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

Lands of Robert Fleming
Classic Remodeling and Construction, Inc.
Planned Development (PD-90)

Cases 3176-C
and 3177-C

The following items, when combined with the Development Guidelines, will govern the zoning requirements for the Lands of Robert Fleming Planned Development, designated as PD-90.

1. Land uses permitted with the Planned Development are as follows:

   (A) Special trade contractors, professional offices, workshop, and limited retail sales.
   (B) Building units for office, operations, and workshop/storage, such building units to constitute not more than 20% of the entire site.
   (C) Open space to include a minimum of 40% of the site, landscaped with existing or new natural vegetation.

2. Setback, buffer, and landscaping requirements are determined in the Development Guidelines.

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.

5. The Charleston County Zoning and Land Development Regulations will apply to all areas of this Planned Development not covered by the Development Guidelines.

6. This agreement will become effective immediately after Third Reading by Charleston County Council.

Timothy E. Scott
TIMOTHY E. SCOTT, CHAIRMAN
CHARLESTON COUNTY COUNCIL

Beverly T. Craven
BEVERLY T. CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL

February 18, 2003
DATE ADOPTED

BTC/BR/jb

PLANNED DEVELOPMENT GUIDELINES

ROBERT D. FLEMING, JR.
CLASSIC REMODELING AND CONSTRUCTION, INC.

Charleston County, South Carolina

15 November 2002

OWNED BY:

Robert D. Fleming, Jr.
894 Treasury Bend Drive
Charleston, South Carolina
29412
803.763.3297

PREPARED BY:

Byers Design Group, LLC
237 King Street
Charleston, South Carolina
29401
843.577.5703

IN CONJUNCTION WITH:

Forsberg Engineering & Surveying, Inc.
Post Office Box 30575
Charleston, South Carolina
29417
843.571.2622

TABLE OF CONTENTS

		page
I.	Statement of Purpose, Intent and Objectives	1
II.	Land Uses	2
III.	Setback Criteria	2
IV.	Architectural Standards	3
V.	Lighting Plan	3
VI.	Off-Street Parking and Circulation	3
VII.	Tree Survey	3
VIII.	Screening and Buffer Areas	3
IX.	Fences and Walls	3
X.	Streets and Drainage	3
XI.	Phases	4
XII.	Signs	4
XIII.	Appendices	5

A. Tax Map
B. Planned Development Site Plan
C. Recorded Plats of Properties
D. Titles to Real Estate Parcels TMS #313-00-00-168 and TMS #313-00-00-169
E. Coordination Letters from Utility and Public Services

I. Statement of Purpose, Intent and Objectives

Robert Fleming owns a total of 2.424 acres of land located at Lot 4 and 5 River Road approximately 500 feet south of the River Road and Maybank Highway intersection. This development is composed of two tax map parcels, TMS numbers 313-00-00-168, zoned CC and 313-00-00-169, zoned RSL. Both lots were formerly a part of the Subdivision of H.J. OsterKamp Land. The area tax map is Appendix A of this report. This property is bound by a lot to the north zoned CC, a lot to the south zoned RSL, River Road to the east and a lot to the west zoned RSL.

The site development concept envisioned by the owner calls for the creation of a residential style campus of artisans tucked under a dense canopy of live oaks, palmettos, sycamores and other native vegetation. The intention of the layout is to minimize any noise and maximize the natural qualities of the site. *This development is thoughtfully designed to offer a transition between the adjacent commercial parcels on the north and the adjacent residential parcels to the south and west.*

The architecture will be residential in style and will reflect the methods and proportions of the "Craftsman" style. Deep porches and gabled rooflines will be typical details of the structures. A narrow roadway will ease past these buildings towards the workshop areas in the rear of the development made private by the natural vegetation and trees. Design considerations such as very limited openings in the buildings on the residential lot sides to minimize noise generation will be integral to the architecture.

The built structures will serve as visual manifestations of the work of the craftsmen, along with having specific programmatic purposes, such as housing for the offices and operations of Classic Remodeling and Construction. A minimum of five buildings, maximum of six will compose the campus. They will range in size from 1200 square feet to 7000 square feet. Three residential-style structures, ranging in size from 1200- 4000 square feet, one to two stories in height, will be for commercial and/or office use. At least one of these buildings will house the offices for the operations of Classic Remodeling and Construction. Two buildings will serve as storage and workshop areas. All structures will be visually and stylistically congruent. There will be approximately twenty (20) employees associated with Classic Remodeling and Construction, ten (10) of whom will work on site on a regular basis. Hours of operation will be daylight hours Monday- Friday and noon to 6:00 p.m. Saturday- Sunday.

As per the allowable uses for Commercial: Non-Residential development, the house-style offices will have 3-4 individual offices, a meeting room, restrooms, a break room, a computer equipment closet, storage and a project gallery. Both support buildings will have the ability to house a small individual office, various tools, equipment, small machinery needed for carpentry, minimal building supplies, and any project vehicles which remain overnight, such as trailers.

If any issue is not addressed within this document, Charleston County standards will apply. This development will address and conform to all South Carolina Department of Transportation standards and regulations.

II. Land Use

The proposed development will contain two buildings for offices and operations and two buildings for workshops and storage. No more than 20% of the entire site will be built. A minimum of 40% of the site will be landscaped with existing or new natural vegetation.

Commercial: Other Non-Residential
Allow for: Special Trade Contractors (Office/Storage), Professional Offices, Carpenter's Workshop, Limited Retail Sales and Services

1. An office building (1-1/2 story) with a total square footage of 1800 square feet not to exceed 2800 square feet.
2. An office building (2 story max.) with a total square footage of 3000 square feet not to exceed 4000 square feet.
3. An office building (1-1/2 story) with a total square footage of 2000 square feet, with a possible future expansion not to exceed a grand total of 4000 square feet.
4. A workshop/ storage building (2 story max.) with a total square footage of 4000 square feet not to exceed 5000 square feet.
5. A workshop/ storage building (2 story max.) with a total square footage of 5500 not to exceed 7000 square feet.

III. Setback Criteria

Proposed Density/ Intensity and Dimensional Standards

Minimum Lot Area	8,000 SF	
Minimum Lot Width	150 Feet	
Minimum Setbacks		
Front/ Street (Building)	75 Feet	
Front/ Street (Parking)	50 Feet	
Interior Side (Building)	7 Feet	Adjacent to CC
Interior Sides (Surface)	5 Feet	Adjacent to CC
Interior Side	20 Feet	Adjacent to RSL
Rear	20 Feet	
Maximum Building Cover	20% of Lot	
Maximum Building Height	35 Feet	
Minimum Buffer		
Front/ Street	75 Feet	
Side/ Rear	20 Feet	

Landscaping Note:
Buffer landscaping will meet current County standards for River Road and Community Commercial districts with extra evergreen planting as per site plan review.

IV. Architectural Standards

Building design shall enhance the natural character and landscape of the area, with predominant materials, elements, and features residential and vernacular in style. Buildings on or near the development's south side buffer (adjacent to RSL zoned lot) will have no openings other than to meet code requirements. There will be heavy buffer planting including all possible existing material. All four elevations of any structure will be congruent in material, color and detail. The color palette will be drawn from the "Colors of Historic Charleston".

V. Lighting Plan

The lighting shall be designed with the intention of minimizing spillover into adjacent properties, subtly enhancing elements of architecture and landscape and adding to the security of the development. All lighting shall be primarily residential and/or small commercial in style, such as lanterned lampposts, landscape lighting, pedestrian walk lighting, and lantern-style lighting attached to the buildings. There will be inconspicuous lighting for the freestanding on-premise sign (see Section XII). Lighting shall comply with site plan review requirements.

VI. Off-Street Parking and Circulation

All parking will be designed as per code, 1 per 400 SF for office area and 1 per employee for workshop/storage area. Parking will be provided based on a ratio of built square footage and will be within what the site can bear. The layout will allow for parking areas to be located around and among the existing trees and vegetation. Parking spaces shall be minimum 9'x18' and the layout shall be subject to site plan review requirements.

All pedestrian circulation, some vehicular and any overflow parking will be pervious paving material, such as pavers, slag, gravel or mulch. Any curbs will be a 1' mowing strip or similar. All parking and circulation shall be subject to site plan review.

VII. Tree Survey

The site plan has been designed to incorporate the vast majority of the existing Grand Trees. The designers will work closely with the Charleston County Planning Staff to maximize the saved overall tree count on the site. The final site plan shall comply with site plan review requirements.

VIII. Screening and Buffer Areas

1. A Right Of Way buffer will be along River Road as per the standards of Charleston County.
2. Land Use buffers will be primarily evergreen plantings, and will, at a minimum, meet Charleston County standards.
3. All buffers subject to site plan review.

IX. Fences and Walls

There will be a fence on the south side of the lot, and the west side in-between any structure and the adjacent lots, zoned RSL. Fencing will be provided to provide security for the property as well as for safety. Fencing will also be used architecturally to transition between this site and the adjacent sites. Fences and walls will be subject to the site plan review requirements.

X. Streets and Drainage

Storm water run-off and detention will be designed to minimize the use of invasive piping. The detention pond will be used as an aesthetic element to the site design. Storm water discharge will be limited to pre-development calculations. For specific materials, see Section VI.

XI. Phases

Because of economic factors, the proposed construction will occur in a minimum of two phases. The first phase of development will include 2000 square foot residential-style office structure and a 3500 square-foot workshop with storage. All phasing subject to site plan review.

XII. Signs

As per table 9.11.2-A of the County of Charleston Zoning and Land Development Standards, there will be one freestanding double-faced on-premise sign along River Road. The freestanding on-premise sign, including its structure, will be a maximum of 65 square feet (double faced = 140 square feet) total. The sign will be illuminated in non-daylight hours by inconspicuous lighting fixtures with no spillover into adjacent sites. The lighting will have a foot-candle maximum spillover of 0.5; and the bulbs will be hidden. All signs shall be subject to site plan review requirements.

XIII. Appendices

A. Tax Map

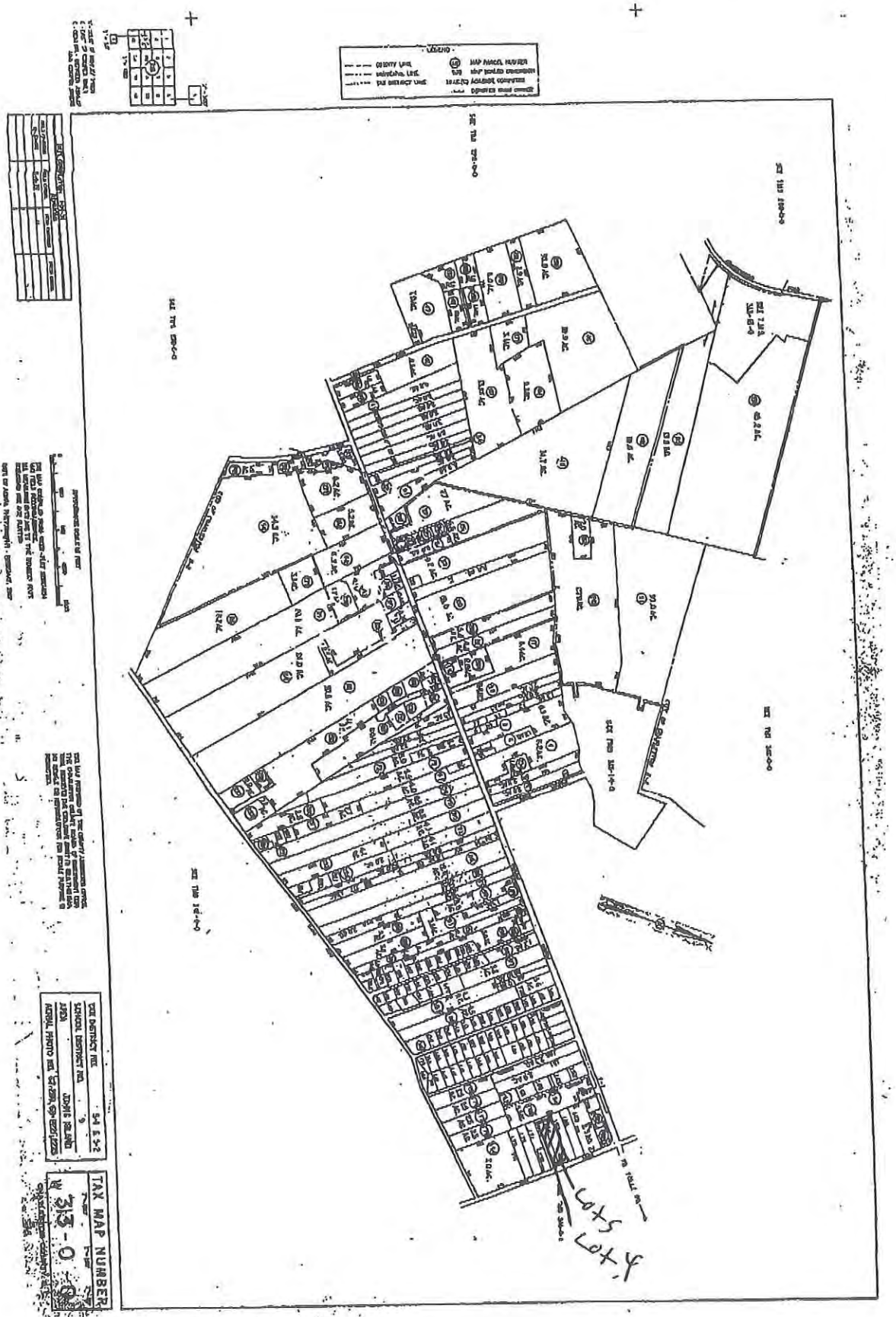
B. Planned Development Site Plan

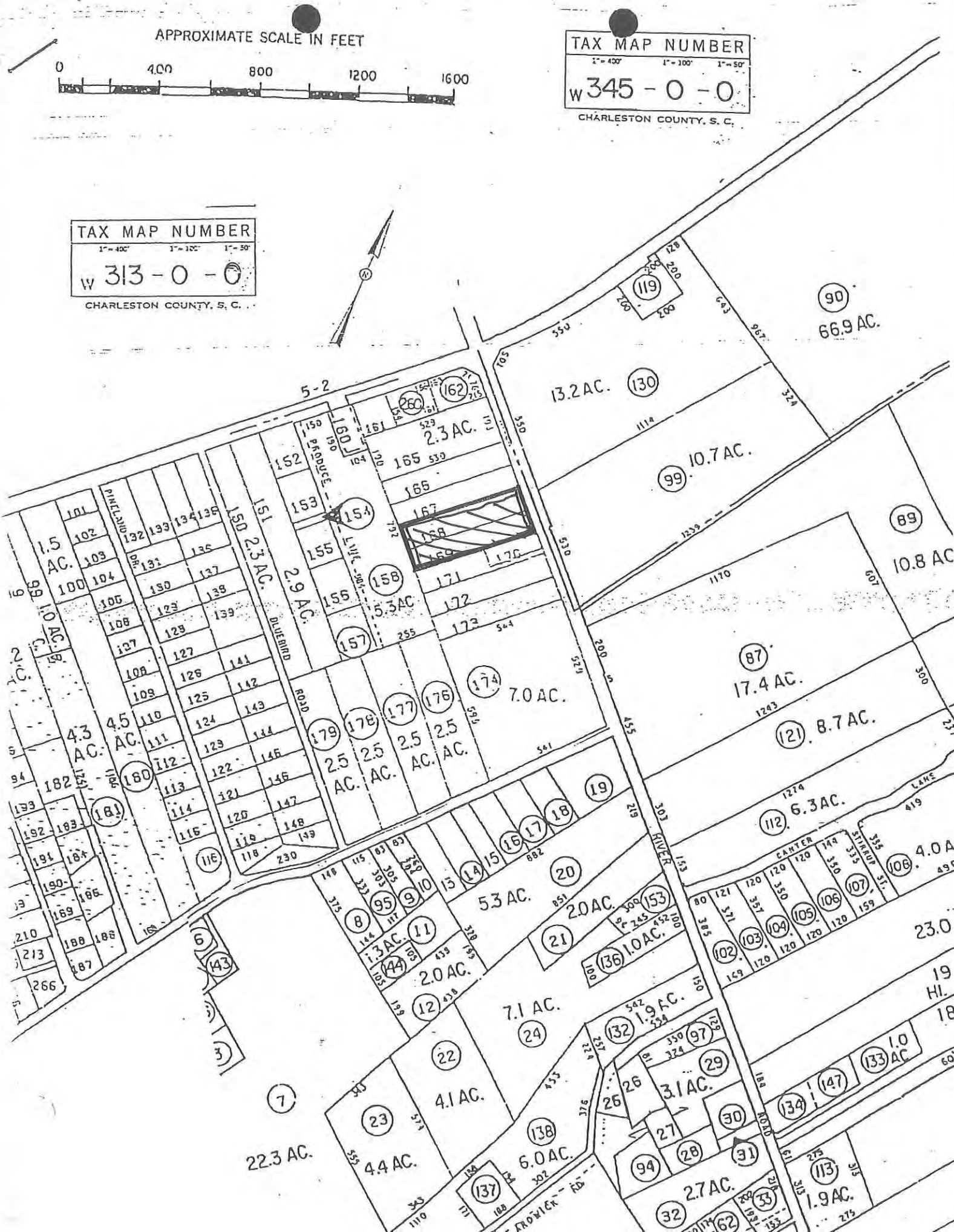
C. Recorded Plats of Properties

D. Titles to Real Estate Parcels TMS #313-00-00-168 and TMS #313-00-00-169

E. Coordination Letters from Utility and Public Services

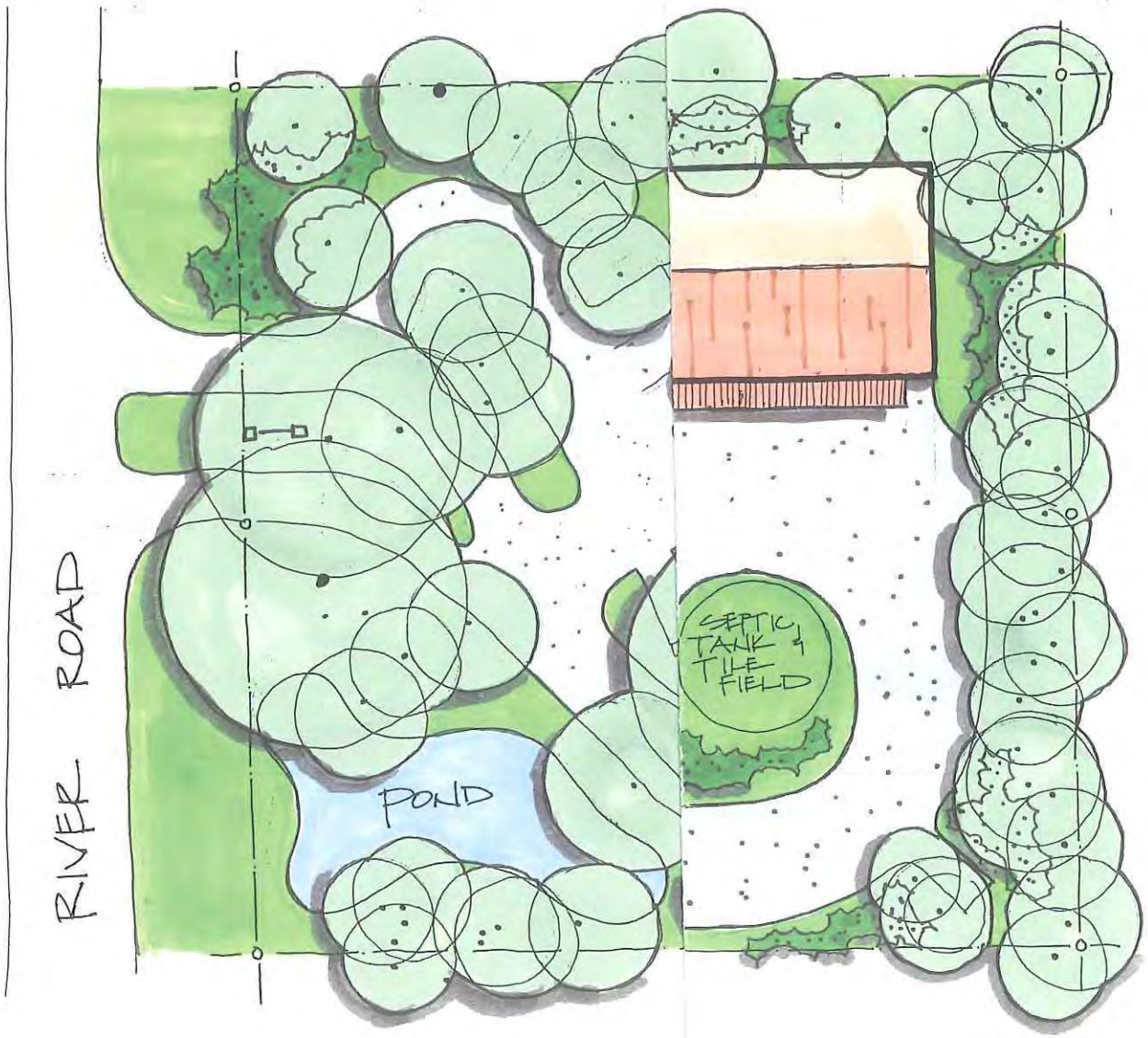
APPENDIX A


TAX MAP NUMBER
33 - 0
Lot 5
Lot 4


APPROXIMATE SCALE IN FEET
0
400
800
1200
1600
TAX MAP NUMBER
1"=400' 1"=100' 1"=50'
W 345 - 0 - 0
CHARLESTON COUNTY, S. C.
TAX MAP NUMBER
1"=400' 1"=100' 1"=50'
W 313 - 0 - 0
CHARLESTON COUNTY, S. C.
5-2
PINELAND DR.
BLUEBIRD ROAD
PRODUCE
LANE
CANTER
STIRRUP ST.
HIVER
ROAD
90
66.9 AC.
99
10.7 AC.
89
10.8 AC
87
17.4 AC.
121
8.7 AC.
112
6.3AC.
130
13.2 AC.
119
2.3 AC.
162
160
1.5 AC.
4.3 AC.
4.5 AC.
2.9 AC.
2.3 AC.
1.0 AC.
.5 AC.
158
157
154
174
7.0 AC.
177
176
2.5 AC.
179
178
2.5 AC.
2.5 AC.
181
182
160
116
5.3 AC.
2.0 AC.
1.3 AC.
2.0 AC.
7.1 AC.
22.3 AC.
4.4 AC.
4.1 AC.
6.0 AC.
1.9 AC.
3.1 AC.
2.7 AC.
1.9 AC.
1.0 AC.
23.0
4.0 AC
106
107
105
104
103
102
136
153
132
97
29
30
31
28
27
26
94
32
33
113
134
147
133
138
137
22
24
23
7
6
143
3
12
44
11
8
95
9
10
15
14
16
17
18
19
20
21

APPENDIX B

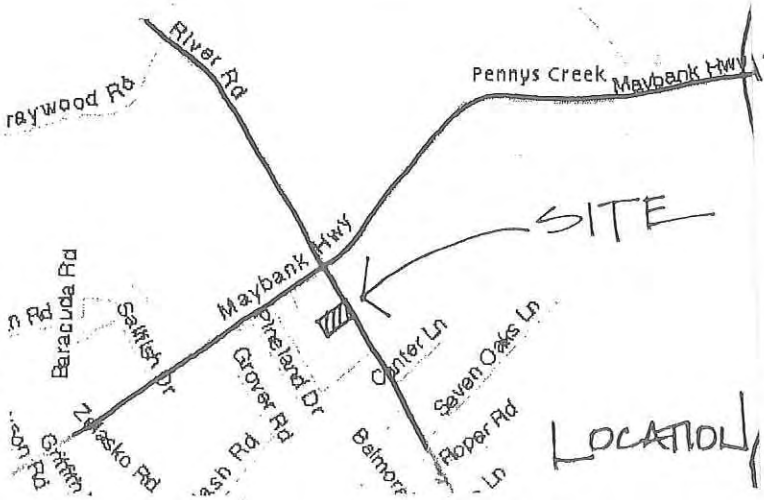
BYERS Design GROUP



PLANNED DEVELOPMENT

ROBERT D. FLEMING, JR.
CLASSIC REMODELING AND CONSTRUCTION, INC.

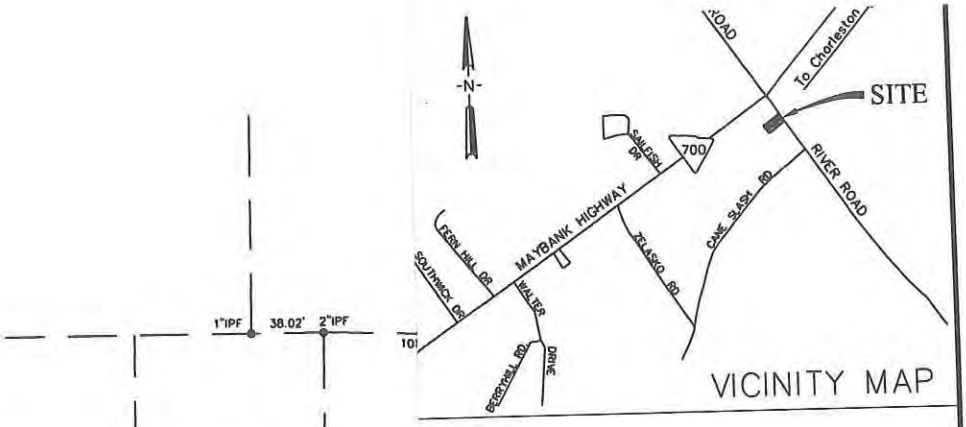
ATIC SITE PLAN



NORTH

SCALE:
1" = 40'-0"

APPENDIX C



VICINITY MAP

1"IPF 38.02' 2"IPF

LOT 1 LO

ROBERT D. FLEMING, JR.
INSURANCE RATE MAP 455413
988 THIS PROPERTY LIES IN IN
NOT A FLOOD HAZARD ZONE.
ABLE. (ST. JOHNS WATER

WILL BE USED FOR SANITARY

TED NOVEMBER, 1947 AND
U48 PAGE 194.
AMPLE DATED JANUARY 30,
LAT BOOK AZ PAGE 127.
PLANS OF S-54 RIVER
1

3-3/4" IPF 199.90'

60'R/W

PLAT

HOWING LOTS 4 AND 5
FORMERLY LANDS OF
H.J. OSTERKAMP
JOHNS ISLAND
STON COUNTY, SOUTH CAROLINA
1" = 50' AUGUST 25, 2000

50 0 50 100
50 ' scale feet

SOUTH CAROLINA PROFESSIONAL ENGINEER & LAND SURVEYOR No. 5770 CURTIS W. LYBRAND, JR.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION FORSBERG ENGINEERING & SURVEYING, INC. No. C00343

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

CURTIS W. LYBRAND, JR., PE & RLS No. 5770

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY
SUITE B P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING AND LAND SURVEYING

JOB No. 2831

ORDED IN PLAT BOOK FF PAGE 335

FORSBERG ENG AND SURVEY
1587 SAVANNAH HIGH P.O. BOX 30 CHARLESTON, SOUTH C (803) 571-2622 FAX (8 CIVIL ENGINEERING AND

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION FORSBERG ENGINEERING & SURVEYING, INC. No. C00343

RECORDED PLAT

FLEMING PLANNED UNIT DEVELOPMENT
JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL ENGINEER & LAND SURVEYOR No. 5770 CURTIS W. LYBRAND, JR.

CURTIS W. LYBRAND, JR.

DATE	NOV. 7, 2000
DRAWN/CHECKED	CMR / CWL
LAST REVISED	MARCH 29, 2001
APPROVED	CWL
SCALE	1" = 50'
PROJECT NO.	2831
SHEET NUMBER	1

APPENDIX D

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF CHARLESTON

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM P LEMACKS and LANCE B MASTERS in the State aforesaid, in consideration of the sum of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS, to the Grantor(s) in hand paid at and before the sealing of these presents by the Grantee(s) the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ROBERT D FLEMING, JR., his heir(s) and assign(s) forever,

ALL those certain pieces, parcels or tracts of land, located, lying and being on Johns Island, Charleston County, South Carolina, known as Lots 4 and 5 with each lot containing 1.2 acres, more or less, as shown on a plat prepared by A.C. Glenn, R.L.S., entitled 'SUBDIVISION OF H.J. OSTERKAMP LAND..." Surveyed November 1947 and recorded in the RMC Office for Charleston County in Plat Book U48, at Page 194.

SAID lots having, more or less, such area, size, shape and dimensions, metes and bounds as will more fully appear by reference to said plat.

BEING a portion of the property conveyed to the Grantors herein by deed of David T Anderson and Doris S Anderson dated 6/20/97 and recorded in Book Y285, Page 554; and by deed of Michael R Miller dated 2/29/2000 and recorded in Book A349, Page 248 in the RMC Office for Charleston County.

TMS# 313-00-00-169 (Lot 4) / 313-00-00-168 (Lot 5)

GRANTEES ADDRESS: 854- Treasury Bend Dr. Chas. SC. 29412

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the Grantee(s) hereinabove named, and Grantee(s) Heirs and Assigns forever.

And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the Grantee(s) hereinabove named, and the Grantee's Heirs and Assigns against the Grantor(s) and the Grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's(s') hand(s) and seal(s) this 17 day of August, in the year of our Lord Two Thousand.

SIGNED, SEALED AND DELIVERED in the Presence of:

WILLIAM P LEMACKS

LANCE B MASTERS

STATE OF SOUTH CAROLINA]
]
COUNTY OF CHARLESTON]

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by William P Lemacks and Lance B Masters this 17th day of August, 2000.

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 2/17/09

BKH 353PG039

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The Property was transferred by William P. Lemacks and Lance B. Masters to Robert D. Fleming, Jr., on August 17, 2000.

3. The Deed is:
a. XXXX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or month's worth.

4. Check one of the following if either item 3a or item 3b above has been checked.
a. XXXX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $116,000.00.

5. Check YES____ or NOXXXX to the following:
A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer.

6. The DEED recording fee is computed as follows:
a. $116,000.00 the amount listed in item 4 above.
b. -0- the amount listed in 5 above (no amount place 0)
c. $116,000.00 Subtract line 6b from Line 6a and place the result.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee

8. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

GRANTEE

ROBERT D FLEMING, JR.
PRINT OR TYPE NAME HERE

SWORN to before me this
17 day of August, 2000.

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 2/17/09

LAW OFFICES OF C. J. MANUS
ATTORNEY AT LAW
P. O. BOX 1787
CHARLESTON, SC 29402-1787

BKH 353PG040

Recording Fee	10.00
State Fee	301.60
County Fee	127.60
Postage	
TOTAL	439.20 A

RECEIVED FROM RMC

AUG 22 2000

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

FILED

H 353-37

2000 AUG 18 PM 2:00

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

TMS VERIFIED

BAC MDM

DTD 8/22/00

APPENDIX E

D H E C

PROMOTE PROTECT PROSPER

TRIDENT HEALTH DISTRICT
Perimeter Center
4050 Bridge View Drive, Suite 600
North Charleston, SC 29405
803-740-0800 Fax: 803-740-0814

July 14, 2000

Curtis W. Lybrand jr
PO Box 30575
Charleston ,SC 29417

RE: TMS# 313-00-00-168-169 River Rd . Johns Is.

Dear Mr. Lybrand:

Thank you for your letter of June 30th. I will try to clarify the site requirements for you . The Environmental Health section uses a daily flow figure of 360 gallons per day . This site will accommodate the flow of 20 persons . The location for this is 50 feet off the rear property line and 50 feet off side property line with a easement on lot 169 that will allow a 50 foot setback from that line . Anticipate that system will be approximately 35 feet in diameter and all setbacks will be from this diameter . I hope that this does address your needs if you have any questions please feel free to call,740-0855.

Singerely,

Stephen H. Calk REHS, APM

District Headquarters
0 Bridge View Drive
Suite 600
eston, SC 29405
-0800
- 740-0814

Moncks Corner Clinic
109 W. Main Street
Moncks Corner, SC 29461
803-719-4600 or 803-723-3800
Fax - 719-4656

St. George Clinic
201 Gavin Street
St. George, SC 29477
803-832-0107
Fax - 832-0147

Northwoods Clinic
2070-A Northbrook Blvd.
N. Charleston, SC 29406
803-764-1732
Fax - 764-4719

Summerville Clinic
500 North Main Street, Box 9
Summerville, SC 29483
803-873-1241
Fax - 851-9735

James Island Clinic
1485 Folly Road
Charleston, SC 29412
803-795-6273
Fax - 762-9775

Charleston Clinic
Calhoun Street
Charleston, SC 29401
724-5800
Fax - 724-5814

North Area Clinic
3963 Whipper Barony Lane
Charleston, SC 29405
803-740-1580
Fax - 744-3671

Ravenel Clinic
5962 Highway 165
Ravenel, SC 29470
803-889-6842

St. Stephen Clinic
Highway 52
St. Stephens, SC 29479
803-567-3733
Fax - 567-7909

Goose Creek Clinic
106 Westview Drive
Goose Creek, SC 29455
803-572-3313 or 572-7818
Fax - 572-6812

Mt. Pleasant Clinic
1189 Iron Bridge Road #100
Mt. Pleasant, SC 29464
803-856-1210
Fax - 856-1189

BOARD FOR HEALTH AND ENVIRONMENTAL CONTROL

D. H. E. C.

PROMOTE PROTECT PROSPER

CHARLESTON COUNTY HEALTH DEPARTMENT
Division of Environmental Health
Perimeter Center
4050 Bridge View Drive, Suite 800
North Charleston, SC 29405-7464
803-740-0855 Fax: 803-740-0887

June 20, 2000

Mr William Lemacks
4710 Tattersall Ln.
Hollywood, S.C.

RE: TMS # 313-00-00-169

Dear Sir:

On 5/30/00 a representative of this Department visited this lot to evaluate the lots potential to be served by on-site wastewater disposal systems. The evaluation indicated a seasonally high water table at less than 12 inches from the original soils surface. This precludes permitting any conventional or modified systems.

The lot does however meet standards for an alternative system if an easement is granted from the adjoining property to maintain required setbacks. This system will accommodate the anticipated waste-water flow generated by a proposed office and warehouse. This would mean a maximum of seven full time workers.

I hope this answers your concerns. Feel free to contact me at 740-0855.

Sincerely,

Stephen H. Calk REHS,APM

ST. JOHN'S WATER COMPANY, INC.
Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

July 5, 2000

To Whom It May Concern:

This letter is to verify that water is available by our company along Rivers Road. Our water system is DHEC approved.

If I can be of further assistance, please call me.

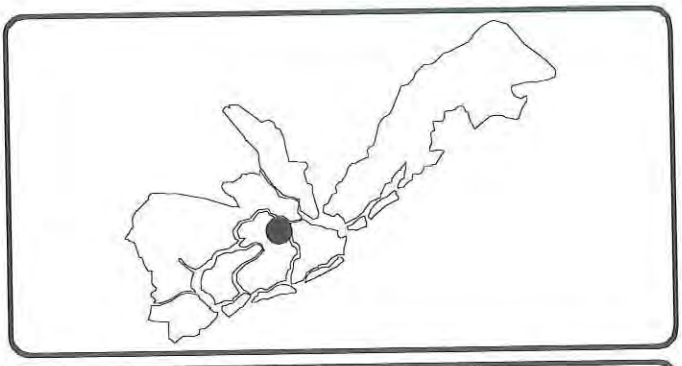
Sincerely,

Sara Bustman

For the Company

ZONING CASE 3177-C

DATE REC.: 11/15/02 **PLNG. COMM.:** 12/9/02
PUB. HEARING: 1/7/03 **PL. & PW:** 1/16/03



EXISTING ZONING: Low Density Suburban Residential (RSL)

REQUESTED CHANGE: Planned Development (PD-90)

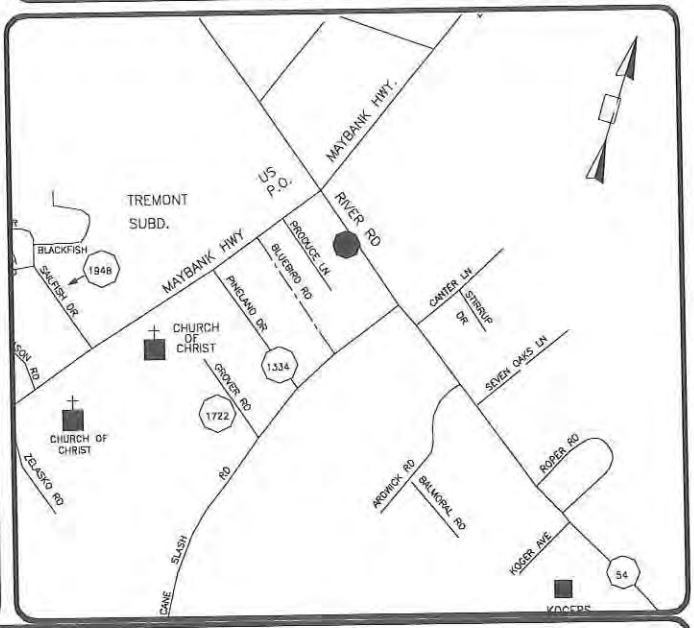
LOCATION: Johns Island; River Road

TAX MAP NO.: 313-00-00-169

PARCEL SIZE: 1.2 acres

APPLICANT: Byers Design Group, LLC
237 King St.
Charleston, SC 29401

OWNER: Robert Fleming, Jr
814 Treasury Bend
Charleston, SC 29412



3177-C

Existing Land Use

The subject parcel is presently vacant and is zoned Low Density Suburban Residential (RSL). The adjacent parcel to the north is also vacant and zoned Community Commercial (CC). Both of these parcels are included in this rezoning request. The adjacent parcels to the north are all zoned Community Commercial (CC). Further to the south are parcels that contain residences and are zoned RSL.

3177-C

Staff Analysis

LOCATION Johns Island; River Road

REQUEST The applicant requests this rezoning from the Low Density Suburban Residential (RSL) District to a Planned Development (PD-90) District.

HISTORY The adjacent parcel, TMS# 313-00-00-168, was rezoned to the Community Commercial (CC) in 2000. TMS #'s 313-00-00-166 and -167 were rezoned to CC in early 2001. TMS# 313-00-00-168 is also requesting a rezoning to PD-90.

PLAN The County of Charleston *Comprehensive Plan* recommends this parcel for suburban development. The Maybank Corridor Overlay recommends this parcel for residential development. The adjacent parcel to the north is recommended for commercial development.

REQUESTED GUIDELINES The applicant is proposing to combine two parcels of land to create a "campus" for artisans and craftsmen while maintaining as much vegetation as possible. Permitted uses will include special trade contractors, professional offices, workshops, storage and limited retail sales. The maximum allowed office space is 10,800 square feet and maximum workshop/storage space is 12,000 square feet. This proposal also includes architectural standards, a lighting plan and appropriate screening and buffer to lessen the impact on surrounding property owners.

COMMENTS This request is consistent with the *Comprehensive Plan* and meets all criteria for a planned development The setback criteria is consistent with the adjacent properties. Staff has determined that granting this request would not have a negative impact on the surrounding community.

STAFF REC. **APPROVAL**

NOTE If approved, the applicant will have to complete Site Plan Review and meet the standards of the Charleston County Zoning and Land Development Regulations prior to obtaining permits.