



CHARLESTON COUNTY COUNCIL

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

**COHEN DRYWALL
PLANNED DEVELOPMENT (PD-53A)**

The following items, when combined with the Development Guidelines will govern the zoning requirements for the Cohen Drywall Planned Development District designated as PD-53A.

1. Land uses permitted within the Planned Development are as follows:
 - a) Indoor storage of materials needed for a drywall business along with a small office facility. Two structures will be allowed for a total of 6500 square feet for these uses.
 - b) Setback, buffer, and landscaping requirements exceed the requirements of the Charleston County Unified Development Ordinance.
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. Special Exceptions for the same will not be required.
4. The Charleston County Unified Development Ordinance will apply to all areas of this Planned Development not covered by these Development Guidelines.
5. This agreement will become effective May 16, 2001.

BARRETT LAWRIMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL

BEVERLY CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL

DATE ADOPTED

3079-C
53-A

**PLANNED DEVELOPMENT GUIDELINES
SCHWERIN PROPERTY/COHEN DRYWALL
TMS: 558-00-00-334**

PURPOSE AND INTENT:

The purpose of these guidelines is to describe an amended planned development district consisting of 2.07 acres, located at 1777 Labor Camp Road, in the Mt. Pleasant area. The intent of this planned development is to allow for the existing drywall business including storage space.

LAND USE CRITERIA:

The indoor storage of construction materials related to a drywall business will be permitted within this planned development. The drywall operation will involve six (6) employees who will come to the location in pick up trucks or vans to load materials. One additional employee may staff the facility. Hours of operation will be 7:00 a.m. - 6:00 p.m. Up to three (3) tractor trailer trucks per week will be bringing drywall materials to the facility for storage. The existing building to be used for the drywall business is 3884 square feet.

A new structure will be constructed for storage purposes. This structure is approximately 2400 square feet and is located to the southeast of the existing structure. This size and location can be seen on the attached site plan.

All allowed uses will be subject to review by the Health Department, until such time that sewer services are provided to the property.

No outdoor storage of materials is permitted. No wholesale business is allowed in this planned development.

BUILDING CRITERIA:

All setback, height, and bulk requirements will be the same as required for the Neighborhood Commercial (CN) district.

OFF STREET PARKING REQUIREMENT:

Parking spaces will exist as shown on the site plan for the drywall operation. All regular parking spaces must be 9' x 18'. All handicap parking spaces and handicap accessibility must conform to federal ADA requirements. Maneuvering space behind parking spaces must be a minimum of 23 feet in width.

TREE REQUIREMENTS & SCREENING/BUFFERING:

The existing trees on the property meet or exceed the requirements of the Unified Development Ordinance. Removal of any trees 8" DBH or greater will require approval of the Zoning Administrator.

A 20' opaque vegetative buffer is required along the boundaries of the property except along the eastern boundary where the new structure will be placed. In that location, a 10' opaque vegetative buffer is required.

PUBLIC SERVICES:

Maintenance, of the septic system and trash removal system is the responsibility of the property owner, until accepted by a local government entity. Public water is supplied by Mt. Pleasant Water & Sewer Commission. Fire protection services are provided by the Awendaw Fire District. Police protection is provided by the Charleston County Sheriff's Office and/or the Mt. Pleasant Police Department. Electrical service is provided by South Carolina Electric & Gas. Telephone service is provided by Southern Bell.

SIGNS:

The maximum square footage allowed for a sign in this planned development is 24 square feet.

PUBLIC UTILITIES:

Future sub-stations or utilities must obtain site plan approval by the Charleston County Planning Department.

ZONING:

The Charleston County Unified Development Ordinance will apply to all areas of this planned development where not covered by these guidelines.