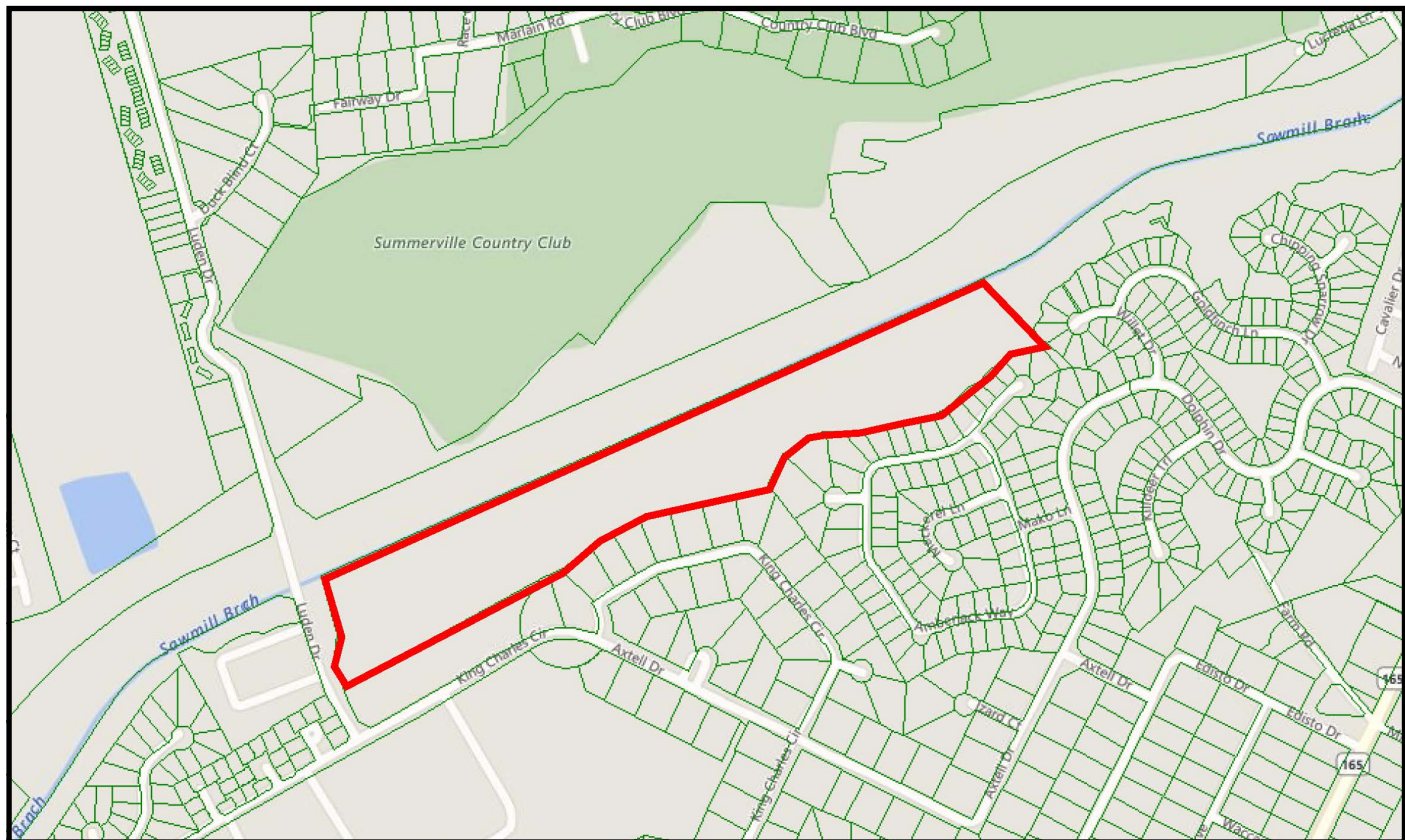


# King Charles Circle Summerville



## Property Highlights:

- Approximately 34 acres near Summerville Country Club in Town of Summerville.
  - Property is zoned MF-R in Town of Summerville.
  - Variety of professional offices, consumer services, restaurants, and residential communities easily accessed.
  - Minutes to I-26, Bosch, Boeing and Charleston International Airport.
- TMS#145-00-00-006
- Priced at \$1,500,000

Robert L. Pratt  
RE/MAX Pro Realty  
9209 University Blvd  
Charleston, SC 29406  
843-576-2705 (Office)  
Robert@robertpratt.com

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THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.



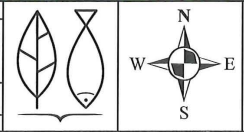
WETLAND AREA #1: 0.5 ACRES

WETLAND AREA #2: 1.5 ACRES

UPLAND AREA: 6 ACRES

STIPESAL SERVICES, DORCHESTER COUNTY, 290 BELL  
 500 THE COMMONS OFFICE PARK, L.A., CA 90008  
 Created By: Stephen Remick  
 Date Created: September 18, 2015  
 Copyright 2015 Salvo & Waters, Inc.  
 Environmental Land Management Consultants  
 P.O. Box 1072 Summerville, SC 29484  
 (878) 5388 (phone) 843.871.2050 (fax)  
 I do not warrant the accuracy of this map.  
 Disclaimer: This map is a graphic representation of data obtained from  
 other sources. All efforts have been made to warrant the accuracy of this  
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REVISED: 03/10/2016



APPROXIMATE WETLANDS  
 SALISBURY: 145-00-00-006.000  
 DORCHESTER COUNTY, SC



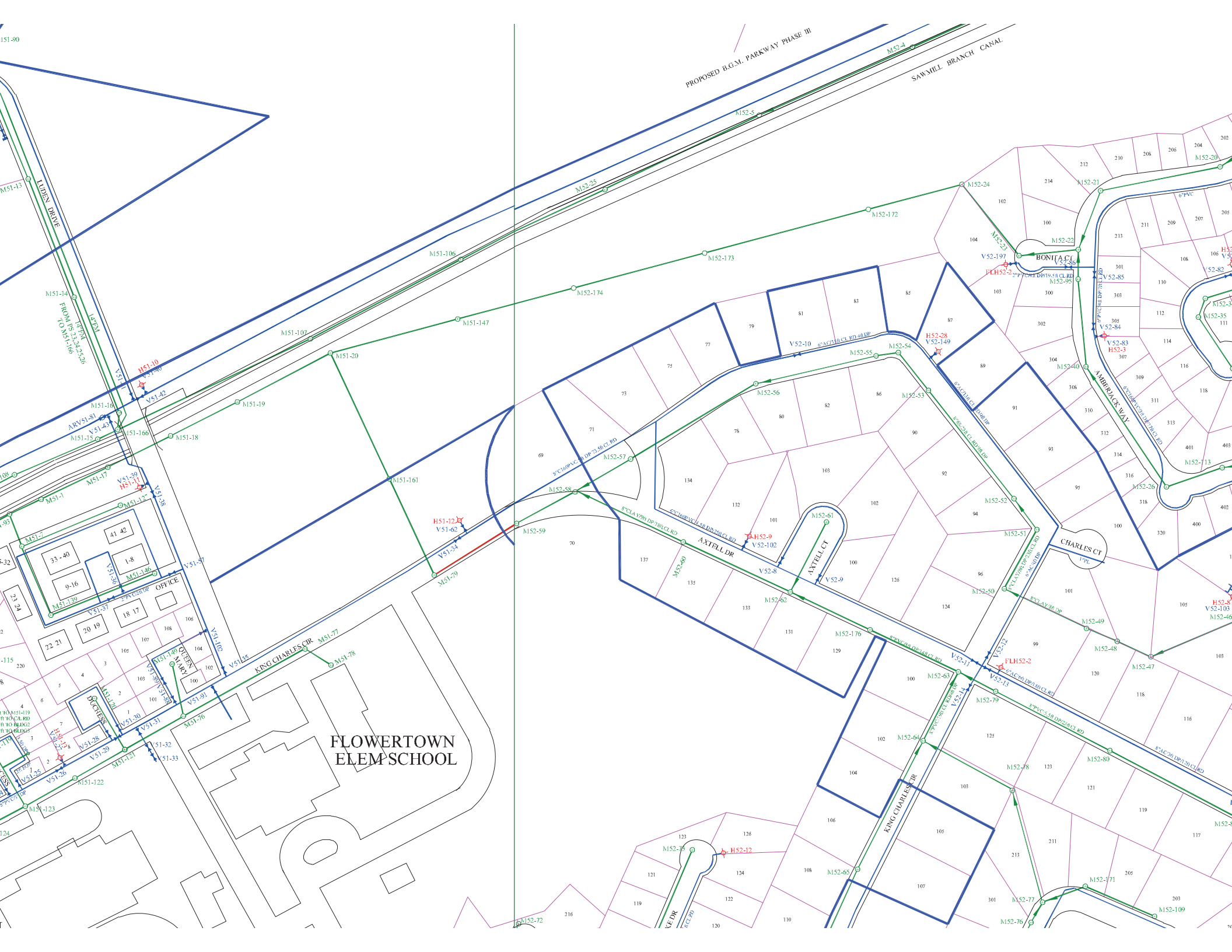
LEGEND	
	PROPERTY BOUNDARY: +/- 33 AC
	PROJECT AREA: +/- 8 AC
	APPROXIMATE WETLANDS: +/- 2 AC
	OTHER WETLANDS: +/- 19 AC
	ROADS

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 robert@robertpratt.com





PROPOSED B.G.M. PARKWAY PHASE III

SAWMILL BRANCH CANAL

FLOWERTOWN ELEM SCHOOL

BONIFACE

CHARLES CT

KING CHARLES CIR

AXTELL DR

LUDEN DRIVE

OFFICE

BUCKERS

GREEN

SPRING

SPRING

SPRING

FROM S.S. 24.2, 25.2

TO S.S. 151-106

ARV 51-80

ARV 51-43

ARV 51-18

ARV 51-17

ARV 51-1

ARV 51-39

ARV 51-146

ARV 51-140

ARV 51-140

ARV 51-140

ARV 51-140

ARV 51-140

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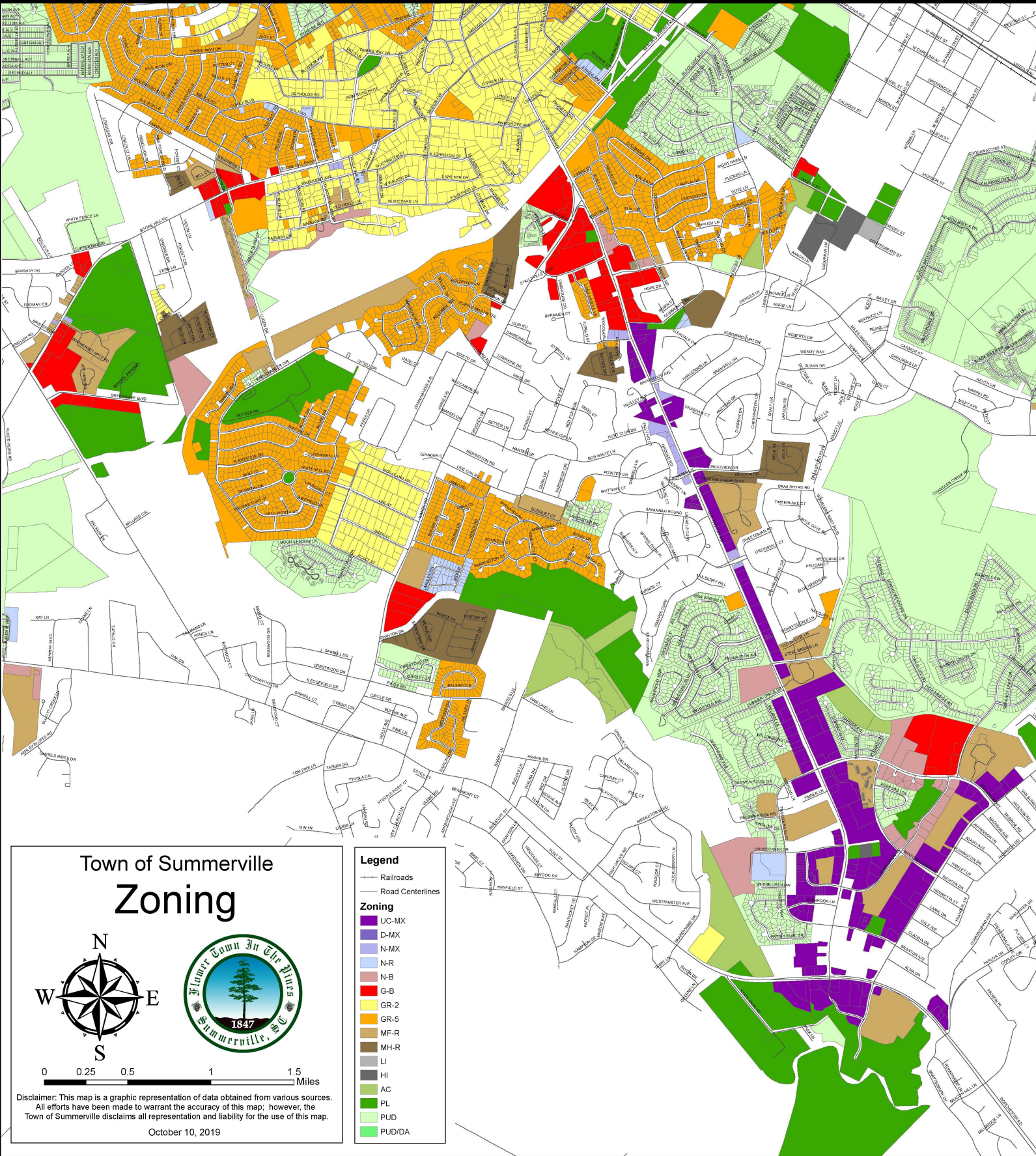
M52-165

M52-166

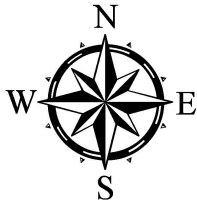
M52-167

M52-168





# Town of Summerville Zoning



0 0.25 0.5 1 1.5 Miles

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map; however, the Town of Summerville disclaims all representation and liability for the use of this map.

October 10, 2019

### Legend

- Railroads
- Road Centerlines

### Zoning

- UC-MX
- D-MX
- N-MX
- N-R
- N-B
- G-B
- GR-2
- GR-5
- MF-R
- MH-R
- LI
- HI
- AC
- PL
- PUD
- PUD/DA

**Robert L. Pratt**  
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### 3.3 TABLE OF PERMITTED USES

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
<b>RESIDENTIAL</b>															
Single Family Dwelling	P	P	P	P	P	P	P	P	P	P	C/E	C/E	C/E	P	—
Accessory Dwelling Unit	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
2-4 Unit Dwelling	P	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Townhome	P	P	P	P	—	—	C	P	P	P	P	—	—	—	—
Multifamily Dwelling (5+ units/ bldg)	—	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Manufactured Housing	C	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Manufactured Home Park	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Group Home (<9 residents)	P	P	P	P	P	P	P	P	P	P	P	—	—	—	—
Group Home (>9 residents)	—	P	P	P	—	—	—	C	P	P	P	—	—	—	—
Residential Care Facilities	—	C	C	C	—	—	—	C	C	C	C	—	—	—	—
<b>LODGING</b>															
Home Stay Bed and Breakfast (Up to 5 guest rooms)	C	P	P	P	C	C	C	C	—	P	P	—	—	P	—
Bed and Breakfast Inn (6-10 guest rooms)	C	C	P	P	—	—	—	C	—	P	P	—	—	P	—
Inn (Up to 24 Rooms)	—	C	C	C	—	—	—	—	—	P	P	—	—	—	—
Hotel/Extended Stay (No Room Limit)	—	—	C	C	—	—	—	—	—	—	P	P	—	—	—
Short Term Rental	C	C	P	P	C	SE	SE	C	C	P	P	—	—	—	—
Recreational Vehicle Park	—	—	—	—	—	—	—	—	P	—	P	P	—	—	—

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

3 Use Provisions | 3.3 Table of Permitted Uses

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
<b>OFFICE/SERVICE</b>															
ATM	—	C	C	P	—	—	—	—	—	C	P	—	—	—	—
Banks, Credit Unions, Financial Services	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Business Support Services	—	P	P	P	—	—	—	—	—	P	P	—	—	—	—
Cash Advance/Payday Lending/Title Loan Services	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Funeral Homes/Crematoria	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Home Occupation	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
Kennels	—	—	—	P	—	—	—	—	—	—	P	P	P	P	—
Laundry, Dry Cleaning Plant	—	—	—	P	—	—	—	—	—	P	P	P	P	—	—
Medical Clinic/Urgent Care	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Personal Services	—	C	C	C	—	—	—	—	—	C	P	P	P	—	—
Professional Services	—	C	C	P	—	—	—	—	—	P	P	P	P	—	—
Small Equipment Repair/Rental	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Studio – Art, dance, martial arts, music	—	P	P	P	—	—	—	—	—	P	P	P	—	—	—
Veterinary Services	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—
<b>COMMERCIAL/ENTERTAINMENT</b>															
Adult Establishment	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—
Alcoholic Beverage Sales Store	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
Bar/Tavern/Night Club	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Entertainment, Indoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
Entertainment, Outdoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
P: Permitted Use C: Conditional Use SE: Special Exception E: In Existing Building Only RF: Retail Frontage Only — Prohibited use															

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS								SPECIAL DISTRICT STANDARDS			
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DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
General Commercial	—	C	P	P	—	—	—	—	—	C	P	P	—	—	—	
General Commercial – Use Greater than 100,000 sf	—	—	—	P	—	—	—	—	—	—	P	P	—	—	—	
Mobile Food Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C	
Mobile Retail Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C	
Open Air Retail	—	—	—	P	—	—	—	—	—	—	P	—	—	—	—	
Outside Display/Sales	—	C	C	C	—	—	—	—	—	C	C	P	—	—	—	
Restaurant	—	P	P	P	—	—	—	—	—	P	P	P	P	P	P	
Tobacco/Tobacco Alternatives Sales Store	—	—	C	C	—	—	—	—	—	—	C	C	—	—	—	
<b>CIVIC USES &amp; PARKS</b>																
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Facility	C	P	P	P	C	C	C	P	P	P	P	P	P	P	P	
Cultural Facility	C	P	P	P	—	—	—	P	P	P	P	P	—	P	P	
Conference/Convention Center	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P	
Government Facility	—	P	P	P	—	—	—	—	—	P	P	P	P	—	P	
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Facilities, Indoor	C	P	P	P	SE	SE	SE	P	P	P	P	P	P	P	P	
Recreation Facilities, Outdoor	P	P	P	P	SE	SE	P	P	P	P	P	P	P	P	P	
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	
<b>EDUCATIONAL/INSTITUTIONAL</b>																
Educational Campus	SE	P	P	P	SE	SE	SE	SE	SE	P	P	P	P	—	P	
Family Child Day Care Home (6 or less children)	C	P	P	P	C	C	C	C	C	P	P	P	P	C	—	

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use



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PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
Group Child Care Home (7-12 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Commercial Child Care Center (More than 13 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Community Advocacy Facility	—	C	P	P	—	—	—	—	—	P	P	—	—	—	—
Correctional Institution	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Halfway House	—	—	—	—	—	—	—	—	—	SE	SE	—	—	—	—
Homeless Shelter	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—
Health Care Facilities (Hospital, Inpatient Facilities)	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—
<b>VEHICULAR</b>															
Drive-Thru/Drive-In Facility	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Gas/Fueling Station	—	—	—	C	—	—	—	—	—	—	C	C	C	—	—
Heavy Equipment/Manufactured Home Rental/Sales	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Parking Lot/Structure – Principal Use	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P
Theater, Drive-In	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—
Vehicle Rental/Leasing/Sales	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Vehicle Services – Maintenance/Repair	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Water/Marine-Oriented Facilities	—	—	—	—	—	—	—	—	—	—	P	P	—	—	P
<b>INDUSTRIAL/WHOLESALE/STORAGE</b>															
Distribution Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Landfill	—	—	—	—	—	—	—	—	—	—	—	—	SE	—	—

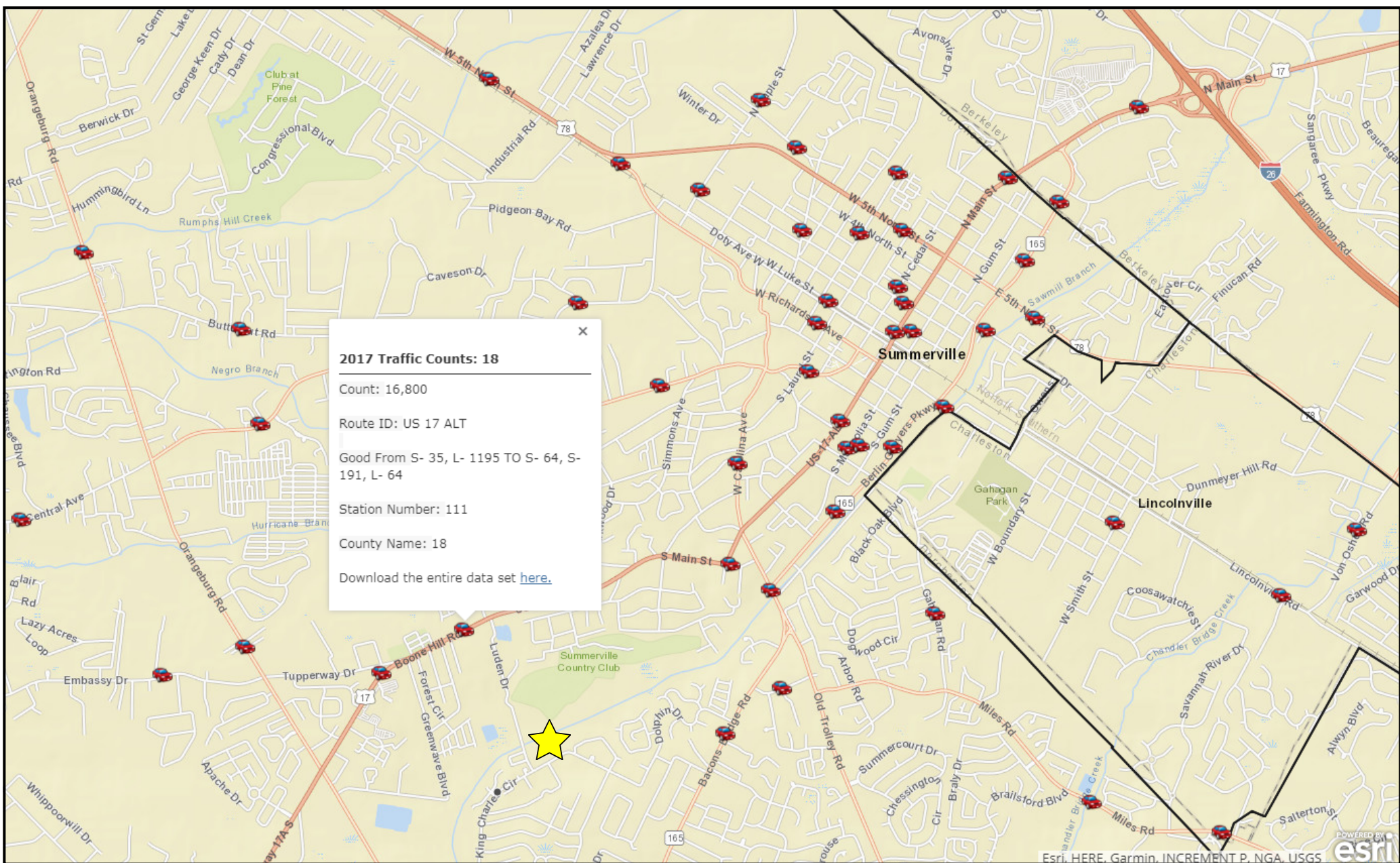
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DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
Light Manufacturing Workshops/ Brewery	—	—	C	C	—	—	—	—	—	—	P	P	P	—	—
Manufacturing & Production, Light	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—
Manufacturing & Production, Heavy	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Materials Recovery & Waste Transfer Facilities	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P
Recycling Collection Stations	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P
Storage - Outdoor Storage Yard	—	—	—	C	—	—	—	—	—	—	C	P	P	C	P
Storage – Self-Service	—	—	C	C	—	—	—	—	—	C	P	P	P	—	—
Truck Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Warehousing	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Wholesaling and Distribution	—	—	—	—	—	—	—	—	—	—	C	P	P	—	—
<b>AGRICULTURE</b>															
Animal Production	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Backyard Pens/ Coops/Beehives	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Equestrian Centers	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Forestry	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nurseries & Garden Centers	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—
Roadside Stands/ Farmer's Markets	P	P	P	P	—	—	—	—	—	P	P	—	—	P	P

*P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use*

3 Use Provisions | 3.3 Table of Permitted Uses

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
<b>INFRASTRUCTURE</b>															
Aviation Services	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Minor Infrastructure/Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Major Infrastructure/Utilities	—	—	—	—	—	—	—	—	—	—	—	C	C	SE	SE
Wireless Facility, Small	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless	SE	SE	SE	C	SE	SE	SE	SE	SE	C	C	C	C	C	C
<i>P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use</i>															



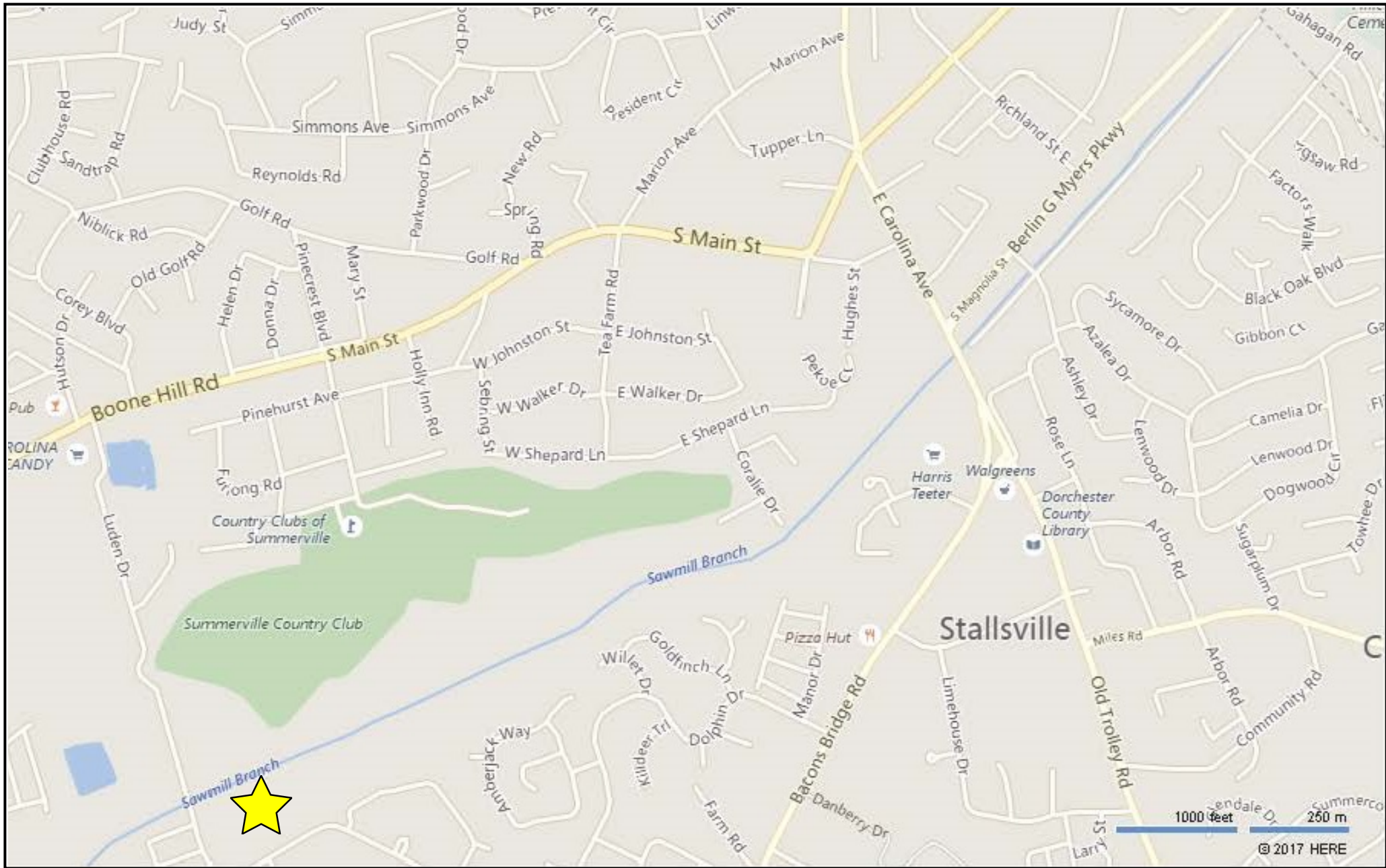
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