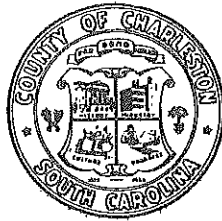


ELIZABETH M. KERRISON, CHAIRMAN  
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BEVERLY T. CRAVEN, CLERK  
723-6772

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

BECKETT PLANTATION

The following items when combined with the Master Plan and Development Guidelines dated April 11, 1988 shall govern the zoning requirements for Beckett Plantation, Planned Development District designated PD-33.

1. Land uses permitted within Beckett Plantation are as follows:

a. 45 Single Family Lots	151.01 acres	.3 units/acre
b. Recreation area including boat ramp, community dock, gazebo, tennis courts, and swimming pool	4.36 acres	
c. Open Space	2.39 acres	

2. Building setback lines, minimum lot area, maximum lot coverage, building height, lot widths, screening and buffer requirements, parking, and fences and walls shall be as stated in the Development Guidelines for Beckett Plantation.

3. Variances from any of the above stated requirements will be reviewed and granted by the Charleston County Board of Adjustment.

4. Public water and sewer are not available at the site. Water shall be provided by private well on each individual lot. Sanitary sewer will be provided by individual septic tank system in accordance with DHEC review and approval. Electric and telephone utilities will be developed in accordance with the Development Guidelines; Conditional Use Permits for same shall not be required.

5. This in no way guarantees approval of any lot in this proposed planned development for the use of individual sub-surface disposal systems. Final approval of individual lots may only be granted after a satisfactory site and soil evaluation of each lot has been accomplished by the Health Department.

6. Signs will be erected and located as provided in the Development Guidelines for Beckett Plantation.
7. All roads and drainage systems shall be privately owned and maintained by the Beckett Plantation Property Owners Association. All roads will be unpaved and constructed to County standards for dirt roads. Drainage systems will be constructed to County standards. Trees and other landscaping in the right-of-way and in drainage easements, identification and directional signs, fences and walks will be permitted in the right-of-way as approved by the Department of Public Works.
8. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by the Development Guidelines for Beckett Plantation.
9. Homeowner's agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat considerations 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 homeowners.
10. Detailed site plans for individual phases shall be prepared in accordance with the Development Guidelines and Master Plan and shall be reviewed and approved by Planning Staff prior to obtaining applicable zoning and building permits.
11. Plats are to be prepared and approved through the Charleston County Subdivision process prior to sale of individual lots.
12. This amendment shall become effective June 22, 1988.

  
\_\_\_\_\_  
CHAIRMAN OF COUNTY COUNCIL

  
\_\_\_\_\_  
CLERK OF COUNCIL

DEVELOPMENT GUIDELINES  
PLANNED DEVELOPMENT DISTRICT

BECKETT PLANTATION  
Edisto Island, South Carolina

INTRODUCTION - PURPOSE

Beckett Plantation is a proposed single family development located along Fishing Creek on Oyster Factory Road at Edisto Island, South Carolina. Beckett Plantation is composed of a total of 267 acres of which 169.34 acres are developable high-land.

The proposed development will consist of 45 one acre and above home sites and a recreation area of 4.36 acres. This recreation area will consist of a boat launching ramp and docking facility (short term - 4 slips only), a creek-side gazebo, 2 tennis courts, and a swimming pool.

A Property Owners Association (POA) will be established of property owners of Beckett Plantation. The POA will be responsible for the maintenance of all roads and drainage structures, recreation area, and other open spaces and ornamental features of the Beckett Plantation development. The POA will also be responsible for the creation and appointment of the Architectural Review Board (ARB). This committee will be given full architectural control so as to insure that landscaping, houses, and other structures are of appropriate size, color, and material, and are of harmonious design. The POA will be responsible for the installation of any additional amenities other than the boat ramp and short term docking facility.

The development will be an extremely low density project and has been designed to maintain the historic "country feel" and character of the locality. Every attempt will be made to keep the project harmonious with the natural beautifully wooded, creek front setting.

LAND USE

RESIDENTIAL USES

The primary use of the property is for 45 single family dwellings. There is no minimum size established for the principal dwelling structure, but the design, materials of construction and siting shall be approved by the Beckett Plantation ARB.

No mobile home, trailer, or tent will be placed on the property for the purpose of residence.

Accessory structures will be permitted on an individual single family lot. This shall include garages, guest or servant/caretaker quarters, stable, outbuilding, swimming pool, tennis court, gazebo, private boat dock and boardwalk. All accessory structures must be approved by the Beckett Plantation ARB.

Private lakes shall be allowed on single family lots. These lots must be approved by the ARB and must be maintained by the homeowner. Lakes must not interfere with the planned operation of storm drainage facilities.

Single family lots which contain lands which are isolated by marshlands or water (islands), shall be permitted to have boardwalks or wood ramps, to access or connect land parcels. Such structures shall be limited to a width of 5' and will require the approval of the ARB as well as any other regulatory agency necessary for permitting. Gazebos of 1000 SF or less will be permitted on these islands subject to approval by the ARB.

A temporary sales office will be allowed on the western corner of Lot 39. This sales office may be a trailer or modular office, but it's location and appearance must be approved by the Beckett Plantation ARB. This structure may not be used as a residence.

### RECREATIONAL USES

Boating facilities planned for the project include a boat launching ramp with associated parking and a short-term, 4 slip community boat dock. The boat ramp will be of concrete and will be a maximum of 12' wide. The boat dock will consist of two 30' floating dock sections with a rigid pier access walk. The facility will have no sanitary sewer or fueling facilities.

An open-air, covered gazebo of 1000 SF maximum is planned as an integral part of the community dock. This facility will include mens and womens restrooms.

Two tennis courts are planned and will be provided with lighting for use at night. Located adjacent to the tennis courts, a swimming pool and associated bath house is planned. The bath house will consist of mens and womens restrooms, equipment and storage rooms. The combined size of the bath house, swimming pool and deck will be no larger than 2500 SF.

All recreational facilities excluding the short-term dock and boat ramp will be constructed by the POA. All recreation facilities will be maintained by the Beckett Plantation POA.

### TABULATION

The proposed land use tabulation is as follows:

Gross Land Area	266.93 Acres	
Total Marsh Land	95.20 Acres	
Fresh Water Wetlands	2.87 Acres	
Net Usable Land	168.86 Acres	
Mainland	166.47 Acres	
Islands (High Ground)	2.39 Acres	
Total Single Family	151.01 Acres	45 Units .3 DU/A
Roadway	11.10 Acres	
Total Recreation	4.36 Acres	
Open Space	2.39 Acres	

## SETBACK CRITERIA

The following setbacks apply to both primary dwellings and accessory structures:

Front Yard Setback	40'
Side Yard Setback*	30'
Rear Yard Setback**	30'
Recreation Facilities Setback	25' (From adjacent single family lot)

\* In the case of a corner lot, the owner may choose the side lot line facing the street as his front yard with the other side treated as a side yard.

\*\* Where a rear yard is adjacent to a S. C. Coastal Council Critical Line the minimum rear setback shall be 20'.

## BUILDING HEIGHT

The maximum building height allowed will be 35' as measured from the flood insurance regulation minimum first floor elevation as recognized by Charleston County. This requirement is for both primary single family dwellings and their accessory uses.

Gazebos located on islands within the project will be limited to a maximum height of 20' above the minimum first floor elevation.

## LOT AREA AND WIDTHS

All lots shall be of 35,000 SF minimum area. The minimum lot width at the right-of-way will be 30'. The maximum lot coverage allowed by building is 25%.

## OFF STREET PARKING

Each residence shall have off-street parking for a minimum of three automobiles. All parking spaces shall be a minimum of 9' x 18'. Should the residence have accessory guest quarters or living quarters for caretaker or servant than one additional parking space shall be provided.

Parking shall be provided for all recreational uses. Minimum parking requirements will be as follows:

Swimming Pool - 1 space per 300 SF combined pool and deck area.

Tennis Courts - 1 space per tennis court.

Community Boat Dock - 3 spaces per 4 docking berths.

Boat Launching Ramp - 7 combined auto and trailer (10'x40') spaces.

Creekside Gazebo - 1 space per 50 SF of gross floor area.

### BUFFER AREAS

A 50' wide buffer will be provided along both Oyster Factory Road and Shell House Road where it is adjacent to the property. No structure, with the exception of the entry signage, will be permitted in this buffer area. Landscaping is permitted, but clearing is permitted only with the approval of the Beckett Plantation ARB.

A 10' buffer will be added around the existing cemetery on the site. No structure may be built or placed within this buffer area. Landscape planting is allowed within this buffer. A 10' ingress-egress easement will be added for access to the cemetery.

A maintenance easement will be placed around the perimeter of any lakes constructed. This easement will vary in width and is intended to insure future access for maintenance of the lakes. No building or structure shall be placed within this easement. Landscaping will be permitted within the easement.

### FENCES AND WALLS

Fences and walls will be permitted within the development. Their design, material of construction and location must be approved by the Beckett Plantation ARB.

### ROADS AND DRAINAGE

All roads and drainage systems shall be privately owned and maintained by the Beckett Plantation Property Owners Association. A statement as such will be recorded with all deeds so as to insure future maintenance responsibilities.

All roadways will be of 50' right-of-way. Other than the roadway surface, which will be of dirt (unpaved), all work will be in accordance with the Charleston County Road Code. Lakes which are constructed on the property will be built to Charleston County standards and will also be maintained by the Property Owners Association. A maintenance easement will be included around the lake so as to insure future maintenance access.

### PHASING

The proposed project shall be built in two phases. The first phase will consist of the roadways, drainage structures, utilities, and lot development. Phase two will consist of the recreation amenities. This phase will be built at the developers discretion.

### SIGNAGE

A project sign identifying the project will be located at the entrance to the proposed subdivision at the intersection of Oyster Factory Road. This sign will be of masonry and sandblasted wood and shall be located (15' min. setback from r/w) so as to not impede traffic visibility. The entry signage will have a maximum area of 35 square feet. This sign will be attractively landscaped and illuminated.

A sandblasted wood identification sign shall be located along the roadway at the entrance to the recreation area. This sign (15 square foot max.) will be located

within the recreation area boundaries, will not interfere with traffic visibility and will also be landscaped and illuminated.

Pertinent signs will also be installed in the recreation area for user information. All signs will be of sandblasted wood.

Realty and construction signs may be located in the project where necessary. These signs must follow the Charleston County ordinances in location and sizing.

#### SITE PLAN APPROVAL

All construction shall be first reviewed, accepted, and approved by the Beckett Plantation Architectural Review Board before the issuance of building permits by Charleston County. Additionally, any variance from these Development Guidelines must first be approved by the ARB and then by the Charleston County Board of Adjustment.

#### SERVICES

Public water and sanitary sewer are not available at the site. Potable water shall be provided by private well on each individual homesite. Sanitary sewer will also be provided by individual septic tank system. Electric power will be provided by South Carolina Electric and Gas. Telephone service is provided by Southern Bell. Fire protection service is provided by St. Paul's Fire District.

THE EDISTO ISLAND COMMUNITY ASSOCIATION  
Post Office Box 269  
Edisto Island, South Carolina 29438

February 19, 1988

Mr. Thomas Capp  
The Lyons Co.  
101 Jungle Road  
Edisto Island, SC 29438

Re: BEckett Plantation  
Planned Unit Development

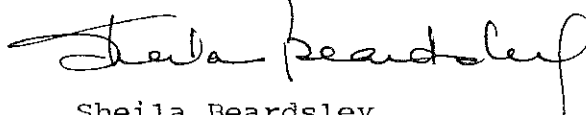
Dear Mr. Capp:

Thank you for referring the question of dirt, rather than blacktop roads, in the subject PUD to our Board for an opinion.

It is the consensus of the Board that our preference is for dirt roads, where feasible, in this type of development. This preference is based on a recognition of the runoff of heavy metals and other pollutants into the SAA and SA protected waters of the Edisto River system which result from blacktop roads.

Very truly yours,

THE EDISTO ISLAND COMMUNITY  
ASSOCIATION



Sheila Beardsley  
Correspondent





# ST. PAUL'S FIRE DEPARTMENT

## 911

6350 HIGHWAY 162  
P.O. BOX 65  
HOLLYWOOD, S.C. 29449

PHONE  
EMERGENCY 803-889-6458  
ADMINISTRATION 889-8874

March 8, 1988

Mr. Thomas L. Kapp  
101 Jungle Road  
Edisto Beach, S.C. 29438

Re: Beckett Plantation, Oyster Factory Road

Dear Mr. Kapp,

As per our telephone conversation on March 3, 1988 concerning fire protection for 45 residential home sites on Beckett Plantation at the end of Oyster Factory Road, the St. Paul's Fire District will provide fire protection to this area as long as it remains in our fire district. If we can be of any help to you in the future, please don't hesitate to call.

Sincerely,

*Larry M. Garvin*

Larry M. Garvin  
Chief, St. Paul's Fire District

Trident Health District  
South Carolina Department Of Health And Environmental Control

Joe Carroll Chambers, M.D., M.P.H.  
District Medical Director



334 Calhoun Street  
Charleston, S.C. 29401

March 22, 1988

Mr. T.L. Kapp  
101 Jungle Rd.  
Edisto Beach, SC 29438

Ref: TMS# 023-00-00-007, EH# 234-88, Oyster Factory Rd., St. Pauls Parish

Dear Mr. Kapp:

On March 17, 1988, an evaluation of the soil profile at 40 sites on referenced tract was made by qualified Environmentalist of this department. The purpose of this evaluation was to determine if these sites could support an individual on-site sewage treatment and disposal system in accordance with approved standards as outlined in S.C. DHEC Regulation 61-56, "Individual Waste Disposal Systems Regulations and Standards as outlined in S.C. DHEC Regulation 61-56, "Individual Waste Disposal Systems Regulations and Standards".

Only a small area of the referenced property was adequately identified, so that no definite conclusions could be made, in respect to the suitability of the soils for the development of a subdivision with an unknown number of lots. There does appear to be several ridges in the 9.0 elevation range that would be suitable; however, much more delineated evaluations must be made before this can be determined.

If you have any questions regarding this matter, I would appreciate you calling 724-5970 between 8:30 and 9:30 a.m., any Monday thru Friday to speak with me and, if necessary, schedule an appointment prior to making a trip into our office.

Sincerely,

Stephen H. Calk, R.S.  
District Soil Consultant

bg



South Carolina Electric & Gas Company  
P.O. Box 1187  
Walterboro, SC 29468  
Phone # 549-5558

April 7, 1988

Mr. Thomas L. Kapp  
The Lyons Company  
P.O. Box 338  
Edisto Beach, S.C. 29438

Re: Electric Facilities for Beckett Plantation

Dear Tom:

The conceptual master plan for the development of Beckett Plantation dated January 21, 1988 indicates a total of 45 lots. This development will meet the South Carolina Electric & Gas requirements and may be served by an underground electric distribution system. Due to the configuration of many lots the individual services may exceed the standard 125', as provided by South Carolina Electric & Gas, and the owners would be responsible for the cost of any additional length service.

Please keep us informed concerning the status of this project so that we may provide in a timely manner the electric services necessary for this development. If you should have any questions please call me.

Les Zielke  
District Manager

LRZ/ps

cc: Doug Wright  
Bo Gray



## Southern Bell

P. O. Box 10500  
5900 Rivers Ave.  
Room 211  
Charleston, SC 29411

March 9, 1988

Mr. Tom Kapple  
The Lyon's Company  
101 Jingle Road  
Edisto, South Carolina 29438

Dear Mr. Kapple:

Regarding telephone service to that tract of property on Edisto Island known as Tax Map Number 23-00-00-7, Southern Bell presently provides telephone service to Edisto Island and plans to provide service to any new developments in the area, contingent on the following conditions:

1. An approved site plan showing the water, sewer, paving and drainage plans and lot dimensions must be provided to this office with sufficient lead time to allow for the design and construction of telephone facilities to the project. Depending on size, sufficient lead time may be defined as 6 to 9 months prior to the initial service request.
2. An approved, written easement is required for any telephone facilities placed on private property. This easement must be secured before work can begin.
3. All easements must be clear of obstructions prior to cable placement. Also, all easements must be within 6 inches of final grade for buried cable to be placed.
4. Once the developer plans are complete, a signed plat from the developer must be on file in this office. This plat will show the final building or lot layout and the proposed telephone distribution cable route and is intended to prevent any late changes that could alter the telephone distribution design.

Buried cable is presently the first choice in this area, however, Southern Bell reserves the right to place aerial facilities if the situation dictates.

I hope this letter answers any questions you may have regarding Southern Bell's intent to serve this development on Johns Island. Please do not hesitate to call me at 745-8522 should you have any questions. I look forward to working with you on this undertaking.

Sincerely,

*Brian K. Gamble*

Brian K. Gamble  
Engineer

BKG/mfb



**SOUTH  
CAROLINA  
COASTAL  
COUNCIL**

Ashley Corporate Center  
4280 Executive Place North  
Suite 300  
Charleston, S.C. 29405  
(803) 744-5838  
Telex (803) 744-5847

John C. Hayes, III  
*Chairman*

H. Wayne Beam, Ph.D.  
*Executive Director*

April 7, 1988

Mr. David Frank  
Director of Planning  
Charleston County Planning Department  
2 Courthouse Square  
Charleston, SC 24901

Re: Berkett Plantation

Dear Mr. Frank:

Plans dated March, 1988, for the above referenced project have been reviewed for consistency with the S. C. Coastal Management Program. We have found them to be acceptable. If you have any questions about this, please contact me at your earliest convenience.

Sincerely,

Fritz Aichele  
Planner

JHA  
JHA:mks0373D/(70)

cc: Dr. H. Wayne Beam  
Mr. Christopher L. Brooks  
Mr. H. Stephen Snyder  
Mr. Jimmy DuPre



DEPARTMENT OF THE ARMY  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
P.O. BOX 919  
CHARLESTON, S.C. 29402-0919

REPLY TO  
ATTENTION OF

April 7, 1988

Regulatory Branch

Mr. Tom Kapp  
c/o Beckett Plantation  
101 Jungle Road  
Edisto Beach, South Carolina 29438

Dear Mr. Kapp:

This is in response to your request for a wetland determination and our recent onsite meeting concerning Department of the Army jurisdictional responsibility as it pertains to a 100 acre site known as the Beckett Tract located north of Oyster Factory Road on Fishing Creek, Edisto Island, Charleston County, South Carolina.

As a result of the onsite meeting and further investigation into this matter, I have determined that the referenced property contains jurisdictional wetlands, and as such, a Department of the Army permit will be required for the placement of dredged or fill material in such areas. The wetlands have been flagged onsite and are accurately represented on your plat dated January 11, 1988. In the event you desire to place fill or excavated material in the isolated jurisdictional areas, a portion of your proposed work may be authorized under an existing nationwide permit (NWP) found in Corps of Engineers' Regulations at 33 CFR 330.5(a)(26) if the South Carolina Coastal Council (SCCC), after a full review of your project, indicates to this office that the project is consistent with the Coastal Zone Management Plan. In an effort to expedite this review and coordination, this office and the Coastal Council have worked out the procedure as follows:

- a. You submit your proposal to this office.
- b. We review it for accuracy with respect to jurisdictional areas.
- c. We forward your request to the SCCC and various other State and Federal agencies involved in natural resources for their review.
- d. Upon completion of their review procedures, the SCCC advises this office as to your projects consistency with the SCCC Management Plan.
- e. We review your project, as certified by the SCCC, to determine whether it may either proceed under the NWP or requires further coordination at the Federal level because it impacts more than one acre of wetlands and has unresolved Federal agency concerns.

In order for you to begin the above process you must fill in the attached sheets and prepare drawings depicting the proposed work. In future correspondence concerning this matter please refer to the following number: SAC-49-88-261. Please forward the completed forms and drawings to this office at your earliest convenience. A copy of this letter has been furnished to the South Carolina Coastal Council and Charleston County Planning Commission, 2 Court House Square, Charleston, South Carolina 29401.

If you have any questions concerning this matter, please contact me at A/C 803-724-4330.

Sincerely,

  
S. M. Danker  
Project Manager  
Regulatory Branch

Enclosures