

3041

NYE VIEW

DEVELOPER AND DUE-DILIGENCE PACKAGE

3041 NYE VIEW

A structured starting point for feasibility review.

3041 Nye View Circle, Mount Pleasant, SC 29466



A concise collection of parcel records, site conditions, planning context, environmental history and buyer diligence priorities for approximately 4.57 acres in North Mount Pleasant.

Offering price and terms available upon request.

Prepared July 25, 2026 | Parcel 583-00-00-040 | County plat acreage 4.5700 acres

EXECUTIVE SUMMARY

Rare infill-scale acreage with multiple strategic paths.

3041 Nye View combines a long, private tract, existing residential utility history, usable open ground and established vegetation with a location surrounded by major Mount Pleasant communities. The tract may attract an estate or family-compound buyer, a builder testing one or more premium homesites, or a developer evaluating a limited residential or other S-3-compatible concept.

COUNTY PLAT ACREAGE 4.5700 acres	PARCEL ID / TMS 583-00-00-040	CURRENT JURISDICTION Charleston County
CURRENT ZONING S-3 Special Management	RECORDED REFERENCES Plat M47-283 / Deed 0325-696	OFFERING Price and terms upon request

Location advantage County pocket amid the Dunes West and Park West area, close to public paths, recreation, retail, dining and regional routes.	Infrastructure base Existing well, septic, electrical service and active AT&T; Fiber are reported in place.
Land character Open ground, wooded privacy, live oaks, established plantings and a producing bronze-muscadine vineyard.	Optionality County S-3 path today; reported contiguity with Town limits creates an annexation question worth testing rather than assuming.

Important notice This material is preliminary marketing and due-diligence information, not a survey, title opinion, appraisal, environmental report, legal opinion, zoning determination, engineering study or offer of guaranteed entitlements. A prospective buyer must independently verify boundaries, title, access, utilities, zoning, density, historic-district requirements, environmental conditions, septic capacity, taxes, insurance, annexation eligibility and every proposed use.

PARCEL AND RECORD FRAMEWORK

Public records create the starting point - not the conclusion.



Charleston County GIS parcel view captured July 24, 2026. GIS geometry is illustrative and is not a boundary survey.

PID 5830000040	FORMATTED TMS 583-00-00-040	ADDRESS 3041 Nye View Circle, Mount Pleasant, SC 29466
ACREAGE 4.5700 acres	PLAT M47-283	DEED 0325-696
JURISDICTION County of Charleston	APPROX. CENTER 32.887663 N / 79.809464 W	COUNTY GIS Public_Search viewer

Current survey status

No current boundary/topographic survey has been supplied. Before any concept is priced or represented, obtain a current survey showing boundaries, access, improvements, utilities, trees, topography and relevant environmental features. Confirm the relationship between the present parcel and historical Plat M47-283 through title and survey review.

EXISTING CONDITIONS

Infrastructure, access and site features to verify.

Residence and foundation The owner considers the older dwelling functionally obsolete and positions the opportunity primarily around land value. Any remodel, foundation reuse, replacement or demolition strategy requires professional assessment and permits.	Well and septic Existing systems are reported. Obtain records and inspections; verify condition, capacity, setbacks, reserve areas and whether new or multiple uses require additional systems or connections.
Electrical and fiber Existing electrical service and active AT&T; Fiber are reported at the property. Confirm routing, ownership, capacity, easements and extension costs for any proposed layout.	Private road Nye View Circle serves the tract. Owner-provided materials describe a private gravel/unapproved road setting. Confirm recorded rights, width, maintenance, fire access, addressability and improvement standards.
Landscape Open ground, wooded areas, live oaks, established trees and shrubs, and approximately five 75-foot vineyard rows create character but also require tree, clearing and site-plan review.	Private services Household trash collection is available through multiple private providers in the current County setting.

Initial field-work priorities

- Boundary/topographic/tree survey and title/access review
- Current septic and well evaluation with conceptual wastewater envelopes
- Road and emergency-access assessment for the intended lot or use count
- Utility routing and service-capacity confirmation
- Drainage, flood, stormwater and current environmental screening
- Existing-structure condition and demolition/remodel pathway

ZONING AND ENTITLEMENT CONTEXT

S-3 identifies paths; it does not establish project yield.

Charleston County's current ZLDR uses A, C and S classifications. A use shown as allowed still must satisfy permits and development standards. A conditional use must satisfy every listed condition. A special-exception use requires Board of Zoning Appeals approval and may be approved with conditions or denied.

A - selected allowed uses Single-family detached residential use, crop production, and greenhouse or covered food-crop production are among the selected examples currently presented for S-3.	C - selected conditional uses Horse or other animal production and small-animal boarding in an enclosed building are among the selected examples subject to applicable conditions.
S - selected special-exception uses Kennel, adult or child day care, preschool or educational nursery, and certain medical, institutional, retirement-housing or civic uses are among selected examples requiring review.	Density and subdivision Do not multiply acreage by a headline density and call it yield. Access, lot geometry, road standards, septic, stormwater, trees, buffers, historic-district rules and subdivision procedures may materially reduce or prevent a concept.

Historic-district policy timing

The property is within the Phillips Community context. A temporary moratorium affecting major subdivisions was reported to expire July 23, 2026. Because this package is dated immediately after that date and successor rules or pending-ordinance actions may apply, obtain a written current-status determination before relying on any subdivision timeline.

Official Charleston County ZLDR use table: <https://online.encodeplus.com/regs/charlestoncounty-zldr/doc-viewer.aspx?secid=471>

ENVIRONMENTAL RECORD

A valuable historical determination - with important nuance.

2016 U.S. Army Corps Approved Jurisdictional Determination

USACE file SAC-2015-00521-2JM, completed September 21, 2016 for the Grape Lane Property at 3041 Nye View Circle, stated that there were no navigable waters of the United States under Rivers and Harbors Act jurisdiction and no waters of the United States under Clean Water Act Section 404 jurisdiction in the review area under the standards applied at that time.

What the same determination also says

The document describes three wetland areas totaling 0.61 acre that were assessed as isolated and non-jurisdictional. It identifies approximately 0.09 acre for Wetland 1, 0.51 acre for Wetland 2 and 0.01 acre for Wetland 3. The determination's federal jurisdiction conclusion should not be simplified into a current statement that the property contains no wetland features.

Required current diligence

- Confirm that the 2016 review area matches the parcel and intended project area.
- Engage a qualified environmental consultant for a current site review and delineation if warranted.
- Confirm current federal and South Carolina regulatory treatment; laws, guidance and site conditions can change.
- Coordinate environmental features with survey, drainage, septic and concept planning.
- Do not place structures, roads, wells, septic areas or fill based only on the historical AJD.

Official USACE Approved Jurisdictional Determination:

https://www.sac.usace.army.mil/Portals/43/docs/regulatory/jds/September2016/SAC-2015-00521-Grape_Lane_Properties.pdf

JURISDICTION AND ANNEXATION

Two legitimate planning frameworks to compare.

Remain in Charleston County Preserves the existing S-3 zoning and County permitting framework, along with current private-service arrangements. Project feasibility remains subject to County zoning, subdivision, road, septic, stormwater, tree and historic-district requirements.	Evaluate Mount Pleasant annexation The owner reports that the parcel touches Town limits. Mount Pleasant states that contiguous residential property owners may petition for annexation without a fee. Resulting residential zoning is based on the Comprehensive Plan unless alternative zoning is pursued.
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Questions for a written comparison

- Is the parcel currently eligible to petition, and what zoning would be assigned?
- What subdivision, road, tree, stormwater, open-space and design standards would apply in each jurisdiction?
- What water/sewer service is physically and legally available, at what cost and on what timeline?
- How would taxes, insurance, sanitation, fire/police service and recreation fees differ?
- Would current or successor historic-district protections apply before or after annexation?
- Would annexation improve the intended concept enough to justify its constraints and costs?

Town of Mount Pleasant annexation guidance: <https://www.tompsc.com/552/Annexation>

LOCATION AND MARKET CONTEXT

Private acreage without sacrificing daily convenience.

The parcel adjoins development in the Dunes West and Park West area and is near a broad public network of sidewalks, bicycle paths, parks, trails, shopping, dining and recreation. No private community membership or access rights are represented.

\$124,755 MEDIAN HOUSEHOLD INCOME	\$748,500 MEDIAN OWNER-OCCUPIED HOME VALUE	73.6% OWNER-OCCUPIED HOUSING RATE	68.4% BACHELOR'S DEGREE OR HIGHER, AGE 25+
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U.S. Census Bureau QuickFacts for Mount Pleasant, 2020-2024. Community context only.

1.9-2.5 miles Harris Teeter at Rivertowne Place and Lowe's Foods on Highway 41.	3.1-3.9 miles Wando River Marina & Grill, Shipyard Park, Park West Recreation Complex and Laurel Hill County Park.
4.2-5.6 miles Dunes West Golf & River Club, Boone Hall Plantation & Gardens and Mount Pleasant Towne Centre.	9.3-14.4 miles Isle of Palms County Park, Shem Creek and historic downtown Charleston.

Distances are approximate roadway measurements checked July 24, 2026 and vary by route and conditions.

PREDEVELOPMENT WORK PLAN

A staged path that protects capital and optionality.

1. Control the record Obtain current title work, recorded easements, plat copies, deed/legal description, utility records, permits and the full 2016 USACE file/map.	2. Map the site Commission boundary/topographic/tree survey and overlay access, structures, utilities, septic, drainage and environmental features.
3. Test concepts Prepare at least three sketch alternatives: one premium homesite split, a minor subdivision, and an estate/compound plan.	4. Compare jurisdictions Request written County and Town planning feedback without assuming annexation or current zoning outcomes.
5. Price infrastructure Obtain order-of-magnitude budgets for road, power, water/well, wastewater, stormwater and selective clearing.	6. Select disposition Choose direct sale, one-lot strategy, option agreement or joint venture only after the yield and cost ranges are credible.
Recommended first professional scope Ask a local civil engineer/land planner for a confidential desktop feasibility review and two or three conceptual layouts - not full construction documents. Pair that work with a land-use attorney for road/access, historic-district, annexation and option-contract questions.	

DOCUMENT INDEX AND OPEN ITEMS

What is available, and what still needs to be created.

ITEM	CURRENT STATUS	NEXT ACTION
County GIS / property record	Referenced in this package	Reconfirm before material update
Recorded plat reference	County record identifies M47-283	Obtain legible recorded copy and title interpretation
Current boundary/topographic survey	Not supplied	Commission from SC-licensed surveyor
2016 USACE AJD	Official public PDF identified	Obtain full file/map and current environmental review
Well / septic records	Existing systems reported	Collect permits, inspect and map
Electrical / AT&T; Fiber	Active service reported	Confirm capacity, routes and easements
Road/access documents	Private-road setting reported	Confirm easements, width, maintenance and standards
Concept plans	Not prepared	Develop after base survey and constraints map
Final photography/video	In preparation	Add to marketing package and data room

Important notice

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SOURCES AND CONTACT

Authoritative links for continued verification.

Charleston County property record: <https://sc-charleston.publicaccessnow.com/RealPropertyRecordSearch/RealPropertyInfo.aspx?p=5830000040>

Charleston County GIS: https://gisccweb.charlestoncounty.gov/Public_Search/

Charleston County ZLDR: <https://online.encodeplus.com/regs/charlestoncounty-zldr/doc-viewer.aspx?secid=471>

Charleston County Register of Deeds: <https://rod.charlestoncounty.gov/>

Town of Mount Pleasant annexation guidance: <https://www.tompsc.com/552/Annexation>

U.S. Census Bureau QuickFacts: <https://www.census.gov/quickfacts/fact/table/mountpleasanttownsouthcarolina/PST040224>

2016 USACE Approved Jurisdictional Determination:

https://www.sac.usace.army.mil/Portals/43/docs/regulatory/jds/September2016/SAC-2015-00521-Grape_Lane_Properties.pdf

Phillips Community Cultural Landscape report:

https://www.hwy41sc.com.mplshdrshared.com/assets/documents/SC41_Phillips_Community_20180406_HRS-20180621_Reduced.pdf

Request information or arrange a private tour

Website: <https://3041nyeview.com>

Email: info@3041nyeview.com

Phone: (843) 670-8281

Offering price and terms are available upon request. The owner will consider proposals for the property as a whole and, subject to governmental approvals, survey requirements and lender consent, may consider proposals involving a future subdivided parcel. No separate subdivided lot is presently offered for sale.

Prepared from owner-supplied information and cited public sources available as of July 25, 2026. This package should be updated whenever a new survey, environmental review, zoning determination, policy change or material site condition becomes available.

RECORDED PLAT RESEARCH EXHIBIT

3041 NYE VIEW

Plat Book M47, Page 283

3041 Nye View Circle, Mount Pleasant, SC 29466

COUNTY RECORD	CURRENT PARCEL CROSS-REFERENCE
Laurel Hill Plantation Record date: January 25, 1947 Plat book/page: M47 / 283	Parcel / TMS: 583-00-00-040 County-reported acreage: 4.5700 acres Address: 3041 Nye View Circle, Mount Pleasant, SC 29466

This exhibit documents the official Charleston County Register of Deeds search result and the one-page plat scan displayed by the County viewer on July 25, 2026. It is a research and marketing reference only.

Important: M47 / 283 is a 1947 historical plat associated with Laurel Hill Plantation. It may depict a predecessor tract, larger area, or historical lot pattern. It does not by itself establish the present boundaries, access rights, acreage, improvements or buildability of parcel 583-00-00-040.

Obtain a legible certified or archival copy from the Register of Deeds and a current boundary/topographic survey from a South Carolina-licensed surveyor before relying on geometry or dimensions.

OFFICIAL RECORD IDENTIFICATION

Charleston County Register of Deeds result.

The County Book/Page search returned one record for Plat Book M47, Page 283. The official result identifies the record date as January 25, 1947 and the area/subdivision as Laurel Hill Plantation.

Search Criteria

P-Plats_MIK Search Results

Click on a Column Header to sort Ascending and click again for Descending

Entries per page: 10

Search:

Book Number	Page Number	Record Date	Area / Subdivision	Road 1	Last Name / Firm Name	First Name / Firm Name	Description 1 (Area, Sub, Phs, Sec, Lot, Blk, Tct)	Navigation
M47	283	01/25/1947	LAUREL HILL PLTN					Keywords Related Docs

Showing 1 to 1 of 1 entry

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County ROD search-result capture made July 25, 2026. The date wraps across two lines in the responsive table but reads 01/25/1947.

PLAT BOOK M47	PAGE 283	RECORD DATE 01/25/1947
AREA / SUBDIVISION Laurel Hill Plantation	CURRENT PARCEL 583-00-00-040	CURRENT ACREAGE 4.5700 acres

Relationship to the current parcel

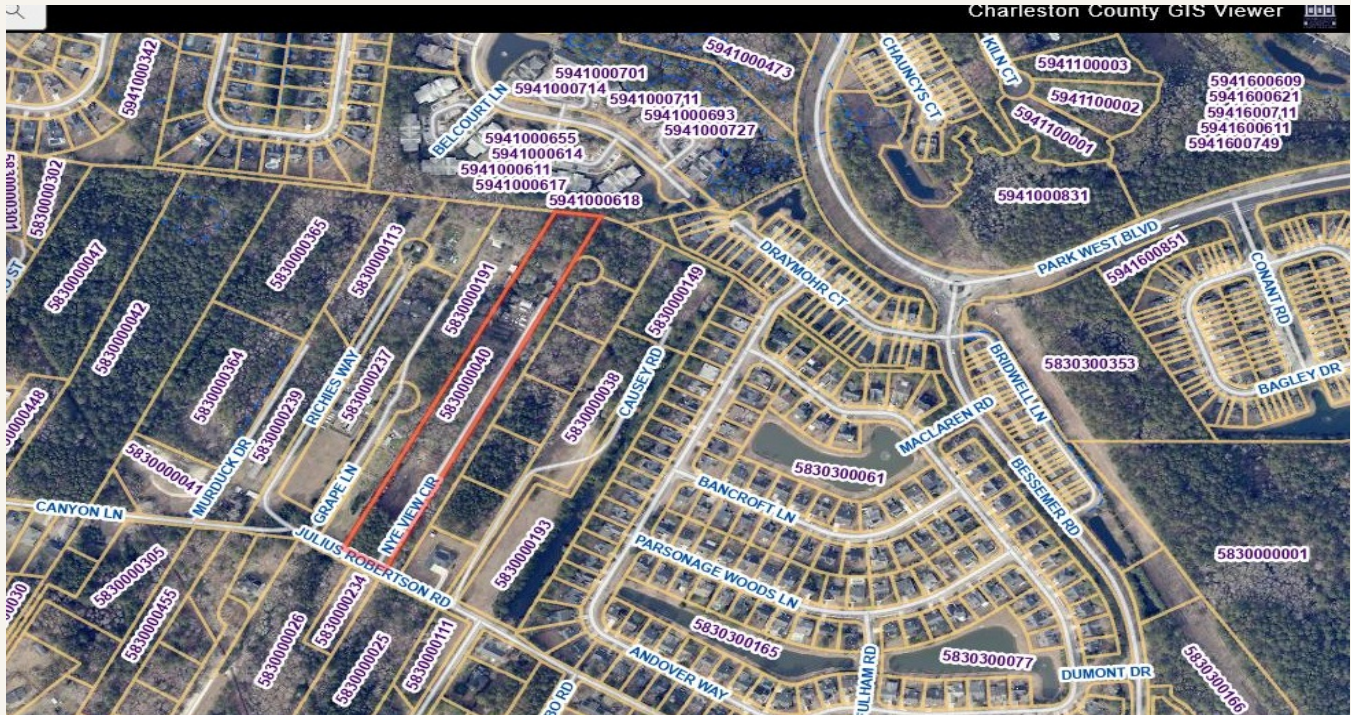
The current property record references M47-283, but this historical plat is not a substitute for a current survey or title interpretation. A surveyor and title professional should determine which features, lines, roads, rights or predecessor descriptions remain relevant to the present parcel.

Official Book/Page search: <https://www.charlestoncounty.gov/departments/rod/ds-PLBookandPage.php>
Current County property record: <https://sc-charleston.publicaccessnow.com/RealPropertyRecordSearch/RealPropertyInfo.aspx?p=5830000040>

CURRENT PARCEL CROSS-REFERENCE

Use GIS for orientation, never boundary work.

The current Charleston County parcel image below is included only to orient the historical record within today's parcel framework. GIS linework is approximate and can differ from surveyed boundaries.



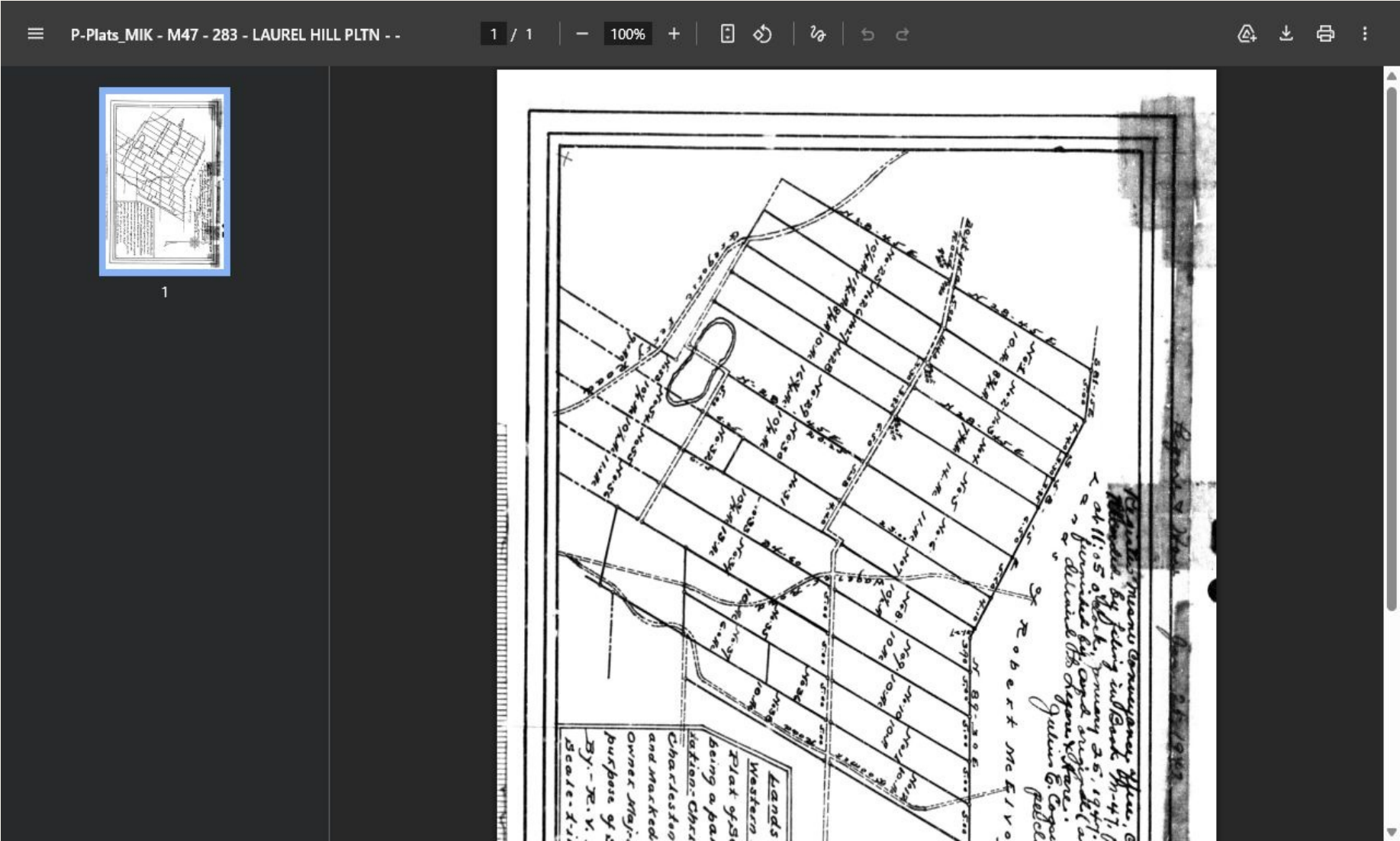
Charleston County GIS capture associated with parcel 583-00-00-040. Not a survey; not suitable for construction, access, setback or acreage decisions.

Recommended survey scope

Commission a current boundary/topographic/tree survey showing the deeded boundary, road and access corridor, visible improvements, utilities, well and septic features, major trees, elevations, drainage, and any environmental flags. Ask the surveyor to reference M47-283 and explain how the 1947 record relates to the present parcel.

COUNTY PLAT VIEWER EVIDENCE

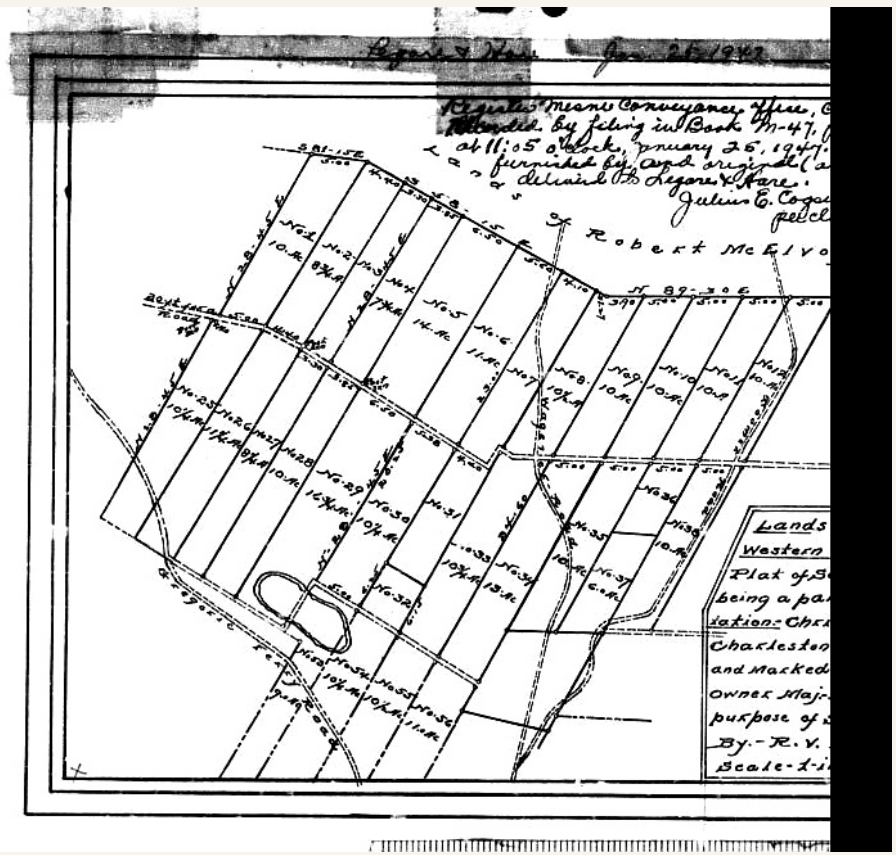
Official one-page scan displayed for M47 / 283.



Charleston County ROD viewer capture made July 25, 2026. The viewer title identifies 'P-Plats_MIK - M47 - 283 - LAUREL HILL PLTN.' This captured view is included as evidence that the official scan was opened. The County viewer limited the binary export available to this workspace, so this page is not represented as a complete, certified or archival-quality plat copy.

SCAN ORIENTATION AND DETAIL

Historical layout shown for research context.



Left: enlarged overall page thumbnail from the official viewer. Right: rotated detail from the visible viewer scan. Image enhancement was limited to rotation, cropping, contrast and sharpening; no lines, labels or geometry were redrawn.

Do not trace or measure this exhibit

The scan is old, the viewer capture is rasterized, and the current parcel relationship has not been surveyed here. Do not scale, trace, digitize or use this exhibit for acreage, boundaries, road width, setbacks, utility placement, septic design, subdivision yield or construction.

Next record-control steps

1. Order a full-resolution recorded or certified copy of M47 / 283 from Charleston County ROD or its Archival Room.
2. Provide that copy, the current deed/legal description and title materials to a South Carolina-licensed surveyor.
3. Replace this research exhibit with the surveyor's current sealed survey in any transaction data room.
4. Retain this historical plat as supporting context, not as the controlling present-day boundary exhibit.

Prepared July 25, 2026 from the official Charleston County ROD Book/Page search, the County ROD document viewer, the current County property record and County GIS. Buyer and buyer's professionals must verify all information independently.

DEVELOPMENT OPPORTUNITY UPDATE

Affordable / Workforce S-3 provisions warrant a separate feasibility test.

The current Charleston County ZLDR sets the ordinary S-3 maximum density at 3 principal dwelling units per acre. Section 6.4.19 provides higher density tiers for qualifying Affordable and/or Workforce Dwelling Unit developments in the Urban/Suburban Area. These provisions should be tested directly against the parcel's current planning classification and all Phillips-area requirements.

BASE S-3 3 DU / ACRE ~13.71 gross density equivalent*	AT LEAST 25% 4 DU / ACRE ~18.28 gross density equivalent*	AT LEAST 50% 5 DU / ACRE ~22.85 gross density equivalent*	100% QUALIFYING 7 DU / ACRE ~31.99 gross density equivalent*
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*4.57 acres x stated density. Gross mathematical equivalents are not lot counts, approved dwelling counts, or guaranteed yield.

Additional County process incentives

For qualifying Affordable/Workforce development, current ZLDR Sec. 6.4.19 provides that Zoning Permit, Site Plan Review and Subdivision Plat application fees shall be waived at the developer's request with required certification. Site-plan/subdivision applications and zoning permits are also to receive expedited/priority review.

Feasibility questions before underwriting the incentive

- Confirm that the parcel is in the Urban/Suburban Area for purposes of Sec. 6.4.19 and determine how Phillips-area overlay/historic rules interact with the incentive.
- Test unit types, lot-area standards, roads, emergency access, utilities, septic/sewer, stormwater, trees, buffers and environmental constraints against each density tier.
- Confirm the required affordability/workforce definitions, tenure, bedroom mix, plan submission requirements and affordability-control period for the intended project.
- Obtain written County guidance before relying on any gross-density calculation in a purchase, option, joint venture or financing model.

PRIMARY ZONING SOURCES

Charleston County ZLDR Sec. 4.11.3 (base S-3 density) and Sec. 6.4.19 / Table 6.4.19.D.2 (Affordable/Workforce density and review incentives).
<https://online.encodeplus.com/regs/charlestoncounty-sc/ereader/zldr/files/basic-html/page259.html>

CAPITAL AND INCENTIVES

Potential housing-development capital now spans regional, County and State programs.

The programs below are separate from zoning entitlement. They are included because a qualifying workforce, mixed-income or affordable concept may be underwritten differently when land acquisition, predevelopment, below-market debt, grants, tax credits or other public/private capital is available. Each program requires independent eligibility review.

REGIONAL | NEW 2026

Tri-County Housing Futures Fund

Coastal Community Foundation initiative targeting \$100 million over five years across Berkeley, Charleston and Dorchester counties. The stated strategy includes creation of new for-sale and rental homes and capital to finance housing, using blended grants, loans and co-investment. Housing created through THFF is intended to be deed-protected for at least 50 years.

[Official / program information ->](#)

CHARLESTON COUNTY / SCCLF

Housing Our Future Trust Fund

Below-market loans for qualifying affordable/workforce projects in Charleston County. Eligible uses include acquisition, acquisition/rehabilitation, new construction, rehabilitation and predevelopment. SCCLF currently describes general loans of \$50,000-\$2 million and allows qualifying for-profit applicants with relevant experience.

[Official / program information ->](#)

CHARLESTON COUNTY

Affordable Housing Land Acquisition Grant

County program designed to acquire interests in real property for long-term affordable/workforce rental and for-sale housing, including single-family, fee-simple townhomes, multiunit and multifamily projects. Awards carry affordability and project-readiness requirements and should be treated as competitive, time-sensitive assistance.

[Official / program information ->](#)

STATE / FEDERAL

SC Housing - Small Rental Development Program

For 2026, SC Housing lists approximately \$40.48 million for the competitive Small Rental Development Program, supporting qualifying new construction and rehabilitation of affordable rental projects with 4-39 units. SC Housing also administers other multifamily financing and tax-credit/bond programs.

[Official / program information ->](#)**Underwriting note**

Do not assume that density qualification causes financing qualification, or vice versa. A developer should model affordability restrictions, deed-control periods, AMI limits, eligible costs, timing, leverage, repayment, tax-credit/bond structure and gap financing together with the land plan and entitlement path.