

Town of Awendaw

Planning Commission Staff Report

Tuesday, November 21, 2022

6:30 PM

Town of Awendaw

691 Doar Road, Awendaw, SC

Agenda Item D.1

Rescind Planning Commission Condition of Approval

White Doar Tract – TMS 681-00-00-028

The item for consideration is the request to rescind the Planning Commissions' original condition of approval for the White Doar Mine Tract.

The proposal before the Planning Commission was the proposed subdivision of land into 85 lots on the White Doar Mine Tract, which is TMS number 681-00-00-028.

On Monday, May 16th, the Planning Commission conditionally approved the Preliminary Plat for the White Doar Mine Tract. One of those conditions was for the applicant to try to gain vehicular access from the subdivision to Highway 17.

Over the past several months, the applicant contacted the property owners of the parcels that stood between the White Doar Tract and Highway 17. Town staff also met with the property owners to brief them on the Planning Commissions' desire to see vehicular access gained to Highway 17.

The applicant and the subject property owner worked to arrive at a reasonable compensation for allowing thru access and were successful at doing so. Once the applicant and the property owner arrived at a mutually acceptable price for the property, the applicant met with the South Carolina Department of

Transportation (SCDOT) to work out the details of the accessway onto Highway 17.

SCDOT's primary policy in allowing vehicular encroachment onto Highway 17 is safety. The entrance and exit would need to be modified along with how the median breaks are designed to assure safe vehicular movements.

SCDOT presented their required modifications to the applicant. Those recommendations would cost over a million dollars to construct based on an estimate provided by a construction company familiar with this type of work. See attached.

Based upon this new information, Town Staff finds that the total cost to gain vehicular access to Highway 17 is a considerable hardship for the applicant to pay to meet the Planning Commission's condition. Staff believes that the applicant has done its due diligence in researching the costs to provide access and in doing so has revealed how difficult it would be.

Staff Recommendation – Town staff supports the removal of the Highway 17 access condition placed on the approval of the Preliminary Plat.