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**CHARLESTON COUNTY COUNCIL**

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

Case #3111-C

**Hope Plantation  
 Planned Development Amendment (PD-27D)**

The effective date of the original Hope Plantation Planned Development (PD-27) was May 21, 1986. The effective date of the amended Hope Plantation Planned Development (PD 27-A) was September 21, 1988. The effective date of the amended Hope Plantation Planned Development (PD-27B) was July 23, 1997.

The following items, when combined with the Development Guidelines, will govern the zoning requirements for the Hope Plantation Planned Development designated as PD-27D.

1. Land uses permitted within the Hope Plantation project are as follows:

- a. Single family residential 133.0 acres 337 units
- b. Patio homes 9.2 acres 41 units
- c. Multi-family condominium villas 9.8 acres 105 units
- d. Multi-family condominium villas/townhouses 9.0 acres 113 units

(TOTAL RESIDENTIAL AREA      161.0 ACRES   596 UNITS)

- e. Recreational Areas
  - 1. Golf facilities, walking and bicycle path, tennis and other racquet sports, swimming pools and water oriented facilities. Boat accommodations (boat slips will not be provided with the dock facility).
- f. Cleaning, maintenance resource protection, repair, security, and utility areas to include telephone facilities and communications equipment, cable television facilities, satellite earth stations, and similar maintenance repair, security and utility areas. Also, solid and liquid disposal and storage areas, sewage spray fields, pumping station, water control and resource recovery facilities and elevated water storage tanks.

Lagoons	21.3 acres
Golf course/clubhouse, pro shop	125.5 acres
Utility treatment facility, golf maintenance area	4.0 acres
Open space, buffers, easements	9.7 acres
Nature preserve	35.1 acres
Clubhouse and amenity site	2.2 acres
Designated EMS site	1.0 acres
Designated St. Johns Water Company elevated tank site	0.8 acres

TOTAL ALL PROPERTY                      360.6 ACRES

2. Building setback lines, minimum dwelling sizes, number of off-street parking spaces, lot areas and widths, and building heights shall be as stated in the Development Guidelines for "Master Plan–Hope Plantation."
3. Public water, private sewer, and electric service shall be developed in accordance with the Development Guidelines for "Master Plan–Hope Plantation."
4. Signs will be erected and located as provided in the Development Guidelines for "Master Plan–Hope Plantation."
5. Drainage and street systems will be in accordance with road plans approved by Charleston County Public Works Department, with the following exceptions: trees in the right-of-way and in drainage easements, and sprinkler systems for island areas in the right-of-way. These streets and drainage systems are to be privately maintained.
6. The Charleston County Unified Development Ordinance shall apply to all areas of this development where not covered by these regulations and guidelines.
7. A one (1) acre site, the location of which is specified on the site plan, shall be provided at no cost to the County for the placement of a substation for police and emergency medical service.
8. This amendment shall become effective December 19, 2001.

\_\_\_\_\_  
Barrett S. Lawrimore, Chairman  
Charleston County Council

\_\_\_\_\_  
Beverly T. Craven, Clerk  
Charleston County Council

\_\_\_\_\_  
Date Adopted

# MASTER PLAN HOPE PLANTATION

JOHNS ISLAND, SOUTH CAROLINA

FOR

HOPE PLANTATION DEVELOPMENT, LLC

**September 18, 2001**

*Revised 3/10/97*

*Revised 7/19/88*

*Revised 7/18/88*



**HUSSEY, GAY, BELL & DEYOUNG, INC.**

Consulting Engineers

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Mount Pleasant, South Carolina 29464

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## ***I. INTRODUCTION***

## *Introduction*

Hope Plantation, a 360-acre Planned Unit Development, is located on Johns Island, South Carolina. The site is accessible from Betsy Kerrison Parkway (formerly Bohicket Road) and is bordered by Haulover Creek on the south, Virginia Investment Trust (V.I.T.) property at Mullet Hall on the north, and the Charleston County EMS site on the southwest. V.I.T. currently owns the golf course known as Oak Point at Hope Plantation and two (2) multi-family parcels within the development. Their development plans for these parcels are unknown.

Phase One of the development had been developed by Simpson Creek Development Corporation which consisted of 87 lots. Simpson Creek Development Corporation is no longer the developer of the property, and it is currently being developed by Hope Plantation Development, LLC. Phases Two, Three, Four and Five have been developed. Phase Six is currently under construction, and the multi-family tracts remain to be developed.

The proposed development is designed to be largely single-family residential. There are 335 large lots and mid-size (including the existing 87 lots in Phase One), and 41 detached patio-size lots and two(2) zero lot line single family detached lots for a total of 378 single-family lots designed within this revised Master Plan. Also included in the new Master Plan are three (3) tracts dedicated to multi-family use. The multi-family tracts include a 9.8-acre site located along Betsy Kerrison Parkway, a 4.0-acre townhouse site adjacent to golf holes No. 1 and 2 and a 5.0-acre multi-family tract located on the golf course site adjacent to Haulover Creek for a total of 218 multi-family dwelling units. The proposed development will encompass 596 dwelling units.

This project has been designed to integrate a golf community within the planned development. A golf course, clubhouse, golf cart trails, storage facility and walking trails have been included throughout the project. An amenity center including a swimming pool, tennis courts and community building will be incorporated in the Master Plan. Also, a boat ramp and crabbing docks are included. There have been large areas left natural to provide room for a natural preserve and also provided are scenic ponds and lagoons. The walking trails and some of the open space areas will be left as natural as possible with only the underbrush cleared so these areas may also serve as natural buffers among lots.

A lagoon system has been designed to incorporate a stormwater management plan with the aesthetic pleasures of lagoons bordering lots and various dwelling units.

A Preliminary Engineer's Report on the storm drainage system and storm water management has been included under separate cover. A Preliminary Engineering Report on the water, sewer and effluent disposal has been included as part of this Master Plan under separate cover. An updated Storm Water Master Plan was completed in 1999 and was submitted and approved by Charleston County Public Works. The site drainage for new development phases will be designed to meet all applicable County or State storm water regulations.

Any additional road construction will be designed to comply with the new Unified Development Ordinance (U.D.O.) and the Standard Specifications for Design and Construction of Roads and Drainage Systems (Road Code).

The frontage on Haulover Creek serves as a tremendous amenity. This plan incorporates multi-functional uses such as single-family dwelling units, a multi-family tract, crab docks, boat ramp and golf course clubhouse facilities along Haulover Creek to capture the spectacular view.

This proposed Planned Unit Development Master Plan revision is a reduction in the number of dwelling units by twenty-one (21) from the currently approved PUD and is a reduction of forty-four (44) dwelling units from the originally approved PUD. The total number of proposed units will be five hundred ninety-six (596). The proposed plan provides a variety of housing units, recreational facilities and other amenities as well as maintaining a comparable amount of open space.

## ***II. MASTER PLAN***

### ***III. LAND USE***

## LAND USE

### 1. Land Use Classifications

Each unit of land or improvements within the property shall designate one or more of the following land use classes to which the parcel is restricted. Once the initial land plan has been approved by Charleston County, it shall not be changed without County Council approval. The following classifications of permitted land uses shall be used consistently throughout the entire development.

#### A. *Open Space*

A-1 Open Space

A-2 Lagoons

A-3 Golf Course

#### B. *Single Private Household and Residential*

##### B-1 Sustained Occupancy Detached Dwelling Units.

Used for single private household and residential purposes on a sustained basis with a maximum of one dwelling unit located upon each dwelling lot.

##### B-2 Sustained Occupancy Patio Home Lots Dwelling Units

Used for single private household and residential purposes on a sustained basis with a maximum of one dwelling unit located upon each dwelling lot, which dwelling units will not share a common wall with any dwelling unit located upon any adjoining dwelling lot with a class B-2 area.

##### B-3 Townhouse Dwelling Units

Used for single private household residential and resort purposes with a maximum of one dwelling unit located upon each dwelling lot, which dwelling units may share a common wall with any dwelling unit located upon any adjoining dwelling lot with a class B-3 area, however, common walls shall not be shared by more than eight contiguous units.

**B-4 Multi-Family Structures with Two or More Dwelling Units**

Used for structures which include two or more attached dwelling units not located upon a dwelling lot, which are condominium units in a horizontal property regime or apartments which are used for single private household residential and resort purposes on a sustained basis and associated recreational facilities such as swimming pools.

**C. *Recreational and Club Uses***

**C-1 Recreational Areas**

Used for outdoor recreation areas consisting of, but not limited to, golf facilities (including golf course, pond, lagoon, golf cart path, and cart house), walking and bicycle path, tennis and other racquet sports, swimming pools and water oriented facilities (including docks and boat launching facilities). There will be one (1) clubhouse, pool and two (2) tennis courts for use by residents. Other clubhouse facilities for golf operations may be developed by V.I.T.

**C-2 Recreation Clubhouse, Docks and Ramps**

Used for association and recreation golf clubhouse structures including associated dining and refreshment facilities, health clubs and spas. The golf clubhouse will have maximum dimensions of 95 feet by 160 feet and will not exceed 15,000 square feet total. The deck surrounding the clubhouse and the pool area will not exceed 6,000 additional square feet. The total recreation clubhouse and pool area will not exceed 21,000 square feet. The dock and gazebo will be for observation and water related activities such as fishing and crabbing. Boats may tie up to the dock for loading and unloading. Boat slips will not be provided with the dock facility.

The clubhouse to be located on a 2.15 acre site on Hope Plantation Drive will have a maximum area of 3,000 S.F. The pool and deck will not exceed 4,000 S.F. and there will be two (2) tennis courts. The parking area for this clubhouse, pool and tennis courts will consist of 21 standard parking spaces and 1 handicapped space. A boat ramp will also be used. Enclosed is a sketch showing an enlargement of the boat ramp area. On-site parking for seven (7) trailers will be provided. However, overflow parking will be allowed on the street.

**D. *Cleaning, Maintenance, Resources Protection, Repair, Security and Utility Areas***

D-1 Used for grounds and maintenance centers, utility service and support installations including, but not limited to, telephone facilities and communications equipment, cable television facilities, satellite earth stations, cellular radio and telephone facilities, microwave and light stations, and similar maintenance repair, security and utility areas.

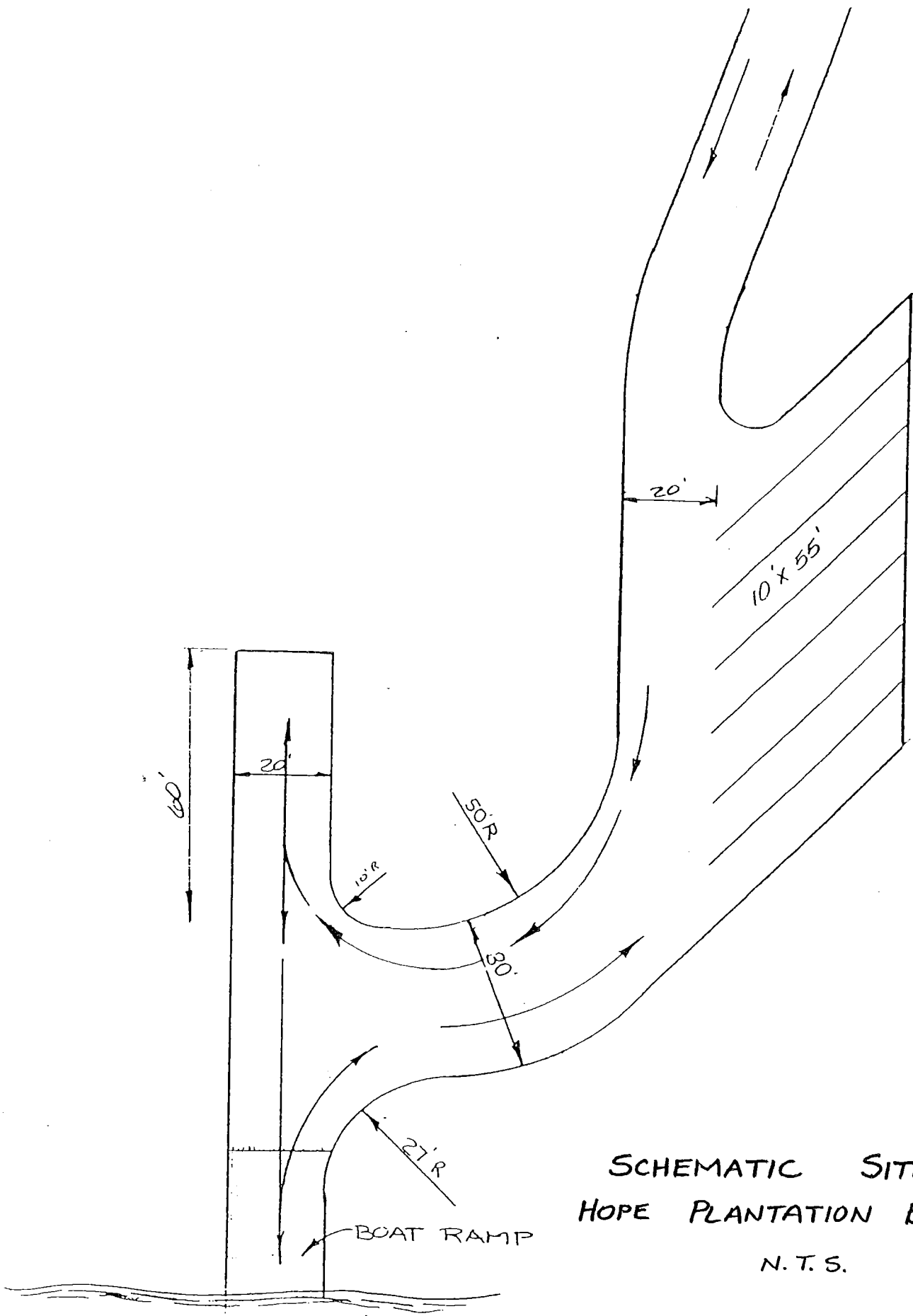
D-2 Solid and liquid water disposal and storage areas, sewage spray fields, pumping station, water control and resource recovery facilities and elevated water storage tanks.

**2. *Planned Development Statistical Information***

<u>Use</u>	<u>Acreage</u>	<u>Units</u>	<u>Density</u>
Single-Family Residential	133.0	337	2.52 D.U./Ac
Patio Homes	9.2	41	4.67 D.U./Ac
Multi-Family Condominium Villas	9.8	105	12.5 D.U./Ac
Multi-Family Condominium Villas / Townhouses (V.I.T.)	9.0	113	12.5 D.U./Ac
<b>TOTAL RESIDENTIAL AREA</b>	<b>161.0</b>	<b>596</b>	
Total Residential Area			161.0 Ac
Lagoons			21.3 Ac
Golf Course / Clubhouse & Pro Shop			125.5 Ac
Utility Treatment Facility & Golf Maintenance Area			4.0 Ac
Open Space / Buffers / Easements			9.7 Ac
Nature Preserve			35.1 Ac
Clubhouse and Amenity Site			2.2 Ac
Designated EMS site			1.0 Ac

Designated St. Johns Water Company Elevated Tank Site	0.8 Ac
TOTAL ALL PROPERTY	360.6 Ac
AVERAGE DENSITY FOR ENTIRE TRACT	1.65 D.U./Ac

360.6 ACRE PROPERTY CURRENTLY ZONED PD27B @  
596 D.U. = 1.65 D.U./Ac



SCHEMATIC SITE PLAN  
 HOPE PLANTATION BOAT RAMP  
 N. T. S.

#### ***IV. GENERAL GUIDELINES***

**GENERAL GUIDELINES**

General Guidelines applicable to all property owners and all lands and improvements within the property.

**1. Siting**

Siting to assure that the building and other structures will be located so that reasonable view, privacy, and breeze will be available to the largest practical number of buildings or structures within the property. The structures shall be located with regard to topography of each property taking into consideration the location of large trees, or other aesthetic or environmental conditions and commonly shown on a survey plat.

**2. Setback Requirements & Minimum Lot Sizes**

**A.** Front, side and rear yard building setbacks will be enforced throughout the development.

<u>Use</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Setback</u>	<u>Lot Size</u>
*Single Family (includes zero lot line lots)	30'	10'*	20'***	9500
**Waterfront Single Family Residential	30'	10'	30'	9500
****Patio Homes	10'	5'	10'	5000
Town Homes	20'	0'	15'	700
Multi-Family Marsh Villas (For Each Attached Grouping)	20'	10'	20'	None
Recreational Club House	20'	20'	20'	None
Utilities: Water Tank	20'	15'	15'	None

Multi-Family  
Apartments

(For Each

Attached Grouping)

20'

10'

20'

None

\* Owners of single-family residential lots on corners may have the right to select one of the lot sides facing the street as their front yard, and the other side may be treated as their side yard. The side yard setback for a lot side facing a street will become 15 feet. Two (2) Zero Lot Line lots adjacent to Amenity Site will have one side lot line setback of zero (0') feet and one side lot line setback of ten (10') feet. Dwelling units for zero lot line lots may include a common wall.

\*\* No dwelling unit, or building may be erected within 30 feet of the center point of the line adjacent to a marsh edge on any part of the property as shown on a recorded development plat. Reasonable variances for structures such as decks and entertainment structures will require site location approval by the Home Owners' Association, Charleston County Planning Department and the Charleston County Zoning Board of Adjustments. Dwelling units adjacent to a marsh within the B-1 land use classification shall be limited in height to 2 stories and a roof structure.

\*\*\* Rear lot setbacks for lots adjacent to golf course shall be as follows:

- 1) Forty foot (40') setback with ten-foot (10') planted landscape easement for lots fronting on golf landing areas as shown on Master Plan.
- 2) Thirty foot (30') setback with ten-foot (10') planted landscape easement for all other golf course lots.

Plantings within ten foot (10') landscape easement shall comply with the following standards:

- 1) Non-wooded lots shall be planted with a minimum of four (4) canopy trees and three (3) understory trees.
- 2) Wooded lots shall not be required to plant within the buffer if an equivalent number of existing trees are left to remain between the house and the golf course.
- 3) Sizes for new planted trees shall meet Charleston County Standards - Canopy Trees - 2 1/2" Caliper; Understory Trees - 6' - 8' in height.
- 4) Hope Plantation Property Owners' Association (P.O.A.) and Architectural Review Board (ARB) shall review and approve the planting plan for the 10' landscape easement at the time house plans are submitted for review and approval to obtain a County Building Permit. The POA/ARB has the authority, with approval by Charleston County Zoning Administrator, to vary

planting requirements within the 10' landscape easement based on the following criteria: a) location of lot along the fairway; b) presence of existing trees upon lot; c) presence of existing lagoons as buffers. Mitigation

of planting requirements based on the above criteria may be granted on a case-by-case basis at County staff level without having to obtain a variance.

Rear lot setbacks and landscape easement shall be shown on all golf course lots on all new subdivision plats for recording. Existing platted lots in Phase I (87 lots) shall adhere to a 10' landscape buffer in lieu of a 10' landscape easement. Planting requirements for the landscape buffer for Phase 1 lots shall be the same as for the landscape easement for new lots. Installation and maintenance of landscape buffers and/or easements shall be the sole responsibility of the builder or individual lot owner. Planting said buffers or easements shall be completed prior to issuance of the Certificate of Occupancy for each lot as construction is completed.

\*\*\*\* Patio home lots - five foot minimum side yard building setback lines are established by these guidelines.

**B.** Setbacks for multi-family and townhouse development shall be twenty feet from any front or back property line. Side property line setbacks shall be either zero feet for common wall or attached units within a grouping or a ten-foot setback for a grouping. Also, twenty feet must be held between all exterior walls of dwelling unit groupings to permit pedestrian movement, fire protection and visual perception.

**C.** Accessory structures will be allowed, if approved by the Charleston County Zoning Ordinance and the Home Owners' Association.

### 3. Dwelling Size

It is the intention of this guideline to assure that all dwellings shall be of quality workmanship, materials and size. Minimum heated floor space shall be adhered to as follows:

Single Family Residential	-	1800 S.F.
Single Family Residential (Lots adjacent to Haulover Creek)	-	2000 S.F.
Patio Home Lots	-	1200 S.F.
Town House Lots	-	1000 S.F.

Multi-Family Marsh Villas - 800 S.F.

Multi-Family Apartments - 700 S.F.

This minimum square footage requirement shall not include garages, porches, patios, exterior storage rooms, or other unfinished areas.

**4. Parking Requirements**

No dwelling unit shall be erected without adequate off street parking of sufficient size. The minimum parking space shall be 9 feet by 18 feet. Adequate area for ingress and egress shall also be included. Also, off street parking will be required for all single family dwellings.

The off street parking requirements for all dwelling units are as follows:

**Off Street Parking**

1 Bedroom Unit	1.5 spaces
2 Bedroom Unit	2 spaces
3 Bedroom Unit or More	2.5 spaces

The recreation site parking facilities will be provided within the recreation area. The following minimum requirements are as follows:

- A.** 1 Space for each 250 square feet of clubhouse
- B.** 1 Space for each 500 square feet of pool and deck area around clubhouse
- C.** 4 Spaces for each golf hole (Golf Clubhouse Only).
- D.** 2 Spaces for each tennis court.
- E.** 1 Space for each 75 square feet of dining area (Golf Clubhouse only).  
1 Space for each 200 square feet of outside dining area (Golf Clubhouse only).

5. **Lot Area and Width**

No dwelling shall be erected or placed on any lot of less square footage or width than the following:

	<u>S.F.</u>	<u>Min. Width at Front Setback Line</u>
Single-Family Residential	9500	50'
Patio Lots	5000	30'
Townhouse Lots	700	16'

6. **Service Yards**

All service yard contents such as garbage receptacles, electric and gas meters, heat pump and air conditioning equipment, clothes lines, water pumps, fuel tanks and unsightly objects and equipment on the property must be placed or stored in opaquely fenced or screened in areas to conceal them from the view on the road and adjacent properties.

7. **Other Building and Vehicles**

No mobile home, trailer, tent, or other similar outbuilding or structure shall be placed on the property at any time without prior approval of the Home Owners' Association, or if none, the developer.

8. **Tree and Bush Removal**

No trees of any kind above 8 inches in diameter at breast height (DBH) above the ground level other than trees in the space which approximates the centermost 20 percent of each lot or parcel may be removed by any property owners, their successor and assigns, anywhere within the property without prior permission from the Home Owners' Association or the developer. Significant trees (24" or larger diameter) shall not be removed from road rights-of-way or lot without a tree removal variance from Charleston County. A tree location plan showing all critical trees adjacent to a proposed structure will be required by the Association or developer before clearing of a lot commences.

9. **Building Height**

No building shall be constructed on the property which has a height exceeding 45 feet from the flood insurance regulation minimum dwelling floor height as established by the pertinent laws affecting flood insurance. This building height restriction applies to all dwelling units as well as recreational clubhouses and maintenance buildings. Dwelling units adjacent to a marsh within the B-1 land use classification shall be limited to a height of 2 stories plus roof structure.

10. **Subdivision of Property**

No property within any land class within the property shall be subdivided other than by the developer or original bulk land owner, except by means of a written or recorded instrument indicating that such subdivision has been approved by the developer. Also, any recorded plat defining the subdivision of property will have to be approved by Charleston County.

11. **Private Community**

The developer has elected to create a private community with controlled access. By becoming a private community, the developer will have the right to appoint a private security company for control and enforcement.

Selected specimen trees will remain within the road right-of-way. The road and drainage system will be privately maintained also.

12. **Homeowner's Association**

A Homeowner's Association is established for Hope Plantation. The Association will review subdivision plats, lot site plans and maintain and fund street lights, non-golf course open areas, non-golf course walking areas, recreational facilities, boating facilities and roadways and drainage systems. The Association will also be responsible for security within the development. A Homeowner's Association review will be in addition to the review and approval by the Charleston County Planning Department. A copy of the Homeowner's Association approval must be submitted to the Planning Department and/or Building Inspector along with the submittal for the Building Permit.

13. **Utilities**

The St. Johns Water Company will provide water. Seabrook Island Water and Sewer Commission will provide treatment and disposal of sanitary sewerage. The power will be provided by the Berkeley Electric Cooperative (see attachments). Cable T.V.

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**13. Utilities**

The St. Johns Water Company will provide water. Seabrook Island Water and Sewer Commission will provide treatment and disposal of sanitary sewerage. The power will be provided by the Berkeley Electric Cooperative (see attachments). Cable T.V.

will be provided by Johns Island Cable Company or a private cable company. Fire protection will be provided by the St. Johns Fire District. An elevated water storage tank, owned and maintained by St. Johns Water Company, will be constructed on a parcel adjacent to Betsy Kerrison Parkway. Wireless communications antennas and facilities will be allowed to be installed on the water tank.

Underground liquid propane (LP) gas mains and storage tanks will be allowed within road rights-of-way and/or easements for the purpose of providing LP gas service for residential units, recreation facilities and street lighting. LP Gas supplier must meet requirements established by Charleston County for similar type utility supplies. This system can be converted to natural gas in the future if and when made available. Locations of any gas storage tanks must be coordinated and pre-approved through Charleston County.

14. Signs

A sign identifying the project will be located in one location along Betsy Kerrison Parkway. This sign will not be obstructive to traffic traveling along Betsy Kerrison Parkway. The sign will be placed within the limits of the property. The maximum size of the sign shall not exceed 56 SF. The sign will be attractively landscaped and illuminated. The overall height from the ground to the top of the sign will be 8.5 high. The sign shall be set back from the right-of-way a minimum of 15 feet in order that the right-of-way clearance at intersections not be obstructed. The property identifying sign is shown on the Master Plan. Project signage will also be allowed on the face of any elevated water storage tank. Proposed signage on the elevated water storage tank will need to be pre-approved through Charleston County regarding logo, colors, etc.

***V. RIGHTS RESERVED***  
***BY***  
***HOPE PLANTATION DEVELOPMENT, LLC***

## **RIGHTS RESERVED BY HOPE PLANTATION DEVELOPMENT, LLC**

Rights reserved by Hope Plantation Development, LLC, It's Successors and Assigns :

1. **Rights and Reservations**

Items not covered by these development guidelines shall revert back where appropriate to Charleston County Zoning Ordinances.

2. **Modification and Revision of the Concept Research of Master Plans**

Hope Plantation Development, LLC reserves the right (with Charleston County approval) to modify the concept plans or Master Plan with respect to any parcel, lot or areas within the property which has not by recorded declaration been dedicated as common properties or already conveyed to a property owner. The right of the associates to modify the concept research plan shall not include the right to do any act inconsistent with any approvals or restrictions associated with the property.

3. **Easements**

Easements for ingress and egress, for installation and maintenance of utilities and for drainage easements are reserved and shall be shown on all recorded plats and will be dedicated to the Homeowner's Association or the county as required by Charleston County. No dwelling house, garage, out building, fence or other structure of any kind shall be built, erected or maintained upon any such easements. Said easements shall at all times be open and accessible to public and quasi public utility corporations, and other persons erecting, constructing or servicing such utilities, and to the developer, it's successors and assigns, all of whom shall have the right of ingress and egress, and the right and privilege of doing whatever, may be necessary in, under and upon said locations for the carrying out of any of the purposes for which said easements, reservations and rights-of-ways are reserved, or may hereafter be reserved. Drainage flow shall not be constricted or diverted from drainage or utility easements as shown on the recorded subdivision plat. Any water, sewer, electric, telephone or other utility easements will be dedicated to the respective companies.

4. **Bridges, Walkways and Trails**

The developer retains, without obligation, a 10 foot easement along, but not necessarily bordering, the road edge, parking lot edge, lagoon or pond edge of all lots for the purpose of constructing bikeways, jogging paths, bridges, walking trails and such passageways to interconnect with major recreational, residential and other facilities on the property. Nothing in this section shall be construed as placing an affirmative obligation on the developer to provide or construct any such improvement.

5. **Easements in Open Space and Common Properties**

The developer reserves the right to make access trails, paths or boardwalks through open space and common properties for the purpose to permitting recreation, health and fitness exercise, observation and study of wildlife, hiking and horseback riding; to erect small signs through the open spaces designating points of interest and attraction; and to take such other steps as are reasonable, necessary and proper to further the community use and enjoyment of the open spaces. nothing in this section shall be construed as placing an affirmative obligation on the developer to provide or construct any such improvement.

6. **Architectural Control Committee**

To provide for a unified and coherent plan and style of development that will maintain property and aesthetic values, all property owners, their agents, successors or assign shall submit a detailed plan of all improvement or structure of any kind to be placed on any lot to an Architectural Control Committee. Prior to the start of any construction or the breaking of ground for any improvement or structure of any kind, the property owners, their agents, successors and assigns must receive approval of the plan from the Architectural Control Committee of the developer. Control of this Architectural Control Committee will be placed, in phases, with the Homeowner's Association as that association develops. An Architectural Control Committee review will be in addition to any building or other permits required by Charleston County or other governmental agency.

7. **Other Lower Land Use**

The developer retains the right to move the use of land that is in any land use classification to a lower use (such as a B-4 use to a B-1 use) within the land use classification.

8. **Public Utilities**

Substations or utilities (including elevated water tanks) will not require conditional use permits, and must obtain Site Plan approval by the Charleston County Planning Department and the Homeowner's Association.

9. **Buffers**

Buffers along Betsy Kerrison Parkway and buffers for waterways and salt marsh critical lines shall meet the requirements of the 1995 Land Use Update to the Johns Island Plan regarding buffer widths and landscape requirements. Any future amendments to the Hope Plantation Master Plan and any of its undeveloped parcels (if required) shall be required to comply with the 1995 Land Use Update even if a new / more restrictive Land Use Update is in effect.

***VI. LETTERS of APPROVAL  
&  
PROOF of COORDINATION***

South Carolina Department of Health  
and Environmental Control

2600 Bull Street  
Columbia, S.C. 29201

Commissioner  
Michael D. Jarrett



MAY 23 1988

Board  
Moses H. Clarkson, Jr., Chairman  
Gerald A. Kaynard, Vice-Chairman  
Oren L. Brady, Jr., Secretary  
Barbara P. Nuessle  
James A. Spruill, Jr.  
William H. Hester, M.D.  
Euta M. Colvin, M.D.

Date: 5/19/88

MEMORANDUM

TO: Tom Hansen B-C-D COG

SUBJECT: Request for Determination of Conformance with  
Areawide Water Quality Management Plan

Below is a description of a project which has been submitted to our Department for permitting or review. Please review it for consistency with the WQM Plan for your area. Complete sections 10 and 11 and return it to the indicated address as soon as possible.

1. Project Name: Hope Plantation - <sup>Revised</sup> PER - <sup>New</sup> Durlifer
2. County: Charleston
3. General Location near Kiawah & Seabrook Islands
4. Type of Action for Review:
 

New Construction Permit Request	_____
Renewal of NPDES Permit	_____
Preliminary Engineering Review	_____
Copy of PER Enclosed	<input checked="" type="checkbox"/> <u>yes</u> <input type="checkbox"/> no
5. Type Project & General Description: see PER
6. Type of Waste: DOMESTIC Volume: 175,000 gpd

(OVER)

7. Disposal Method: Spray
8. Project's Consulting Engineer: James Cacavias Phone: 799-0444
9. DHEC Contact: BILL McCLURE Phone: 734-5274
10. This project (is) (is not) in conformance with the Areawide Water Quality Management Plan. (Circle one)

11. Comments: Effluent Spray Irrigation Disposal System  
conforms to the objectives of the WQM Plan. Plan also promotes  
a minimal number of WWT plants in this area of Charleston County.  
Plans for coordinating this project with Heater Utilities of Seabrook  
are being considered. Applicant needs to fully document why a joint  
system is not feasible before a WWT plant is permitted at Hope Plantation.  
County considering a sub-regional system in this area. If successful this  
new arrangement will bypass the current WQM Plan. Future permits and plan

Thomas J. Hansen Date 6/20/88  
 Signature of Certifying Officer and Title revisions would have to be considered with plan. then amendments

Return with any attached comments to:

Larry E. McCullough  
 Water Quality Planning & Standards Section  
 Bureau of Water Pollution Control  
 S. C. Department of Health and Environmental Control  
 2600 Bull Street  
 Columbia, S. C. 29201

Note: Seabrook Island will be owned by Heater Utilities within 60 days. Heater will be required to double capacity on Seabrook Island. SC DHEC will push hard for combined services if Heater of Seabrook and Simpson Creek Development can work together.

## South Carolina Department of Health and Environmental Control

2600 Bull Street  
Columbia, S.C. 29201

Commissioner  
Michael D. Jarrett



Board  
Moses H. Clarkson, Jr., Chairman  
Oren L. Brady, Jr., Vice-Chairman  
Euta M. Colvin, M.D., Secretary  
Harry M. Hullman, Jr.  
Henry S. Jordan, M.D.  
Toney Graham, Jr., M.D.

July 7, 1988

Brian W. Bennett  
Hussey, Gay, Bell & DeYoung, Inc.  
P. O. Box 7967  
Columbia, South Carolina 29202

RE: Hope Plantation - Sewer P.E.R.  
Charleston County

Dear Mr. Bennett:

This office has reviewed your June 1988 preliminary engineering report (PER) on the above referenced project. Based on this review and comments from both our District Office and our Ground-Water Protection Division, this office hereby approves the PER with the following provisions:

- 1) The alternate plan starting on page 9 of the P.E.R. is the concept approved by this office and the Council of Governments. This includes treatment of the wastewater on Seabrook Island and pumping back the effluent to Hope Plantation for disposal on the golf course. As the treatment plant on Seabrook Island is already over permitted it is a specific condition of this P.E.R. approval that this plant must be expanded before Hope Plantation may be served.
- 2) All flow calculations for Hope Plantation shall be based on DHEC's standard unit contributory loadings until either of the following justify use of lower flow figures:
  - a) County of Charleston has passed and enforced a water saving ordinance.
  - b) The new utility company Heater of Seabrook has submitted recent flow data to DHEC showing that a reduction in unit contributory loading granted by DHEC on June 15, 1979 is still justified.

Brian W. Bennett  
Page 2  
July 7, 1988

- 3) The 15.6 acre phase I irrigation area shown as exhibit 4 of the P.E.R. must be filled immediately to final grade and approved by the Groundwater Protection Division before use for effluent disposal. A part of this approval shall include construction details and placement of groundwater monitoring wells.
- 4) The effluent holding pond at Hope Plantation shall be sized for a minimum of 8 days holding capacity and shall be lined with a commercial liner.
- 5) Hope Plantation must prepare and file with DHEC and the County a permanent legal easement granting the golf course may be used as a spray disposal area in perpetuity for whatever application rate is finally approved on the full 54.0 acre tract.

The final plans and specifications are due within ninety (90) days or this approval will expire and a new PER will be required.

We look forward to receiving your final plans and specifications and if you have any questions please call or write.

Sincerely,

*Bill McClure*

Bill McClure  
Community Section  
Domestic Wastewater Division  
Bureau of Water Pollution Control

BMCC/cjh

cc: Ray Livingston  
Foster Coleman  
Dennis O'Hanlan

# South Carolina Department of Health and Environmental Control

2600 Bull Street  
Columbia, S. C. 29201

Commissioner  
Michael D. Jarrett



Board  
Moses H. Clarkson, Jr., Chairman  
Oren L. Brady, Jr., Vice-Chairman  
Euta M. Colvin, M.D., Secretary  
Harry M. Hallman, Jr.  
Henry S. Jordan, M.D.  
Toney Graham, Jr., M.D.

## MEMORANDUM

TO: Bill McClure, Engineer  
Domestic Wastewater Division

FROM: Clyde M. Livingston, P.G., Manager  
Ground-Water Protection Division

RE: Hope Plantation  
Proposed Golf Course Spray Disposal  
Charleston County

DATE: May 25, 1988

A handwritten signature in blue ink, appearing to be 'C. Livingston', written over the 'FROM' line of the memorandum.

Per your request, the preliminary engineering report for the above referenced project has been reviewed for conceptual consideration.

As presented, the concept of constructing an 18 hole golf course to accept 2 inches/week of treated effluent is acceptable. Indeed, this proposal is similar to the nearby Kiawah Island golf course projects. However, it appears extensive fill will be necessary to meet the 5 ft. water table depth requirement. Additionally, some golf holes and greens may be excessively close to the marsh for effluent disposal (200 ft. is regarded as the minimum acceptable distance).

After constructing the golf course sufficient soil borings and water table measurements should be provided by the consultants to establish site approvability with regard to agency guidelines. Additionally, a ground-water monitoring program should be proposed and submitted for agency review and approval in accordance with R61-71.

Please advise if we may be of further assistance.

CHL/ljt

cc: Foster Coleman, P.E., Director  
Trident District

Christine Sanford  
Trident District Hydrologist

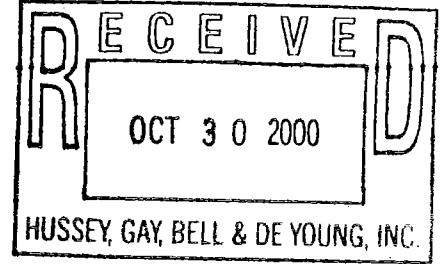


Administration  
Engineering  
Road Management  
Storm Drainage  
Mosquito Abatement  
(843) 202-7880

*County of Charleston*  
*Charleston, South Carolina*  
October 26, 2000

Public Works Department  
4350 Azalea Drive  
N. Charleston, SC 29405-7492  
(843) 202-7800  
Fax (843) 202-7801

Mr. Richard V. Bailey  
Hussey, Gay, Bell & DeYoung, Inc.  
749 Johnnie Dodds Boulevard  
Mount Pleasant, South Carolina 29465



RE: HOPE PLANTATION MASTER PLAN UPDATE

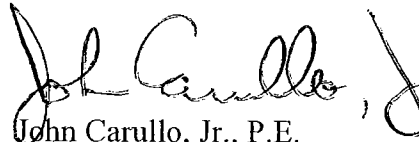
Dear Mr. Bailey:

This Department has reviewed the updated conceptual master plan for Hope Plantation Plan Unit Development. The site storm water runoff must be restricted to the predeveloped conditions. The post-developed site drainage design must meet all applicable County or State storm water regulations. Any additional road construction must comply with the *Pending Unified Development Ordinance* and the *Standards Specifications for Design and Construction of Roads and Drainage Systems*.

This Department recommends approval to the updated conceptual master plan if the verbiage needed to describe the above item is included in the planned development official submittal.

If you have any questions regarding this matter, please call me at 202-7800.

Sincerely,

  
John Carullo, Jr., P.E.  
Civil Engineer II

c: Charles C. Jarman, Jr., Engineering Superintendent  
Branan Rerig, Planner II

**ST. JOHN'S WATER COMPANY, INC.**

Post Office Box 629  
John's Island, South Carolina 29457-0629  
559-0186

September 18, 2001

Mr. Richard Bailey  
Hussey, Gay, Bell, & DeYoung, Inc.  
P.O. Box 1771  
Mt. Pleasant, SC 29465

Re: Hope Plantation Master Plan Update

Dear Mr. Bailey,

We have reviewed the Master Plan Update for Hope Plantation including the 105 unit multifamily project adjacent to Betsy Kerrison Parkway and find it to be acceptable. Please consider this letter as proof of coordination in your Master Plan Submittal.

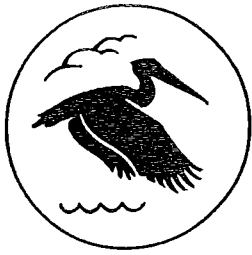
If you should have any questions concerning this or any other matter, please give us a call.

Sincerely,



Ava Robichaux  
General Manager

AR: cc



**SEABROOK ISLAND**  
**WATER AND SEWER COMMISSION**

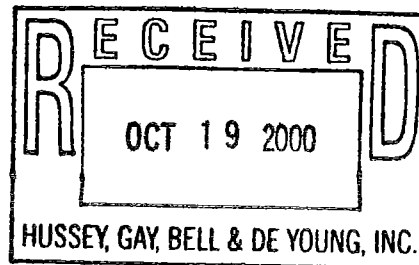
1893 Andell Bluff Blvd. • Seabrook Island, S.C. 29455  
Phone: (843) 768-9121 • Fax: (843) 768-9830

Operations Address:  
2902A Seabrook Island Road, S.C. 29455  
Phone: (843) 768-0102 • Fax: (843) 768-1075

Commissioners:  
Joseph W. Hall  
Robert J. DeLaney, Jr.  
Raymond G. Johnson

October 16, 2000

Mr. Richard Bailey  
Hussey, Gay, Bell & DeYoung  
749 Johnnie Dodds Blvd.  
Mt. Pleasant, SC 29465



RE: Hope Plantation

Dear Richard,

After review of your Hope Plantation drawing of September 21,2000, Seabrook Island Utility Commission has the capacity and willingness to furnish sewer service to all of Hope Plantation under the terms of our standard developer contract.

Sincerely,

A handwritten signature in black ink, appearing to read "E.A. Young". The signature is stylized and cursive.

E.A. Young, Contract Manager  
Seabrook Island Utility Commission



October 10, 2000

Mr. Richard Bailey  
Hussey, Gay, Bell & DeYoung, Inc.  
P.O. Box 1771  
Mt. Pleasant, SC 29465

**RE: Hope Plantation Wetland Reverification Letter**

Dear Richard,

Enclosed is a copy of the letter from the US Army Corps of Engineers re-verifying the wetlands on Hope Plantation.

If you have any questions, please do not hesitate to call.

Sincerely,

Jeffery Vereen, Field Biologist  
Newkirk Environmental, Inc.  
Charleston, SC Office

Enclosure

Savannah, GA Office  
340 Eisenhower Drive  
Building 200, Suite 201  
Savannah, GA 31406  
(912) 354-6494  
Facsimile: (912) 354-7179  
E-Mail: NewkirkGA@aol.com

Charleston, SC Office  
192 East Bay Street  
Suite 201  
Charleston, SC 29401  
(843) 722-4958  
Facsimile: (843) 723-6684  
E-Mail: NewkirkEnv@aol.com

Hendersonville, NC Office  
300 N. Main Street, Suite 205  
Post Office Box 2876  
Hendersonville, NC 28793  
(828) 698-0091  
Facsimile: (828) 698-0255  
E-Mail: NewkirkNC@aol.com



DEPARTMENT OF THE ARMY  
CHARLESTON DISTRICT CORPS OF ENGINEERS  
P.O. BOX 919  
CHARLESTON, S.C. 29402-0919

REPLY TO  
ATTENTION OF

March 13, 1998

Regulatory Branch

Mr. Stephen A. Nichols  
Newkirk Environmental Consultants, Inc.  
192 East Bay Street, Suite 201  
Charleston, South Carolina 29401

Re: SAC-81-98-0001(V)  
Charleston County

Dear Mr. Nichols:

This is in response to your letter dated December 30, 1997, requesting a reverification on a portion of a jurisdictional wetland determination for Hope Plantation. The original determination in question was issued in our letter of April 22, 1988, to Mr. Duncan Newkirk verifying the accuracy of a freshwater wetland delineation. The property for which you are seeking a reverification is a 195.59 acre portion of that original 357.343 acre tract. This 195.59 acre tract and the originally approved wetland boundaries located within the tract are represented on a new survey plat prepared by Hussey, Gay, Bell and Deyoung, Inc. dated September 1997, and entitled, "A PORTION OF HOPE PLANTATION PREPARED FOR HOPE PLANTATION DEVELOPMENT, LLC."

Since I have determined this delineation would still be accurate based on today's standards and methodologies, I have concluded that it is appropriate to recertify this wetland determination for five (5) years from the date of this letter unless new information warrants revision of this determination before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional wetland delineation must be conducted. The plat referenced above will supersede all previous wetland plats and will serve as the official document for this reverification. Please note this recertification pertains only to the 195.59 acre tract and does not include the remaining 161.753 acres located within the existing golf course.

In future correspondence concerning this matter, please refer to SAC-81-98-0001(V). If you have any questions regarding this matter, please contact Mr. Fred Veal of my staff at (803) 727-4684.

Respectfully,

A handwritten signature in cursive script that reads "Fred Veal".

Fred Veal  
Biologist