

## Introduction

Stoney Rhodes Properties, Inc. is soliciting proposals to perform a comprehensive major subdivision application.

Contractors are required to submit written proposals that present the contractor's qualifications and understanding of the work to be performed. The contractor's proposal should be prepared simply and provide all the information it considers pertinent to its qualifications for the Specifications listed herein. Emphasis should be placed on completeness of services offered, qualifications and clarity of content.

The proposal must be submitted no later than **4:00PM on Friday, February 27, 2026**, directly to the Corporation as follows:

Stoney Rhodes Properties, Inc. Attn: Request for a Subdivision Application. Submit Via Email to [steven@stoneyrhodesproperties.com](mailto:steven@stoneyrhodesproperties.com).

## General Instructions for Proposal

a) Proposal Content - A completed proposal must contain the following:

- Proposal Form & Signature Page – the proposal form and signature page must be completed and signed by an individual authorized to bind the contractor . All proposals submitted without such proposal form and signature page may be deemed nonresponsive.
- Copy of State Issued Commercial Contractor's License (must be active)
- General Commercial Liability Policy of per occurrence basis with a combined single limit of at least One Million Dollars (\$1,000,000.00)
- Charleston County Business License (Must be Active)
- References – Proposals shall include a list of three (3) references including name, address, phone number and contact person. It is preferred that references are those of South Carolina contacts. The Corporation reserves the right to contact references other than, and/or in addition to, those furnished by a contractor.

b) Proposal Period – Proposal prices are to be firm for ninety (90) days.

c) Proposal Award - It is the intent of the Corporation to accept the lowest responsible proposal, provided it has been submitted in accordance with the proposal documents. If a proposal is selected it will be the most advantageous regarding price, quality of service, the Contractors' qualifications, and capabilities to provide the specified service, and other factors which the Stoney Rhodes Properties, Inc. may consider. The Corporation reserves the right to accept or reject any or all proposals and to waive irregularities therein. Proposals will be

opened on Friday, February 27, 2026, and approved at the next scheduled Board.

d) Term and Renewal – The term of the Contract shall be for ninety (90) days unless earlier terminated. The Contract may be terminated by either party with a 10-business day written notice.

e) Basis of Payment – Customer shall pay 50% deposit upon signing the contract and 50% upon completion unless otherwise negotiated with the Contractor.

## **Specifications**

The specifications below outline the requirements for the subdivision application Stoney Rhodes Properties, Inc.

## **Scope of Work**

## **Project Overview**

Stoney Rhodes Properties, Inc. is seeking proposals from qualified engineering firms to complete a site survey, major subdivision application and provide required site data to meet Charleston County Planning & Zoning requirements (<https://online.encodeplus.com/regs/charlestoncounty-sc/doc-viewer.aspx?tocid=001.008>). The proposed affordable-housing 20 - single family home subdivision, Stono Villas, is located on a 5.28-acre parcel (TMS: 2820000181) on Johns Island, SC.

- Coordination with Stoney Rhodes Properties or their designee to understand scope of the proposed subdivision.
- Pre-application Meeting
- Preliminary Site Plan
- Final drawings of the subdivision/final plat.
- Coordination and compliance with Charleston County Planning & Zoning regulations ([Subdivision@CharlestonCounty.org](mailto:Subdivision@CharlestonCounty.org)).
- Coordination with all required state or county agencies including but not limited to SCDHEC or SCDOT
- Coordination with jurisdictional utility providers
- Identify contractors to perform services required to complete the comprehensive subdivision application not provided by Contractor.
- Secure final subdivision approval from Charleston County Planning & Zoning

**Signature Page Request for Proposal**

By: Name and Title (please print)

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Signature

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Contractor Address

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Contact (please print)

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Phone

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Fax

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E-mail

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**Worker's Compensation Certification**

I hereby certify that effective the date of my Contract with the Stoney Rhodes Properties, Inc. and at all times in the performance of such Contract that: (*attach certificate of insurance*)

I have and will maintain in full force and effect policy of Workers Compensation Insurance in compliance with the Laws of the State of South Carolina with the following insurance company:

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Company Name

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Agent's Name, Address and Telephone Number

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Policy Number and Effective Date OR

I will perform said Contract myself and do not have and will not have any employee or employees assisting me with the performance of the Contract and am not required by the Laws of the State of South Carolina to obtain and maintain a policy of Worker's Compensation Insurance in the performance of this Contract.

I understand that this statement is made as a material part of the Contract, which I have contemporaneously made with the Stoney Rhodes Properties, Inc.

\_\_\_\_\_ Date

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Signature of Contractor

## **Independent Contractor Statement**

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative or employee of the Corporation for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed under this Agreement.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services under this Agreement. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required under the Agreement, shall have no contractual relationship with the Corporation, shall not be considered employees of the Corporation and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of South Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Corporation; and the Contractor shall defend, indemnify and hold the Corporation, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Corporation, including without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, severance pay.

Company/Individual Name:

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Official Address:

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Signature and Title:

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Date:

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**Client References Request for Proposal for Subdivision Application**

Please list three (3) client references. It is preferred that those references are clients within the State of South Carolina. The Corporation reserves the right to contact references other than, and/or in addition to, those being furnished below.

1. Name: \_\_\_\_\_

Address:  
\_\_\_\_\_

Phone Number:  
\_\_\_\_\_

2. Name: \_\_\_\_\_

Address:  
\_\_\_\_\_

Phone Number:  
\_\_\_\_\_

3. Name: \_\_\_\_\_

Address:  
\_\_\_\_\_

Phone Number:  
\_\_\_\_\_

## **PUBLIC NOTICE**

Stoney Rhodes Properties, Inc. is seeking proposals from qualified contractors to complete a comprehensive major subdivision application with Charleston County Planning & Zoning.

Copies of the Proposal Forms are available for download from [www.choiceconsultinggroupinc.com](http://www.choiceconsultinggroupinc.com). Please direct questions to [choicecg@outlook.com](mailto:choicecg@outlook.com) by **noon on Friday, February 27, 2026**.

Proposals must be submitted to the **steven@stoneyrhodesproperties.com** no later than **4:00PM, Friday, February 27, 2026**. Proposals must be clearly identified as "PROPOSALS FOR SUBDIVISION APPLICATION" and show the name and address of the submitting individual. Late proposals will not be considered.

The Corporation reserves the right to reject all proposals.

Posted: January 23, 2026