# BEAUFORT–PORT ROYAL
# METROPOLITAN PLANNING COMMISSION
## AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

**Monday, June 15, 2020, 5:00 P.M.**

~~**City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort, SC**~~

This meeting will be conducted electronically via Zoom and broadcasted via livestream on Facebook. You can view the meeting live via Facebook at the City's website www.cityofbeaufort.org and via Zoom at https://us02web.zoom.us/j/81413894462?pwd=bmN3YnM4M05KZkVsV2ppUWNPblV2dz09
Meeting ID: 814 1389 4462
Password: 546057
+19292056099

---

**STATEMENT OF MEDIA NOTIFICATION:** "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Review Commission Meeting Minutes:**

**A. April 20, 2020 Regular Meeting Minutes**

**IV. Questions Relating to Military Operations**

**V. Review of Projects for the City of Beaufort:**

**A. Whitehall Sketch Plan.** The applicant, Whitehall Point Holdings, LLC, has requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall) (R123 014 000 0149 0000). The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and no new streets.

**B. The Preserve at Miller Drive.** The applicant, Whitehall Development Group, has requested a major subdivision of approximately 20 acres. The subdivision will result in and 5 new streets. The property is further identified as District R200, Map 15, Parcels 107& 749.

**C. Annexation and rezoning** of 27.8 acres at the Commerce Park. The property is further identified as District 100, Map 24, Parcels 449 and 410. The current zoning is S-1(County). The requested zoning is Light Industrial. Applicant: City of Beaufort.

**D. Update of Council Actions**

**E. Update of pending applications/status of approved projects.**

**VI. Review of Projects for the Town of Port Royal:**

**A.** **Rezoning Request.** Rezone 0.52 acres at 2606 Smilax Avenue. The property is further identified as District 110, Map 8, Parcel 62. The current zoning is T3 Sub-Urban Neighborhood. The requested zoning is T4 Urban Center.

**B.** **Update of Council Actions**

**VII. Review of Projects for Beaufort County:**

**A.** **None.**

**VIII. Adjournment**

**Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.**

# Metropolitan Planning Commission
## Meeting Minutes – April 20, 2020

## I. CALL TO ORDER 5:03 PM

A meeting of the Metropolitan Planning Commission was held via Zoom on February 19, 2020.

## II. ATTENDEES

Attendees included Michael Tomy (Chairman), James Crower (Vice-Chair), Judy Alling, Bill Bardenwerper, Caroline Fermin, Jason Hincher, city staff, David Prichard and Heather Spade, and Town of Port Royal staff, Linda Bridges.

## III. REVIEW OF MINUTES 5:07 PM

A motion was made to approve the meeting minutes of February 19, 2020 by James Crower and seconded by Bill Bardenwerper. The motion passed unanimously.

## IV. NEW BUSINESS 5:00 PM

Town of Port Royal Agenda Items:

**A.** Town of Port Royal – Text Amendment. An amendment to Article 4, Specific to Use of The Port Royal Code. The amendment would change the use, Lodging: Short Term from Permitted (P) to Conditional (C) in Transects T3 Edge, T3 Sub-Urban, T3 Neighborhood, T4 Neighborhood Center, T4 Neighborhood Center-Open, T4 Urban Center, T5 Main Street.

- Town of Port Royal – Amendment. The amendment will also amend 4.1.40 Principle Use Definitions for 7. Lodging: Short Term Rental.
- The amendment will add G. Short Term Rental to Division 4.2 Conditional Use Regulations, Section 4.2.20 Offices of Services.

Ms. Bridges said these amendments are submitted to you on behalf of the Town's Short Term Rental Task Force that was appointed by Council several months ago to look some issues after much public comment and desire for a task force. The task force brought forth a few stipulations and our Town attorney has written an ordinance and amendment to the Port Royal Code. Ms. Bridges said to summarize, all STRs will be a conditional use where now it is a permitted use. It becomes a conditional use in all the T3, T4 and T5 Transects; this hasn't changed. It redefines or refines what a definition of a Short Term Rental is and establishes the conditions that are going to be attached to question whether a STR can be established, how it's established, and how it will be permitted. Ms. Bridges referred to her staff report and said she included the "track changes" into the document so as you read if this is text crossed through means we are taking that out and something is provided instead; if we are adding to the document it is in red. Ms. Bridges went over the proposed changes.

DRAFT

Mrs. Bridges said she now has the Facebook Comments and read them:

**Sing Papas** said, "I don't want to change any zoning to my property in Port Royal".

**Angela Gilstrap** asked do Port Royal residents who own STRs know about this meeting being held on this page. She said, "I don't see any people I know that own STRs in this thread".

**Chuck Gardner** what about a two day rental, it's that allowed?

**Tina Kelly** "one dwelling per lot", yet it says, "duplexes are included". Mrs. Bridges said there is some clarification. (1) A duplex can be owned by two separate people. If the ownership is split as the duplexes is split, there would be one structure per lot. The Assessor will list them as two separate properties. (2) If they each had an accessory dwelling unit than of the four potential applicable spaces only two of them would be able to be STRs. Mr. Tomy suggested instead of saying "lot" say "address" if that works because any accessory dwelling building used as a STR has to have a separate address.

**Mike Sackman** asked where 8% saturation came from. He stated, "you can't have a birthday at a house". Mrs. Bridges said the 8% came from the taskforce who spent many hours arriving at a number. The 8% was a comprise on many parts. Mr. Tomy said as a reference, the City has 6%.

**Phil Alling** said, "hotels have to provide at least one off-street parking per room and asked why shouldn't STR operators have to do the same". Mr. Hincher feels the Town has addressed this well by requiring a parking plan. Commissioners agreed.

**Tina Kelly** strongly objects to the monitor fire alarm systems because it is an added expense for homeowners on top of accommodation fees, property insurance, flood insurance, utilities, WIFI, cable, water, etc. Property owners do not need to have a monitored fire alarm system. Mr. Hincher said he agrees; I understand why it's in place, but as far as it being mandated, I agree. Ms. Alling said, safety is paramount. Mr. Tomy feels it needs to be in there. As a STR rental from a safety standpoint, I agree with Ms. Alling. The fire alarm system from ADT is through WIFI so the expense their talking about is monthly expense for the system, but it's not that expensive for the equipment and installation. Mr. Hincher understands from the safety standpoint, but if you have someone who is renting out a room in their house, it's a little overreach to mandate them to be put it in to retrofit a house if they are living in the structure.

**Mr. Patel** asked, have you given any thought to Megan's Law? Commissioners are not sure how it applies to this.

**Phil Alling** said the taskforce intent was to transfer a license from one location to another for the same owner. Mrs. Bridges said this was discussed earlier and this is what the ordinance says and that was the intent of the taskforce had. Mr. Bardenwerper even though we said it's problematic. Mr. Tomy said the City would be giving up control over STRs if it allowed it.

**Tresa Agosta Klock** As new owners file within 60 days they would have to comply with all requirements. Mrs. Bridges said this was covered earlier in our discussion.

**Bernadette Clayton** said "I'm glad this is finally coming on the agenda; it certainly took long enough. I do understand some of the STR owners do try to operate in a way that is not disruptive, however not all have the best interest of the Town or the neighborhoods. Thus, the needs for these changes to be made. Mrs. Bridges said Ms. Clayton goes through point by point, so she read pages 4-24 thru 4-26.

Ms. Bridges said there are no more public comments via Facebook.

**Motion:** Mr. Hincher made a motion to move forward with the text amendments incorporating the comments that Linda has captured throughout this session. Ms. Fermin seconded the motion.

Further Discussion:

Ms. Alling said the taskforce met and came up with this proposal several months ago for many legitimate reasons and now which has come to the table. The taskforce was provided with information from other municipalities with helped them to craft his document. So much has happened within municipalities around the world that those should be re-addressed; re-reviewed once again for several reasons. There have been a lot of problems with STRs, some have been solved, which would be important for us to know what those solutions were to incorporate it into this before it gets started. And some problems it has been determined that they are not solvable which is just as important to know. I suggest that the first municipality to review would be Beaufort because its right here. She's heard they've had problems and are concerned about the 6% and we have 8%. The Town needs to find out more information and perhaps edit this proposal. I would not suggest that task force do not convene because they did their job and did it well. There needs to be a smaller group to do edits and bring it back to us. Mr. Crower agreed with Ms. Alling. Mr. Tomy asked if Ms. Alling was offering an amendment to the motion. Yes, said Ms. Alling.

**Amended Motion:** Ms. Alling made an amended motion suggesting that a committee study municipalities, their problems and their solutions. Restudy the percentage and to start with the City of Beaufort and to edit these proposals and make the necessary suggested changes. Mr. Crower seconded. Mr. Tomy said this amendment nullifies the motion. The other way that you can do an amendment is to ask since there's been time past as you said in the writing of this and the actual submission that the Town take a look at the information contained in here and readdress necessary areas to update it. This would allow the motion to go through approval with that as an amendment. Ms. Alling said there are so many possible problems that could occur and doesn't feels she can approve it. **Mr. Hincher withdrew his motion.** Mr. Hincher wanted to clarify what Ms. Alling was suggesting. She wants to send back the document to staff with the items we discussed today as well as look at other municipalities in close proximity and try to incorporate the changes they made over the last several months. Ms. Alling said this sounds good but not to limit it to those in close proximity. But to get a good overview of stumbling blocks that there have been.

Ms. Tomy asked if the second on the first motion is removed? Ms. Fermin said, yes.

**Motion:** Ms. Alling made a motion that the short term rental document be further researched, revised, edited, and brought back to the MPC for further review including to pass on to the Town the comments and questions that have been made. Mr. Crower seconded the motion. The motion passed unanimously.

**B.** Town of Port Royal – Text Amendment. An amendment to Article 6, Nonconformities, of The Port Royal Code. An amendment to Section 6.4.10 C to allow minor modifications to a sign face attachment. Applicant: Adams Outdoor

**Motion:** Mr. Bardenwerper made a motion, seconded by Ms. Fermin, to approve the suggested change along with the hurricane resistant frame.

Ms. Bridges said there is one public comment asking, "What is the definition of minor". Ms. Bridges said this was covered when it was discussed about hurricane frames.

**C.** Update of Council Actions

Ms. Bridges there were two issues on the agenda last month and one was rezoning for Habitat and it received 1st reading. Month of April that will come forward with a public hearing and second reading. Other question on the April Agenda was about allowing campgrounds in the Town of Port Royal, council postponed and there was a discussion and feedback to the applicant and the applicant is working on answering those question for council and the Planning Commission due to the stipulation that they bring it back to you with more information and data.

## V. ADJOURN TIME

Ms. Fermin made a motion to adjourn, seconded by Ms. Alling. The motion passed unanimously.

Disclaimer: All Cultural Advisory Board Meeting minutes are recorded, which can be found on the City's website at www.cityofbeaufort.org (Agenda section). Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

# CITY OF BEAUFORT

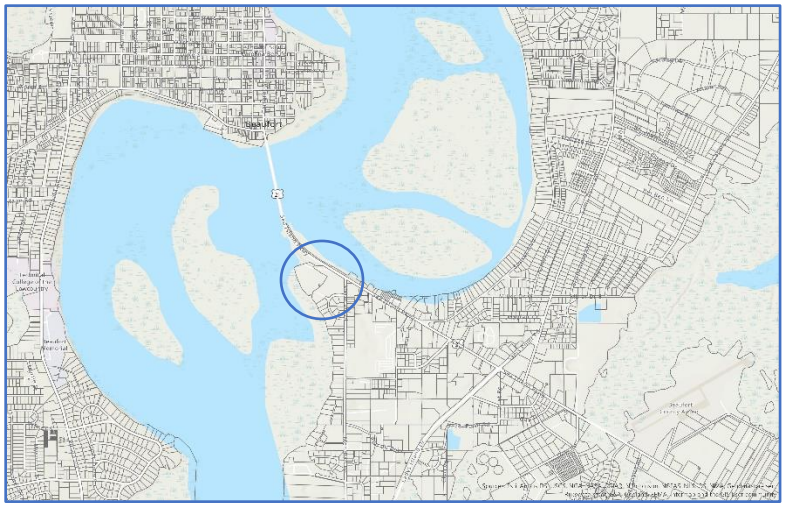
# AGENDA ITEMS

# Staff Report for MPC

From the Director of Community and Economic Development

**June 3, 2020**

## SUBJECT: Whitehall Major Subdivision



Request: The applicant, Sam Levin, has requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall) (R123 014 000 0149 0000). The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and no new streets.

The zoning district is T4-N.

The size of the parcel designates this as a Major subdivision and requires a sketch plan approval from the Metropolitan Planning Commission (MPC).

Sketch plans are to provide the general layout of lots and streets, reviewed by the MPC, for the sole purpose of subdividing the land. The intent is to provide the applicant confirmation that the "simple line drawing" is consistent with the development code in terms of lot dimensions, street connectivity, street dimensions, and the allocation of required open space, in order for the applicant to confidently proceed with investing in technical drawings. It is not a building development plan.

A sketch plan review is a ministerial decision; the MPC determines that the provisions of the code regarding the subdivision of land have been met.

In accordance with the Beaufort Development Code § 9.9.3.E, the MPC "shall approve, approve with conditions, or disapprove the sketch plan within 60 days after submission. Unless this time limit is extended by mutual agreement, failing to act within the time limit constitutes approval of the sketch plan. If the proposed sketch plan is approved by the MPC, the MPC shall advise the applicant in writing of:

a. the conditions of such approval, if any;
b. certification of the plan by the city; and
c. the date on which the MPC granted approval.

If the MPC disapproves the sketch plan, written notice will be given to the applicant.

If the MPC approves the sketch plan, the applicant will submit a preliminary plat incorporating any conditions required by the MPC. The preliminary plat will inform the site plan for the development and will be reviewed by the TRC.

## STAFF ASSESSMENT

The Sketch Plan is consistent with the City of Beaufort Code:

Section 2.4 District Development Standards - The parcel is zoned T4-N. There are no lot-width-at-front-setback standards, nor is there a minimum lot size requirement.

Section 7.2 Street Network and Design Standards – there are no proposed new streets. Both lots have access to the existing street network.

Section 7.4 – Community Space/Open Space has not been shown.

Suitability and adequacy of required infrastructure, given the future plans for the property, will be assessed during preliminary plat review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development), Chapter 8 (Environmental & Resource Protection) and Chapter 9 (Development Review Procedures).

Building form, orientation, and access will be evaluated as part of development design review (§ 9.8) prior to the submittal for a project permit.

## STAFF RECOMMENDATION

Approve.

# WHITEHALL

## SKETCH PLAN

FOR ILLUSTRATIVE PURPOSES




DATE: 22 MAY 2020
LOCATION: BEAUFORT, SC

N
W E
S

0 25 50 75 100 125 150 175 200
Scale 1 " = 50'

DRAFT

Note: Plan is conceptual in nature and subject to change.

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

# WHITEHALL

## SKETCH PLAN

FOR ILLUSTRATIVE PURPOSES




DATE: 5 JUNE 2020
LOCATION: BEAUFORT, SC

N
W E
S

0 25 50 75 100 125 150 175 200

Scale 1 " = 50'

DRAFT

Note: Plan is conceptual in nature and subject to change.

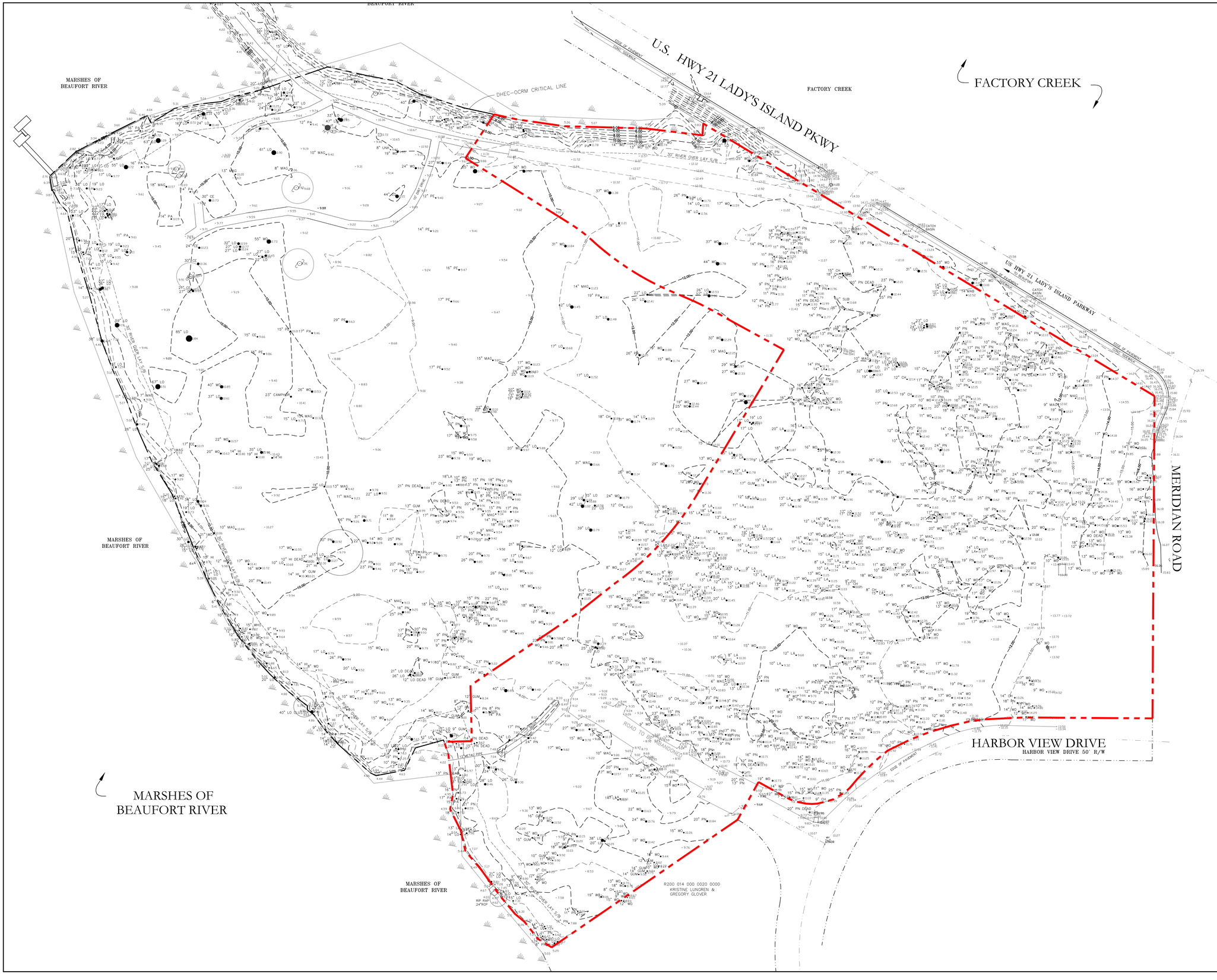
Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

# WHITEHALL

EXISTING CONDITIONS

APRIL 7, 2020

DRAFT




N

W E

0 25 50 75 100 125 150 175 200

Scale 1 " = 50'


Witmer Jones Keefer Ltd.

landscape architecture
land planning

www.wjkltd.com

23 Promenade Street, Suite 201 ǂ Bluffton, South Carolina ǂ 29910 ǂ ph 843.757.7411


PLAN IS CONCEPTUAL IN NATURE
NOT FOR CONSTRUCTION

# Staff Report for MPC

From the Director of Community and Economic Development

**June 4, 2020**

## SUBJECT: Subdivision at 44 & 50 Miller Drive

Request: The applicant, Whitehall Development Group, has requested a major subdivision of approximately 20 acres. The subdivision will result in and 5 new streets.



The zoning district is T3-N.

The addition of streets along with the size of the parcel designates this as a Major subdivision and requires a sketch plan approval from the Metropolitan Planning Commission (MPC).

Sketch plans are to provide the general layout of lots and streets, reviewed by the MPC, for the sole purpose of subdividing the land. The intent is to provide the applicant confirmation that the "simple line drawing" is consistent with the development code in terms of lot dimensions, street connectivity, street dimensions, and the allocation of required open space, in order for the applicant to confidently proceed with investing in technical drawings. It is not a building development plan.

A sketch plan review is a ministerial decision; the MPC determines that the provisions of the code regarding the subdivision of land have been met.

In accordance with the Beaufort Development Code §9.9.3.E, the MPC "shall approve, approve with conditions, or disapprove the sketch plan within 60 days after submission. Unless this time limit is extended by mutual agreement, failing to act within the time limit constitutes approval of the sketch plan. If the proposed sketch plan is approved by the MPC, the MPC shall advise the applicant in writing of:

a. the conditions of such approval, if any;
b. certification of the plan by the city; and
c. the date on which the MPC granted approval.

If the MPC disapproves the sketch plan, written notice will be given to the applicant.

If the MPC approves the sketch plan, the applicant will submit a preliminary plat incorporating any conditions required by the MPC. The preliminary plat will inform the site plan for the development and will be reviewed by the TRC.

## STAFF ASSESSMENT

Section 2.4 District Development Standards - The parcel is zoned T3-N. The lot-width-at-front-setback standard is 40 ft minimum; the minimum lot size requirement is 4,000 sq-ft, and 3,000 sq-ft for alley-served lots.

Section 7.2 Street Network and Design Standards – the proposed street right-of-way is 50 ft which is consistent with the Neighborhood St 2 standard (§ C.5.8). The pavement width is 20 ft, which is consistent with the Neighborhood St 3 standard. On-street parking width is 8 ft, which is consistent with street section parallel parking standards (§ C.5). The planting strips are generally 10 ft in depth where there is not on-street parking, which exceeds the Neighborhood St standards of 5-7 ft. The sidewalk width is 5 ft, which is consistent with Neighborhood St 2 & 3 standards. There are no issues with block size nor street intersection spacing.

Section 7.4 – Community Space/Open Space Standards – 15% of the subdivision shall be preserved as community space/open space. The sketch plan designates 7.42 acres (35%) as open space.

Suitability and adequacy of required infrastructure, given the future plans for the property, will be assessed during preliminary plat review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development), Chapter 8 (Environmental & Resource Protection) and Chapter 9 (Development Review Procedures).

Building form, orientation, and access will be evaluated as part of development design review (§ 9.8) prior to the submittal for a project permit.

## STAFF ASSESSMENT

Staff recommends approval. The parcel has been recently annexed into the city and has not yet been incorporated into the street infrastructure plan, staff recommends the applicant meet with staff to discuss street section plans prior to submitting the preliminary plat. Also, prior to submitting the preliminary plat the dead-end streets must show a “turn-around” and pedestrian connections as appropriate.

# MAJOR SUBDIVISION PROCESS
# CONCEPTUAL / PRELIMINARY PLAT APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

***Application Fee: $0***

**OFFICE USE ONLY:** **Date Filed:** 5-13 **Application #:** 20480 **Zoning District:** T3-N
**Site Area:** 289 **Meeting Date:** 6/15-MPC

**Schedule:** The Metropolitan Planning Commission (MPC) typically meets the 3rd Monday of each month at 5:30pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/metropolitan-planning-commission.aspx

**Review Request:** ☑ Conceptual ☐ Preliminary

**Submittal Requirements:** 7 hard copies and 1 digital copy of all forms and information are required. In addition to a complete application form, applicants are required to submit the following information. Additional information, such as traffic studies, stormwater concepts/calculations, arborist report, may be required.

**Conceptual Request**: Sketch Plan as described in Section 9.3.1.B, Conceptual Plat showing lots, roads and street sections, sidewalks, existing/proposed trees, open space.

**Preliminary Request**: Site Plan for Preliminary Plat as described in Section 9.3.1.C

**Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?** ☐ **Yes** ☑ **No**

## Applicant, Property, and Project Information

Applicant Name: Whitehall Development Group

Applicant Address: 1124 Park West Blvd, Suite 101, Charleston, SC 29466

Applicant E-mail: sam@whitehalldg.com Applicant Phone Number: 843-345-0824

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☑ Developer ☐ Contractor

Owner (if other than the Applicant):

Owner Address:

**Project Name**: Miller Drive

Property Address: 44 & 50 Miller Drive

Property Identification Number (s):*(Tax Map & Parcel Number)*: R 200 015 000 0107& 0749

Meeting Date Requested: June

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: Date: May 13, 2020

MAJOR SUBDIVISION PROCESS

# CONCEPTUAL / PRELIMINARY PLAT APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

***Application Fee: $0***

**Required Project Information**

Project Name: The Preserve at Miller Drive

Site Area in Acres: 20 Zoning District: T 3-N

Proposed Allocations (in acres and gross %):

Developed Area: 12.65 Civic/Open Space: 7.42

Provide a brief Project Narrative:

The Preserve is a 50 lot subdivision featuring a five acre Lake and views and acces to the Morgan River . The community will be patterened after local projects such as City Walk and Celedon.

**CONTACT INFORMATION –** Application form & supplementary information may be submitted via email:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

WIGGINS ROAD

BENT OAK ROAD

SUNRISE BLVD

MORGAN RIVER

MILLER DRIVE

ALLEY

PUMP STATION

PETERSON STREET

YATES LANE

SUNRISE PARK

COMMUNITY DOCK

STABALIZED GRASS

SUNSET PAVILION

BLANDING STREET

PRESERVE

RAIN GARDEN

RAIN GARDEN

FISHING PIER

20' DRAINAGE EASEMENT

ALLEY

EXISTING POND
±5.6 AC

STABALIZED GRASS

*MARSHES OF MORGAN RIVER*

MICHELS LANE

ALLEY

LIVE OAK 20" AND GREATER, TYP.

30' OCRM SETBACK

- MARSH / PRESERVE (16)
- COTTAGE (10)
- VILLAGE (25)


Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411


MAY 2020

# SKETCH MASTER PLAN
FOR
# MILLER DRIVE
LADY'S ISLAND, SOUTH CAROLINA

N
W E

0 25 50 75 100 125 150 175 200

Scale 1 " = 50'

Note: Plan is conceptual in nature and subject to change

WIGGINS ROAD

BENT OAK ROAD

SUNRISE BLVD

MORGAN RIVER

MILLER DRIVE

ALLEY

PETERSON STREET

PUMP STATION

OPEN SPACE 'B'
±0.34 ACRES

COMMUNITY DOCK

SUNRISE PARK

YATES LANE

STABALIZED GRASS

SUNSET PAVILION

BLANDING STREET

PRESERVE

RAIN GARDEN

RAIN GARDEN

FISHING PIER

OPEN SPACE 'A'
± 7.08 ACRES

20' DRAINAGE EASEMENT

ALLEY

EXISTING POND
±5.6 AC

STABALIZED GRASS

MICHELS LANE

ALLEY

*MARSHES OF MORGAN RIVER*

LIVE OAK 20" AND GREATER, TYP.

30' OCRM SETBACK

| | |
|---|---|
| TOTAL SITE AREA: | ± 21.01 ACRES |
| OPEN SPACE AREA: | ± 7.42 ACRES |

15% : OPEN SPACE REQUIRED

35% : OPEN SPACE PROVIDED

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 ♦ Bluffton, South Carolina ♦ 29910 ♦ ph 843.757.7411

MAY 2020

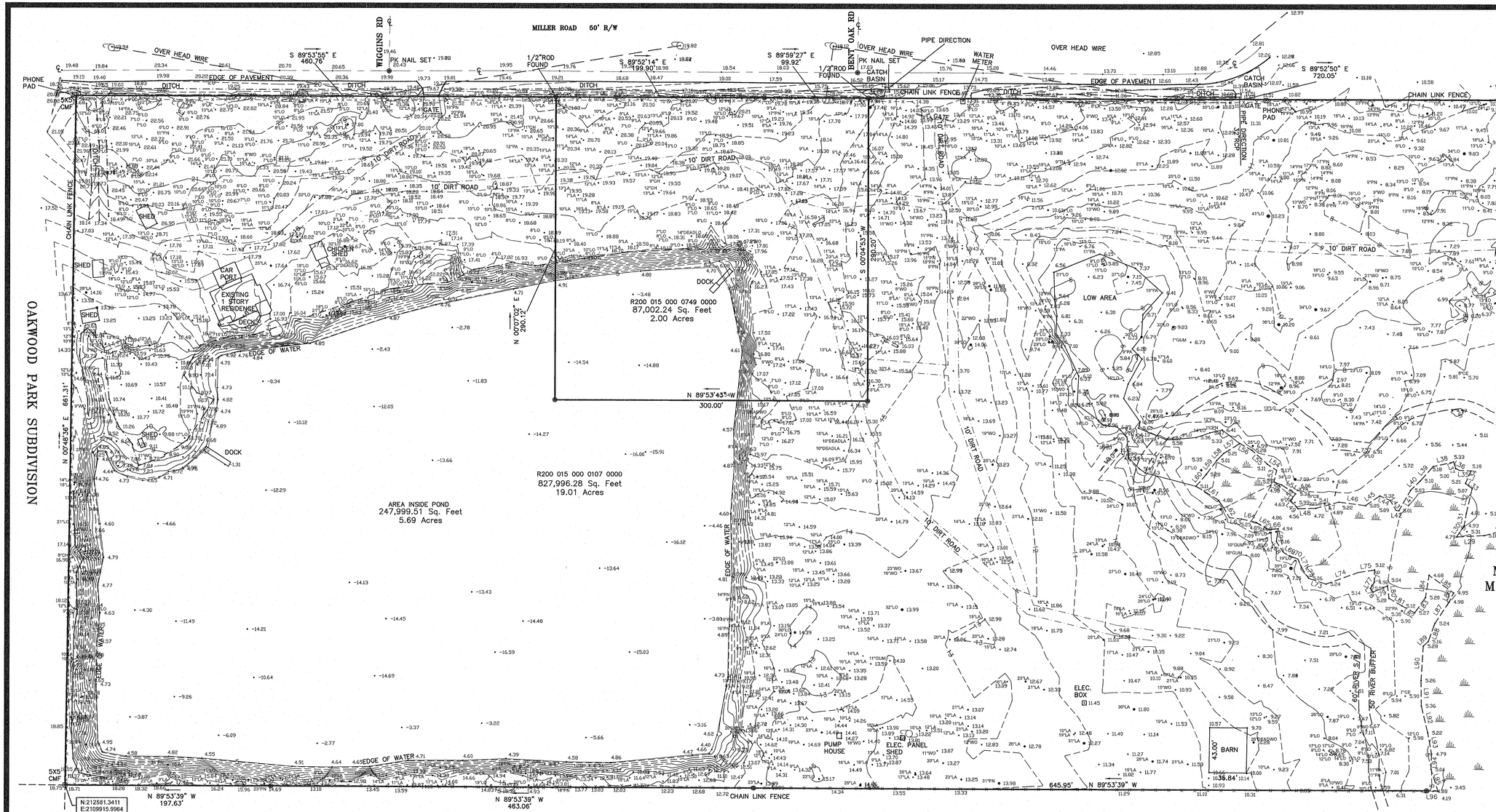
# OPEN SPACE PLAN
FOR
# MILLER DRIVE
LADY'S ISLAND, SOUTH CAROLINA

N
W E

0 25 50 75 100 125 150 175 200

Scale 1 " = 50'

Note: Plan is conceptual in nature and subject to change




GASQUE & ASSOCIATES, INC. No. C00192 SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

## TREE LEGEND

| CODE | COMMON NAME | BOTANICAL NAME |
|---|---|---|
| PNS | PINE SHORTLEAF | Pinus echinata |
| PNL | PINE LONGLEAF | Pinus palustris |
| LO | LIVE OAK | Quercus virginiana |
| O | OAK | Quercus spp. |
| MAG | SOUTHERN MAGNOLIA | Magnolia grandiflora |
| PA | PALMETTO | Sabal palmetto |
| SUB | SUGARBERRY | Celtis laevigata |
| EL | ELM | Ulmus spp. |
| HI | MOCKERNUT HICKORY | Carya spp. |
| BAY | BAY MAGNOLIA | Gordonia spp. |
| WX | WAX MYRTLE | Myrica cerifera |
| CH | BLACK CHERRY | Prunus spp. |
| CE | EASTERN RED CEDAR | Juniperus virginiana |
| TA | CHINESE TALLOW-TREE | Sapium sebiferum |
| PO | YELLOW POPLAR | Liriodendron tulipifera |
| BI | BIRCH | Betula spp. |
| CY | BALDCYPRESS | Taxodium distichum |
| SY | AMERICAN SYCAMORE | Platanus occidentalis |
| PE | PECAN | Carya illinoensis |
| CR | CRAPEMYRTLE | Lagerstroemia indica |
| FR | FRUIT TREE | |
| MP | MAPLE | Morus spp. |
| DW | DOGWOOD | Cornus florida |
| GUM | SWEETGUM | Nyssa Sylvatica |
| WO | WATER OAK | Quercus nigra |
| LA | LAUREL OAK | Quercus laurifolia |
| TUL | TULIP TREE | Liriodendron |
| BJO | BLACKJACK OAK | Quercus marilandica |
| UNK | UNKNOWN | |
| CRA | CRAB APPLE | Malus sylvestris |
| MUL | MULBERRY | Morus |
| MIM | MIMOSA TREE | Albizia julibrissin |
| WHO | WHITE OAK | Quercus alba |
| TO | TURKEY OAK | Quercus cerris |
| RO | RED OAK | Quercus rubra |
| HOL | HOLLY | Aquifoliales |
| WIL | WILLOW TREE | Salix alba |
| TU | TUPELO | Nyssa yannanensis |
| CHB | CHINABERRY | Melia azedarach |
| CW | COTTONWOOD | Populus |
| CL | CHERRY LAUREL | Prunus laurocerasus |

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTEMAY TRCE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°53'50" W | 14.41' |
| L2 | N 12°21'44" W | 18.80' |
| L3 | N 09°47'22" W | 13.64' |
| L4 | S 11°49'21" E | 12.90' |
| L5 | N 09°41'39" W | 13.71' |
| L6 | N 37°28'20" W | 16.09' |
| L7 | N 22°04'43" W | 17.97' |
| L8 | N 13°05'09" W | 23.85' |
| L9 | N 42°08'01" E | 9.50' |
| L10 | N 19°49'50" E | 16.13' |
| L11 | N 19°47'59" W | 9.41' |
| L12 | N 24°51'56" W | 15.46' |
| L13 | N 14°55'52" E | 22.98' |
| L14 | S 14°13'06" W | 27.03' |
| L15 | N 11°36'05" E | 33.59' |
| L16 | N 39°39'53" E | 35.61' |
| L17 | N 19°22'46" E | 24.24' |
| L18 | N 32°09'54" W | 14.25' |
| L19 | S 87°05'18" E | 13.41' |
| L20 | N 39°04'39" W | 21.44' |
| L21 | N 29°40'45" W | 23.85' |
| L22 | N 29°38'46" E | 10.35' |
| L23 | N 71°58'58" E | 31.64' |
| L24 | N 78°29'01" E | 19.28' |
| L25 | N 38°57'41" E | 21.27' |
| L26 | N 29°47'23" E | 18.65' |
| L27 | S 89°20'50" E | 10.36' |
| L28 | N 79°09'19" E | 51.81' |
| L29 | N 87°01'09" E | 28.23' |
| L30 | S 34°19'43" W | 13.11' |
| L31 | S 09°52'56" W | 12.11' |
| L32 | S 11°19'08" W | 24.17' |
| L33 | S 57°19'29" E | 18.15' |
| L34 | N 29°17'55" E | 13.14' |
| L35 | N 67°44'32" E | 10.92' |
| L36 | N 64°58'01" W | 14.12' |
| L37 | N 16°19'19" W | 16.69' |
| L38 | N 77°16'08" E | 19.99' |
| L39 | N 41°59'42" E | 18.32' |
| L40 | S 40°50'59" W | 13.20' |
| L41 | N 29°54'11" W | 22.08' |
| L42 | N 89°52'45" E | 12.76' |
| L43 | N 20°20'58" W | 11.14' |
| L44 | S 66°23'29" E | 10.88' |
| L45 | N 56°11'21" E | 16.63' |
| L46 | S 82°42'09" E | 25.78' |
| L47 | N 75°05'50" E | 22.83' |
| L48 | N 88°30'14" E | 17.02' |
| L49 | S 49°16'07" E | 10.75' |
| L50 | N 37°48'33" E | 8.50' |
| L51 | S 27°32'08" E | 18.03' |
| L52 | S 69°22'23" E | 7.77' |
| L53 | N 19°56'46" E | 11.44' |
| L54 | S 58°59'11" E | 10.57' |
| L55 | S 48°31'58" E | 19.94' |
| L56 | N 61°08'18" E | 13.20' |
| L57 | N 58°41'21" E | 18.22' |
| L58 | S 49°23'53" W | 9.20' |
| L59 | N 32°24'17" E | 16.76' |
| L60 | N 40°45'18" E | 15.06' |
| L61 | S 58°12'51" E | 25.46' |
| L62 | N 19°56'56" W | 10.09' |
| L63 | N 83°39'47" W | 11.53' |
| L64 | N 77°28'58" W | 14.58' |
| L65 | N 60°47'50" W | 13.52' |
| L66 | N 86°20'23" E | 9.22' |
| L67 | N 08°24'22" E | 19.16' |
| L68 | N 32°43'13" W | 12.34' |
| L69 | N 67°48'53" W | 9.59' |
| L70 | S 79°19'58" E | 15.79' |
| L71 | N 74°19'59" W | 10.28' |
| L72 | N 33°42'24" W | 11.10' |
| L73 | N 71°42'28" W | 17.63' |
| L74 | N 72°27'34" W | 13.50' |
| L75 | S 81°22'08" W | 15.30' |
| L76 | N 01°13'43" E | 11.79' |
| L77 | N 32°13'58" E | 16.91' |
| L78 | S 30°08'29" E | 14.35' |
| L79 | S 66°26'49" W | 15.12' |
| L80 | N 08°18'51" W | 12.03' |
| L81 | N 67°07'29" W | 14.44' |
| L82 | N 61°20'16" W | 13.99' |
| L83 | S 39°18'24" W | 17.99' |
| L84 | S 08°55'08" W | 21.53' |
| L85 | N 54°28'00" W | 28.91' |
| L86 | N 25°59'58" E | 19.59' |
| L87 | N 33°37'27" E | 24.79' |
| L88 | N 27°04'40" E | 18.43' |
| L89 | N 47°08'47" W | 8.42' |
| L90 | N 09°43'51" E | 13.97' |
| L91 | N 09°37'03" W | 24.31' |
| L92 | N 19°31'55" W | 26.66' |
| L93 | S 19°20'32" E | 20.58' |
| L94 | N 01°55'23" E | 14.83' |
| L95 | N 17°36'07" W | 21.28' |
| L96 | S 89°53'39" E | 10.70' |

11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

## REFERENCES:

1.) T.M.S. R200 015 000 0107 & 0749
2.) PLAT BY DAVID E. GASQUE DATED 10/15/09 PLAT BOOK 129, PAGE 24 BEAUFORT COUNTY R.M.C. OFFICE

## NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AND A9 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 0100 D. DATED 09/29/86 (INDEX DATE 11/04/92)

# TREE AND TOPOGRAPHICAL SURVEY
# MAX PARCELS R200 015 000 0749 & 0107
PREPARED FOR
SAMUEL M. LEVIN
LADY'S ISLAND
BEAUFORT COUNTY SOUTH CAROLINA

DATE 8/12/2019 SCALE 1"=50'

JOB#50866 F.B.#1017/WC DRAWN BY7


**GASQUE & ASSOCIATES INC.**
**LAND SURVEYORS · PLANNERS**
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798



THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.


David E. Gasque, R.L.S.
S.C. Registration Number 10506

Newkirk
ENVIRONMENTAL INC.
Charleston, SC ● Beaufort, SC

February 17, 2020

US Army Corps of Engineers
Attn: JD Request
Watershed Group 2 Manager
69A Hagood Avenue
Charleston, SC 29403-5107

**RE: Miller Drive Project Site**
**Beaufort County, South Carolina**

Dear Sir or Mam,

Reference is made to a parcel of land located on Lady's Island, Beaufort County, South Carolina. The wetland determination of this area has been completed by Newkirk Environmental, Inc. using methods outlined in the US Army Corps of Engineers Wetland Delineation Manual, 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, November 2010.

Enclosed are copies of an accurate location map, an aerial photograph, Soil Survey, data sheets representing typical site conditions, a map depicting the data point locations, USGS topographic survey, NWI maps, survey plat and photographs of the site. Please review this information to verify the accuracy of Newkirk Environmental, Inc.'s preliminary determination.

Please do not hesitate to call if you have any questions regarding this project, if additional information is needed or to schedule a site visit.

Sincerely,

J. Asher Howell

Asher Howell, Senior Biologist
Beaufort, South Carolina

Enclosures

73 Sea Island Parkway, Suite 20, Lady's Island, South Carolina 29907
Telephone: 843-470-1031 ● Facsimile: (843) 388-6580 ● general@newkirkenv.com ● www.newkirkenvironmental.com

U.S. Army Corps of Engineers – Charleston District - Regulatory Division

# REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD) / DELINEATION

(For Jurisdictional Status and Identifying Wetlands and Other Aquatic Resources)

## I. PROPERTY AND AGENT INFORMATION

### A. Site Details/Location:

Site Name: Miller Drive Project Site Date: February 17, 2020
City/Township/Parish: Lady's Island County: Beaufort
Latitude/Longitude: 32.418036/80.641416 Acreage: 19 Acres
Tax Map Sequence (TMS) #(s): R200 015 000 0107 0000 & R200 015 000 0749 0000
Property Address(es): 44 Miller Drive

X Please attach a survey/plat map and vicinity map identifying location and review area for the JD/delineation. An accurate depiction of the review area must be provided (survey, tax map, or GPS coordinates). Tax maps may only be used if the site includes the entire tax map parcel.

### B. Requestor of Jurisdictional Determination/Delineation *(if there are multiple property owners, please attach additional pages)*

Name: Sam M. Levin
Company Name (*if applicable*):
Address: 156 Spanish Point Dr., Beaufort, SC 29902
Phone: 843-345-0824 Email: sam.levin234@gmail.com
*Check one:* ____I currently own this property
X I plan to purchase this property
____Other, please explain

### C. Agent/Environmental Consultant Acting on Behalf of the Requestor *(if applicable)*:

Consultant/Agent Name: Asher Howell
Company Name: Newkirk Environmental Inc.
Address: 73 Sea Island Parkway, Suite 20, Lady's Island, SC 29907 Phone: 843-470-1031
Email: Asher@newkirkenv.com

## II. REASON FOR REQUEST *(check all that apply)*

X I intend to construct/develop a project or perform activities on this site which would be designed to avoid all aquatic resources.

____ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all jurisdictional aquatic resources under Corps authority.

____ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps, and the Jurisdictional Determination would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.

____ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps; this request is accompanied by my permit application and the jurisdictional determination is to be used in the permitting process.

____ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is subject to the ebb and flow of the tide.

____ A Corps jurisdictional determination is required in order to obtain my local/state authorization.

____ I intend to contest jurisdiction over a particular aquatic resource and the request the Corps to confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.

____ I believe that the site may be comprised entirely of dry land.

____ Other:

| **Charleston Office:** | **Columbia Office:** | **Conway Office:** |
|---|---|---|
| US Army Corps of Engineers<br>Regulatory Division<br>69A Hagood Avenue<br>Charleston, SC 29403<br>(ph) 843-329-8044 | US Army Corps of Engineers<br>Regulatory Office<br>1835 Assembly Street, Room 865 B-1<br>Columbia, SC 29201<br>(ph) 803-253-3444 | US Army Corps of Engineers<br>Regulatory Office<br>1949 Industrial Park Road, Room 140<br>Conway, SC 29526<br>(ph) 843-365-4239 |

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.
Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.
Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.
Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

**III. TYPE OF REQUEST**:

____ **Delineation Concurrence**[1]

____**Approved**[2] **Jurisdictional Determination (AJD) Only**

X **Preliminary**[3] **Jurisdictional Determination (PJD) Only**

____**Approved Jurisdictional Determination (AJD)** with submittal of a Pre-Construction Notification or Department of the Army permit application

____**Preliminary Jurisdictional Determination (PJD)** with submittal of a Pre-Construction Notification or Department of the Army permit application

____**Delineation of Wetlands and/or Other Aquatic Resources Only Conducted By Agent/Environmental Consultant** with submittal of a Pre-Construction Notification or Department of the Army permit application (No jurisdictional determination requested)

____I request that the **Corps delineate** the wetlands and/or other aquatic resources that may be present on my property with the attached **Pre-Construction Notification or Department of the Army permit application**

____I request that the **Corps delineate** the wetlands and/or other aquatic resources that may be present on my property **with a Delineation Only, an AJD or PJD**

____**"No Permit Required" (NPR) Letter** as I believe my proposed activity is not regulated[4]

____**Unclear** as to which jurisdictional determination I would like to request and require additional information to inform my decision

[1] Delineation Concurrence (DC) – A DC provides concurrence that the delineated boundaries of wetlands on a property are a reasonable representation of the aquatic resources on-site. A DC does not address the jurisdictional status of the aquatic resources.

[2]Approved – An AJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, an AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status. AJDs are valid for 5 years.

[3]Preliminary – A PJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, a PJD is used to indicate that this office has identified the approximate location(s) and boundaries of wetlands and/or other aquatic resources on a site that are presumed to be subject to regulatory jurisdiction of the Corps of Engineers. Unlike an AJD, a PJD does not represent a definitive, official determination that there are, or that there are not, jurisdictional aquatic resources on a site, and does not have an expiration date.

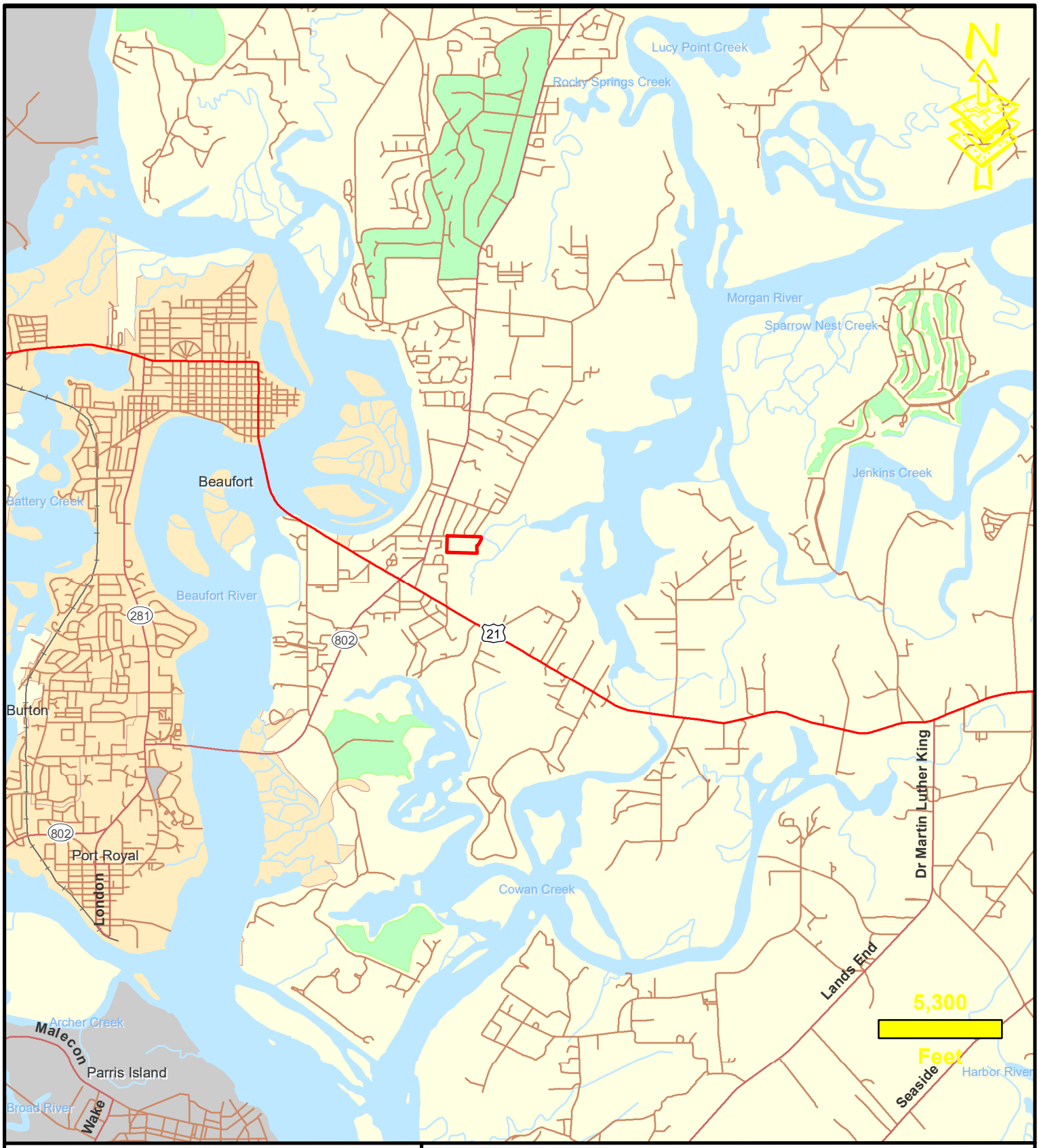
[4] "No Permit Required" (NPR) Letter- A NPR letter may be provided by the Corps to notify the requestor that an activity will not require a permit (authorization) from the Corps; this letter can only be used if the proposed activity is not a regulated activity, regardless of where the activity may occur. A NPR letter cannot be used to indicate the presence or absence of wetlands and/or other aquatic resources, nor can it be used to determine their jurisdictional status.

IV. **LEGAL RIGHT OF ENTRY**

By signing below, I am indicating that I have the authority, or am acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant U.S. Army Corps of Engineers personnel right of entry to legally access the property(ies) subject to this request for the purposes of conducting on-site investigations (e.g., digging and refilling shallow holes) and issuing a jurisdictional determination. I acknowledge that my signature is an affirmation that I possess the requisite property rights to request a jurisdictional determination on the properties subject to this request.

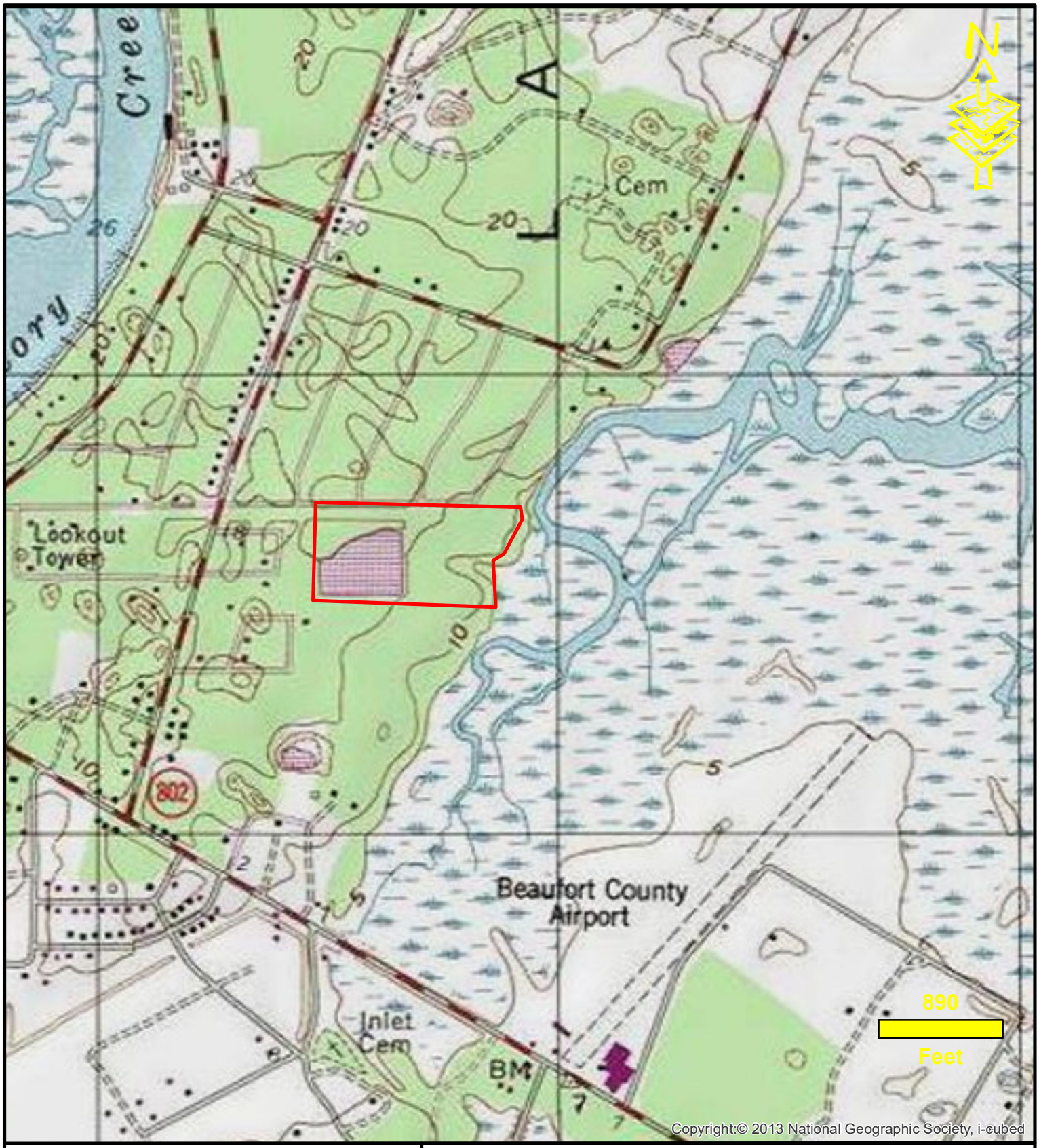
| | |
|---|---|
| 156 Spanish Point Dr., Beaufort, SC 29902 | 44 Miller Drive |
| Mailing Address | Property Address / TMS #(s) |
| sam.levin234@gmail.com | 843-345-0824 |
| Email Address | Daytime Phone Number |
| *Signature: | Printed Name and Date |

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.
Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.
Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.
Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.




| | |
|---|---|
| Vicinity Exhibit | |
| Project #: 04-4420a Date: Jan. 2020 | |
| Created by: AH | |
| | |

# Miller Road Project
# Beaufort County, SC




| | |
|---|---|
| Topographical Exhibit | |
| Project #: 04-4420a Date: Jan. 2020 | |
| Created by: AH | |
| | Miller Road Project<br>Beaufort County, SC |

# Staff Report for City Council

From the Department of
Community and Economic Development

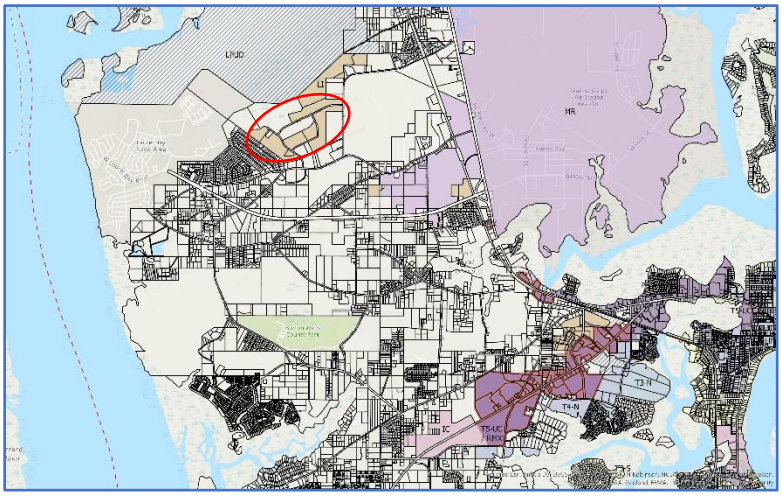
June 8, 2020

## 1 SUBJECT

The city purchased 13.91 acres and received as a donation 13.91 acres to "better market, promote, control and manage economic development in the Beaufort Commerce Park" [O-15-19].

**Annexation**: The Beaufort City Manager has requested that the parcels R100 024 000 0410 0000 and R100 024 000 0449 0000 be annexed into the City of Beaufort, SC. The parcels are also known as Lots 6, 7, and 10 of Commerce Park.

**Zoning:** Contingent of annexation, the City Manager has requested that the parcels be zoned Light Industrial



Size: 13.91 acres and 13.91 acres

Current Zoning [County]: Industrial (S1)

Current Land Use: vacant industrial

Future Land Use: SD – Industrial/Employment Center

The Beaufort Code: In accordance with 10.2.1.C.3 of the *Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

Public Hearing: Scheduled for June 23, 2020 at 7 pm in City of Beaufort Council Chambers

## 2 STAFF ASSESSMENT

The parcel is adjacent to an SI Industrial district (County) to the northwest and the Light Industrial (LI) district everywhere else.

## 3 STAFF RECOMMENDATION

**Annexation:** Approve **Zoning:** LI

TO THE MEMBERS OF )
CITY COUNCIL ) PETITION OF ANNEXATION
CITY OF BEAUFORT, SOUTH CAROLINA )

We, the undersigned freeholders, pursuant to Section 5-3-150(3), South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

The petitioning area to be annexed is described as follows:

R100 024 000 0449 0000 | R100 024 000 0410 0000

See attachment

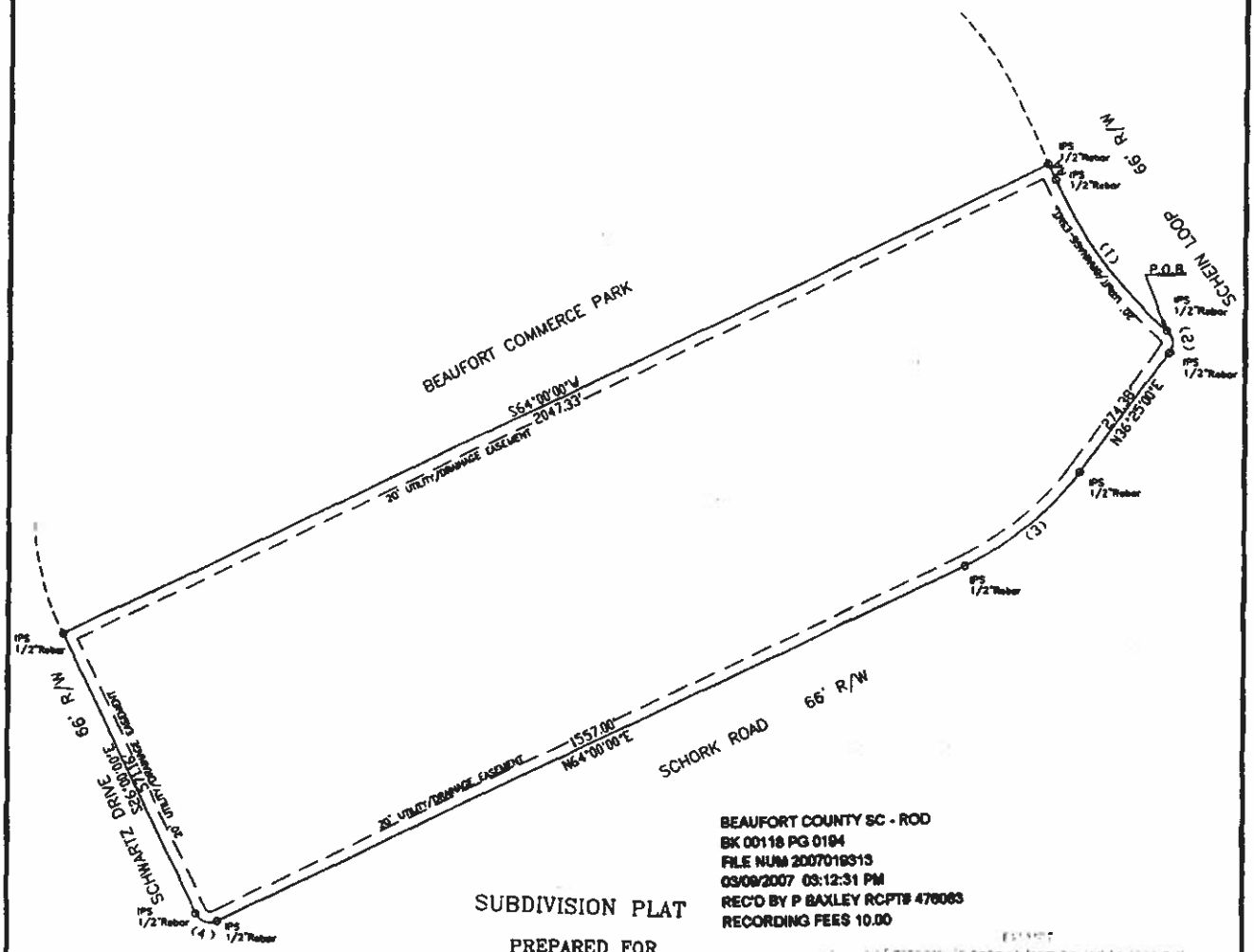
Plat of area to be annexed and list of freeholders are attached hereto.

| Name (print) | Address | Signature | Date of Signature |
|---|---|---|---|
| William Prokop | 1911 Boundary St, Beaufort, SC | | 5/29/2020 |

| NO. | BEARING | DISTANCE |
|---|---|---|
| AA | N24°30'00"W | 31.54' |

| NO. | DELTA | RADIUS | ARC | TANGENT | C.BEARING | CHORD |
|---|---|---|---|---|---|---|
| 1 | 24°45'05" | 804.03' | 347.34' | 176.42' | N36°52'33"W | 344.64' |
| 2 | 85°40'05" | 30.00' | 44.86' | 27.81' | N06°25'03"W | 40.79' |
| 3 | 27°35'00" | 578.07' | 278.29' | 141.90' | N50°12'30"E | 275.61' |
| 4 | 90°00'00" | 30.00' | 47.12' | 30.00' | S71°00'00"E | 42.43' |




BEAUFORT COUNTY SC - ROD
BK 00118 PG 0194
FILE NUM 2007018913
03/09/2007 03:12:31 PM
REC'D BY P BAXLEY RCPT# 476083
RECORDING FEES 10.00

# SUBDIVISION PLAT

PREPARED FOR

# PROJECT PANTHER

106.8(C)(4)

PORTION OF BEAUFORT COMMERCE PARK

BEAUFORT COUNTY SOUTH CAROLINA

27.824 ACRES

REFERENCE PLAT
PLAT BY R.D. TROGDON, JR. DATED JULY 26, 1983 AND FILED IN THE ASSESSORS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0035 D, DATED 9-29-86.

R100-024-000-0408-0000 (PORTION OF)

0 100' 200' 400' 600'

SCALE 1" = 200'

DECEMBER 6, 2006
P13115A/MMA/JJ

REVISED 12/29/06 CHANGE UTILITY EASEMENT TO UTILITY/DRAINAGE EASEMENT.

SOUTH CAROLINA
BEAUFORT SURVEYING INC.
No. 00189
CERTIFICATE OF AUTHORIZATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

6-15-19

# ORDINANCE

**Authorizing the City Manager to Enter Into Contracts and other Documents for the Purchase of 13.91 acres of land from, and the receipt of donation of 13.91 acres of land by, Venture Inc. Of Beaufort, located in the Beaufort Commerce Park**

WHEREAS, Venture, Inc. Of Beaufort (Venture) is the owner of a 27.82 acre parcel of land in the Beaufort Commerce Park, adjacent to and surrounded by other land owned by the City of Beaufort as shown on the attached plat, recorded in Plat Book 118 at Page 194; and,

WHEREAS, for several years the City has been interested in acquiring this parcel in order to better market the land available for economic development in the Commerce Park; and,

WHEREAS, Venture has offered to sell to the City the Eastern one-half of this parcel, comprised of 13.91 acres for the sum of $417,300; and,

WHEREAS, Venture has also offered to donate to the City of Beaufort, for the benefit of Beaufort Pride of Place, the Western one-half of this parcel, comprised of 13.91 acres; and,

WHEREAS, City Council finds that it is in the best interest of the City, and the Citizens of Beaufort, for the City to acquire this parcel in order to better market, promote, control and manage economic development in the Beaufort Commerce Park; and,

WHEREAS, the funds for this purchase are available in the City account entitled Committed Fund Balance for Land Acquisition; and,

WHEREAS, an Ordinance is required for the acquisition of real property by the City,

NOW THEREFORE, be it Ordained, by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that the City Manager shall be authorized and empowered to enter into Purchase and Sale Agreements, Closing, and other necessary documents for the following transactions:

1. The purchase by the City from Venture, Inc. Of Beaufort, of that portion of the Beaufort Industrial Park, containing 13.91 acres, more or less, shown in plat to be provided, being the Eastern one-half of the 27.82 acres shown in Plat Book 118 at Page 194, for the sum of $417,300; and,

2. The receipt and acceptance by the City of the donation by Venture, Inc. Of Beaufort, of that portion of the Beaufort Industrial Park, containing 13.91 acres, more or less, shown in plat to be provided, being the Western one-half of that 27.92 acres shown in Plat Book 118 at Page 194.

# REZONING APPLICATION (EXCEPT FOR PUDS)

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

*Application Fee: $250 + $10 for each additional lot* N/A
*Receipt #* N/A

**OFFICE USE ONLY:** **Date Filed:** 5.29.20 **Application #:** 20575 **Zoning District:**

**Submittal Requirements:** You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

**Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?** ☐ Yes ☐ No

**Applicant, Owner and Property Information**

Property Address: Commerce Park Lots 10, 7, and 6

Property Identification Number *(Tax Map & Parcel Number)*: R100 024 000 0449 0000
R100 024 000 0410 0000

Applicant Name: City of Beaufort

Applicant Address: 1911 Boundary St. Beaufort, SC 29902

Applicant E-mail: jbachaty@cityofbeaufort.org Applicant Phone Number: 843.525.7011

Property Owner (if other than the Applicant): NA

Property Owner Address: NA

**Have any previous applications been made for a map amendment affecting these same premises? ( ) YES ( ) NO**

If yes, give action(s) taken: NA

Present zone classification: S1 (County)

Requested zone classification: Light Industrial

Total area of property: 27.824 ac

Existing land use: Industrial

Desired land use: Industrial

Reasons for requesting rezoning: Annexation into city jurisdiction

Applicant's Signature: Date: 5/29/2020

NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature: NA Date: NA

# TOWN OF PORT ROYAL

# AGENDA ITEMS

# City of Beaufort - Town of Port Royal – Beaufort County
# Joint Metropolitan Planning Commission
# Rezoning Analysis
# Meeting Date: June 15, 2020

**Applicant**
HAROLD'S R US LLC

**Site**
Approximately 0.52 acres located at 2606 Smilax Ave, also identified as District 110, Map 8, Parcel 62. The parcel is near the intersection of Smilax Ave and Narcissus Lane. See Location Map, Exhibit A.

**Present Zoning and Existing Development**
The parcel is zoned T3 Sub-Urban. The Sub-Urban Neighborhood (T3SN) Zone is intended to provide a less intense, predominantly single-family area within the framework of a neighborhood in which Civic and park functions, as well as limited goods and services are located within walking distance. The parcel sites a single-family residence with an attached apartment.

**Proposed Zoning**
The proposal is to rezone the lot to T4 Urban Center. The Urban Center (T4UC) Zone is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. This area serves as the focal point for the community, providing access to day-to-day amenities and transit. See Exhibit B, Zoning Map

**Comprehensive Plan / Land Use Compatibility**
The Future Land Use map from the Comprehensive Plan classifies the parcel in an Intended Growth Sector (G-3), Activity Sector. T4 Urban Center is compatible, in both density and allowed uses with what is envisioned in an Intended Growth Sector. See Exhibit C, The Future Land Use Map.



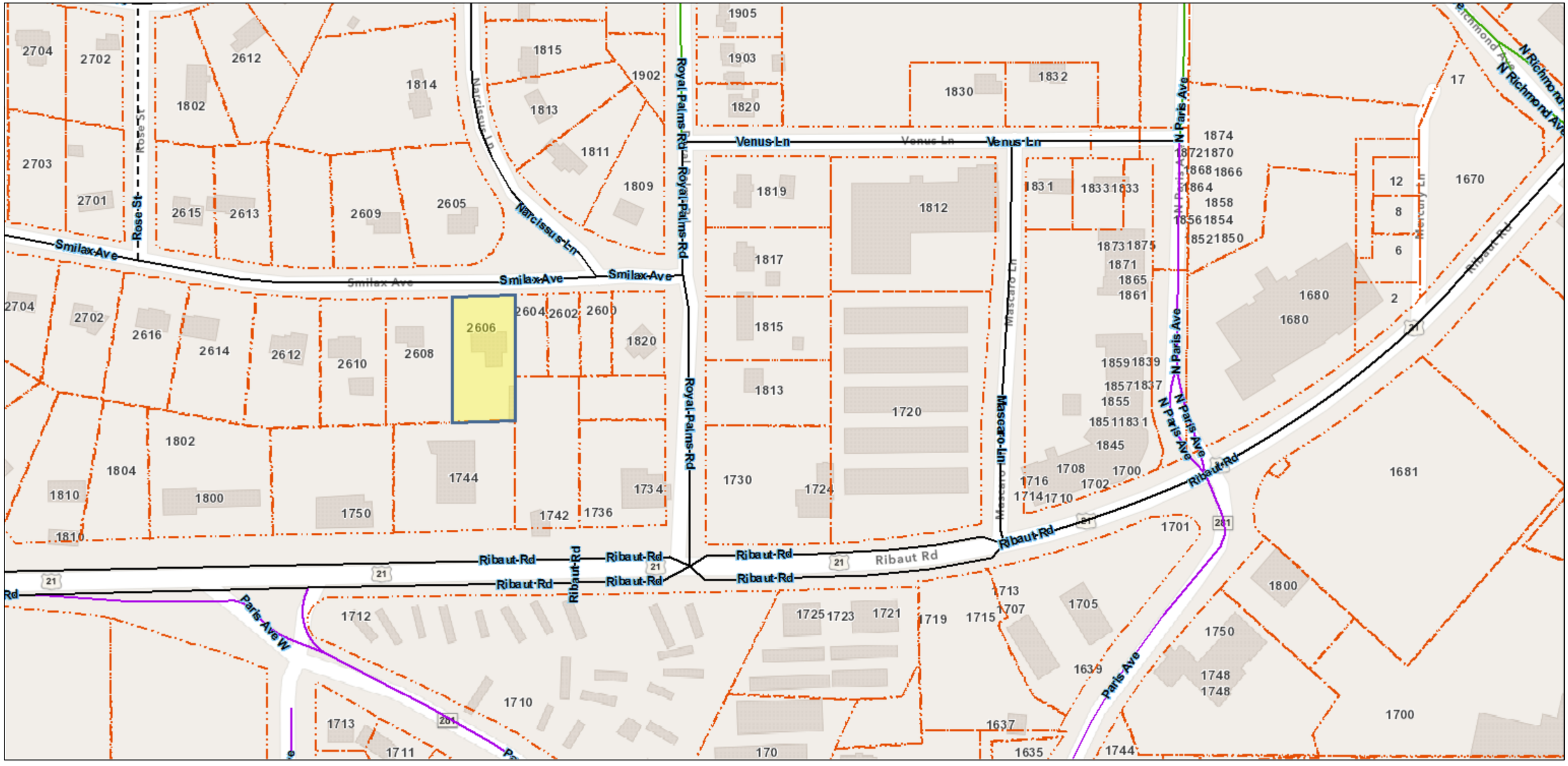

Property zoned T4 Urban Center is adjacent to the east of the subject property.
In the event of development the town's development codes will regulate tree removal and pruning, storm water management, and design standards.

**Environmental Issues**
There are no environmental issues for this property.

**Public Service Issues**
None

**Letters were sent to property owners within 400 feet of the property being rezoned**

# 2606 Smilax Ave




6/8/2020, 3:38:09 PM

**Search Results: LiveParcels**

LiveParcels

Override 1

**Road Classifications**

STATE, PAVED

STATE, UNPAVED

PRIVATE, PAVED

MUNICIPAL, PAVED

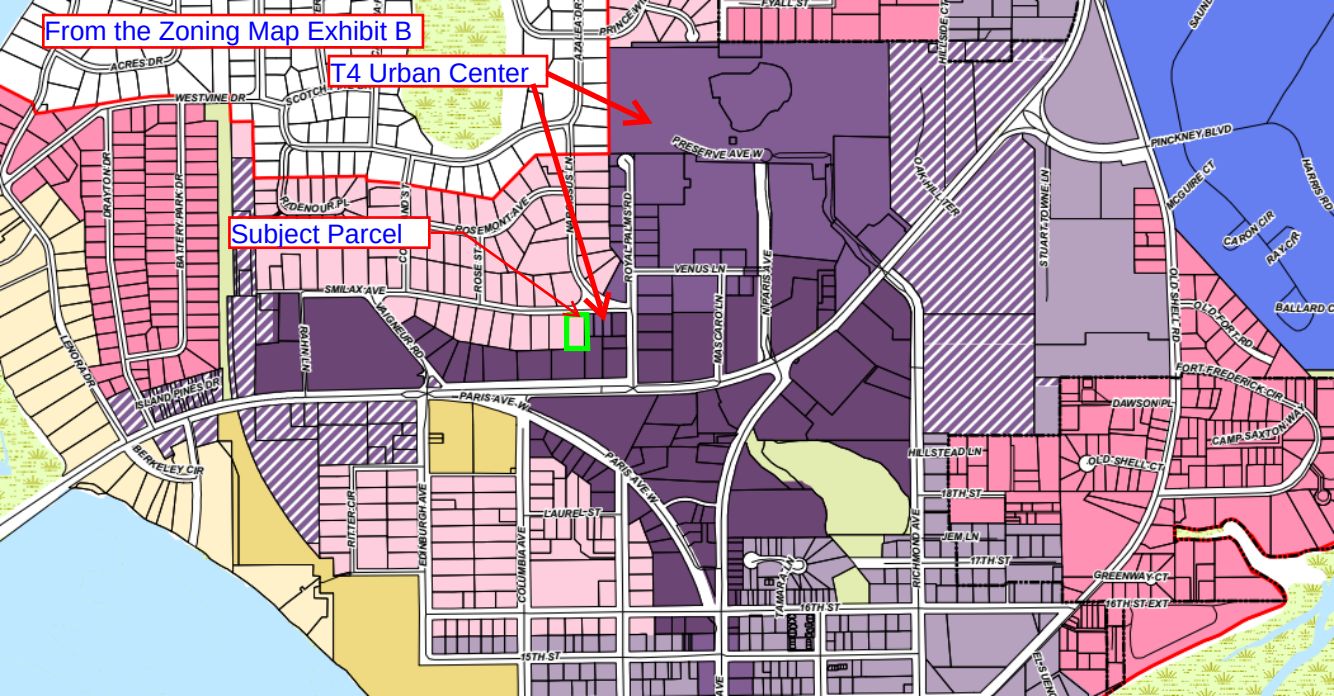
1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

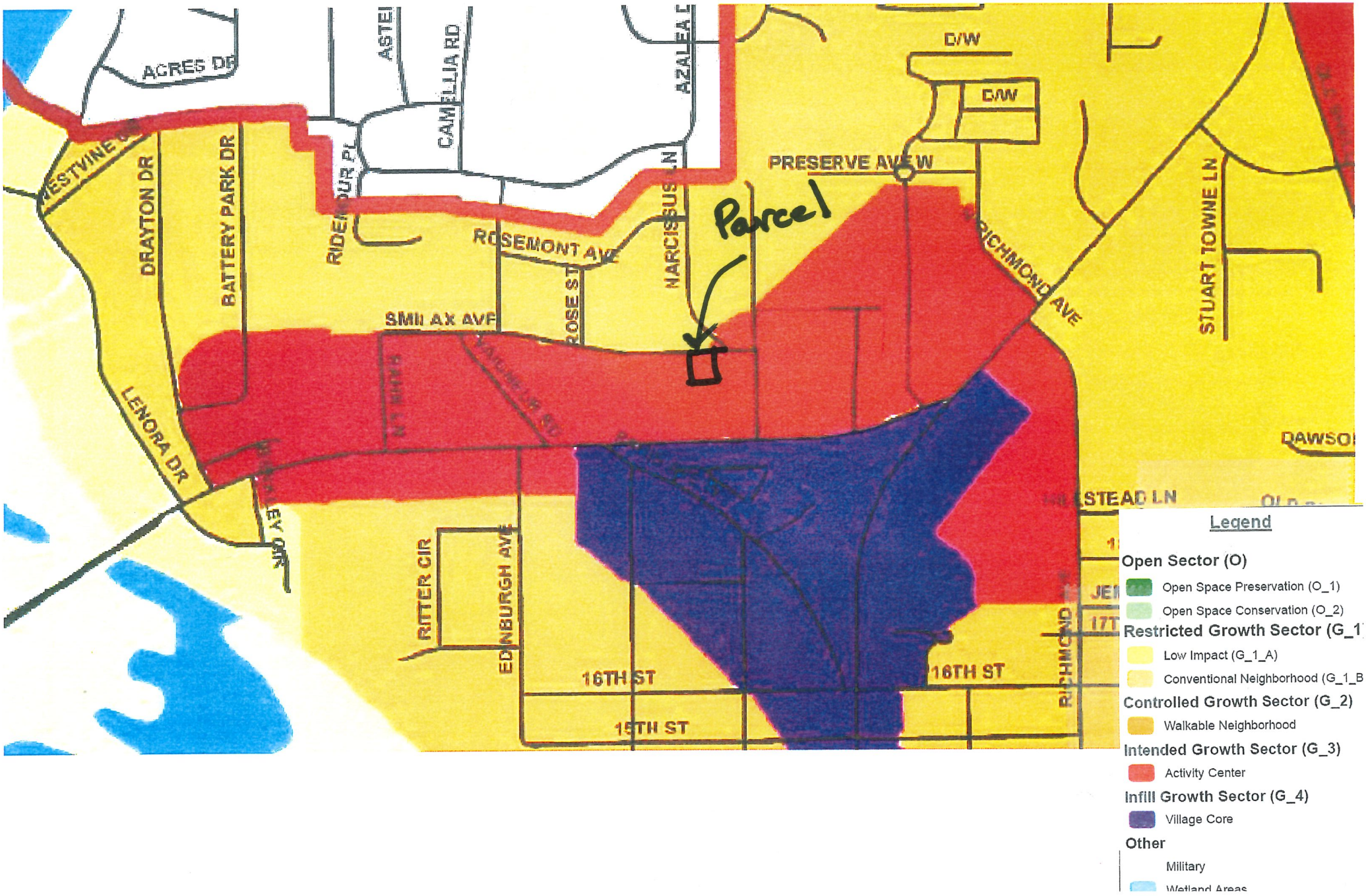
Your Name Here

Data supplied for you by Beaufort County Mapping and Applications, powered by Web AppBuilder for ArcGIS


From the Zoning Map Exhibit B
T4 Urban Center
Subject Parcel
ACRES DR
WESTVINE DR
SCOTCH PINE DR
AZALEA DR
PRINCE WM
FYALL ST
HILLSIDE CT
SAUNDERS
PRESERVE AVE W
PINCKNEY BLVD
OAK HILL TER
STUART-TOWNE LN
MCGUIRE CT
HARRIS RD
CARON CIR
RAY CIR
BALLARD C
DRAYTON DR
BATTERY PARK DR
TRADENOUR PL
ROSEMONT AVE
ROSE ST
ROYAL PALMS RD
VENUS LN
SMILAX AVE
RAINBOW LN
ALGONER RD
MASCARO LN
N PARE AVE
OLD SHELL RD
OLD FORT RD
FORT FREDERICK CIR
DAWSON PL
CAMP SAXTON WAY
LEDORA DR
HILTON HEAD ISLAND PINES DR
PARIS AVE W
BERKELEY CIR
HILLSTEAD LN
OLD SHELL CT
18TH ST
RITTER CIR
EDINBURGH AVE
LAUREL ST
COLUMBIA AVE
JEM LN
17TH ST
RICHMOND AVE
GREENWAY CT
TAMARA
16TH ST
16TH ST EXT
15TH ST

From the
Future Land Use Map

Exhibit C



# The Application

**PROPOSED ZONING AMENDMENT**
**Town of Port Royal South Carolina**

**Fee: $250.00**
**PUD: $500.00 plus $5.00 per acre**

To The Honorable Mayor and Town Council:
The undersigned hereby respectfully request that the Town of Port Royal Ordinance be amended as described below:

(1) This is a request for a change in the: (Check one)
(✓) Zoning Map (fill in items #2, 3, 4, 5, 6, and 8 only)
( ) Zoning Text (fill in items #7 and 8 only)

(2) Give exact address and plat map reference for property you propose a zoning change;

District No. R110 Map 008 Parcel (s) 000 0062 0000

Address 2606 Smilax Avenue, Port Royal

(3) Area of subject property Approx 22,977 or .52 Acres Sq. Ft. or acres.

(4) Current Zoning (remember to list any overlays)
T3 - Suburban

(5) Proposed Zoning (remember to list any overlays)
T4 - Urban Center

* Under item #8 explain why this area should be zoned as you proposed.

(6) Does the applicant own all of the property proposed for this zoning change?
(✓) YES ( ) NO If NO, give the address of the property involved which he does not own and the owner's name and contact information: _____

(7) Proposed language for TEXT change _____

(8) Explanation: See attached Narrative.

(If more space is needed, continue on back)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ____ Yes ✓ No

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Date: 5/18/2020
Owners Name: Harold's R Us, LLC
843-592-5167 or
Phone #: 843-321-2066
Email: realst8@live.com
or cherylcpowell@live.com
Signed: _____
Address: 2706 Mossy Oaks Rd
Beaufort, SC 29902

pd.
# 363-8
5/21/2020

Re: Proposed Zoning Change to 2606 Smilax Avenue

R110 008 000 0062 0000

Current Zoning: T3 - Suburban

Proposed Zoning: T4 - Urban Center

2606 Smilax Avenue is currently a single-family residence with an attached, 2-story apartment. We are requesting the zoning change from T3-Suburban to T4-Urban Center in order to split the 2-story apartment into 2 units. This property lends itself to this change for the following reasons:

- New construction - there are 3 new homes built to the left of 2606 Smilax Avenue. They have been zoned as T4-Urban Center. This allows for contiguous zoning along this section of Smilax Avenue. (2600, 2602, & 2604 Smilax zoned T4- Urban Center)

- To make this change in zoning will not change the appearance of this home from the road, the property changes will be located behind the original structure on the property. We will be maintaining the beautiful landscaping already present at 2606 Smilax Avenue and we will preserve the look of this home as it relates to the homes in the area.

- All parking for the apartments will be located behind the home. It is a large lot, over 100' deeper than the lots next to it on the left. There is ample room for maintaining parking and a back yard/social area for the residents. Existing side driveway and parking will be pervious. No additional water runoff from the property will be necessary for this change.

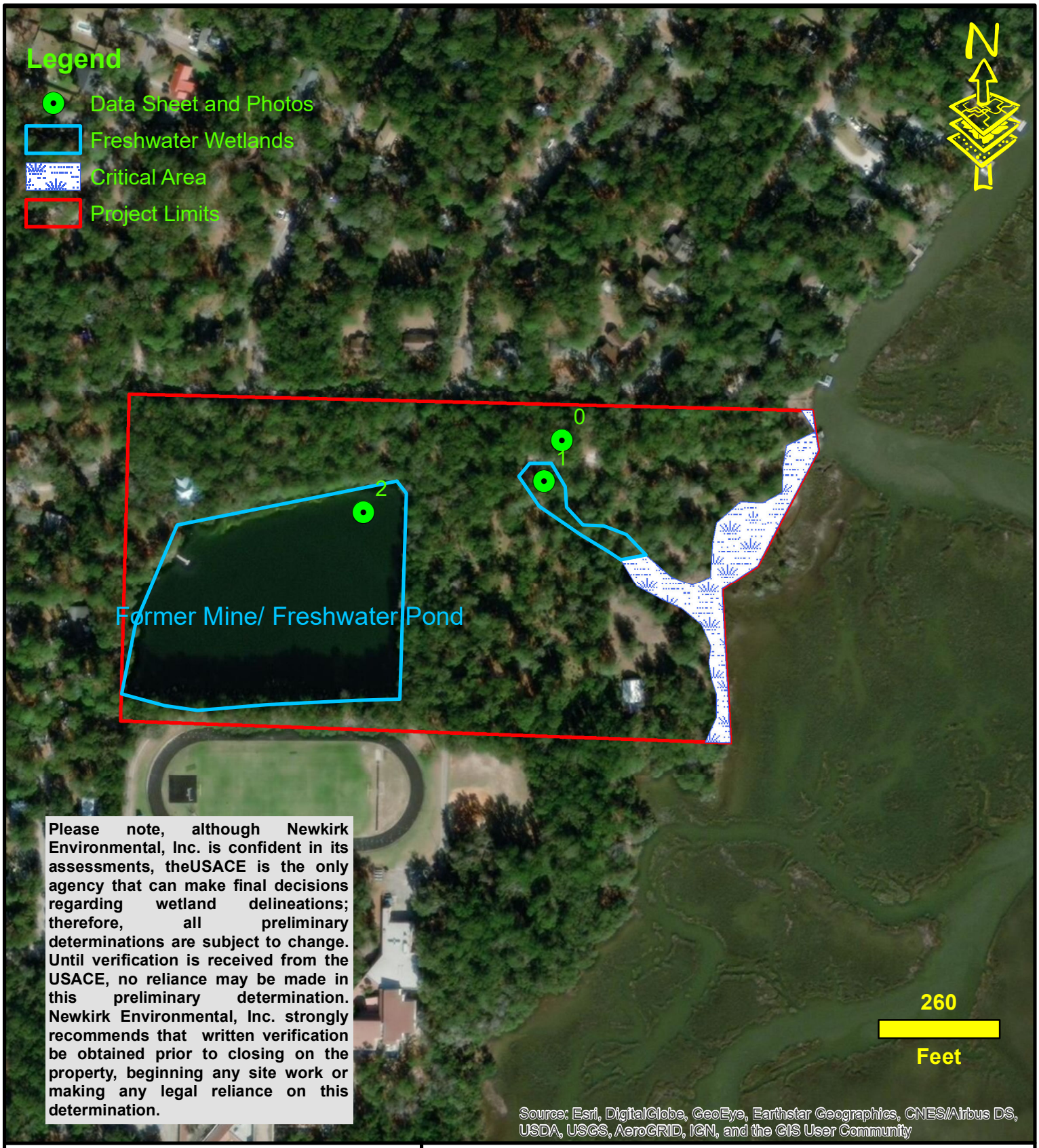
- The property that adjoins the back of 2606 Smilax Avenue is zoned commercial, The Port Royal Masonic Lodge located on Ribaut Rd.

- These smaller apartments help to meet the need in this county for individuals, from starting out to retirees, who need housing at a reasonable rate, in safer areas such as Port Royal.

With this change to zoning, 2606 Smilax will provide 3 living units. Unit 1 will be a 3-bedroom, 2 bath unit. Units 2 & 3 will each be 1 bedroom and 1 bathroom. Our goal is to preserve the look of this property and make it an affordable option for people living in Beaufort County.

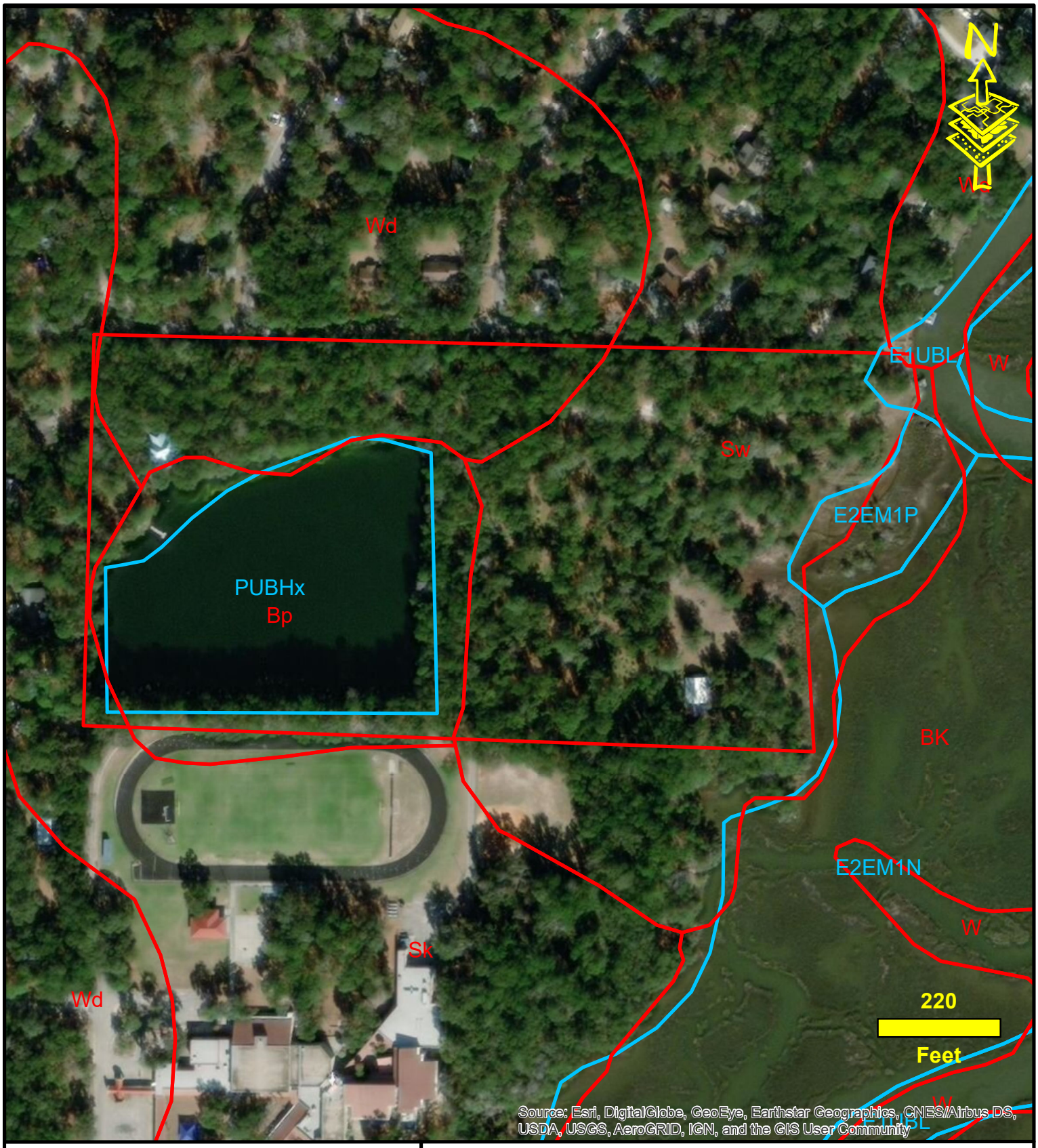
Thank you for your consideration regarding this request.

Harold's R Us, LLC




**Please note, although Newkirk Environmental, Inc. is confident in its assessments, theUSACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.**

| | |
|---|---|
| Photograph Exhibit | |
| Project #: 04-4420a Date: Jan. 2020 | |
| Created by: AH | |
| | Miller Road Project<br>Beaufort County, SC |




| | |
|---|---|
| NWI and Soils Exhibit | |
| Project #: 04-4420a Date: Jan. 2020 | |
| Created by: AH | |
| | Miller Road Project<br>Beaufort County, SC |



Upland 1 (East)



Wetland 0 (Southeast)



Open Pond (South)

Site Photographs ----- Page 1 of 1

Project #:04-4420a -- Date: Feb. 2020

Created by: AH

# Miller Drive
# Beaufort County
# South Carolina

# WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

**Project/Site:** Miller Drive Project **City/County:** Beaufort **Sampling Date:** 17-Feb-20

**Applicant/Owner:** Sam Levin **State:** SC **Sampling Point:** Upland 1

**Investigator(s):** Asher Howell **Section, Township, Range:** S _____ T _____ R _____

**Landform (hillslope, terrace, etc.):** _____ **Local relief (concave, convex, none):** flat **Slope:** 0.0 % / 0.0 °

**Subregion (LRR or MLRA):** LRR T **Lat.:** 32.418036 **Long.:** 80.641416 **Datum:** _____

**Soil Map Unit Name:** Seewee **NWI classification:** NA

**Are climatic/hydrologic conditions on the site typical for this time of year?** Yes ◉ No ○ **(If no, explain in Remarks.)**

**Are Vegetation** ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

**Are Vegetation** ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

## SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

| | | |
|---|---|---|
| Hydrophytic Vegetation Present? | Yes ○ No ◉ | **Is the Sampled Area within a Wetland?** Yes ○ No ◉ |
| Hydric Soil Present? | Yes ○ No ◉ | |
| Wetland Hydrology Present? | Yes ○ No ◉ | |

Remarks:
High and dry sandy site

## HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

**Field Observations:**

| | | | |
|---|---|---|---|
| Surface Water Present? | Yes ○ No ◉ | Depth (Inches): | |
| Water Table Present? | Yes ○ No ◉ | Depth (Inches): | **Wetland Hydrology Present?** Yes ○ No ◉ |
| Saturation Present? (Includes capillary fringe) | Yes ○ No ◉ | Depth (Inches): | |

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No signs of hydrology

**VEGETATION (Five/Four Strata) - Use scientific names of plants.**

**Sampling Point:** Upland 1

| Tree Stratum (Plot size: ) | Absolute % Cover | Dominant Species? | Rel.Strat. Cover | Indicator Status |
|---|---|---|---|---|
| 1. Quercus virginiana | 5 | ☐ | 5.9% | FACU |
| 2. Pinus taeda | 70 | ☑ | 82.4% | FAC |
| 3. Quercus laurifolia | 5 | ☐ | 5.9% | FACW |
| 4. Quercus nigra | 5 | ☐ | 5.9% | FAC |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 7. | 0 | ☐ | 0.0% | |
| 8. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 42.5 | 20% of Total Cover: 17 | 85 | = Total Cover | |

| Sapling or Sapling/Shrub Stratum (Plot size: ) | | | | |
|---|---|---|---|---|
| 1. | 0 | ☐ | 0.0% | |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 7. | 0 | ☐ | 0.0% | |
| 8. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 0 | 20% of Total Cover: 0 | 0 | = Total Cover | |

| Shrub Stratum (Plot size: ) | | | | |
|---|---|---|---|---|
| 1. | 0 | ☐ | 0.0% | |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 0 | 20% of Total Cover: 0 | 0 | = Total Cover | |

| Herb Stratum (Plot size: ) | | | | |
|---|---|---|---|---|
| 1. Pteridium aquilinum | 40 | ☑ | 100.0% | FACU |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 7. | 0 | ☐ | 0.0% | |
| 8. | 0 | ☐ | 0.0% | |
| 9. | 0 | ☐ | 0.0% | |
| 10. | 0 | ☐ | 0.0% | |
| 11. | 0 | ☐ | 0.0% | |
| 12. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 20 | 20% of Total Cover: 8 | 40 | = Total Cover | |

| Woody Vine Stratum (Plot size: ) | | | | |
|---|---|---|---|---|
| 1. | 0 | ☐ | 0.0% | |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 0 | 20% of Total Cover: 0 | 0 | = Total Cover | |

**Dominance Test worksheet:**

Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

**Prevalence Index worksheet:**

| Total % Cover of: | | Multiply by: | | |
|---|---|---|---|---|
| OBL species | 0 | x 1 = | 0 | |
| FACW species | 5 | x 2 = | 10 | |
| FAC species | 75 | x 3 = | 225 | |
| FACU species | 45 | x 4 = | 180 | |
| UPL species | 0 | x 5 = | 0 | |
| Column Totals: | 125 (A) | | 415 | (B) |

Prevalence Index = B/A = 3.320

**Hydrophytic Vegetation Indicators:**

- ☐ **1 - Rapid Test for Hydrophytic Vegetation**
- ☐ **2 - Dominance Test is > 50%**
- ☐ **3 - Prevalence Index is ≤3.0 [1]**
- ☐ **Problematic Hydrophytic Vegetation [1] (Explain)**

**[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

## Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes ○ No ◉

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

## SOIL

**Sampling Point:** Upland 1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type [1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| 0-5 | 10YR 2/1 | | | | | | Sand | |
| 5-12 | 10YR 5/3 | | | | | | Sand | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

**Hydric Soil Indicators:**

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

**Indicators for Problematic Hydric Soils[3]:**

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

**Hydric Soil Present?** Yes ○ No ◉

Remarks:

Sandy site

# WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

**Project/Site:** Miller Drive Project **City/County:** Beaufort **Sampling Date:** 17-Feb-20

**Applicant/Owner:** Mr. Sam Levin **State:** SC **Sampling Point:** Wetland 1

**Investigator(s):** Asher Howell **Section, Township, Range:** S _____ T _____ R _____

**Landform (hillslope, terrace, etc.):** _____ **Local relief (concave, convex, none):** _____ **Slope:** 0.0 % / 0.0 °

**Subregion (LRR or MLRA):** LRR T **Lat.:** 32.418036 **Long.:** 80.641416 **Datum:** _____

**Soil Map Unit Name:** Seewee **NWI classification:** FO1

**Are climatic/hydrologic conditions on the site typical for this time of year?** Yes ◉ No ○ **(If no, explain in Remarks.)**

**Are Vegetation** ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

**Are Vegetation** ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

## SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

| | | | |
|---|---|---|---|
| Hydrophytic Vegetation Present? | Yes ◉ | No ○ | **Is the Sampled Area within a Wetland?** Yes ◉ No ○ |
| Hydric Soil Present? | Yes ◉ | No ○ | |
| Wetland Hydrology Present? | Yes ◉ | No ○ | |

Remarks:
Fringe Freshwater that leads to critical area

## HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☑ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☑ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☑ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☑ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

**Field Observations:**

| | | | | |
|---|---|---|---|---|
| Surface Water Present? | Yes ○ | No ◉ | Depth (Inches): | |
| Water Table Present? | Yes ◉ | No ○ | Depth (Inches): | 0 |
| Saturation Present? (Includes capillary fringe) | Yes ◉ | No ○ | Depth (Inches): | 0 |

**Wetland Hydrology Present?** Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Fringe Wetland

**VEGETATION (Five/Four Strata) - Use scientific names of plants.**

**Sampling Point:** Wetland 1

| Tree Stratum (Plot size: ) | Absolute % Cover | Dominant Species? | Rel.Strat. Cover | Indicator Status |
|---|---|---|---|---|
| 1. | 0 | ☐ | 0.0% | |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 7. | 0 | ☐ | 0.0% | |
| 8. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 0 | 20% of Total Cover: 0 | 0 | = Total Cover | |
| **Sapling or Sapling/Shrub Stratum** (Plot size: ) | | | | |
| 1. Pinus taeda | 10 | ☑ | 50.0% | FAC |
| 2. Liquidambar styraciflua | 10 | ☑ | 50.0% | FAC |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 7. | 0 | ☐ | 0.0% | |
| 8. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 10 | 20% of Total Cover: 4 | 20 | = Total Cover | |
| **Shrub Stratum** (Plot size: ) | | | | |
| 1. | 0 | ☐ | 0.0% | |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 0 | 20% of Total Cover: 0 | 0 | = Total Cover | |
| **Herb Stratum** (Plot size: ) | | | | |
| 1. Woodwardia areolata | 5 | ☑ | 33.3% | OBL |
| 2. Woodwardia virginica | 5 | ☑ | 33.3% | OBL |
| 3. Juncus effusus | 5 | ☑ | 33.3% | OBL |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 6. | 0 | ☐ | 0.0% | |
| 7. | 0 | ☐ | 0.0% | |
| 8. | 0 | ☐ | 0.0% | |
| 9. | 0 | ☐ | 0.0% | |
| 10. | 0 | ☐ | 0.0% | |
| 11. | 0 | ☐ | 0.0% | |
| 12. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 7.5 | 20% of Total Cover: 3 | 15 | = Total Cover | |
| **Woody Vine Stratum** (Plot size: ) | | | | |
| 1. | 0 | ☐ | 0.0% | |
| 2. | 0 | ☐ | 0.0% | |
| 3. | 0 | ☐ | 0.0% | |
| 4. | 0 | ☐ | 0.0% | |
| 5. | 0 | ☐ | 0.0% | |
| 50% of Total Cover: 0 | 20% of Total Cover: 0 | 0 | = Total Cover | |

**Dominance Test worksheet:**

Number of Dominant Species That are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index worksheet:**

| Total % Cover of: | | Multiply by: | |
|---|---|---|---|
| OBL species | 0 | x 1 = | 0 |
| FACW species | 0 | x 2 = | 0 |
| FAC species | 0 | x 3 = | 0 |
| FACU species | 0 | x 4 = | 0 |
| UPL species | 0 | x 5 = | 0 |
| Column Totals: | 0 (A) | | 0 (B) |

Prevalence Index = B/A = 0.000

**Hydrophytic Vegetation Indicators:**

- ☐ **1 - Rapid Test for Hydrophytic Vegetation**
- ☑ **2 - Dominance Test is > 50%**
- ☑ **3 - Prevalence Index is ≤3.0** [1]
- ☐ **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

**Definition of Vegetation Strata:**

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

**Hydrophytic Vegetation Present?** Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

## SOIL

Sampling Point: Wetland 1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

| Depth (inches) | Matrix Color (moist) | % | Redox Features Color (moist) | % | Type [1] | Loc[2] | Texture | Remarks |
|---|---|---|---|---|---|---|---|---|
| 0-5 | 10YR 2/1 | | | | | | Sandy Loam | |
| 5-14 | 10YR 2/1 | | 10YR 5/3 | 10% | | | Loam | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

**Hydric Soil Indicators:**

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☑ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

**Indicators for Problematic Hydric Soils[3]:**

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**

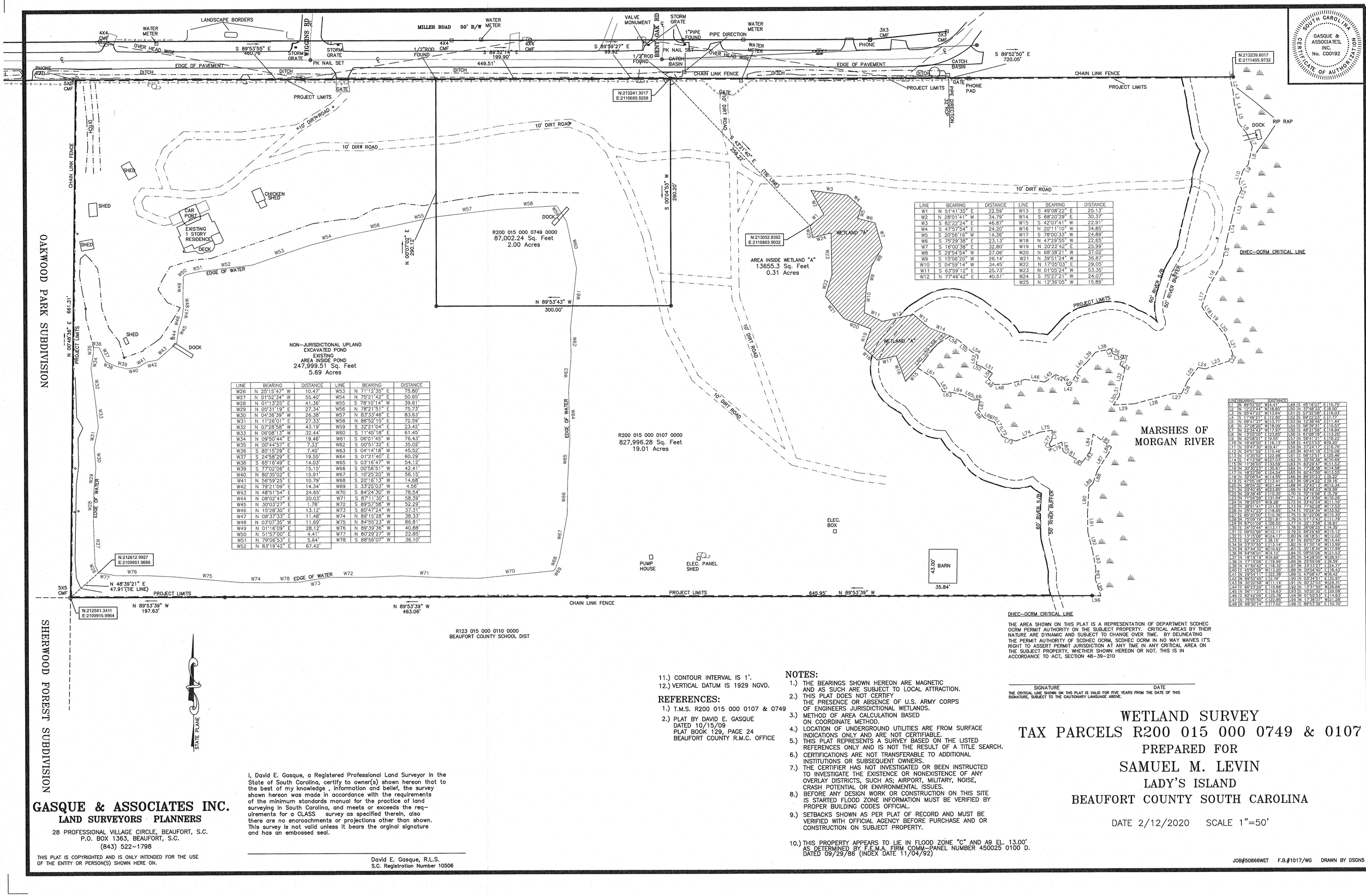
Type: _____

Depth (inches): _____

**Hydric Soil Present?** Yes ◉ No ○

Remarks:

High organic content




| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|
| W1 | N 51°41'35" E | 22.59' | W13 | S 49°08'22" E | 25.13' |
| W2 | N 28°01'41" W | 34.79' | W14 | S 68°20'29" E | 30.37' |
| W3 | S 82°22'24" E | 46.87' | W15 | S 42°07'41" W | 22.91' |
| W4 | S 47°57'54" E | 24.20' | W16 | N 20°11'10" W | 34.85' |
| W5 | S 20°56'16" W | 14.36' | W17 | S 78°00'33" W | 24.89' |
| W6 | S 75°29'38" E | 23.13' | W18 | N 47°29'55" W | 22.65' |
| W7 | S 16°00'38" E | 32.80' | W19 | N 20°22'42" E | 25.99' |
| W8 | S 29°54'54" W | 27.06' | W20 | N 68°38'21" W | 37.02' |
| W9 | S 15°06'20" W | 26.14' | W21 | N 39°51'24" W | 36.87' |
| W10 | S 04°59'14" W | 34.45' | W22 | N 17°05'03" E | 29.05' |
| W11 | S 63°59'12" E | 25.73' | W23 | N 01°05'24" W | 53.35' |
| W12 | N 77°46'42" E | 40.51' | W24 | S 75°27'21" W | 24.07' |
| | | | W25 | N 12°36'05" W | 15.89' |

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|
| W26 | N 25°15'47" W | 10.47' | W53 | N 71°12'36" E | 75.80' |
| W27 | N 01°52'34" W | 55.40' | W54 | N 75°21'42" E | 50.65' |
| W28 | N 01°13'25" E | 41.36' | W55 | S 78°10'14" W | 39.61' |
| W29 | N 05°31'19" E | 27.34' | W56 | N 78°21'51" E | 75.73' |
| W30 | N 04°36'39" W | 26.38' | W57 | N 83°33'46" E | 83.63' |
| W31 | N 11°26'01" E | 27.33' | W58 | N 86°52'15" E | 72.59' |
| W32 | N 07°28'58" W | 43.19' | W59 | S 32°21'04" E | 23.42' |
| W33 | N 06°08'13" W | 32.44' | W60 | S 11°45'18" E | 61.45' |
| W34 | N 09°50'44" E | 19.46' | W61 | S 06°01'45" W | 76.43' |
| W35 | N 00°44'57" E | 7.33' | W62 | S 00°51'32" E | 35.02' |
| W36 | S 85°15'29" E | 7.40' | W63 | S 04°14'18" W | 45.52' |
| W37 | S 24°58'29" E | 19.55' | W64 | S 01°21'40" E | 60.29' |
| W38 | S 65°16'49" E | 14.03' | W65 | S 03°16'47" W | 54.12' |
| W39 | S 77°02'06" E | 15.15' | W66 | S 00°56'51" W | 42.41' |
| W40 | N 80°35'02" E | 15.91' | W67 | S 10°25'20" W | 56.15' |
| W41 | N 56°59'25" E | 10.79' | W68 | S 20°16'13" W | 14.68' |
| W42 | N 79°21'09" E | 14.34' | W69 | S 33°25'03" W | 4.56' |
| W43 | N 48°51'54" E | 24.65' | W70 | S 84°24'30" W | 78.54' |
| W44 | N 08°02'47" E | 20.03' | W71 | S 87°11'30" E | 58.39' |
| W45 | N 30°03'27" E | 1.78' | W72 | S 89°57'58" W | 52.29' |
| W46 | N 15°28'30" E | 13.12' | W73 | S 80°47'24" W | 37.31' |
| W47 | N 08°37'33" E | 11.48' | W74 | N 89°15'28" W | 38.33' |
| W48 | N 03°07'35" W | 11.69' | W75 | N 84°55'23" W | 86.81' |
| W49 | N 01°16'09" E | 28.12' | W76 | N 89°39'36" W | 40.88' |
| W50 | N 51°57'00" E | 4.41' | W77 | N 80°29'27" W | 22.85' |
| W51 | N 79°06'53" E | 5.64' | W78 | S 88°56'07" W | 36.10' |
| W52 | N 83°19'42" E | 67.42' | | | |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°52'50" W | 14.41' |
| L2 | N 12°23'44" W | 116.80' |
| L3 | N 05°47'22" W | 113.64' |
| L4 | S 11°49'41" E | 12.90' |
| L5 | N 09°21'19" W | 113.71' |
| L6 | N 37°28'20" W | 118.09' |
| L7 | N 22°34'43" W | 117.97' |
| L8 | N 13°05'00" E | 123.85' |
| L9 | N 42°08'01" E | 19.55' |
| L10 | N 18°48'09" E | 116.19' |
| L11 | N 19°47'30" W | 99.41' |
| L12 | N 24°51'08" E | 115.46' |
| L13 | N 14°35'52" E | 124.85' |
| L14 | S 14°13'58" W | 127.03' |
| L15 | N 11°36'03" E | 134.59' |
| L16 | N 30°39'23" E | 156.81' |
| L17 | N 18°22'56" E | 114.54' |
| L18 | N 32°08'54" W | 114.55' |
| L19 | S 47°05'18" E | 123.41' |
| L20 | N 38°04'39" W | 121.44' |
| L21 | N 29°40'28" W | 123.85' |
| L22 | N 29°38'46" E | 110.35' |
| L23 | N 71°56'08" E | 131.64' |
| L24 | N 78°25'01" W | 108.28' |
| L25 | N 38°51'41" E | 121.57' |
| L26 | N 25°47'23" E | 116.85' |
| L27 | S 85°20'50" E | 110.36' |
| L28 | N 75°09'19" E | 161.81' |
| L29 | N 87°01'09" E | 126.50' |
| L30 | S 34°10'24" W | 113.11' |
| L31 | S 09°52'56" W | 121.11' |
| L32 | S 13°15'08" W | 124.17' |
| L33 | S 56°16'52" E | 118.19' |
| L34 | N 23°37'55" E | 113.14' |
| L35 | N 87°44'35" E | 104.92' |
| L36 | N 64°56'01" W | 141.12' |
| L37 | N 18°19'19" W | 116.69' |
| L38 | N 77°15'08" E | 119.99' |
| L39 | N 41°50'42" E | 116.32' |
| L40 | S 45°50'59" W | 113.90' |
| L41 | N 29°54'11" E | 122.38' |
| L42 | N 89°52'49" E | 147.76' |
| L43 | N 30°20'28" W | 111.14' |
| L44 | S 60°23'29" E | 110.88' |
| L45 | N 56°11'21" E | 116.63' |
| L46 | S 82°42'09" E | 125.78' |
| L47 | N 75°05'50" E | 122.85' |
| L48 | N 88°30'14" E | 117.02' |
| L49 | S 45°16'07" E | 110.75' |
| L50 | N 37°48'33" E | 18.50' |
| L51 | S 57°32'08" E | 116.03' |
| L52 | S 69°22'23" E | 77.77' |
| L53 | N 73°39'49" E | 111.44' |
| L54 | S 56°39'31" E | 110.57' |
| L55 | S 48°31'56" E | 119.94' |
| L56 | S 61°08'19" E | 113.20' |
| L57 | S 58°41'21" E | 116.22' |
| L58 | S 44°21'53" E | 119.30' |
| L59 | N 37°54'17" E | 116.78' |
| L60 | N 49°40'11" E | 116.48' |
| L61 | S 58°12'53" E | 128.46' |
| L62 | N 39°39'38" W | 110.69' |
| L63 | N 83°29'11" W | 111.53' |
| L64 | N 77°28'38" W | 114.58' |
| L65 | N 60°47'58" W | 113.59' |
| L66 | N 86°29'31" W | 19.22' |
| L67 | S 47°05'18" E | 123.41' |
| L68 | N 32°43'15" W | 112.34' |
| L69 | S 62°49'15" E | 119.38' |
| L70 | S 28°19'58" E | 115.79' |
| L71 | N 24°19'59" W | 110.25' |
| L72 | N 33°42'24" W | 111.10' |
| L73 | N 71°42'28" W | 117.93' |
| L74 | S 70°24'54" W | 133.92' |
| L75 | S 81°22'06" W | 115.30' |
| L76 | N 01°13'45" E | 111.78' |
| L77 | N 32°13'58" E | 6.91' |
| L78 | S 89°08'55" E | 4.30' |
| L79 | S 68°28'49" W | 115.12' |
| L80 | N 06°18'21" W | 112.03' |
| L81 | S 60°07'29" W | 114.44' |
| L82 | N 61°20'16" W | 113.99' |
| L83 | S 35°13'23" W | 117.99' |
| L84 | S 58°53'06" W | 121.53' |
| L85 | S 39°24'54" W | 126.91' |
| L86 | N 29°59'06" E | 9.59' |
| L87 | N 53°13'39" E | 124.77' |
| L88 | N 20°04'40" E | 118.43' |
| L89 | S 47°08'47" W | 116.42' |
| L90 | N 03°41'51" E | 132.87' |
| L91 | N 00°37'03" W | 124.31' |
| L92 | N 17°31'50" W | 126.66' |
| L93 | S 10°20'39" E | 120.58' |
| L94 | N 01°05'53" E | 114.83' |
| L95 | N 17°36'07" W | 121.28' |
| L96 | S 89°53'39" E | 110.76' |

DHEC-OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT SCDHEC OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES IT'S RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT. THIS IS IN ACCORDANCE TO ACT, SECTION 48-39-210

SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GASQUE & ASSOCIATES, INC.
No. C00192

11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

## REFERENCES:

1.) T.M.S. R200 015 000 0107 & 0749
2.) PLAT BY DAVID E. GASQUE
DATED 10/15/09
PLAT BOOK 129, PAGE 24
BEAUFORT COUNTY R.M.C. OFFICE

## NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AND A9 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 0100 D. DATED 09/29/86 (INDEX DATE 11/04/92)

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that to the best of my knowledge , information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the orginal signature and has an embossed seal.

David E. Gasque, R.L.S.
S.C. Registration Number 10506


**GASQUE & ASSOCIATES INC.**
**LAND SURVEYORS · PLANNERS**
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798



THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.


# WETLAND SURVEY
# TAX PARCELS R200 015 000 0749 & 0107
## PREPARED FOR
## SAMUEL M. LEVIN
## LADY'S ISLAND
## BEAUFORT COUNTY SOUTH CAROLINA

DATE 2/12/2020 SCALE 1"=50'

JOB#50866WET F.B.#1017/WG DRAWN BY DSGN5