

Planned Development (PD-105A) Requested Guidelines

Purpose

The purpose of this planned development modification is to allow flexibility from the standards of the Zoning and Land Development Regulations.

Land Uses

Allowed land uses include the following:

- Two 30,000 gallon liquid propane tanks
- Propane storage tanks and pumps
- Truck Unloading/Parking Station
- Accessory structures (2 shelters and storage container noted on site plan) allowed

Three maximum number of accessory structures allowed

All other criteria shall meet the requirements of the Rural Residential (RR-3) zoning district, the Highway 17 North Corridor Overlay zoning district and the Charleston County Zoning and Land Development Regulations at the time of subsequent development application submittal.

Site Information

New acreage:	2.76 acres
Acreage added:	0.21 acre
Highland acreage:	2.76 acres
Wetland acreage:	0.00 acre

Setbacks and buffers

1. Minimum 50-foot side setback and buffers are required for the propane tanks with no intrusions into the buffers except for the shelter. Existing vegetation onsite can be used to fulfill the Type D land use buffer requirements in Section 9.5.4 of the ZLDR at the time of subsequent development application submittal. Where existing vegetation does not meet those requirements, additional plantings are required.

2. Minimum 15-foot side setback and buffers are required for the accessory structures (to cover the shelter shown on the site plan) with no intrusions into the buffers. Existing vegetation onsite can be used to fulfill the Type B land use buffer requirements in Section 9.5.4 of the ZLDR at the time of subsequent development application submittal. Where existing vegetation does not meet those requirements, additional plantings are required.

