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CHARLESTON COUNTY COUNCIL
O.T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

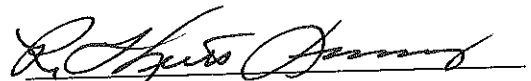
CHARLESTON, SOUTH CAROLINA
29401

2562-C

HOWARD FOGLE
EDISTO ISLAND GENERAL COMMERCIAL DISTRICT
PLANNED DEVELOPMENT (PD-46)

The following items when combined with the Development Guidelines will govern the zoning requirements for the Planned Development District designated as PD-46.

1. Land uses permitted within the Planned Development are as follows:
 - a. All uses outlined in the Development Guidelines as permitted uses in the Edisto Island General Commercial District.
 - b. Setbacks, buffer areas, and landscaping requirements designed to exceed the requirements of the tree preservation and screening/buffering sections of the Charleston County Zoning Ordinance and meet the recommendations of the Edisto Island Land Use Plan.
2. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
3. Utilities and services will be provided in accordance with the Development Guidelines. Conditional Use Permits for the same will not be required.
4. Signs will be constructed according to the standards outlined in the Development Guidelines.
5. The Charleston County Zoning Ordinance will apply to all areas of this Planned Development where not covered by these Development Guidelines
6. This agreement will become effective October 20, 1993.


R. Keith Summey
Chairman of County Council


Beverly T. Craven
Clerk of Council

DRAFT
PLANNED DEVELOPMENT GUIDELINES:
EDISTO ISLAND GENERAL COMMERCIAL DISTRICT

OWNER: NAME Howard F. Fogle, Jr.
 ADDRESS P.O. Box 70, Edisto Island, SC 29438
 PHONE (H) 869-3798
 PHONE (W) 869-2112

I. PURPOSE AND INTENT

The purpose and intent of these guidelines is to describe a proposed planned development district consisting of 2.02 acres located at 808 Highway 174 on Edisto Island (TMS #076-00-00-095). The subject parcel will be restricted to the uses and design criteria outlined in these guidelines.

The purpose of this application is to comply with the recommendations of the Edisto Island Land Use Plan. The Edisto Island Plan recommends specific requirements for setbacks, buffers, access points, parking, signs and other site design features. With this application, the property owner has incorporated these recommendations into the planned development guidelines.

II. LAND USE CRITERIA

All uses allowed in the Edisto Island General Commercial (E-CG) district (see Attachment 1, Table of Permitted Uses), will be permitted within the Edisto Island General Commercial Planned Development. Any allowed uses on Attachment 1 attached hereto and incorporated herein will require the land owner to go through the Site Plan Review and/or Conditional Use Permit processes prior to being permitted. If the use is "a use of right", a site plan review would only be needed.

III. BUILDING CRITERIA

Any commercial use to be established on the subject property will be subject to the following building restrictions:

Building and Parking Setbacks

Front: 50 foot building setback along Hwy 174
 25 feet along secondary streets
Sides: 20 feet (5 feet for adjacent commercial)
Rear: 20 feet (10 feet for adjacent commercial)

Height Maximum: 35 feet above the minimum required finished first floor elevation or grade level if not located in flood zone.

Lot Coverage Maximum: 75% (to include structures, parking, and driveways). Earthen parking and access areas will not be counted toward this requirement.

IV. TREE REQUIREMENTS

As per Charleston County Zoning Ordinance and as otherwise set out in these guidelines.

V. SCREENING/BUFFERING REQUIREMENTS

Front: 50 foot semi-opaque vegetative buffer along Hwy 174.
25 foot semi-opaque vegetative buffer along all other roads.
Sides: 20 foot semi-opaque vegetative buffer or 10 foot opaque buffer. (5 foot semi-opaque buffer for adjacent commercial).
Rear: 20 foot semi-opaque vegetative buffer or 10 foot opaque buffer. (5 foot semi-opaque buffer for adjacent commercial).

See Attachment 2 for buffer planting requirements.

VI. ACCESS REQUIREMENTS

In accordance with Charleston County Ordinance as follows:

Driveway width (minimum): One way - 15 feet width
Two way - 20 feet width

Curb cut width (maximum): 30 feet width

Curb cut spacing (minimum): No two curb cuts will be less than 25 feet apart.

Quantity and placement of curb cuts:

To be determined on a site-specific case by case basis by Planning Department/SCDHPT based upon the following goals:

(1) Access/Orientation to Scenic Hwy 174 should be minimized
- where commercial lots also have frontage on a side road, access onto the side road should be favored over Hwy. 174.

(2) Shared access will be required wherever possible- access points should be located along property lines wherever possible to allow sharing of right-of-way easements. Rear service alleys along rear lot lines should also be utilized to the maximum extent in order to serve groups of businesses with the least number of curb cuts onto adjoining roads and the least traffic disruption possible.

(3) Quantity and placement of curb cuts should be appropriate to the site- compatible with the nature and intensity of activity proposed for a site, and the traffic generation likely to result; supportive of traffic safety and design goals; and sensitive to the man-made and natural features on and around the site.

VII. PARKING REQUIREMENTS

Orientation: Recommend location to side or rear of establishment to screen from roads and adjacent properties. Allow one row of parking in front of the building.

Spaces Required: As per Charleston County Zoning Ordinance.

Paving: Required permeable surface to enhance drainage/natural filtration and avoid asphalt-type surface which promote run-off into marshes/wetlands. Impermeable surfaces will be allowed for any parking areas containing 20 or greater spaces.

Trees: One (1) canopy tree is required per 10 parking spaces.

All required trees will be a minimum of 2 1/2" caliper at the time of planting.

All trees will be planted within a protective island (such as curbing, railroad ties or other approved barricades) of no less than 200 square feet.

Above and beyond the existing tree requirements, credit will be given for existing canopy trees located with the parking lot area.

VIII. SIGN REQUIREMENTS

Size (maximum) 32 square feet per allowed sign

Height (maximum) 8 feet from grade (measured from ground level to the highest point of the sign)
Wall and roof signs cannot project above the peak of the roof.

Types Allowed: Free-standing sign
Wall sign (on building)
Roof sign (on building)

Not Allowed: Intermittent lighting
Changeable lettering
Off-premise signs
Banners/pennants/streamers

Signs creating traffic hazards/endangering public safety
Portable signs (allowed temporarily for 30 days after opening of a new business)

Lighting: Indirectly illuminated signs (flood lights). No internally illuminated signs will be allowed, including neon. Maximum lighting allowed per sign will be 10 watts per square foot of sign.

Number of signs: Per individual business located along on zoning lot:
(Maximum) 1 monument style or free-standing sign, and; 1 wall sign or roof sign

Per multi-tenant business building: 1 monument style or fee-standing sign, and; 1 wall sign or roof sign per individual tenant.

Materials: Sign design will utilize materials in keeping with the rural character of Edisto Island. All signs are subject to wind-load, structural and other standards of the Charleston County Department of Building Services.

IX. PUBLIC SERVICES

Trash removal is the responsibility of the property owner, until maintenance is accepted by a local government entity.

Fire protection will be provided by the St. Pauls Fire District. Police protection will be supplied by Charleston County.

Electrical services will be supplied by the South Carolina Electric and Gas Company. Telephone services will be provided by Southern Bell.

X. PUBLIC UTILITIES

Future sub-stations or utilities will not require conditional use permits and must obtain site plan approval by the Charleston County Planning Department.

XI. ZONING

This planned development will meet all applicable recommendations of the Edisto Island Land Use Plan. The Charleston County Zoning Ordinance will apply to all areas of this planned development where not covered by these guidelines.

Attachment 1
 PERMITTED USES
 EDISTO GENERAL COMMERCIAL DISTRICT
 (EGC)

Residential:Uses of RightConditional Uses

Detached single-family dwelling;
 Mobile homes on individual lots.

Dwelling groups;

Industrial:

Agricultural processing.

INDUSTRIAL**

** Does not include:
 Stone, Clay, Glass
 Products Mfg.

Boat yards (building
 and repairing); Dairy
 products manufacturing;
 Food processing
 (fruits, vegetables,
 seafood); Logging
 camps; Sawmills/planing
 mills.

Transportation
Communication,
Utilities:

Communication broadcasting
 studios; Telephone facilities;
 truck terminals; Vehicle
 parking.

Communication
 transmitting stations
 and relay towers;
 Airports/airstrips;
 Marine terminals
 (freight and
 passenger);
 Electricity generation,
 transmission and
 regulation; Maintenance
 facilities for all
 utilities;
 Right-of-way,
 pipeline, and pressure
 control stations (above
 ground and below
 ground); Sewage
 treatment plant; Waste
 disposal; Water storage
 tank; Water treatment
 plant.

KEY: CAPS - Capitalized categories indicate that whole range of uses is
 permitted unless otherwise indicated.
 **Denotes uses not permitted.

PERMITTED USES
EDISTO GENERAL COMMERCIAL DISTRICT
(EGC)

Uses of Right

Conditional Uses

Trade

RETAIL TRADE**

**Does not include:
Junk or salvage yards

Automotive vehicles and accessories;
Eating/drinking establishments;
Farm equipment;
Heating and plumbing equipment;
Lumber yards/building materials;
Marine craft and accessories;
Mobile homes, recreational vehicles
and accessories.

WHOLESALE TRADE**

**Does not include:
Junk or salvage yards
Chemicals

Services:

PERSONAL SERVICES:

Laundromats (self-service) and
dry-cleaning;
Pet grooming and boarding
(kennels);
Veterinarian services
(no outside boarding)
Funeral homes;
Cemeteries;
Beauty and Barber Services;
Physicians/dentists;
Medical/dental laboratories;
Outpatient clinics;
Nursing homes (w/medical services);
Hospitals

RELIGIOUS, CIVIC, AND SOCIAL SERVICES

Churches, synagogues, temples;
Fraternal organizations;
Group homes;

Public safety services;

GOVERNMENT SERVICES**

**Does not include:
Correctional Institutions

Day care centers;
Nursery, primary, and
secondary schools;
Universities and
colleges; Technical,
trade, and vocational
schools; Car washes;
Automotive vehicle
body repairs.

KEY: CAPS - Capitalized categories indicate that whole range of uses is
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PERMITTED USES
EDISTO GENERAL COMMERCIAL DISTRICT
(EGC)

Uses of RightConditional Uses

Services
continued:

BUSINESS SERVICES:
Finance, insurance, real estate;
Legal services;
Business/professional organizations;
Hotels/motels;
Dry-cleaning/laundry
(w/plant operations);
Equipment/auto/truck rental/leasing;
Office/warehouse complex; Mini-warehouse
General warehousing/storage;
Freight packing/crating/forwarding;
Janitorial/building services;
CONTRACT CONSTRUCTION
REPAIR SERVICES
Furniture reupholstery/refinishing;

Culture
Entertainment
Recreation:

AMUSEMENTS, ENTERTAINMENT, AND
PUBLIC ASSEMBLY**
**Does not include:
Drive-In-Movies;
Fairgrounds, Amusement Parks;
and Go-Cart Tracts;
Sports Assembly.

CULTURAL ACTIVITIES:
Historic Monuments/Sites;
Libraries;

RECREATION;**
**Does not include:
Camping/Picnicking
Group camps;
Gun ranges (outdoor);
Recreational vehicle parks;
Riding stables;
Bowling;
Gymnasiums/Athletic clubs;
Skating rinks;
Golf courses;
Tennis courts.

Parks;
Playgrounds/athletic
areas;
Dry-stack boat storage.

Resources:

Agricultural processing;
Farms (animals);
Farms (crops);
Horticultural specialties;
Forestry (non-processing).

Fishing
(non-processing);
Fishing (crating &
shipping);
Farms (non-processing);
Agricultural processing;
(more intense than
packing).

MINING

KEY: CAPS - Capitalized categories indicate that whole range of uses is
permitted unless otherwise indicated.
**Denotes uses not permitted.

Attachment 2

COMMERCIAL BUFFER REQUIREMENTS
EDISTO NEIGHBORHOOD COMMERCIAL (ENC)
& GENERAL COMMERCIAL DISTRICTS (EGC)

50 foot semi-opaque (per 100 feet):

5-6 understory trees

5-6 canopy trees

25 foot semi-opaque (per 100 feet):

3-4 understory trees

3-4 canopy trees

20 foot semi-opaque (per 100 feet):

1-10 large shrubs

1-2 understory trees

2-3 canopy trees

10 foot semi-opaque (per 100 feet):

20-24 large shrubs

3 canopy trees

5 foot semi-opaque (per 100 feet):

4-9 large shrubs

1 canopy tree

The following list is intended for general reference and should not be considered all inclusive. Specific plants utilized will be approved as appropriate on a site-specific basis by the Zoning Administrator or designee.

CANOPY TREES
30' - 80' Spread at Maturity

<u>COMMON NAME</u>	<u>GROWTH RATE</u>	<u>DECIDUOUS OR EVERGREEN</u>	<u>REMARKS</u>
Ash, White	Fast	Deciduous	Grown best in moist, well-drained soils
Ash, Green	Fast	Deciduous	Disease resistant; upright form
Baldcypress	Medium	Deciduous	Suitable in poorly-drained sites
Cedar, Eastern Red	Medium	Evergreen	Makes an excellent buffer
Deodar, Cedar	Fast	Evergreen	Pyramidal form requires large planting area
Elm, Chinese	Medium	Deciduous	Fast-growing and hardy; handsome ornamental with showy bark
Ginkgo	Slow	Deciduous	May require 20 years to attain mature form; male clones preferred
Hackberry/Sugarberry	Fast	Deciduous	Fast growing and extremely hardy
Honeylocust (Skyline)	Medium	Deciduous	Thornless and fruitless variety, subject to borers
Linden, American	Medium	Deciduous	Drought tolerant
Magnolia, Southern	Medium	Evergreen	Maintain high organic content in soil
Maple, Red	Fast	Deciduous	Protect thin bark on young plants from injury; hardy plant
Oak, Laurel (Darlington)	Slow	Evergreen	Handsome shade tree, widely planted
Oak, Live	Medium	Evergreen	Broad, spreading canopy
Oak, Pin	Fast	Deciduous	Hardy, easily transplanted
Oak, Sawtooth	Slow	Deciduous	Excellent nut producer for urban wildlife
Oak, Water	Medium	Deciduous	Sensitive to root disturbance
Oak, White	Slow	Deciduous	Majestic, long-lived specimen
Oak, Willow	Medium	Deciduous	Excellent multi-purpose tree
Pecan	Medium	Deciduous	Broad, open crown filters sunlight
Pine, Loblolly	Fast	Evergreen	Tolerates poor soil
Pine, Longleaf	Fast	Evergreen	Suitable for dry sandy soils
Planetree, London	Fast	Deciduous	Hardy; tolerant of city conditions
Sweetgum	Medium	Deciduous	Easily killed by spreading fill dirt around trunk and roots
Sycamore	Fast	Deciduous	One of the largest eastern hardwoods
Tulip Poplar	Fast	Deciduous	Protect thin bark from injury
Willow, Weeping	Fast	Deciduous	Avoid planting near underground pipes
Zelkova, Japanese	Medium	Deciduous	Short trunk, spreading branches; disease resistant

UNDERSTORY TREES
15' - 30' Spread at Maturity

<u>COMMON NAME</u>	<u>GROWTH RATE</u>	<u>DECIDUOUS OR EVERGREEN</u>	<u>REMARKS</u>
Althaea	Medium	Deciduous	Showy flowers
Birch, River	Fast	Deciduous	Interesting peeling bark, lower branches droop
Cherry, Kwanzan	Medium	Deciduous	Colorful pink flowers
Cherry, Weeping	Medium	Deciduous	Graceful and airy; pink flowers
Cherry, Yoshino	Fast	Deciduous	Great flowering, most effective in front of Evergreens
Crabapple, Flowering	Medium	Deciduous	Many small apples in late summer can be messy
Crapemyrtle	Medium	Deciduous	Excellent multi-purpose specimen
Dogwood, Flowering	Medium	Deciduous	Protect from bark damage
Dogwood, Kousa	Medium	Deciduous	White blooms in early summer
Golden Raintree	Medium	Deciduous	Showy, yellow flowers; requires well-drained soil
Holly, American	Slow	Evergreen	Berries on female plants
Holly, 'Hume #2'	Medium	Evergreen	Few spines on leaves
Holly, 'Savannah'	Medium	Evergreen	Excellent fruiting
Holly, 'Foster #2'	Medium	Evergreen	Strongly upright form
Loquat	Fast	Evergreen	Interesting espaliered plant
Magnolia, Saucer	Medium	Deciduous	White flowers before leaves appear in spring
Magnolia, Star	Slow	Deciduous	White flowers before leaves appear in spring
Magnolia, Sweetbay	Medium	Deciduous/ Evergreen	Fragrant flowers
Maple, Japanese	Slow	Deciduous	Grows best in part shade
Momosa	Medium	Deciduous	Pink flowers; short-lived tree
Pagodatree, Japanese	Slow	Deciduous	hardy under city conditions, late summer flower blossoms
Pine, Japanese Black	Medium	Evergreen	Tolerates drought and windy seaside locations
Plum, Purpleleaf	Medium	Deciduous	Best growth in full sun
Redbud, Eastern	Medium	Deciduous	Drought resistant
Sourwood	Medium	Deciduous	White flowers in mid-summer
Tallowtree, Chinese	Fast	Deciduous	Dense rounded crown with small poplar-like leaves, grows best in sandy soil
Vitex	Fast	Deciduous	Showy flowers
Waxmyrtle	Slow/ Medium	Evergreen	Evergreen, combines well with junipers
Yaupon	Medium	Evergreen	Many red berries; hardy

SHRUBS
5' - 10' Spread at Maturity

Common Name

Abelia Glossy
Anise
Azalea Species

Banana Shrub
Barberry, Red leaf
Boxwood Species

Camellia Species
Cleyera

Elaeagnus
Euonymus Species

Fatsia
Forsythia

Guava (Pineapple)

Holly Species

Leucothoe
Ligustrum
Myrtle Wax
Nandina

Oleander

Pittosporum
Pomegranate
Pyracantha

Spirea

Viburnum Species
Yaupon