

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY ZONING MAP FOR SOUTHERN BEAUFORT COUNTY TO R600-21-233 (0.3 ACRE FROM RURAL (R) TO ISLAND WEST PLANNED UNIT DEVELOPMENT (PUD)/COMMERCIAL), 1.15 ACRES FROM PUD/WETLAND TO PUD/COMMERCIAL-OPEN SPACE, AND 2.19 ACRES FROM PUD/POWERLINE EASEMENT TO PUD/COMMERCIAL VEHICLE PARKING.

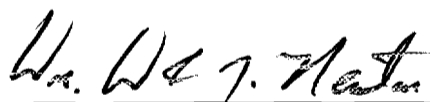
BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Conditions for Island West PUD:


- The Commercial parcel shall have an additional building setback of 10-feet for the north side of the property along US 278. This will allow for the future widening of US 278 while creating minimal effect on the use of the land.
- There shall be a minimum of 500 ft between the US 278 ROW and the east/west connector road shown on the conceptual site plan.
- A berm and landscaping shall be provided along the south side of the property to screen the Island West commercial development from the adjacent golf course and residential area.
- The following transportation improvements shall be provided as part of Phase I of development of the Commercial parcel:
 1. The developer shall construct a deceleration lane coming into the commercial tract for east-bound traffic along US 278. The cross over median in front of the Island West commercial tract may be closed in the future at the discretion of the SCDOT and Beaufort County. If this were to occur, the entrance shall be right turn only.
 2. The developer shall provide a north/south and an east/west connector road between the Island West commercial development and the Island West residential section of the PUD. This will permit residential traffic to access the commercial area and, in the future, the planned traffic light to the west. The most logical area for the east/west connection is along the power line easement east of the north/south connector road (refer to conceptual site plan).

Adopted this 10th day of January, 2005.

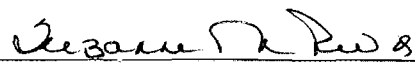
COUNTY COUNCIL OF BEAUFORT COUNTY

By: 
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

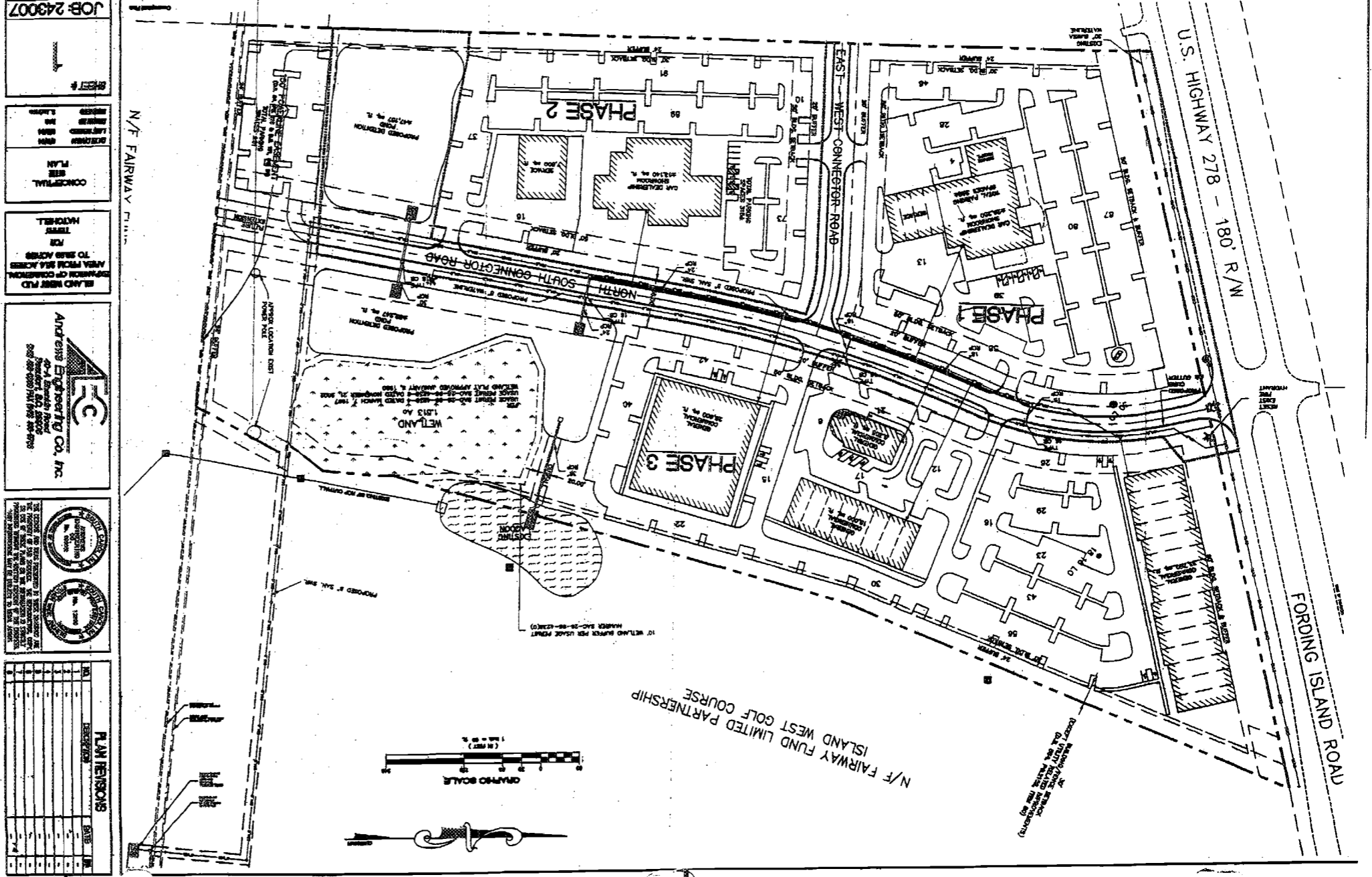

Kelly J. Golden, Staff Attorney

ATTEST:


Suzanne M. Rainey, Clerk to Council

First Reading: November 22, 2004
Second Reading: December 13, 2004
Public Hearing: January 10, 2005
Third and Final Reading: January 10, 2005

Amending 99/12



JOB: 243007

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1				
2				
3				
4				
5				

PLAN REVISIONS

APPROVED FOR CONSTRUCTION
 LOCAL HEALTH DEPARTMENT
 1815 AD
 WETLAND SURVEY FOR LOCAL PROJECT
 NUMBER 84C-22-99-00-02 (2002)

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Anders Engineering Co., Inc.
 40-A S. Louisiana Street
 St. Louis, MO 63102
 314-556-7422

