

ARTICLE 6: APPROVED PLANNED DEVELOPMENTS

Section 6.10 Seabrook Island Development PDD

§6.10.10 Background

The resort community of Seabrook Island is the first Planned Development District established in Charleston County. The “Planned Unit Development (PUD)” was initially approved by the Charleston County Council in 1971. It was amended in 1978 and again in 1982. On September 9, 1983, the Seabrook Island Company, after extensive discussions with the residents of the Island, submitted its most recent request to Charleston County for a revision to the Planned Unit Development. The requested revision represented a brief overview of the direction, issues and results of a year-long planning and design effort to plan and program the future of Seabrook Island.

§6.10.20 Governing Master Plan

The Master Plan of the Seabrook Island Development, dated September 27, 1983, and updated April 28, 1998, with the exceptions and under the interpretations enumerated below, is herewith recognized, approved as a Master Plan in effect under this Ordinance, and made applicable to the entire geographic area encompassed within the Seabrook Island Development Plan. (Ordinance 1998-10, 4/28/98)

§6.10.30 Density Allocation

The specific numerical limits of numbers of residential units designated by Planning Area of the PUD shall not be exceeded in any Planning Area, nor shall the shifting of residential units between or among Planning Areas be permissible without the approval of the Town Council upon recommendation of the Planning Commission. (Ordinance 1995-06, 6/8/95)

§6.10.30.10

The total density limits established in sum for Planning Areas 1, 2, 3, 4, 5A and 5B, when added to residential units existing on September 27, 1983, shall not exceed One Thousand Five (1,005) multi-family units and One Thousand Three Hundred Twenty-Eight (1,328) single-family lots; provided that, within any Planning Area, multi-family units may be rezoned to single-family lots and the allowable number of multi-family units shall be decreased and the allowable number of single-family lots shall be increased commensurately, provided that the combined total of such units and lots as set forth herein above shall not be exceeded under any circumstances.

**Town of Seabrook Island
Development Standards Ordinance**

(Section 6.10.30.10(b) charging five (5) patio home units in Area 5A (known as Deveaux Villas to the total allowable units in Area 1 is hereby deleted (Ordinance 2004.04, 8/24/04)

§6.10.30.20 Planning Area 6

Development limitations established for Planning Area 6 of the PUD are not changed. However, detailed site plans for any proposed new development or phase of development must be submitted to and reviewed by the Planning Commission, and processed in accordance with the Town's zoning regulations, prior to the issuance of applicable building permits. (Ordinance 1995-06, 6/8/95)

§6.10.40 Use and Development Requirements

The Seabrook Island PUD dated September 27, 1983, and updated on April 28, 1998, is subject to Articles 7, 8 and 14 of this Ordinance. In case of any conflict in language or intent between Sections 7 and 8 and the September 27, 1983 PUD and the update on April 28, 1998, the more restrictive requirements shall apply. (Ordinance 1998-10, 4/28/98)

§6.10.40.10 PD-Parks and Recreation Subdistrict (APR) Uses

- (a) Only uses consistent with the original intended use as recreational or open space.
- (b) Accessory uses customarily incidental to those permitted uses of the property.

§6.10.40.20 PD Parks and Recreation (APR) Subdistrict "Beaches as a Trust Property"

This property shall be held in perpetuity as a recreational area of the Seabrook development, and shall have no buildings of any manner erected in such area, except structures for recreational activities approved by the Trustee of the beach in trust.

Section 6.20 Agricultural - Camp PD District

A 206-acre agricultural area known as Camp St. Christopher, used as a recreational camping area with permanent camp buildings to include such office buildings, out buildings and housing buildings necessary to a camping experience is subject to Sections 5.10 and 5.20 and Articles 7 through 12 of this Ordinance where applicable. (Ordinance 1994-02, 4/14/94)

Section 6.30 Bohicket Marina Village PD District

§6.30.10 Background

The Bohicket Marina Village Planned Development District (PDD) was initially approved by the Charleston County Council as the "Andell Bluff Planned Development District" approximately August of 1982 (undated). It was renamed Bohicket Marina Village when new regulations for the development were approved by Charleston County Council on October 20, 1983. This approval incorporated an amended Master Plan that was prepared in November 1981. The regulations were further amended and approved on April 17, 1985, without change to the previously approved Master Plan.

§6.30.20 Governing Master Plan

The Master Plan and zoning regulations for Bohicket Marina Village, adopted by and enforced by Charleston County as of April 17, 1985, are hereby recognized, approved as a Master Plan in effect under this Ordinance, and made applicable to the entire geographic area encompassed within the Bohicket Marina Village.

§6.30.20.10 Bohicket PD Expanded – Area E (Ordinance 1992-04, 5/14/92)(Ordinance 1994-02, 4/14/94)

The area designated as "Area E", constituting 12.2 acres, on the map designated as Exhibit #1 of the approved Master Plan revision, entitled "Proposed Revision to Bohicket Marina Planned Development District", dated January 8, 1992, and revised March 31, 1992, April 22, 1992 and May 4, 1992, which map is attached hereto and incorporated herein, is added to and included in the Bohicket Marina Village Planned Development District.

- (a) The boundaries of the Bohicket Marina Village Planned Development District as set forth in Sections 6.30.10 and 6.30.20 above are expanded to include that area designated as "Area E" on Exhibit #1 of the approved Master Plan revision.
- (b) The Master Plan for Bohicket Marina Village, as set forth in Section 6.30.20 of this Ordinance, is amended to zone "Area E", as designated on Exhibit #1 of the approved Master Plan revision, for multi-family residential use at a maximum density of 5 dwelling units per acre.

§6.30.20.20 Area C

With reference to the area designated as "Area C" on Exhibit #1 of the approved Master Plan revision, constituting 1.8 acres, entitled "Proposed Revision to Bohicket Marina Planned Development District, dated January 8, 1992, and revised March 31, 1992, April 22, 1992 and May 4, 1992, which map is attached hereto and

**Town of Seabrook Island
Development Standards Ordinance**

incorporated herein, the Master Plan for Bohicket Marina Village, as set forth in Section 6.30.20 above, is amended to zone "Area C" for multi-family residential use at a maximum density of 5 dwelling units per acre.

§6.30.20.30 Area D1

With reference to the area designated on Exhibit #1 of the approved Master Plan revision as "Area D1", constituting 0.6 acres on the map designated as Exhibit #1, entitled "Proposed Revision to Bohicket Marina Village Planned Development District", dated January 8, 1992, and revised March 31, 1992, April 22, 1992 and May 4, 1992, which map is attached thereto and incorporated therein, the Master Plan for Bohicket Marina Village, as set forth in Section 6.30.20 above, is amended to zone "Area D1" for multi-family residential use at a maximum density of 5 dwelling units per acre.

§6.30.20.40 Area D2

The existing commercial area of +/- 2.5 acres located across the marsh and to the east of the existing Marina Commercial District, shown as "Area D2" on the map designated as Exhibit #1 of the approved Master Plan revision, entitled "Proposed Revision to Bohicket Marina Planned Development District", dated January 8, 1992, and revised March 31, 1992, April 22, 1992 and May 4, 1992, which map is attached thereto and incorporated therein, is permitted to have a maximum of 30,000 square feet of gross floor area; provided the use of this area must comply with parking requirements of this Ordinance.

(Additional sections (would now be 6.30.20.50) were deleted by Ordinance 1997-10, 8/26/97)

§6.30.30 Interior Roads

Previously submitted and approved site plans for vehicular travel and access within the Bohicket Marina Village Planned Development District are amended to allow for the construction of a new road, and the abandonment of a portion of the right-of-way for Andell Bluff Boulevard, under the following conditions: (Ordinance 1992-04, 5/14/92)(Ordinance 1994-02, 4/14/94) (Ordinance 1997-10, 8/26/97)

- (a) No roads may be constructed and no rights-of-way may be abandoned, without first securing Site Plan approval pursuant to the Development Standards Ordinance.
- (b) No roads may be constructed, and no rights-of way may be abandoned, in such a manner as to eliminate or seriously impede reasonable access to/from existing commercial and residential developments. (Ordinance 1994-02, 4/14/94)

- (c) All new road rights-of-way must be dedicated to the Town of Seabrook Island; and
- (d) Town Council reserves the right to issue final approval for all new roads and rights-of-way. Such approval shall be contingent upon the receipt of all necessary permits and approvals from all other entities having jurisdiction over such new roads/rights-of-way.

§6.30.40 Exterior Road & Vehicular Access

The existing vehicular access routes to/from the Bohicket Marina Village Development, currently provided by Seabrook Island Road may be modified under conditions set forth in Town Ordinance 1992-04. (Ordinance 1994-02, 4/14/94)

§6.30.50 Requirements

That Bohicket Marina PUD is subject to all requirements of this Ordinance. In case of any conflict in wording or intent between Article 8 and the Bohicket Marina PUD, the more restrictive requirements shall apply.

Section 6.40 Jenkins Point Plantation PDD

§6.40.10 Background

The Jenkins Point Plantation Planned Unit Development, consisting of 11.25 acres of property owned by Horseshoe Creek Development Corporation, was reviewed and recommended for approval by the Town's Planning Commission on August 6, 1992. (Ordinance 1992-05, 9/10/92)(Ordinance 1995-06, 6/8/95)

§6.40.20 Governing Master Plan

The Planned Unit Development, Master Plan and zoning regulations for the Jenkins Point Plantation PUD, attached as Exhibit "A" to the proposed development Plan and incorporated as if fully set forth therein, are hereby recognized, approved as the Master Plan in effect under this Ordinance, and made applicable to the entire geographic area of 11.25 acres encompassed within the Jenkins Point Plantation PUD. (Ordinance 1992-05, 9/10/92)

§6.40.30 Requirements

The Jenkins Point Plantation PUD is subject to all requirements of Articles 8 and 14 of this Ordinance. In case of any conflict in wording or intent between this Ordinance and the Jenkins Point Plantation PUD, the more restrictive requirements shall apply. (Ordinance 1992-05, 9/10/92)

§6.40.40 Jenkins Point Plantation Phase II PUD

§6.40.40.10 Background

The Jenkins Point Plantation Phase II Planned Unit Development, consisting of 17.71 acres supplements the Planned Unit Development of 11.25 acres of Jenkins Point Plantation (Phase I) adopted by the Town of Seabrook Island, South Carolina, by Ordinance 1992-05 on September 10, 1992. (Ordinance 1995-04, 4/13/95)

§6.40.40.20 Governing Master Plan

The Planned Unit Development, Master Plan and Zoning Regulations for Jenkins Point II, attached as Exhibit "A" to the proposed development plan for Phase II and incorporated herein by reference are hereby recognized and approved as the Master Plan in effect under this Ordinance applicable to the entire area of 17.71 acres encompassed within Jenkins Point II PUD. A copy of the approved preliminary plat received by the Planning Commission is attached thereto as Exhibit "B" and incorporated therein by reference. (Ordinance 1995-06, 6/8/95) (Ordinance 1995-04, 4/13/95)

§6.40.40.30 Requirements

The Jenkins Point II PUD is subject to all requirements of Articles 8 and 14 of this Ordinance. In case of any conflict in wording or intent between the Development Standards Ordinance and the Jenkins Point II PUD, the more restrictive shall apply. (Ordinance 1995-04, 4/13/95)

§6.40.50 Jenkins Point Plantation Phase III PUD

§6.40.50.10 Background

The Jenkins Point Plantation Phase III Planned Unit Development, consisting of 15.49 acres, supplements the previous Planned Unit Developments of Phases I and II of Jenkins Point Plantation. (Ordinance 1998-15, 6/28/98)

§6.40.50.20 Governing Master Plan

The Planned Unit Development, Master Plan and Zoning Regulations for Jenkins Point III, attached as Exhibit "A" to the proposed development plan revision and incorporated therein by reference, are hereby recognized and approved as the Master Plan and zoning in effect under this Ordinance applicable to the entire area of 15.49 acres encompassed within Phase III of the Jenkins Point PD. A copy of the approved preliminary plat received by the Planning Commission is attached thereto as Exhibit "B" and incorporated herein by reference. (Ordinance 1998-15, 6/28/98)

§6.40.50.30 Requirements

The Jenkins Point III PD is subject to all requirements of this Development Standards Ordinance in addition to all requirements and restrictions contained in the PUD's for Jenkins Point I and II. In case of any conflict in wording or intent between the Development Standards Ordinance and the Jenkins Point III PUD, the more restrictive requirements shall apply. (Ordinance 1998-15, 6/28/98)

§6.40.60 Jenkins Point Plantation Phase IV PUD

§6.40.60.10 Background

The Jenkins Point Plantation Phase IV Planned Unit Development, consisting of 16.643 acres, supplements the previous Planned Unit Developments of Phase III of Jenkins Point Plantation.

§6.40.60.20 Governing Master Plan

The Planned Unit Development, Master Plan and Zoning Regulations for Jenkins Point IV, a copy of which is attached as Exhibit "A" to the proposed development plan revision and as more fully shown on a plat entitled "Jenkins Point Plantation, Phase IV, Town of Seabrook Island, Charleston County" prepared by Anderson & Associates, RLS, dated February 2, 2000, and designated as Revised Conditional Plat and an Amended PUD to be filed with the RMC for Charleston County, both of which are incorporated therein by reference, are hereby recognized and approved as the Master Plan and zoning in effect under this Ordinance applicable to the entire area of 16.643 acres encompassed within Phase IV of the Jenkins Point PUD.

§6.40.60.30 Requirements

The Jenkins Point IV PUD is subject to all requirements of Articles 8 and 14 of this Ordinance in addition to all requirements and restrictions contained in the PUD's for Jenkins Point Phases III. In case of any conflict in wording or intent between the Development Standards Ordinance and the Jenkins Point IV PUD, the more restrictive requirements shall apply. (Ordinance 1998-16, 7/28/98) (Ordinance 2000-04, 4/25/00)

Section 6.50 Ocean Forest PDD (now referred to as Ocean Pointe)

§6.50.10 Background

This Planned Unit Development, consisting of 58.09 acres of property owned by Seaview of Seabrook, Inc., TMS #147-00-00-028, was reviewed and recommended for approval by the Town's Planning Commission on April 28, 1994. (Ordinance 1994-03, 6/9/94)

§6.50.20 Governing Master Plan

The Planned Development, Master Plan and zoning regulations for the Ocean Forest PUD, attached as Exhibit "B" to the proposed development plan and incorporated therein by reference, are hereby recognized, approved as the Master Plan in effect under this Ordinance, and made applicable to the entire area of 58.09 acres encompassed within the Ocean Forest PUD. A copy of the approved preliminary plat received by the Planning Commission on or about January 23, 1994, is attached hereto as Exhibit "C" and incorporated herein by reference. (Ordinance 1994-03, 6/9/94) (Ordinance 1994-07, 10/25/94)(Ordinance 1995-06, 6/8/95)

§6.50.30 Requirements

Prior to final approval by the Town of the proposed plat, the following conditions must be met by Seaview of Seabrook, Inc.;

- (a) Buffer zones #1 and #2 must have been conveyed to the Low Country Open Land Trust as a conservation easement and a notation to the recording of such conveyance must appear on the plat;
- (b) An agreement between SIPOA and Seaview of Seabrook, Inc., granting certain property to the Beach Trust and making the proposed property a part of the SIPOA must have been duly executed, recorded and a notation of such must be made on the proposed plat. A copy of the proposed agreement is attached hereto as Exhibit "D" and incorporated herein by reference. (Ordinance 1994-03, 6/9/94) (Ordinance 1994-07, 10/25/94)

Section 6.60 Bohicket Creek Place PDD (Ordinance 1994-08, 10/25/94)

§6.60.10 Background

The Bohicket Creek Place Development, consisting of 7.01 acres of property owned by Bohicket Place General Partnership located within the Seabrook Island Planned Unit Development, TMS #147-02-00-078 was reviewed and recommended for approval by the Town's Planning Commission on September 29, 1994. (Ordinance 1994-08, 10/25/94) (Ordinance 1995-06, 6/8/95)

§6.60.20 Governing Master Plan

The Regime Master Plan and zoning regulations for Bohicket Creek Place, attached as Exhibit "B" to the proposed development plan and incorporated therein by reference, are hereby recognized and approved as the Master Plan in effect under this Ordinance, and made applicable to the entire area of 7.01 acres encompassed within Bohicket Creek Place. A copy of the preliminary plat received by the Planning Commission relating to

this property is attached hereto as Exhibit "C" and incorporated herein by reference. (Ordinance 1994-08, 10/25/94) (Ordinance 1995-06, 6/8/95)

§6.60.30 Requirements

Bohicket Creek Place is subject to all of the requirements of Articles 8 and 14 of this Ordinance. In case of any conflict in wording or intent between this Ordinance and the Bohicket Creek Place Regime and Master Plan, the more restrictive requirement shall apply. (Ordinance 1994-08, 10/25/94)

Section 6.70 St. Christopher Oaks PDD

§6.70.10 Background

The St. Christopher Oaks Planned Unit Development, consisting of 7.8 acres of property owned by St. Christopher Oaks LLC, TMS 147-08-00-091, is part of the Seabrook Island Planned Unit Development. The property in this development is zoned multi-family and was previously approved for the construction of 64 units. The owners of the property sought to establish a Planned Unit Development that would allow the property to be subdivided into 21 lots ranging in size from 7,898 to 19,191 square feet each. (Ordinance 1998-17, 7/28/98)

§6.70.20 Governing Plan

The Planned Development for St. Christopher Oaks PD and the application to subdivide lots, attached as Exhibit A to the proposed development plan and incorporated therein by reference, are hereby recognized and approved as the PUD and zoning in effect under this Ordinance, and made applicable to the entire area of 7.8 acres encompassed within the St. Christopher Oaks PDD. (Ordinance 1998-17, 7/28/98)

§6.70.30 Requirements

The St. Christopher Oaks PD is subject to all of the requirements of Articles 8 and 14 of this Ordinance and all requirements of the Seabrook Island PUD. In case of any conflict in wording or intent between this Ordinance and the applicable PD, the more restrictive requirement shall apply. The approval of this PD and subdivision application is contingent upon the applicant securing the necessary variances to allow for a reduction of the street side building setback for lot 13 and to allow for the placement of drainage easements across the fronts of lots 1, 2, 3, 4 and 21. The allowable number of units for this property is hereby reduced to 21 from 64. (Ordinance 1998-17, 7/28/98)

Section 6.80 The Village at Seabrook, a/k/a Lake Entry Tract, PDD

§6.80.10 Governing Master Plan and Requirements

The Lake Entry Tract PD (Application #1739 as amended) (Exhibit A) is hereby approved and adopted. The approved amendments to the application that shall constitute the PD for this property are shown on the map attached as Exhibit B to the proposed development plan and incorporated therein by reference. The Lake Entry Tract PD is subject to all of the requirements of the Town Code and DSO including but not limited to DSO Articles 8 and 14. The applicant further agrees all roads within the PUD as well as the six-acre lake shall be deeded to the Seabrook Island Property Owner's Association. In addition, subject to the provisions set forth above, the terms and conditions of the Declarations as approved and modified by the Planning Commission, a copy of which is attached as Exhibit C and incorporated therein by reference, are thereby adopted as additional terms and restrictions of this PUD and the zoning granted therein. In the event of any conflict between the terms of the Declarations and the DSO or Town Code, the more restrictive shall apply.