

Planned Development (PD-105A) Requested Guidelines

Purpose

The purpose of this planned development modification is to allow flexibility from the standards of the Zoning and Land Development Regulations.

Land Uses

Allowed land uses include the following:

- Two 30,000 gallon liquid propane tanks
- Propane storage tanks and pumps
- Truck Unloading/Parking Station
- Accessory structures (2 shelters and storage container noted on site plan) allowed

Three maximum number of accessory structures allowed

All other criteria shall meet the requirements of the Rural Residential (RR-3) zoning district, the Highway 17 North Corridor Overlay zoning district and the Charleston County Zoning and Land Development Regulations at the time of subsequent development application submittal.

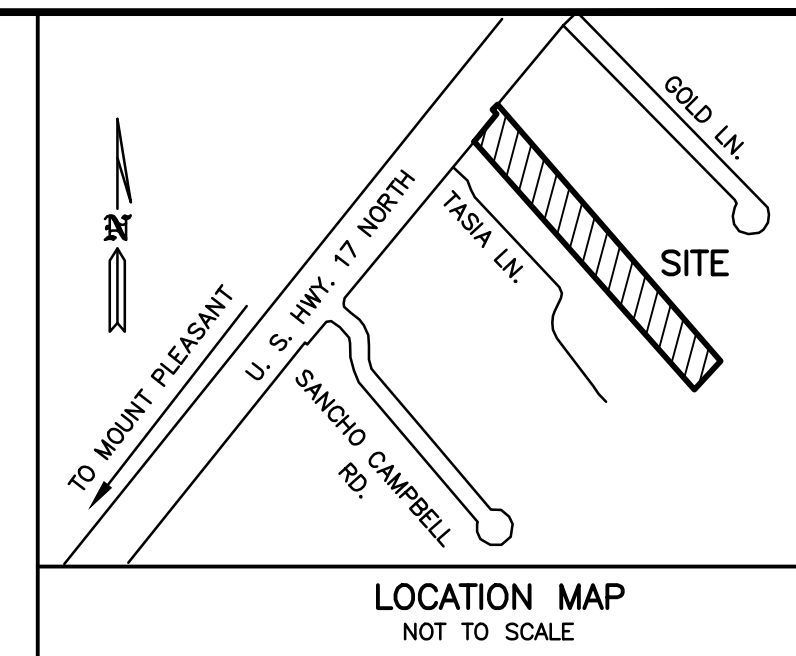
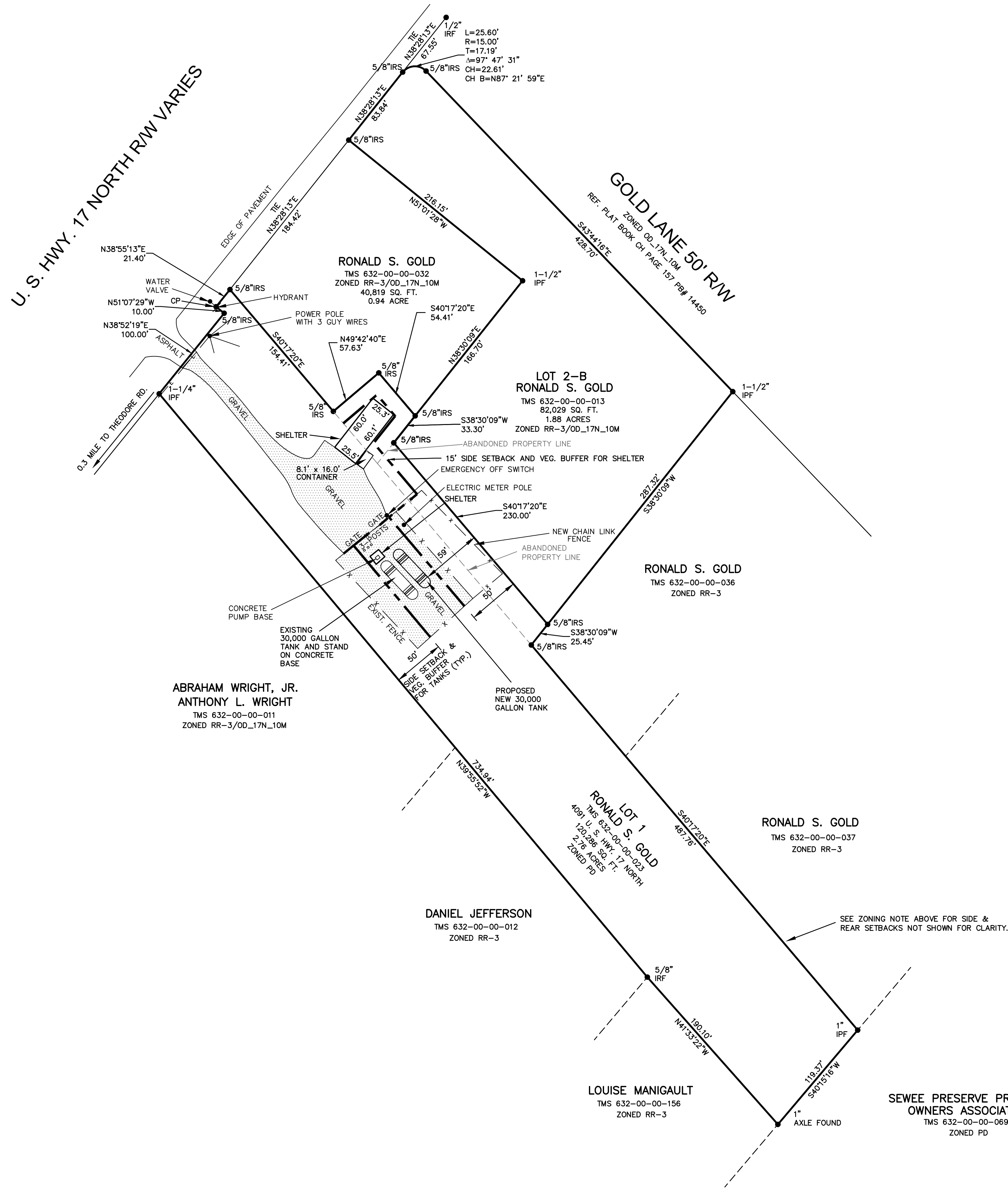
Site Information

New acreage:	2.76 acres
Acreage added:	0.21 acre
Highland acreage:	2.76 acres
Wetland acreage:	0.00 acre

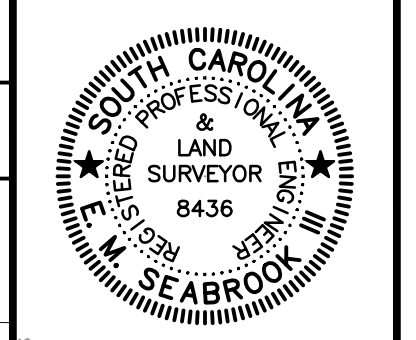
Setbacks and buffers

1. Minimum 50-foot side setback and buffers are required for the propane tanks with no intrusions into the buffers except for the shelter. Existing vegetation onsite can be used to fulfill the Type D land use buffer requirements in Section 9.5.4 of the ZLDR at the time of subsequent development application submittal. Where existing vegetation does not meet those requirements, additional plantings are required.

2. Minimum 15-foot side setback and buffers are required for the accessory structures (to cover the shelter shown on the site plan) with no intrusions into the buffers. Existing vegetation onsite can be used to fulfill the Type B land use buffer requirements in Section 9.5.4 of the ZLDR at the time of subsequent development application submittal. Where existing vegetation does not meet those requirements, additional plantings are required.



E. M. Seabrook 117



4091 U. S. HWY. 17 NORTH
CHRIST CHURCH PARISH
CHARLESTON COUNTY, S. C.

REFERENCES:

1. PLAT BY W. L. GAILLARD DATED SEPT. 2, 1982, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK AW PAGE 4
2. PLAT BY ALPHA SURVEYING, INC. DATED AUGUST 1985 RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK BF PAGE 49
3. PLAT BY ALPHA SURVEYING, INC. LAST REVISED JUNE 10, 1992, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK CH PAGE 157 PB# 14450

LEGEND

- CP COMPUTED POINT
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- E OVERHEAD POWER LINE

ZONING:

THIS PROPERTY IS ZONED RR-3 AND PD.
RR-3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS:
MAXIMUM DENSITY: 1 DWELLING UNIT PER 3 ACRES
MINIMUM LOT AREA: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM SETBACKS:
FRONT/STREET SIDE: 50 FEET
INTERIOR SIDE: 15 FEET
REAR: 30 FEET
TANKS: 50 FEET
OCRM CRITICAL LINE: 50 FEET
MAXIMUM BLDG. COVER: 30% OF LOT
MAXIMUM HEIGHT: 35 FEET
§4.8.4 OTHER REGULATIONS DEVELOPMENT IN THE RR-3 DISTRICT SHALL COMPLY WITH ALL OTHER APPLICABLE REGULATIONS OF THIS ORDINANCE, INCLUDING THE DEVELOPMENT STANDARDS OF CHAPTER 9.

NOTES:

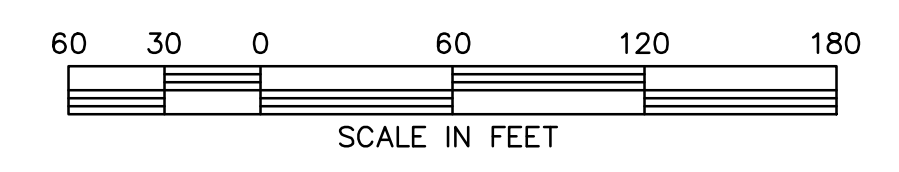
1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0365 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X.

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NO.	DATE	REVISIONS
1	JAN. 2, 2019	CCPD COMMENTS

DRAWN BY: MSH
CHECKED BY: EMS
JOB NO.: 2016233
SCALE: 1" = 60'
DATE: OCT. 1, 2018



NGVD 29