

DEVELOPMENT GUIDELINES



8.3 ACRE PLANNED DEVELOPMENT
Charleston County, South Carolina

April 15, 1985

The Raintree Corporation
5500 Interstate North Parkway #420
Atlanta, GA 30328

I. DEVELOPMENT OBJECTIVES

Harbor Creek has been designed to meet the demand for attached single-family housing on James Island, emphasizing high quality site planning, architectural design, and construction along with efficient management and preservation of the natural beauty of the site.

The project is proposed as a Planned Development to allow greater flexibility in site design while also restricting the density of the development: The resulting development will be an outstanding community in harmony with the environment.

Major objectives include:

1. Development of a variety of luxury condominium units to serve current market demand.
2. The overall placement of roads and buildings will be sensitive to the site's natural characteristics, relationships of the buildings to each other, parking and open space and neighboring land uses.
3. Preservation of as many of the existing oaks and pines as possible. Roads and traffic islands will be curved and parking spaces will be positioned to accommodate the trees.
4. Generous landscaping will augment the natural areas and will supplement the existing plants and trees along the drives, at the entrance, walkways, courtyards, pool area and marsh's edge.
5. All power, telephone and other utilities will be underground.
6. All site lighting, signs, mailboxes and other exterior features will be coordinated with the landscaping and building design.
7. A spacious swimming pool will be centrally located and surrounded by cedar decks, landscaping and brick privacy walls.
8. An efficient circulation system with a single major boulevard access to the main highway. A de-acceleration lane will be provided as well as the recommended number of on-site parking areas.

9. Building design will exhibit a variety of forms reflecting distinctive spatial arrangements of the interiors of each residence.
10. All units will be complete with fire/smoke detection and security systems.
11. The grounds, roadways and recreational facilities will be maintained by the development's home owners' association.

II. LAND USE

The project consists of nine buildings of four dwelling units each. There are two different building types, both with three, three-bedroom units and one two-bedroom unit for a total of 36 units. The gross residential density will be 4.3 units per acre. The coverage will be less than 20% of the site with building square footage not exceeding 72,000 s.f.

A 1,050 S.f. swimming pool and 200 s.f. bath house (including bathrooms and pool equipment) will also be provided. The paved and wooden deck area around the pool covers 2,550 s.f.

III. SETBACK AND HEIGHT STANDARDS

1. A generous 70' minimum buffer zone of green space and lagoon will be maintained along the major frontage of the property, providing screening and attractive site lines.
2. A 15' minimum building setback at side lot lines, inclusive of porches and decks.
3. A 15' minimum rear yard, inclusive of porches and decks.
4. A 20' minimum distance between buildings.
5. Elevations and Buildings Heights - The elevation of the site's ground surface varies from 4' to 6' MSL. The roadways and garage elevations will be built up to 7' MSL and the first finished floor elevation will be at 14'. The total building height above grade will not exceed 35', with two full floors of living space maximum.

IV. OFF STREET PARKING

A minimum of one garage space is provided for each dwelling unit with some three-bedroom units having two-car garages. A total of 44 garage

spaces will be provided along with a minimum of 55 off-street spaces at 9' x 18' with 23' maneuvering space. This meets the Charleston County Zoning Ordinance parking requirements.

V. STREETS

The street will be paved in accordance with County subdivision specifications, but will not be dedicated to The County.

VI. OTHER ZONING REQUIREMENTS

All requirements of a RM-4 district as well as Dwelling Groups according to the County Zoning Ordinance shall be used as minimum standard where not specified herein.

VII. STORM DRAINAGE

All storm drainage systems shall be constructed in accordance with the South Carolina Coastal Council Storm Water Management Guidelines and meet approval of the Charleston County Public Works Department.

VIII. WATER AND SANITARY SEWER SYSTEMS

Water and sanitary sewer service will be provided by City of Charleston and The James Island Public Sewer District, approved by The South Carolina Department of Health and Environmental Control and The South Carolina Coastal Council.

IX. SCHEDULE

The proposal is intended as a single project, not to be phased. Initial construction is scheduled to begin August 1, 1985 and the project will be completed within two years from the start date.

X. PUBLIC SERVICES

Police protection shall be provided by Charleston County. James Island Public Service District will provide fire and sanitation services.

XI. SIGNAGE

A 25 s.f. project identification sign of appropriate materials and character will be placed at the proper entrance. The sign will be indirectly illuminated and be in no conflict with, or obstruct any traffic.

Three directional signs of similar character and construction will be used. Each will be one s.f. in area (8" x 18") with arrows and townhouse numbers. (see site plan for locations)



CHARLESTON COUNTY COUNCIL

O. T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401

ZONING REGULATIONS

FOR

HARBOR CREEK

PLANNED DEVELOPMENT DISTRICT

(PD-21)

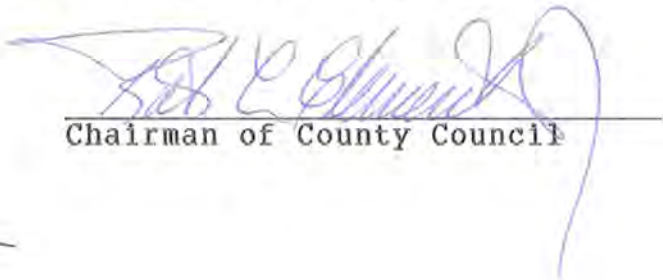
The following items when combined with the master plan dated April 15, 1985, and the Development guidelines shall govern the zoning requirements for the Harbor Creek Planned Development District, designated at PD-21:

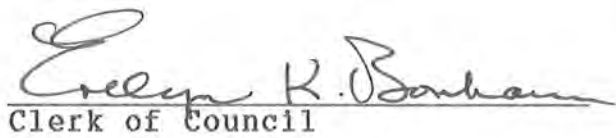
1. Land uses permitted within the "Harbor Creek" project are as follows:

	<u>Acreage</u>	<u>Units</u>	<u>Density</u>
a. Condominiums	8.15 acres	36 units	4.3 units/acre
b. Recreation (pool & bathhouse)			

2. Building setback lines shall be as stated in the "Development Quidelines for Harbor Creek."
3. The number of off street parking spaces (9' x 18') required for this development shall be as specified in the "Development Quidelines for Harbor Creek" and as noted on the master plan. Maneuvering areas for off street parking shall meet minimum county standards.
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 plan 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 structures.

5. Public water and sewage shall be provided in accordance with the Development Guidelines. Conditional use permits for same shall not be required.
6. Conditional use permits for residential dwelling groups shall not be required.
7. A minimum 70' buffer zone of green space and lagoon will be maintained along the major frontage of the property.
8. Drainage systems shall be constructed to county standards.
9. A deceleration lane shall be constructed and maintained as shown on the master plan by the developer.
10. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.
11. Detailed site plans for this development must be reviewed and approved by the Planning staff prior to obtaining applicable building permits.
12. This amendment shall become effective June 19, 1985.


Chairman of County Council


Clerk of Council