

TOWN OF AWENDAW

6971 Doar Road | P.O. Box 520 | Awendaw, SC 29429

843.928.3100 | www.townofawendawsc.org

townadministrator@townofawendawsc.org

Katharine Watkins | *Town Administrator*

Donna F. Steed | *Clerk/Treasurer*



Miriam C. Green | Mayor

Town Council

Paul Brown | Frank Frazier

Darrell Ketchens | Wendy Helms

Bryan McNeal, Jr. | Kent Prause

**Town of Awendaw
Planning Commission Meeting
Agenda**

Monday, October 20th, 2025

6:00 PM, Awendaw Town Hall

6971 Doar Road, Awendaw, SC 29429

- A. Prayer, Pledge of Allegiance & Reading of the Civility Pledge**
- B. Call to Order and Roll Call**
- C. Approve Minutes as available – *September 2025***
- D. Appointment of Chair and Vice Chair as per Ordinance 2024-09: Chapter 32 §32.01, item (C)**
- E. Adoption of Rules of Procedure as per Ordinance 2024-09: Chapter 32 §32.01, item (D)**
- F. Public Hearings – Road and easement name request approval pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004**
 - a. Subdivision: 5 Road Names within The Preserve at Seewee Sound – TMS 680-00-00-055**
 - 1. Run Big Drive
 - 2. Randy Road
 - 3. Lynne Kaya Lane
 - 4. Shellfish Drive
 - 5. Raptor Drive
 - b. Doar Creek Trail – TMS 700-00-00-062**
 - c. Henry Steed Road – TMS 661-00-00-043**
 - d. Sweetwater Lane – TMS 661-00-00-288**
 - e. Awendaw Farm Court – TMS 700-00-00-107**

G. Public Comments –

The public comment period will be limited to a total of 25 minutes. Each speaker will have up to 2 minutes. No individual may speak more than once until all others wishing to comment have had an opportunity.

H. Old Business –

- a. Edna Alston Black PD – Residential Portion of Planned Development TMS#661-1-00-290

I. New Business –

- a. Approval of Road and easement name requests pursuant to S.C. Code § 6-29-1200 and Town Code § 153.004
- b. Vesting Ordinance alternatives
- c. Conservation Zone and Overlay District (coastal) alternatives
- d. Consideration of Fee schedules - **(AN EDUCATIONAL SESSION ONLY)**
- e. Concurrency

J. Closing Remarks –

K. Adjournment

Next Meeting – TBD (November 17th, 2025)

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. • SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 931-8125.

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Wendy Helms Bryan McNeal,

Mr. Jay Reigart. | Kent Prause

**Town of Awendaw
Planning Commission Meeting
Agenda**

Monday, September 15th, 2025

6:00 PM, Awendaw Town Hall

6971 Doar Road, Awendaw, SC 29429

A. Prayer, Pledge of Allegiance & Civility Pledge

At 6:00 pm, Chairman John Osguthorpe, called Planning Commission Meeting to order. Mr. Jeff Hardee led the prayer, all recited the pledge of allegiance & Mr. Hardee led the Civility Pledge.

B. Call to Order and Roll Call

Chairman Osguthorpe called the meeting to order. Mr. Jay Reigart, Dr. John Osguthorpe, Mr. James Gardner, Mr. Thomas Crimi, Mr. Jeff Hardee, Town Administrator Mrs. Katharine Watkins, Interim Town Planner Mr. Ricardo Giani, and Town Attorneys Mr. Mac McQuillin & Chloe Satzger were all present. Town Planning Clerk, Mrs. Takeya White was absent.

C. Approve Minutes as available – March 2024 & August 2025

Motion: To approve the previous meeting minutes of August 2025

Posed By: Mr. Thomas Crimi

Second: Mr. Jeff Hardee

Vote: Unanimous Approval

Chairman Osguthorpe noted everyone from the commission, apart from Mr. James Gardner, was present for the March 2024 minutes.

Mr. James Gardner noted there were no errors in the meeting minutes.

Motion: To approve the previous meeting minutes of March 2024

Posed By: Mr. James Gardner

Second: Mr. Jay Reigart

Vote: Unanimous Approval

D. Public Hearings – (none)

E. New Business –

- a. Recommendations on the proposed amendment to the Comprehensive Plan

Chairman Osguthorpe gave a synopsis of where the proposed amendments came from SCELPA. Town Administrator, Mrs. Katharine Watkins, noted for further discussions, there should be a motion and a second on the floor. Mr. Jay Reigart moved to discuss the proposed amendments to the comprehensive plan; Mr. James Gardner seconded. All voted in favor. Discussions continued on each amendment.

Motion: To recommend approval of the proposed amendments to the comprehensive plan

Posed By: Mr. Jeff Hardee

Second: Mr. Thomas Crimi

Vote: Unanimous Approval

- b. Recommendations on the proposed Wetland Protection Ordinance -

Planning Director, Mr. Riccardo Giani asked the commission if they would be amenable to move Item G(a) before the discussion of the wetlands ordinance, as the discussions could be lengthy.

Motion: To move agenda item G(a) before agenda item E(b).

Posed By: Mr. James Gardner

Second: Mr. Jay Reigart

Vote: Unanimous Approval

Planning Director, Mr. Riccardo Giani reviewed each of the proposed amendments to the wetlands protection ordinance and discussed them with the commissioners and the town attorney.

Motion: To recommend approval of the wetlands protection ordinance with the amendment to 15' setback rather than the proposed staff 35' setback.

Posed By: Mr. Jay Reigart

Second: Mr. Jeff Hardee

Vote: Unanimous Approval

F. Public Comments – There were none.

G. Old Business –

a. Seewee MedSpa – 4911 Highway 17 North – TMS 629-00-00-034 – Review of Architectural elevations per the Planned Development document requirements. Chairman Osguthorpe discussed some of the flooding issues around that area. Planning Director, Mr. Riccardo Giani asked the chair if he could give a synopsis of the project and what the commission is tasked to review at the meeting today. Chairman Osguthorpe granted the request. Planning Director, Mr. Riccardo Giani, summarized the

PD for the commission and outlined what they are approving today. The commission discussed with the applicants the following: errors with notations to Berkeley County Building standards, elevation of the septic field and how it compares to the comprehensive plan, screening around the HVAC, if there is propane storage on site and placement of the water heater, signage approval, garbage screening, clarification of public comment vs public hearing, lighting on the site. Town Attorney, Mr. Mac McQuillin also restated the purpose of the approval of the Planning Commission from the PD document.

Motion: To approve the architectural elevations with the condition that the applicant returned to the Planning Commission to receive approval for the signage

Posed By: Mr. Jeff Hardee

Second: Chairman Osguthorpe

Vote: Unanimous Approval

b. Continuation of an overview of options in specific ordinances - (*AN EDUCATIONAL SESSION ONLY*)

- a. Impervious Surfaces – Mr. Reigart presented his research on impervious surfaces
- b. Buffers along Major Roadways – Mr. Reigart and Mr. Gardner both presented their findings on buffer requirements
- c. Options in Design Flood Elevations – Chairman Osguthorpe presented findings on BFE

H. Closing Remarks – There were none.

I. Adjournment –

Motion: To Adjourn

Posed By: Mr. James Gardner

Second: Mr. Jeff Hardee

Vote: Unanimous Approval

The meeting adjourned at 7:52 PM.

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. • SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 931-8125.

DRAFT Minutes Respectfully submitted on Thursday, October 16, 2025, by Takeya White

Note: These meeting minutes are not verbatim. To waMr. Thomas Crimih the full meeting video, please visit the town's YouTube channel: <https://www.youtube.com/@TownOfAwendaw>

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Town of Awendaw – Planning & Zoning Department

Public Hearing – Approval of Road and Easement Names Staff Report

To: Town of Awendaw Planning Commission
From: Takeya Green White, Planning & Zoning Clerk/ Planning Commission & Board of Zoning Appeals Board Secretary
Date: Monday, October 20th, 2025
Agenda Item: Approval of Road and Easement Names

Background & Purpose

Under **S.C. Code § 6-29-1200** and **Town Code § 153.004**, street and easement names within the Town’s jurisdiction require approval by the Planning Commission to ensure clarity for emergency response, postal delivery, navigation, and long-term records management. This item aligns Town practice with state law and local code by formally vetting and approving names prior to final addressing and plat recordation.

Legal Authority

- **South Carolina Code § 6-29-1200** (street naming authority)
- **Town of Awendaw Code § 153.004** (administration of subdivision naming/addressing) *(Related implementation standards commonly reference county 911 Addressing and USPS Publication 28 for formatting and suffix use.)*

Proposal Summary

The Planning Department requests approval of the following road/easement names:

#	Subdivision / Context	Proposed Name	TMS	Type
1a	The Preserve at Seewee Sound	Run Big Drive	680-00-00-055	Road
1b	The Preserve at Seewee Sound	Randy Road	680-00-00-055	Road
1c	The Preserve at Seewee Sound	Lynne Kaya Lane	680-00-00-055	Road
1d	The Preserve at Seewee Sound	Shellfish Drive	680-00-00-055	Road
1e	The Preserve at Seewee Sound	Raptor Drive	680-00-00-055	Road
2	–	Doar Creek Trail	700-00-00-062	Road/Easement
3	–	Henry Steed Road	661-00-00-043	Road/Easement
4	–	Sweetwater Lane	661-00-00-288	Road/Easement
5	–	Awendaw Farm Court	700-00-00-107	Road/Easement

Notes:

- “Type” is labeled Road/Easement where the facility may function as a private road, public road, or named access easement pending final plat/ROW status.
- Final suffixes (Road/Drive/Lane/Court/Trail, etc.) should remain as proposed unless 911 Addressing/USPS standards require adjustments for hierarchy, continuity, or conflict resolution.

Review Criteria (Applied)

Staff evaluated proposed names against typical addressing standards to ensure:

1. **Uniqueness/No Conflicts** within the Town and greater service area (to avoid 911 confusion).
2. **Clarity & Brevity** (name length, pronunciation, and avoidance of special characters).
3. **Appropriate Suffix** (Drive, Lane, Court, Trail, etc., consistent with the facility type).
4. **Cultural/Place Relevance** (names reflect local geography, history, or development themes).

Staff Analysis

- The set contains **five internal subdivision streets** for The Preserve at Seewee Sound and **four stand-alone facilities** associated with distinct TMS parcels.
- The proposed names are thematically coherent (e.g., **Shellfish, Raptor**) or locally rooted (**Doar Creek, Awendaw Farm, Henry Steed**), supporting place identity.
- Suffix usage appears reasonable: **Drive/Lane/Road/Court/Trail** are conventional and map well to anticipated function.
- As with all new names, **final acceptance must remain contingent on conflict checks** with Charleston County 911 Addressing and USPS to avoid duplication or near-phonetic duplicates that could create emergency response hazards.

Staff Recommendation

Approve the proposed road and easement names **as listed, subject to the following conditions:**

1. **No-Conflict Verification:** Final confirmation from Charleston County 911 Addressing that no duplicates or confusingly similar names exist within the emergency service area.
2. **USPS/Standards Conformance:** Any minor adjustments to suffixes or abbreviations required by 911/USPS addressing standards may be administratively implemented by staff, with the root names remaining substantially as approved.
3. **Plat/Recordation:** Names to be placed on final plats, easement instruments, and GIS layers consistent with the Commission’s action.

Attachments

- **Attachment A:** Location maps & TMS context (by item)
 - **Attachment B:** Draft/Concept plats or easement exhibits (if available)
 - **Attachment C:** Written public comments received prior to hearing (NONE)
 - **Attachment D (Admin Use):** 911 Addressing conflict-check results & USPS conformance notes
-

Prepared by:

Takeya D. White, Planning Clerk
Town of Awendaw Planning Department
planningclerk@townofawendawsc.org | (843) 928-3100

Reviewed by:

Daniel O'Hara, Planning Manager (and/or) Riccardo Giani, Planning Director

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Project Title: Edna Alston Black PD Subdivision Amendment
Applicant: JSP Parcels, LLC
Request: Amendment to a Preliminary Plat Approval
Zoning: Planned Development (PD)
Lot Size: 2.67 Acres
Tax Parcel Number: 661-00-00-290

Background

The Edna Alston Black Planned Development (PD) rezoning and design guidelines were approved by Town Council on August 2, 2018, under Ordinance 2018-05. The Awendaw Planning Commission granted a preliminary plat approval for a seven (7) lot subdivision (one (1) commercial and six (6) residential lots) on Monday, November 15, 2021.

The Planning Commission approved the original preliminary plat subject to specific conditions related to access and traffic based on recommendations by Staff. The primary condition required the applicant's engineer to seek and coordinate with SCDOT for improvements to Milcrest Road (widened and paved from Hwy 17 to the proposed access point). The PD guidelines permit residential uses on the rear six (6) lots as proposed. The infrastructure improvements were related to the commercial parcel and not subject to the residential subdivision.

The applicant purchased the property on May 13, 2022. The front commercial portion (2.55 acres) was subsequently sold on May 18, 2023, and that parcel received a separate commercial retail project approved on March 18, 2024, under the 2018 PD. The applicant is requesting to reduce the remaining six (6) lot residential lots to three (3) residential lots.

The applicant contends, via legal counsel, that the November 15, 2021, preliminary plat approval remains valid until January 1, 2026. This staff report addresses the requested amendments without prejudice to the legal determination of vested rights.

Staff Findings

The proposed amendment reduces the residential density of the remaining parcel from six (6) lots to three (3) lots. This reduction in density is consistent with sound planning principles and is generally favorable as it lessens the impact on infrastructure compared to the original approval.

Staff Recommendation

Staff recommends approval of the amendment to reduce the number of residential lots from six (6) to three (3).

Attachments:

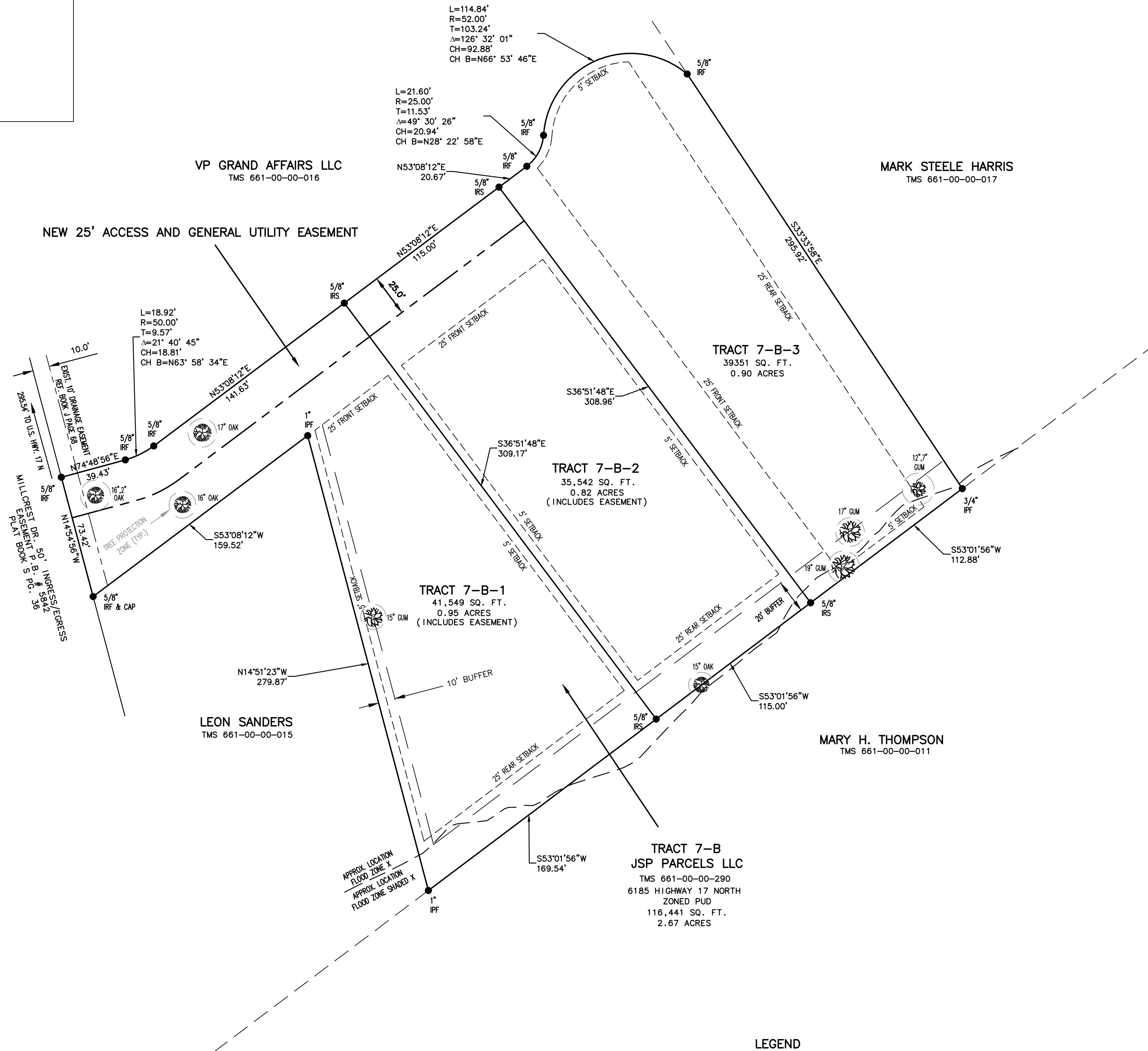
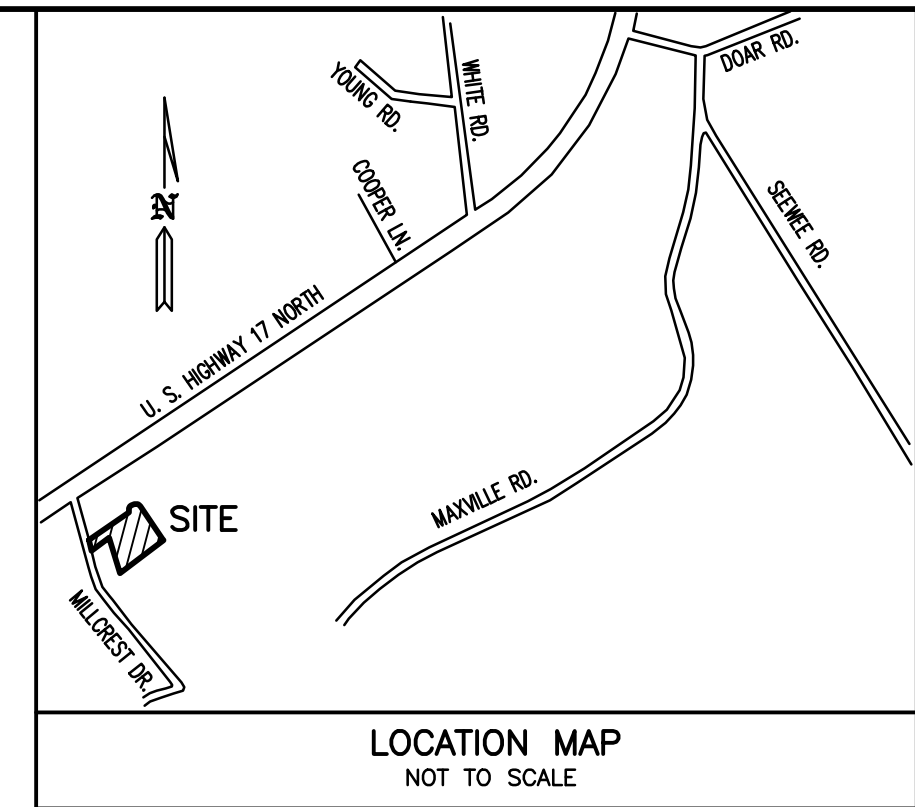
- Staff report
- Edna Alston Black Planned Development (PD) Guidelines
- Aerial Map (GIS)
- Preliminary Plat (Amended)

FOR APPROVAL STAMPS

APPROVED PLAT

PLANNING DIRECTOR
TOWN OF AWENDAW PLANNING COMMISSION

APP.# _____ DATE _____



- NOTES:**
1. AREA DETERMINED BY COORDINATES
 2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0360 K DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES X (AREA OUTSIDE 500 YEAR FLOODPLAIN) AND SHADED X. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
 3. LOT 7-B IS TO BE SERVED FOR POTABLE WATER BY PRIVATE WELL UNTIL SUCH A TIME THE OWNER WISHES TO RECEIVE WATER SERVICE FROM THE TOWNS WATER SYSTEM. OWNER WILL HAVE TO DESIGN AND CONSTRUCT A LINE CONNECTING TO THE WATER MAIN ON HWY 17.
 4. TRACT 7-B HAS BEEN PERMITTED FOR ON-SITE WASTE DISPOSAL SYSTEMS SC DHEC PERMIT#05W002404V1.0 DATED MARCH 10, 2023

- REFERENCES:**
1. PLAT BY JAMES L. WHITE DATED NOV. 1964 RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK J PAGE 68
 2. PLAT BY GEORGE D. SAMPLE DATED APRIL 12, 1975, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK S PAGE 36
 3. PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED MARCH 26, 1997, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK EB PAGE 979
 4. PLAT BY EAST COOPER LAND SURVEYING, LLC DATED MARCH 30, 2018, REVISED MAY 21 2018, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L18 PAGE 300
 5. PLAT BY EAST COOPER LAND SURVEYING LLC DATED MARCH 17, 2023, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L23 PAGE 0139

I HEREBY DEDICATE THE 25' ACCESS AND GENERAL UTILITY EASEMENT TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

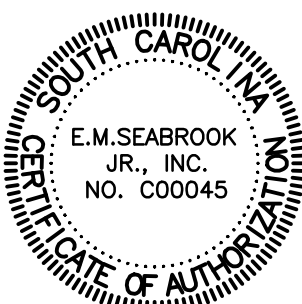
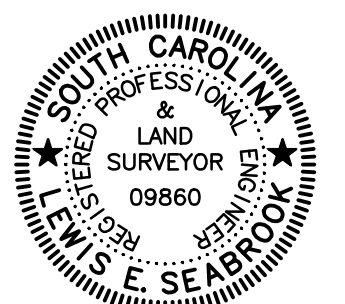
JSP PARCELS, LLC _____ DATE _____
JOHN POPELKA

LEGEND
IPF IRON PIPE FOUND
IRF IRON REBAR FOUND
IRS IRON REBAR SET

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

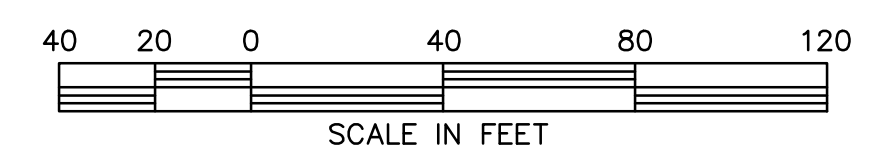
Lewis E. Seabrook

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 96
MOUNT PLEASANT, S. C. 29465
(843) 884-4496



TOWN OF AWENDAW CHARLESTON COUNTY, S. C.

PROPOSED SUBDIVISION OF LOT 7-B INTO
LOT 7-B-1, LOT 7-B-2, AND LOT 7-B-3
OWNED BY JSP PARCELS LLC



SCALE: 1" = 40'



E.M. SEABROOK

Engineers | Surveyors

1037 Chuck Dawley Blvd.
Building F - Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4496
www.emseabrook.com

AUGUST 5, 2025

NAVD 88

BLACK PLANNED DEVELOPMENT (PD) GUIDELINES

Revised May, 2018

Prepared by:

Malcolm Baldwin, PE
224 Oak Street
McClellanville, SC 29458

Planned Development (PD) Guidelines Except as noted below, all rules and regulations regarding property development within the Town of Awendaw will apply.

1. Executive Summary

This property is currently a wooded site adjacent to the Awendaw Post Office and U-Save Storage facility. The property is on the northern corner of the intersection of Milcrest and North Highway 17. The Milcrest neighborhood is behind this property with homes located immediately behind and across Milcrest Road. The Town of Awendaw Comprehensive Plan shows this property as the southern end of the commercial node . These guidelines offer several options to develop the property for a mixture of commercial uses on the front along the highway and possible residential/commercial/offices on the rear portion.

2. Description of Property

Property described as TMS# 661-00-00-016, owned by Edna and Gerald Black, totaling 5.22 acres. Located on US Hwy 17, in Awendaw, SC bound on the north side by the Awendaw Post Office and bounded to the south by Milcrest Road.

The tract is currently undeveloped and heavily wooded by pine trees. Water and electrical services exist adjacent to the property.

The site is in flood zone X outside of the 500 year flood plain. The site's topography slopes gently to the rear. Elevations range from 21 to 17 feet above mean sea level.

3. Description of Permitted Uses

Both residential (single family attached, detached, or multifamily) and retail, office and other commercial uses are allowed in the Planned Development, including mixed use buildings. Mobile homes shall not be allowed.

The front 3.19 acre portion of the property, created by a 340' offset from the US Hwy 17 right of way shall be designated as Area A and is proposed to be higher intensity uses limited to uses approved in the Town Center Zoning District with limited additions as shown on attached Table 1.1.

The rear 2.03 acres shall be limited to less intense uses limited to some uses approved in the Residential and Office/Residential zoning districts with limited additions as shown on attached Table 1.2.

4. Building Setback

	<u>Setback</u>	<u>Buffer</u>
Frontage on US Hwy 17:	30'	20'
Front (non-Hwy 17):	20'	None
Milcrest Side:	30'	20'
North Side:	25'	15'
Rear:	25'	15'
Wetlands:	35'	35'
Limited Uses: Milcrest/US Hwy 17 setback:	150'	NA

5. Landscape Buffers

No land clearing or selective tree thinning is permitted until the Planning Commission approves a development plan and all permits are issued and then only the area to be developed may be cleared. Clearing shall be limited to the area of proposed development at the time of development or during Town approved timbering operations.

All buffers are to remain natural and undisturbed. Where possible, native material is encouraged to be maintained as specified by a plan prepared by a Landscape Architect and approved by the Town. Where buffers are adjacent to residential land use or residential zoning, a 20' natural wooded buffer is required unless after the tree survey the buffer is insufficient in providing adequate screening. In this case a planting plan that includes selected existing trees and a mixture of new canopy and understory trees and shrubs will be required.

A survey of all trees eight (8) inches or greater DBH is required for the entire parcel. Utilities may NOT be located in buffers. NO grading is allowed in buffers. Buffers must meet minimum requirements in Zoning Ordinance. Buffers must be irrigated.

Front:	20 Feet (Along Highway 17)
North Side:	10 Feet on north side to be planted
South side:	15 Feet
Rear:	20 feet

U.S. Highway 17 frontage: 20' semi-opaque buffer (not to include easements). Buffer Plantings along Highway 17 shall be (exclusive of drives):

1. 5 understory trees 6-8 feet height per 100 lf
2. 4 canopy trees 2 ½" caliper per 100 lf
3. Shrubs throughout (20-25)

Adjacent to existing commercial uses: 15' semi-opaque buffer:

1. 5 understory trees (8-10 feet in height) per 100 linear feet and
2. 4 canopy trees (minimum 3.5" caliper) per 100 lf and
3. Shrubs throughout (20-25)

Adjacent to residential zoning or uses: 20' opaque buffer:

1. 5 understory trees (8-10 feet in height) per 100 linear feet and
2. 4 canopy trees (minimum 3.5" caliper) per 100 lf and
3. Shrubs throughout (25-30)

The land owner, or successors in interest, shall be 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.
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 document or the Zoning Ordinance; and
4. Continuous maintenance of the site as a whole. When replacement of trees, plant material or other landscape features are 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.

6. Traffic

Access limited to one access point located on US Hwy 17. If future use warrants, a deceleration lane may be required, per SCDOT. A traffic engineer must work with SCDOT to determine if an access to an improved Milcrest Road is possible for utilization of the existing US Hwy 17 median cut.

7. Architecture and Site Design

All structures located on the property shall be reviewed for approval by the Planning Commission for exterior appearance and materials used. Each building shall provide elevations to be approved through the Town before requesting a building permit. The architecture should respect the strong architectural heritage of the Lowcountry. Architectural elements such as pitched roofs, large porches and overhangs, dormers and details such as brackets and exposed roof truss ends should be incorporated.

These guidelines include a conceptual site plan and pictures of regional commercial buildings which serve as the standard for the quality and Lowcountry style required. The Planning Commission shall review all structures located on the subject property for approval related to design and exterior construction materials and aesthetics. Each building, (if more than one), shall provide elevations to be approved prior to requesting a zoning permit from The Town of Awendaw. Elevations shall include a signage program integrated into the architecture. These elevations should blend with existing surrounding building but be commercial in character. The quality of construction and appearance would be similar to the attached photographs. Maximum building height is 35 feet except for architectural features such as at Sewee Outpost. Building elevations facing the highway or seen from the highway should be equal in design detail to the front of the building.

The Town of Awendaw requires that Low Impact Development techniques be used as much as possible. This includes the use of pervious paving materials, bio-swales, etc. Low impact measures shall be encouraged where feasible depending on land use and site conditions. In addition to buffers, landscaping is required throughout the site to include foundation plantings, parking lot plantings, etc. All landscape details and plans must be approved by the Town prior to the issuance of any zoning permits.

8. Site Lighting

Exterior Site Lighting should be used in minimal amounts to provide for efficient and safe flow of vehicular and pedestrian traffic. These lights are to be shielded to prevent spillover and glare onto adjacent properties and roadways. To ensure this:

- All site lighting must be IES cut-off fixtures. They shall be shielded to reflect down onto the ground and not out onto the streets or neighboring property.
- All lamps shall have a color range from 2700 K – 3500 K and shall be consistent throughout the site. Sodium lighting is not permitted.
- Luminaire heights shall not exceed 18 feet from the average surrounding grade.
- Foot-candle levels from all fixtures shall not exceed 10 foot-candles at any point and shall provide uniform light levels.
- Building Flood lights are not permitted.

Requirements for Review:

At the time of final plan submittal, a site lighting plan shall be submitted providing:

- Location and mounting information for each light shown on the landscape plan.
- A fixture schedule listing fixture design, type of lamp, etc.
- Manufacture's photometric data for each type of light fixture.
- Photometric plan.

9. Signage

Along the property entrance there will be one monument sign (no larger than 32 sq ft.) that will represent the entire property. The monument sign is to be integrated with landscaping and will have down lighting (internal lit signs prohibited). Building materials and design must coordinate with the architecture. All signage will follow the Town of Awendaw guidelines for size and location and will be reviewed for approval by Town Staff. (Any additional signage requires approval by Planning Commission.)

Each business shall apply for sign approval through the Town of Awendaw by submitting elevation drawings. Signage on individual buildings will need to be integrated into the architecture. Approval will be by Town staff. Internal lit signs are prohibited.

10. Garbage Disposal

Dumpsters will be provided for each business. A concrete pad and screening fence will limit visibility. Dumpster locations shall be approved by the Planning Commission.

11. Parking

Parking to be per Town Zoning requirements, Sec 9.2. Shared parking to be encouraged where possible, and where approved by Town of Awendaw.

12. Building Height

No structure shall be constructed on the property which has a height exceeding the allowed 35 foot maximum, from the existing natural grade of the surrounding property (prior to the addition of any fill). The building height is measured as the average height of the roof structure. Decorative cupolas and/or fireplace chimneys may exceed this height, with prior approval from the Town during architecture review.

11. Density

Residential densities shall not exceed a gross density of 6 units per acre, or 31 units.

Commercial densities as proposed in conceptual site plan, Area A will be limited to 20,000 sf of floor area with a 20,000 sf maximum building footprint. Area B will be limited to 10,000 sf of floor area with a maximum 10,000 sf building footprint.

Proposed buildings and paved areas will be limited to 75% lot coverage.
Maximum building height shall not exceed 35' measured from base flood level.

Attachments:

- Table 1.1- Allowable Uses Area A
- Table 1.2- Allowable Uses Area B
- Conceptual Land Use Plan, Example #1
- Conceptual Land Use Plan, Example #2
- Conceptual Drainage Plan
- Conceptual Utility Plan

These plan are conceptual and are to be used for illustrative purposes only for the Planned Department rezoning. Final design and construction layouts shall meet all requirements included in the Planned Development Guidelines as approved by the Town of Awendaw, South Carolina.

Table 1.1- Area A Permitted Uses

AREA A-

Permitted uses for Area A shall be limited to the uses outlined in Table below and are subject to all special provisions, exclusions and conditions of the Town of Awendaw Zoning Ordinance for **Town Center** Zoning. Some uses not specifically outlined in Town Center Zoning will be allowed in Area A as Limited Use with restrictions outlined herein.

Any uses not specifically listed herein would be subject to approval by the Planning Commission.

	<u>Use Limitation*</u>	<u>Condition**</u>
Residential:		
Accessory Dwelling Unit	C	4.1.2
Garage Apartment	C	4.1.20
Group Care Home/ Adult Day or Residential Care Facility	C	4.1.1 & 16 & 22
Single Family Attached/ Patio Homes & Duplexes	C	4.1.43
Civic /Institutional:		
Child Day Care	C	4.1.1 & 4.1.9
Community Recreation Center	A	
Courts & Public Safety	A	
Education Service	A	
Guide Service- Hunting, Fishing, Canoeing, Etc.	A	
Medical Office	A	
Museum & Historical Sites	A	
Parks, Recreation & Outdoor Rec./Entertainment	A	
Postal Services	C	4.1.35
Religious Assembly	C	4.1.1 & 4.1.10
Recreation, Indoor	C	4.1.36
Utility Service, Minor	A	
Utility Service, Major	S	4.1.34, 42 & 49
Commercial:		
Accessory Temporary Sales	C	4.1.3
Banks/Financial	A	
Bar or Lounge	S	4.1.39
Bed& Breakfast Inns	C	4.1.1 & 4.1.4
Recording Studios	C	4.1.5
Building Materials/Garden Equipment and Supplies-Retail	L	L1, L2, 4.1.1 & 4.1.6
Catering Service	A	
Consumer Convenience Service	C	4.1.13
Consumer Goods Rental Service	A	
Consumer Repair Service	A	
Drive Through Facilities, Accessory, Except For Restaurants	C	4.1.14
Food Sales	A	
Hair, Nail or Skin Care Services	A	
Hotel/Motel	C	4.1.25
Liquor, Beer, Or Wine Sales	C	4.1.26 & 39
Non-Store Retailers	C	4.1.51
Off-Site Construction Facilities (Accessory)	C	4.1.31
Offices	A	
Office/Warehouse Complex	L	L1, L2
Personal Improvement Services	A	
Restaurant, General	A	

Retail Sales Or Services	A	
Service Stations, Gasoline (with or w/o convenience stores)	S	4.1.45
Veterinary Services, Excluding Outdoor Kennels	L	L1, L2, L3, 4.1.1 & 4.1.33
Vehicle Parts, Accessories, or Tire Stores	L	L1, L2, L3
Vehicle Repair Service	L	L1, L2, L3, 4.1.47, 50 & 51
Vehicle Sales	L	L1, L2, L3, 4.1.41
Vehicle Service, Limited	L	L1, L2, L3, 4.1.47, 50 & 51

* A- "Allowable" Use of Right; C- Conditional; S – Special Exception by Board of Zoning Appeals; L- Limited, Restrictions Apply as well as specified conditions, see Special Limited Use Restrictions Below.

**Uses are subject to all special provisions, exclusions and conditions of the Town of Awendaw Zoning Ordinance as outlined in the referenced section.

Special Limited Use Restrictions:

- L1- Buildings shall have a 150' Setback from US Hwy 17 and Milcrest Road
- L2- Garage bays, loading docks shall not face US Hwy 17.
- L3- Maximum building size shall not exceed 10,000 sf

Table 1.2- Area B Permitted Uses

AREA B-

Permitted uses for Area B shall be limited to the uses outlined in Table below and are subject to all special provisions, exclusions and conditions of the Town of Awendaw Zoning Ordinance for **Office/Residential** Zoning. Some uses not specifically outlined in Office/Residential Zoning will be allowed in Area B as Conditional Use with applicable conditions.

Any uses not specifically listed herein would be subject to approval by the Planning Commission.

	<u>Use Limitation*</u>	<u>Condition**</u>
Agricultural:		
Roadside Stands	C	4.1.1 & 4.1.40
Residential:		
Accessory Dwelling Unit	C	4.1.2
Garage Apartment	C	4.1.20
Group Care Home/ Adult Day or Residential Care Facility	C	4.1.1 & 16 & 22
Single Family Detached	A	
Single Family Attached/ Patio Homes & Duplexes	C	4.1.43
Civic /Institutional:		
Community Recreation Center	C	4.1.1 & 4.1.36
Courts & Public Safety	A	
Education Service	A	
Guide Service- Hunting, Fishing, Canoeing, Etc.	C	4.1.18
Medical Office	A	
Museum & Historical Sites	C	4.1.24
Religious Assembly	C	4.1.1 & 4.1.10
Utility Service, Minor	A	
Utility Service, Major	S	4.1.34, 42 & 49
Commercial:		
Accessory Temporary Sales	C	4.1.3
Banks/Financial	A	
Bed& Breakfast Inns	C	4.1.1 & 4.1.4
Recording Studios	C	4.1.5
Catering Service	C	4.1.1 & 4.1.7
Consumer Convenience Service	C	4.1.13
Consumer Repair Service	C	4.1.51
Hair, Nail, or Skin Care Services	C	4.1.23
Offices	A	
Personal Improvement Services	C	4.1.51
Retail Sales Or Services	C	4.1.40

* A- "Allowable" Use of Right; C- Conditional; S – Special Exception by Board of Zoning Appeals

**Uses are subject to all special provisions, exclusions and conditions of the Town of Awendaw Zoning Ordinance as outlined in the referenced section.



6610000290 JSP PARCELS LLC

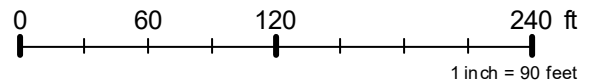
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OWNER1: JSP PARCELS LLC

PLAT BOOK PAGE: L23- 0139

DEED BOOK PAGE: -

Jurisdiction: TOWN OF AWENDAW



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