



Daniel C. Pennick, AICP
Director

ZONING/PLANNING DEPARTMENT

843.202.7200
Fax: 843.202.7218
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: File

DATE: February 28, 2008

SUBJECT: PD-18A, Canterbury Woods Planned Development

This memo serves to clarify that home occupations are allowed in the Canterbury Woods Planned Development (PD-18A), based on precedent.

CHARLES T. WALLACE, M.D., CHAIRMAN
 LONNIE HAMILTON, III, VICE CHAIRMAN
 ROBERT L. CLEMENT, JR.
 WILLIAM G. HENDERSON
 WILLIAM L. KENNEDY
 BURNET R. MAYBANK
 GORDON B. STINE, D.D.S.
 CHARLES B. WANNAMAKER, M.D.
 W. JEAN WOODS, JR.



EVELYN K. BONHAM, CLERK
 723-6772

CHARLES B. HETRICK
 COUNTY ADMINISTRATOR

CHARLESTON COUNTY COUNCIL

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

ZONING REGULATIONS
 FOR
 CANTERBURY WOODS
 PLANNED DEVELOPMENT DISTRICT
 (PD-R18)

The following items when combined with the Master Plan dated March 30, 1984, and the attached Development Guidelines/Text shall be the zoning regulations governing the Canterbury Woods Planned Development District; designated as PD-R18:


1. Land uses permitted within the "Canterbury Woods" project are as follows:

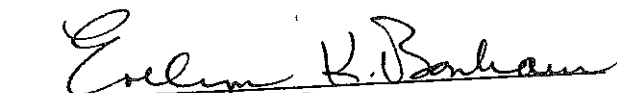
<u>A. Residential</u>	<u>Acres</u>	<u>Units</u>
1. Single Family	88+	211
2. Patio Homes	35+	170
 <u>B. Recreational</u>		
1. Common area, open space, pool, tennis, playground lake, buffer areas, trails	38+	
2. SCE&G r/w	10+	

2. Building setback lines shall be as stated in the Development Guidelines Text for "Canterbury Woods".
3. Off street parking spaces shall be as specified in the Development Guidelines and Charleston County Zoning Ordinance. Parking in rights-of-way is prohibited.
4. Homeowners agreements, deeds restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat consideration by the Planning Board. Thereafter, copies of these restrictions,

covenants and agreements must be recorded in the RMC Office for Charleston County prior to occupancy of the residential structure.

5. Public water and sewage shall be provided in accordance with the Development Guidelines. Conditional use permits for same shall not be required.
6. Detailed site plans for individual phases shall be prepared in accordance with the adopted Master Plan and shall be submitted for Charleston County Zoning Inspector's review and approval prior to obtaining construction permits for same.
7. Drainage and road systems shall be constructed to County standards and properly dedicated.
8. The Charleston County Zoning Ordinance shall apply to all areas of this Development where not covered by these Regulations and Guidelines.
9. This Amendment shall become effective on June 20, 1984.


Chairman of County Council


Clerk of Council

DEVELOPMENT GUIDELINES

CANTERBURY WOODS

I Purpose and Intent

Purpose and intent of these guidelines is to set forth minimum design standards to be utilized in the implementation of the development plan for Canterbury Woods as a planned development district. The objective of Canterbury Woods is a creation of a residential community which is aesthetically pleasing and functionally convenient. The developer wishes to improve the present RS-10 zoning with a development of more open spaces, recreation and less density while providing both single family homes and patio homes that the consumers have demanded in their lifestyle decisions. The developer's goal is the creation of a harmonious community that accents the scenic and natural setting of the land.

II Land Use

The land use districts permitted within Canterbury Woods development shall be as follows:

A. <u>Residential</u>	<u>Acreage</u>	<u>Units</u>	<u>Net Density</u>	<u>Gross Density</u>
1. Single Family	88±	211	2.40	-
2. Patio Homes	35±	170	4.86	-
Subtotal	123	381	-	-
B. <u>Recreational</u>				
1. Common Area Open Space including Pool, Tennis, Playground, Lake, Buffers, Trails	38±	-	-	-
2. SCE & G Right of Way	10±	-	-	-
Subtotal	48±	-	-	-
Total	171±	-	-	2.23

III Setback Criteria

A. Single Family

1. Setbacks (including garages and carports)
 - a. Front yards: 30' minimum setback from road right of way
 - b. Side yards: 8' minimum setback with a 20' aggregate
 - c. Rear yards: 20' minimum setback. See item 3 for additional requirements on marsh lots
 - d. Corner lot setbacks: 30' minimum on both right of way frontages
2. Accessory structure setbacks (not including garages and carports)
 - a. Front yard: 30' minimum setback from road right of way
 - b. Side yard: 5' minimum setback
 - c. Rear yard: 5' minimum setback

3. Additional Rear Yard Setbacks for Marsh Lots
Lots fronting Church Creek Marsh shall have a rear yard buffer setback in addition to the rear yard setbacks indicated in A. (1-c) and A. (2-c). This rear yard buffer shall be 20'. No structure (buildings, fences, etc.) shall be allowed in this buffer. Applicable lots are 11, 12 Block B and 4,5,6, 7,8,14,15,16,17,18,19 of Block E as identified on a Canterbury Woods plat plan prepared by Enwright Associates dated 2/3/84.
4. Lot size is as specified in Charleston County Zoning Ordinance (RS-10).
5. Bulk requirement is as specified in Charleston County Zoning Ordinance (RS-10)
6. Height requirements is as specified in Charleston County Zoning Ordinance (RS-10).
7. Lot width shall be a minimum of 20' at road right of way.

B. Patio Homes

1. Setbacks
 - a. Front yard: 25' minimum setback from road right of way
 - b. Side or interior yard:
 - i 2' mandatory setback from zero lot line with no roof drainage allowed on the neighboring property.
 - ii 10' minimum setback on non zero lot line side yard.
 - c. Rear yard: 15' minimum setback
2. Accessory structure setbacks
 - a. Garages or Carports
 - i Front yard: 13' minimum setback from road right of way
 - ii Side yard: 2' minimum setback from zero lot line and 2' minimum setback from non zero lot line side yard
 - iii Rear yard: 15' minimum setback
 - b. Other accessory structures
 - i Front yard: no required setback
 - ii Side yard: 2' minimum setback from zero lot line and 2' minimum setback from non zero lot line side
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Lots fronting Church Creek Marsh shall have a rear yard buffer setback in addition to the rear yard setbacks indicated in B.(1-c), B.(2-a.iii) and B.(2-b.iii). This rear yard buffer shall be 25'. No structures (fences, buildings, etc.) shall be allowed in this buffer.
4. Lot size is 4000 S.F. minimum.
5. Bulk requirement is a maximum of 50% lot coverage for buildings and accessory structures.
6. Height requirement is 35' maximum height measured from finished grade at the building foundation.
7. Lot width shall be a minimum of 20' at road right of way.

IV Lot Criteria

Canterbury Woods goal is to provide a natural setting that maximizes the beauty of each lot. The developer or his assignees will enforce this condition. All lots shall be used for residential purposes exclusively. Developer's stamp of approval will occur on the site plan prior to the builders obtaining building permits.

V House Architecture Criteria

The developer's goal is to enhance the natural boundaries and to create communities with distinct architectural designs. This allows builders to co-exist with a non competing product and it allows home buyers to make life style decisions that enhance their home's value. Developer's stamp of approval will occur on the house plan prior to builders obtaining building permits.

VI Fences and Walls

A. Single Family

1. Fences within the front yards will not be allowed between the road right of way to the house. Rear yard fences shall be a maximum of 6'. The fences shall be made of natural materials such as wood or brick. No chain link fences will be allowed.

B. Patio Homes

1. Patio walls (wall adjacent to the zero lot line, not the building wall itself) shall be a minimum of 6' and a maximum of 8' in height. This wall shall extend a minimum of 15' from the rear wall of the building. Patio walls shall be set back a minimum of 13' from the front property lines and 2' from the zero lot line.
2. Privacy wall or fence (wall occurring elsewhere and is not identified as the patio wall) shall be a maximum of 6' in height. The front setback shall be a minimum of 13'; the non zero lot line side yard setback shall be a minimum of 2'; and there is no setback requirement for the rear yard.
3. Both patio walls and privacy walls or fences shall be constructed of natural materials such as brick or wood. They shall not allow visibility into the adjoining property. Chain link fences will not be allowed.

VII Off-Street Parking Requirements

The number of off-street parking spaces (10' X 20') required for this development shall be as follows:

- A. Residential - As specified in the Charleston County Zoning Ordinance.
- B. Pool and Playground - As specified in the Charleston County Zoning Ordinance.
- C. No permanent parking of vehicles on the street is permitted.

VIII Screening

Existing vegetation will be retained wherever possible to provide screening. Additional landscape materials will be added where necessary.

IX Streets

All streets shall be constructed in accordance with the County subdivision regulations and road code. These public streets will be dedicated to Charleston County. All streets shall be public.

X Phasing

The project will be built in phases. The construction phasing sequence for the residential portion of the project, if any, will be done as follows:

Phase I	1984
Phase II	1985
Phase III	1986
Phase IV	1987

The developer reserves the right to alter this schedule due to any unforeseen market conditions.

XI Water, Sewerage and Other Amenities

Maintenance of the water, sewer system and trash removal, until it is accepted by a local governmental entity, is the responsibility of the developer. Drainage easements, upon approval, will be dedicated to Charleston County.

The swimming pool and other open space amenities will be owned and maintained by the developer until such time as they are turned over to the Homeowners Association.

XII Lake Character

- A. Owners of lots fronting on lakes will not erect or construct any dock or pier.
- B. Any lake maintenance costs will be the responsibility of the Homeowners Association.
- C. No boat of any nature shall be placed on the lake unless the same shall:
 - i Be propelled by sail, oars, or paddle. Motors of any type are prohibited.
 - ii Not exceed twelve (12) feet in length and four (4) feet in width.
 - iii Be maintained in an orderly manner.

XIII Outbuildings

No structure of a temporary nature shall be erected or allowed to remain on any lot, and no trailer, camper, shack, tent, garage, barn or other structures of a similar nature shall be used as a residence or for any other purpose, either temporary or permanent; provided, however, that nothing contained in this paragraph shall be construed to prevent those engaged in construction from using sheds or other temporary structures as offices or storage shelters for material during periods of construction.

XIV Public Services

Fire protection, garbage collection, and police services shall be provided by the local governmental agencies.

XV Signs

The placement and design of signs will be limited to project identification and shall be made of wood and/or masonry materials. All signs shall be approved by Charleston County Public Works.

Signs to be erected are:

1. Main entrance on Glendale Avenue will consist of an entrance sign constructed in the main entrance island. The sign will not exceed 32 square feet in size, eight (8) feet in height and six (6) feet in width. The sign will not be placed within five (5) feet of the curb.
2. The secondary entrance sign on Pinehurst Avenue will be placed in a common open space area, placed on the right of the road right of way. The sign will not exceed 20 square feet in size, five (5) feet in height and four (4) feet in width.
3. Patio home neighborhood clusters will have an entrance sign on each entrance road. The sign will be placed in a common open space area, placed on the right of the road right of way. These signs shall not exceed 16 square feet in size, four (4) feet in height and three (3) feet in width.
4. Single family home neighborhoods will have one entrance sign placed in a common open space area, placed to the right of the road right of way. These signs shall not exceed 16 square feet in size, four (4) feet in height and three (3) feet in width.
5. Each recreational area shall have one entrance sign placed in common open space area, placed to the right of the road right of way. These signs shall not exceed 16 square feet in size, four (4) feet in height and three (3) feet in width.

No commercial signs are allowed with exception to realtor signs. The realtor signs will conform to Charleston County regulations.

XVI Critical Line

There are no areas within the surveyed boundary that are below the critical line as determined by the South Carolina Coastal Council.

XVII Site Plan

Site Plan approval will be obtained from Charleston County Zoning office prior to obtaining building permits.

All that certain piece or tract of land, situate, lying and being in Charleston County, South Carolina, being shown on a plat entitled "Plat Showing The Recombination Of Parcels 17, 18, & 19 Of Tax Map Number 356-0-0 Totaling 170+ Acres - And The Resubdivision Into Tract "A" (42.67 Acres) And Tract "B" (127.73 Acres) Owned By Canterbury Development Associates Limited Located In St. Andrews Parish, Charleston County, South Carolina" dated March 29, 1984, by Enwright Associates, Inc., which said plat is recorded in the RMC Office for Charleston County in Book AZ, Page 132. Said piece or tract is more fully described according to said plat as follows:

Beginning at an iron pipe at the Southeast corner of the intersection of Glendale Drive and Church Creek Road and running thence from said point of Beginning S29-36-22W 99.96 feet to an iron pipe thence S59-27-34E 120.16 feet to an iron pipe thence S45-54-45E 282.40 feet to an iron pipe thence S57-34-53E 147.77 feet to an iron pipe thence S43-07-17E 168.13 to an iron pipe which is the start of the critical line as defined by the South Carolina Coastal Council. The critical line has the following bearings and distances:

1-S69-57-58E	52.21 feet	34-S48-24-01W	91.43 feet
2-S62-27-17E	77.46 feet	35-S64-27-35W	79.19 feet
3-S34-36-59E	37.34 feet	36-S72-00-15W	79.80 feet
4-S23-57-45E	29.42 feet	37-S23-29-36W	43.39 feet
5-S27-59-28E	53.93 feet	38-S38-55-39W	83.90 feet
6-S24-51-08E	17.45 feet	39-S58-48-09W	96.25 feet
7-S12-06-54E	54.31 feet	40-S68-28-01W	112.31 feet
8-S14-36-34W	49.73 feet	41-S56-41-23W	54.40 feet
9-S02-42-51E	46.21 feet	42-S56-40-28W	33.54 feet
10-S33-56-54W	51.19 feet	43-S50-45-38W	62.66 feet
11-S12-43-06W	68.97 feet	44-S37-07-30W	143.24 feet
12-S00-23-46W	61.82 feet	45-S35-07-09W	51.64 feet
13-S05-07-09W	48.57 feet	46-S01-23-29W	42.42 feet
14-S78-16-39W	49.55 feet	47-N20-12-13E	32.19 feet
15-S57-17-03W	65.08 feet	48-S89-45-05E	35.02 feet
16-S40-55-58W	84.22 feet	49-S23-11-13W	82.23 feet
17-S44-24-42W	37.64 feet	50-S32-24-28W	60.11 feet
18-N76-05-43E	36.54 feet	51-N57-13-32W	48.60 feet
19-N81-15-29E	71.34 feet	52-S78-01-10W	20.42 feet
20-S84-43-52E	78.81 feet	53-S07-45-38E	40.09 feet
21-S66-58-39E	58.78 feet	54-S28-28-29W	2.30 feet
22-S63-49-59E	48.71 feet	55-S28-28-26W	59.92 feet
23-N80-15-30E	64.30 feet	56-S28-28-23W	9.92 feet
24-S17-04-38W	65.72 feet	57-S02-55-26W	15.31 feet
25-S40-32-54W	72.99 feet	58-S80-07-32W	74.43 feet
26-S64-14-35W	64.64 feet	59-N81-32-57W	37.54 feet
27-N01-27-46W	34.59 feet	60-N37-07-53W	60.34 feet
28-N59-08-23W	55.50 feet	61-N41-45-44E	38.29 feet
29-S43-51-27W	51.99 feet	62-N45-24-58W	3.87 feet
30-S03-32-45W	53.57 feet	63-N69-14-10W	7.55 feet
31-S03-47-19E	50.31 feet	64-S42-00-15W	42.46 feet
32-S49-13-46E	58.01 feet	65-S34-04-17W	30.22 feet
33-S32-31-59W	40.39 feet	66-S23-36-34W	60.83 feet

67-S76-20-20W 67.68 feet
 68-S62-06-29W 35.37 feet
 69-S64-19-31W 34.64 feet
 70-S72-49-00W 23.47 feet
 71-S55-31-07W 80.72 feet
 72-S52-42-42W 137.51 feet
 73-N60-15-44E 103.77 feet
 74-N57-29-39E 64.87 feet
 75-S79-25-34E 105.34 feet
 76-S18-17-30E 71.78 feet
 77-S19-36-33E 52.89 feet
 78-S03-18-58W 82.99 feet
 79-S12-09-38E 68.11 feet

80-S24-45-56W 49.68 feet
 81-S05-56-01W 95.14 feet
 82-S28-19-34W 70.24 feet
 83-S32-52-47W 85.12 feet
 84-S17-13-55W 86.33 feet
 85-S07-48-44E 96.73 feet
 86-S17-47-12W 99.24 feet
 87-S35-46-10W 48.77 feet
 88-S81-04-50W 41.11 feet
 89-S02-50-45W 8.30 feet
 90-S75-54-50E 13.72 feet
 91-S42-33-39W 32.57 feet

To a fence post on the edge of the marsh thence N46-03-18W 2631.20 feet
 to an iron pipe marking the edge of the SCE&G Company easement thence
 N46-03-18W 181.02 feet marking the other side of the SCE&G Company easement
 thence N46-03-18W 322.17 feet to an iron pipe set on the railroad right-
 of-way thence N40-28-59E 2876.16 feet along the railroad right-of-way
 to an iron pipe thence S49-31-53E 220.66 feet to a concrete monument
 which is a corner of the Springfield Middle School property thence
 S40-07-35W 650 feet to a iron pipe thence S49-36-33 732.01 feet to a
 iron pipe on the Christian Academy's property line thence S29-20-12W
 162.20 feet to an iron pipe thence S60-38-36E 236.80 feet to an iron
 pipe on the SCE&G Company right-of-way line thence N29-22-04E 599.97 feet
 along said right-of-way line to an iron pipe thence S59-37-55E 100.00 feet
 to an iron pipe on the other side of the SCE&G Company right-of-way thence
 S59-32-16E 176.13 feet to an iron pipe on the right-of-way of Glendale
 Road thence N29-36-22E 59.25 feet to an iron pipe thence S60-23-38E 80.00
 feet to an iron pipe which is the point of beginning.

ZONING CASE

NUMBER 1733-C DATE RECEIVED 2/12/85

PLNG. BRD. 3/11/85 HEARING 4/9/85 COMM. 4/11/85

EXISTING ZONING Planned Development District
(PD-R18) District

REQUESTED CHANGE Planned Development
(PD-R18A) District

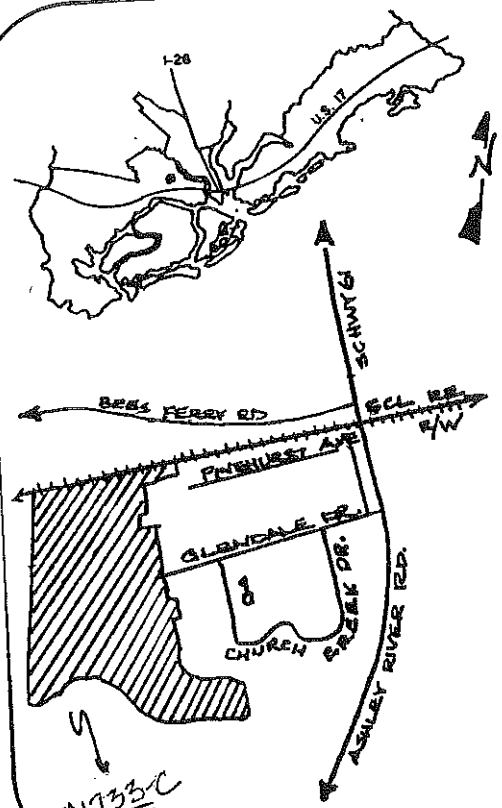
LOCATION St. Andrews Parish, Springfield
Subdivision at terminus of
Glendale Ave. and Pinehurst Dr.

TAX MAP NO. 356-00-00-017,018,019
(Development Text)

PARCEL SIZE 170+ acres GRID 800-7
high ground

APPLICANT Southsun Properties Corp.

932 Houston Northcutt Blvd.
ADDRESS Mt. Pleasant, S.C. 29464



LOCATION MAP

EXISTING LAND USE

This 170+ acre tract contains the undeveloped portion of Springfield Subdivision. Church Creek and its marshes abut this property to the south while property in the City of Charleston is located to the west. Situated along the northern property line of this project is the Atlantic Coastline Railroad right-of-way. The developed portion of Springfield Subdivision abuts this property to the east.

Access to this project will be thru Glendale Avenue and Pinehurst Drive.



#1733-C

STAFF ANALYSIS

1. The "Canterbury Woods" Planned Development District (PD-R18) was established by County Council in 1984 and is to contain a mixture of residential uses: 170 patio homesites, 211 single family lots. Phase I of this project is under construction.
2. The purpose of this request is to amend the "development criteria/guidelines" by adding to the recreational section of this development a "2000 square foot community center building" which was omitted by the developer in his initial development plans.
3. Recreational open space is a major element of this Planned Community as depicted by the 38 acres set aside for playground areas, pool and tennis facilities, pedestrian, trails, buffer areas, a lake and views of Church Creek and its marshes.

RECOMMENDATION

Approval

ZONING REGULATIONS
FOR
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2. Accessory structure setbacks (not including garages and carports)
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*Amendment

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B. Patio Homes

1. Patio walls (wall adjacent to the zero lot line, not the building wall itself) shall be a minimum of 6' and a maximum of 8' in height. This wall shall extend a minimum of 15' from the rear wall of the building. Patio walls shall be set back a minimum of 13' from the front property lines and 2' from the zero lot line.
2. Privacy wall or fence (wall occurring elsewhere and is not identified as the patio wall) shall be a maximum of 6' in height. The front setback shall be a minimum of 13'; the non zero lot line side yard setback shall be a minimum of 2'; and there is no setback requirement for the rear yard.
3. Both patio walls and privacy walls or fences shall be constructed of natural materials such as brick or wood. They shall not allow visibility into the adjoining property. Chain link fences will not be allowed.

VII Off-Street Parking Requirements

The number of off-street parking spaces (10' X 20') required for this development shall be as follows:

- A. Residential - As specified in the Charleston County Zoning Ordinance.
- B. Pool and Playground - As specified in the Charleston County Zoning Ordinance.
- C. No permanent parking of vehicles on the street is permitted.

VIII Screening

Existing vegetation will be retained wherever possible to provide screening. Additional landscape materials will be added where necessary.

IX Streets

All streets shall be constructed in accordance with the County subdivision regulations and road code. These public streets will be dedicated to Charleston County. All streets shall be public.

X Phasing

The project will be built in phases. The construction phasing sequence for the residential portion of the project, if any, will be done as follows:

Phase I	1984
Phase II	1985
Phase III	1986
Phase IV	1987

The developer reserves the right to alter this schedule due to any unforeseen market conditions.

XI Water, Sewerage and Other Amenities

Maintenance of the water, sewer system and trash removal, until it is accepted by a local governmental entity, is the responsibility of the developer. Drainage easements, upon approval, will be dedicated to Charleston County.

The swimming pool and other open space amenities will be owned and maintained by the developer until such time as they are turned over to the Homeowners Association.

XII Lake Character

- A. Owners of lots fronting on lakes will not erect or construct any dock or pier.
- B. Any lake maintenance costs will be the responsibility of the Homeowners Association.
- C. No boat of any nature shall be placed on the lake unless the same shall:
 - i Be propelled by sail, oars, or paddle. Motors of any type are prohibited.
 - ii Not exceed twelve (12) feet in length and four (4) feet in width.
 - iii Be maintained in an orderly manner.

XIII Outbuildings

No structure of a temporary nature shall be erected or allowed to remain on any lot, and no trailer, camper, shack, tent, garage, barn or other structures of a similar nature shall be used as a residence or for any other purpose, either temporary or permanent; provided, however, that nothing contained in this paragraph shall be construed to prevent those engaged in construction from using sheds or other temporary structures as offices or storage shelters for material during periods of construction.

XIV Public Services

Fire protection, garbage collection, and police services shall be provided by the local governmental agencies.

XV Signs

The placement and design of signs will be limited to project identification and shall be made of wood and/or masonry materials. All signs shall be approved by Charleston County Public Works.

Signs to be erected are:

1. Main entrance on Glendale Avenue will consist of an entrance sign constructed in the main entrance island. The sign will not exceed 32 square feet in size, eight (8) feet in height and six (6) feet in width. The sign will not be placed within five (5) feet of the curb.
2. The secondary entrance sign on Pinehurst Avenue will be placed in a common open space area, placed on the right of the road right of way. The sign will not exceed 20 square feet in size, five (5) feet in height and four (4) feet in width.
3. Patio home neighborhood clusters will have an entrance sign on each entrance road. The sign will be placed in a common open space area, placed on the right of the road right of way. These signs shall not exceed 16 square feet in size, four (4) feet in height and three (3) feet in width.
4. Single family home neighborhoods will have one entrance sign placed in a common open space area, placed to the right of the road right of way. These signs shall not exceed 16 square feet in size, four (4) feet in height and three (3) feet in width.
5. Each recreational area shall have one entrance sign placed in common open space area, placed to the right of the road right of way. These signs shall not exceed 16 square feet in size, four (4) feet in height and three (3) feet in width.

No commercial signs are allowed with exception to realtor signs. The realtor signs will conform to Charleston County regulations.

XVI Critical Line

There are no areas within the surveyed boundary that are below the critical line as determined by the South Carolina Coastal Council.

XVII Site Plan

Site Plan approval will be obtained from Charleston County Zoning office prior to obtaining building permits.

All that certain piece or tract of land, situate, lying and being in Charleston County, South Carolina, being shown on a plat entitled "Plat Showing The Recombination Of Parcels 17, 18, & 19 Of Tax Map Number 356-0-0 Totaling 170+ Acres - And The Resubdivision Into Tract "A" (42.67 Acres) And Tract "B" (127.73 Acres) Owned By Canterbury Development Associates Limited Located In St. Andrews Parish, Charleston County, South Carolina" dated March 29, 1984, by Enwright Associates, Inc., which said plat is recorded in the RMC Office for Charleston County in Book AZ, Page 132. Said piece or tract is more fully described according to said plat as follows:

Beginning at an iron pipe at the Southeast corner of the intersection of Glendale Drive and Church Creek Road and running thence from said point of Beginning S29-36-22W 99.96 feet to an iron pipe thence S59-27-34E 120.16 feet to an iron pipe thence S45-54-45E 282.40 feet to an iron pipe thence S57-34-53E 147.77 feet to an iron pipe thence S43-07-17E 168.13 to an iron pipe which is the start of the critical line as defined by the South Carolina Coastal Council. The critical line has the following bearings and distances:

1-S69-57-58E	52.21 feet	34-S48-24-01W	91.43 feet
2-S62-27-17E	77.46 feet	35-S64-27-35W	79.19 feet
3-S34-36-59E	37.34 feet	36-S72-00-15W	79.80 feet
4-S23-57-45E	29.42 feet	37-S23-29-36W	43.39 feet
5-S27-59-28E	53.93 feet	38-S38-55-39W	83.90 feet
6-S24-51-08E	17.45 feet	39-S58-48-09W	96.25 feet
7-S12-06-54E	54.31 feet	40-S68-28-01W	112.31 feet
8-S14-36-34W	49.73 feet	41-S56-41-23W	54.40 feet
9-S02-42-51E	46.21 feet	42-S56-40-28W	33.54 feet
10-S33-56-54W	51.19 feet	43-S50-45-38W	62.66 feet
11-S12-43-06W	68.97 feet	44-S37-07-30W	143.24 feet
12-S00-23-46W	61.82 feet	45-S35-07-09W	51.64 feet
13-S05-07-09W	48.57 feet	46-S01-23-29W	42.42 feet
14-S78-16-39W	49.55 feet	47-N20-12-13E	32.19 feet
15-S57-17-03W	65.08 feet	48-S89-45-05E	35.02 feet
16-S40-55-58W	84.22 feet	49-S23-11-13W	82.23 feet
17-S44-24-42W	37.64 feet	50-S32-24-28W	60.11 feet
18-N76-05-43E	36.54 feet	51-N57-13-32W	48.60 feet
19-N81-15-29E	71.34 feet	52-S78-01-10W	20.42 feet
20-S84-43-52E	78.81 feet	53-S07-45-38E	40.09 feet
21-S66-58-39E	58.78 feet	54-S28-28-29W	2.30 feet
22-S63-49-59E	48.71 feet	55-S28-28-26W	59.92 feet
23-N80-15-30E	64.30 feet	56-S28-28-23W	9.92 feet
24-S17-04-38W	65.72 feet	57-S02-55-26W	15.31 feet
25-S40-32-54W	72.99 feet	58-S80-07-32W	74.43 feet
26-S64-14-35W	64.64 feet	59-N81-32-57W	37.54 feet
27-N01-27-46W	34.59 feet	60-N37-07-53W	60.34 feet
28-N59-08-23W	55.50 feet	61-N41-45-44E	38.29 feet
29-S43-51-27W	51.99 feet	62-N45-24-58W	3.87 feet
30-S03-32-45W	53.57 feet	63-N69-14-10W	7.55 feet
31-S03-47-19E	50.31 feet	64-S42-00-15W	42.46 feet
32-S49-13-46E	58.01 feet	65-S34-04-17W	30.22 feet
33-S32-31-59W	40.39 feet	66-S23-36-34W	60.83 feet

67-S76-20-20W 67.68 feet
 68-S62-06-29W 35.37 feet
 69-S64-19-31W 34.64 feet
 70-S72-49-00W 23.47 feet
 71-S55-31-07W 80.72 feet
 72-S52-42-42W 137.51 feet
 73-N60-15-44E 103.77 feet
 74-N57-29-39E 64.87 feet
 75-S79-25-34E 105.34 feet
 76-S18-17-30E 71.78 feet
 77-S19-36-33E 52.89 feet
 78-S03-18-58W 82.99 feet
 79-S12-09-38E 68.11 feet

80-S24-45-56W 49.68 feet
 81-S05-56-01W 95.14 feet
 82-S28-19-34W 70.24 feet
 83-S32-52-47W 85.12 feet
 84-S17-13-55W 86.33 feet
 85-S07-48-44E 96.73 feet
 86-S17-47-12W 99.24 feet
 87-S35-46-10W 48.77 feet
 88-S81-04-50W 41.11 feet
 89-S02-50-45W 8.30 feet
 90-S75-54-50E 13.72 feet
 91-S42-33-39W 32.57 feet

To a fence post on the edge of the marsh thence N46-03-18W 2631.20 feet
 to an iron pipe marking the edge of the SCE&G Company easement thence
 N46-03-18W 181.02 feet marking the other side of the SCE&G Company easement
 thence N46-03-18W 322.17 feet to an iron pipe set on the railroad right-
 of-way thence N40-28-59E 2876.16 feet along the railroad right-of-way
 to an iron pipe thence S49-31-53E 220.66 feet to a concrete monument
 which is a corner of the Springfield Middle School property thence
 S40-07-35W 650 feet to a iron pipe thence S49-36-33 732.01 feet to a
 iron pipe on the Christian Academy's property line thence S29-20-12W
 162.20 feet to an iron pipe thence S60-38-36E 236.80 feet to an iron
 pipe on the SCE&G Company right-of-way line thence N29-22-04E 599.97 feet
 along said right-of-way line to an iron pipe thence S59-37-55E 100.00 feet
 to an iron pipe on the other side of the SCE&G Company right-of-way thence
 S59-32-16E 176.13 feet to an iron pipe on the right-of-way of Glendale
 Road thence N29-36-22E 59.25 feet to an iron pipe thence S60-23-38E 80.00
 feet to an iron pipe which is the point of beginning.

We request that the following text change be made to PD-R18:

Paragraph 1.B. should be amended to permit the construction and use of a community center building of approximately 2,000 square feet which will also accommodate an office for use by the homeowners association of Canterbury Woods. This community center will be multi-functional and built as part of the recreational complex designed for Canterbury Woods.

RECEIVED

FEB 13 1985

**CHARLESTON COUNTY
PLANNING BOARD**