

Task # 7
Overall Task Subject: AGR (Settlement Areas)
Purpose of this part of task: Delete the Settlement Area provision from the ZLDR Chapter 4 per the request of Edisto Island residents***

Text Recognition:
~~deleted text~~ = deleted text
Substituted/added text is bold italics

ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

§4.7.6 SETTLEMENT AREAS

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. ~~A parcel of land may be identified as a Settlement Area as determined by the Planning Director if the property owner can demonstrate by a survey or other legally recorded plats or deeds of their property, as prepared by a registered surveyor in the State of South Carolina, that their property has 30 acres or less of high land; and~~
4. Tax parcels are not located on Wadmalaw Island.

CHAPTER 12 | DEFINITIONS

ARTICLE 12.1 TERMS AND USES DEFINED

TERM	DEFINITION
Settlement Areas	The areas designated as "settlement areas" by the adopted Charleston County <i>Comprehensive Plan</i> .

*****Note:** The Settlement Area section of the Ordinance (in AGR) was done to account for parcels that met the requirements of the Settlement Area study when done in 2001, but were left out due to lack of data or lack of technology to capture all the parcels that met the requirements. Charleston County Planning has had a total of eleven (11) property requests to be considered in the Settlement Area since 2001. Eight (8) of these requests were on Edisto Island, two (2) were on Johns Island and one was located in the west area of Charleston County. Eight (8) of the eleven (11) applications were approved.