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FILE COPY

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

October 19, 2005

Benjamin and Lula Grant
555 Fishing Creek Drive
Edisto Island, SC 29438

Dear Mr. and Ms. Grant:

County Council has granted approval of your request for a change in land classification. The Zoning Ordinance was legislatively amended to incorporate this zoning change, effective October 19, 2005:

Case 3326-C
Edisto: 1770 Highway 174
Parcel Identification 070-00-00-028
1.97 Acres
Request to change from Agricultural Residential (AGR) District
to Planned Development (PD-121) District

This letter will serve as final notification. Please contact the Charleston County Planning Department and the Charleston County Department of Building Inspections for the necessary permits before executing your plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly T. Craven", is written over a horizontal line.

Beverly T. Craven
Clerk of Council

BTC:JJM/jb

Planned Development (PD-121) Requested Guidelines

1. Intent and Purpose

This planned development is being requested to allow for the establishment of a day care center and a single-family detached residential unit in addition the existing mobile home and the existing home occupation permitted for an outreach center (phone and mail only) on the property located at 1770 Highway 174, TMS # 070-00-00-028, Edisto Island. The property consists of approximately 1.97 acres and is currently zoned AGR.

2. Land use

The proposed development will allow the following uses:

- 1 day care center with a maximum of 18 children;
- 1 home occupation for an outreach center (phone and mail only) as allowed under current Charleston County ZLDR Home Occupation requirements;
- 1 single-family detached residential unit; and
- 1 mobile home.

3. Density, intensity, and Dimensional Standards

- The density, intensity and dimensional standards of the AGR Zoning District shall apply.
- The footprint of the day care center shall not exceed 1,000 square feet.

All other criteria shall meet the requirements of the Agricultural Residential (AGR) Zoning District and the Charleston County Zoning and Land Development Regulations.

PROPOSED
NEW RESIDENCE

EXIST.
HOUSE

PARKING
AREA FOR
EMPLOYEE/
RESIDENCE

EXIST. WOODED
AREA

PROPOSED
1,000 D.
BUILDING
FOR DAYCARE

EXISTING
CIRCULAR DR.
FOR DAYCARE
DROP-OFF &
PICKUP

EXISTING
PLAYGROUND

SCALE: 1" = 50'

H I G H W A Y 1 7 4

