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CHARLES B. HETRICK
COUNTY ADMINISTRATOR

CHARLESTON COUNTY COUNCIL

O. T. WALLACE COUNTY OFFICE BUILDING
2 COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

AUGUST 22, 1984

ZONING REGULATIONS FOR OYSTER POINT PLANNED DEVELOPMENT DISTRICT (PD-R16A)

The following items when combined with the Master Plan and the Development Guidelines shall govern the zoning requirements for Oyster Point Planned Development District, designated as PD-R16A:

I. Land Uses and Densities:

A. Residential

1. Sixty-four Garden Apartments
2. Thirty-eight Townhouses
3. Thirty-two Patio Homes
4. Two Single Family

B. Recreational

1. Six Soccer Fields and Clubhouse and parking
2. Pool, Playground, Tennis Court

II. Building setback lines shall be as stated in the "Development Guidelines" for Oyster Point.

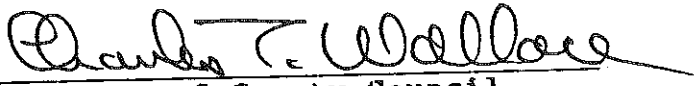
III. Off-Street Parking Requirements:

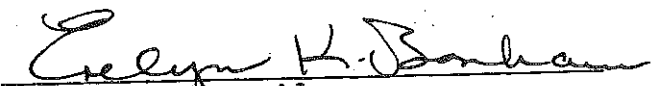
The number of off-street parking spaces (9 ft. x 18 ft.) required for this development shall be as follows:

- A. Residential - as specified in the Charleston County Zoning Ordinance.
- B. Pool and Playground - as specified in the Charleston County Zoning Ordinance.
- C. Soccer Fields and Clubhouse - 176 spaces.

Parking within public rights-of-way is prohibited. Handicapped parking and maneuvering areas for off-street parking shall meet minimum County standards.

- IV. Homeowners agreements, deeds restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat consideration by the Planning Board. Thereafter, copies of these restrictions, covenants and agreements must be recorded in the RMC Office for Charleston County prior to occupancy of the residential structures.
- V. Public water and sewage shall be provided in accordance with the Development Guidelines. Conditional use permits for same shall not be required.
- VI. Detailed site plans for individual phases shall be prepared in accordance with the adopted Master Plan and shall be submitted for Planning staff review and approval prior to obtaining construction permits for same.
- VII. Conditional use permits for residential dwelling groups, recreational areas and soccer fields shall not be required.
- VIII. Screening shall be provided along the eastern boundaries so as to buffer the abutting residential properties.
- IX. Lighting for the proposed soccer fields shall be arranged so as not to create unnecessary glare on the abutting residential properties.
- X. All streets, public or private, shall be constructed in accordance with the County Subdivision Regulations and Road Code and shall contain 50 ft. and 60 ft. rights-of-way as shown on the development plan.
- XI. Construction and/or building permits for the residential areas shall not be approved until acceptable off-site drainage outlets have been obtained by the developer and approved by Charleston County.


Chairman of County Council


Clerk of Council

DEVELOPMENT GUIDELINES

OYSTER POINT

PLANNED DEVELOPMENT DISTRICT
JAMES ISLAND
SOUTH CAROLINA

June 1, 1984

G. E. Lohr Company

Post Office Box 12339
CHARLESTON, SC 29412



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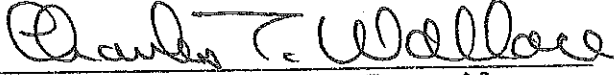
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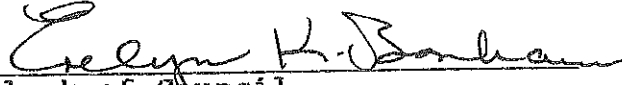
The number of off-street parking spaces (9 ft. x 18 ft.) required for this development shall be as follows:

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- B. Pool and Playground - as specified in the Charleston County Zoning Ordinance.
- C. Soccer Fields and Clubhouse - 176 spaces.

Parking within public rights-of-way is prohibited. Handicapped parking and maneuvering areas for off-street parking shall meet minimum County standards.

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- V. Public water and sewage shall be provided in accordance with the Development Guidelines. Conditional use permits for same shall not be required.
- VI. Detailed site plans for individual phases shall be prepared in accordance with the adopted Master Plan and shall be submitted for Planning staff review and approval prior to obtaining construction permits for same.
- VII. Conditional use permits for residential dwelling groups, recreational areas and soccer fields shall not be required.
- VIII. Screening shall be provided along the eastern boundaries so as to buffer the abutting residential properties.
- IX. Lighting for the proposed soccer fields shall be arranged so as not to create unnecessary glare on the abutting residential properties.
- X. All streets, public or private, shall be constructed in accordance with the County Subdivision Regulations and Road Code and shall contain 50 ft. and 60 ft. rights-of-way as shown on the development plan.
- XI. Construction and/or building permits for the residential areas shall not be approved until acceptable off-site drainage outlets have been obtained by the developer and approved by Charleston County.


Chairman of County Council


Clerk of Council

DEVELOPMENT GUIDELINES

Oyster Point

I. PURPOSE AND INTENT

Purpose and intent of these guidelines is to set forth minimum design standards to be utilized in the implementation of the development plan for Oyster Point as a planned development district.

II. LAND USE

The land uses permitted within the Oyster Point development shall be as follows:

1. Soccer Fields, Tennis, Pool, and Playground
2. Sixty Four Garden Apartments
3. Thirty Eight Townhouses
4. Thirty Two Patio Homes
5. Two Single Family Houses

There are to be 136 dwelling units plus recreational facilities on 36.4 acres of land for a gross residential density of 3.7 units per acre.

III. SETBACK CRITERIA

A. Garden Apartments

1. Front Yard, 15' minimum.
2. Side Yard (interior yard), 15' minimum.
3. Rear Yard, 20' minimum.
4. Height, 3 stories maximum.
5. Distance between buildings, 20' minimum.

B. Townhouses

1. Front Yard 25' minimum. 35' minimum if used for parking. Front yard is defined as an area between the dwelling unit and the direct access street, either public or private, that serves the unit.
2. Side Yard (interior yard) 10' minimum.
3. Rear Yard 25' minimum.
4. Height, 3 stories maximum, including garage or car storage area.
5. Minimum lot size 18' X 80'.
6. Distance between buildings, 20' minimum.

C. Patio Homes

1. Front Yard, 30' minimum, 40' if used for parking.
2. Side or interior yards, zero lot line on one side only; minimum of 12' other side.
3. Rear Yard, 15' minimum.
4. Accessory Structures, set back 5' minimum from street, zero side line set back.
5. Minimum lot size 36' X 80'.
6. Court yard walls joined to the building structure, height not to exceed 8', wholly within the property lines. May be made of wood, masonry or other suitable materials.

D. Single Family

1. Front Yard, 30' minimum.
2. Side Yard, 15' minimum.
3. Rear Yard, 30' minimum.
4. Accessory Structures, 25' front set back 5' side back.
5. Lot Size, 15,000 square feet.

The above bulk definitions apply also to dwelling groups, except that open space must be common to the entire planned development district, and must be dedicated as an easement along the edge of dwelling groups and dedicated by the master plan.

IV. OFF-STREET PARKING REQUIREMENTS

The number of off-street parking spaces (9' X 18') required for this development shall be as follows:

A. Residential - As specified in the Charleston County Zoning Ordinance.

B. Recreation Areas - As specified in the Charleston County Zoning Ordinance.

C. Soccer Fields & Club House - 176 spaces.

All maneuvering areas for off-street parking shall meet minimum County standards. Handicap parking spaces for the garden apartment area and for the soccer field areas shall be as per Charleston County Standards. Handicap access shall be provided from all parking lots to the first floor of all garden apartments.

V. SITE PLANS

Detailed site plans for individual phases shall be prepared in accordance with the adopted master plan and must be submitted for planning staff review and approval prior to obtaining building permits for same.

VI. DWELLING GROUPS

Conditional use permits shall not be required for dwelling groups, however, they shall meet all other requirements of the Charleston County Zoning ordinance where not specified in these guidelines.

VII. SCREENING

Screening shall be provided along the eastern and western boundaries of the project so as to buffer the abutting residential properties. Existing vegetation will be retained wherever possible to provide screening. Additional landscape materials will be added where necessary.

VIII. LIGHTING

Lighting for the proposed soccer fields shall be arranged so as not to create unnecessary glare on the abutting residential properties.

IX. STREETS

All streets, public and private, shall be constructed in accordance with the County subdivision regulations and road code.

X. DRAINAGE

Construction and building permits for the residential areas shall not be approved until acceptable off-site drainage outlets have been obtained by the developer.

XI. PHASING

The project may be built in phases. The construction phasing sequence for the residential portion of the project, if any, will be done as follows:

- Phase I ---- Apartments and Single Family
- Phase II ---- Town Houses
- Phase III ---- Patio Homes

The recreational amenities may also be built in phases. The soccer facility will begin during the first phase. The recreation facilities may not be constructed until Phase II of the residential construction program.

XII. WATER, SEWERAGE AND OTHER AMENITIES

Construction will not begin and a conditional use permit would not be required on site, except for the site plan review criteria required of a planned development district until; (a) water is available through an appropriate local agency as approved by the appropriate agency or agencies of the State of South Carolina and; (b) either sewerage disposal is available through an appropriate local agency and approved by the appropriate state agency or a treatment plant meeting standards of the appropriate agency is constructed. Such a treatment plant shall be designed so that sewerage can be rerouted to an approved public system.

Maintenance of the water and sewer system, until it is accepted by a local governmental entity is the responsibility of the developer.

The recreation facilities and other open space amenities will be owned and maintained by the developer until acceptance by the Property Owners Association.

XIII. OUTBUILDINGS

No structure of a temporary nature shall be erected or allowed to remain on any lot, and no trailer, camper, shack, tent, garage, barn or other structures of a similar nature shall be used as a residence or for any other purpose, either temporary or permanent; provided, however, that nothing contained in this paragraph shall be construed to prevent those engaged in construction from using sheds or other temporary structures as offices or storage shelters for material during periods of construction.

XIV. PUBLIC SERVICES

Fire, garbage and police services shall be provided by the local governmental entity.

XV. SIGNS

The placement and design of signs will be limited to project identification signs placed at the project entrance and on development parcels. Sign shall be of an appropriate character, and shall be made of wood and/or masonry materials, not exceeding 50 square feet in size.

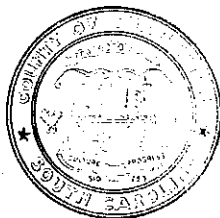
In addition, the soccer club may erect one sign, conforming to the criteria established above.

Real estate signs shall be controlled by the Charleston County Zoning ordinance.

XVI. SITE FENCING

Fencing to provide privacy on primary living levels may be used in any yard, provided that it is wholly within the property lines, except where two adjacent co-owners mutually agree to utilize a common lot line. Fences shall not exceed eight feet in height in the rear or six feet high in front; and may be wood, masonry, or other suitable material. Fencing will be required in the patio homes and any other dwelling units to separate primary living areas from one another. All fencing shall be approved by the Property Owners Association.

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2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401

August 9, 1984

In Reply, Refer To:
WWM 08/09: #1636-C
TM #428-00-00-020
025,026,031

Anita E. & Jerome W. Sloane
Route 19, Box 318
James Island, SC 29412

Dear Dear Mr. and Mrs. Sloane:

This is to inform you that County Council has granted first reading approval of your request for a change in land classification.

County Council is now in the process of legislative procedure to amend the Zoning Ordinance and incorporate this change, with the third and final reading scheduled for August 21, 1984.

The effective date of this request will be the day after the third and final reading. The land classification will change from Single Family Residential (RS-10) & Planned Development (PD-R16) Districts to a Planned Development (PD-R16A) District.

Sincerely,

A handwritten signature in cursive script that reads "Evelyn K. Bonham".

Evelyn K. Bonham
Clerk of Council

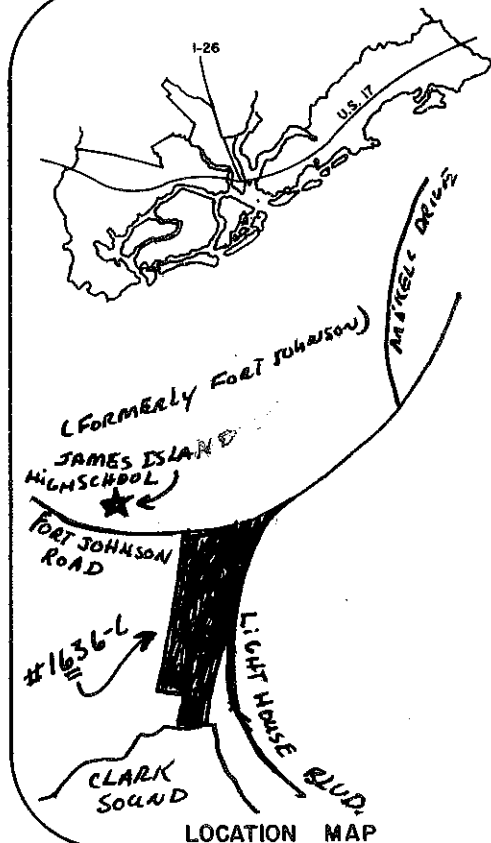
EKB:WWM/ed

ZONING CASE

NUMBER 1636-C DATE RECEIVED 06/15/84

PLNG. BRD. 06/25/84 HEARING 07/10/84 COMM. 07/12/84

EXISTING ZONING Single Family Residential (RS-10) & Planned Dev. (PD-R16)
REQUESTED CHANGE Planned Development (PD-R16A)
LOCATION James Island; Southwest corner of Fort Johnson Road/Lighthouse Blvd. Intersection
TAX MAP NO. 428-00-00-020,025,026,031
PARCEL SIZE 36.3 acres GRID 800-1
APPLICANT Cooper River Federal and Anita & Jerome Sloane
ADDRESS _____



EXISTING LAND USE

The 36.3 acres (4 parcels) which comprise this request extends from Fort Johnson Road/Lighthouse Boulevard intersection to Clark Sound, a distance of approximately 3300 ft. Lighthouse Point abuts this request to the east, while partly developed farm land is located to the west.

Situated across Fort Johnson Road is Ashcroft Hall Subdivision and Fort Johnson High School.

Three soccer fields and several single family homes presently occupy these lots.



STAFF ANALYSIS

1. In November of 1981, three parcels (20.75 acres) were rezoned by County Council to a Planned Residential Community. The developer proposed for this area 69 units, a clubhouse/pool, and three soccer fields. Two well kept single family homes remain on this property and are part of this subdivision.
2. The developer, in conjunction with the James Island Soccer Club, proposes to amend the existing Planned Development with the addition of the abutting 15.4 acre tract to the west.
3. With a re-design of the project, the following land uses are proposed:
 - A. Six Soccer Fields, Tennis Court, Pool, and Playground
 - B. Sixty-Four Garden Apartments
 - C. Thirty-Eight Townhouses
 - D. Thirty-Two Patio Homes
 - E. Two Single Family Residences

There are to be a total of 136 dwelling units plus recreational facilities on 36.4 acres of land for a gross density of 3.7 units per acre.

4. Present zoning of Single Family Residential (RS-10) for the 15.4 acres, incorporating good design, would allow the development of 49 single family lots. Existing Planned Development density for the 20.75 acre tract is 69 units, which when combined with the development potential of the adjoining single family area would permit a total of 118 dwelling units.
5. The proposed re-design contains a density increase of 18 units.
6. Ingress and egress to this project would be moved from Lighthouse Boulevard to Fort Johnson Road.
7. The Regulations and Guidelines governing this project are attached and part of this analysis.

RECOMMENDATION

Approval

