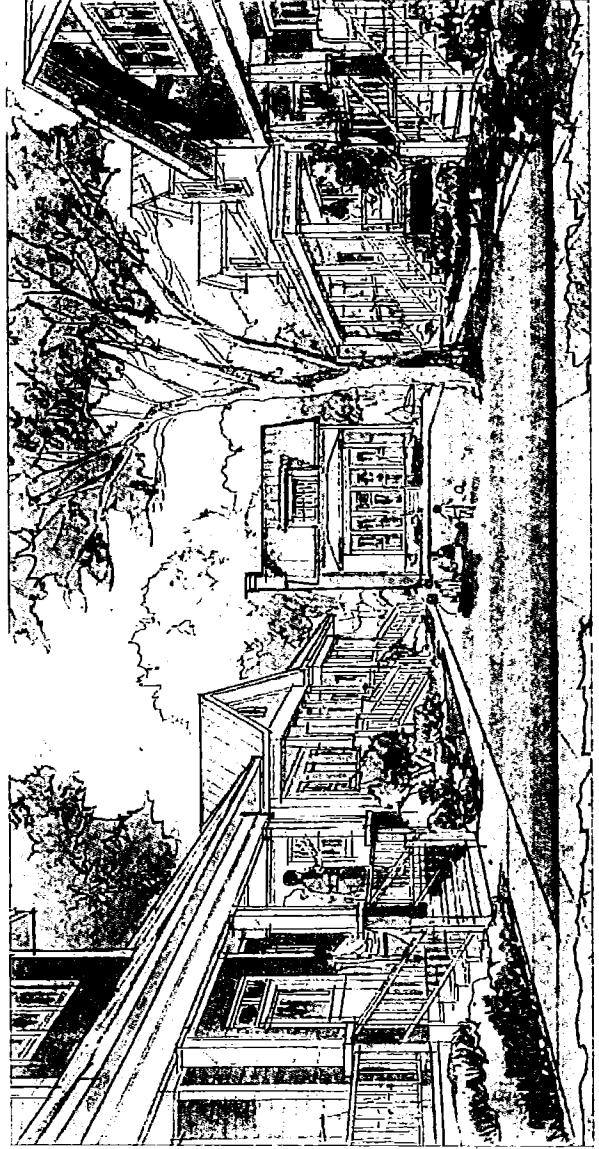
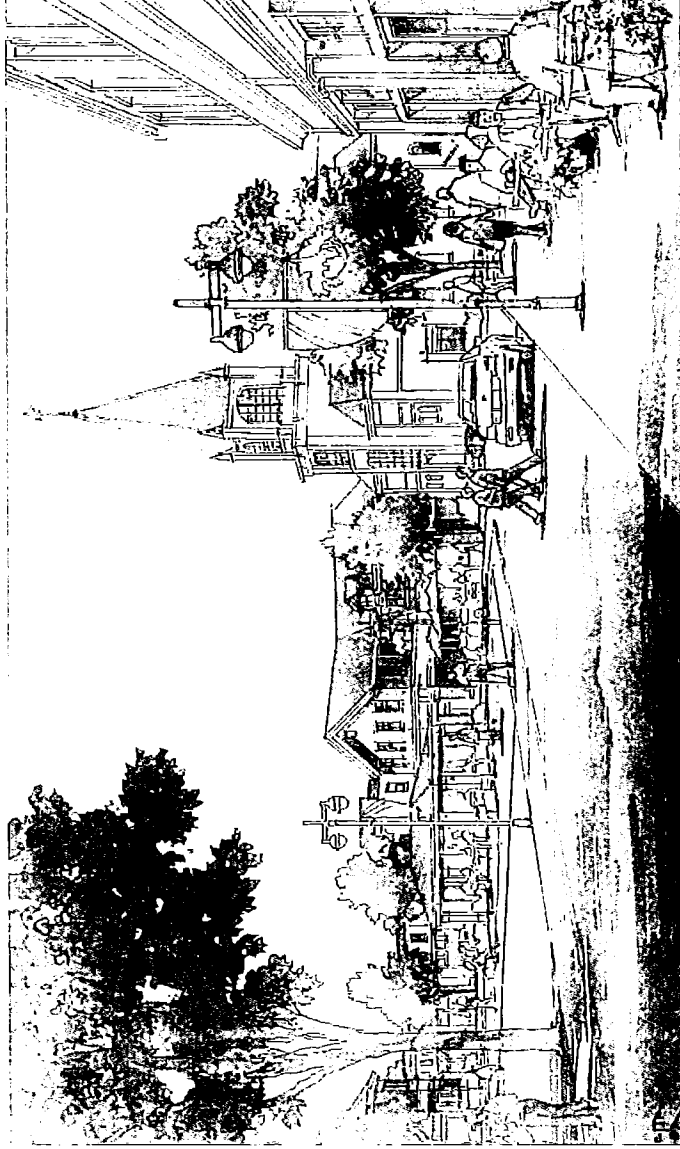
CORNERSTONES OF SPRING GROVE

- Rural Character - Conserve Three-Quarters of Spring Grove
- Sustainable Towns & Villages - Create Towns and Villages That Will Thrive
- Environmental Responsibility - Preserve Natural Habitats, Use Sustainable Building Practices and Materials, Minimize Impacts on Infrastructure, and Wisely Manage Natural Resources.
- Educational & Employment - Provide Opportunities for Good Jobs and Lifelong Learning



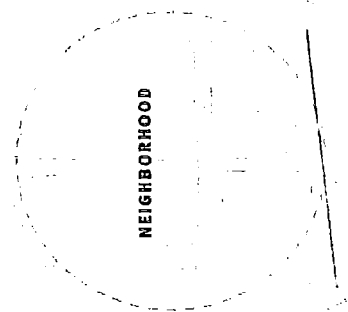
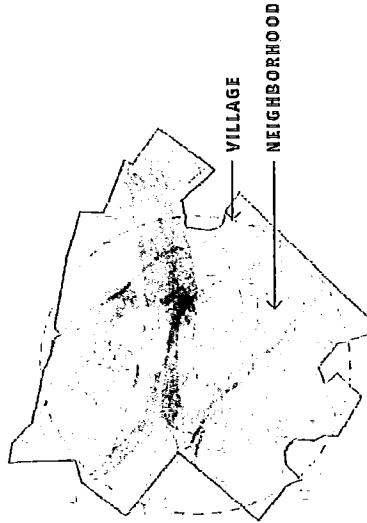
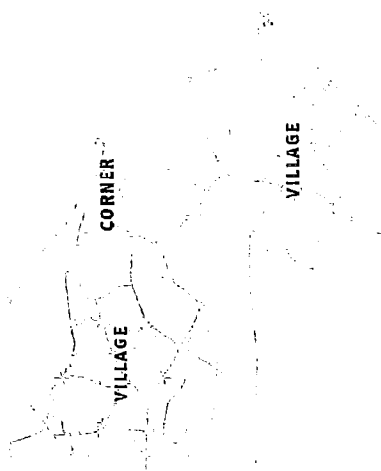
SPRING GROVE DESIGN PRINCIPLES

- Create Safe, Attractive & Memorable Places for Daily Activities
- Focus on Public Realm-Streets, Sidewalks, Frontages, Parks & Plazas
- Create a Rich Variety of Cherished Places To Live, Work, Shop, Learn And Play
- Settlements Comprised of Traditional Mixed Use Neighborhoods
- Ensure a Range of Mixed Uses
- Create a Pedestrian Environment
- Provide the Ability and Flexibility to Grow and Evolve Over Time
- Respond to the Regional Plan
- Context & Compatibility - Connect Education, Health Care, Employment Opportunities, Parks and Trails to Communities
- Transit Readiness - Align Growth Areas with Transit Access
- Respond to and Celebrate the Site
- Utilize and Enhance Existing Roads and Infrastructure
- Incorporate Stormwater Management that Responds to Topography
- Incorporate Existing Significant Trees
- Develop to Address Future Growth & Market Demands
- Retain Lowcountry Culture
- Allow for Both Town & Country - Open Space and Clustered Development



PROJECT CONCEPT

Spring Grove will be developed in phases over the next 40-50 years, as called for by the market, to accommodate growth. It will be a vibrant addition to the region, providing a balance of uses, employment and activities, including residential, retail, restaurants, business, parks, preserves and recreational. These will be available in a combination of conserved lands and clustered communities, and will include business and retail districts. Communities will be organized into corner, village and town settlements with access to major infrastructure. Parks and open space will connect neighborhoods with a trail network.



Up to 75% of Spring Grove will remain green, with a combination of conserved lands, countryside, and rural homes.

The remaining 25% of the property will be available for clustered growth in communities.

Spring Grove communities will respond to the growth patterns of the area, creating places where people live, work, and play. Neighborhoods will be located near existing infrastructure.

Compact, walkable, mixed-use neighborhoods with centers will exist in concert with surrounding landscapes. They will provide a variety of housing types attractive to a wide range of residents. These places will provide retail and dining opportunities, as well as parks and plazas.

Near these neighborhoods, areas will be provided for businesses to locate and grow, creating diversified employment opportunities. These include a Business and Economic Development District and a Regional Retail District.

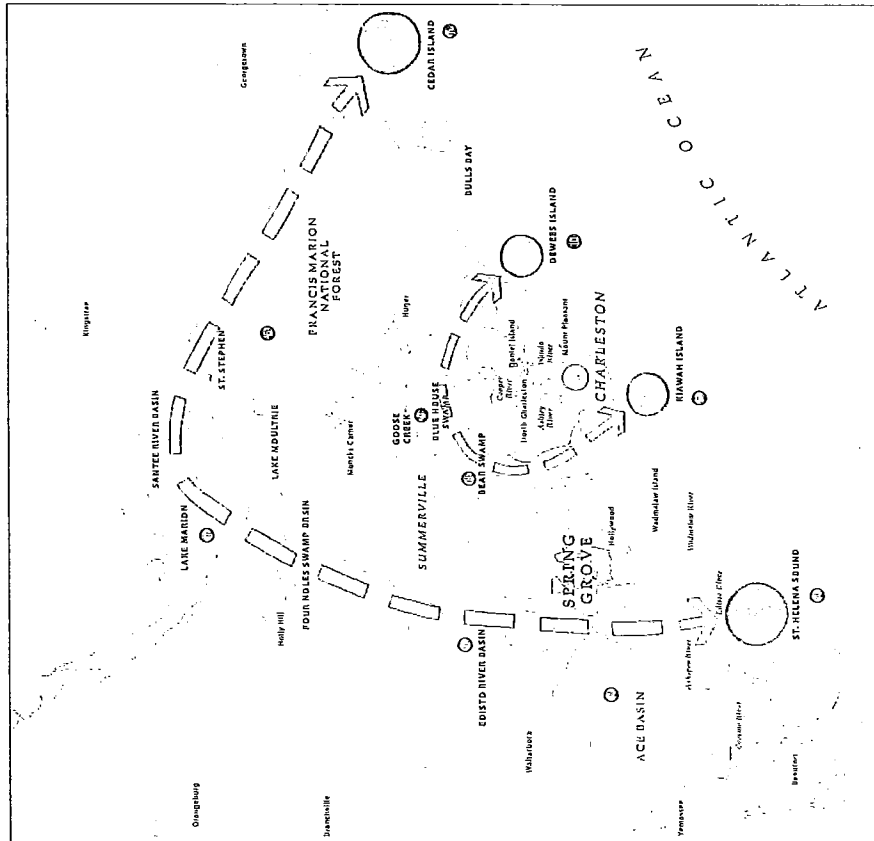
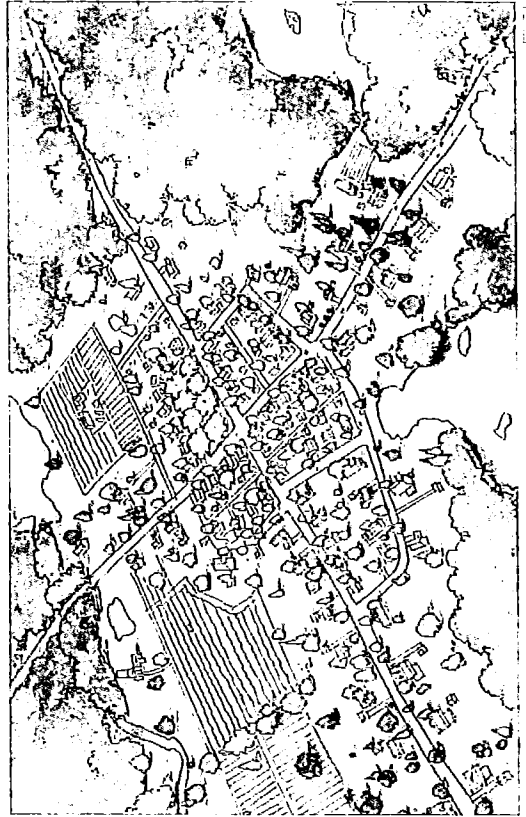


75% COUNTRYSIDE

75% COUNTRYSIDE

Spring Grove celebrates the rural beauty of the landscape. Three-quarters of Spring Grove will remain green, with a combination of conserved lands, parks, countryside and rural homes.





OPEN SPACE

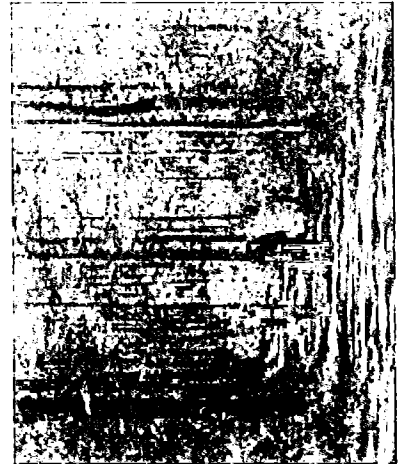
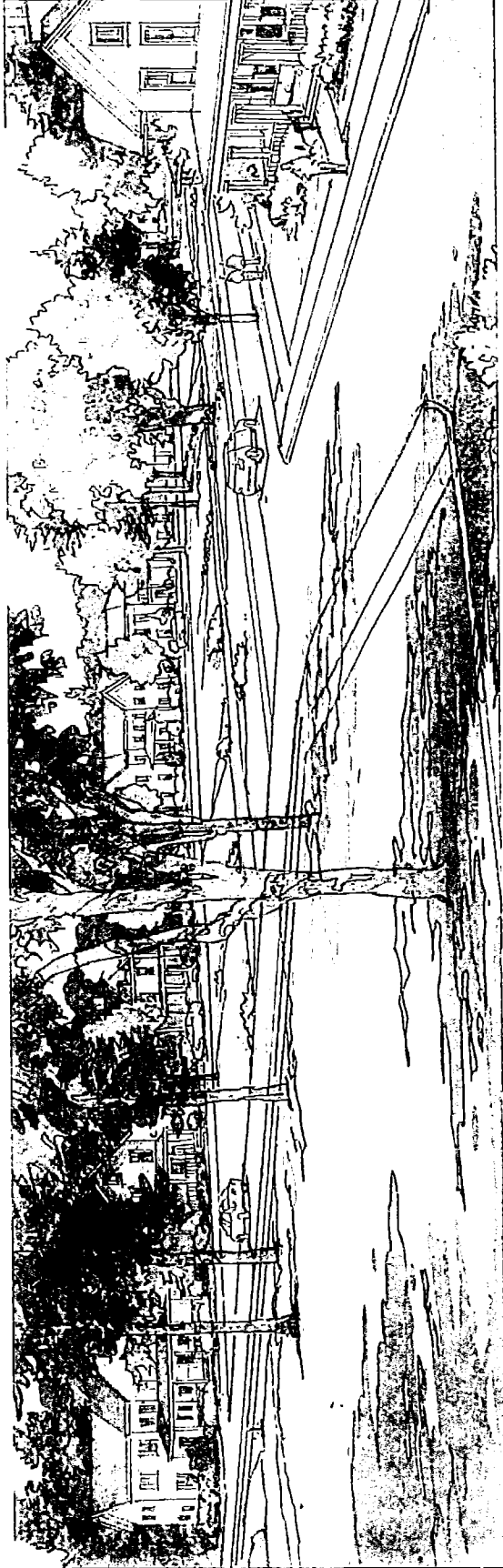
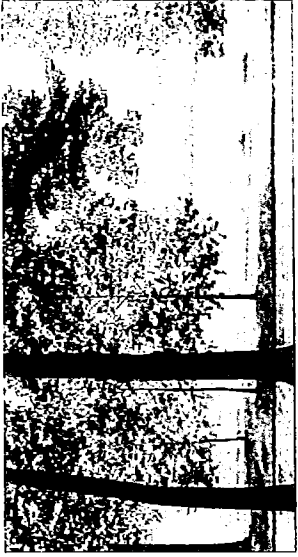
OPEN SPACE

Open Space is integral to Spring Grove. Parks and open spaces will grant area residents access to its green elements.

Spring Grove embraces the natural assets of the land by protecting habitats and connecting communities with green corridors.

Trails are a significant part of Spring Grove. The trails plan will utilize existing infrastructure, hedgerows, and proposed links to expand opportunities for accessing Spring Grove's natural beauty.





SECTORS & SETTLEMENTS



SECTORS DESIGNATING RESERVED & GROWTH AREAS

Spring Grove is planned on the basis of a Sector Plan, which designates an O-2 Reserved Open Sector and two Growth Sectors, the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector.

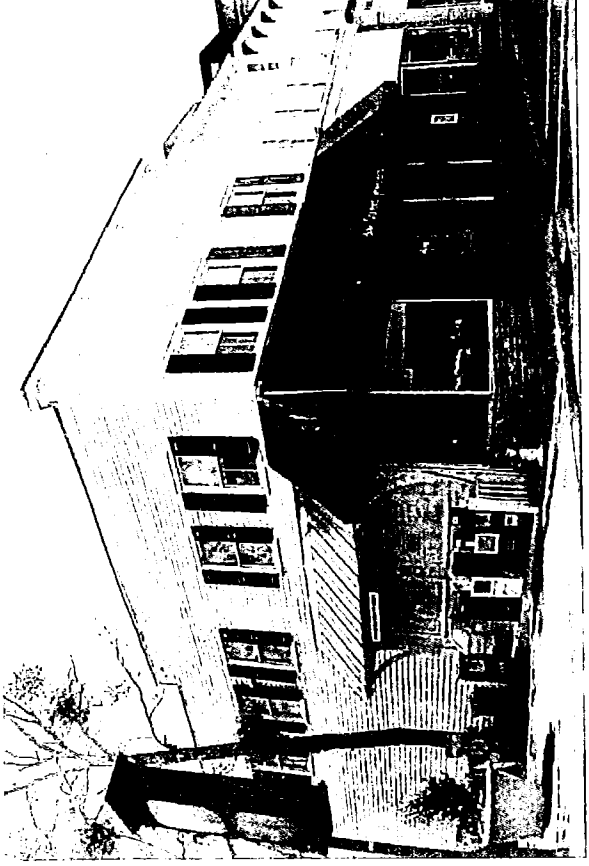
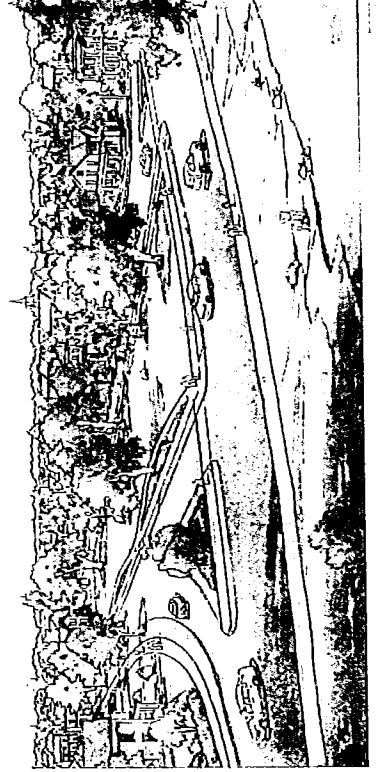
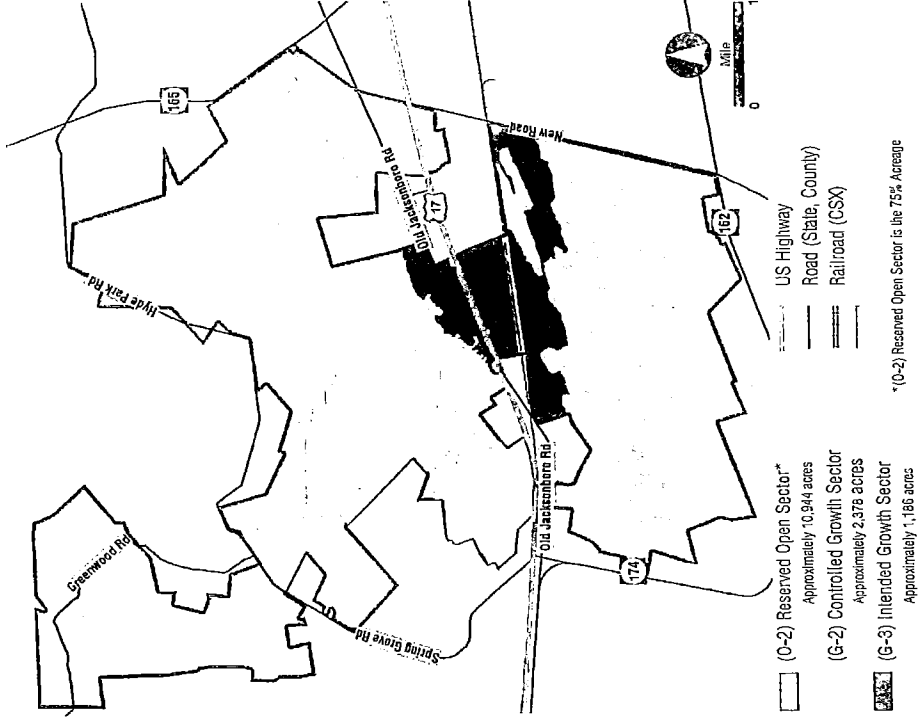
O-2 Reserved Open Sector

The O-2 Reserved Open Sector consists of rural development patterns and activities and may include a mix of Separate Rural Development and open space.

The 75% of Spring Grove which will remain rural, with a combination of conserved lands, countryside, and rural homes, is designated as the O-2 Reserved Open Sector.

G-2 Controlled Growth Sector and G-3 Intended Growth Sector

The remaining 25% of Spring Grove will be available to accommodate the County's identified growth needs. This area is divided into the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector. Within these Growth Sectors, growth will be accommodated in the pattern of Settlements and the Communities that comprise Settlements as well as business districts.



SETTLEMENTS & COMMUNITIES IN THE COUNTRY WITH THE COUNTRYSIDE

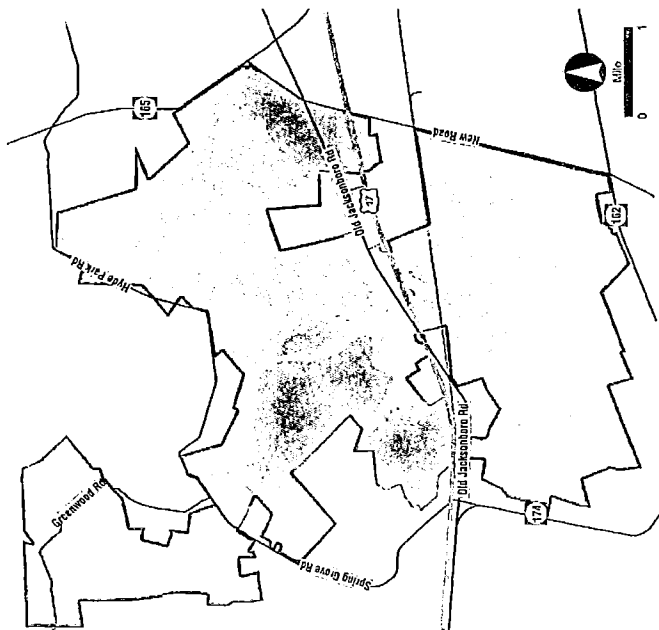
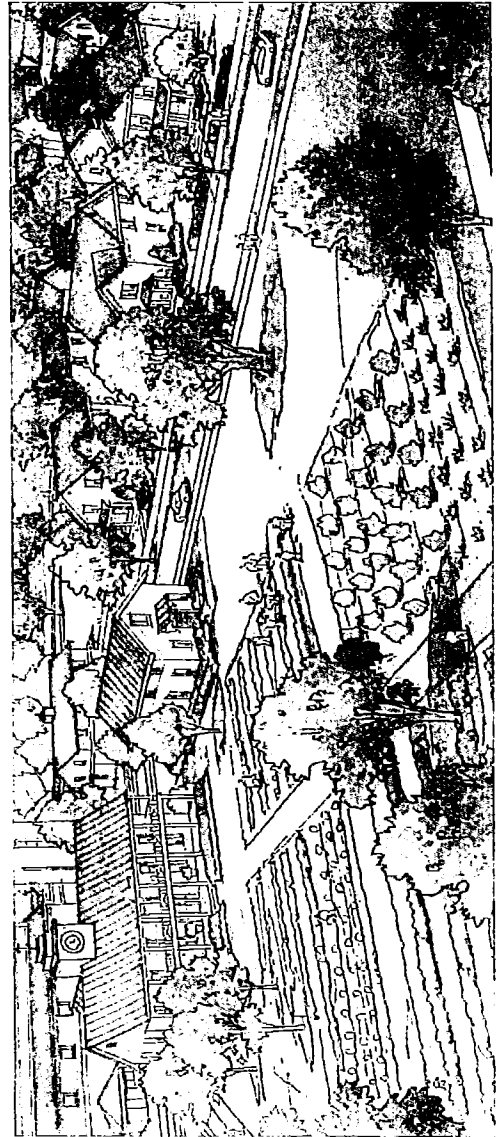
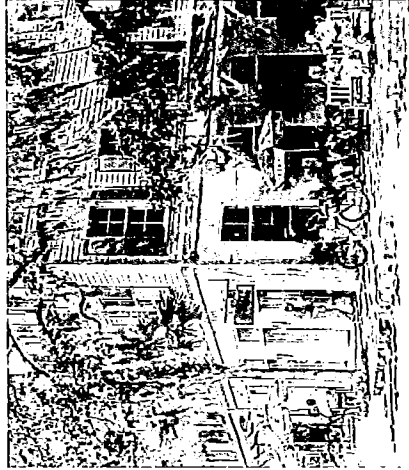
Spring Grove is organized in a familiar "town and country" pattern, with Settlements connected by countryside. Certain Settlement types are allowed for each of the two Growth Sectors. Separate Rural Development, Corner, and Village Settlements are prescribed for the G-2 Controlled Growth Sector. In the G-3 Intended Growth Sector, Separate Rural Development, Village, and Town Settlements are allowed.

SETTLEMENTS

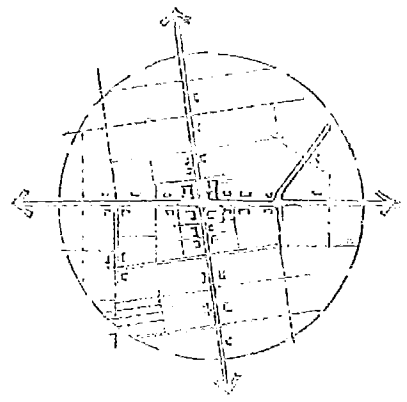
A Settlement is a community or a group of communities. There are three types of Settlements in Spring Grove: Corners, Villages, and Towns.

Anticipated Spring Grove Settlements

While other Settlements types are permitted and may be developed in the Spring Grove Growth Sectors, it is envisioned as having one Corner and five Villages in the G-2 Controlled Growth Sector. In the G-3 Intended Growth Sector, two Towns are envisioned.

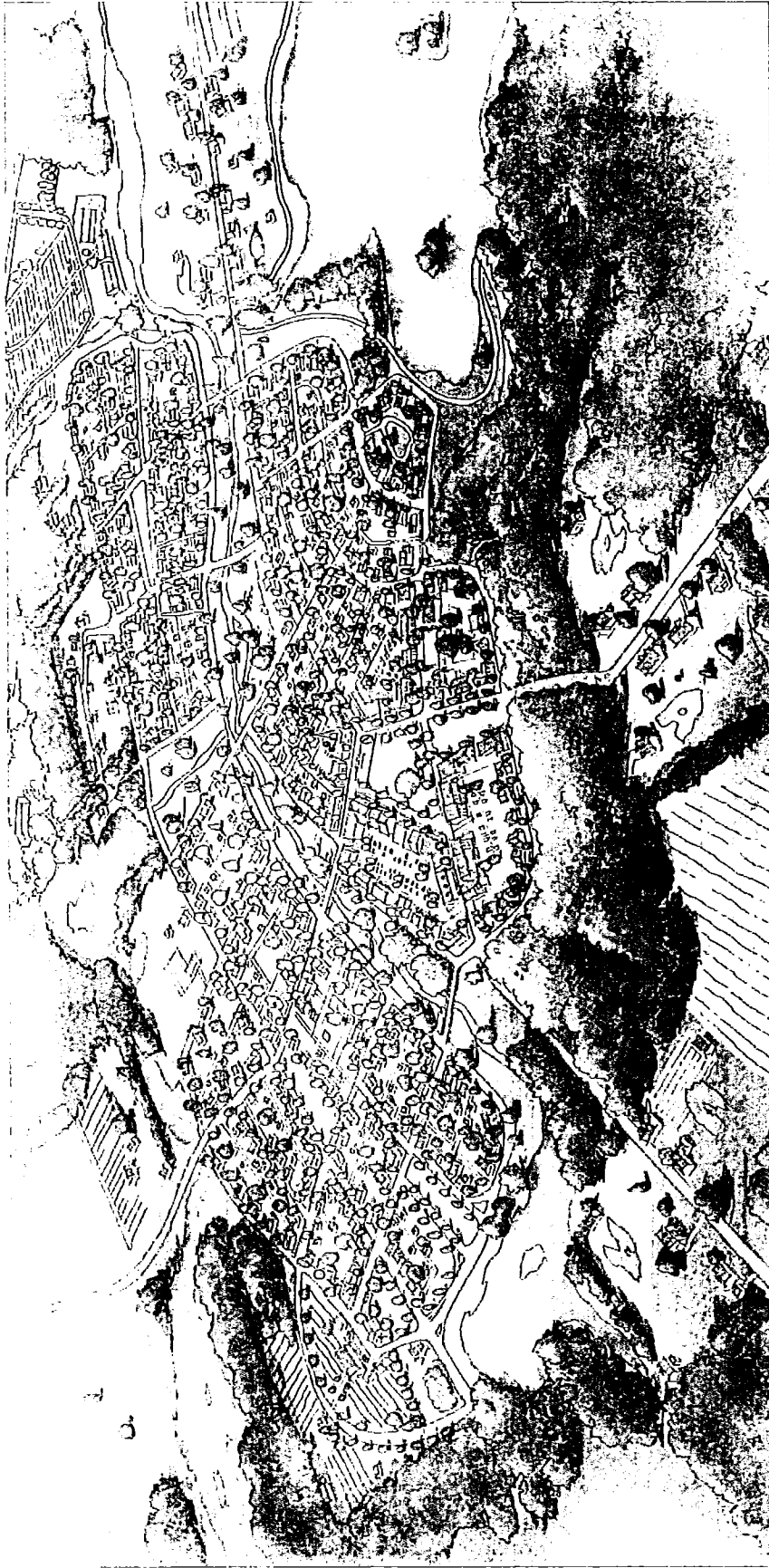


- Town
- Village
- Corner
- US Highway
- Road (State, County)
- Railroad (CSX)



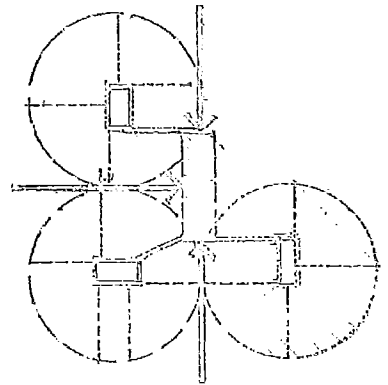
Corner's

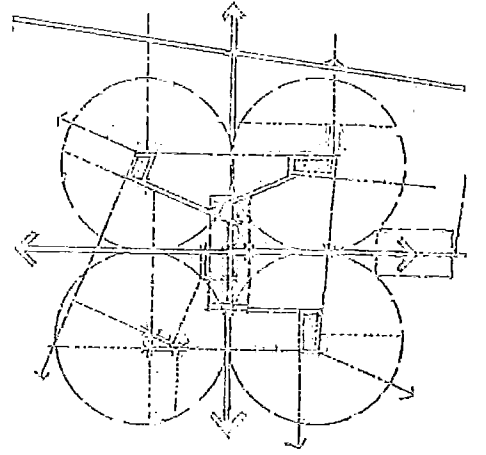
A Corner is a compact, walkable cluster of up to 360 dwellings around a crossroad or open space, surrounded by countryside or agricultural lands.



Villages

A Village is a compact cluster of dwellings of mixed types, including mixed-use buildings, surrounded by countryside and organized into walkable communities. Village settlements provide a range of commercial services and civic activities, which provide for daily needs of its residents.





A Town is one or more walkable neighborhoods of mixed residential, commercial, and civic uses. Its center provides for the daily needs of residents and those of visitors from around the region.

COMMUNITIES

COMMUNITIES

Communities are the building blocks of Settlements. Each clustered community type includes residences, civic spaces such as parks and playgrounds, and features a center within a 5 minute walk of many residents. Spring Grove is shaped by a network of roads connecting to other communities, settlements, and countryside.

Spring Groves communities will have the feel of well-loved Lowcountry places with tree-lined streets, village shops, and houses with wide porches.

Spring Grove will have as many as four types of clustered communities, described below. Each will be primarily residential, with a range of dwelling types.

Communities are structured around an area of focused community activity and include areas of varying intensity, ranging from rural to urban.



COMMUNITY TYPES

Spring Groves clustered communities may be one of several types.

Rural Clustered Land Development (RCLD)

An RCLD is a 30 and 80 acre community in a rural setting, oriented around a crossroad, small center, or a civic space. It is comprised of Transect Zones T1, T2, and/or T4, resulting in an overall rural character. RCLDs may be components of a Corner Settlement.

Clustered Land Development (CLD)

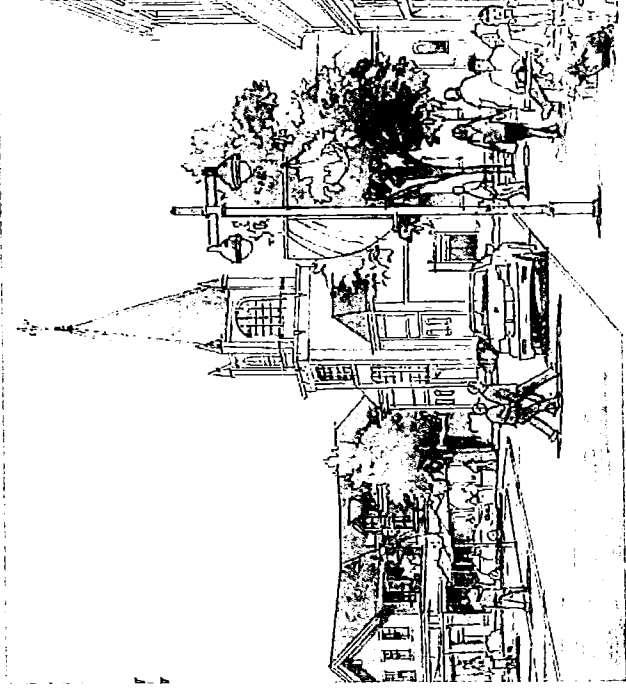
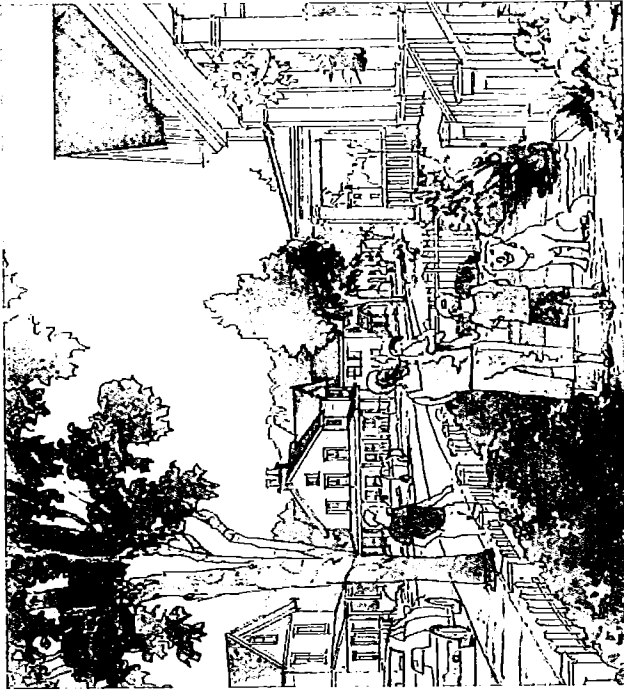
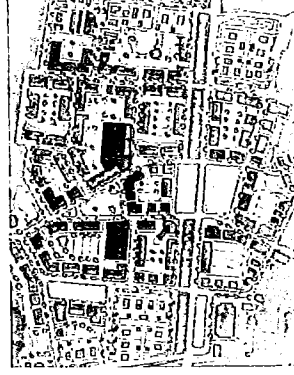
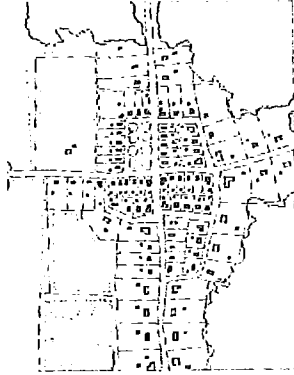
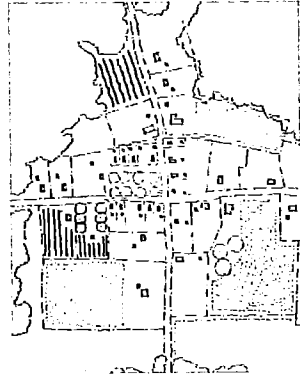
A CLD is a community of 80-100 acres between in the countryside or connected with one or more other communities. A CLD is oriented toward a common destination, such as a general store, meeting hall, school, or place of worship. The Transect Zones that make up a CLD are T1, T2, T3, and T4. A Corner Settlement includes a CLD. A Village Settlement may include one or more CLDs.

Traditional Neighborhood Development (TND)

A TND is a complete community of between 80 and 160 acres. Its area of focused activity may be a civic space, a mixed-use center, or a corridor. Comprised of Transect Zones T1, T3, T4, and T5, is primarily residential, with some mixed use. A Village Settlement requires a TND as a component. A Town Settlement may include TND communities.

Regional Center Development (RCD)

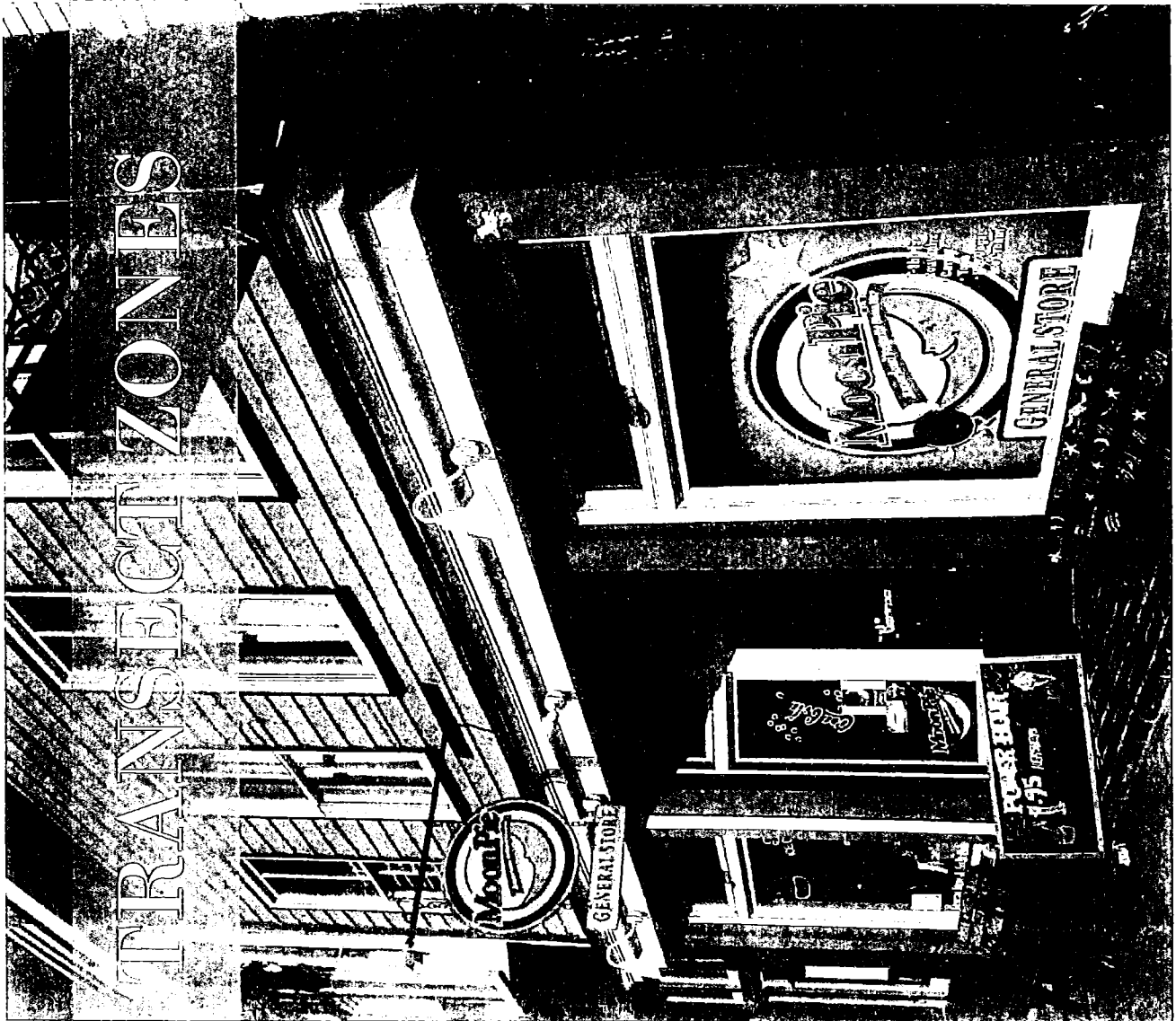
An RCD is a high density community of between 100 and 320 acres focused on a civic space, mixed-use center, or corridor. RCDs are characterized by Transect Zones T4 and T5. A Town Settlement requires the inclusion of an RCD community.



TRANSECT ZONES

TRANSECT ZONES

Transect Zones are community areas having varying degrees of intensity, ranging from rural to urban. The overall character of a community depends on its mix of Transect Zones.





T1 Natural Zone

T1 consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.



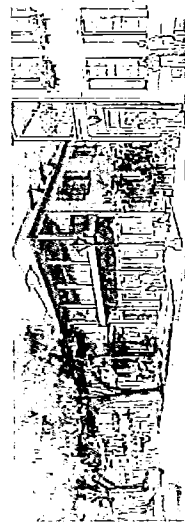
T2 Rural Zone

T2 consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.



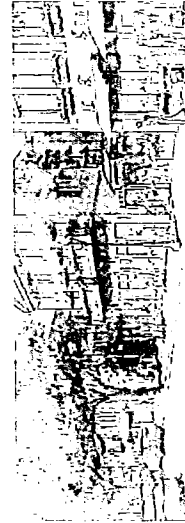
T3 Sub-Urban Zone

T3 consists of low density residential areas, predominantly single-family, adjacent to higher zones that have some mixed-use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



T4 General Urban Zone

T4 consists of a mixed-use but primarily residential urban fabric. It may have a wide range of building types. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

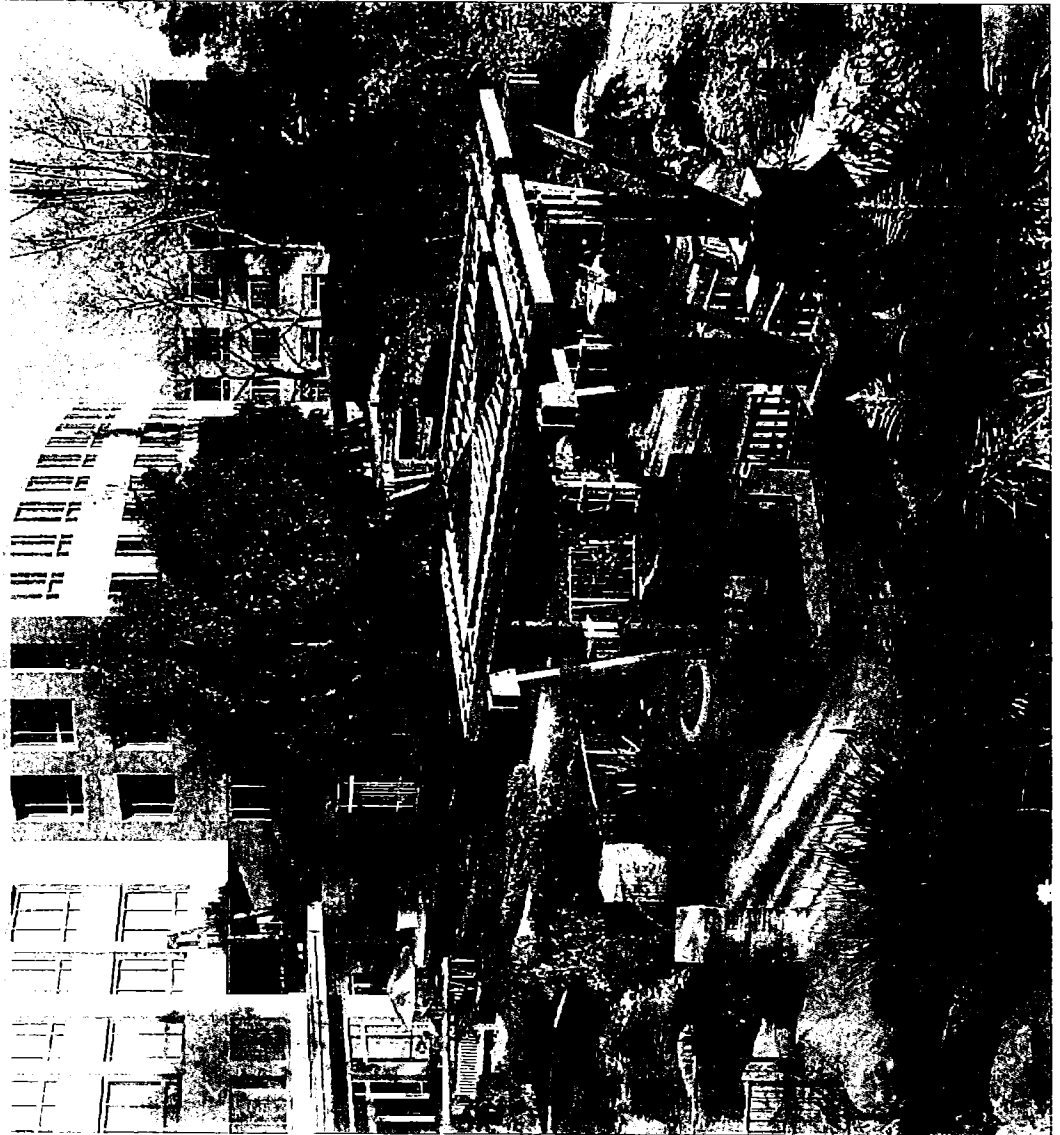


T5 Urban Center Zone

T5 consists of higher density mixed-use building that accommodates retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



BUSINESS DISTRICTS



BUSINESS DISTRICTS SUPPORTING COMMUNITIES

Employment opportunities are integral to Spring Grove. The plan features a Business & Economic Development District and a Regional Retail District. These districts will support the communities of Spring Grove and surrounding areas.



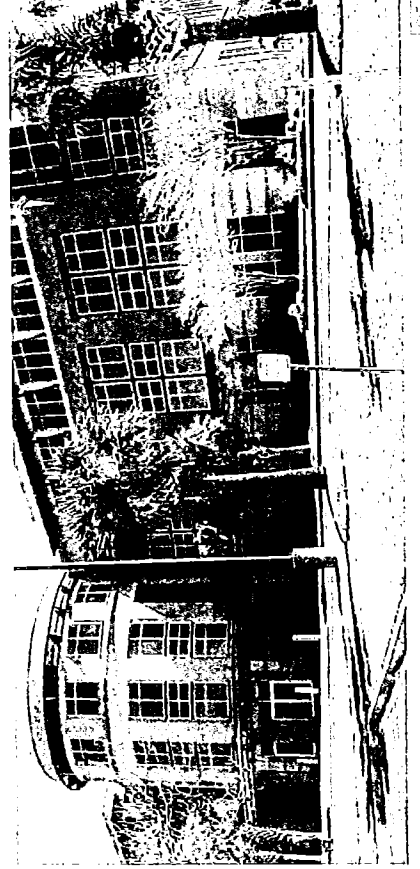
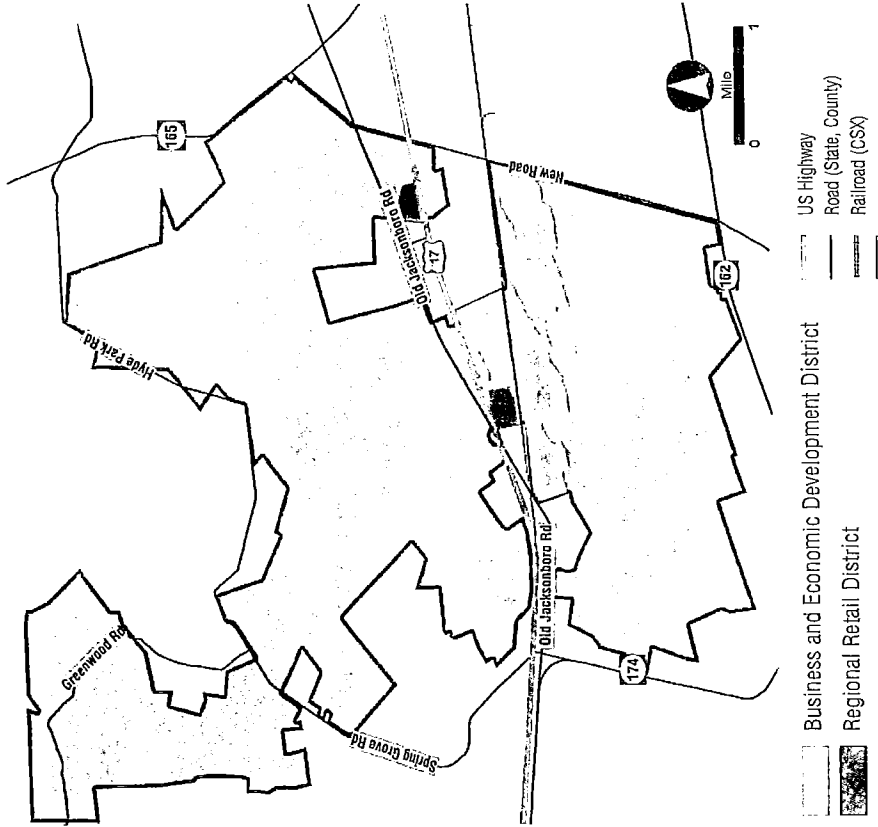
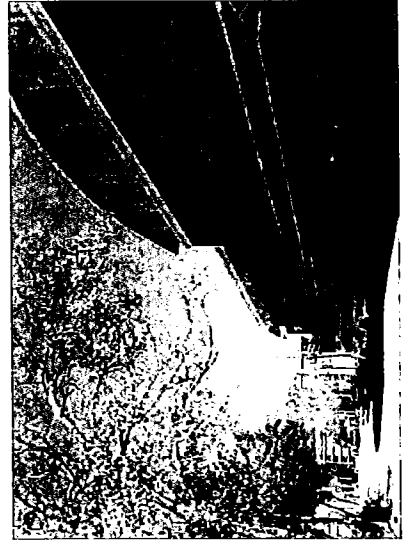
Business & Economic Development District

This district is for economic development, primarily truck- and/or rail-based light industrial businesses, warehouse and storage businesses, construction businesses, office facilities and utilities, with no residential uses. Regional access to this District will attract a variety of employers in the manufacturing, industrial, and commercial sectors.



Regional Retail District

The Regional Retail District is principally for big-box regional retail uses that also may have commercial, office, residential, religious, or other uses.



CONNECTING REGION, COUNTRYSIDE, COMMUNITIES & DISTRICTS

Spring Grove will include a road and trail network connecting open space, countryside, communities and districts to each other and to the region.

COORDINATING WITH REGIONAL PLANNING

The Spring Grove transportation system will be guided by periodic transportation studies & coordinated with regional planning efforts and processes:

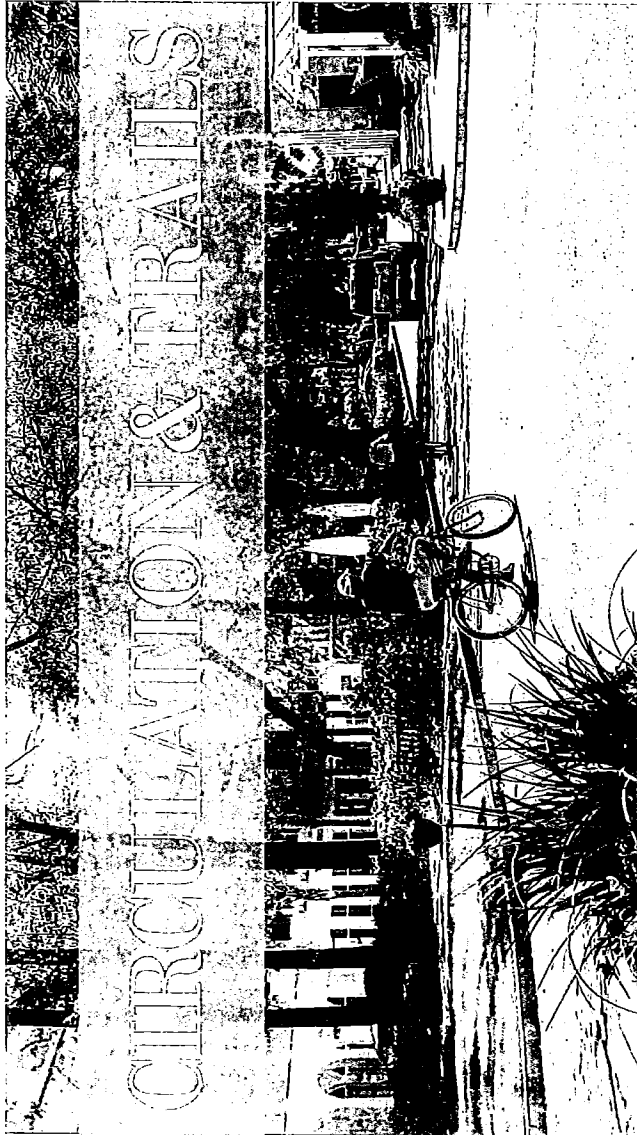
- Charleston Area Transportation Study Long-Range Transportation Plan
- Berkeley Charleston Dorchester Council of Governments Regional Travel Demand Model
- Charleston County Comprehensive Plan

REGIONAL ACCESS

Spring Grove lies midway between the I-95 and I-26 corridors and is traversed by US Highway 17. These highways provide regional access. AMTRAK service is available in Charleston and Yemassee, SC.

LOCAL ACCESS

Locally, there are several State-numbered routes, arterial highways, and roads which provide existing access to Spring Grove. Plans include local access improvements as Spring Grove develops.



ROADWAY NETWORK

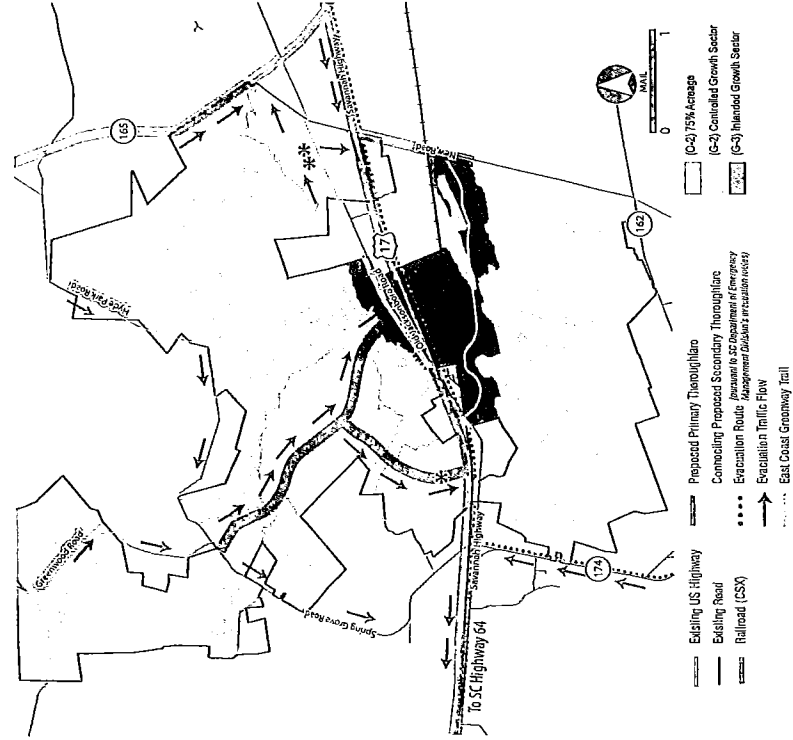
Roadway and localized intersection enhancements are anticipated as part of Spring Grove to improve circulation in the area and provide a more robust network of multimodal corridors, allowing alternative routes to and from destinations.

Spring Grove will have a network of secondary and tertiary roadways to provide access between the regional highway network, communities and business districts, as well as within and between communities and districts.

KEY DESIGN OBJECTIVES

The Spring Grove transportation system was developed around these key design objectives, which support the goals of area transportation planning agencies:

- Mix of Uses to Encourage Internal Trip-Making
- Complete Streets and Pedestrian and Bicycle Networks to Encourage Alternative Modes of Transport
- Minimize Impacts to Regional Roadways and Maximize Local Road Connectivity
- Create a Pedestrian-Scale Environment
- Take Advantage of Transit Opportunities



Note: Local access streets will be located within each Community and Special District Plan, and will connect to arterials and collectors.

* The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.

** #: This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.

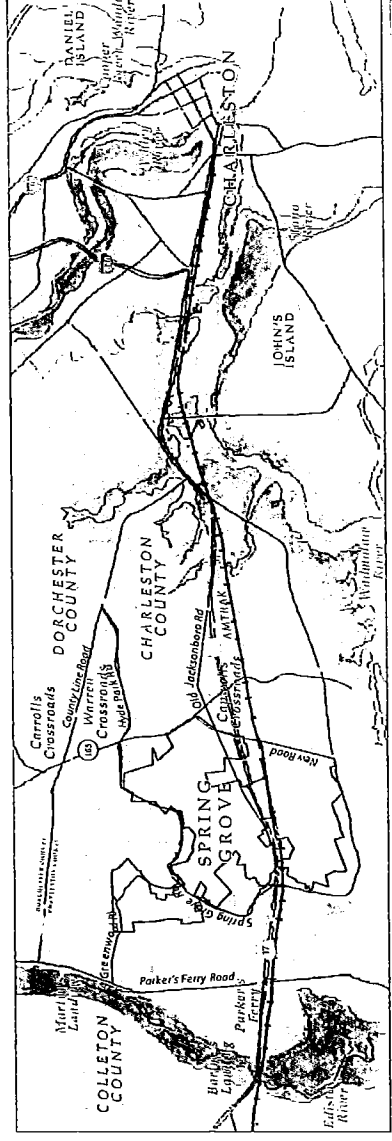
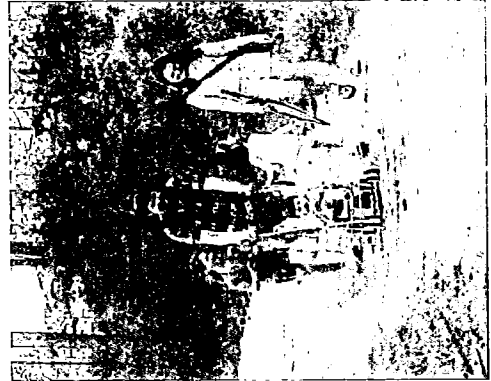
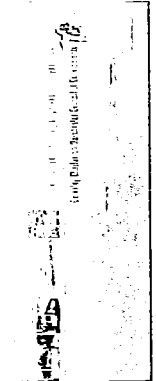
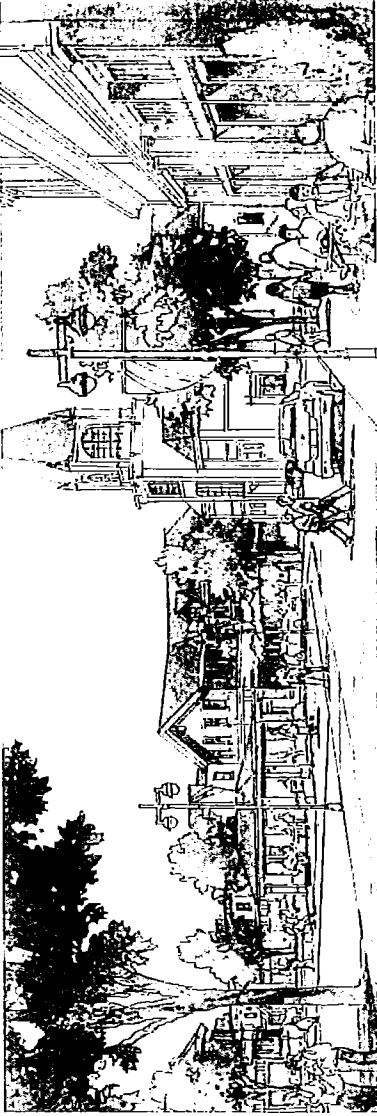
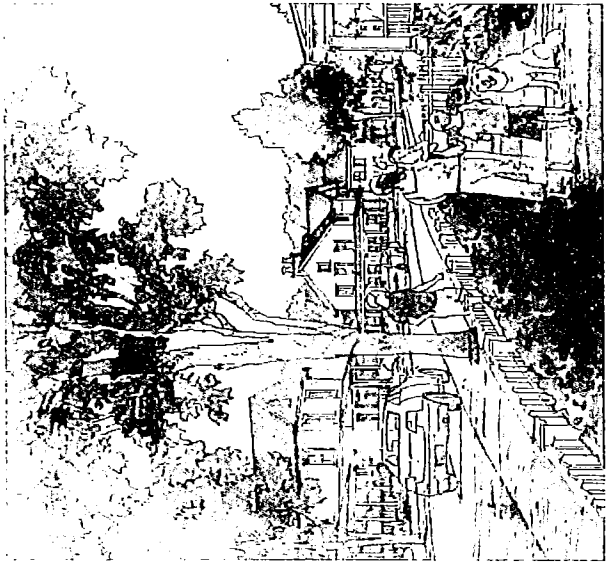


Figure V.7 Regional access



CONCLUSION

While the Spring Grove vision is complete, it will continue to be refined. Its implementation is dependent on obtaining necessary regulatory approvals, the marketplace, and the needs of the region.

Over time, there will be new opportunities for Spring Grove, as the needs of the area change and new technologies are developed. Those opportunities will be blended into the vision, always staying true to its principles and cornerstones.

Throughout, Spring Grove will be conservation-inspired, grounded in sound principles, planned within a regional context, and responsive to area needs.

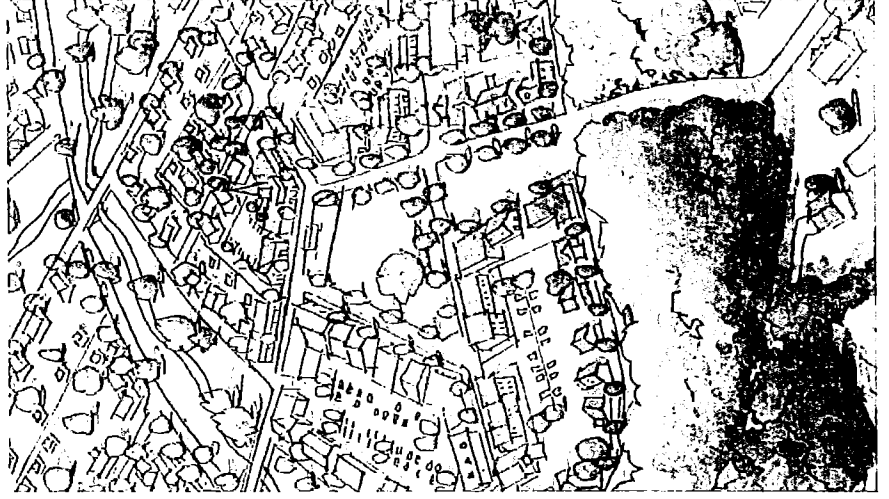
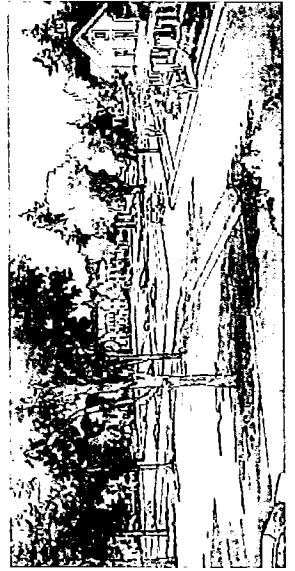


IMAGE CREDITS

All images and figures courtesy of Town Planning and Urban Design Collaborative LLC (TPJDC) unless otherwise noted.

Live Oak - Photo by: Joseph Nienstedt - COVER
Planning Expert Tony Woody - Cooper, Robertson - Page 3
Neighborhood Square - Photographers listed below - Page 4
Green - Upstate South Carolina's Information Hub - Page 5
Collection of cottages - Town of Habersham, SC - Page 6
Water Gardens - Photographers listed below - Page 6
Walking Trail - Walking With Wired - Page 6
Central Park - Photographers listed below - Page 7
Pine Forest - Gulf Coastal Plains and Ozarks LLC - Page 8
Pasture - Wikimedia - Page 9
Local Trails - VisitFlorida.com - Page 9
Oak Trees Lined - LadyFi - Page 10
Pasture - TheWallpapers.org - Page 11
Open Pastures - Photographers listed below - Page 11
Palmetto trees - Texas Parks & Wildlife Dept. - Page 11
Lenora Community Park - Photographers listed below - Page 11
Hamlet - Image by Rettew - Page 12
Habersham Town Center - Berto's Grill - Page 14
Office Campus - Partners Capital Group - Page 22
Utility District - Wisconsin Department of Natural Resources - Page 23
Cycling - Town of Habersham - Page 24
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Brockington and Associates



THE STORY *of* SPRING GROVE

EXHIBIT R

TREE PRESERVATION MANUAL

Administrative Manual: Application of Charleston County Tree Protection and Preservation Requirements to Form-Based Zoning District Development

Pursuant to Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Chapter 7, Form-Based Zoning Districts, Form Based Zoning District developments must comply with the Tree Protection and Preservation requirements of ZLDR Chapter 8, Subdivision Regulations, and ZLDR Chapter 9, Land Development Regulations, including but not limited to: Section 8.3.5, Required Tree protection for Minor and Major Subdivisions; Article 8.8, Tree Preservation; and Article 9.4, Tree Protection & Preservation. This document describes how Form-Based Zoning District development applications shall comply with the ZLDR Tree Protection and Preservation requirements.

It is the responsibility of the applicant to demonstrate that the proposed application complies with the Charleston County Tree Protection and Preservation requirements of the ZLDR. In order to assure compliance with the Charleston County Tree Protection and Preservation requirements, the following information, in addition to all other requirements of applicable County Ordinances, shall be required at the time of submittal of the application types indicated below. Required tree surveys shall be less than five years old from the time the survey is certified to the time a zoning permit application is submitted.

Community Plan Applications:

Pursuant to ZLDR Section 7.2.3.B.2.n, Community Plan applications must include Tree Plans and Surveys in accordance with ZLDR Section 9.4.3, Tree Plans and Surveys. It is the responsibility of the applicant to demonstrate compliance with ZLDR Article 9.4.4.E, Quantity and Location of Trees to be Protected, and all other applicable Tree Protection and Preservation requirements. To comply with these requirements, tree surveys showing all Grand Trees located within the proposed Community Unit must be submitted as part of the Community Plan application package. Additional surveys of Grand Trees and/or other trees that do not qualify as Grand Trees but that are intended to be protected may be required to fulfill this requirement.

o Special District Plan Applications:

It is the responsibility of the applicant to demonstrate compliance with ZLDR Art. 9.4.4.E, Quantity and Location of Trees to be Protected, and all other applicable Tree Protection and Preservation requirements. Special District Plan applications shall follow the procedures for Community Plans and, in addition, shall include surveys of all trees 8" DBH or greater.

o Subdivision Plat Applications:

Pursuant to ZLDR Section 7.2.3.B, "Community Plans must be approved prior to issuance of any other land development permits except Preliminary, Conditional or Final Plats Subdividing the Community Unit tract boundary, and/or Infrastructure Plans to provide access to the tract. Community Plans may be submitted and reviewed concurrently with Preliminary Plats as described in Article 8.4, Preliminary Plats, of this Ordinance." Listed below are the Tree Preservation and Protection requirements that apply to Form-Based Zoning District related subdivision applications, in addition to all other applicable requirements of the ZLDR.

o Subdivision Plat Applications Submitted Prior to Community Plan/Special District Plan Application Submittals/Approvals (with the exception of Preliminary, Conditional or Final Plats subdividing the Community Unit/Special District Plan tract boundary, and/or Infrastructure Plans):

- Such applications for properties located in the 75% Acreage must create properties greater than 5 acres in size (RLD Community Unit minimum size is 5 acres);
- Such applications for properties located in the intended growth areas ("25% Areas") must create properties greater than 320 acres in size (the largest Community Unit is 320 acres in size);

Administrative Manual: Application of Charleston County Tree Protection and Preservation Requirements to Form-Based Zoning District Development

- Aerial photography indicating the general location of existing vegetative cover shall be submitted (tree surveys are not required except as described below); and
- Surveys of all Grand Trees located within rights-of-way and easements shall be submitted.
- Preliminary, Conditional or Final Plats subdividing the Community Unit tract boundary, Special District tract boundary, and/or Infrastructure Plans:
 - Aerial photography indicating the general location of existing vegetative cover shall be submitted (tree surveys are not required except as described below); and
 - Surveys of all Grand Trees located within rights-of-way and easements shall be submitted.
- Subdivision Plat Applications Submitted Concurrent With or After Community Plan/Special District Plan Application Submittal/Approval:
 - Documentation of compliance with all Tree Protection and Preservation standards approved for the applicable Community Plan/Special District Plan applications/approvals (Required tree surveys shall be less than five years old from the time the survey is certified to the time a zoning permit application is submitted);
 - Aerial photography indicating the general location of existing vegetative cover; and
 - Surveys of all Grand Trees located within rights-of-way and easements.
- Lot, Block, and Building Plan Applications:

Lot, Block, and Building Plan applications must demonstrate compliance with the Tree Protection and Preservation standards approved for the applicable Community Plan/Special District Plan. Required tree surveys shall be less than five years old from the time the survey is certified to the time a zoning permit application is submitted. In addition, Lot, Block, and Building Plan applications shall include surveys of all trees 8" DBH or greater, provided, however, that such applications for single family detached residential development are only required to include surveys of Grand Trees.
- Zoning Permit Applications:

Zoning Permit applications for individual properties shall include documentation of compliance with the applicable approved Community Plan/Special District Plan and/or applicable approved Lot, Block, and Building Plan.
- Tree Protection During Development and Construction:

Tree protection during development and construction for all protected trees shall comply with the requirements of ZLDR Article 9.4 and all other applicable County ordinances.
- Note:

The method of application of the ZLDR requirements described above may vary over time.