

Barrett S. Lawrimore - Chairman
Timothy E. Scott - Vice Chairman
Curtis E. Bostic
John O. Conlon
Toi Ahrens Estes
Cindy M. Floyd
A.D. Jordan
Leon E. Stavrinakis
Charles T. Wallace, M.D.



Beverly T. Craven, Clerk
(843) 958-4030
1-800-524-7832
FAX (843) 958-4035
E-mail: bcraven@charlestoncounty.org

CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

SEWEE PRESERVE
PLANNED DEVELOPMENT (PD-80)

The following items, when combined with the Development Guidelines will govern the zoning requirements for the Sewee Preserve Planned Development District designated as PD-80.

1. Land uses permitted within the Planned Development are as follows:
 - a) Single-family detached houses.
 - b) Guest cottages: One guest cottage may be established on an existing zoning lot, if reviewed and approved, subject to the following standards:
 1. Only one guest cottage shall be permitted per zoning lot;
 2. The gross floor area of the guest cottage shall not exceed 1,500 square feet;
 3. Separate electrical meters shall not be allowed for attached guest cottage;
 4. Guest cottages may be constructed prior to the principal residence; and,
 5. Guest cottages shall not be rented.
 - c) Private centralized stable facility for property owners' use only (boarding allowed).
 - d) Crop production.
 - e) Timber operations—utilizing best management forestry practices.
 - f) Resource extraction including borrow pits, mining, or sand operations. Site Plan Review by Charleston County Planning staff shall be required.
2. Setback, buffer, and landscaping requirements in keeping with the requirements of the Charleston County Unified Development Ordinance.
3. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
4. Utilities and services will be provided in accordance with the Development Guidelines. Special Exceptions for the same will not be required.
5. The Charleston County Unified Development Ordinance will apply to all areas of this Planned Development not covered by these Development Guidelines.
6. This agreement will become effective November 21, 2001.

BARRETT S. LAWTRIMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL

BEVERLY CRAVEN, CLERK

CHARLESTON COUNTY COUNCIL

DATE ADOPTED

PLANNED DEVELOPMENT GUIDELINES

SEWEE PRESERVE
Christ Church Parish
Charleston County, South Carolina

August 2, 2001

OWNED BY:

Sewee Preserve, LLC
&
Chandler Road, LLC
222 West Coleman Blvd.
Mt. Pleasant, SC 29464

PREPARED BY:

Seamon, Whiteside & Associates, Inc.
503 Wando Park Blvd., Suite 100
Mt. Pleasant, SC 29464
843/884-1667

TABLE OF CONTENTS

	<u>PAGE</u>
I. Statement of Purpose, Intent, Objectives	1
II. Land Uses, Setback Criteria	1
A. Land Uses	1
B. Setback Criteria	2
(1) Conventional Development.....	2
(2) Cluster Development	2
(3) Other Regulations	3
III. Tree Surveys	3
IV. Streets and Drainage	3
V. Phasing.....	3
VI. Signs.....	3
VII. Appendices	
A. Tax Map	
B. PUD Site Plan	
C. Coordination Letters	
1. Preliminary Plat approval letter from Charleston County Planning Department dated March 27, 2001.	
2. Approval letter from Charleston County Public Works Department dated July 30, 2001.	
3. Coordination letter from S.C. State Historic Preservation Office dated March 29, 2001.	
4. Approval letter from Mt. Pleasant Waterworks dated June 1, 2001.	
5. Conditional Permit to Construct from Mt. Pleasant Waterworks dated July 19, 2001.	
6. Land Disturbance Permit from SCDHEC-OCRM dated July 11, 2001.	
7. SCDOT Encroachment Permit dated July 6, 2001.	

I. Statement of Purpose, Intent, Objectives

Sewee Preserve, LLC and Chandler Road, LLC own a 514.867-acre tract of land located on the east side of U.S. Highway 17 in Charleston County. This tract is identified as TMS No. 632-00-00-021 on the tax map included as Appendix No. 1 of this report. The property is bounded by Bulls Bay Golf Course on the north, the marsh on the east, and various lots fronting Theodore Road to the south.

On March 26, 2001, the Charleston County Planning Commission granted Preliminary Plat approval for a 30-lot subdivision utilizing private roadways. The subdivision was approved based on the RR-3 zoning requirements under the March 13, 2000 United Development Ordinance (UDO). Public water and sewer will be available for all lots. A Conditional Plat for this development was subsequently approved and recorded on May 31, 2001.

Since obtaining these approvals, the owner has discovered that several requirements of the RR-3 zoning district inhibit the development of the project as originally intended. As a result, Sewee Preserve, LLC is requesting Planned Development Zoning to incorporate specific zoning requirements related to accessory dwellings, private stable facilities, and transfer of excavated soil materials offsite.

These Planned Development Guidelines shall apply to the 503 acres of land indicated on the PUD Site Plan included as Appendix B of this report. The remaining 12 acres of the tract is under contract to the owner of the adjacent Bulls Bay Golf Club and will retain its RR-3 zoning classification.

II. Land Uses, Setback Criteria

A. Land Uses

The proposed development will contain only residential land uses, a centralized private stable facility, and open spaces. The open spaces will include ponds, fields, trails, and wetlands. Allowable land uses include the following:

1. Single-family detached houses
2. Guest cottages: One guest cottage may be established on an existing zoning lot, if reviewed and approved, subject to the following standards:
 - a. Only one guest cottage shall be permitted per zoning lot;
 - b. The gross floor area of the guest cottage shall not exceed 1,500 square feet;
 - c. Separate electrical meters shall not be allowed for attached guest cottage;
 - d. Guest cottages may be constructed prior to the principal residence; and,
 - e. Guest cottages shall not be rented.
3. Private centralized stable facility for property owners' use only (boarding allowed).
4. Crop production.
5. Timber operations – utilizing best management forestry practices.

6. Resource extraction including borrow pits, mining, or sand operations. Site Plan review by Charleston County Planning staff shall be required.

B. Setback Criteria

The residential lots must conform to the following dimensional, density, and zoning requirements:

(1) Conventional Development

All non-residential development and single-lot residential development outside of approved cluster developments shall be subject to the following density, intensity, and dimensional standards and, where applicable, to the Waterfront Development Standards contained in Chapter 8 of the March 13, 2000 UDO.

RR-3 CONVENTIONAL DEVELOPMENT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
Minimum Lot Size	Residential: 3 acres Non-residential: 1 acre
Minimum Lot Width	135 feet
Minimum Setbacks ¹	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
Freshwater Wetlands	35 feet ²
Minimum Buffer	
OCRM Critical Line	50 feet ³
Maximum Building Cover	30% of lot
Maximum Height	35 feet

(2) Cluster Development

Cluster subdivisions shall be allowed in the RR-3 district, subject to the provisions of Article 8.22B and the following standards and where applicable, to the Waterfront Development Standards contained in Chapter 8 of the March 13, 2000 UDO.

1. The parcel that is to be divided shall have a minimum site area of three (3) acres;
2. At least one (1) of the lots or parcels within the development shall contain at least 50% of the parent parcel's original site area;
3. All other lots within the development shall have a minimum lot area of at least ½ acre;
4. The overall density of the development shall not exceed one (1) unit per acre; and,
5. The minimum conventional development setback, building cover, and height standards shall apply.

¹ See also Landscape buffer standards of Article 9.3.3. of the March 13, 2000 UDO.

² See also Waterway and Wetlands buffer standards under "Other Regulations" below.

³ See also Waterway and Wetlands buffer standards under "Other Regulations" below.

(3) Other Regulations

1. The following dimensions have precedence over the above standards for subdivision which abut a waterway.

STANDARD	RR-3 CONVENTIONAL SUBDIVISION	RR-3 CLUSTER OR CONVENTIONAL SUBDIVISION
Minimum Lot Area	1 acre	½ acre
Minimum Lot Width (ft.)	125	115
Minimum Lot Width Average (ft.)	135	125
Minimum Corridor Width (ft)	50	75
Corridor Placement	Every 4 lots	Every 4 lots
OCRM Critical Line Buffer (ft)	50	50
Building Setback from OCRM Critical Line (ft)	50	50

2. With the exception of the criteria included in this document, development shall comply with all other applicable RR-3 regulations of the March 13, 2000 UDO including the development standards of Chapter 9.

III. Tree Surveys

Tree surveys of all hardwoods 24" and larger shall be required for all roadways and drainage easements. A letter from a registered forester will be sufficient for all pond, pasture and cropland areas.

IV. Streets and Drainage

All streets and drainage systems shall be private and maintained by the Homeowner's Association.

V. Phasing

The thirty (30) lots indicated on the PUD Site Plan and roadways shall be developed in one phase. The excavation of the ponds will require two (2) years.

VI. Signs

An entrance sign will be constructed where indicated on the site plan. In addition, there will be directional and traffic signage located throughout the subdivision.

VII. Appendices

- A. Tax Map
- B. PUD Site Plan
- C. Coordination Letters

APPENDIX A

APPENDIX B

APPENDIX C



PLANNING DEPARTMENT

Jennifer Miller
Director

3597
MAR 29 2001

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

March 27, 2001

See Wee Preserve, LLC
c/o Seamon, Whiteside & Associates
503 Wando Park, Boulevard, Suite 100
Mt. Pleasant, SC 29464

Re: #18482-P - Lands of See Wee Preserve

Dear Mr. Whiteside:

The Charleston County Planning Commission at its meeting on March 26, 2001 granted PRELIMINARY APPROVAL of the above referenced subdivision application.

These lots will front on a proposed 50' privately constructed road to be known as Longmarsh Lane. The developer will construct Sewee Preserve Road as a private 50' road which leads from Highway 17N through this property. The applicant is proposing to privately construct the roads that are to be dedicated to a private Homeowners Association. This proposed subdivision is zoned RR-3 under the March 13, 2000 Unified Development Ordinance. Mount Pleasant Waterworks agreed to provide water and sewer service to all lots in this proposed subdivision.

Approval of this plat, includes the following stipulations:

1. This approval in no way obligates the County of Charleston to accept for continued maintenance any of the roads and/or easements shown on the plat.
2. This approval in no way obligates the County of Charleston to maintain this right-of-way until it has been constructed to county standards.

Prior to Final Approval, the following contingencies must be met:

1. Tie drainage system into a publicly maintained canal or tidal stream of adequate size as required by the County Road Construction Standards.
2. Provide and dedicate drainage easements as required by the County Road Construction Standards.

3. Construct access and install drainage systems in accordance with the requirements of the Charleston County Road Construction Standards and Unified Development Ordinance.
4. Install the necessary drainage ditches and fill where necessary so as to properly drain all lots.
5. Erect street name signs and required traffic control signs of the approved type. All street names must be approved and reserved by the E-911 Section of the Charleston County Planning Department.
6. Drainage taken into the State Highway Department's drainage system and work within their right-of-way must be approved in writing by the State Highway Department. A copy of this approval (letter or copy of permit) must be furnished to the Director of Public Works Department.
7. Drainage work or drainage discharge into marsh or wetlands must be approved in writing by the Corps of Engineers. A copy of the approval must be furnished to the Director of Public Works Department.
8. Approval of this plat does not necessarily give approval to the width of any drainage easements shown.
9. Submission of a Certificate of Title or sworn Affidavit of Ownership of each person or persons dedicating streets and easements to the public.
10. Lots must comply with the provisions of the County's Unified Development Ordinance pertaining to final plats and final approval.
11. Lots must comply with the requirements of the Charleston County Unified Development Ordinance for this area governing lot sizes.
12. Lots must be able to be connected to a public water and sewer system.
13. Provide adequate fill or drainage or both to prevent flooding by normal tides and rainfall.
14. This approval in no way constitutes approval for any individual lot in this subdivision.
15. The developer's attention is called to the Charleston County Unified Development Ordinance which requires the County approval prior to construction of sewage disposal and other utilities.
16. The location and specific number of fire hydrants is to be reviewed by the local Fire Department and/or utility.

See Wee Preserve, LLC
Page Three
March 27, 2001

If you have any further questions, please feel free to contact myself or the Planning Staff.

Sincerely,

Jennifer J. Miller
Director of Planning

JJM/slw
t:\plancom\apprv\tr\01-03-26.wpd

cc: Absolute, Inc., P. O. Box 30604, Charleston, SC 29417

JUL 31 2001



James C. Hutto
Director

PUBLIC WORKS DEPARTMENT

July 30, 2001

843.202.7600

Fax: 843.202.7601

Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

Mr. Donald C. Jones
Seamon, Whiteside and Associates, Inc.
503 Wando Park Boulevard, Suite 100
Mount Pleasant, South Carolina 29464-7849

RE: SEWEE PRESERVE - APPLICATION - 18482

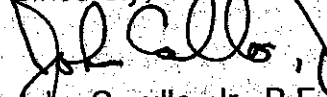
Dear Mr. Jones:

The three sets of construction plan blueprints for Sewee Preserve have been received by this department. Since this is a private road, the responsibilities of the landowner/developer and the design professional are detailed in Section 2.0 (and all other applicable sections) of the *Charleston County Road Construction Standards* dated February 15, 2001. The construction plans will be stamped by this department for informational purposes. Section 2.07 of the above *Standards* states that "All roadway work and drainage work shall be inspected by the Public Works Director (or his authorized representative) for compliance with the submitted plans and specifications. The inspections will be performed to provide documentation of construction. The landowner/developer will give one week's notice prior to the beginning of any work at the site. After the initial notice, 24-hour notice should be given prior to the beginning of each operation ..." Construction inspections must be coordinated with Mr. Harold Dukes of the Roads Management Division (202-7846).

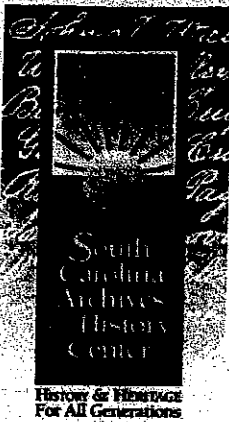
Please note that it is the design professional's responsibility to provide any construction plan updates and to provide written certification of the construction of the road and drainage system (see Sections 2.06 and 2.08 of the above *Standards*).

If you have any questions, please call me at 202-7600.

Sincerely,


John Carullo, Jr., P.E.
Civil Engineer II

cc: Charles C. Jarman, Jr., Engineering Superintendent
Harold Dukes, Engineering Inspection Supervisor
Kevin Griffin, Subdivision Administrator



March 29, 2001

Mr. Pete von Loewe
Brockington and Associates, Inc.
1051 Johnnie Dodds Boulevard, Suite F
Mt. Pleasant, SC 29464

RE: Final Report, *Cultural Resources Inventory of the Sewee Preserve Tract, Charleston County, South Carolina*

Dear Mr. von Loewe:

I have received two copies of the above referenced final report prepared by Brockington and Associates. The report meets the standards and guidelines established by the Secretary of the Interior and those prepared by the South Carolina SHPO.

The report indicates that the owner is in the process of developing preservation covenants for potentially eligible sites 38CH1823 and 38CH1825. A Memorandum of Agreement is also being developed regarding the management of these sites and the remaining unsurveyed 144.5 hectares of the Sewee Preserve Tract. If permitted land-disturbing activities are proposed for this 144.5 hectares, this area will need to undergo intensive survey. Permitting should be contingent on the development of approved covenants and an MOA.

These comments are being provided to assist you and your client with your responsibilities under pertinent state and federal laws. I can be contacted at (803) 896-6173 if you have any further questions.

Sincerely,

Valerie Marcil
Staff Archaeologist
State Historic Preservation Office

cc: Keith Derting, SCIAA
Dennis Avery, The Avery Company

MOUNT PLEASANT WATERWORKS

Commissioners of Public Works of the Town of Mount Pleasant

Elected
William L. Golightly, Jr., Ph.D., Chairman
Fred S. McKay, Vice Chairman
K. J. Wilcox, Treasurer
Warren T. Player
Rick Crosby



Ex-Officio
Harry M. Hallman, Jr., Mayor
Robert Utsey, Chairman
Water Supply Committee, Town Council
Clay Duffie, MPW General Manager

June 1, 2001

Mr. Donald Jones
Seamon, Whiteside & Associates
503 Wando Park Blvd., Suite 100
Mount Pleasant, SC 29464

RE: Sewee Preserve

Dear Mr. Jones:

The plans submitted for the above referenced project have been approved as noted. Please make the necessary corrections and resubmit with the DRP submittal.

Prior to MPW issuing a Conditional Permit to Construct, the enclosed water and wastewater contracts must be executed and returned. In addition, the fees quoted in Enclosure No. 1 must be paid. MPW will also require proof that the developer has petitioned the Town of Mount Pleasant for annexation. Once these items have been received, please forward your DRP submittal to MPW. A \$75.00 check made payable to the SCDHEC will need to be included for the wastewater DRP. Fees quoted in Enclosure No. 2 must be paid prior to MPW accepting the system(s) for operation and maintenance.

Effective July 1, 2001 MPW will be increasing impact fees. Fees quoted prior to that time will be valid through December 31, 2001. Should you have any questions, please contact me at (843) 849-2745.

Sincerely,

MOUNT PLEASANT WATERWORKS

Peter Fennell for Angelo J. Hassig, P.E.
Director of Engineering
Utilities Division

AJH:rlb

Enclosures

Cc: Project Developer
Joel Ford, Town of Mount Pleasant.

MOUNT PLEASANT WATERWORKS

Commissioners of Public Works of the Town of Mount Pleasant

Elected

William L. Golightly, Jr., Ph.D., Chairman
Fred S. McKay, Vice Chairman
Herbie Wilcox, Secretary-Treasurer
Rick Crosby
Warren T. Player

Ex-Officio

Harry M. Hallman, Jr., Mayor
Robert Utsey, Chairman,
Water Supply Committee, Town Council
Clay Duffie, MPW General Manager

JUL 23 2001

CONDITIONAL PERMIT TO CONSTRUCT

Permission is hereby granted to: Sewee Preserve, LLC
222 West Coleman Blvd.
Mount Pleasant, SC 29464

for the construction of a potable water source, treatment and/or distribution system; and/or for the construction of a wastewater treatment and/or collection system in accordance with construction plans, specifications and design calculations dated May 11, 2001 and revised June 6, 2001 by Seamon, Whiteside & Associates. DRP submittal received by MPW July 17, 2001.

PROJECT NAME: Sewee Preserve (RD652)

Water: Installation of water distribution system in accordance with plans and specifications listed above to serve 30 new lots.
Wastewater: Installation of wastewater collection system in accordance with plans and specifications listed above. Daily rate not to exceed 9,000 GPD.

GENERAL CONDITIONS: (MPW MUST RECEIVE THE FOLLOWING)

1. MPW must receive copies of Permit(s) to Construct from SCDHEC.
2. Developer, Engineer and Contractor must adhere to MPW's Guidelines for Development.
3. Before final inspection, furnish MPW with three (3) copies of As-Built Drawings.
4. Provide MPW with executed easement document(s) and plat(s).
5. Provide MPW with original recorded Title to Water and Wastewater Systems and Grants of Easement document.
6. Furnish MPW with written statement of costs of water and wastewater extensions, and engineering costs.
7. Provide MPW with Letter of Opinion.

MPW reserves the right to withdraw the allocation and approval for the proposed project if construction is not started within 90 days from issuance of a DHEC permit to construct; and if construction stops for more than 60 days.

PERMIT NUMBER: 2001-680

DATE: July 19, 2001

EXPIRATION DATE: Unless construction is initiated prior to July 19, 2003 it will be necessary to reapply since this permit will no longer be valid. This is a conditional permit for construction only and does not constitute MPW's approval, temporary or otherwise, to place this system in operation.

William L. Golightly, Jr.
Commission Chairman

Thomas P. Fright
Utilities Division Manager

cc: Project Engineer.
SCDHEC Construction Permitting
Inspection Department, Town of Mount Pleasant
MPW Inspector
Project File
Permit File



Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, SC 29405
(843) 744-5838 FAX (843) 744-5847

July 11, 2001

Sewee Preserve, LLC
222 W. Coleman Blvd.
Mount Pleasant, SC 29464

Re: Sewee Preserve
P/N# 10-01-05-10
Charleston County
Stormwater

Dear Sir or Madam:

The staff of the Bureau of Ocean and Coastal Resource Management (OCRM) certifies that the plans submitted for the above referenced project, dated May 2001, meet the minimum requirements of the S.C. Storm Water Management and Sediment Reduction Act. This project is also found to be consistent with the S. C. Coastal Zone Management Program. In addition, this project has been granted coverage under the NPDES General Permit for stormwater discharges, permit # SCR100,000. Upon completion of construction activities at this site, a Notice of Termination (NOT) must be forwarded to the SCDHEC's Stormwater and Agricultural Permitting Section to terminate NPDES coverage. This land disturbance permit is contingent on the following special conditions:

- (a) Included with the engineer's copy of this permit is an initiation of construction notice to be completed and returned to the appropriate OCRM staff person. Once this initiation of construction notice is received by OCRM, a construction placard will be issued. This placard must be placed in a conspicuous place at the construction site. No work can commence until the placard is posted.
- (b) The responsible day-to-day contact must have an OCRM stamped set of plans on site at all times.
- (c) Prior to final project approval, a registered professional responsible for construction will submit a statement certifying that construction is complete and in accordance with approved plans and specifications. The permit number must be referenced on this request. OCRM staff will then conduct a final site inspection for design compliance.
- (d) The person responsible for maintenance shall perform or cause to be performed preventive maintenance of all completed storm water management practices to ensure proper functioning. OCRM will conduct periodic maintenance inspections.

Page 2

(e) Approved plans remain valid for five (5) years from the date of an approval. Extensions or renewals of the plan approvals may be granted by the OCRM upon written request by the person responsible for the land disturbing activity.

(f) This approval is only applicable for the plans that were submitted and approved for this project. Any additional construction or grading beyond the scope of these plans is not authorized.

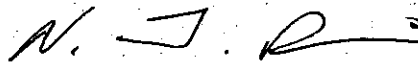
(g) This permit and coastal zone consistency certification are issued in reliance on the wetland delineation approved by the U.S. Army Corps of Engineers on November 29, 2000. This permit and coastal zone consistency certification are not intended to authorize any direct or indirect impacts to the freshwater wetlands shown on the approved delineation. Any direct or indirect impacts to freshwater wetlands not permitted by the US Army Corps of engineers, shall be considered a violation of this permit and certification, and are subject to enforcement and possibly fines.

(h) No Critical Areas as determined by OCRM shall be disturbed or altered without the Agency authorization.

The South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management reserves the right to impose additional conditions on this permit to respond to unforeseen, specific problems that might arise and to take any enforcement action necessary to ensure compliance with State Coastal Zone and Stormwater Management standards.

Failure to comply with any of the conditions of this permit may result in enforcement actions and/or penalties. The receipt of this permit does not relieve you of the responsibility of acquiring any other state, federal or local permits that may be required. Interested parties are provided thirty (30) days from receipt of this letter to appeal the action of the OCRM.

Sincerely,



Neil J. Desai, E.I.T.
Engineer Associate III
Stormwater Permitting Division

NJD/6337/njd

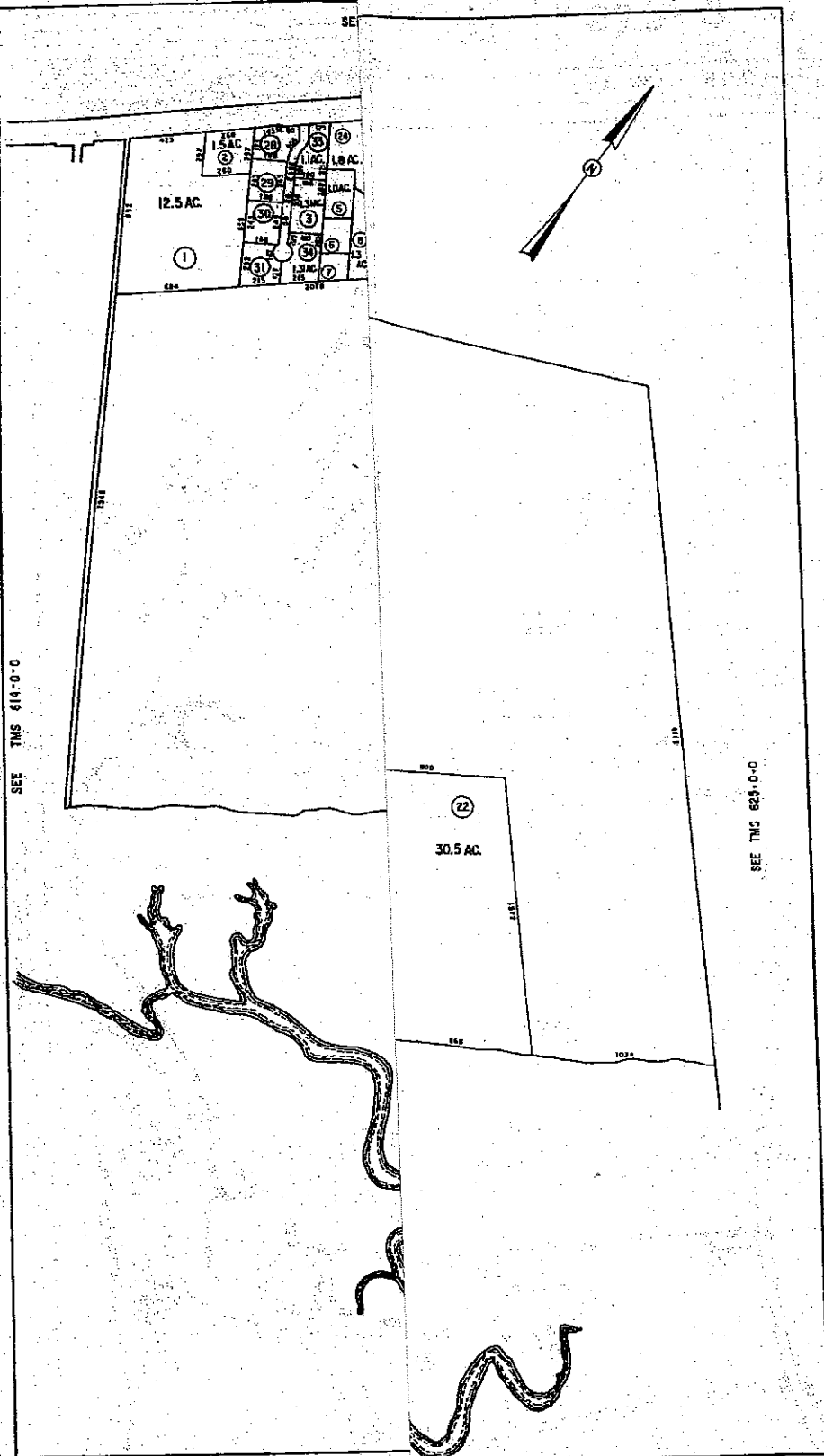
cc: U. S. Army Corps of Engineers
Mr. Harvey Daniel
Seamon, Whiteside & Associates, Inc.
Attn: Stuart Whiteside, P.E.

LEGEND

COUNTY LINE
 MUNICIPAL LINE
 TAX DISTRICT LINE

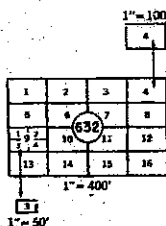
MAP PARCEL NUMBER
 MAP SCALED DIMENSION
 50% ACREAGE COMPUTED
 100% ACREAGE COMPUTED
 DENOTES SAME OWNER

SEE TMS 614-0-0



SEE TMS 625-0-0

582



W - WEST OF ASHLEY RIVER
 E - EAST OF COOPER RIVER
 C - CENTRAL - BETWEEN ASHLEY
 AND COOPER RIVERS

DATE COMPLETED: 5-1-73			
REVISIONS			
DEED CHANGES	FIELD CHECK	DEED CHANGES	FIELD CHECK
12-31-94			
12-31-95			
12-31-96			
12-31-97			

1-3
 2
 L TAX DISTRICT
 722, 1724
 FORMERLY 2-2

TAX MAP NUMBER

1"=400' 1"=100' 1"=50'

E 632-0-0

CHARLESTON COUNTY S.C.

ZONING CASE 3106-C

DATE REC.: 8/10/01

PLNG. COM.: 9/10/01

PUB. HEARING: 10/2/01

COMM: 10/11/01

EXISTING ZONING: Rural Residential (RR-3)

REQUESTED CHANGE: Planned Development (PD-80)

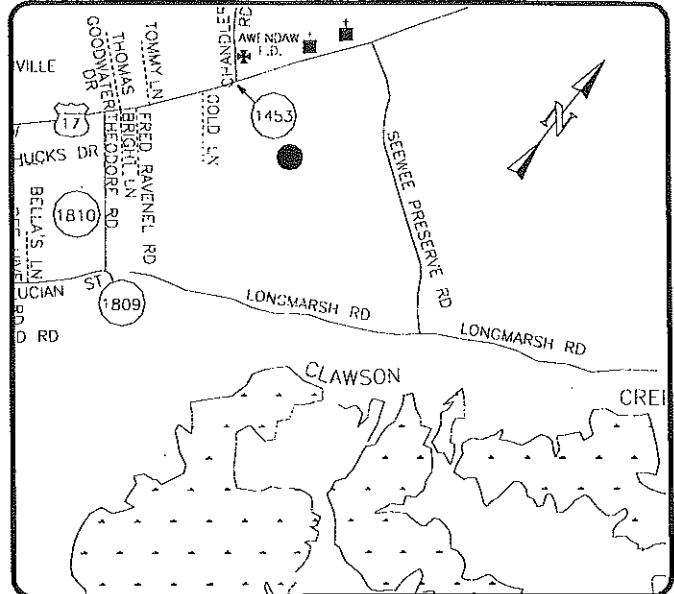
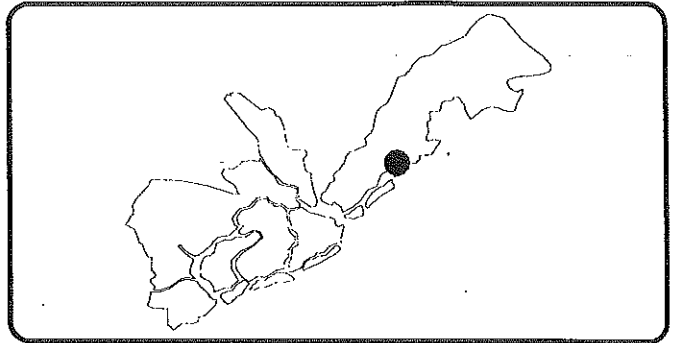
LOCATION: 4165 Highway 17 North; East Cooper

TAX MAP NO.: 632-00-00-021

PARCEL SIZE: 503 acres

APPLICANT: Sewee Preserve, LLC
222 West Coleman Blvd.
Mount Pleasant, SC

OWNER: Same



3106-C

Existing Land Use

The 503-acre subject property is currently zoned Rural Residential (RR-3) and is undeveloped. The adjacent property to the north is also zoned RR-3 and is being developed as a golf community. To the north of the subject property is a funeral home that is zoned Community Commercial (CC). The surrounding community can be characterized as mixed residential.

Staff Analysis

LOCATION	4165 Highway 17 North; East Cooper
REQUEST	The applicant requests this rezoning from the Rural Residential (RR-3) District to the Planned Development (PD-80) District.
HISTORY	There have been no recent rezonings in this area. This property received preliminary plat approval on March 26, 2001 for a 30-lot subdivision.
PLAN(S)	The County of Charleston <i>Comprehensive Plan</i> recommends this parcel for rural residential development.
COMMENTS	The applicant is requesting a planned development zoning in order to incorporate more flexible requirements. These requirements include larger accessory dwelling units and the transfer of excavated soil off-site. These requirements will not be in conflict with the surrounding properties and are in keeping with the <i>Comprehensive Plan</i> .
STAFF REC.	<u>APPROVAL</u>
NOTE	If approved, the applicant will need to complete the Site Plan Review process and meet the standards of the Charleston County Unified Development Ordinance prior to obtaining permits for mining.

Barrett S. Lawrimore - Chairman
Timothy E. Scott - Vice Chairman
Curtis E. Bostic
John O. Conlon
Toi Ahrens Estes
Cindy M. Floyd
A.D. Jordan
Leon E. Stavrinakis
Charles T. Wallace, M.D.



Beverly T. Craven, Clerk
(843) 958-4030
1-800-524-7832
FAX (843) 958-4035
E-mail: bcraven@charlestoncounty.org

CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

SEWEE PRESERVE
PLANNED DEVELOPMENT (PD-80)

The following items, when combined with the Development Guidelines will govern the zoning requirements for the Sewee Preserve Planned Development District designated as PD-80.

1. Land uses permitted within the Planned Development are as follows:
 - a) Single-family detached houses.
 - b) Guest cottages: One guest cottage may be established on an existing zoning lot, if reviewed and approved, subject to the following standards:
 1. Only one guest cottage shall be permitted per zoning lot;
 2. The gross floor area of the guest cottage shall not exceed 1,200 square feet;
 3. Separate electrical meters shall not be allowed for attached guest cottage;
 4. Guest cottages may be constructed prior to the principal residence; and,
 5. Guest cottages shall not be rented.
 - c) Private centralized stable facility for property owners' use only (boarding allowed).
 - d) Crop production.
 - e) Timber operations—utilizing best management forestry practices.
 - f) Resource extraction including borrow pits, mining, or sand operations. Site Plan Review by Charleston County Planning staff shall be required.
2. Setback, buffer, and landscaping requirements in keeping with the requirements of the Charleston County Unified Development Ordinance.
3. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
4. Utilities and services will be provided in accordance with the Development Guidelines. Special Exceptions for the same will not be required.
5. The Charleston County Unified Development Ordinance will apply to all areas of this Planned Development not covered by these Development Guidelines.
6. This agreement will become effective November 21, 2001.

BARRETT S. LAWRYMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL

BEVERLY CRAVEN, CLERK

CHARLESTON COUNTY COUNCIL

DATE ADOPTED

CASE# 3106-C
TMS# 632-00-00-021

FAULKNER

RR-3

TOWN OF
MT PLEASANT

RR-3

US-17

CHANDLER



GOLD LN

US-17

CN

THEODORE

BEE HIVE

GADSDENVILLE

LAND
TOWER
LIEBEN

RSL

LUCIAN

CASE# 3106-C

MARSH

