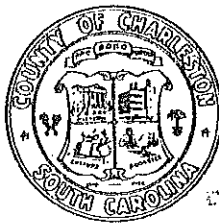


Linda S. Lombard - Chair
 Burdett R. Maybank - Vice Chair
 Lonnie Hamilton, III
 William L. Kennedy
 Elizabeth M. Kerrison
 Andrew J. Savage, III
 R. Keith Summey
 Charles T. Wallace, M.D.
 Charles C. Wannamaker, M.D.



Beverly T. Craven, Clerk
 723-6772

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

HAMLIN SOUND PROPERTIES

The following items when combined with the Master Plan and Development guidelines dated January 22, 1988, along with revisions dated December 9, 1988 shall govern the zoning requirements for Hamlin Sound Properties, Planned Development District PD-30A.

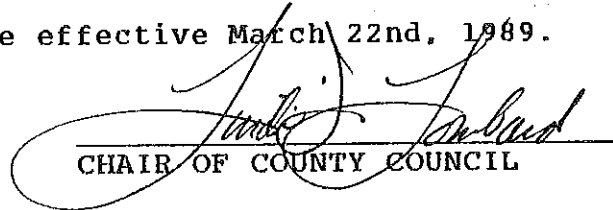
1. Land uses permitted within the "Hamlin Sound Properties" development are as follows:

Uses	<u>ACRES</u>	<u>UNITS</u>
a. Golf facilities North Parcel	8.7	12
b. Inn Facilities South Parcel	14.3	125
c. Recreation Area North Parcel	6.7	
South Parcel	12.8	
d. Single-Family Residential North Parcel	108.4	100
South Parcel	190.1	395
e. Patio Homes South Parcel	28.0	85
f. Club Cottages North Parcel	17.7	44
g. Multi-Family South Parcel	58.7	350
h. Commercial Tracts North Parcel	41.4	

- i. Roads, Powerlines, Drainage
Easements & Right-of-Way
North Parcel 73.0
South Parcel 74.6
- j. Open Space
North Parcel 258.6
South Parcel 61.8
- k. Critical Area Salt Marsh
North Parcel 178.0
South Parcel 930.6
2. Building setback lines, minimum lot area, maximum lot coverage, building heights, lot widths, vision clearance and buffer requirements shall be as stated in the Development Guidelines from Hamlin Sound Properties
3. Variances from any of the above stated requirements in Number 2 will be reviewed and granted by the Charleston County Board of Adjustment.
4. Public water, sewer and electric utilities shall be developed in accordance with the Development Guidelines; Conditional Use Permit for same shall not be required.
5. Signs will be erected and located as provided in the Development Guidelines for Hamlin Sound Properties.
6. Drainage and street systems will be constructed to County standards or in accordance with plans approved by the County's Public Works Department with the following exceptions: trees and other landscaping in the right-of-way and in drainage easements, identification and directional signs, irrigation, lighting, entry/security gates, walls, gate houses and security parking, walks and leisure trails will be allowed in the right-of way. These streets and drainage systems are to be privately maintained.
7. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by the Development Guidelines for Hamlin Sound Properties.
8. Homeowner's agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat considerations 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 homeowners.

9. Detailed site plans for individual phases shall be prepared in accordance with the Development Guidelines and Master Plan and shall be reviewed and approved by Planning Staff prior to obtaining applicable zoning and building permits.
10. Plats are to be prepared and approved through the Charleston County Subdivision process prior to sale of individual lots.
11. This amendment shall become effective March 22nd, 1989.


CLERK OF COUNCIL


CHAIR OF COUNTY COUNCIL

ZONING CASE

NUMBER 2212-C DATE RECEIVED 12/9/88

PLNG. BRD. 12/22/88 HEARING 1/10/89 COMM. 1/12/89

EXISTING ZONING Planned Development PD-30

REQUESTED CHANGE Planned Development PD-30-A

LOCATION Christ Church Parish; junction of Rifle Range Rd & Porcher's Bluff Rd; Highway 17 North.

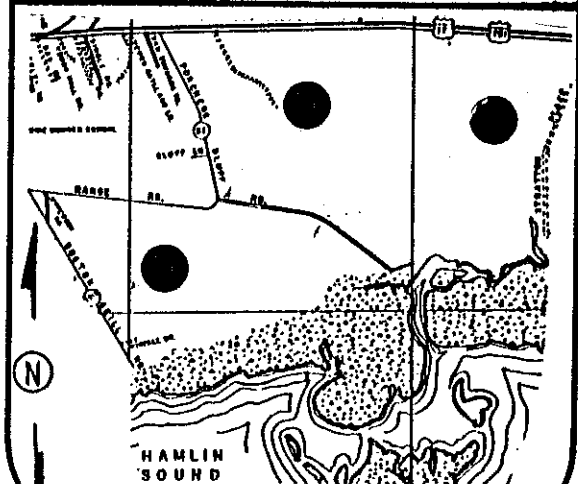
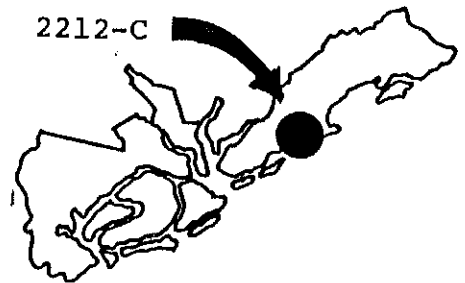
TAX MAP NO. 599-00-00-013, -019, -020 and 600-00-00-020

PARCEL SIZE 2063 acres

APPLICANT Willits International of SC, Inc.

ADDRESS 1471 Highway 17 North
Mt. Pleasant, SC 29464

2212-C



LOCATION MAP

2212-C

EXISTING LAND USE

The area is located south and east from the junction of Rifle Range Road and Porcher's Bluff Road, extending northward to U.S. Highway 17 N. The land includes 897 acres of highland, 58 acres of freshwater wetlands and 1,109 acres of marsh.

This area originally known as The Morgan's Pointe Planned Development, is currently undeveloped.

The surrounding area is rural residential in character, containing undeveloped tracts, single-family residences and mobile homes on individual lots and agricultural uses. Surrounding zoning districts are primarily Agriculture Residential (AR) and Agriculture General (AG).



STAFF ANALYSIS

1. The applicant proposes to amend Hamlin Sound properties Planned Development PD-30 which became effective April 20, 1988. The amendment incorporates a relocation of the security and maintenance areas and some single family residential lots.
2. The Planned Development District is intended to promote the following objectives:
 - a) flexibility in site design and in the location of structures;
 - b) more efficient land use, building arrangements, circulation systems and utilities;
 - c) preservation of landscape features and amenities; and,
 - d) innovative design, architectural styles, building forms and site relationships.
3. The major features of the Planned Development have not been altered. Plans allowing for 1,111 dwelling units (1.24 units per acre net density), an 18 hole golf course and limited commercial development along the Highway 17 frontage remain unchanged.
4. The property will be developed in two phases. The North Parcel, to be known as "Charleston National Country Club", will consist of a private membership golf club; associated lodging accommodations and recreational facilities for members, approximately 140 single family lots, and a commercial area along Highway 17.
5. The South Parcel will be developed as a residential community with 480 single family and patio home lots and 350 multi-family units; and a small inn/conference facility which will lend support to the Charleston National Country Club.
6. The proposed density for this development remains unchanged at 0.54 units per acre gross density or 1.24 units per acre net density. This is compatible with the existing low density character of the surrounding area.
7. The regulations and development guidelines for this Planned Development are attached as part of this analysis.

RECOMMENDATION:

Approval

ZONING CASE

NUMBER 2124-C DATE RECEIVED 2/5/88

PLNG. BRD. 2/25/88 HEARING 3/8/88 COMM. 3/10/88

EXISTING ZONING Planned Development PD-11

REQUESTED CHANGE Planned Development PD-30

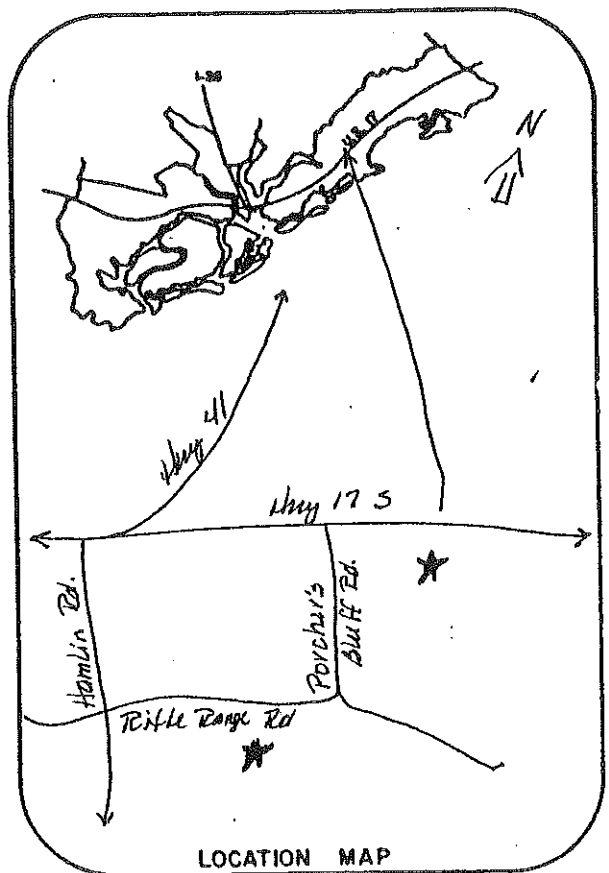
LOCATION Christ Church Parish; junction of
Rifle Range Rd & Porcher's Bluff
Rd; Highway 17 North.

TAX MAP NO. 599-00-00-001, 002, 013;
600-00-00-001

PARCEL SIZE 2063 acres GRID 2000-9

APPLICANT Willits International of SC, Inc

ADDRESS 1471 Highway 17 North
Mt. Pleasant, SC 29464



EXISTING LAND USE

The area is located south and east from the junction of Rifle Range Road and Porcher's Bluff Road, extending northward to U.S. Highway 17 N. The land includes 897 acres of highland, 58 acres of freshwater wetlands and 1,109 acres of marsh.

The area originally known as The Morgan's Pointe Planned Development is currently undeveloped.

The surrounding area is largely undeveloped and zoned Agriculture Residential (AR), Agriculture Conservation (AC) and General Agriculture (AG).



STAFF ANALYSIS

#2124-C

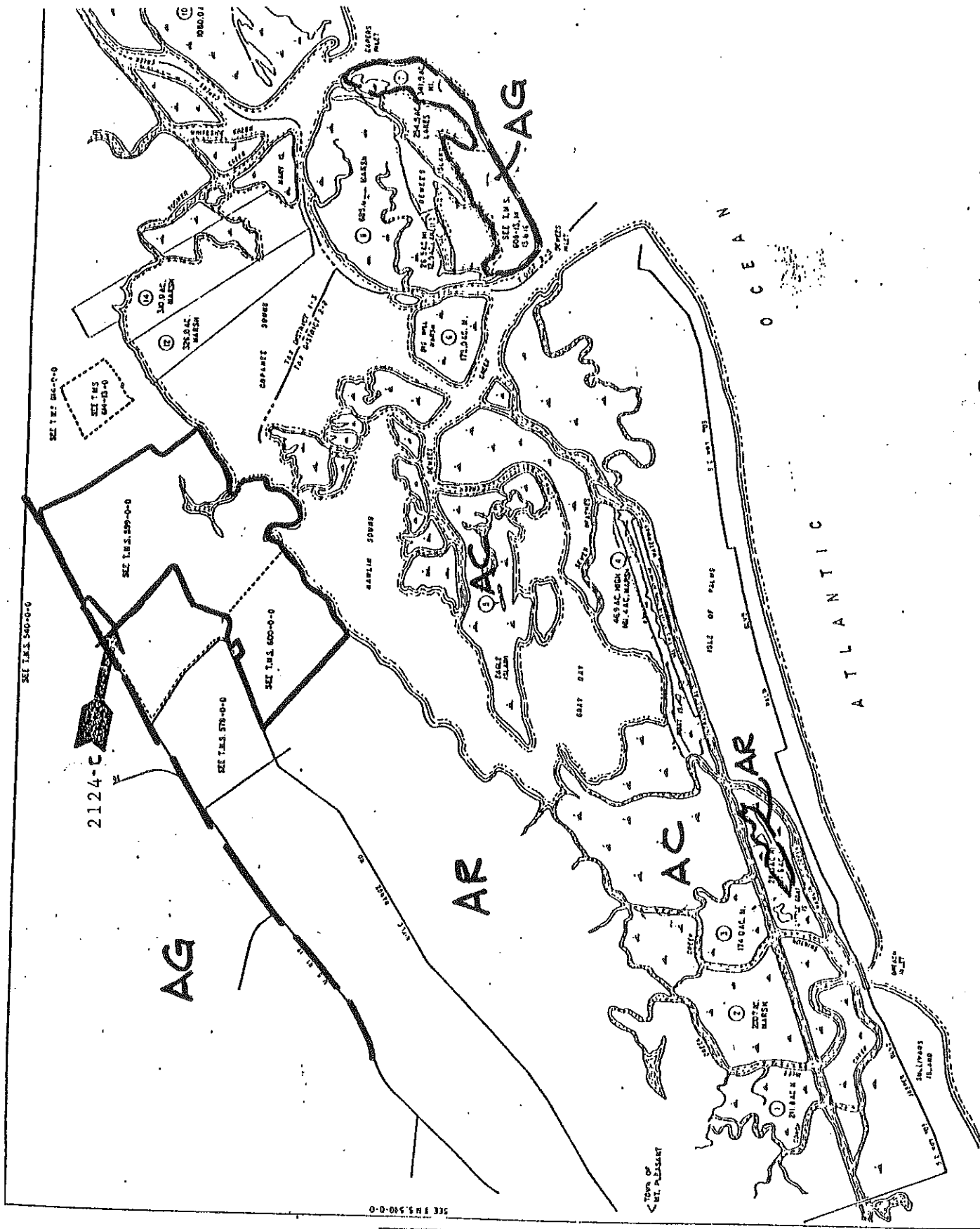
1. The applicant proposes a new Planned Development--Hamlin Sound Properties (PD-30) to replace Morgan's Pointe Planned Development (PD-11) originally effective December 1, 1973.
2. The Planned Development District is intended to promote the following objectives:
 - a) flexibility in site design and in the location of structures;
 - b) more efficient land use, building arrangements, circulation systems and utilities;
 - c) preservation of landscape features and amenities; and,
 - d) innovative design, architectural styles, building forms and site relationships.
3. The original Morgan's Pointe Development allowed for 1,938 dwelling units in a combination of multi-family units, single family lots and a 100 slip marina for a net density of 2.16 units per acre.
4. The proposed amendment allows for 1,111 dwelling units (1.24 units per acre net density), an 18 hole golf course and limited commercial development along the Highway 17 frontage.
5. The property will be developed in two phases. The North Parcel, to be known as "Charleston National Country Club", will consist of a private membership golf club; associated lodging accommodations and recreational facilities for members, approximately 95 single family lots and commercial activities on Highway 17.
6. The South Parcel will be developed as a residential community with 485 single family and patio home lots and 350 multi-family units; and a small inn/conference facility which will lend support to the Charleston National Country Club.
7. Throughout the development of Hamlin Sound Properties, the applicant will incorporate design and construction practices that preserve the visual beauty, cultural heritage and environmental quality of this marsh front property. Development will be coordinated with the Coastal Council and Corp of Engineers to assure that environmental regulatory requirements are met or exceeded.

8. Approval letters have been received from all appropriate agencies based on conceptual plans.
9. The proposed density for this development is 0.54 units per acre gross density or 1.24 units per acre net density and this is compatible with the existing low density character of the surrounding area.
10. The regulations and development guidelines for this Planned Development are attached as part of this analysis.

Recommendation

Approval

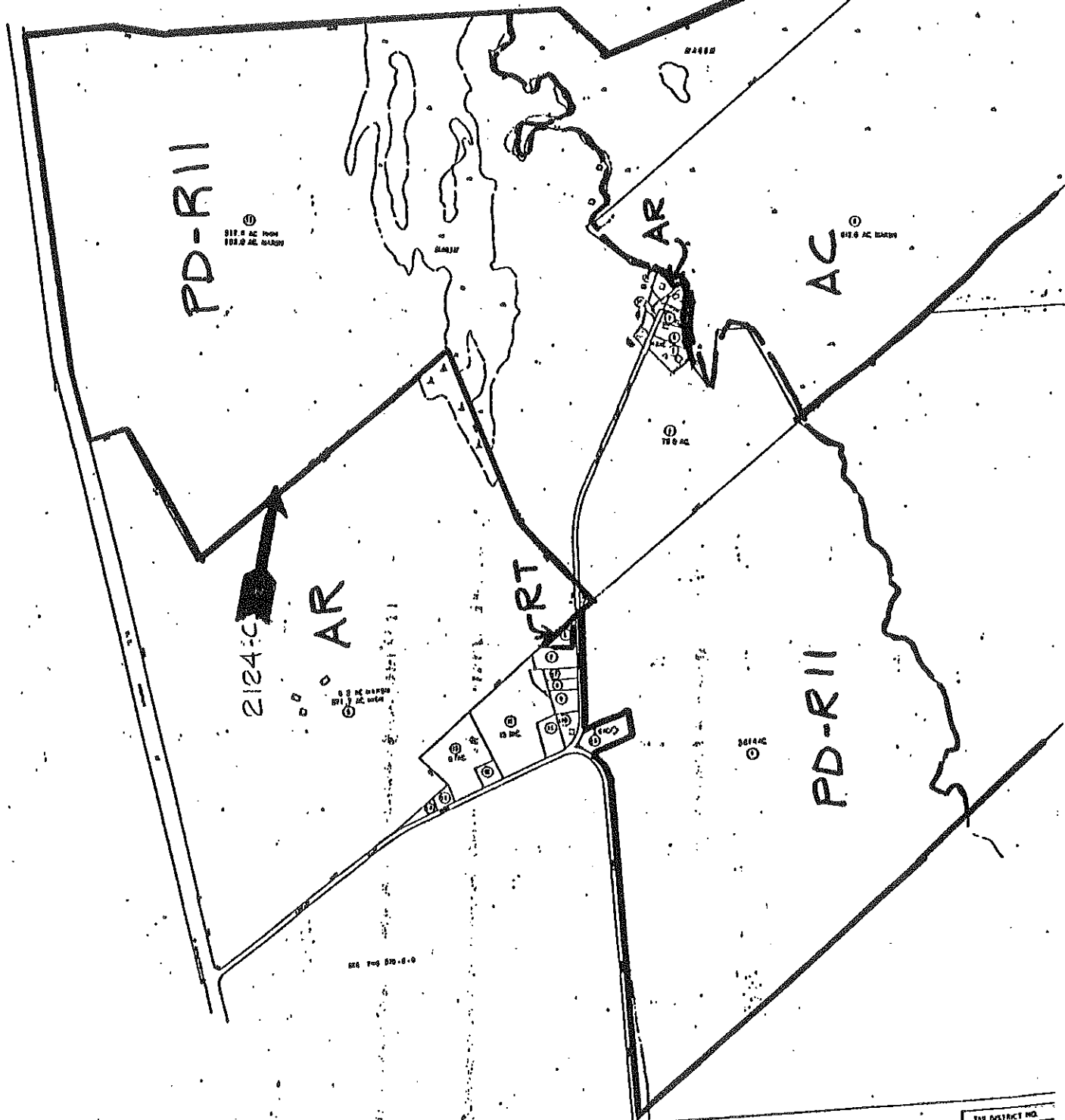
0210e(15)



1. Elevation
 2. Contour lines
 3. Spot heights
 4. Bench marks
 5. Water bodies
 6. Marshes
 7. Swamps
 8. Wetlands
 9. Drylands
 10. Forests
 11. Pastures
 12. Cultivated lands
 13. Urban areas
 14. Transportation routes
 15. Boundaries

Scale	1:50,000	1:25,000	1:12,500	1:6,250	1:3,125	1:1,562	1:781	1:390	1:195	1:97	1:48	1:24	1:12	1:6	1:3	1:1.5	1:0.75	1:0.375	1:0.1875	1:0.09375	1:0.046875	1:0.0234375	1:0.01171875	1:0.005859375	1:0.0029296875	1:0.00146484375	1:0.000732421875	1:0.0003662109375	1:0.00018310546875	1:0.000091552734375	1:0.0000457763671875	1:0.00002288818359375	1:0.000011444091796875	1:0.0000057220458984375	1:0.00000286102294921875	1:0.000001430511474609375	1:0.0000007152557373046875	1:0.00000035762786865234375	1:0.000000178813934326171875	1:0.0000000894069671630859375	1:0.00000004470348358154296875	1:0.000000022351741790771484375	1:0.0000000111758708953857421875	1:0.00000000558793544769287109375	1:0.000000002793967723846435546875	1:0.0000000013969838619232177734375	1:0.00000000069849193096160888671875	1:0.000000000349245965480804443359375	1:0.0000000001746229827404022216796875	1:0.00000000008731149137020111083984375	1:0.000000000043655745685100555419921875	1:0.0000000000218278728425502777099609375	1:0.00000000001091393642127513885498046875	1:0.000000000005456968210637569427490234375	1:0.0000000000027284841053187847137451171875	1:0.000000000001364242052659392356870859375	1:0.0000000000006821210263296961784354296875	1:0.00000000000034106051316484808921771484375	1:0.000000000000170530256582424044608857421875	1:0.0000000000000852651282912220223044287109375	1:0.00000000000004263256414561101115221435546875	1:0.000000000000021316282072805505576107177734375	1:0.0000000000000106581410364027527880535888671875	1:0.0000000000000053290705182013763940267944287109375	1:0.00000000000000266453525910068819701339721484375	1:0.0000000000000013322676295503440985066986071875	1:0.0000000000000006661338147751720492533493046875	1:0.00000000000000033306690738758602462667465234375	1:0.000000000000000166533453693793012313337326171875	1:0.0000000000000000832667268468965061566686630859375	1:0.00000000000000004163336342344825307833433154296875	1:0.000000000000000020816681711724126539167165771484375	1:0.0000000000000000104083408558620632695835828857421875	1:0.000000000000000005204170427931031634791791444287109375	1:0.0000000000000000026020852139655158173958957221484375	1:0.000000000000000001301042606982757908697947861071875	1:0.0000000000000000006505213034913789543489739305359375	1:0.00000000000000000032526065174568947717448696526796875	1:0.000000000000000000162630325872844738587243482633984375	1:0.0000000000000000000813151629364223692936217413169921875	1:0.00000000000000000004065758146821118464681087065849609375	1:0.000000000000000000020328790734105592323405435329248046875	1:0.0000000000000000000101643953670527961617027176646240234375	1:0.00000000000000000000508219768352639808085135883231201171875	1:0.00000000000000000000254109884176319904042567941615600589375	1:0.000000000000000000001270549420881599520212839708078002946875	1:0.0000000000000000000006352747104407997601064198540390014734375	1:0.00000000000000000000031763735522039988005320992701950073671875	1:0.000000000000000000000158818677610199940026604963509750368359375	1:0.0000000000000000000000794093388050999700133024817548751841796875	1:0.0000000000000000000000397046694025499950066512408774375888984375	1:0.00000000000000000000001985233470127499750033256203871894444287109375	1:0.000000000000000000000009926167350637499875001662581019372221484375	1:0.00000000000000000000000496308367531874993750008312540596611071875	1:0.000000000000000000000002481541837659374968750004156252983055359375	1:0.0000000000000000000000012407709188296873843750002078126465276796875	1:0.00000000000000000000000062038545941484369218750001039063232638984375	1:0.000000000000000000000000310192729707421846093750000519531611944287109375	1:0.00000000000000000000000015509636485371092304687500002597658097221484375	1:0.0000000000000000000000000775481824268554615234375000012988290486071875	1:0.00000000000000000000000003877409121342773076171875000006494145230359375	1:0.0000000000000000000000000193870456067138653808593750000032470726151796875	1:0.000000000000000000000000009693522803356932690429687500000162353630758984375	1:0.0000000000000000000000000048467614016784663452148437500000081176816439921875	1:0.000000000000000000000000002423380700839233172607421875000000405884082199609375	1:0.00000000000000000000000000121169035041961658630371093750000002029420410998046875	1:0.000000000000000000000000000605845175209808293151854687500000010147102054990234375	1:0.000000000000000000000000000302922587604904146575927343750000000507355102749901171875	1:0.000000000000000000000000000151461293802452073287963671875000000253677551374950589375	1:0.0000000000000000000000000000757306469012260366439818359375000000126838775687252946875	1:0.00000000000000000000000000003786532345061301832199091796875000000634193878436264734375	1:0.000000000000000000000000000018932661725306509160995458984375000000317096939218113234375	1:0.0000000000000000000000000000094663308626532545804977294921875000000158548469605566171875	1:0.000000000000000000000000000004733165431326627290248864746093750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599-00
600-00



AIRCRAFT DATA			
DATE	TIME	LOCATION	REMARKS
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1-1-68	12:00	1000	1000
1-1-68	13:00	1000	1000
1-1-68	14:00	1000	1000
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1-1-68	21:00	1000	1000
1-1-68	22:00	1000	1000
1-1-68	23:00	1000	1000

Scale in Feet
0 100 200 300 400 500

North Arrow

Scale in Feet

0 100 200 300 400 500

Scale in Feet

0 100 200 300 400 500

THE DISTRICT NO.
SCHOOL DISTRICT NO.
AREA : DISTRICT NO.
REMARK PHOTO NO.
U.S. MAPS OF THE



CHARLESTON COUNTY COUNCIL

O. T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401

HAMLIN SOUND PROPERTIES

The following items when combined with the Master Plan and Development Guidelines dated January 22, 1988 shall govern the zoning requirements for Hamlin Sound Properties, Planned Development District designated PD-30.

1. Land uses permitted within the "Hamlin Sound Properties" development are as follows:

<u>USES</u>	<u>ACRES</u>	<u>UNITS</u>	<u>DENSITY</u> (units/acre)
a. Golf facilities			
North Parcel	14.3	12	0.84
b. Inn facilities			
South Parcel	14.3	125	8.74
c. Recreation Area			
North Parcel	12.4		
South Parcel	12.9		
d. Single Family Residential			
North Parcel	118.1	95	0.80
South Parcel	166.7	400	2.40
e. Patio Homes			
South Parcel	28.0	85	3.04
f. Club Cottages			
North Parcel	16.5	44	2.67
g. Multi-Family			
South Parcel	58.7	350	6.00
h. Commercial Tracts			
North Parcel	41.4		

i. Roads, Powerlines, Drainage
Easements & Rights-of-Way
North Parcel 74.9
South Parcel 71.1

j. Open Space
North Parcel 270.7
South Parcel 54.9

k. Critical Area Salt Marsh
North Parcel 178.0
South Parcel 930.6

2. Building setback lines, minimum lot area, maximum lot coverage, building heights, lot widths, vision clearance and buffer requirements shall be as stated in the Development Guidelines for Hamlin Sound Properties.
3. Variances from any of the above stated requirements in Number 2 will be reviewed and granted by the Charleston County Board of Adjustment.
4. Public water, sewer and electric utilities shall be developed in accordance with the Development Guidelines; Conditional Use Permits for same shall not be required.
5. Signs will be erected and located as provided in the Development Guidelines for Hamlin Sound Properties.
6. Drainage and street systems will be constructed to County standards or in accordance with plans approved by the County's Public Works Department with the following exceptions: trees and other landscaping in the right-of-way and in drainage easements, identification and directional signs, irrigation, lighting, entry/security gates, walls, gate houses and security parking, walks and leisure trails will be allowed in the right-of-way. These streets and drainage systems are to be privately maintained.
7. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by the Development Guidelines for Hamlin Sound Properties.
8. Homeowners's agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat considerations 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 homeowners.

9. Detailed site plans for individual phases shall be prepared in accordance with the Development Guidelines and Master Plan and shall be reviewed and approved by Planning Staff prior to obtaining applicable zoning and building permits.
10. Plats are to be prepared and approved through the Charleston County Subdivision process prior to sale of individual lots.
11. This amendment shall become effective April 20, 1988.


CHAIRMAN OF COUNTY COUNCIL


CLERK OF COUNCIL

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BEVERLY T. CRAVEN, CLERK
723-0772

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

April 7, 1988

In Reply, Refer To:
#2124-C
TM #599-05-00-001,002,013

Willits International of SC, Inc.
1471 Highway 17 North
Mt. Pleasant, South Carolina 29464

Dear Sirs:

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 to incorporate this change, with the third and final reading scheduled for April 19, 1988.

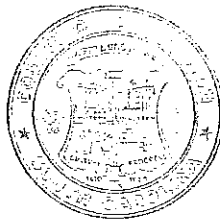
The effective date of this request will be the day after the third and final reading. The land classification will change from Planned Development PD-11 to Planned Development PD-30.

This letter will serve as final notification. Zoning permits and necessary building permits must be obtained from the Charleston County Office of Building and Zoning Services prior to executing your plans.

Sincerely,


Beverly Craven
Clerk of Council

BC/ecb



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RICHARD L. BLACK, COUNTY MANAGER

Charleston County Council

County Office Building

2 Court House Square

Charleston, South Carolina 29401

ZONING REGULATIONS FOR PD-R11

The following items, combined with the site plan and Home-owners Agreement when agreed upon and approved by Charleston County shall govern the zoning regulations for Morgan's Pointe Planned Development District (PD-R11).

1. Land Use Densities

Residential:

	Acres	Units	Density
Single Family	356.9	914	2.5
Stilt Houses	13.0	78	6.0
Condominiums	86.4	692	8.0
Multi-Family	31.4	314	10.0
	487.7	1998	4.1 (Net)

Open Space and Recreation:

Natural Area	203.8
Golf Course	286.9
Park	12.8
	502.5 acres

Service Area:

School and Playground	16.0
Waste Treatment	8.5
Future Development	17.8
	42.3 acres

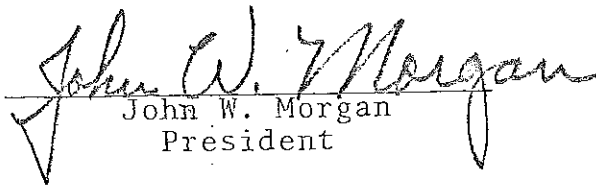
Rights-of-Way:

U.S. 17 r/w addition	7.7
125' r/w/(8,500 L.F.)	24.3
60' r/w/(75,600 L.F.)	103.3
	135.3 acres

2. Regulations pertaining to parking, bulk occupancy, screening and loading areas as specified in the Zoning Ordinance, shall prevail. Negative lot lines are permitted and setbacks shall be determined by the developer.
3. All roads shall be constructed to County standards and approved by the Department of Public Works. All roads shall be curb and gutter.
4. Roads shown in condominium areas as schematic shall be finalized when processed through subdivision.
5. Pump stations for water or sewage where not shown on approved plat shall require Planning Board conditional approval in order to receive a building permit.
6. All dwelling construction shall meet the Federal Flood Elevation requirements for the first floor elevation.
7. Homeowners agreements, deed restrictions, and covenants, shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to consideration by the Planning Board. Thereafter, copies must be recorded prior to the plat being stamped and recorded.
8. Drainage ditches and canals shall provide for drainage runoff from adjacent lands that now drain across the lands of Morgan's Pointe as resolved by Public Works and the Developer.
9. Adequate drainage easements shall be provided, granted by the developer, and dedicated to the use of the public as resolved by Public Works and the developer.
10. Sewage treatment facilities shall be subject to final approval of regulatory agencies with recommendation of the Charleston County Board of Health.
11. Water services shall be provided by the developer and subject to final approval of regulatory agencies with recommendation of the Charleston County Board of Health.
12. Fire fighting protection shall be provided by the developer.
13. Law enforcement shall be provided by Charleston County and security reinforced by private guards furnished by Morgan's Pointe.
14. Garbage disposal is to be contracted for by Morgan's Pointe.

15. The "future development--17.8 acres" shall be processed as an amendment to this Planned Development, the fee having been received with this application.
16. Detail site plans for multi-family and condominium areas must be reviewed by the Planning Staff prior to obtaining building permits.

As applicant and developer, I acknowledge that the foregoing items are agreeable to me as requirements of Morgan's Pointe Planned Development District.


John W. Morgan
President

The foregoing specifics are approved/disapproved for Morgan's Pointe Planned Development District (PD-R11) by Charleston County Council. Ordinance No. 173 to become effective on December 1, 1973.


James J. Price
Chairman
Charleston County Council