

# **AGENDA**

## **PLANNING/ PUBLIC WORKS COMMITTEE**

**7/09/2020**

Teddie E. Pryor, Chairman  
Henry E. Darby  
Jenny Costa Honeycutt  
Anna B. Johnson  
Brantley Moody  
Vic Rawl  
Herb Sass  
Dickie Schweers  
Elliott Summey

**AGENDA**  
**PLANNING/PUBLIC WORKS COMMITTEE**  
**July 9, 2020**  
**5:00 PM**

1. MINUTES OF MAY 28, 2020 - Request to Consider
2. ZREZ-01-20-00111, 1381, 1385 and 1389 River Road, Johns Island - Request to Consider  
Tuten/Evans
3. ZREZ-02-20-00112, Bees Ferry Road Billboard, West Ashley - Request to Consider  
Tuten/Evans

**1.**

# **MINUTES**

# CHARLESTON COUNTY COUNCIL

## MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: July 2, 2020

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of July 9, 2020, the draft minutes of the May 28, 2020, Planning/Public Works Committee meeting will be presented for approval.

**2.**

**ZREZ-01-20-00111  
1381, 1385 and  
1389 River Road,  
Johns Island**

# **PLANNED DEVELOPMENT REQUEST:**

**ZREZ-01-20-00111**

- Case History
- Presentation
- PD Documents
- Application

## **ZREZ-01-20-00111: Case History**

**Planning Commission: March 9, 2020**  
**Public Hearing: June 18, 2020**  
**Planning and Public Works Committee: July 9, 2020**  
**First Reading: July 14, 2020**  
**Second Reading: August 11, 2020**  
**Third Reading: September 8, 2020**

### **CASE INFORMATION**

Applicant: Levi Grantham, LLC

Owner: Knapp A Partnership

Location: 1381, 1385, and 1389 River Road, Johns Island, SC 29455

Parcel Identification: 311-00-00-025 & 311-00-00-097

Council District: 8 (Johnson)

Property Size: 11.861 acres (9.914 acres highland, 1.947 acres below Critical Line)

Application: The applicant is requesting to rezone TMS 311-00-00-025 and TMS 311-00-00-097 from R-4 to Planned Development (PD-174), Murray Creek, to allow for a residential development consisting of Single-Family Dwellings, Common Open Space, and a Micro-Farm.

Zoning History: TMS 311-00-00-025 was zoned RR-3 on the 1994 Tax Maps. Parcel 311-00-00-097 was created in 1998 from a subdivision of TMS 311-00-00-025. The subject properties were both zoned Low-Density Residential (RSL) in 2001, and were subsequently zoned Single-Family Residential (R-4) in 2006.

Adjacent Zoning: Properties to the east are zoned R-4 and contain single-family dwellings. The property to the west is zoned R-4 and is currently undeveloped. Properties to the south are within the City of Charleston and are zoned PUD and RR-1.

#### Overview of Requested PD Guidelines

The applicant is requesting to rezone TMS 311-00-00-025 and TMS 311-00-00-097 from R-4 to Planned Development (PD-174), Murray Creek, to allow for a residential development consisting of Single-Family Dwellings, Common Open Space, and a Micro-Farm. Specifically, PD-174 requests the following:

- Maximum of 39 lots for single-family dwellings and accessory structures; with a minimum lot size of 4,500 square feet and 10' rear setbacks (R-4 allows for 39 SFRs (with highland acreage of 9.9 acres), 7,250 square foot lot size, and 15' rear setback);
- All other dimensional standards in compliance with the R-4 standards of the ZLDR;
- Minimum 0.25-acre Micro Farm, allowed uses include: local agricultural sales and or production; structures and facilities related to farming operations (raised garden beds, hoop houses, greenhouses, storage buildings, wash stations, and farm stand);
- Common areas, which could include one community, dock, pavilions, picnic areas, fire pits, and sitting areas; and
- Property Owner's Association to establish an ARB and maintain or manage the common area, facilities, and micro farm.

Municipalities Notified/Response: The City of North Charleston, Town of James Island, Town of Kiawah Island, Berkeley County, City of Charleston, City of Folly Beach, City of Isle of Palms, Colleton County, Town of Awendaw, Town of Hollywood, Town of Lincolville, Town of McClellanville, Town of Meggett, Town of Mt. Pleasant, Town of Ravenel, Town of Seabrook Island, and the Town of Summerville have all been noticed of this request.

Public Input: No public input has been received for this request.

### **APPROVAL CRITERIA**

According to Section §4.23.9(E)(9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

**A. The PD Development Plan complies with the standards contained in this Article;**

*Staff response: The PD complies with the standards contained in this Article.*

**B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents; and**

*Staff response: The Future Land Use designation for this parcel is Urban/Suburban Mixed Use. A residential development of single-family dwellings is consistent with the intent of this Future Land Use designation. In addition, the proposed development meets the density requirements for the R-4 Zoning District. However, the PD guidelines call for a reduction in the rear setback requirements, which is not in compliance with ZLDR Sec.4.26.B.1.a, which states: "Each lot located on the perimeter of the planned development shall maintain the rear yard setback requirements and any buffer requirements of the adjacent zoning district." The rear yard setback of the R-4 zoning district is 15'; the PD application proposes a rear yard setback of 10'.*

**C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**

*Staff Response: The County and other agencies will be able to provide services to the proposed development pursuant to the letters of coordination submitted by the applicant.*

***Because the Planned Development application meets all of the criteria of Section §4.23.9 E (9), staff recommends approval with conditions.***

***Staff Recommended Condition of Approval:***

- ***Revise the rear setback for single-family residential lots from 10' to 15'.***

### **PLANNING COMMISSION MEETING: March 9, 2020**

Recommendation: Approval with Conditions (5-4).

Planning Commission Recommended Conditions of Approval:

- Residential lots along the exterior of the development shall have a minimum rear setback of 15' and interior lots shall have a minimum 10' rear setback.
- Provide a stub out for connectivity to the adjoining parcel to the East.

Speakers: The applicant, Bill Eubanks, spoke in support of the project. The Coastal Conservation League



spoke in opposition.

Notifications: 197 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties Lists on February 21, 2020. Additionally, this request was noticed in the *Post & Courier* on February 21, 2020.

**PUBLIC HEARING: JUNE 18, 2020**

Notifications: 197 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties Lists on May 29, 2020. Additionally, this request was noticed in the *Post & Courier* on May 29, 2020.

The public hearing for this case was originally scheduled for April 17, 2020, but postponed due to COVID-19. 197 notifications letters were originally sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties Lists on March 13, 2020. This request was originally noticed in the *Post & Courier* on March 13, 2020. 197 additional letters were sent to the same list of individuals to notify them of the cancellation on March 27, 2020, and the cancellation was noticed in the *Post & Courier* on March 27, 2020.



# **Charleston County Planned Development Request**

**Public Hearing: June 18, 2020**

**Planning and Public Works Committee: July 9, 2020**

**First Reading: July 14, 2020**

**Second Reading: August 11, 2020**

**Third Reading: September 8, 2020**

# ZREZ-01-20-00111

- 1381, 1385, and 1389 River Road, Johns Island, SC 29455
- Parcel I.D.: 311-00-00-025 & 311-00-00-097
- Acreage: 11.861 acres
- Owner: Knapp A Partnership
- Applicant: Levi Grantham, LLC
- Council District: 8- Johnson

# Zoning History

- TMS 311-00-00-025 was zoned RR-3 on the 1994 Tax Maps
- Parcel 311-00-00-097 was created in 1998 from a subdivision of TMS 311-00-00-025
- The subject properties were both zoned Low-Density Residential (RSL) in 2001
- Zoned Single-Family Residential (R-4) in 2006

# Map 3.1.5: Urban/Suburban Future Land Use Detail

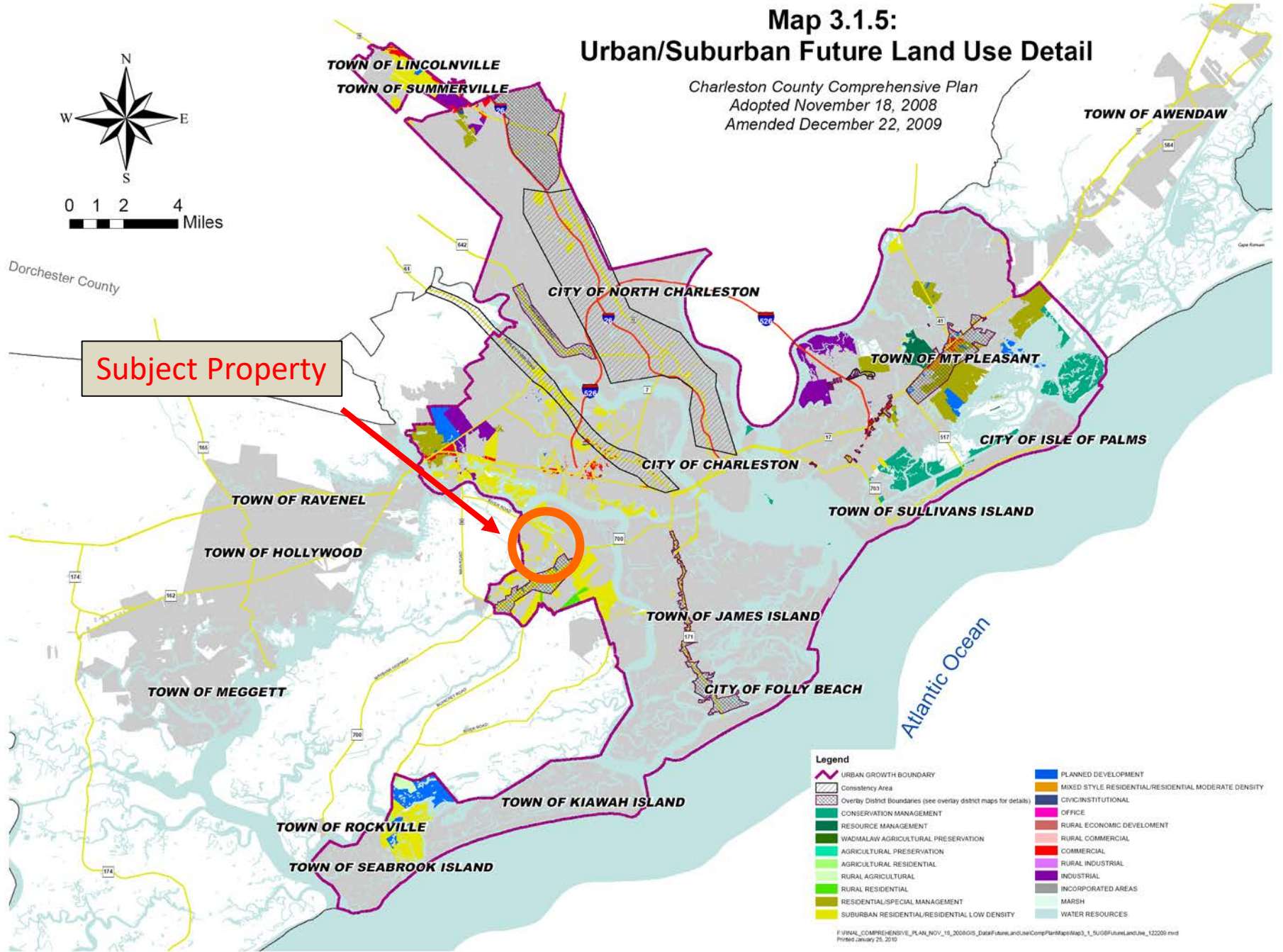
Charleston County Comprehensive Plan  
Adopted November 18, 2008  
Amended December 22, 2009



0 1 2 4  
Miles

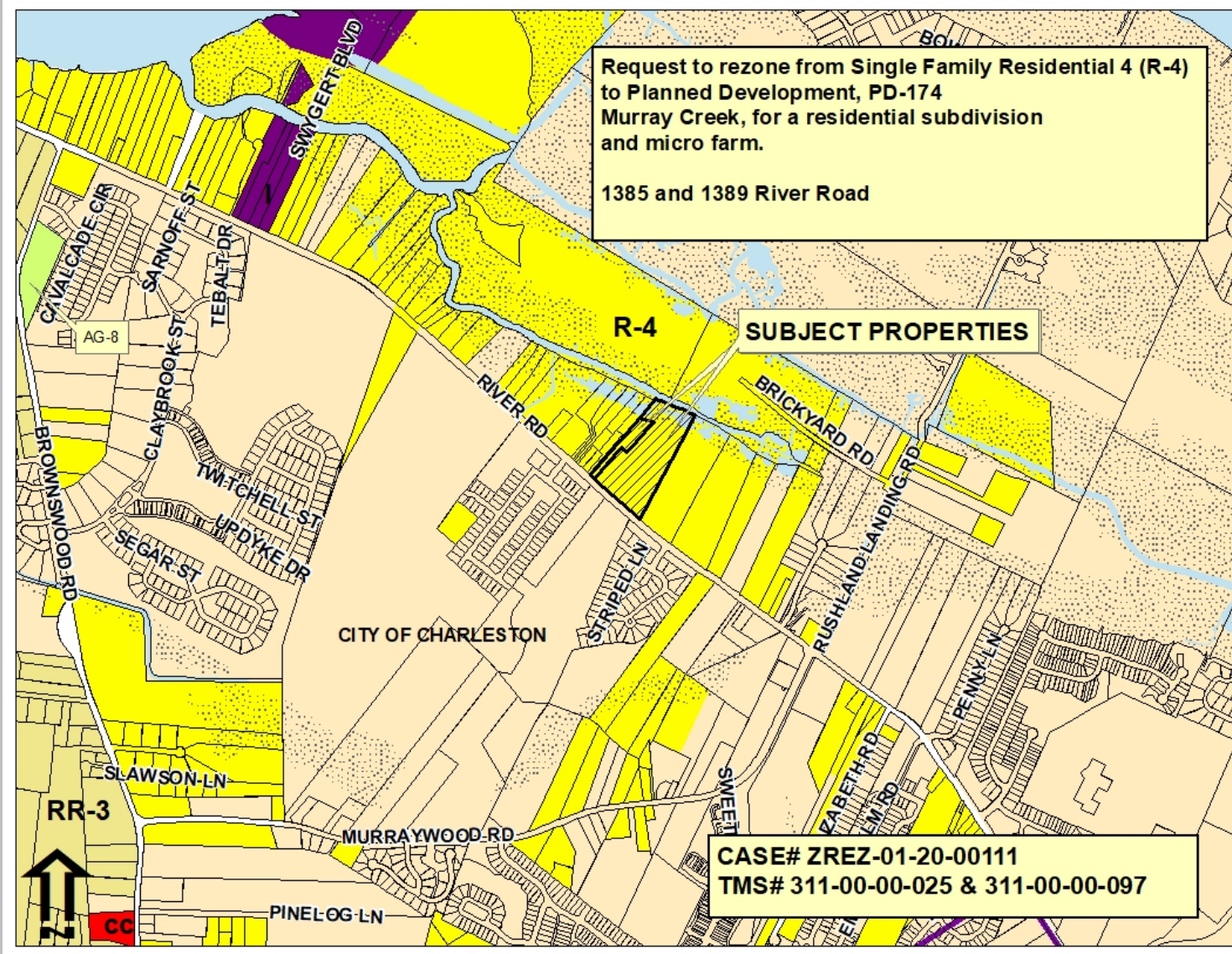
Dorchester County

**Subject Property**



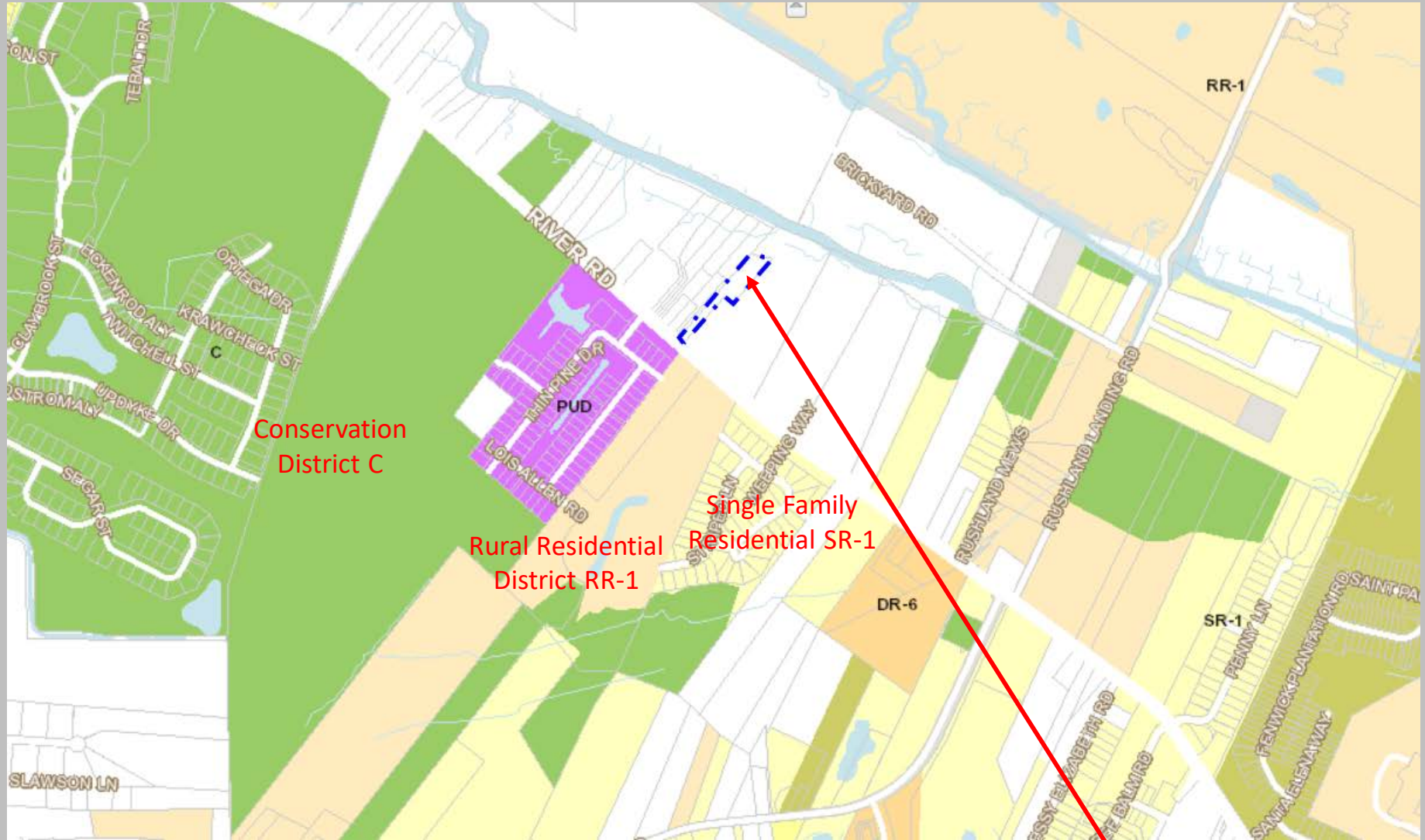
- Legend**
- URBAN GROWTH BOUNDARY
  - Consistency Area
  - Overlay District Boundaries (see overlay district maps for details)
  - CONSERVATION MANAGEMENT
  - RESOURCE MANAGEMENT
  - WADSWORTH AGRICULTURAL PRESERVATION
  - AGRICULTURAL PRESERVATION
  - AGRICULTURAL RESIDENTIAL
  - RURAL AGRICULTURAL
  - RURAL RESIDENTIAL
  - RESIDENTIAL/SPECIAL MANAGEMENT
  - SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY
  - PLANNED DEVELOPMENT
  - MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY
  - CIVIC/INSTITUTIONAL
  - OFFICE
  - RURAL ECONOMIC DEVELOPMENT
  - RURAL COMMERCIAL
  - COMMERCIAL
  - RURAL INDUSTRIAL
  - INDUSTRIAL
  - INCORPORATED AREAS
  - MARSH
  - WATER RESOURCES

# Area Description



Penny's Creek borders the subject properties on the north. Properties to the east are zoned R-4 and contain Single-Family Dwellings. The property to the west is zoned R-4 and is currently undeveloped. Properties to the south are within the City of Charleston and are zoned PUD and RR-1.

# City of Charleston Zoning



Conservation District C

Rural Residential District RR-1

Single Family Residential SR-1

DR-6

RR-1

SR-1

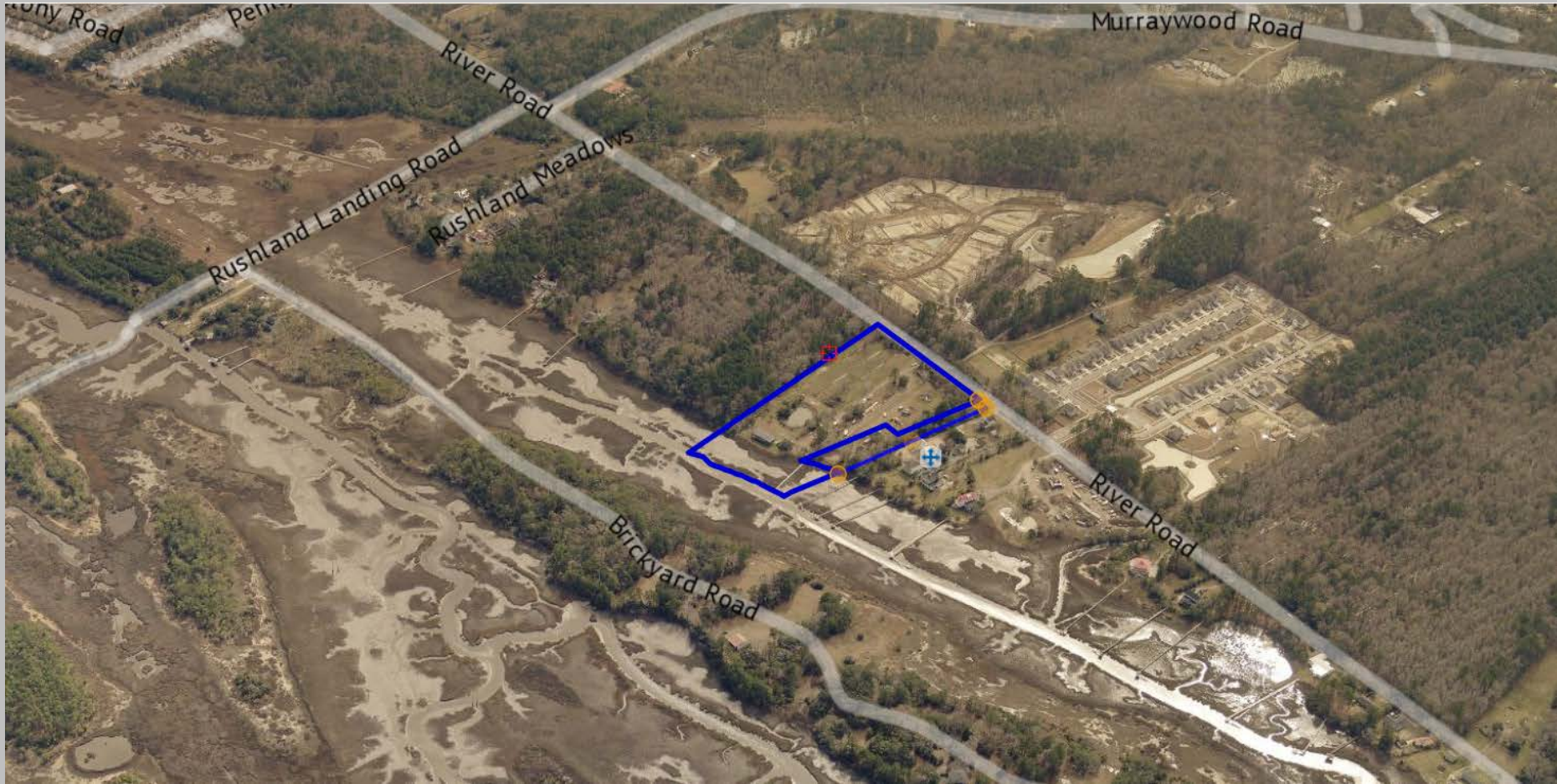
Subject parcels

# Aerial View to the North

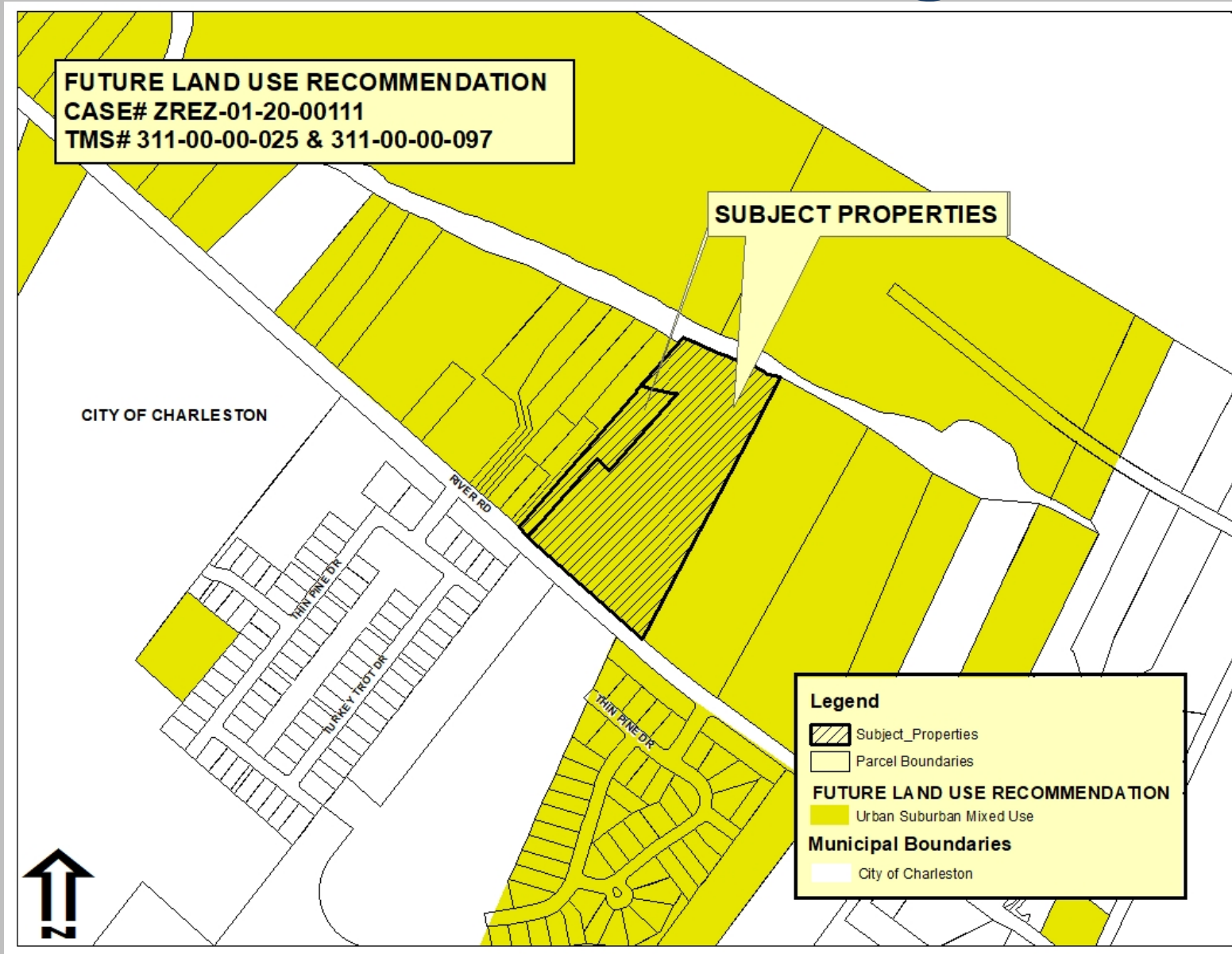




# Aerial View to the South



# Future Land Use Designation



# Site Photos



**1- Existing mobile home on TMS-097**

**2- Existing house at rear of TMS-025**



# Site Photos



**3- Existing dock on TMS-097**

**4- Existing access from River Road**



# PD-174 Requested Guidelines

The applicant is requesting to rezone TMS 311-00-00-025 and TMS 311-00-00-097 from R-4 to Planned Development (PD-174), Murray Creek, to allow for a residential development consisting of Single-Family Dwellings, Common Open Space, and a Micro-Farm. Specifically, PD-174 requests the following:

- Maximum of 39 lots for single-family dwellings and accessory structures; with a minimum lot size of 4,500 square feet and 10' rear setbacks (R-4 allows for 39 SFRs (with highland acreage of 9.9 acres), 7,250 square foot lot size, and 15' rear setback);
- All other dimensional standards in compliance with the R-4 standards of the ZLDR;
- Minimum 0.25-acre Micro Farm, allowed uses include: local agricultural sales and or production; structures and facilities related to farming operations (raised garden beds, hoop houses, greenhouses, storage buildings, wash stations, and farm stand);
- Common areas, which could include one community dock, pavilions, picnic areas, fire pits, and sitting areas; and
- Property Owner's Association to establish an ARB to maintain and manage the common area, facilities, and micro farm.

# Site Plan



# Approval Criteria—Section 4.23.9(E)(9)

According to Section §4.23.9(E)(9) of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

**A. The PD Development Plan complies with the standards contained in this Article;**

*Staff response: The PD complies with the standards contained in this Article.*

**B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents; and**

*Staff response: The Future Land Use designation for this parcel is Urban/Suburban Mixed Use. A residential development of single-family dwellings is consistent with the intent of this Future Land Use designation. In addition, the proposed development meets the density requirements for the R-4 Zoning District. However, the PD guidelines call for a reduction in the rear setback requirements, which is not in compliance with ZLDR Sec.4.26.B.1.a, which states: “Each lot located on the perimeter of the planned development shall maintain the rear yard setback requirements and any buffer requirements of the adjacent zoning district.” The rear yard setback of the R-4 zoning district is 15’; the PD application proposes a rear yard setback of 10’.*

# Approval Criteria—Section 4.23.9(E)(9)

According to Section §4.23.9(E)(9) of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

**C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**

*Staff Response: The County and other agencies will be able to provide services to the proposed development pursuant to the letters of coordination submitted by the applicant.*



# Recommendations

## **STAFF RECOMMENDATION:**

### **APPROVAL WITH CONDITIONS**

Staff Condition: Revise the rear setback for single-family residential lots from 10' to 15'.

## **PLANNING COMMISSION RECOMMENDATION:**

### **APPROVAL WITH CONDITIONS (5-4)**

#### **PC Conditions:**

- Residential lots along the exterior of the development shall have a minimum rear setback of 15' and interior lots shall have a minimum 10' rear setback.
- Provide a stub out for connectivity to the adjoining parcel to the East.

# Notifications

- Notifications for the March 9, 2020 Planning Commission meeting were sent on February 21, 2020.
  - 197 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
  - Ad ran in the Post & Courier.
- Notifications for the April 17, 2020 Public Hearing **(POSTPONED DUE TO COVID-19)** were sent on March 13, 2020.
  - 197 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
  - Ad ran in the Post & Courier.
  - 197 letters to notify the same list of individuals of the cancellation were sent on March 27, 2020.
  - Ad regarding the cancellation ran in the Post & Courier.
- Notifications for the June 18, 2020 Public Hearing were sent on May 29, 2020
  - 197 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
  - Ad ran in the Post & Courier.



# **Charleston County Planned Development Request**

**Public Hearing: June 18, 2020**

**Planning and Public Works Committee: July 9, 2020**

**First Reading: July 14, 2020**

**Second Reading: August 11, 2020**

**Third Reading: September 8, 2020**

**3.**

**ZREZ-02-20-00112,  
Bees Ferry Road  
Billboard,  
West Ashley**

# **PLANNED DEVELOPMENT REQUEST:**

**ZREZ-02-20-00112**

- Case History
- Presentation
- PD Documents
- Public Input
- Application

# **Bees Ferry Road Sign PD-175: ZREZ-02-20-00112**

## **Case History**

**Planning Commission: March 9, 2020**

**Public Hearing: June 18, 2020**

**Planning and Public Works Committee: July 9, 2020**

**First Reading: July 14, 2020**

**Second Reading: August 11, 2020**

**Third Reading: September 8, 2020**

### **CASE INFORMATION**

Applicant: Derek Arsenault, Adams Outdoor Advertising

Owner: Henry Kuznik

Location: Bees Ferry Road, West Ashley

Parcel Identification: 301-00-00-038

Application: Request to rezone 0.34 acre from the Industrial (I) Zoning District to the Planned Development, PD-175, Bees Ferry Road Sign, for placement of a digital billboard.

Council District: 6 (Rawl)

Property Size: 37.79 total acres, to be subdivided to 0.34 acre upon PD approval

Zoning History: The subject property was zoned IL (Light Industrial) on the 1994 Tax Maps, and was subsequently zoned Industrial (I) in 2001. A previous rezoning request on this property proposed rezoning from Industrial (I) to Planned Development, PD-172, Bees Ferry Road Sign, to allow for the placement of a billboard. Planning Commission recommended Approval with Conditions at their October 14, 2019 meeting, with the condition reading, "address all subdivision comments no later than the close of business on the Public Hearing date." County Council disapproved of this request at their January 21, 2020 meeting, but voted to waive the one-year waiting period for re-application. Council discussed the possibility of the property owner recording a deed restriction to limit the number of billboards allowed on his properties to one; however, that must be done separate and apart from the Planned Development. The current PD-175 application is the exact same application as the previously disapproved PD-172.

Adjacent Zoning: The subject property is currently undeveloped. The properties to the north, east and south are zoned Industrial and contain the Charleston County Landfill, St. Andrews PSD service facility, a campground, or are undeveloped. The property to the west is a Planned Development (PD-73C, Hunt Club) containing single-family dwellings and neighborhood facilities. There is a City of Charleston subdivision adjacent to the subject parcel containing single-family dwellings.

#### Overview of Requested PD Guidelines:

The applicant is requesting to rezone from Industrial to PD-175, Bees Ferry Road Sign, to allow for the placement of a digital billboard. Specifically, PD-175 requests the following:

- One (1) digital, LED lit, billboard, lighting in compliance with ZLDR Art. 9.11.5 (F)
- Maximum height of 35'
- Maximum area of 300 square feet (25' x 12')
- 5' right-of-way setback to protect additional trees
- Location criteria: Minimum 88' from all on-premises signs (Charleston County Landfill sign) and 1,000 feet from all existing off-premise signs.
- Natural vegetative buffer in compliance with Article 9.4 with exception of removal of 10 trees located within the buffer and all other vegetation to be trimmed to a height of 6 feet.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

### **STAFF RECOMMENDATION**

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

- A. The PD Development Plan complies with the standards contained in this Article;

*Staff Response: The PD complies with the standards contained in this Article.*

- B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents;

*Staff Response: Article 9.11 of the ZLDR specifies that signs must be placed 500' from the next on-premises sign. However, Article 4.23.6.(I), states "Specifications shall be as restrictive, or more restrictive than the standards set forth in this Ordinance; provided, however, that the minimum distance from a Billboard/Digital Billboard proposed as part of a planned development to the nearest on-premises sign(s) may be less restrictive than the standards set forth in this Ordinance."*

*Additionally, the digital billboard use is allowed in the current Industrial Zoning District, and in return for the modification of the setback requirements, the applicant has requested a smaller sign than what is allowed in the Industrial Zoning District (proposed 25' x 12', 300 sq. ft. vs. 48' x 14', 672 sq. ft. allowed), and a shorter sign (35' proposed vs. 40' allowed).*

- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

*Staff Response: The County and other agencies will be able to provide services to the proposed development pursuant to the letters of coordination submitted by the applicant.*

***Because the Planned Development application meets all of the criteria of Section §4.23.9 E (9), staff recommends approval.***

### **PLANNING COMMISSION MEETING: MARCH 9, 2020**

Recommendation: Disapproval (7-2).

Speakers: The applicant, Derek Arsenault, spoke in support of the project. Three citizens spoke in opposition.

Public Input: 15 letters of opposition have been received from community members. A letter from South Carolina State Senator Sandy Senn addressing County Council and including a change.org petition with approximately 1,221 signatures was received by Planning staff on February 27, 2020.

Notifications: 135 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on February 21, 2020. Additionally, this request was noticed in the *Post & Courier* on February 21, 2020.

**PUBLIC HEARING: JUNE 18, 2020**

Notifications: 135 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on May 29, 2020. Additionally, this request was noticed in the *Post & Courier* on May 29, 2020

The public hearing for this case was originally scheduled for April 17, 2020, but postponed due to COVID-19. 135 notifications letters were originally sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties Lists on March 13, 2020. This request was originally noticed in the *Post & Courier* on March 13, 2020. 135 additional letters were sent to the same list of individuals to notify them of the cancellation on March 27, 2020, and the cancellation was noticed in the *Post & Courier* on March 27, 2020.





# **Charleston County Planned Development Zoning Map Amendment Request**

**Public Hearing: June 18, 2020**

**Planning and Public Works Committee: July 9, 2020**

**First Reading: July 14, 2020**

**Second Reading: August 11, 2020**

**Third Reading: September 8, 2020**

# PD-175 Bees Ferry Road Sign

- West Ashley Area: Bees Ferry Road
- Parcel I.D.: 301-00-00-038
- Owner: Henry Kuznik
- Applicant: Adam's Outdoor Advertising
- Property Size: 0.34 acres (37.79 total)
- Council District: 6

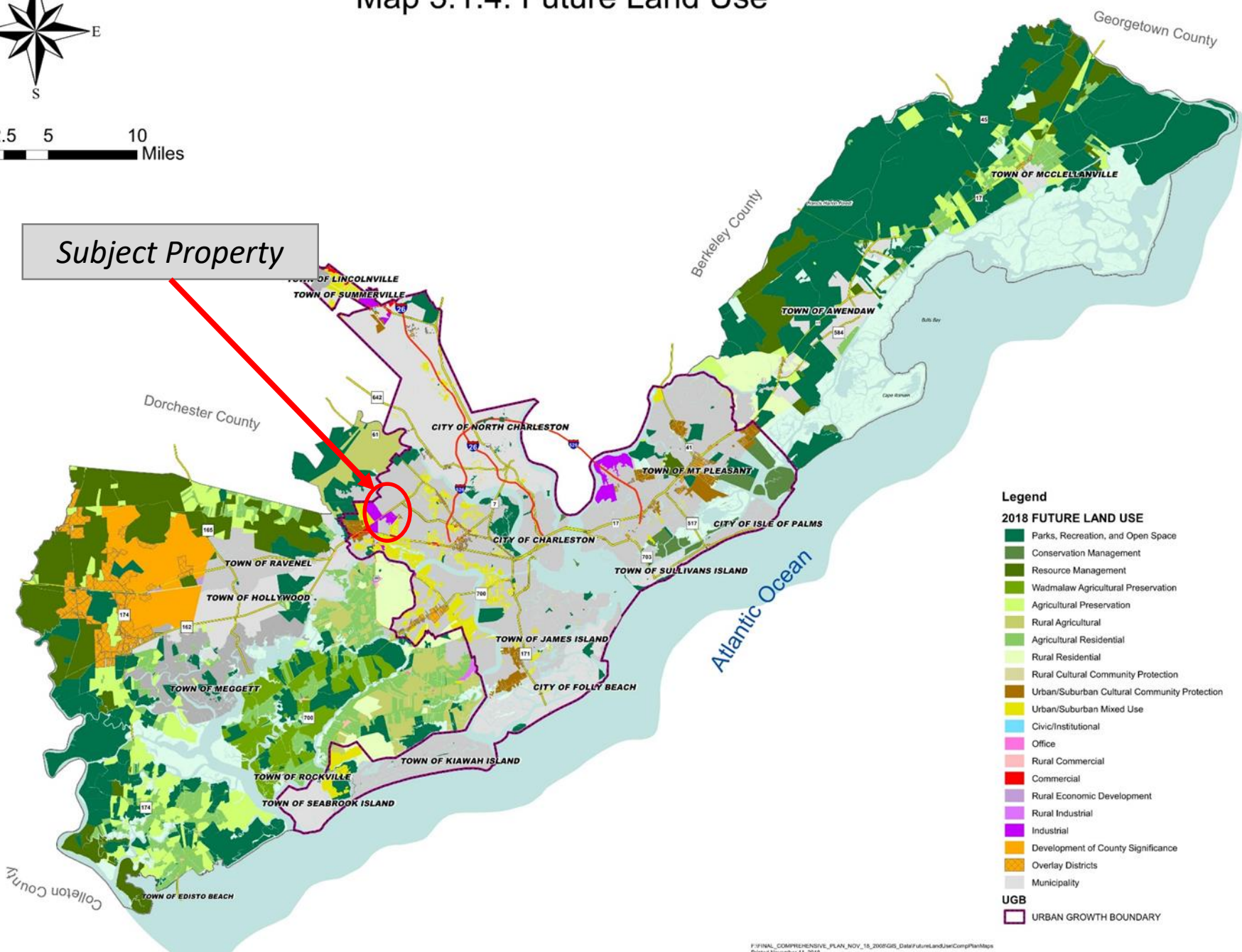
# Zoning History

- Property was zoned IL on the 1994 tax maps, and subsequently zoned Industrial in 2001.
- Previous rezoning request on this property proposed rezoning from Industrial to PD-172, Bees Ferry Road Sign, to allow for the placement of a Billboard
  - Planning Commission recommended Approval with Conditions at their October 14, 2019 meeting, with the condition reading, “address all subdivision comments no later than the close of business on the Public Hearing date.”
  - County Council approved at 1<sup>st</sup> and 2<sup>nd</sup> readings in Nov. and Dec. 2019, but disapproved of this request at 3<sup>rd</sup> reading on Jan. 21, 2020, but voted to waive the one-year waiting period for re-application.
  - Council discussed the possibility of the property owner recording a deed restriction to limit the number of billboards allowed on his properties to one; however, that must be done separate and apart from the Planned Development and cannot be a condition of approval of this rezoning request as the deed restriction applies to properties other than the subject parcel.
  - The current PD-175 application is the exact same application as the previously disapproved PD-172.

# Map 3.1.4: Future Land Use

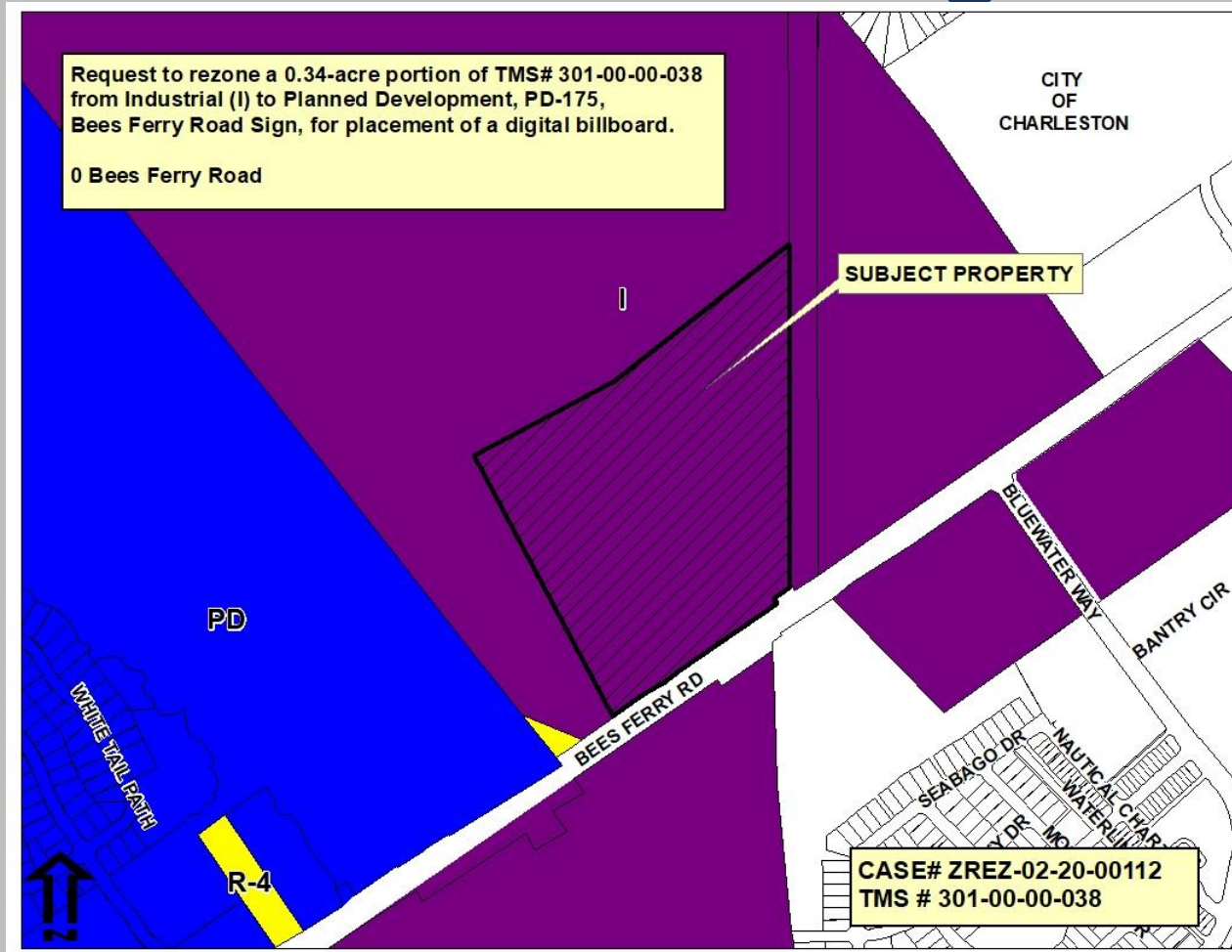


*Subject Property*



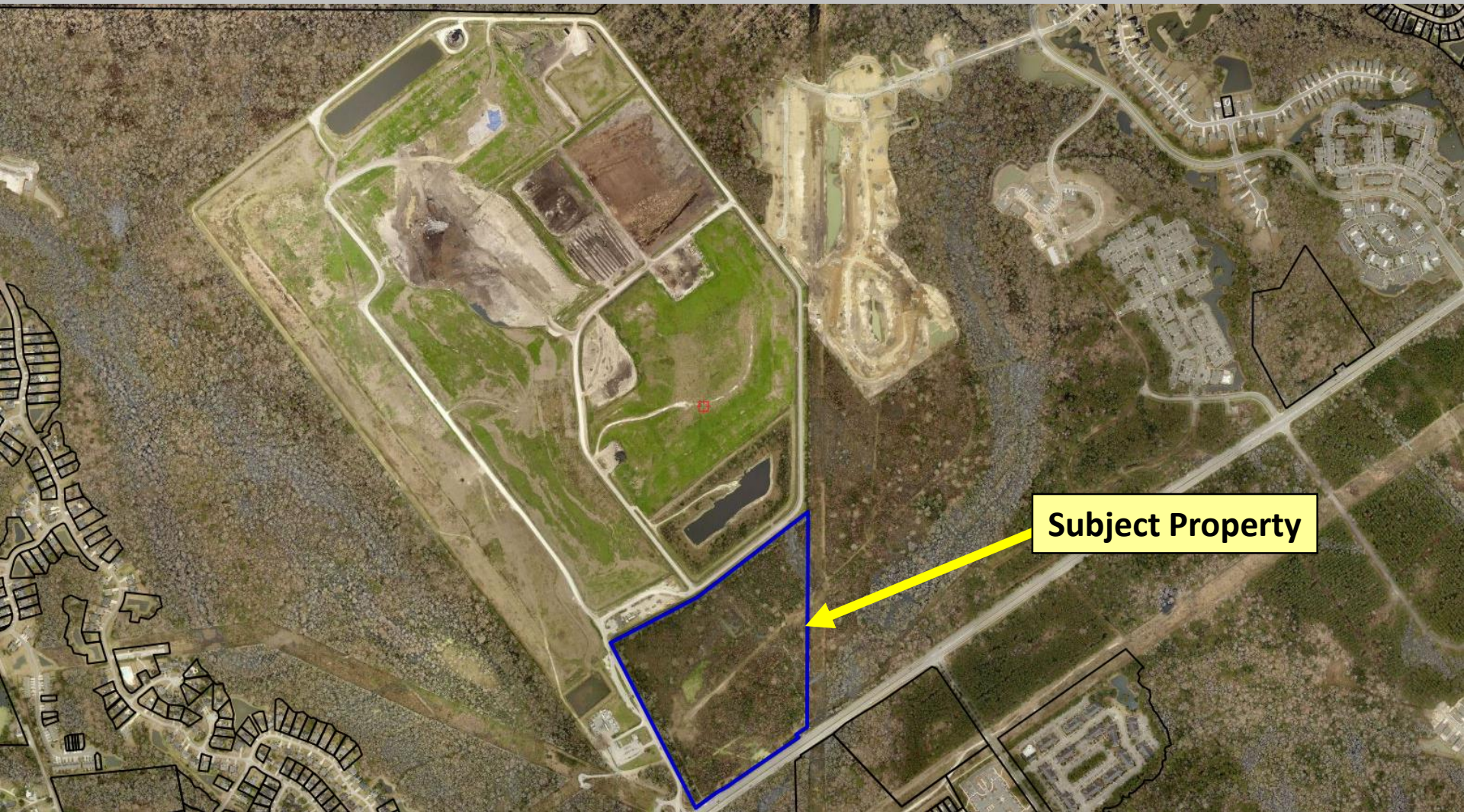
- Legend**
- 2018 FUTURE LAND USE**
- Parks, Recreation, and Open Space
  - Conservation Management
  - Resource Management
  - Wadmalaw Agricultural Preservation
  - Agricultural Preservation
  - Rural Agricultural
  - Agricultural Residential
  - Rural Residential
  - Rural Cultural Community Protection
  - Urban/Suburban Cultural Community Protection
  - Urban/Suburban Mixed Use
  - Civic/Institutional
  - Office
  - Rural Commercial
  - Commercial
  - Rural Economic Development
  - Rural Industrial
  - Industrial
  - Development of County Significance
  - Overlay Districts
  - Municipality
- UGB**
- URBAN GROWTH BOUNDARY

# Current Zoning

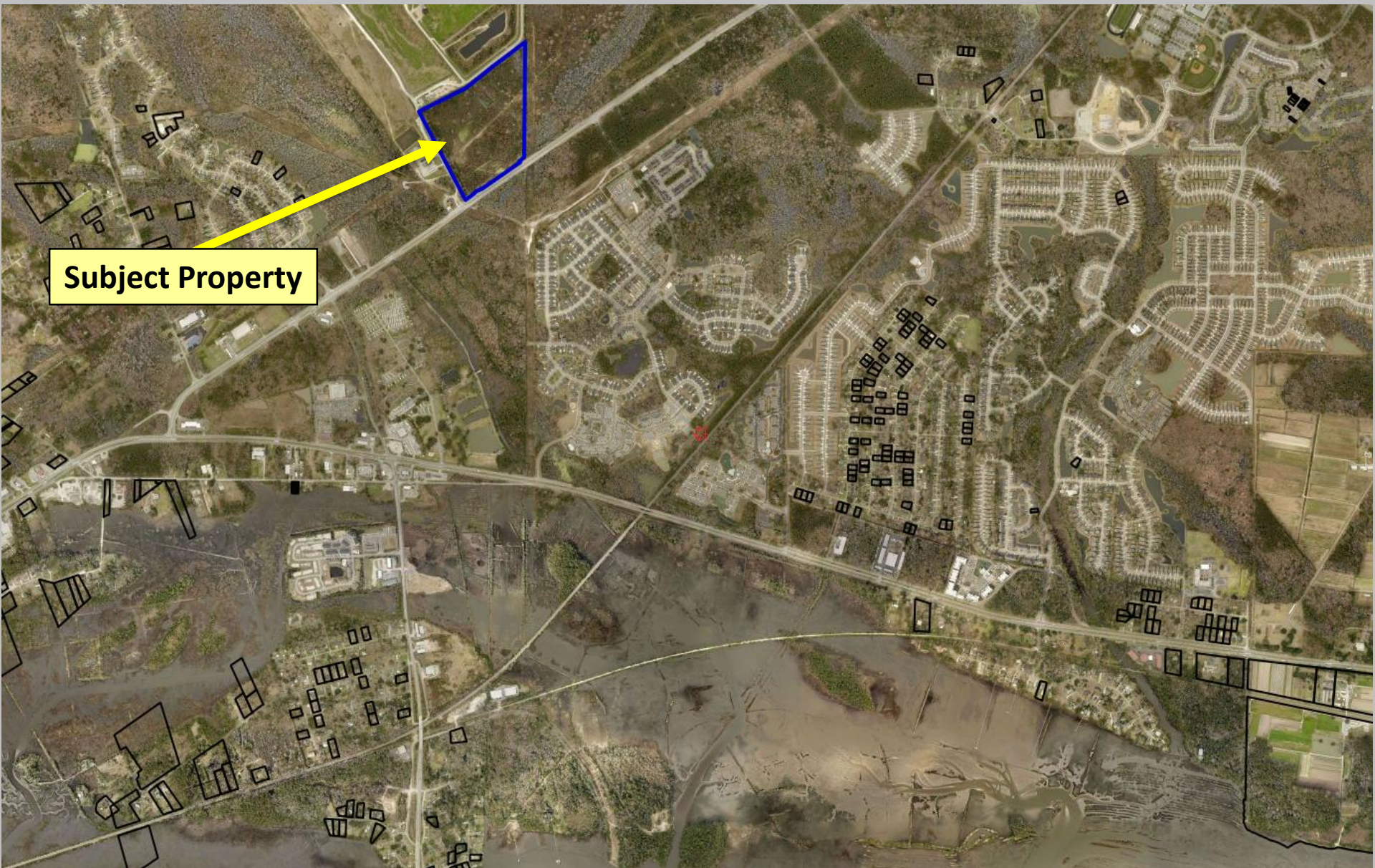


The subject property is currently undeveloped. The properties to the north, east and south are zoned Industrial and contain the Charleston County Landfill, St. Andrews PSD service facility, a campground, or are undeveloped. The property to the west is a Planned Development (PD-73C, Hunt Club) containing single-family dwellings and neighborhood facilities. There is a City of Charleston subdivision adjacent to the subject parcel containing single-family dwellings.

# Aerial View to the North



# Aerial View to the South



**Subject Property**

# Site Photos



**1 – Subject Property**

**2 – Adjacent Property**





# Site Photos



**3 – Adjacent Property**

**4 – Adjacent Property**



# PD-175 Requested PD Guidelines

Digital and Electronic billboards are allowed in the Industrial Zoning District. The PD is being requested to allow the digital billboard to be located closer to the right-of-way and existing landfill sign than the ZLDR would allow. This allows the billboard to be moved out of the wetland area, and the applicant is proposing the billboard be more than 50% smaller than the ZLDR would allow, and be 5' shorter than the ZLDR would allow.

Specifically, PD-175 requests the following:

- One (1) digital, LED lit billboard, lighting in compliance with ZLDR Art. 9.11.5 (F) **(allowed in the Industrial Zoning District)**
- Maximum height of 35' **(ZLDR allows a max. height of 40')**
- Maximum area of 300 SF (25' x 12') **(ZLDR allows a max. area of 672 SF)**
- 5' right-of-way setback to protect additional trees **(ZLDR requires a 25' setback)**
- Location criteria: 88' from all on-premises sign (Charleston County Landfill sign) and 1,000 feet from all existing off-premise signs **(ZLDR requires a min. distance of 500' from all on-premises signs)**
- Natural vegetative buffer in compliance with Article 9.4 with exception of removal of 10 trees located within the buffer and all other vegetation to be trimmed to a height of 6 feet



VICINITY MAP (NTS)

**REFERENCES:**

- 1) PLAT BY JAMES L. WHITE DATED MAY 29, 1981, RECORDED IN PLAT BOOK 4W, PAGE 032, CHARLESTON COUNTY RMC.
- 2) PLAT BY JAMES C. FOLEYS, DATED JANUARY 25, 1984, RECORDED IN PLAT BOOK 4Z, PAGE 096, CHARLESTON COUNTY RMC.
- 3) PLAT BY H. EDD HILTON, DATED MARCH 1988, RECORDED IN PLAT BOOK 4B, PAGE 106, CHARLESTON COUNTY RMC.
- 4) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED 3-10-57 (BEES FERRY ROAD), FILE NO. 10.03099A.
- 5) PLAT BY GP BARBER DATED SEPTEMBER 14, 2010, RECORDED IN PLAT BOOK L11, PAGE 0231, CHARLESTON COUNTY RMC.
- 6) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JULY 1, 2018, RECORDED IN PLAT BOOK L19, PAGE XXXX, CHARLESTON COUNTY RMC.

**NOTES:**

- 1) AREA HAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
- 3) THE PUBLIC RECORDS RECORDED ON THIS PLAT AND ONLY THESE AND/OR REFERENCE TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DETAILERS SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) NO SURVEY OF OR ENVIRONMENTAL INVESTIGATION OR SURVEY OF THE PROPERTY FOR THIS PLAT. THEREFORE THE PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) THE PROPERTY IS CURRENTLY ZONED I, INDUSTRIAL DISTRICT.
- 7) FRONT/ STREET SETBACKS 50'. REAR SETBACKS NONE. INTERIOR SETBACKS NONE.
- 8) THERE ARE NO APPLICABLE CORNER CRITICAL USE BUFFERS OR SETBACKS ON THE PROPERTY.
- 9) ALL ELEVATIONS ARE BASED ON NAVD 29 DATUM.
- 10) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREIN.

**FLOOD NOTE:**

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 45019C 0480J AND 45019C 0486J OF THE NOVEMBER 17, 2004.

I, JONATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

HEREIN IS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 7TH DAY OF OCTOBER, 2019.

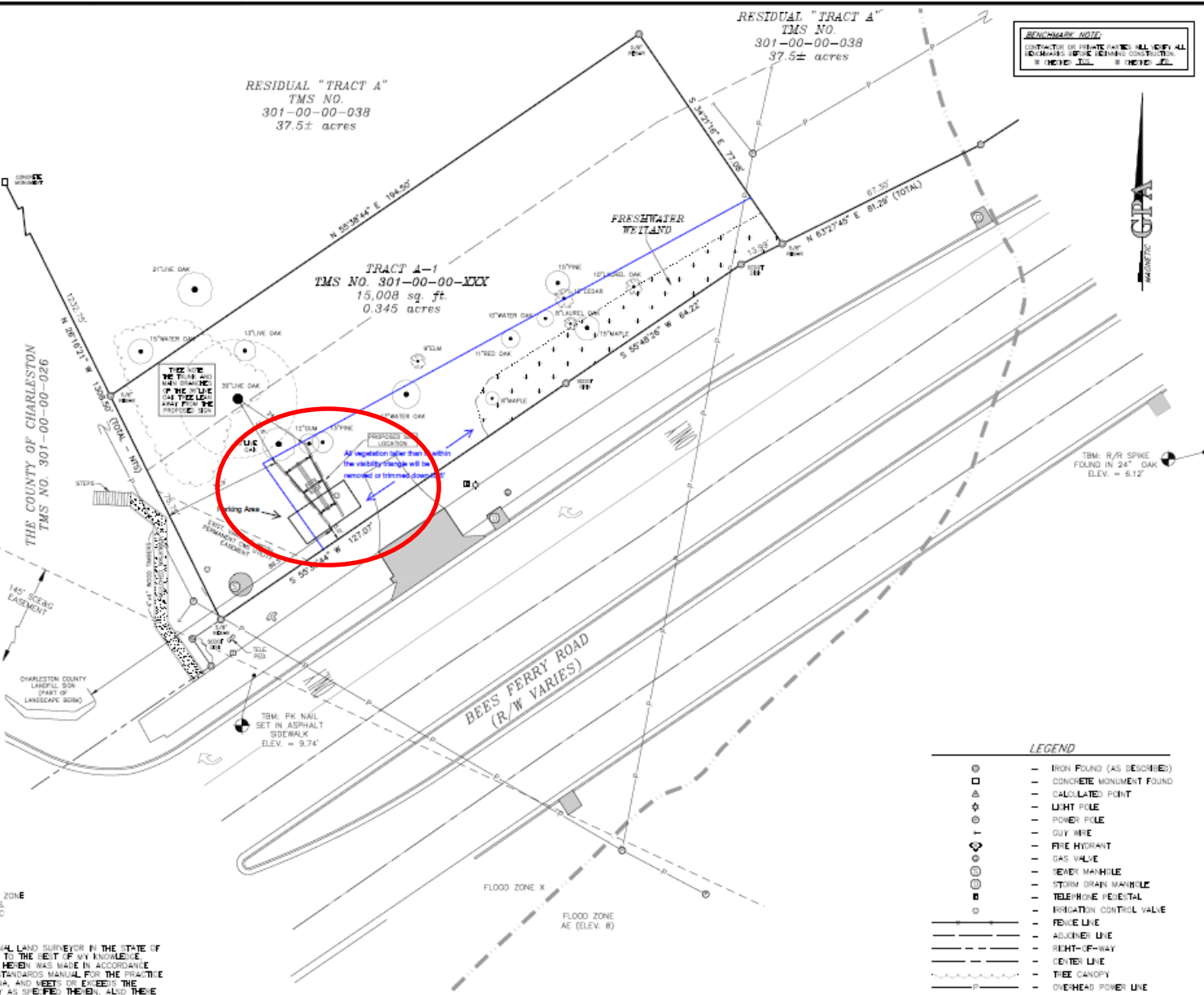
JONATHAN F. BURNS, PLS-22742



RESIDUAL "TRACT A"  
TMS NO.  
301-00-00-038  
37.5± acres

RESIDUAL "TRACT A"  
TMS NO.  
301-00-00-038  
37.5± acres

TRACT A-1  
TMS NO. 301-00-00-XXX  
15,008 sq. ft.  
0.345 acres



**BOUNDARY NOTE:**  
CONTACT US IMMEDIATELY IF YOU FIND ANY DISCREPANCIES BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITIONS.  
BY DATE: 10/1/19 BY DATE: 10/1/19



GPA, INC.  
SERVING SOUTH CAROLINA  
AND NORTH CAROLINA

CHARLESTON AREA  
381 TREELAND DR. SUITE B  
LADSON SC 29456  
OFFICE (843) 285-2424

CHARLOTTE AREA  
605 PHILIP DAVIS DRIVE  
CHARLOTTE NC 28226-8916  
OFFICE (704) 338-8800

RALEIGH NC  
(919) 725-9999  
CHARLESTON SC  
(843) 977-0099

47 MILL ST. SC  
(803) 800-9835  
"Integrity Without Boundaries"  
www.gpaand.com

SCALE

1"=20'

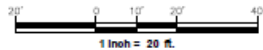
F.L.D. BK.	P.C.
JOB NO.	175198
DATE	07/8/2019
DRAWN BY	LHS
CHECKED BY	JFB

SHOWING A PROPOSED BULB BOARD SIGN  
ON TRACT A-1 - TMS NO. 301-00-00-XXX  
OWNED BY HENRY KUZNIK  
LOCATED NEAR THE CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

**SITE PLAN**

**LEGEND**

○	IRON FOUND (AS DESCRIBED)
□	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
◇	LIGHT POLE
○	POWER POLE
○	GUY WIRE
○	FIRE HYDRANT
○	GUY WIRE
○	LEVER MANHOLE
○	STORM DRAIN MANHOLE
○	TELEPHONE MANHOLE
○	IRRIGATION CONTROL VALVE
—	FENCE LINE
—	ADJACENT LINE
—	RIGHT-OF-WAY
—	CENTER LINE
—	TREE CANOPY
—	OVERHEAD POWER LINE
—	FLOOD LINE
—	CONCRETE



DATE	REVISION	BY
1		1

# Approval Criteria—Section 4.23.9(E)(9)

According to Section §4.23.9 E (9) of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

**A. The PD Development Plan complies with the standards contained in this Article;**

*Staff Response: The PD complies with the standards contained in this Article.*

**B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents;**

*Staff Response: Article 9.11 of the ZLDR specifies that signs must be placed 500' from the next on-premises sign. However, Article 4.23.6.(I), states "Specifications shall be as restrictive, or more restrictive than the standards set forth in this Ordinance; provided, however, that the minimum distance from a Billboard/Digital Billboard proposed as part of a planned development to the nearest on-premises sign(s) may be less restrictive than the standards set forth in this Ordinance."*

*Additionally, the digital billboard use is allowed in the current Industrial Zoning District, and in return for the modification of the setback requirements, the applicant has requested a smaller sign than what is allowed in the Industrial Zoning District (proposed 25' x 12', 300 sq. ft. vs. 48' x 14', 672 sq. ft. allowed), and a shorter sign (35' proposed vs. 40' allowed).*

**C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**

*Staff Response: The County and other agencies will be able to provide services to the proposed development pursuant to the letters of coordination submitted by the applicant.*

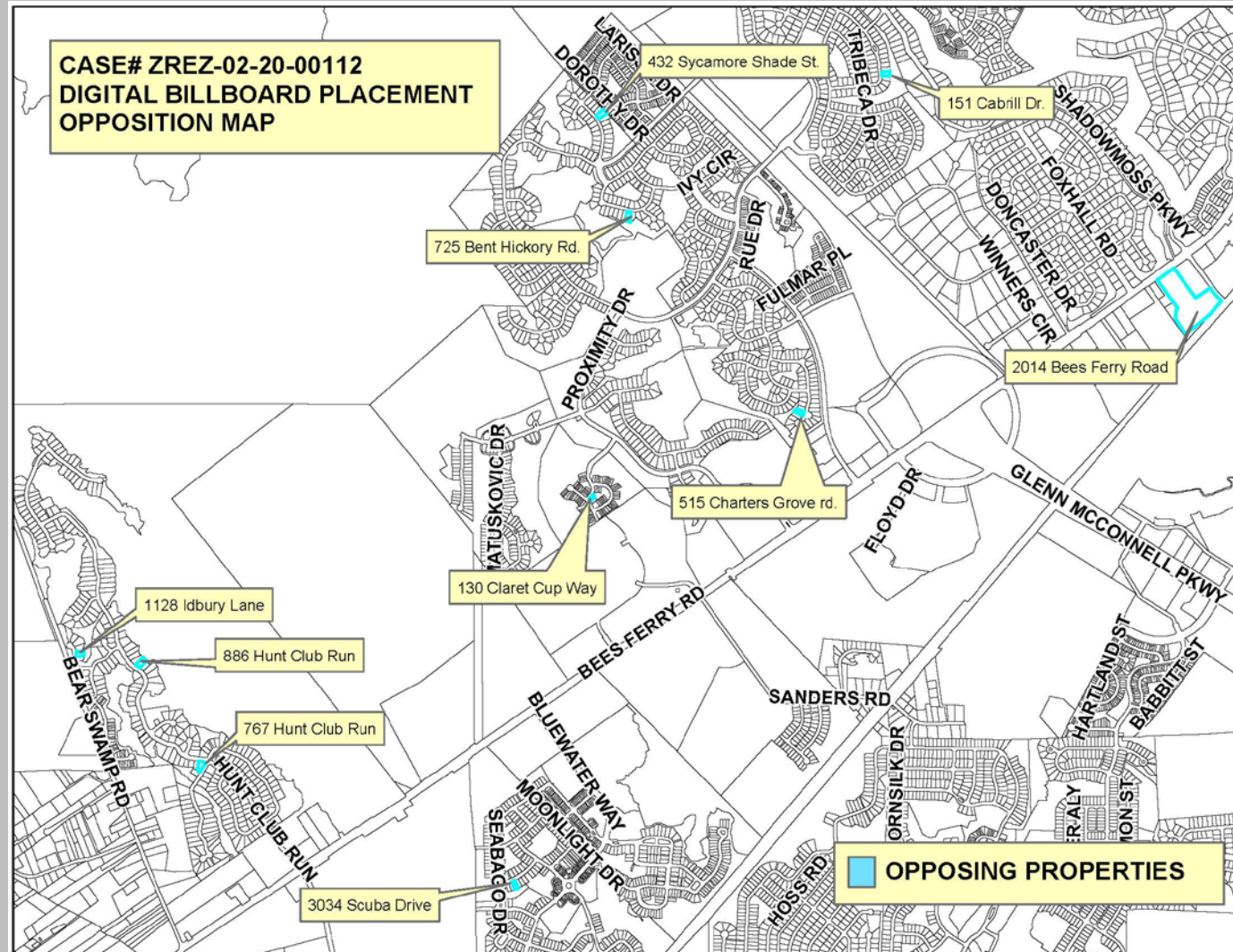
# Recommendation

**STAFF RECOMMENDATION:  
APPROVAL**

**PLANNING COMMISSION  
RECOMMENDATION:  
DISAPPROVAL**

# Public Input

20 letters of opposition have been received from community members. Those that provided their address are shown here.



# Public Input

- A letter from South Carolina State Senator Sandy Senn addressing County Council and including a [change.org](https://www.change.org) petition with approximately 1,221 signatures was received by Planning staff on February 27, 2020.

# Notifications

- Notifications for the March 9, 2020 Planning Commission meeting were sent on February 21, 2020.
  - 135 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List.
  - Ad ran in the Post & Courier.
- Notifications for the April 17, 2020 Public Hearing **(POSTPONED DUE TO COVID-19)** were sent on March 13, 2020.
  - 135 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List.
  - Ad ran in the Post & Courier.
  - 135 letters to notify the same list of individuals of the cancellation were sent on March 27, 2020.
  - Ad regarding the cancellation ran in the Post & Courier.
- Notifications for the June 18, 2020 Public Hearing were sent on May 29, 2020
  - 135 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List.
  - Ad ran in the Post & Courier.





# **Charleston County Planned Development Zoning Map Amendment Request**

**Public Hearing: June 18, 2020**

**Planning and Public Works Committee: July 9, 2020**

**First Reading: July 14, 2020**

**Second Reading: August 11, 2020**

**Third Reading: September 8, 2020**