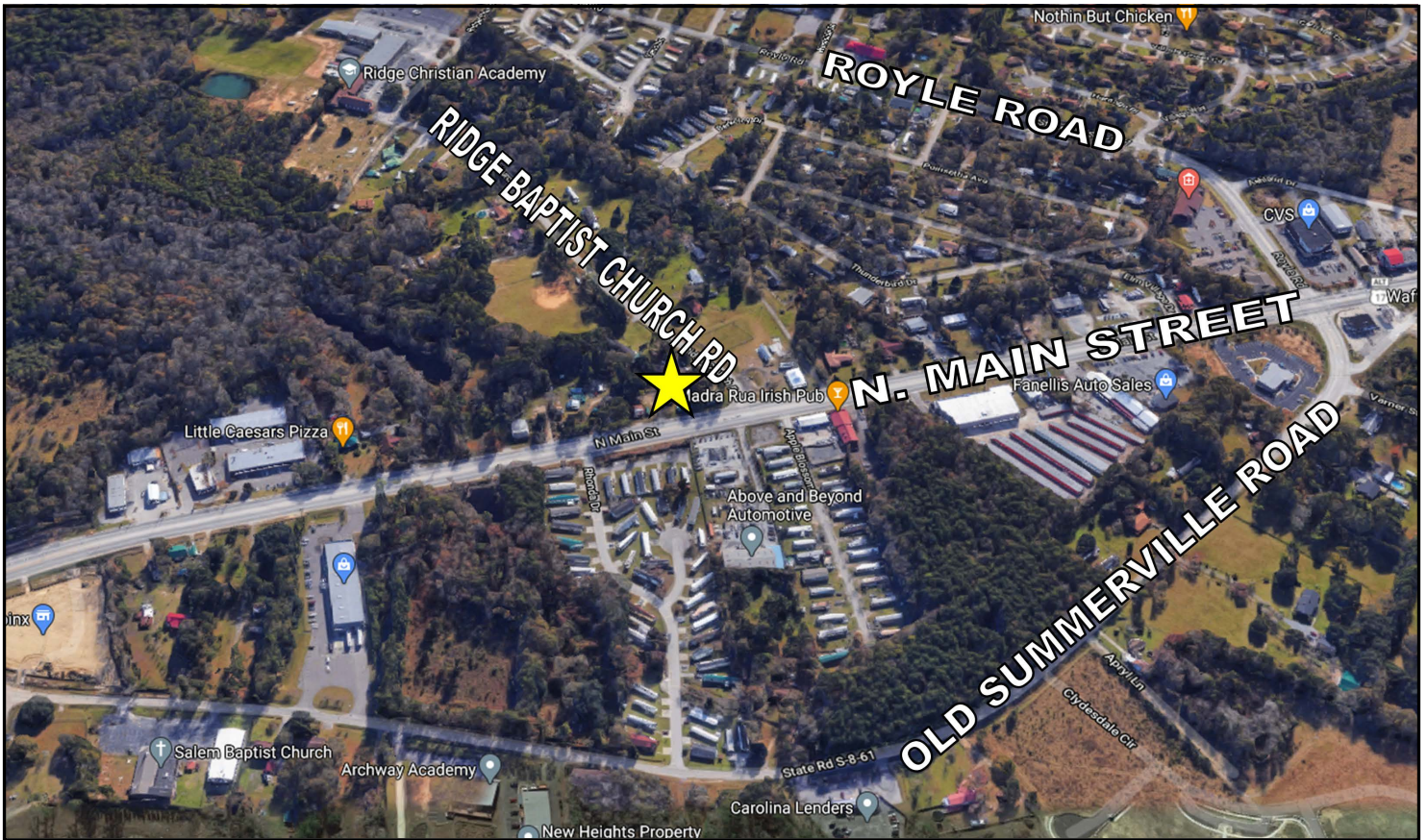


2113 N Main Street Summerville



Property Highlights:

- Excellent access to I-26 - located off busy N. Main Street in Summerville
- 1 of 3 parcels with approximately 2.16 acres total in Berkeley County
- Parcel #222-14-02-049 is 2.16 acres
- Zoned - GC (General Commercial)
- Offered at \$850,000

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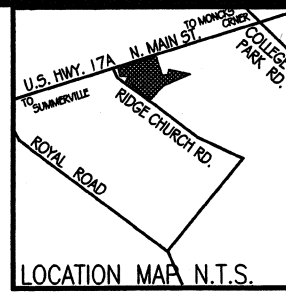
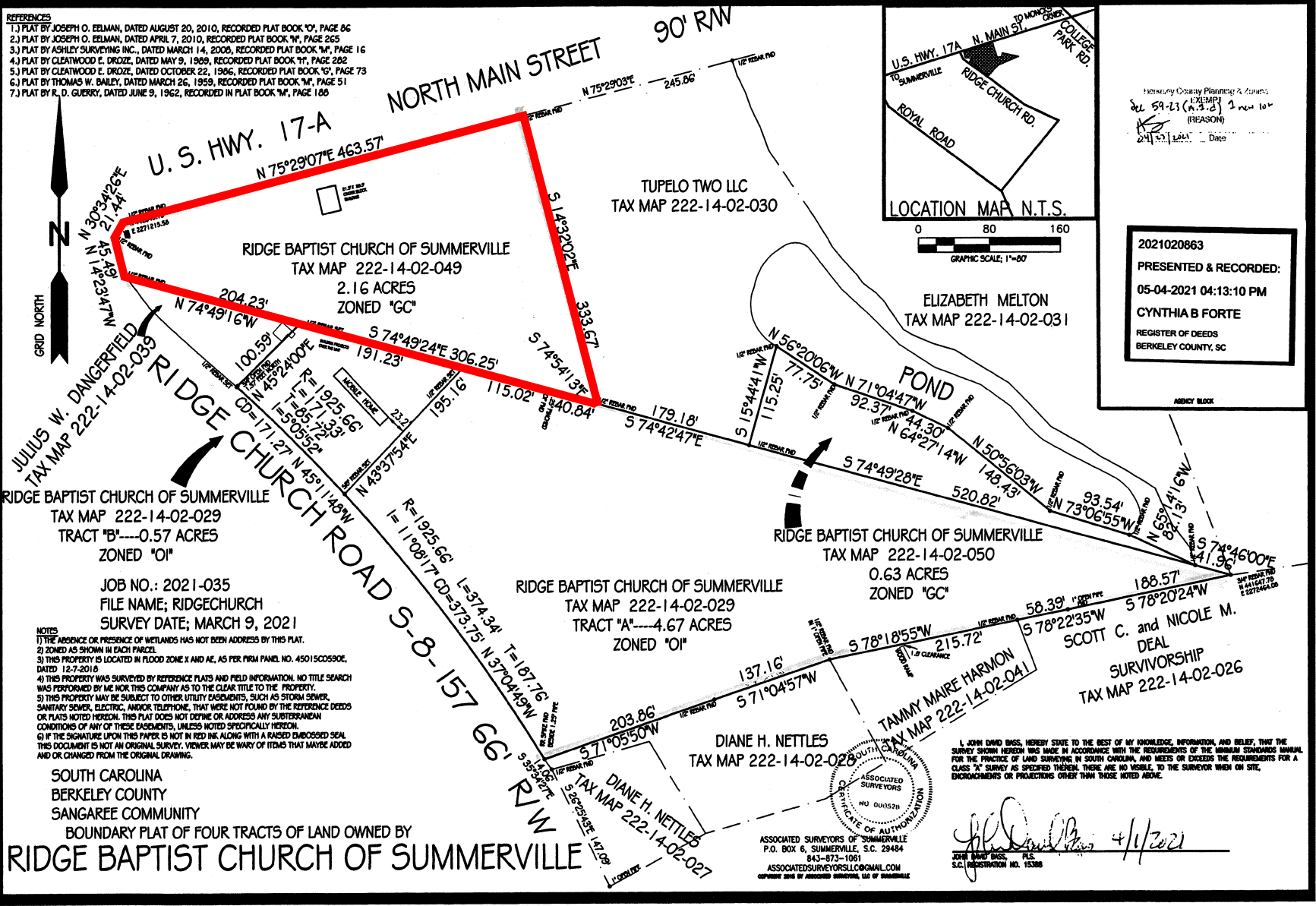
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REFERENCES

- 1.) PLAT BY JOSEPH O. EELMAN, DATED AUGUST 20, 2010, RECORDED PLAT BOOK 'O', PAGE 86
- 2.) PLAT BY JOSEPH O. EELMAN, DATED APRIL 7, 2010, RECORDED PLAT BOOK 'W', PAGE 265
- 3.) PLAT BY ASHLEY SURVEYING INC., DATED MARCH 14, 2006, RECORDED PLAT BOOK 'M', PAGE 16
- 4.) PLAT BY CLEATWOOD E. DROZ, DATED MAY 9, 1989, RECORDED PLAT BOOK 'T', PAGE 282
- 5.) PLAT BY CLEATWOOD E. DROZ, DATED OCTOBER 22, 1986, RECORDED PLAT BOOK 'G', PAGE 73
- 6.) PLAT BY THOMAS W. BAILEY, DATED MARCH 26, 1959, RECORDED PLAT BOOK 'M', PAGE 51
- 7.) PLAT BY R. D. GUERRY, DATED JUNE 9, 1962, RECORDED IN PLAT BOOK 'M', PAGE 186



0 80 160
GRAPHIC SCALE: 1"=80'

Berkeley County Planning & Zoning
EXEMPT
Plat 59-23 (N.S.D.) 2 new 10'
(REASON)
2/1/21 L.A.B. Date

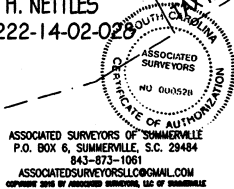
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05-04-2021 04:13:10 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

AGENCY BLOCK

- NOTES
- 1) THE ABSENCE OR PRESENCE OF WETLANDS HAS NOT BEEN ADDRESS BY THIS PLAT.
 - 2) ZONED AS SHOWN IN EACH PARCEL
 - 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AE, AS PER FIRM PANEL NO. 45015C0590E, DATED 12-7-2016
 - 4) THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION. NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.
 - 5) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITY EASEMENTS, SUCH AS STORM SEWER, SANITARY SEWER, ELECTRIC, AND/OR TELEPHONE, THAT WERE NOT FOUND BY THE REFERENCE DEEDS OR PLATS NOTED HEREON. THIS PLAT DOES NOT DEFINE OR ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY OF THESE EASEMENTS, UNLESS NOTED SPECIFICALLY HEREON.
 - 6) IF THE SIGNATURE UPON THIS PAPER IS NOT IN RED INK, ALONG WITH A RAISED EMBOSSED SEAL THIS DOCUMENT IS NOT AN ORIGINAL SURVEY. VIEWER MAY BE WAARY OF ITEMS THAT HAVE ADDED AND OR CHANGED FROM THE ORIGINAL DRAWING.

SOUTH CAROLINA
BERKELEY COUNTY
SANGAREE COMMUNITY

BOUNDARY PLAT OF FOUR TRACTS OF LAND OWNED BY
RIDGE BAPTIST CHURCH OF SUMMERVILLE



I, JOHN DAVID BISS, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT 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 'T' SURVEY AS SPECIFIED THEREIN. THERE ARE NO MOBILE, TO THE SURVEYOR KNOWN ON SITE, ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE NOTED ABOVE.

John David Biss 4/1/2021
JOHN DAVID BISS, PLS.
S.C. REGISTRATION NO. 15388

OLD SUMMERSVILLE RD

MYERS ROAD

N. MAIN STREET

COLLEGE PARK ROAD

RIDGE BAPTIST CHURCH ROAD



Madra Rua Irish Pub

General Dentistry and...

Wide Awake

Driggers Small Engine

Ridge Christian Academy

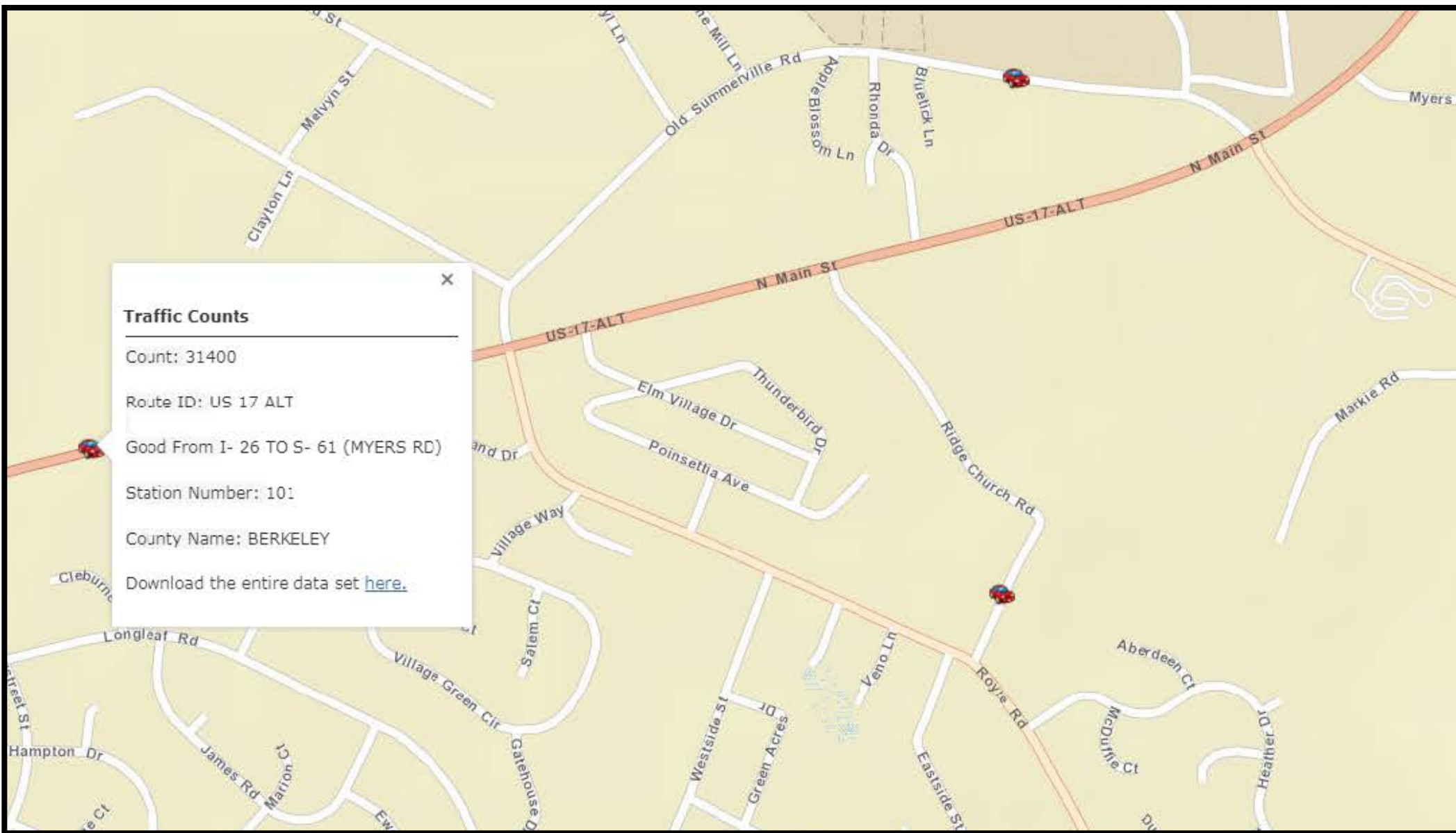
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DAILY TRAFFIC COUNTS



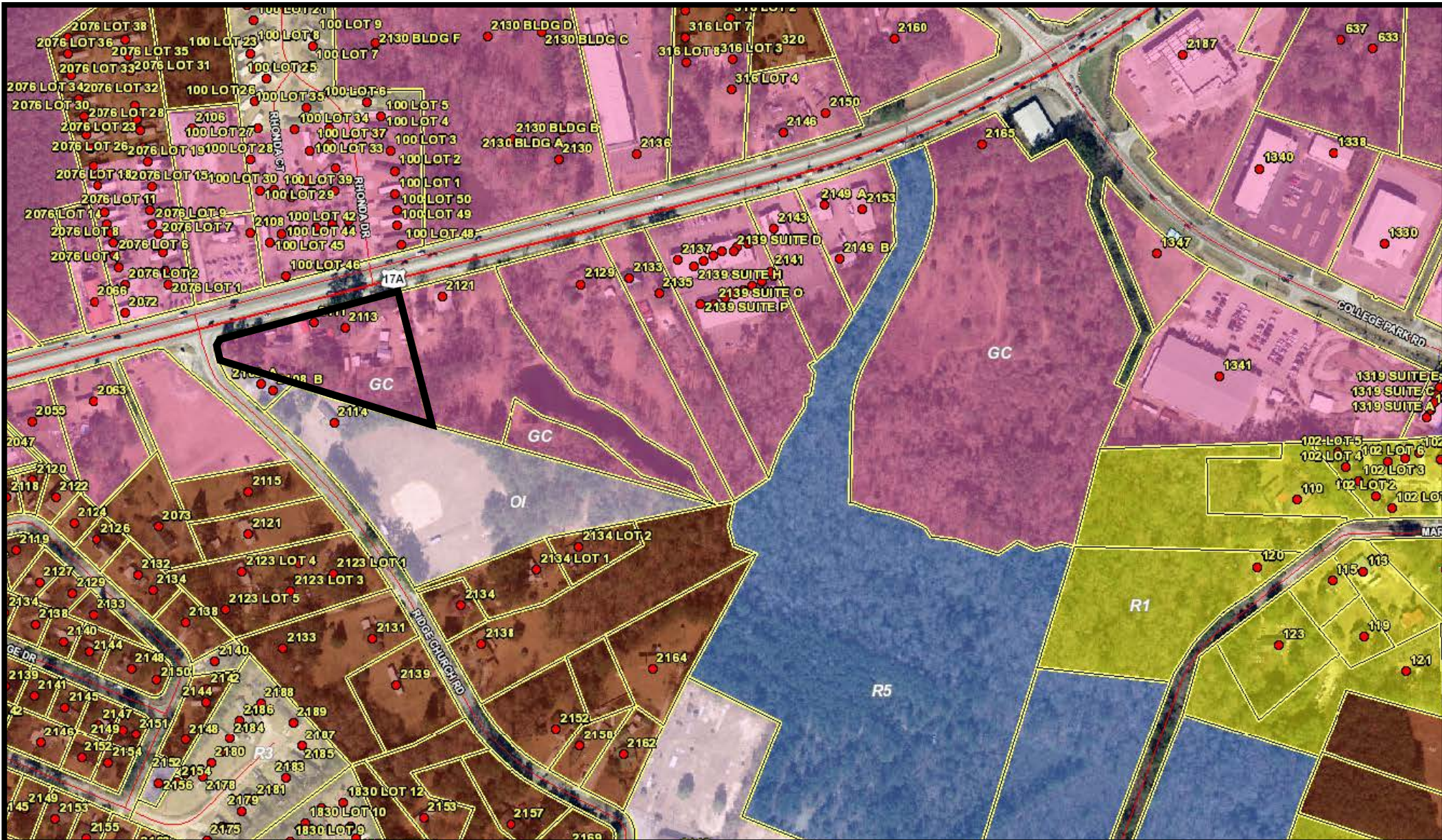
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BERKELEY COUNTY ZONING MAP

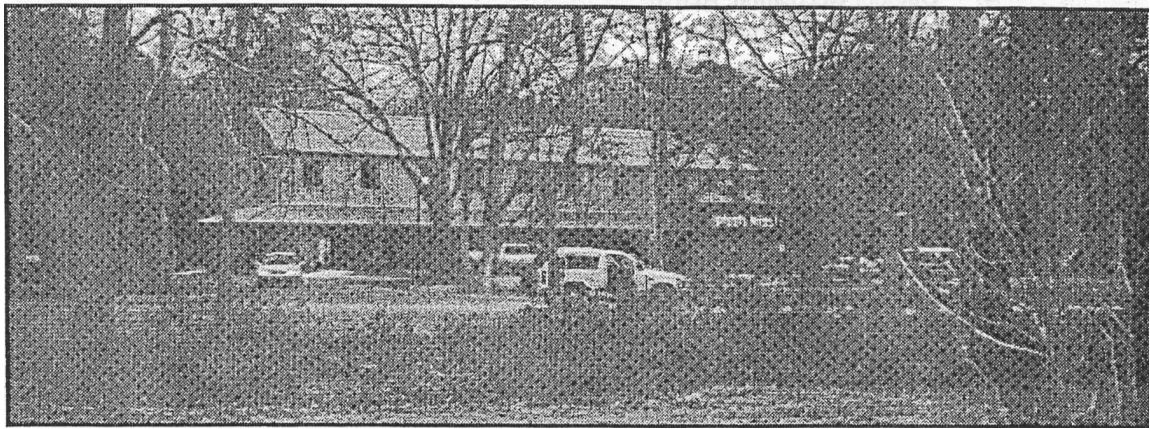


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7.2. - General commercial district (GC).**7.2.1. Intent.**

- A. This district provides for the development of community commercial centers that serve the retail shopping needs of the surrounding community within a ten-minute drive. The regulations in this district are intended to:
 1. Ensure that developments complement the character of the surrounding community;
 2. Ensure that appropriate pedestrian linkages with adjacent land uses are included;
 3. Minimize roadway hazards caused by numerous or poorly located curb cuts;
 4. Buffer from incompatible uses;
 5. Strengthen business and commercial activity by concentrating facilities;
 6. Dissuade noncomplementary uses that might weaken or conflict with commercial activity.
- B. Uses in this district should develop as commercial centers.

7.2.2. Location.

- A. This district shall be applied in the residential growth areas mapped on the future land use map in the comprehensive plan.
- B. New general commercial districts should have the following characteristics:
 1. Be located at the edge of multiple residential communities with direct access to/from at least one of these communities.
 2. Have limited points of access to designated major roadways and an alternative means of access to/from other primary roads.

USES**7.2.3. Permitted uses.** The following uses are permitted within the GC general commercial district:

- A. *Commercial uses.*
 1. Commercial, lodging (hotel and motel).
 2. Convenience retail and/or gas station.
 3. Commercial, personal services.
 4. Commercial, professional services.
 5. Restaurant.

6. Retail sales.
 7. Office.
 8. Transportation (truckstop).
 9. Wholesale sales.
 10. Mixed use.
- B. *Recreation and amusement uses.*
1. Commercial, indoor recreation.
 2. Commercial, outdoor recreation.
 3. Indoor recreation.
 4. Outdoor recreation, active.
 5. Outdoor recreation, passive.
 6. Ecotourism.
 7. Golf course.
 8. Miniature golf.
 9. Resort/fish camp.
- C. *Institutional uses.*
1. Assembly and worship.
 2. Cemetery.
 3. College and professional schools.
 4. School, neighborhood and community.
 5. Commercial day care center.
 6. Assisted living facility.
 7. Local utilities, public services, and government offices.
- D. *Storage uses.*
1. Business storage (indoor storage).
- E. *Residential uses.*
1. Multifamily.

7.2.4. *Accessory uses.* Accessory uses are permitted as a detached structure or use subordinate to the main building or classification that is used for purposes customarily incidental to the principal use. Accessory uses shall not exceed 65 percent of the size of the principal classification. Freight/cargo containers may be used as accessory storage uses within this classification with restrictions as defined below in sub-item B. (Storage), 1. (Business storage (indoor storage)).

The following uses are permitted as accessory uses within the GC general commercial district:

- A. *Commercial.*
1. Bed and breakfast.
 2. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.
- B. *Storage.*

1. Business storage (indoor storage). Freight/cargo containers may be permitted by the county for the storage of supplies, products and/or machinery for temporary time periods only as specified in [article 12](#), Tempo (Temporary uses—Nonresidential).
2. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.

C. *Institutional and civic.*

1. Refreshment stands and food and beverage sales located in uses involving public assembly;
2. Cafeterias, dining halls, and similar food services when operated primarily for the convenience of employees, residents, clients, patients, or visitors to the principal use;
3. Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients, or visitors to the principal use;
4. Recreation areas and facilities for the use of the employees;
5. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.

D. *Residential.*

1. Commercial apartment;
2. Home occupation;
3. Fences and walls;
4. Garages, carports, and off-street parking;
5. Guesthouse, gate houses and guard houses;
6. Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings;
7. Radio and television receiving antennas;
8. Recreational and play facilities for the use of residents;
9. Tennis courts, swimming pools, and hot tubs;
10. Other necessary and customary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any development and performance standards imposed by the planning department as a means of ensuring land use compatibility.

7.2.5. *Uses permitted with conditions.* The following uses are permitted as conditional uses within the general commercial district. All listed conditions shall be demonstrated prior to permit approval. See [article 11](#) for the procedure for approval of conditional uses.

A. *Commercial uses.*

1. Commercial, bar and/or liquor store.
 - a. All conditions and regulations found in [article 11.4](#) shall be met prior to permit approval.
2. Commercial, carwash.
 - a. Carwash site will be designed so that runoff from the washing bays is contained on-site.
3. Commercial, drive-through restaurant.

- a. All conditions and regulations found in article 11.4 shall be met prior to permit approval.
4. Commercial, general services.
 - a. No primary or accessory outdoor storage uses shall be allowed in the GC district.
5. Outdoor sales, rural.
 - a. Display of outdoor sales shall meet district setbacks as if part of building footprint.
6. Outdoor sales, other.
 - a. Display of outdoor sales shall meet district setbacks as if part of building footprint.
7. Domestic boarding facility.
 - a. The facility shall be buffered with an opaque eight-foot tall privacy fence between the facility and all adjoining properties in addition to any landscaping requirements found in article 15 of this ordinance.
- B. *Institutional uses.*
 1. Family day care home.
 - a. All conditions and regulations found in article 11.6 shall be met prior to permit approval.
- C. *Office and industrial uses.*
 1. Commercial communication towers.
 - a. *List of conditionally approved uses.*
 1. Locating antennas on existing structures with modifications consistent with the conditions [in] article 11.7.
 2. Locating antennas on existing towers with modifications consistent with the conditions [in] article 11.7.
 3. Locating new monopole, guyed, or lattice towers consistent with the conditions [in] article 11.7.
 - b. *District conditions.*
 1. Maximum height: 200 feet, unless a special exception permit is granted by the Berkeley County Zoning Board of Appeals.
 2. A tower and/or antenna mounted on an existing building, water tank, or structure other than a freestanding or guyed tower must not extend more than 20 feet above the highest part of the structure.
 - c. *General conditions.*
 1. All conditions and regulations found in article 11.7 shall be met prior to permit approval.
 2. Proposed communications equipment co-locating [collocating] on existing towers and structure without adding to their height shall not be subject to the requirements of this conditional use.
- D. *Storage uses.*
 1. Storage facility (miniwarehouse).
 - a. *District conditions.*
 1. Facility shall meet all landscaping standards.
 2. Open storage prohibited.
 - b. *General conditions.*
 1. All conditions and regulations found in article 11.8 shall be met prior to permit approval.

E. *Agricultural uses.*

1. Boarding facility.

a. *District conditions.*

1. Kennels and catteries only.

7.2.6. *Special exceptions.* (Reserved)

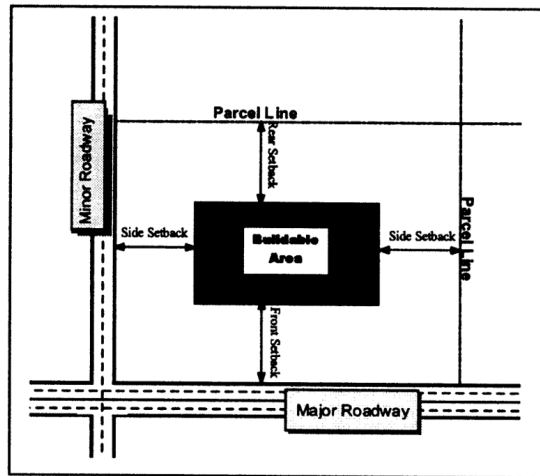
7.2.7. *Prohibited uses.* The following uses are prohibited within the general commercial district.

1. Sexually oriented businesses.
2. Mobile home park.
3. All uses not listed as permitted are prohibited.

DENSITY

7.2.8. *Residential density.* Reserved.

LOT AND BUILDING STANDARDS



Lot and Building Standards

7.2.9. *Lot requirements.*

- A. Minimum lot size: 0.5 acres.
- B. Maximum lot size: Ten acres.

7.2.10. *Minimum yard requirements.* The minimum setbacks shall be:

- A. Front yard: 20 feet minimum.
- B. Side yard: Ten feet minimum, unless buildings are adjoining.
- C. Rear yard: 20 feet minimum.
- D. Accessory structures are permitted in the rear and side yards only with minimum of five-foot setbacks from the side and rear property lines or ingress/egress easements, whichever is greater. If the accessory structure is placed in that portion of the yard that fronts a second street frontage of the property, the setback from the second street frontage property line for the accessory structure is the required second street frontage setback for the primary structure.
- E. Second street frontage: 20 feet minimum.
- F. Open drainage ditch and/or stormwater pond easement lines (excluding swales): 30 feet minimum.

- G. Ingress/egress easements: The minimum distance stated above for front, side, or rear.
- H. Single-family attached lots may have a zero foot side setback for a common wall.

7.2.11. *Building requirements.*

- A. Maximum impervious coverage: 80 percent.
- B. Building height within the general commercial district will be governed by the current adopted building codes of Berkeley County. After the height limitations are reviewed, the building and/or zoning official may impose additional restrictions. During the required planning and code review the official will give consideration to the structure design and the county's abilities to gain adequate access for firefighting personnel and that such building is designed or is equipped to provide adequate protection against the dangers of fire, and/or that such building is served by an internal fire service organization.

Building height within the general commercial district will not exceed the average height of all adjacent structures, plus 25 percent.

The height limits contained in the airport overlay district, as regulated by article 10, may apply additional height limitations to a specific piece of property.

SITE STANDARDS

7.2.12. *Parking standards.*

- A. All uses within this district shall conform to the standards outlined in article 16 [15]: Off-Street Parking Requirements.
- B. All surface parking areas of 50 or more spaces shall be divided by landscaping and/or walkways at least ten feet.

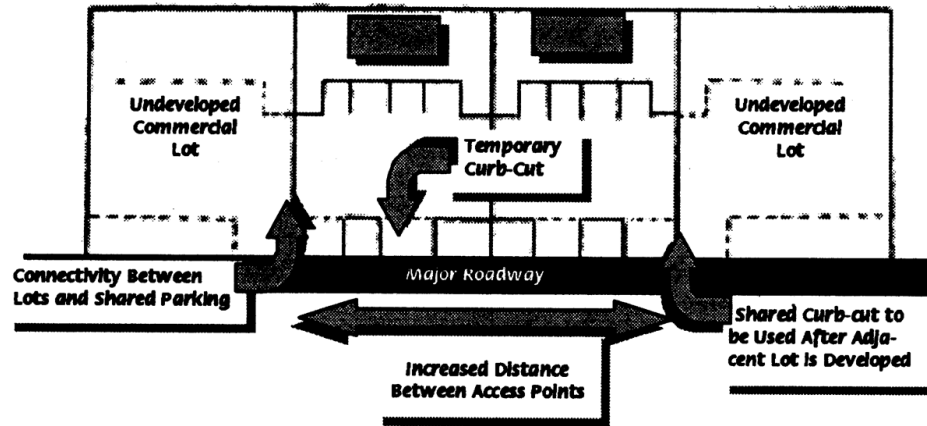
7.2.13. *Bufferyard standards.* All uses within this district shall conform to the standards outlined in article 17: Bufferyards.

7.2.14. *Access management.*

- A. *Intent.* Safe and efficient access to commercial uses minimizes potential vehicular and pedestrian conflicts. Key issues include:
 - 1. Location of median breaks along major thoroughfares.
 - 2. Number and location of entry drives.
 - 3. Design of entry drives.
 - 4. Traffic visibility.
- B. *Guidelines.*
 - 1. Driveways should typically be spaced a minimum of 100 feet from the intersections of major thoroughfares unless a one-way traffic flow is used.
 - 2. The ingress side of the main entrance drive should be the largest radius allowed for better access into the site.
 - 3. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances.
 - 4. Main entrance drives should generally be located at median breaks providing left turn access to and from the site.
 - 5. Main entrance drives should connect to a "straightaway" aisle that does not dead-end or require an

immediate turn to approach the main building.

6. Aisles intersecting with entrance drives should be spaced a minimum of 20 feet from the property line to provide for smooth turning movements.
7. Shared curb cuts and connections between commercial developments are encouraged.



- C. No more than one curb cut per lot for lots with less than 100 feet of frontage shall be allowed. A maximum of one curb cut for every 100 feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of 100 feet.

7.2.15. *Site plan.* All proposed developments shall provide a site plan to the county that includes, at minimum, the following information:

- A. Name of development, ownership, name of developer, north arrow, location map.
- B. Plat of parcel showing property boundaries and existing easements and rights-of-way.
- C. Identification of development lots (if any).
- D. Access points and internal streets.
- E. Identification of existing vegetation within buffer.
- F. Location of buffers as specified in [article 17](#).
- G. Location of parking.

(Ord. No. 02-08-33, 8-26-2002; Ord. No. 02-12-58, 12-16-2002; Ord. No. 04-11-68, 11-23-2004; Ord. No. 05-08-58, 8-29-2005; Ord. No. 10-08-24, 8-23-2010; Ord. No. 11-04-02, 4-25-2011)