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DATE: April 22, 1998

APR 30 1998

CHARLESTON COUNTY
PLANNING DEPT.

TO: County Administrator

FROM: Clerk of Council

RE: ZONING

- Requested Changes

At a meeting of County Council held on April 21, 1998 Council took the following action on requested changes in Zoning:

5/19/98

CASE # 2791-C

CASE # 2792-C

Deferred to Committee 4/30/98

Approved

DATE:

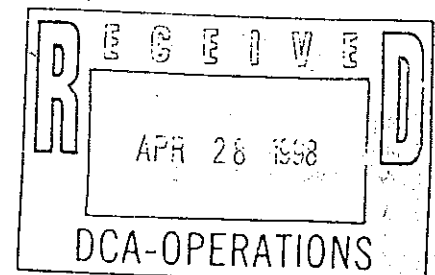
COUNCIL DIRECTIVE
FROM THE OFFICE OF THE COUNTY ADMINISTRATOR

DIRECTIVE DUE DATE: _____

____ ACTION REQUIRED

____ FOR INFORMATION ONLY

AM cc: Mack Canterbury
Bill Crocker
Keith Bustraan
Walt Martin



Staff Analysis

1. The applicant seeks to make a Text Change to the Development Guidelines for the Caw Caw Farms Planned Development (PD - 38A). The changes are as follows:
 - a) requiring that a single-family dwelling be a minimum of 1450 square feet with one accessory dwelling both for non-rental or commercial purposes;
 - b) including the statement that the dirt road consisting of 2.63 acres as well as the drainage is owned and maintained by the County;
 - c) changing accessory structures to include mobile home and caretakers, guest, and family quarters having a minimum of 750 square feet and not to exceed 1300 square feet. No commercial use allowed;
 - d) requiring that mobile homes must be 750 square feet minimum and are for residential use only;
 - e) including a stipulation that livestock be the property of the owner or occupier of the lot and that they not be boarded;
 - e) including a statement regarding zoning, "If not covered by these development guidelines, all issues with the exception of land use issues would revert to the Charleston County Zoning Ordinance."
2. The subject property, Caw Caw Farms Subdivision, was rezoned by County Council from AG to PD-38 in 1990.
3. There are no land use plans for this area of the County.
4. As stated in the Development Guidelines for Caw Caw Farms the objective of the Planned Development is, "for the creation of an aesthetically pleasing low density single family residential community that is harmonious with the rural setting of the land". The changes that have been outlined above will not change this objective. Staff recommends that the proposed amendments be considered favorably.

Recommendation

APPROVAL

TEXT CHANGE TO
DEVELOPMENT GUIDELINES
FOR
CAW CAW FARMS

SAULDAM COMMUNITY, ST PAUL'S PARISH
CHARLESTON COUNTY, SOUTH CAROLINA

TMS#: 233-00-00-054, and 074 thru 085

I. PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THE DEVELOPMENT GUIDELINES IS TO SET FORTH MINIMUM DESIGN STANDARDS TO BE UTILIZED IN THE IMPLEMENTATION OF THE DEVELOPMENT PLAN FOR CAW CAW FARMS. THE OBJECTIVE OF THESE GUIDELINES IS FOR THE CREATION OF AN AESTHETICALLY PLEASING LOW DENSITY SINGLE FAMILY RESIDENTIAL COMMUNITY THAT IS HARMONIOUS WITH THE RURAL SETTING OF THE LAND.

II. LAND USE

A.	RESIDENTIAL	ACREAGE	UNITS	DENSITY
	SINGLE FAMILY	43.86	13	3.37 UN/AC
1.	ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUSINESS ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT OTHER THAN CUSTOMARY HOME OCCUPATIONS AS DEFINED BY SECTION 30.80.0040 OF THE CHARLESTON COUNTY ZONING ORDINANCE. THERE SHALL BE NO MORE THAN ONE SINGLE FAMILY DWELLING UNIT, 1450 MINIMUM SQ. FT., WITH ONE ACCESSORY DWELLING BOTH FOR NON-RENTAL OR NON-COMMERCIAL PURPOSES.			
B.	DIRT ROAD 2.63 ACRES - OWNED AND MAINTAINED BY COUNTY			

- C. ACCESSORY STRUCTURES: DETACHED STRUCTURES ALLOWED ARE BARNs, STABLES, STORAGE BUILDINGS, GARAGES, MOBILE HOMES, SWIMMING POOLS, GAZEBOS, CARETAKERS, GUEST, AND FAMILY QUARTERS MINIMUM 750 SQ. FT. NOT TO EXCEED 1300 SQ. FT. NO COMMERCIAL USE ALLOWED.
- D. MOBILE HOMES: MOBILE HOMES AS PRINCIPAL OR ACCESSORY STRUCTURES ARE PERMITTED. MOBILE HOMES ARE PERMITTED FOR USE AS TEMPORARY DWELLING UNITS WHILE CONSTRUCTION IS IN PROGRESS ON A PERMANENT DWELLING UNIT FOR A DURATION OF 12 MONTHS. SUCH A TEMPORARY DWELLING UNIT SHALL BE REMOVED FROM THE PREMISES WITHIN 30 DAYS OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PERMANENT STRUCTURE. ALL MOBILE HOMES MUST HAVE UNDER SKIRTING. NO MOBILE HOMES OVER 5 YEARS OLD. MOBILE HOMES MUST BE 750 SQ. FT. MINIMUM AND ARE FOR RESIDENTIAL USE ONLY.
- E. CAMPERS: IN NO CASE SHALL CAMPERS, TENTS, RECREATIONAL VEHICLES OR SIMILAR TEMPORARY STRUCTURES BE USED AS PRINCIPAL OR ACCESSORY STRUCTURES.
- F. MOTOR VEHICLES: NO MORE THAN ONE INOPERABLE MOTOR VEHICLE SHALL BE KEPT, PARKED, OR STORED OVERNIGHT EXCEPT WITHIN ENCLOSED GARAGES. REPAIRS OF INOPERABLE MOTOR VEHICLES ARE RESTRICTED TO VEHICLES WHICH ARE THE PROPERTY OF THE OWNER OR OCCUPIER OF THE LOT ON WHICH REPAIRS OCCUR. NOT MORE THAN TWO MOTOR VEHICLES MAY BE OFFERED FOR SALE, OPERABLE, OR INOPERABLE, WHICH ARE THE PROPERTY OF THE OWNER OR OCCUPIER OF THE LOT UPON WHICH THE SALE OCCURS. NO COMMERCIAL VEHICLE OVER ONE TON CAPACITY SHALL BE KEPT, STORED, OR PARKED OVERNIGHT EXCEPT WITHIN ENCLOSED GARAGES.
- G. LIVESTOCK: DOMESTIC ANIMALS, LIVESTOCK, POULTRY, DOGS, CATS, OR OTHER COMMON PETS MAY BE KEPT PROVIDED THAT THEY ARE THE PROPERTY OF THE OWNER OR OCCUPIER OF THE LOT AND THEY ARE NOT KEPT, BRED, TRAINED, BOARDED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. SUCH ANIMALS MUST NOT CONSTITUTE A NUISANCE OR CAUSE UNSANITARY

V. SCREENING/BUFFER AREAS

DUE TO THE SIZE OF LOTS, NO BUFFER SCREENING OR BUFFER AREAS SHALL BE USED.

VI. FENCES AND WALLS

ONLY MASONRY, CHAIN LINK, AND WOOD FENCES WILL BE ALLOWED. THERE WILL BE NO HOG WIRE OR CHICKEN WIRE TYPE FENCING ALLOWED.

VII. STREETS - OWNED AND MAINTAINED BY COUNTY

VIII. TREES

IT WILL BE THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH THE CHARLESTON COUNTY TREE ORDINANCE.

IX. DRAINAGE - OWNED AND MAINTAINED BY COUNTY

X. WATER, SEWER, AND OTHER AMENITIES

- A. WATER SUPPLY - PRIVATE WELLS
- B. SEWER SUPPLY - INDIVIDUAL SEPTIC TANKS
- C. TRASH REMOVAL - INDIVIDUAL CONTRACT SERVICE
- D. ELECTRICAL SERVICE - BERKELEY ELECTRIC COOPERATIVE

XI. PUBLIC SERVICE

- A. FIRE PROTECTION - ST. PAULS FIRE DEPARTMENT
- B. POLICE PROTECTION - CHARLESTON COUNTY SHERIFF

XII. SIGNAGE

MAIN ENTRANCE SIGN FOR THE PROJECT WILL BE PLACED IN THE ISLAND AT THE INTERSECTION OF DAVIS ROAD AND SAULDAM ROAD AND BE SET BACK A MINIMUM OF 5 FEET FROM THE RIGHT-OF-WAY OF

DAVIS ROAD. IT SHALL NOT EXCEED 32 SQUARE FEET. NO COMMERCIAL SIGNS ARE ALLOWED WITH EXCEPTION OF REALTOR SIGNS. REALTOR SIGNS SHALL CONFORM TO THE CHARLESTON COUNTY ZONING G ORDINANCE.

XIII. PUBLIC UTILITIES

SUBSTATIONS OR UTILITIES WILL NOT REQUIRE CONDITIONAL USE PERMITS AND MUST OBTAIN SITE PLAN APPROVAL BY CHARLESTON COUNTY PLANNING DEPARTMENT.

XIV. S.C. DHEC COMPLIANCE

ALL 13 LOTS MUST COMPLY WITH SITE AND SOIL EVALUATION REQUIREMENTS FOR SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL.

XV. SITE PLANS

SITE PLAN APPROVAL WILL BE OBTAINED FROM CHARLESTON COUNTY PLANNING AND ZONING OFFICE PRIOR TO OBTAINING BUILDING PERMITS. NO BUILDING, FENCE, SWIMMING POOL, DOCK, WALL, SIDEWALK, DRIVEWAY OR OTHER EXTERIOR PERMANENT IMPROVEMENT SHALL BE COMMENCED OR ERECTED ON ANY LOT, NOR SHALL ANY EXTERIOR ADDITION OR ALTERATION TO AN EXISTING STRUCTURE BE MADE UNTIL THE PLANS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, MATERIALS AND LOCATION ON A SITE PLAN OF SAID LOT BE SUBMITTED TO AND APPROVED BY CHARLESTON COUNTY ZONING DEPARTMENT.

XVI. ZONING

IF NOT COVERED BY THESE DEVELOPMENT GUIDELINES, ALL ISSUES WITH THE EXCEPTION OF LAND USE ISSUES WOULD REVERT TO THE CHARLESTON COUNTY ZONING ORDINANCE.

XVII. ATTACHMENTS

1. PRELIMINARY PLAT
2. SITE PLAN
3. APPROVED BOUNDARY PLAT
4. PROOF OF COORDINATION LETTERS
 - a. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
 - b. BERKELEY ELECTRIC COOPERATIVE
 - c. ST. PAULS FIRE DEPARTMENT
 - d. CHARLESTON COUNTY PUBLIC WORKS
 - e. SOUTH CAROLINA COASTAL COUNCIL
 - f. SIGNED TREE AFFIDAVIT
 - g. ARMY CORPS OF ENGINEERS

CONDITIONS. SUCH ANIMALS SHALL BE MAINTAINED UPON THE OWNER'S LOT AND IT SHALL BE CONSIDERED A NUISANCE IF SUCH ANIMAL IS ALLOWED TO GO UPON ANOTHER OWNER'S LOT OR TO BE UPON THE STREETS UNLESS UNDER LEASH OR CARRIED BY THE OWNER.

III. SETBACK CRITERIA

A. SINGLE FAMILY

1. SET BACKS

- a. FRONT YARD MINIMUM 50'
- b. REAR YARD MINIMUM 50'
- c. SIDE YARD MINIMUM 15'

2. LOT COVERAGE SHALL BE THE SAME AS CHARLESTON COUNTY ZONING ORDINANCE FOR AGRICULTURAL-GENERAL DISTRICTS.

3. HEIGHT OF STRUCTURE

NO SINGLE FAMILY RESIDENCE OR STRUCTURE WILL EXCEED 2 ½ STORIES ABOVE FEMA MINIMUM REQUIRED FLOOD ELEVATIONS.

4. ACCESSORY STRUCTURES SETBACK

ALL SETBACKS SHALL BE THE SAME AS LISTED FOR IIIA, SETBACK CRITERIA AND HEIGHT CRITERIA IN SECTION A-3.

IV. LOT SIZE CRITERIA

- A. LOT SIZE WILL RANGE FROM 1.6 ACRES TO 7.4 ACRES.
- B. TOTAL NUMBER OF LOTS IS 13.
- C. NO LOT LINES MAY BE ABANDONED NOR MAY ANY LOTS BE FURTHER SUBDIVIDED UNLESS APPROVED THROUGH THE PLANNED DEVELOPMENT AMENDMENT PROCESS.