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

2750-C

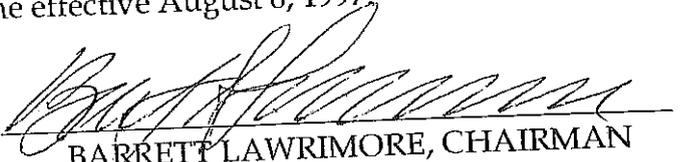
HEYWARD & TED CLAMP
PLANNED DEVELOPMENT (PD-66)

The following items, when combined with the Development Guidelines will govern the zoning requirements for the Heyward & Ted Clamp Planned Development designated as PD-66.

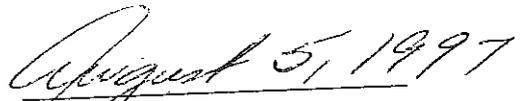
1. Land uses permitted within the Planned Development are as follows:
 - a. Principal uses consisting of: reptile habitats with associated research and educational facilities; a contractor's office; and an existing residential mobile home. Accessory use consisting of a gift shop/snack bar facility.
 - 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.
 - c. An additional requirement for a twenty foot buffer zone from the critical line as designated on the site plan.
2. Wetland areas cannot be filled without obtaining permits from appropriate governmental authorities.
3. If the granting of permits by other governmental entities requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
4. Utilities and services shall be provided in accordance with the Development Guidelines. Conditional Use Permits for same shall not be required.
5. Signs will be constructed according to the standards outlined in the

Development Guidelines. Only one thirty-two square foot freestanding sign and only one wall or roof sign not to exceed fifty square feet will be permitted.

6. The Charleston County Zoning Ordinance shall apply to all areas of this Planned Development where not covered by these Development Guidelines.
7. This agreement shall become effective August 6, 1997.


BARRETT LAWRIMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL


BEVERLY T. CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL


DATE ADOPTED

PLANNED DEVELOPMENT GUIDELINES:
EDISTO ISLAND NEIGHBORHOOD COMMERCIAL DISTRICT

OWNER: Heyward Clamp & Ted Clamp
8674 Peters Point Road
Edisto Island, SC 29438
PHONE (H) 869-0502
PHONE (O) 869-3495

I. PURPOSE AND INTENT

The purpose and intent of these guidelines is to describe a proposed planned development district consisting of 2.91 acres located at 1374 Highway 174 on Edisto Island (TMS #085-00-00-004). 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 Neighborhood Commercial (E-NC) District (see Attachment 1, Table of Permitted Uses), will be permitted within the Edisto Island Neighborhood Commercial Planned Development. Any allowed uses on Attachment 1 attached hereto and incorporated herein will require the landowner to go through the Site Plan Review and 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 (5 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: ^{not} 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:

no parking areas

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

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 thirty 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 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 NEIGHBORHOOD COMMERCIAL DISTRICT
(ENC)

Services: PERSONAL SERVICES
Cemeteries;*
Laundromats (self-service)
Dry-cleaning;
Veterinarian services/
Pet Grooming and Boarding
(Kennels);
Funeral Homes;
Universities and colleges/
technical, trade, and
vocational schools;
Beauty and Barber services;
Physicians/Dentists;
Medical/Dental Laboratories;
Outpatient Clinics;
Residential care facilities
with medical services;
Hospitals;
Day Care Centers;
Preschool, Primary and
Secondary schools;
Public Safety Services
RELIGIOUS, CIVIC AND
SOCIAL SERVICES
Churches, synagogues, temples;*
Fraternal organizations;
Group homes.
GOVERNMENT SERVICES**

**Does not include:
Correctional Institutions

Finance, Insurance, Real Estate;
Legal Services
BUSINESS SERVICES**

**Does not include:
Hotels/Motels;
Dry-cleaning/Laundry
(w/Plant Operations);
Equipment/Auto/Truck
Rental/Leasing;
Office/Warehouse/Complex
Mini-Warehouses;
General Warehousing/
Storage;
Freight Packing/
Crating/Forwarding;
Janitorial/Building
Services.

KEY: *Denotes uses of - right not requiring conditional use permits.
CAPS - Capitalized categories indicate that the entire range
of uses is permitted unless otherwise indicated.
**Denotes uses not permitted.

PERMITTED USES
EDISTO NEIGHBORHOOD COMMERCIAL DISTRICT
(ENC)

E-NC

Culture
Entertainment
Recreation:

AMUSEMENTS, ENTERTAINMENT
AND PUBLIC ASSEMBLY
Fairgrounds, amusement parks,
and go-cart tracks;
Sports assembly;
CULTURAL ACTIVITIES
Historic monuments/sites;
Libraries.

RECREATION

Bowling;
Gymnasiums/athletic clubs;
Parks;
Playgrounds/athletic areas;
Golf courses;
Camping/picnicking;
Dry stack boat storage;
Group camps;
Gun ranges;
Marinas;
Recreation vehicle parks;
Riding stables;
Skating rinks.

Resources:

Farms;*
Agricultural processing (Limited);
Horticultural specialties;
Fishing (non-processing);
Forestry (non-processing);
Fishing (crating & shipping)
MINING

KEY: *Denotes uses of - right not requiring conditional use permits
CAPS - Capitalized categories indicate that the entire range
of uses is permitted unless otherwise indicated.
**Demotes uses not permitted.

ZONING CASE 2750-C

DATE REC.: 4/10/97 PLNG. BRD.: 5/27/97
PUB. HEARING: 6/3/97 COMM: 6/12/97

EXISTING ZONING: Agricultural General (AG)

REQUESTED CHANGE: Planned Development (PD-66)

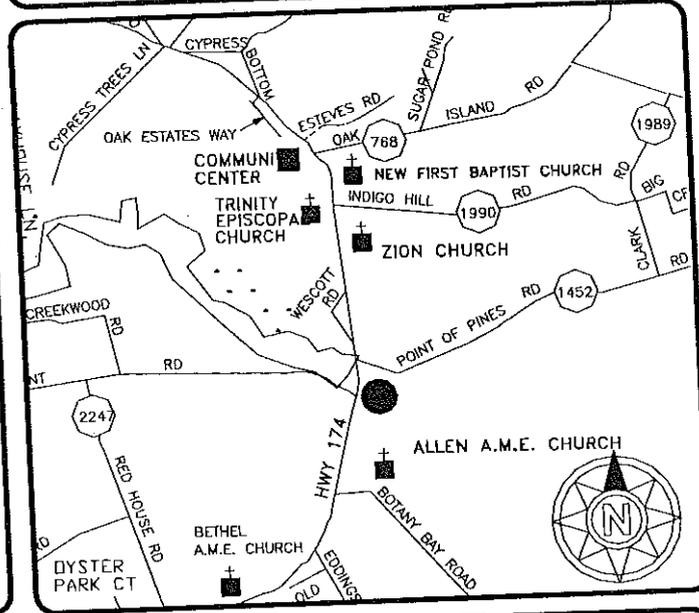
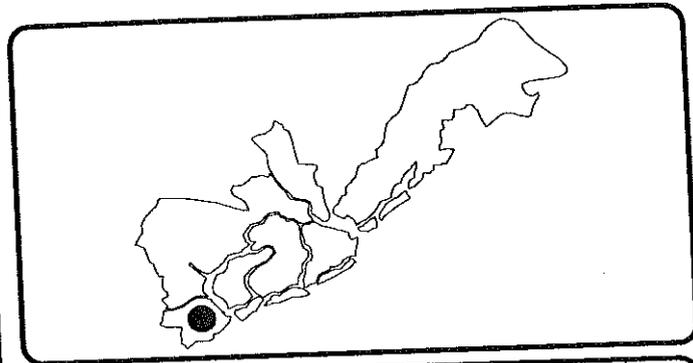
LOCATION: Edisto Island; 1374 SC Highway 174

TAX MAP NO.: 085-00-00-004

PARCEL SIZE: 2.91

APPLICANT: Teddy Clamp
8674 Peters Point Road
Edisto Island, SC 29438

OWNER: Same



2750-C

Existing Land Use

The subject parcel is situated on SC Highway 174 and is occupied by mobile home. Located to the south of the subject property is a single-family residence on a parcel zoned Agricultural General (AG). The parcel located to the south of this is presently vacant. The majority of the property located across SC Highway 174 to the west is zoned AG and is presently undeveloped. There are several single-family residences located further to the west along Peters Point Road on properties zoned AG. The subject property is bounded to the north by Store Creek. Located across Store Creek at the intersection of SC Highway 174 and Point of Pines Road are two parcels zoned General Commercial (CG). One of these two parcels is occupied by the Old Post Office Restaurant and With These Hands Craft Gallery. The second parcel has frontage on Point of Pines Road and is occupied by Store Creek Antiques. A single-family residence is situated across SC Highway 174 from this commercial site on property zoned AG.

STAFF ANALYSIS

1. The applicant seeks to rezone this property from the Agricultural-General (AG) district to the Planned Development (PD-66) district in order to establish a future commercial use on the subject property. The applicant intends to locate a reptile habitat and research facility on the site. In addition to the reptile habitats (that would be open to the public) the site will contain facilities for a gift shop, a contractor's office, and an existing residential mobile home at the rear of the site.
2. A Planned Development District is intended to promote the following objectives:
 - a) flexibility in site design and in the location of the structures;
 - b) more efficient land use, building arrangements, circulation systems, and utilities;
 - c) preservation of landscape features and amenities;
 - d) innovative design, architectural styles, building forms, and site relationships.
3. The major features of this proposed Planned Development include (please see attached Planned Development Guidelines):
 - a) limiting the allowed uses of the property to the uses allowed in the Edisto Island Neighborhood Commercial district, as outlined in the Edisto Island Land Use Plan;
 - b) setback, buffer, parking, and signage requirements designed to meet the recommendations of the Edisto Island Land Use Plan, which exceed the requirements of the Charleston County Zoning Ordinance.
4. There have been no recent rezonings in the immediate vicinity of this property.
5. The Edisto Island Land Use Plan, adopted by County Council in May 1993, contains site specific recommendations for the location of future commercial development on Edisto Island. The subject property is recommended for the Edisto Island Neighborhood Commercial District by the Plan. The staff feels that based on the Edisto Plan's recommendation for the site and with the addition of two supplemental stipulations on the project, that approval should be granted. These two stipulations are:
 - a) providing a 20 foot buffer between the development and the critical line (any fencing must be coated with a dark material so as to recede into the vegetation)

- b) a limitation of only one 32 square foot freestanding sign and only one wall or roof sign not to exceed 50 square feet (both signs should meet the material and lighting standards of the Edisto Plan)

RECOMMENDATION:

Approval with additional stipulations

NOTES: If approved, no site improvements including tree removal, clearing, or grubbing are authorized until such time that all proper permits have been obtained.

If rezoned, the applicant would be required to complete the Site Plan Review process prior to establishing a commercial use on the subject property.