

NORTH MAPLE & WEST RICHARDSON

\$1,500,000



4.04 Acres

Dorchester County
TMS# 137-00-00-002Zoned PUD-DA
Town of Summerville

\$1,500,000

Approximately 4.04 Acres in the epicenter of Summerville's redevelopment district and the New "Gateway to Historic Summerville". The parcel is prominently situated at the Lighted Intersection of the new North Maple Street Interchange, connecting the Historic District to Nexton, Carnes Crossroads & Interstate 26. Multiple Mixed-Use Development projects are underway along North Maple between the property and I-26. Extensive frontage on both North Maple Street and West Richardson Avenue.

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Robert Pratt
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NORTH MAPLE STREET

| SUMMERVILLE |

SOUTH CAROLINA

PLANNED DEVELOPMENT SITE

FOR SALE

NORTH MAPLE & WEST RICHARDSON

\$1,500,000



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PUD ZONING

\$1,500,000

2.10 PLANNED DEVELOPMENT DISTRICTS

2.10.1 PURPOSE

Subject to the provisions of the S.C. Code § 6-29-740, the purpose of this section is to encourage the development of various types of planned developments (PD) under a single master plan, where the traditional density, bulk, spacing and use regulations of other zoning designations, which may be useful in protecting the character of substantially developed areas, may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas which lend themselves to a unified, planned approach. Planned developments are intended to promote flexibility in site planning and structure location, to facilitate the provision of utilities and circulation systems, the mixture of uses, as well as to preserve the natural and scenic features of the parcel.

- A. The proposed development shall be of such design that it will promote achievement of the stated purposes of the adopted comprehensive plan and is consistent with the plan as well as other adopted plans and policies of the Town of Summerville.
- B. The development will efficiently use available land and will protect and preserve, to the greatest extent possible, and utilize, where appropriate natural features of the land such as trees, streams, wetlands, and topographical features.
- C. The development will be located in an area where transportation, police and fire protection, schools and other community facilities and public utilities, including public water and sewer service, are or will be available and adequate for the uses and densities proposed. The applicant may, where appropriate, make provisions for such facilities or utilities, which are not presently available.



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2.10.2 INTENT

The intent of the planned unit development is to achieve the following:

- A. To encourage the development of mixed use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development.
- B. To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems and preservation of natural and scenic features that will result in a diversity of scale, style and details that foster a strong sense of community within the master planned development as well as enhancing the immediate area surrounding the planned unit development.
- C. To permit the development of such communities where there is demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure existing or planned within the area.
- D. To provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Summerville.



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2.10.3 TYPES OF PLANNED DEVELOPMENTS

There shall be two types of PDs allowed within the Town of Summerville:

- A. Less than 25 acres: This type shall have a minimum size of at least 5 acres or one full block, whichever is smaller.
- B. Twenty-five acres and more: This type shall have the option of having a development agreement providing the development has 25 acres of highlands as required and defined by S.C. Code 1976, § 6-31-10 et. seq., South Carolina Local Government Development Agreement Act.

2.10.4 ADMINISTRATION

Any request pertaining to the establishment or amendment of a PD zoning district shall be considered an amendment request to the zoning chapter, and shall be administered and processed in accordance with [Section 13.11](#).

2.10.5 PROHIBITED AMENDMENTS

No Town ordinance shall be eligible for amendment in conjunction with the PD approval if the proposed amendment would apply to: A standardized code or law adopted by the Town in a form specified by state or federal law; or would adversely impact any officially recognized police, fire, flood, pollution, runoff, seismic, or other rating given to the Town or its citizens; or would amend, purport to amend, alter or purport to alter any state or federal law or regulations otherwise applicable.



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CONCEPTUAL DRAWING

\$1,500,000

Conceptual Configuration of Approximately 31,000sqft Two-Story Building with Dual Ingress/Egress, Fronting Both West Richardson and North Maple and Affording 74 Parking Spaces.



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NORTH MAPLE & WEST RICHARDSON

\$1,500,000



1m

5,544

Population



2,172

Households



\$80,321

Median Household Income

3m

48,902

Population



18,942

Households



\$77,557

Median Household Income

5m

121,418

Population



46,186

Households



\$78,734

Median Household Income

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