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Charleston County Council
 County Office Building
 2 Court House Square
 Charleston, South Carolina 29401

SARA B. BREIBART, Clerk
 577-7800 Ext. 200, 205
 RICHARD L. BLACK, County Manager

ZONING REQUIREMENTS FOR PD-R12A
SHADOWMOSS

The following items, combined with the Master Plan dated June 1978 (Revised October 1978) and Homeowners Agreements with covenants, restrictions and conditions, when agreed upon and approved by Charleston County Council, shall govern the Zoning Regulations for the ShadowmoSS Planned Development District Amendment A (PD-R12A).

1. Land Use Densities

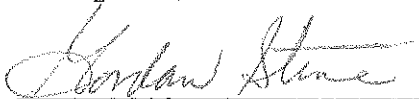
Residential - 2076 units

<u>Commercial</u>	<u>Acres</u>	<u>Gross Floor Area</u>	<u>Parking*</u>
Shopping	22.0	200,000	1000
Office	11.0	125,000	625
	<u>33.0</u>	<u>325,000</u>	<u>1625</u>

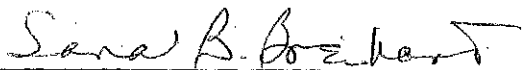
*Based upon one space/200 square feet gross floor area

- Regulations pertaining to off-street parking, bulk occupancy, screening and loading areas as specified in the Zoning Ordinance shall prevail unless otherwise indicated on the Master Plan. Negative lot lines are permitted and setbacks shall be determined by the developer except for a 20 foot setback for structures adjacent to the perimeter lines of the Planned Development District abutting properties of others.
- Homeowners agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to consideration by the Planning Board. Thereafter, copies must be recorded prior to the subdivision plat being approved, stamped and recorded.
- Pump stations for water and sewage distributions shall not require Planning Board conditional approval in order to receive a building permit. However, complete plans as approved by the Charleston County Department of Health and Environmental Control, plus modifications thereto shall be filed with the Zoning, Planning and Public Works Departments.

5. All public water services shall be provided by the Commissioners of Public Works of the City of Charleston in accordance with contractual agreements.
6. All public sewerage services, fire fighting protection and garbage disposal by St. Andrews Public Service District in accordance with contractual agreements.
7. Detailed site plans for each phase of development must be reviewed by the Planning Staff and processed in accordance with the Subdivision Regulations prior to obtaining applicable building permits.
8. Development of the designated 22 acre commercial section may commence only after 35% of the total permitted residential units have been constructed and approved for occupancy.
9. Dwelling groups shall not be required to obtain conditional use permits. However, they shall comply with all applicable regulations of the Zoning Ordinance for Charleston County.
10. A 0.7 acre site is reserved for future fire station use until January 1, 1982.
11. These regulations supercede those regulations previously approved for the initial Planned Development District (PD-R12) and shall become effective on January 17, 1979.



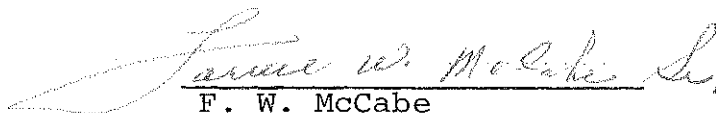
Gordan Stine, Chairman, County Council

Attest: 
Clerk of Council

NOTE:

Item 1. - quantity of authorized dwelling units corrected from 2064 units to 2076 units. Error by staff on tabulation of total requested by applicant verified.

Item 10. - Corrected typographical error of 7.0 acres to 0.7 acres.


F. W. McCabe