

Planned Development Proposal
Lots 9-A, 9-B & 9-C Bobo Road
Charleston County

East Cooper Habitat for Humanity is the current owner of a parcel on Bobo Road,
TMS # 583-00-00-207

We are requesting a Planned Development for the property in question to increase the density from 3 dwellings per acre to 4 dwellings per acre to allow for 1 additional single family, detached, affordable home.

All dwellings in the plan would be available as affordable housing for qualified families as defined by the East Cooper Habitat for Humanity guidelines in effect. Affordable housing is defined by East Cooper Habitat for Humanity as housing for families whose total household income is less than 80% of the median income for the Charleston, S.C. Metropolitan Service Area (MSA) as determined by HUD. The dwellings are required to remain affordable for a period of time as determined by the South Carolina Housing Trust Fund.

We would propose to re-develop the current layout with the following plan:

- Maximum Density 4 DU/AC
- Minimum lot size – 10,000 sq ft
- Minimum Lot width 60'
- Front/street setback – 30' minimum
 - Lots 3 & 4 frontage is a dedicated drainage easement
- Interior side setback - 10' minimum
- Rear setback – 30' minimum on Lots 1, 2 & 3; 15' minimum on Lot 4
 - Setbacks on Lot 4 apply as shown on the conceptual site plan
 - Due to the drainage easement being dedicated to Charleston County, the triangular shaped lot #4 is as depicted on the conceptual site plan.
- Maximum Building cover – 25% of lot
- Maximum Height -35'
- Maximum dwelling size – 1400 sq ft
- Maximum outbuilding allowed – 100 sq ft
- Uses as allowed in RR1 zoning
- No accessory dwelling units are allowed
- No accessory structures are allowed except 1 outbuilding per lot as described above
- All other matters will conform to current Charleston County zoning and land development ordinances in effect

- A 20' access easement through Lots 2 & 3 for Lot 4
 - In the future, access to Lot 4 may be from Bobo Road over the dedicated drainage easement and a small right-of-way through the Rouse property adjoining Lot 4 on the right side

With the allowable sizes and building coverage, the increase in dwellings from 3 (current allowable) to 4 (proposed) will not cause an adverse impact to the overall appearance of the street while providing affordable housing.

Additionally, the total building maximum building coverage of 25% will permit 75% of the land to be used as open space with no structures.

In the planning for the 4 dwellings, 3 outbuildings, driveways and walkways, there will be a total in excess of 35,000 square feet of open area.

