

**ATYS WILLIAMS
EDISTO ISLAND GENERAL COMMERCIAL DISTRICT
PLANNED DEVELOPMENT (PD-63)**

The following items when combined with the Development Guidelines will govern the zoning requirements for the Planned Development District designated as PD-46.

1. Land uses permitted within the Planned Development are as follows:
 - a. All uses outlined in the Development Guidelines as permitted uses in the Edisto Island General Commercial District. Any allowed uses on Attachment 1 of the Planned Development Guidelines will require the land owner to go through the Site Plan Review and/or Conditional Use Permit processes prior to being permitted.
 - b. Setbacks, buffer areas, and landscaping requirements designed to exceed the requirements of the tree preservation and screening/buffering sections of the Charleston County Zoning Ordinance and meet the recommendations of the Edisto Island Land Use Plan.
2. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
3. Utilities and services will be provided in accordance with the Development Guidelines. Conditional Use Permits for the same will not be required.
4. Signs will be constructed according to the standards outlined in the Development Guidelines.
5. The Charleston County Zoning Ordinance will apply to all areas of this Planned Development where not covered by these Development Guidelines.
6. This agreement will become effective September 20, 1995.

Vaughn H. Howard
Chairman of County Council

Beverly T. Craven
Clerk of Council

#2667-C

PLANNED DEVELOPMENT GUIDELINES:
EDISTO ISLAND GENERAL COMMERCIAL DISTRICT

OWNER: Mr. H. Atys Williams
Farmers Hardware Company
P.O. Box 217
Sylvania, Ga. 29467
Phone: 912-564-2604

I. PURPOSE AND INTENT

The purpose and intent of these guidelines is to describe a proposed planned development district consisting of 2.02 acres located at 796 Highway 174 on Edisto Island (TMS #076-00-00-093 & 094 - parcels to be combined pending rezoning). The subject parcels are restricted to the uses and design criteria outlined in these guidelines.

This application is intended to comply with the recommendations of the Edisto Island Land Use Plan as much as feasible considering existing structures on properties utilized for Edisto Hardware. With this application, the property owner has incorporated the Plan recommendations into the Planned Development Guidelines as appropriate for the existing business.

II. LAND USE CRITERIA

All uses allowed in the Edisto Island General Commercial (E-CG) district (see Attachment 1, Table of Permitted Uses), will be permitted within the Edisto Island General Commercial Planned Development. Any allowed uses on Attachment 1 attached hereto and incorporated herein will require the land owner to go through the Site Plan Review and/or Conditional Use Permit processes prior to being permitted.

III. BUILDING CRITERIA

Existing structures are authorized as shown on the site plan. For any future construction/additions or intensification of use, the following building restrictions will apply:

VII. PARKING REQUIREMENTS

Orientation: Recommend location to side or rear of establishment to screen from roads and adjacent properties. Allow one row of parking in front of the building.

Spaces Required: As per Chas. County Zoning Ordinance.

Paving: Required permeable surface to enhance drainage/natural filtration and avoid asphalt-type surface which promote run-off into marshes/wetlands. Impermeable surfaces will be allowed for any parking areas containing 20 or greater spaces.

Trees: One (1) canopy tree is required per 10 parking spaces.

All required trees will be a minimum of 2 1/2' caliper at the time of planting. All trees will be planted within a protective island (such as curbing, railroad ties or other approved barricades) of no less than 200 square feet.

Above and beyond the existing tree requirements, credit will be given for existing canopy trees located within the parking lot area.

VIII. SIGN REQUIREMENTS

Existing 12' high sign measuring 32 square feet is authorized as existing in the location shown on the site plan. For any future replacement sign, or for any future construction/additions or intensification of use, the following criteria for signs will apply:

Size (maximum) 32 square feet per allowed sign

Height (maximum) 8 feet from grade (measured from ground level to the highest point of the sign). Wall and roof signs cannot project above the peak of the roof.

Types Allowed: Free-standing sign
Wall sign (on building)
Roof sign (on building)

Not Allowed: Intermittent lighting
Changeable lettering
Off-premise signs

Building and Parking Setbacks

Front: 50' along Hwy. 174
25' along secondary streets
Sides: 20' (5' for adjacent commercial)
Rear: 20' (10 feet for adjacent commercial)

Height Maximum: 35' above the minimum required finished first floor elevation or grade level if not located in flood zone.

Lot Coverage Maximum: 75% (to include structures, parking, and driveways). Earthen parking and access areas will not be counted toward this requirement.

IV. TREE REQUIREMENTS

As per Charleston County Zoning Ordinance and as otherwise set forth on the site plan and in these guidelines.

V. SCREENING/BUFFERING REQUIREMENTS

As shown on the site plan for existing use/structures. For any future construction/additions or intensification of use, the following screening/buffering guidelines will apply:

Front: 50' semi-opaque vegetative buffer along Hwy 174.
25' semi-opaque vegetative buffer along all other roads.
Sides: 20' semi-opaque vegetative buffer or 10' opaque buffer.
(5' semi-opaque buffer for adjacent commercial).
Rear: 20' semi-opaque vegetative buffer or 10' opaque buffer.
(5' semi-opaque buffer for adjacent commercial).

VI. ACCESS REQUIREMENTS

As shown on the site plan for existing use/structures. For any future construction/additions or intensification of use, the access requirements will be in accordance with Charleston County Zoning Ordinance and as set forth in the Edisto Island Land Use Plan.

Banners/pennants/streamers

Signs creating traffic hazards/endangering public safety.

Portable signs (allowed temporarily for 30 days after opening of a new business).

Lighting:

Indirectly illuminated signs (flood lights). No internally illuminated signs will be allowed, including neon. Maximum lighting allowed per sign will be 10 watts per square foot of sign.

ZONING CASE

NUMBER 2667-C DATE RECEIVED 6/28/95

PLNG. BRD. 7/24/95 HEARING 8/1/95 COMM. 8/10/95

EXISTING ZONING Agricultural General (AG) and
General Commercial (CG)

REQUESTED CHANGE Planned Development (PD-63)

LOCATION Edisto Island; 796 Highway 174.

TAX MAP NO. 076-00-00-094 & portion of 093.

PARCEL SIZE 2.02 Acres

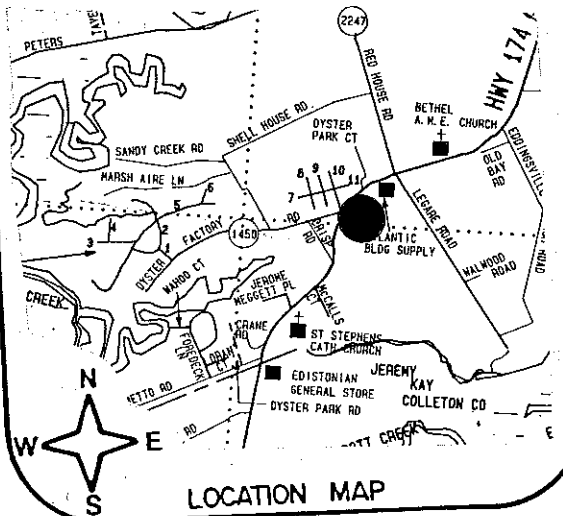
APPLICANT Mr. H. Atys Williams

Farmers Hardware Co.

ADDRESS

P.O. Box 217

Sylvania, GA 29467



2667-C

Existing Land Use

This 2.02 acre tract contains buildings and structures associated with the operation of Farmers Hardware. It is composed of all of parcel 076-00-00-94 zoned General Commercial (CG) and a portion of parcel 076-00-00-93 zoned Agricultural-General (AG) which will be combined to form the area for PD-63. Just to the south of parcel #93 is a commercial development (PD-46 approved by County Council 10/19/93) with a trucking firm office and a new coin operated car wash to the rear. To the rear of parcel #93 and adjacent to the east are forested areas zoned AG. To the north of parcel #94 are two single family homes and to the north of parcel #93 is a large, vacant, wooded tract zoned AG. Directly across Highway 174 from the subject parcels is a parcel containing a mobile home and several other vacant parcels, all zoned AG. A few hundred feet to the south of the subject parcels is the intersection of Highway 174 and Oyster Factory Road, where a small office park and a real estate office are located, both zoned Community Shopping District (CC).

