



Marshview to harbor Hunley Waters community

By Warren Wise
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Another former trailer park in North Charleston is being transformed into high-dollar homes.

The 17-acre site of the old Marshview Trailer Park at O'Hear Avenue and Noisette Creek will soon be home to 36 houses, priced from \$350,000 to \$420,000 in the first phase of development.

Called Hunley Waters, the new neighborhood hopes to attract outdoorsy, health-oriented buyers who like green standards incorporated into their homes, said Billy Shuman, co-founder of Sandlapper Real Estate Group, which has been working for more than a year to steer the site toward development. Cobalt Development LLC is the developer.

The old gravel pads have been demolished, and corroded water and sewer lines have been replaced, making way for 16,000 cubic yards of dirt to be dumped on the site to build it up for the new two-story elevated homes overlooking Noisette Creek.

The gated community will feature ecologically sensitive coastal cottages, a central pond, park benches, tree-lined sidewalks, a walking trail along the creek bank and a community pavilion and dock.

Homes will range from 1,700 to 1,996 square feet and will feature open and functional floor plans, lots of windows for marsh views, 9-foot and 10-foot ceilings, parking, storage, expansive wrap-around front porches with exposed rafters, private back decks and partial tin roofs.

Hunley Waters developers have been working with The Noisette Co. on the project since Noisette originally opposed the plan to develop the site because it sat within the Noisette Preserve, an area the company hopes to restore from the effects of man-made pollution and past development.

Noisette tried to buy the site but couldn't afford it, so the company worked with Hunley Waters' developers to ensure the homes were energy efficient and environmentally friendly.

"Since it was a fact of life that they were going to build there, I encouraged them to go with the EarthCraft standard," said Jim Augustin of The Noisette Co. "It's green building for the home industry."

Augustin said the community is being designed so water runoff does not flow directly into the creek. The community dock, instead of individual docks, will lessen the development's ecological impact on the wetlands, as well.

"They are doing the right thing," he said. "Our choice would be for them to be doing it at another location and have that area restored to a marshland, but the marketplace is what it is. People want to live near the marsh. It's an attractive thing."

The first phase should be completed in April and the market will dictate the remaining build-out cycle, Shuman said.

"It's designed to feel like you are in the middle of nature and not in the middle of a big, growing city," said Annie Byrd Hamnett, who is handling public relations for the project.

The site sits in a depressed area of North Charleston between Noisette Creek and the former Charleston Naval Base, so the community will have gates and security cameras.

"We want to work out some sort of community cleanup and invest in the surrounding community," Shuman said. "We realize it needs some help. They understand what we are about to

do, but the more we can do outside of the community, the better for us."

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