

Planned Development (PD-114) Requested Guidelines

1. Intent and Purpose

This planned development is being requested to allow the subject property to be subdivided into 4 lots. The subject property is located on Windwood Farm Road, TMS# 628-00-00-029. The property consists of approximately 4.4 acres of highland and is currently zoned RR-3.

2. Land use

The proposed development will consist of 4 residential lots. All uses in the RR-3 Zoning District, as spelled out in the Charleston County Zoning and Land Development Regulations, shall be allowed.

3. Density, intensity, and Dimensional Standards

The following standards shall apply:

Maximum Density: 1 dwelling unit per acre

Minimum Lot Area: 30,000 square feet

Minimum Lot Width:

Lot 1: 70 feet (*due to unusual road frontage*)

Lots 2 through 4: 80 feet

Minimum Lot Width Average: 90 feet*

*Overall minimum lot width average shall be 100 feet along the OCRM Critical Line

Minimum Setbacks

Front/Street Side: 50 feet

Interior Side: 15 feet

Rear: 30 feet

OCRM Critical Line: 75 feet

OCRM Critical Line Buffer: 35 feet

Maximum Building Cover: 30% of lot

Maximum Height: 35 feet

All other criteria shall meet the requirements of the Rural Residential (RR-3) zoning district and the Charleston County Zoning and Land Development Regulations.

