

Timothy E. Scott - Chairman
A. D. Jordan - Vice Chairman
Curtis E. Bostic
Carolyn Conlon
Ed Fava
Barrett S. Lawrimore
Francis J. Roberts
Leon E. Stavrinakis
Charles T. Wallace, M.D.



Beverly T. Craven, Clerk
(843) 958-4030
1-800-524-7832
FAX (843) 958-4035
E-mail: bcraven@charlestoncounty.org

CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

**Sylvia Davis, Applicant
Planned Development (PD-102)**

Case 3225-C

The following items, when combined with the Development Guidelines, will govern the zoning requirements for Planned Development 102:

The intent of this planned development is to create one additional residential lot to be subdivided from the property.

1. Land Use: The proposed development will consist of two residential lots. All uses in the AG-15 Zoning District, as spelled out in the Charleston County Zoning and Land Development Regulations, shall be allowed.
2. Setback Criteria: Density, intensity, and dimensional standards will remain equivalent to those of the AG-15 Zoning District.

Waterfront development standards for additional lot:

Minimum lot area	1 acre
Minimum lot width	135 feet

Minimum lot width average

OCRM Critical Line Buffer	35 feet
Building setback from OCRM Critical Line	50 feet

3. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
4. Utilities and Services will be provided in accordance with the Development Guidelines.
5. The Charleston County Zoning and Land Development Regulations will apply to all areas of this Planned Development not covered by the Development Guidelines.
6. This agreement will become effective immediately after third reading.

Timothy E. Scott
Chairman

Beverly T. Craven
Clerk

Date Adopted

PLANNED DEVELOPMENT GUIDELINES – PD-102

1. Intent and Purpose

The intent of this planned development is to create one additional residential lot to be subdivided from the property.

2. Land Use

The proposed development will consist of two residential lots. All uses in the AG-15 Zoning District as spelled out in the Charleston County Zoning and Land Development Regulations, shall be allowed.

3. Setback Criteria

Density, intensity, and dimensional standards will remain equivalent to those of the AG-15 Zoning District.

Waterfront Development Standards for additional lot:

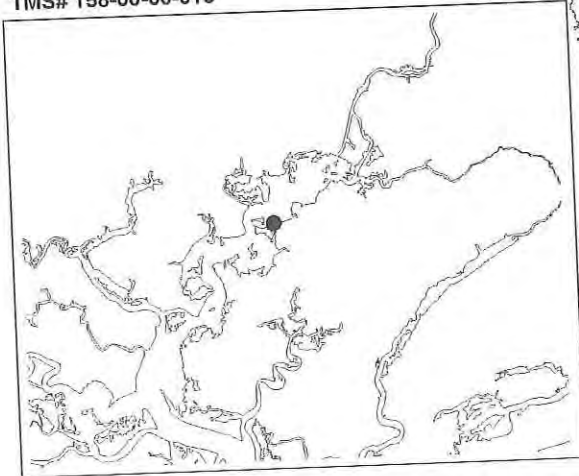
Min. Lot Area	1 acre
Min. Lot Width	135 feet
Min. Lot Width Average (ft)	
OCRM Critical Line Buffer	35 feet
Building Setback from OCRM Critical Line (ft)	50 feet

Rezoning Case 3225-C

- Wadmalaw Island; 1125 Fairview Plantation Rd
- Parcel I.D. – 158-00-00-015
- Request to change from Agricultural Preservation (**AG-15**) to Planned Development (**PD-102**)
- Applicant/Owner: Sylvia Davis
1125 Fairview Plantation Rd.
Wadmalaw Isl., SC 29487
- 5.0 acres



CASE# 3225-C
TMS# 158-00-00-015

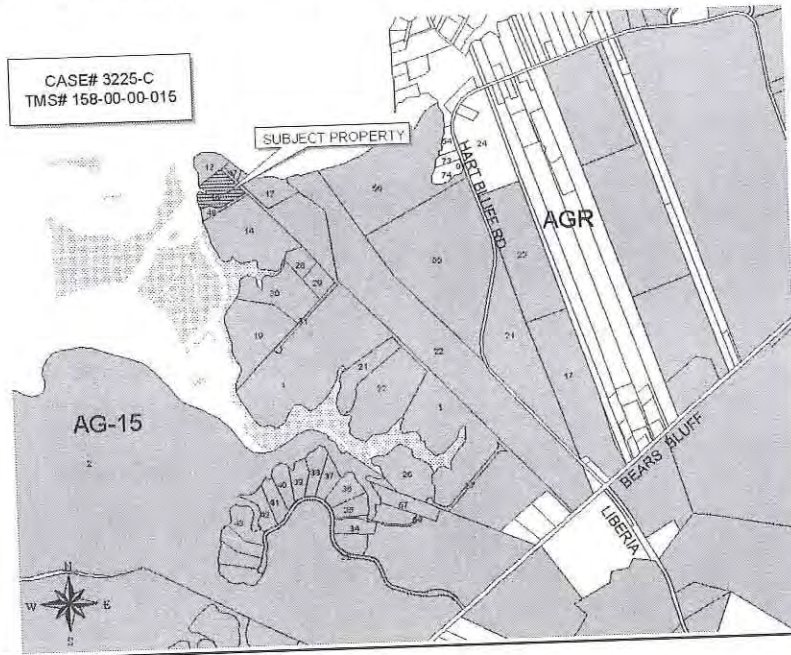


Location
Map

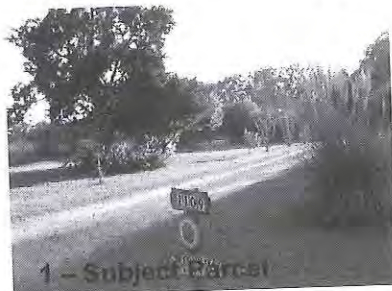


The subject parcel fronts on Fairview Plantation Road and is zoned Agricultural Preservation (AG-15). Currently there is a SFR on the parcel. The adjacent parcels contain agricultural and residential uses. The adjacent parcels are also zoned AG-15.

3225-C Frontage on Fairview Plantation Road

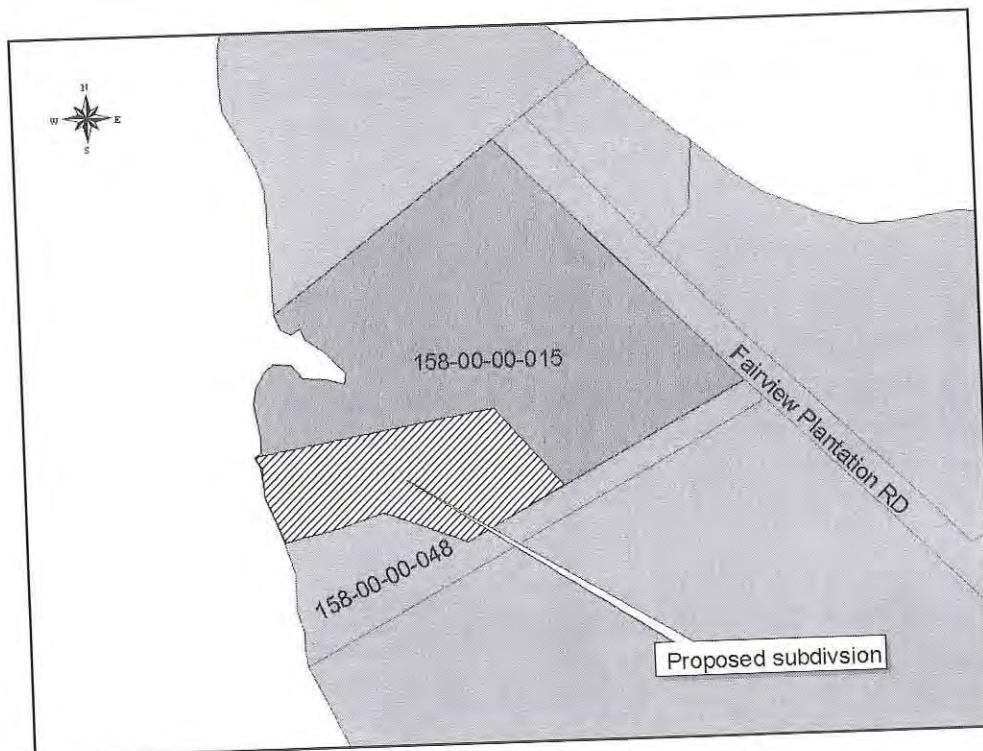


3225-C

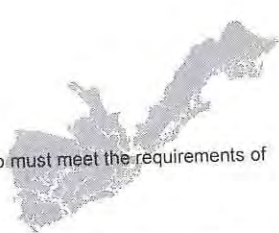


3225-C Requested Guidelines

- The purpose of this request is to allow for the subdivision of one lot from TMS # 158-00-00-015.
- Allowed uses will remain the same as those in Agricultural Preservation (**AG-15**).
- Density, intensity & dimensional standards will remain equivalent to those of the AG-15 Zoning District.
- Waterfront Standards for additional lot:
Min. area = 1 acre Min. width = 135 feet



3225-C Recommendation

- The County of Charleston *Comprehensive Plan* recommends this parcel for Agricultural development.
 - This request meets all criteria of Article 3.5 of the Charleston County *Zoning and Land Development Regulations*.
 - County Council issued a directive that this request be processed as a planned development allowing AG-15 uses and one additional lot to be subdivided.
- 
- If approved, the project must meet all requirements of the ZLDR. It also must meet the requirements of all other applicable agencies.

CASE# 3225-C
TMS# 158-00-00-015

SUBJECT PROPERTY

