



Case # BZA-10-22-00618

Charleston County BZA Meeting of December 5, 2022

Applicant: John J. Campbell

Property Owner: Larry E. Campbell

Property Location: 4979 Highway 17 North – East Area

TMS#: 629-00-00-253

Zoning District: Highway 17 North Corridor Overlay Zoning District,
Seewee Road Business/Service Node

Request: Special Exception request for the placement of a
manufactured housing unit in the Highway 17 North
Corridor Overlay Zoning District.

Requirement:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.8 17N-O, Highway 17 North Corridor Overlay Zoning District, Section 5.8.7.C.1. Use Regulations*, states, “S indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled Conditions.” Table 5.8.7-1: Highway 17 North Corridor Overlay Zoning District Use Table requires a Special Exception for Manufactured Housing Unit is the Sewee Road Node.

Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.24 Manufactured Housing Units, B. Requirements in RR, S-3, R-4, and UR Zoning Districts, states, “Manufactured Housing Units placed in the RR, S-3, R-4, and UR Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.”

ARTICLE 5.8 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.8.1 Statement of Findings

The 17N-O, Highway 17 North Corridor Overlay Zoning District, is comprised of six Business/Service Nodes located along Highway 17 North in the area between Porcher's Bluff Road/Park West Boulevard and the Charleston County/Georgetown County boundary. The boundaries the Business/Service Nodes are depicted on the maps following this Article. The requirements of this Article do not apply to the areas located outside of the Business/Service Nodes.

The location of the Business/Service Nodes and the requirements of this Article were derived from a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville. This planning effort originally encompassed the entire area spanning both sides of Highway 17 North between Porcher's Bluff Road/Park West Boulevard and the County boundary, as depicted in the Charleston County *Comprehensive Plan*. The *Comprehensive Plan* identified this area as a priority planning area due to its unique rural and agricultural character; its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The public who participated in this planning effort recognized that commercial uses should be clustered at nodes to prevent strip commercial Development along Highway 17 North and identified the six Business/Service Nodes shown on the Overlay Zoning District maps. The participants also recognized that Development standards are needed to ensure that Development within the Nodes blends in with the surrounding communities, and that an access management plan should be included to ensure properties located within the Nodes have safe access to and from Highway 17 North. Based on these revisions, the geographic area of the 17N-O was limited to six Business/Service Nodes.

This effort resulted in the adoption of the Zoning and Land Development Regulations contained in this Article, as well as additional recommendations to develop a trail system extending the entire length of the District to connect residential areas to business/service areas and historic/cultural areas and to provide connectivity between the Nodes.

Sec. 5.8.2 Purpose and Intent

The purpose and intent of the 17N-O Overlay Zoning District is to implement the Charleston County *Comprehensive Plan*, by creating an overall vision for the future of the Highway 17 North Corridor that is supported by all relevant jurisdictions; developing a plan that coordinates land use and transportation; preserving rural and agricultural landscapes; and encouraging sustainable Development through balanced social, cultural, economic, and environmental considerations. The 17N-O Overlay Zoning District seeks to balance these competing interests by clustering commercial uses at Business/Service Nodes to provide services and employment opportunities to the local population, ensuring development within the Nodes blends in with the surrounding communities, providing access management, and minimizing local traffic on Highway 17 North. The 17N-O Overlay Zoning District also creates the flexibility to develop commercial uses and higher Density residential uses within the identified Nodes, without requiring compliance with Article 3.4, *Zoning Map Amendments (Rezoning)*, of this Ordinance, provided that development is in compliance with the regulations of this Article, including the requirements of Table 5.8-1, *Highway 17 North Corridor Overlay Zoning District Use Table*, and all other applicable sections of this Ordinance.

Sec. 5.8.3 Overlay Zoning District Applicability and Effect

A. Applicability.

1. The standards of this Article apply to all development within the unincorporated portions of the Business/Service Nodes identified on the maps following this Article.
2. The regulations of this Ordinance do not apply to incorporated properties within Business/Service Nodes; similar regulations have been adopted by the Towns of Awendaw and McClellanville to ensure consistent land use planning in the Nodes.
3. The regulations of this Article do not apply to the properties located outside of the Business/Service Nodes. Instead, the applicable requirements contained in this Ordinance shall apply to properties located outside the Business/Service Nodes.

B. Effect of Overlay Zoning District.

1. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
2. Development of properties located within the identified Business/Service Nodes shall not require compliance with Article 3.4, *Zoning Map Amendments (Rezoning)* of this Ordinance, provided that such Development is in compliance with the regulations of this Article, including the requirements of Table 5.8-1, *Highway 17 North Corridor Overlay Zoning District Use Table*, and all other applicable sections of this Ordinance.

C. Developments of Five Acres or Greater. Developments of five acres or greater in cumulative size located within the Business/Service Nodes that propose Density/Intensity and Dimensional Standards other than those included herein must obtain approval as a Planned Development District under this Article and Article 4.25, PD, Planned Development Zoning District, of this Ordinance. As a condition of approval for such Developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

Sec. 5.8.4 Required Coordination with Adjacent Jurisdictions

A Letter of Coordination from adjacent jurisdictions shall be required as part of all land Development applications in the Business/Service Nodes, with the exception of applications for agricultural and Single-Family Detached Dwelling uses. The purpose of the Letter of Coordination is to ensure that the proposed development is consistent with the land uses, Density/Intensity and Dimensional Standards, and design and Development standards adopted by adjacent jurisdictions. Coordination with applicable municipalities will be required.

Sec. 5.8.5 Description of Business/Service Nodes

The Business/Service Nodes identified on the maps following this Article are described below. The uses permitted in each Node are described in Table 5.8-1, contained in Sec. 5.8.7, Use Regulations. All Development in these Nodes shall comply with the Density/Intensity and Dimensional Standards and the Development requirements contained in this Article.

- A. 10-Mile Neighborhood Business/Service Node.** The 10-Mile Neighborhood Business/Service node is located on the southern side of the intersection of Highway 17 North and Theodore Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: 10-Mile Neighborhood Business/Service Node." Gated communities are not permitted within this Node.
- B. Seewee Road Business/Service Node.** The Seewee Road Business/Service Node is located at the intersection of Highway 17 North with Seewee Road and Fifteen Mile Landing Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Seewee Road Business/Service Node."
- C. Awendaw Town Center Business/Service Node.** The Awendaw Town Center Business/Service Node is located on the southern side of the Doar Road/Highway 17 North intersection, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Awendaw Town Center Business/Service Node."
- D. Northern Doar Road Utilities/Convenience Center Node.** The Northern Doar Road Utilities/Convenience Center Node is located near the northernmost intersection of Doar Road and Highway 17 North, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node." This node is located entirely within the Town of Awendaw.
- E. Steed Creek Road Transit Node.** The Steed Creek Road Transit Node is located on the northern side of Highway 17 North where it intersects with Steed Creek Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node."
- F. McClellanville Highway Commercial District.** The McClellanville Highway Commercial District parallels Highway 17 North in the vicinity of the Town of McClellanville, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District."

Sec. 5.8.6 McClellanville Historic Area

The McClellanville Historic Area is located within the heart of the Town of McClellanville and extends to the east, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: McClellanville Highway Commercial District." Development of the unincorporated Parcels located in this Node shall comply with the uses, Density/Intensity and Dimensional Standards, and development standards contained in this Ordinance.

Sec. 5.8.7 Use Regulations

- A.** The Highway 17 North Corridor Overlay Zoning District is intended to cluster office and commercial uses in the Business/Service Nodes identified on the maps following this Article. Table 5.8-1 lists the uses permitted in the Business/Service Nodes located in this overlay Zoning District. These use regulations apply only to the unincorporated Parcels located within the Business/Service Nodes. Mixing of permitted uses within the nodes is encouraged.
- B. Table 5.8-1: Highway 17 North Corridor Overlay Zoning District Use Table.** Table 5.8-1 lists the uses permitted in the Business/Service Nodes located within the Highway 17 North Corridor Overlay Zoning District. The following is a description of the codes used in the table:
 - C. 1.** "S" indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 - a. "A" indicates uses permitted by right.

b. "C" indicates Uses Subject to Conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

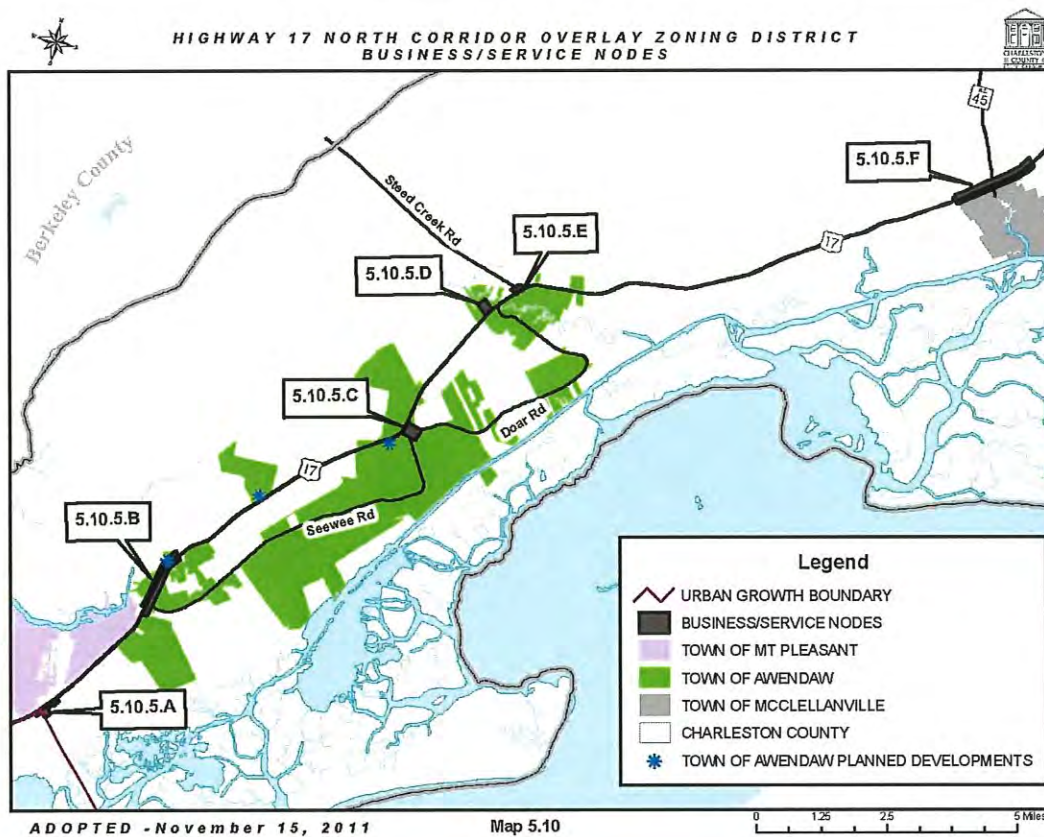
c. Blank cells indicate uses that are not permitted.

USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
AGRICULTURAL USES							
Horticultural Production	A	A			A	A	Sec. 6.4.1
Agricultural Sales or Services		A				A	Sec. 6.4.44
RESIDENTIAL							
Manufactured Housing Unit	S	S	S	S	S	S	Sec. 6.4.24.B
Single-Family Detached Dwelling Unit	A	A	A	A	A	A	
Short-Term Rental Property: Limited Home Rental			C	C	C		Art. 6.8
Short-Term Rental Property: Extended Home Rental			S	S	S		Art. 6.8
Mixed Use/Occupancy	C	C	C			C	Sec. 5.8.8(I)
CIVIC/ INSTITUTIONAL							
Court of Law						A	
Adult Day Care Services; Child Care Center; Group Home	A					A	
Historical Sites, Libraries or Archives, Museums, and Fine Arts Centers	A		A			A	
Parks and Recreation; Community Recreation	A	A	A			A	
Pre-schools or Educational Nursery	A					A	
Personal Improvement Education	C					A	Sec. 5.8.8(E)
Postal Service, United States	A		A			A	
Religious Assembly; Business, Professional, Labor, Political, Social or Civic Organization	A	A	A	A	A	A	
Funeral Services						A	
Safety Services	A	A	A	A	A	A	
Utility Service, Major	S	S	S	C	S	S	Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	
HEALTH CARE SERVICES							
Medical Office; Counseling Services	S	A	A			A	Sec. 5.8.8(G)
Health Care Laboratory		A	A			A	
Home Health Agency	A	A	A			A	
Rehabilitation Facility	A	A	A			A	
COMMERCIAL							
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
ACCOMMODATIONS							
Short-Term Rental Property: Commercial Guest House (CGH)	C	C				C	Art. 6.8
RECREATION AND ENTERTAINMENT							
Eco-Tourism	A	A	A	A	A	A	

Sec. 6.4.24 Manufactured Housing Units

- A. Replacement in R-4 and UR Zoning Districts.** The replacement of a Manufactured Housing Unit shall be allowed by right in the R-4 and UR Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Zoning and Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.25B and C of this Section.
- B. Requirements in RR-3, S-3, R-4, and UR Zoning Districts.** A Manufactured Housing Units placed in the RR S-3, R-4, and UR Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.
- C. Placement in R-4, and UR Zoning Districts.** Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that:
1. The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and
 2. If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance.

Map 5.8



RR

CASE # BZA-10-22-00618
TMS# 629-00-00-253

075

...TATION OAKS LANE

...ADWAY LANE

RR

OD_17N_SEE

RR

FIFTEEN MILE LANDING ROAD

078

N HIGHWAY 17

040

DERRIS ROAD

079

OD_17N_SEE

122

252

123






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Subject Property

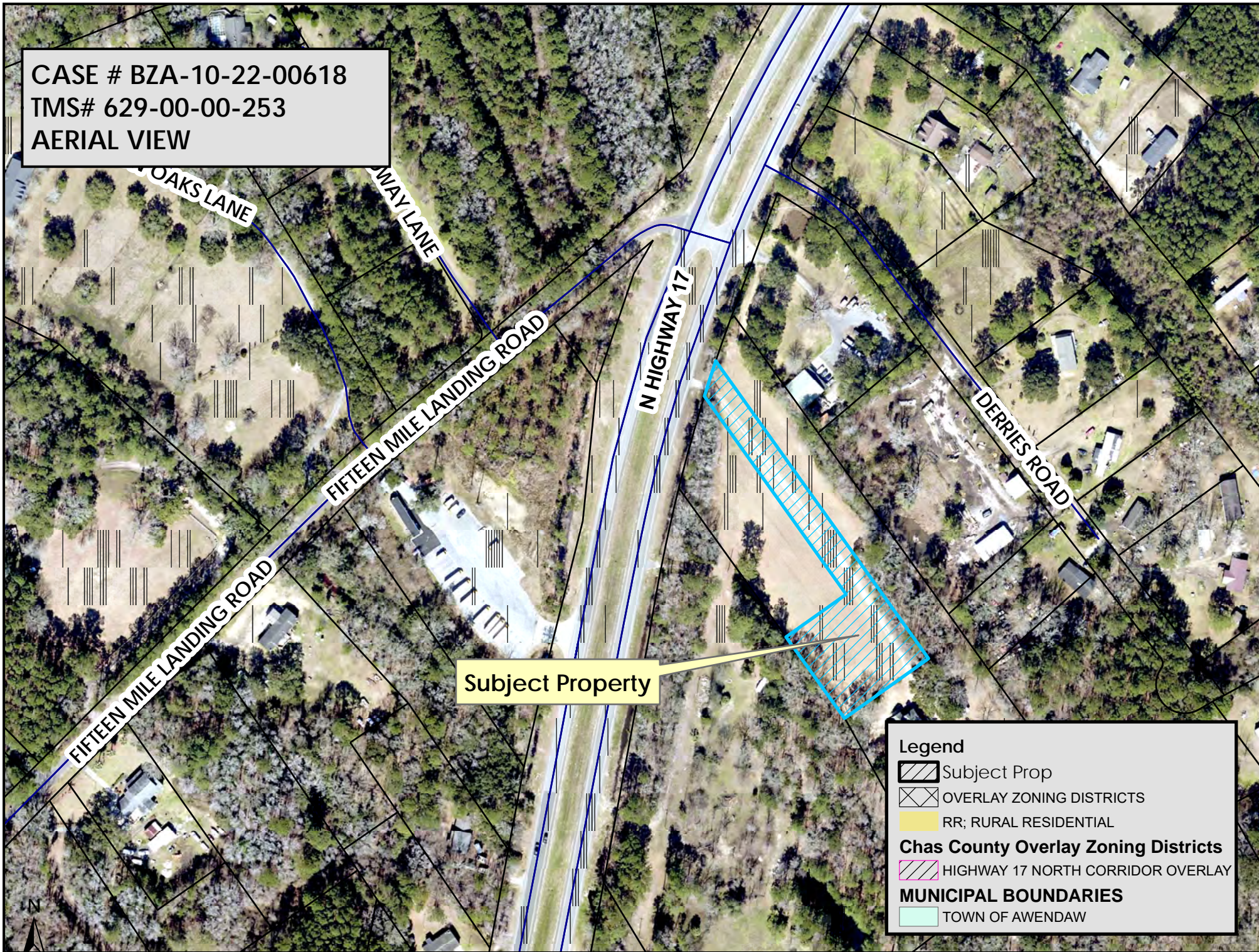
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Legend






-  Subject Prop
-  OVERLAY ZONING DISTRICTS
-  RR; RURAL RESIDENTIAL
- Chas County Overlay Zoning Districts**
-  HIGHWAY 17 NORTH CORRIDOR OVERLAY
- MUNICIPAL BOUNDARIES**
-  TOWN OF AWENDAW

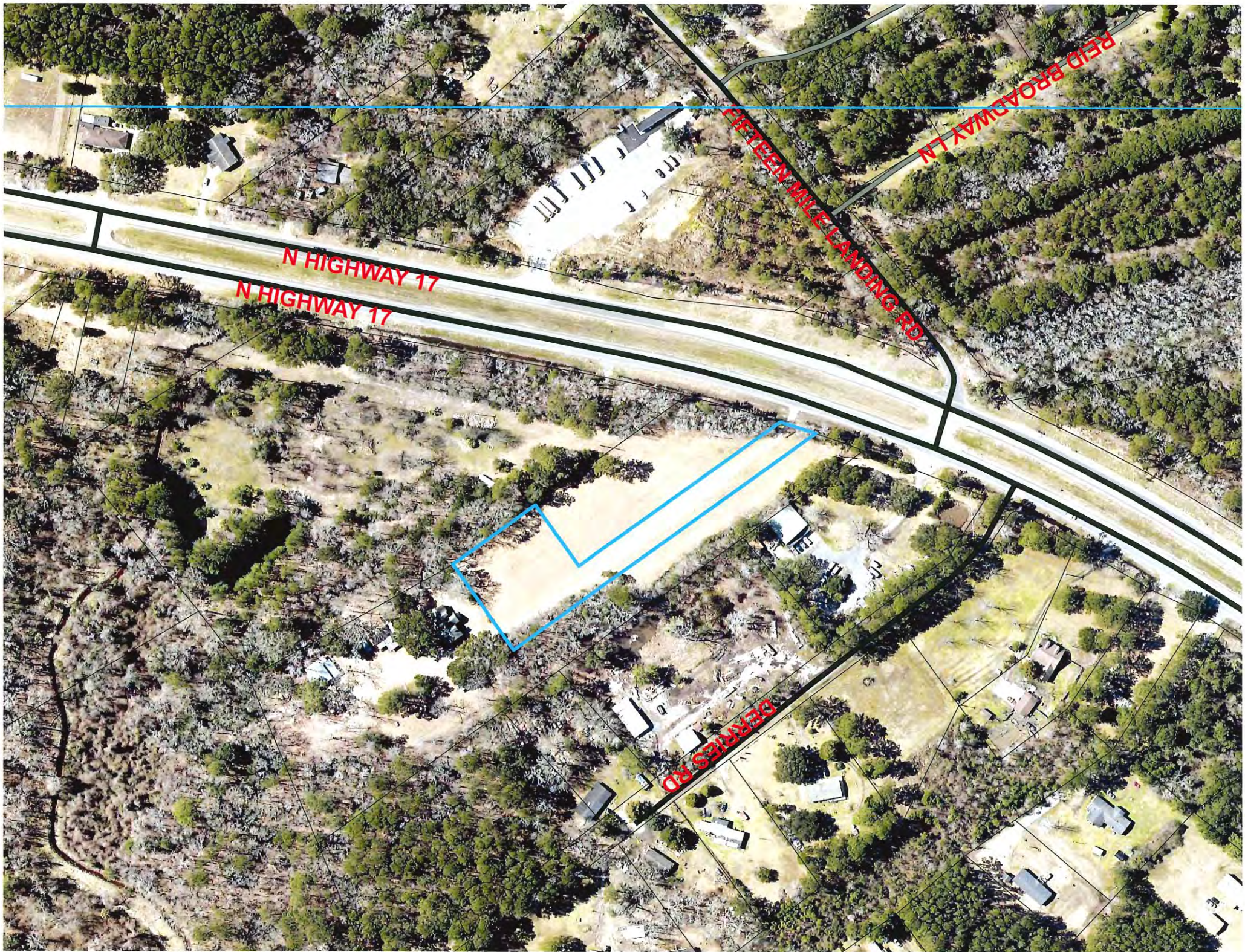
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TMS# 629-00-00-253
AERIAL VIEW



Subject Property

Legend

-  Subject Prop
-  OVERLAY ZONING DISTRICTS
-  RR; RURAL RESIDENTIAL
- Chas County Overlay Zoning Districts**
-  HIGHWAY 17 NORTH CORRIDOR OVERLAY
- MUNICIPAL BOUNDARIES**
-  TOWN OF AWENDAW



N HIGHWAY 17
N HIGHWAY 17

FIFTEEN MILE LANDING RD

REID BROADWAY LN

DERRIES RD



N HIGHWAY 17

FIFTEEN MILE LANDING RD

CEDAR PLANTATION LN

BEDAU FARM DR

ANGELICA CIR

DERIES RD

GUERINS BRIDGE RD

RALPH NESBIT RD

DEBORAH LN

MARTIN GEORGE LN

SEWER RD

RESERVE LN

DELORES SIMMONS RD

Case # BZA-10-22-00618

BZA Meeting of December 5, 2022

Subject Property: 4979 Highway 17 North – East Area

Proposal: Special Exception request for the placement of a manufactured housing unit in the Highway 17 North Corridor Overlay Zoning District.



Subject Property



Highway 17 North



Staff Review:

The applicant, John J Campbell, on behalf of the property owner, Larry E Campbell, is requesting a Special Exception for the placement of a manufactured housing unit in the Highway 17 North Corridor Overlay Zoning District at 4979 Highway 17 North (TMS # 629-00-00-253) in the East Area of Charleston County. More specifically, the subject property is located in the Highway 17 North Corridor Overlay Zoning District, Seewee Road Business/Service Node. Adjacent properties are located in the Rural Residential Zoning District of Charleston County and the Town of Awendaw. The site plan depicts a proposed (16' x 76') manufactured housing unit. The subject property is approximately 1.23 acres.

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.8 17N-O, Highway 17 North Corridor Overlay Zoning District, Section 5.8.7.C.1. Use Regulations, states, "S indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled Conditions." Table 5.8.7-1: Highway 17 North Corridor Overlay Zoning District Use Table requires a Special Exception for Manufactured Housing Unit is the Sewee Road Node.

Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.24 Manufactured Housing Units, B. Requirements in RR, S-3, R-4, and UR Zoning Districts, states, "Manufactured Housing Units placed in the RR, S-3, R-4, and UR Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements."

Please review the attachments for further details regarding this request. Staff conducted a site visit on November 14, 2022.

Planning Director Review and Report regarding Approval Criteria of §3.6.5:

§3.6.5(1): *Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district, as indicated in the zoning district "Description";*

Response: **The proposed placement of a manufactured housing unit at 4979 Highway 17 North is consistent with the Comprehensive Plan. The primary goal of**

the Comprehensive Plan—Housing Element is, “Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities.” Additionally, the Housing Element focuses on the promotion of policies and strategies that encourage affordable housing options throughout Charleston County. Therefore, the request may meet this criterion.

§3.6.5(2): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: The proposed structure will not adversely affect the general welfare or the character of the immediate community if it is adequately designed to meet current zoning and building code regulations. Therefore, the request meets this criterion.

§3.6.5(3): *Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;*

Response: A 100' front/street side setback adjacent to Highway 17 North, 20' interior side setbacks, and 20' rear setback is required. The (16' x 76') manufactured home meets the required setbacks as depicted on the proposed site plan. Buffer standards are not required for manufactured housing units. Therefore, the request meets this criterion.

§3.6.5(4): *Where applicable, will be developed in a way that will preserve and incorporate any important natural features;*

Response: The property will be developed in a way that will preserve and incorporate important natural features. Therefore, the request meets this criterion.

§3.6.5(5): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and*

Response: The manufactured home shall be skirted as described in Sec. 6.4.24.B. of the Zoning and Land Development Regulations Ordinance. Therefore, the request meets this criterion.

§3.6.5(6): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: Placing one manufactured housing unit at 4979 Highway 17 North should not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads. Therefore, the request meets this criterion.

Board of Zoning Appeals' Action:

According to Article 3.6 Special Exceptions, Section §3.6.5 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all of the Approval Criteria of §3.6.5A.

In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.6.5B).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-10-22-00618, [Special Exception request for the placement of a manufactured housing unit in the Highway 17 North Corridor Overlay Zoning District at 4979 Highway 17 North (TMS # 629-00-00-253) in the East Area of Charleston County], based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following condition recommended by Staff:

- 1. The manufactured home shall comply with Sec. 6.4.24.B. of the *Charleston County Zoning and Land Development Regulations Ordinance*.**



SPECIAL EXCEPTION APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 4979 N HIGHWAY 17 AWENDAW SC 29429			
Tax Map Number(s): 6290000253			
Current Use of Property: RESIDENTIAL			
Special Exception Description: RESIDENTIAL			
Applicant Information (Required)			
Applicant Name (please print): JOHN J CAMPBELL			
Name of Company (if applicable):			
Mailing Address: 4983 N HIGHWAY 17			
City: AWENDAW	State: SC	Zip Code: 29429	
Email Address: JC2122@ATT.COM		Phone #: 8438143394	
Applicant Signature:			Date: 10-20-2022
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): LARRY E CAMPBELL			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: 4983 N HIGHWAY 17			
City: AWENDAW	State: SC	Zip Code: 29429	Phone #: 8437937310
Property Owner(s) Email Address: XCEL@TDS.NET			
Property Owner(s) Signature:			Date: 10-20-2022
FOR OFFICE USE ONLY:			
Zoning District: OD_17N_566	Flood Zone: X/shaded X(305K)	Date Filed: 10/25/2022	Fee Paid: \$250 credit card
Application #: BZA-10-22-00618	TMS #: 629-00-00-253	Staff Initials: jjs	

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

PROPOSING TO PLACE A 16'X76' MANUFACTURED HOME ON THE SAME SITE AS I HAD A 14'X70' MANUFACTURED HOME FROM 1996 THRU 2010. ALL SEPTIC AND WATER SYSTEMS ARE IN PLACE.

Applicant's response to Article 3.6 Special Exception, §3.6.5 Approval Criteria

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 6 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Is the proposed use consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"? Explain:

YES AS FAR AS I KNOW CURRENTLY

2. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

THERE ARE CURRENTLY OTHER RESIDENTIAL STRUCTURES AROUND THIS LOT INCLUDING STICK BUILT HOMES AND MANUFACTURED HOMES.

3. Describe what adequate provisions have been or will be made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

ALL PREVIOUS SETBACKS AND BUFFERS WILL BE ADHERED TO SINCE THE NEW HOME WILL BE PLACED IN THE EXACT AREA OF THE PREVIOUS HOME. THERE WILL BE NO ADVERSE INFLUENCES FROM DUST, NOISE,VIBRATION,GLARE,ODOR OR ANY OTHER SIMILAR FACTORS.

4. If applicable, will the property be developed in a way that will preserve and incorporate any important natural features? Explain:

OTHER THEN PLACING THE HOME ON THIS LOT NOTHING ELSE WILL BE DONE.

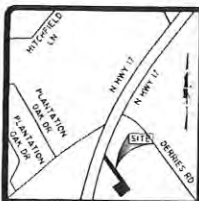
5. Explain how the proposed use complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance.

I AM PLACING A MANUFACTURED RESIDENTIAL HOME ON A RESIDENTIAL LOT. NO OTHER ISSUES APPLY THAT I KNOW OF.

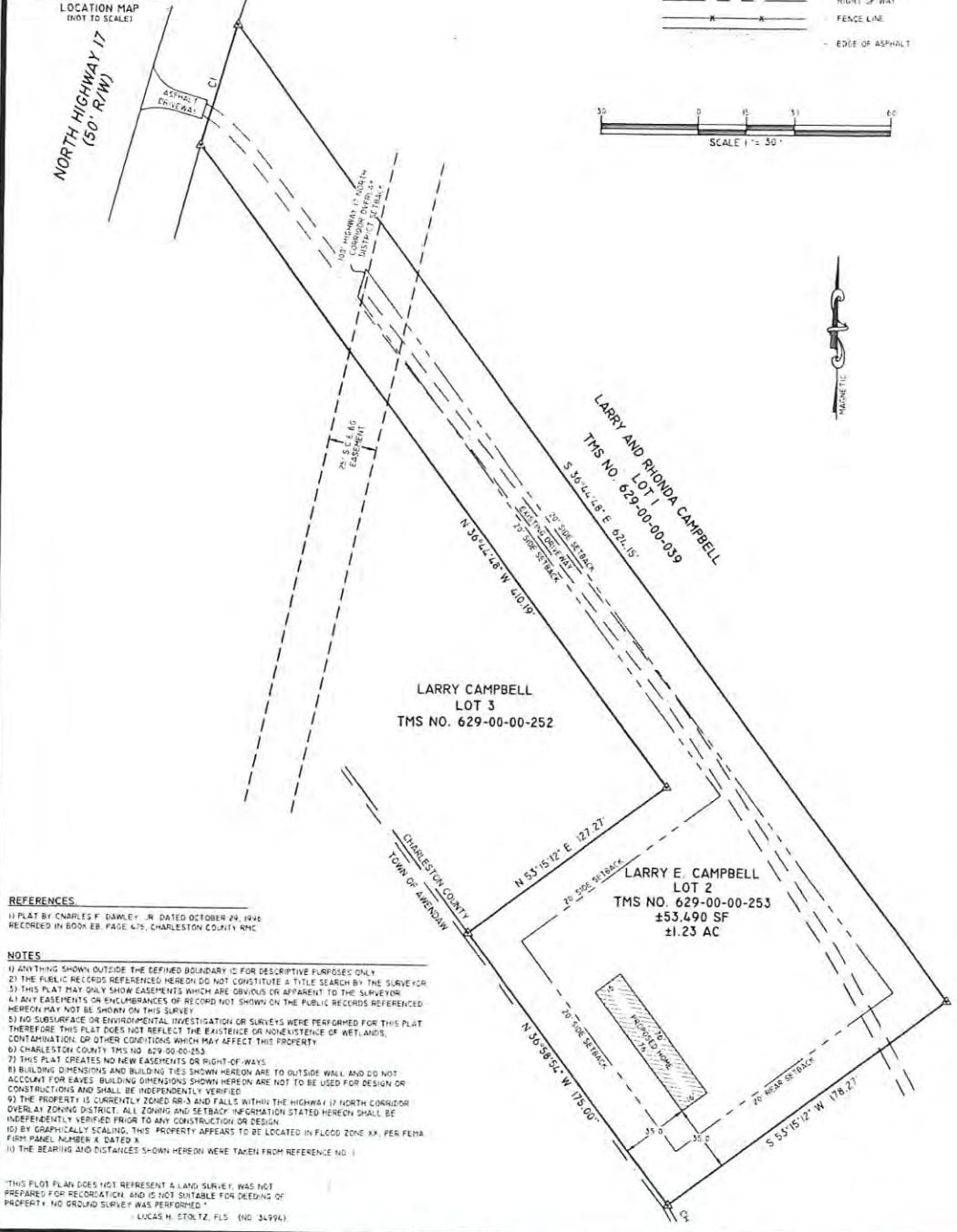
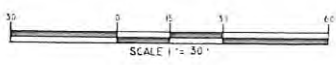
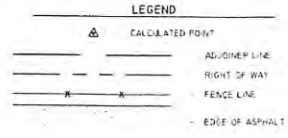
6. Will the proposed use hinder or endanger vehicular traffic and pedestrian movement on adjacent roads? Explain:

NO

In granting a special exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.75'	2746.79'	01°27'06"	N 16°15'32" E	64.75'



REFERENCES

1) PLAT BY CHARLES F. DAWLEY, JR. DATED OCTOBER 24, 1946 RECORDED IN BOOK EB, PAGE 475, CHARLESTON COUNTY RMC

NOTES

- 1) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY
- 2) THE PUBLIC RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR
- 3) THIS PLAT MAY ONLY SHOW EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
- 4) ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE PUBLIC RECORDS REFERENCED HEREON MAY NOT BE SHOWN ON THIS SURVEY
- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY
- 6) CHARLESTON COUNTY TMS NO. 629-00-00-253
- 7) THIS PLAT CREATES NO NEW EASEMENTS OR RIGHT-OF-WAYS
- 8) BUILDING DIMENSIONS AND BUILDING TIES SHOWN HEREON ARE TO OUTSIDE WALL AND DO NOT ACCOUNT FOR EAVES. BUILDING DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR DESIGN OR CONSTRUCTIONS AND SHALL BE INDEPENDENTLY VERIFIED
- 9) THE PROPERTY IS CURRENTLY ZONED RR-3 AND FALLS WITHIN THE HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT. ALL ZONING AND SETBACK INFORMATION STATED HEREON SHALL BE INDEPENDENTLY VERIFIED PRIOR TO ANY CONSTRUCTION OR DESIGN
- 10) BY GRAPHICALLY SCALING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE XX, PER FEMA FIRM PANEL NUMBER X DATED X
- 11) THE BEARING AND DISTANCES SHOWN HEREON WERE TAKEN FROM REFERENCE NO. 1

"THIS PLAT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORCTION AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED."
- LUCAS H. STOLTZ, FLS (NO. 34994)



SITE PLAN
LOT 2
SHOWING THE PROPOSED PLACEMENT
OF A MOBILE HOME
TMS NO. 629-00-00-253
LOCATED NEAR THE
TOWN OF AWENDAW
CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR OAKWOOD HOMES
JOB NO. 22262
WWW.COASTALDIM.COM TELEPHONE: 863-530-2771 EMAIL: LUCAS@COASTALDIM.COM



