

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: ZONING MAP AMENDMENT **Tuesday, July 30, 2019, 6:30 PM**

Charleston County Council will hold a public hearing 6:30 pm, June 4, 2019, in County Council Chambers (second floor of Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive, N. Charleston, SC 29405) on the following:

ZREZ-04-19-00098: Request to rezone a 0.935 acre portion of TMS 285-00-00-010 from the Industrial (I) Zoning District to the Community Commercial (CC) Zoning District.

For more details, visit www.charlestoncounty.org or contact the Charleston County Planning Department at (843) 202-7200. This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

ZONING MAP
AMENDMENT REQUEST
ZREZ-04-19-00098

**ZONING MAP AMENDMENT REQUEST:
ZREZ-04-19-00098
CASE HISTORY**

**Public Hearing: July 30, 2019
Planning and Public Works Committee: August 15, 2019
First Reading: August 20, 2019
Second Reading: September 10, 2019
Third Reading: September 24, 2019**

CASE INFORMATION:

Location: 3749 Savannah Highway (St Andrews/West Ashley)

Parcel Identification: 285-00-00-010.

Property Size: The total size of the property is 4.36 acres; however, the portion of the property to be rezoned is 0.935 acres.

Council District: 6

Zoning Map Amendment Request:

The applicant is requesting to rezone a 0.935 acre portion of the property located at 3749 Savannah Highway, (TMS 285-00-00-010), from the Industrial (I) Zoning District to the Community Commercial (CC) Zoning District. The property is currently undeveloped.

The subject site is currently split zoned between the CC and I Zoning Districts and this application is an attempt to correct the split zoning.

History:

In 1994, the subject property was made up of two parcels, TMS 285-00-00-010 and a portion of TMS 285-00-00-014. TMS 285-00-00-010 was zoned Residential Single Family (RSL) and TMS 285-00-00-014 was zoned I. As part of the 2001 reorganization of the Zoning and Land Development Regulations Ordinance, TMS 285-00-00-010 was zoned I and TMS 285-00-00-014 remained zoned I. TMS 285-00-00-010 was then rezoned from I to CC under application 3249-C, which was approved by County Council on 4/24/2004.

Under Subdivision Application 19631-02, approved on 6/18/2004, a portion of TMS 285-00-00-014, zoned I, was added to TMS 25-00-00-010, zoned CC, which created the parcel as it exists today as well as the split zoning of the parcel.

Adjacent Zoning:

There is a mixture of Zoning Districts and uses surrounding the subject site. Adjoining properties to the east are zoned either CC or I and contain either undeveloped land, a single-family residential dwelling, a special trades contractor, or a distillery. Adjoining properties to the south are zoned either I or Single Family Residential 4 (R-4) and contain either undeveloped land, a lumber sourcing use, residential dwellings, or a church. Adjoining properties to the west and north are zoned CC and contain either undeveloped land or a multi-tenant commercial strip building.

Municipalities Notified/Responses: The City of Charleston, Town of James Island, City of North Charleston, and Town of Kiawah Island, were notified of the request and have not responded.

Public Input: Correspondence received is included in this packet.

STAFF RECOMMENDATION:

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;

Staff response: The *Charleston County Comprehensive Plan* (the Plan) recommends the Commercial future land use for the whole of the subject property, including the 0.935-acre portion to be rezoned. This future land use designation "...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment." In this regard, the request to rezone the 0.935-acre portion of the property to the CC Zoning District is consistent with the Plan's recommendations for this area, as this part of Savannah Highway is a commercial corridor for this area of the County.

B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

Staff response: The requested CC Zoning District is compatible with existing commercial and industrial uses and recommended densities in the area. Furthermore, development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

C. The proposed amendment corrects a zoning map error or inconsistency;

Staff response: The proposed amendment does not correct a zoning map error or inconsistency.

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Staff response: The proposed amendment does not address events, trends, or facts that have significantly changed the character or condition of this area.

Because the zoning map amendment request meets one or more of the above stated criteria, staff recommends approval.

PLANNING COMMISSION MEETING: JUNE 10, 2019

Recommendation: Approval (Vote: 6-2, with 1 recusal).

Speakers: No one spoke in support of the application and 5 people spoke in opposition to the application.

Notifications:

163 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 24, 2019. Additionally, this request was noticed in the *Post & Courier* on May 24, 2019.

PUBLIC HEARING: JULY 30, 2019

Notifications:

163 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 July 12, 2019. Additionally, this request was noticed in the *Post & Courier* on June 28, 2019, and a notification sign was posted on the property on July 12, 2019.



**Charleston County
Zoning Map Amendment Request
ZREZ-04-19-00098**

Public Hearing – July 30, 2019

Planning and Public Works Committee – August 15, 2019

ZREZ-04-19-00098

- St Andrews/West Ashley: 3749 Savannah highway
- Parcel I.D.: 285-00-00-010
- Request to rezone a 0.935 acre portion of the property located at 3749 Savannah Highway, (TMS 285-00-00-010), from the Industrial (I) Zoning District to the Community Commercial (CC) Zoning District
- Applicant: Kevin Rogers, WRS Inc
550 Long Point Road, Mt Pleasant SC, 29464
- Owner: Theodore Siachos
101 Tuscany way, Greer SC, 29650
- Acreage: Total Site 4.36-acres, Portion to be rezoned 0.935-acres
- Council District: 6



0.935 acre portion to be rezoned from I to CC

Zoning History

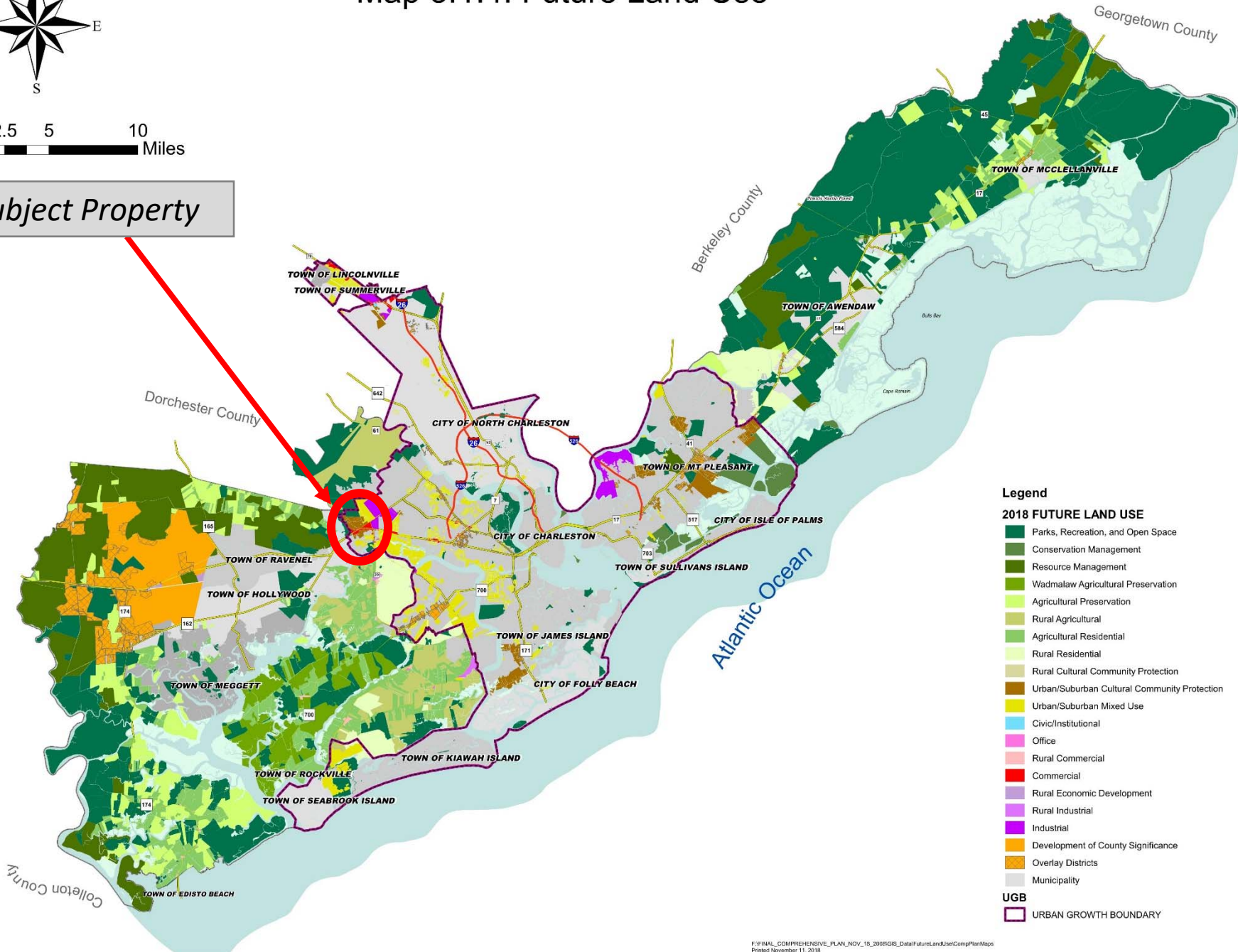
- In 1994, the subject property was made up of two parcels, TMS 285-00-00-010 and a portion of TMS 285-00-00-014. TMS 285-00-00-010 was zoned Residential Single Family (RSL) and TMS 285-00-00-014 was zoned Industrial (I).
- As part of the 2001 reorganization of the Zoning and Land Development Regulations Ordinance, TMS 285-00-00-010 was zoned I and TMS 285-00-00-014 remained zoned I.
- TMS 285-00-00-010 was then rezoned from I to CC under application 3249-C, which was approved by County Council on 4/24/2004.
- Under Subdivision Application 19631-02, approved on 6/18/2004, a portion of TMS 285-00-00-014, zoned I, was added to TMS 25-00-00-010, zoned CC, which created the parcel as it exists today as well as the split zoning of the parcel.

Map 3.1.4: Future Land Use



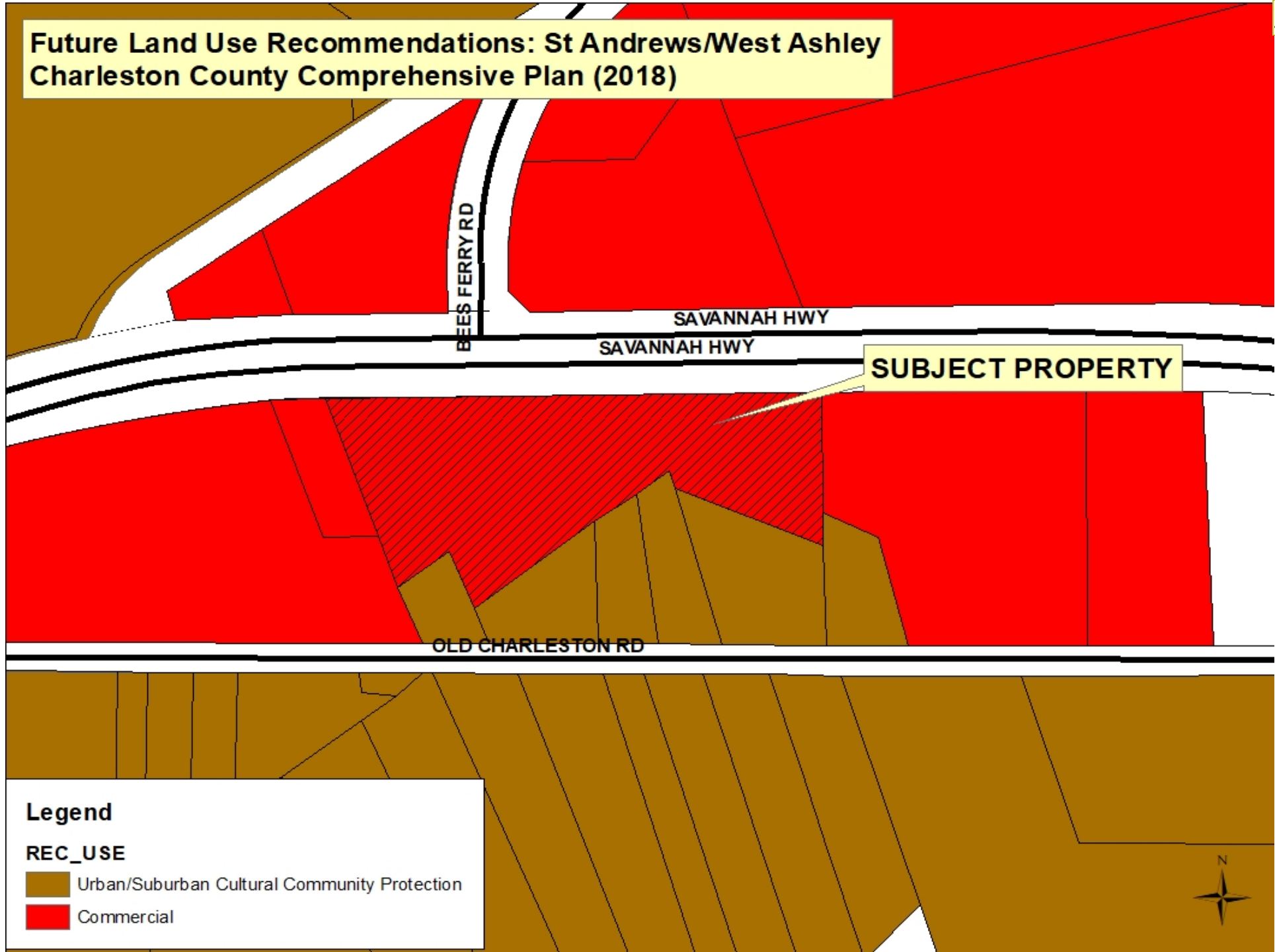
0 2.5 5 10 Miles

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

**Future Land Use Recommendations: St Andrews/West Ashley
Charleston County Comprehensive Plan (2018)**

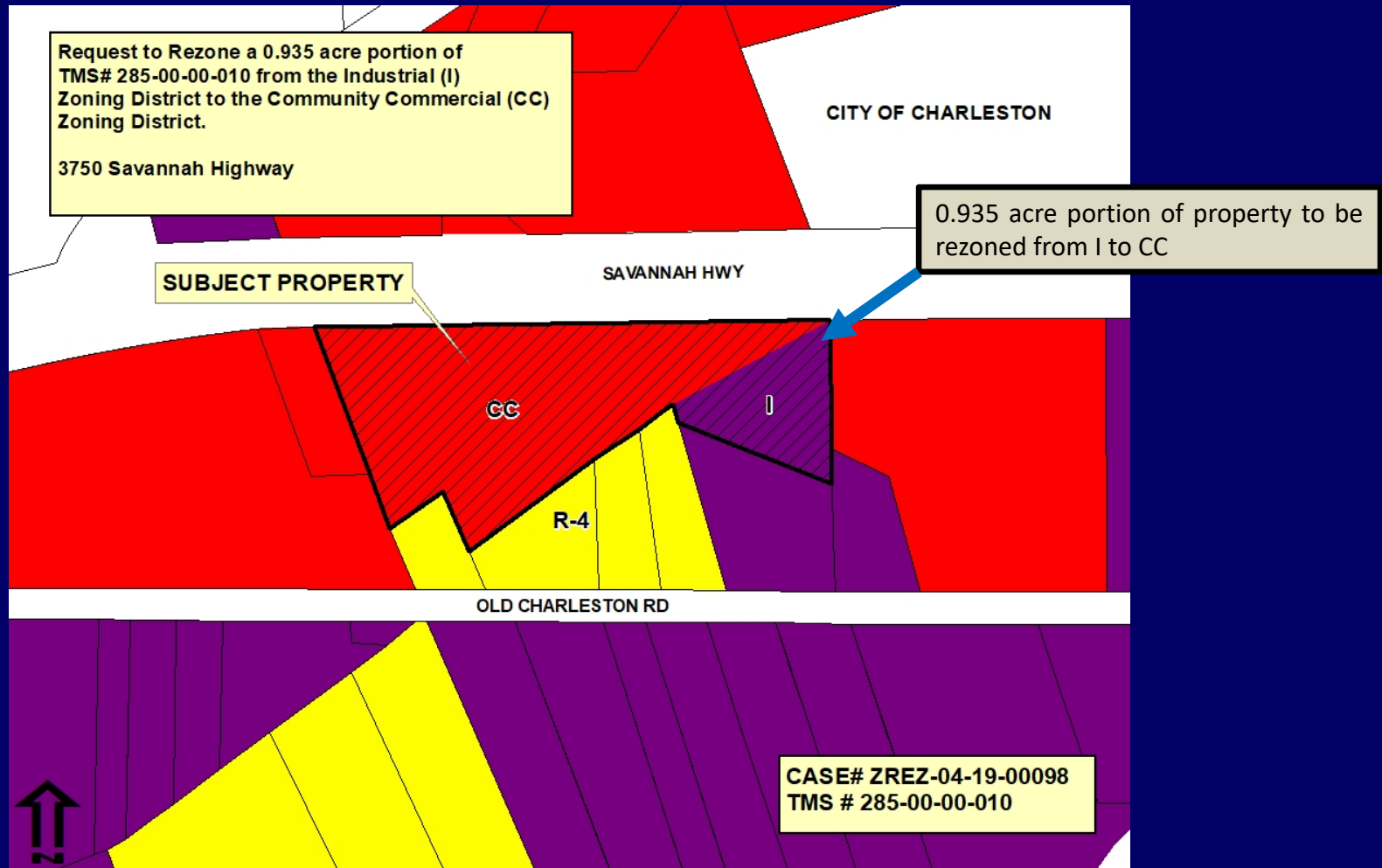


Legend

REC_USE

-  Urban/Suburban Cultural Community Protection
-  Commercial

Area Description



There is a mixture of Zoning Districts and uses surrounding the subject site. Adjoining properties to the east are zoned either CC or I and contain either undeveloped land, a single-family residential dwelling, a special trades contractor, or a distillery. Adjoining properties to the south are zoned either I or Single Family Residential 4 (R-4) and contain either undeveloped land, a lumber sourcing use, residential dwellings, or a church. Adjoining properties to the west and north are zoned CC and contain either undeveloped land or a multi-tenant commercial strip building.

Aerial View to the West



Subject Property

01/30/2019

© 2019 Pictometry

Aerial View to the East



01/30/2019

© 2019 Pictometry

Site Photos



1 – Subject Property

2 – Subject Property



Site Photos



3 – Adjacent Property

4 – Adjacent Property



Typical Allowed Uses

Industrial (I)

- Density: 4 units/acre
- Single-Family Detached
- Day Care Services
- Medical Office
- Community Recreation
- Hotels or Motels
- Offices
- Heavy Construction Services or General Contractors
- Impound Yard
- Towing Facility
- Dry Cleaning or Carpet Cleaning Plants

Community Commercial (CC)

- Density: 12 units/acre
- Multi-Family
- Day Care Services
- Health Care Services
- Community Recreation
- Hotels or Motels
- Offices
- Special Trades Contractors
- Retail or Personal Services
- Wholesale Sales
- Self-Service Storage

Approval Criteria—Section 3.4.6

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this *Ordinance*;

Staff response: The Charleston County Comprehensive Plan (the Plan) recommends the Commercial future land use for the whole of the subject property, including the 0.935-acre portion to be rezoned. This future land use designation “...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.” In this regard, the request to rezone the 0.935-acre portion of the property to the CC Zoning District is consistent with the Plan’s recommendations for this area, as this part of Savannah Highway is a commercial corridor for this area of the County.

Approval Criteria—Section 3.4.6 (cont'd)

- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;**

Staff response: The requested CC zoning district is compatible with existing commercial and industrial uses and recommended densities in the area. Furthermore, development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

- C. The proposed amendment corrects a zoning map error or inconsistency;**

Staff response: The proposed amendment does not correct a zoning map error or inconsistency.

- D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.**

Staff response: The proposed amendment does not address events, trends, or facts that have significantly changed the character or condition of this area.

Recommendation

The zoning map amendment request meets one or more of the above stated criteria.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION RECOMMENDATION:

Approval (Vote: 6-2 with 1 recusal)

Notification

- Planning Commission: June 10, 2019
 - 163 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 on May 24, 2019.
 - Request advertised in the *Post & Courier* on May 24, 2019.
- Public Hearing: July 30, 2019
 - 163 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 on July 12, 2019.
 - Request advertised in the *Post & Courier* on June 28, 2019.
 - Notification sign posted on the property on July 12, 2019



**Charleston County
Zoning Map Amendment Request
ZREZ-04-19-00098**

Public Hearing – July 30, 2019

Planning and Public Works Committee – August 15, 2019

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6123 Old Jacksonboro Road
Ravenel, SC 29470
June 7, 2019

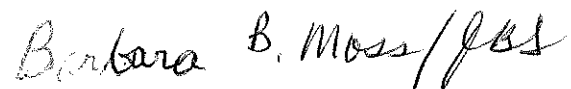
Mr. Joel Evans, PLA, AICP
Zoning/Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

RE: ZREZ: 04-19-00098

Dear Mr. Evans:

Upon much consideration, it is quite clear that compounding business operations would be a dire disadvantage to this community. Big businesses will prosper, but the residents will suffer immensely. I express my utmost opposition to change a portion of TMS 285-00-00-010 from the industrial (1) zoning District to the community Commercial (CC) Zoning District.

Sincerely,

A handwritten signature in cursive script that reads "Barbara B. Moss/jas".

Mrs. Barbara B. Moss
Heir of Hector Robinson

RECEIVED

JUN 12 2019

Charleston County Zoning/
Planning Department

1660 Highway 41
Mt. Pleasant, SC 29466
June 4, 2019

Mr. Joel Evans, PLA, AICP
Zoning/ Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

Re: ZREZ-04-19-00098

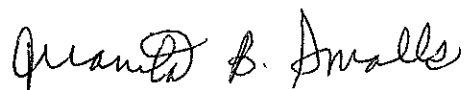
Dear Mr. Evans:

I am not in favor of rezoning from industrial to Community Commercial. I have seen my taxes increase at a rate that is astronomical. I am a senior citizen on a fixed income. With this increase, it is a strain on my pocketbook.

I am not in favor of the change because I am satisfied with the serenity that exists in the neighborhood. With a change in zoning, there will be an influx of other businesses into the neighborhood. The culture will be changed. The people in the neighborhood knows each other. I like the community of folks with whom I grew up. We take care of each other. When other folks come into the neighborhood, they want to make all kinds of changes and want to tell us what we can and cannot do.

I am counting on the Council to not grant this petition for the reasons stated above.

Sincerely,



Mrs. Juanita B. Smalls
Hector Robinson Estate

1660 Highway 41
Mt. Pleasant, SC 29466-8605
July 20, 2019

Mr. Joel Evans, PLA, AICP
4045 Bridge View Drive
North Charleston, SC 29405-7464

Re: ZREZ-04-19

Dear Mr. Evans:

As a taxpaying citizen, I am against County Council wanting to appease the developer who really don't have the interest of the Red Top Community. He is just interested in fattening his pocket. The Community is not very large; however, the homes they live in is all some of the folks have. If you allow this rezoning, it will impact the resident's way of life. We already have a problem with traffic. The folks speed down the highway. They have no regards for the speed limits. People cannot cross the highways going to and fro the church, the grocery store, the bank, etc. Don't let folks try to walk the highway to attend to their business. There is not a sidewalk for pedestrians. There has been an increase of accidents even though there is a light system in place especially at Main Road and Highway 17S.

The children cannot even attempt to ride their bicycles.

We have to look at Wetlands. Natural Wetlands are there for a reason to help protect the environment. When those area have been disturbed, the environment becomes susceptible to destroying of wild life.

We, the citizens know that once you, County Council allow this change the developers can put up excessive amounts of building. You may put a stipulation on the kinds of buildings and the amount of buildings, but those guidelines can be overturned especially when the dollar is the key factor.

I am asking you to consider our situation and yours too. More businesses, more crimes. More crimes the cost is passed on to the tax papers. A lot of the citizens are elderly, on a fixed income and if they are working, their income below the poverty level.

Would you want your neighborhood to be taken away from you?

Please vote, "NO".

Sincerely,

Juanita B. Smalls

Mrs. Juanita B. Smalls

Hector Robinson Estate

Mary C Edwards
3723 Old Charleston Rd
Johns Island, SC 29455

Planning Commission

I am writing this letter to oppose
The rezoning of property ZREZ
0419 00098; to rezone a 0.935 acre
portion of TMS 258 0000 010 from
Industrial (I) To Community Commercial
of 3750 Savannah Highway.

Thanks

3746 Old Charleston Rd.
Johns Island, SC 29455
June 4, 2019

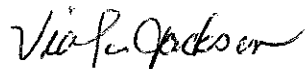
Mr. Joel Evans, PLA, AICP
Charleston County Council
4945 Bridge View Drive
North Charleston, SC 29405

RE: ZREZ-04-19- 00098

Dear Mr. Evans:

I, a tax paying resident of Charleston County, am not in favor of having the proposed parcel of land rezoned because of the traffic, amount of people coming to and fro throughout the community as well as the high amount of tax I have to pay.

Yours truly,

A handwritten signature in cursive script that reads "Viola Jackson".

Ms. Viola Jackson

3746 Old Charleston Rd.
Johns Island, SC 29455
June 4, 2019

Mr. Joel Evans, PLA, AICP
Charleston County Council
4945 Bridge View Drive
North Charleston, SC 29405

RE: ZREZ-04-19- 00098

Dear Mr. Evans:

I, a resident of Charleston County, am against the rezoning of my community because of the amount of taxes I have to pay, the tearing up of the land which the animals need for habitat and for the possibility of crime in the community.

Yours truly,

Ms Virginia Jackson / Viola Jackson
Ms. Virginia Jackson

OPPOSITION TO REZONING OF #258-00-00-010

June 5, 2019

Please add your telephone number

Sadeja Goodman
PRINT NAME

Sadeja Goodman
SIGNATURE

664 Morse Ave Johns River, SC
ADDRESS

TM#

REGISTERED VOTER RESIDENT

Hasson Anderson
PRINT NAME

Hasson Anderson
SIGNATURE

157 Wild Holly Dr.
ADDRESS

Morris Corner, SC 29461
TM#

REGISTERED VOTER RESIDENT

Deborah Wright
PRINT NAME

Deborah Wright
SIGNATURE


5 Williams Ct.
ADDRESS

Glen Burnie MD 21261
TM#

REGISTERED VOTER RESIDENT

PR
SI
AD
TM

KEEP CLIMBING

Some  DELTA

Members/friends
of Bethel A.M.E. Church
3754 Old Chas Rd

DELTA IS EXPANDING IN NEW YORK

SIGNATURE

ADDRESS

TM#

REGISTERED VOTER RESIDENT

Verna Jones
PRINT NAME

Verna Jones
SIGNATURE

124 Cedar Mills Ct.
ADDRESS

Goose Creek, SC 29445
TM#

REGISTERED VOTER RESIDENT

OPPOSITION TO REZONING OF #258-00-00-010

June 5, 2019

Please add your telephone number

PRINT NAME Almarie Hudson
Almarie Hudson
SIGNATURE
843-303-4983
ADDRESS 709 Hitching Post Road
Charleston, SC 29414
TM#
 REGISTERED VOTER RESIDENT

Ramona Maultrie
PRINT NAME
Ramona Maultrie
SIGNATURE
7240 Heatley Rd. Charleston, SC 29404
ADDRESS
TM#
 REGISTERED VOTER RESIDENT

PRINT NAME
ARTHUR GEDDIS
SIGNATURE Arthur Geddis
ADDRESS 20600 HERMAN RD JOHNSTON, SC 29455
TM#
 REGISTERED VOTER RESIDENT

PRINT NAME
Esselene F Warren
SIGNATURE 4032 DAVISON RD Ravenel
ADDRESS SC 29470.
TM#
 REGISTERED VOTER RESIDENT

JAMAL WRIGHT
PRINT NAME
Jamal Wright
SIGNATURE
ADDRESS 1058 Rev Joseph Heyward P Rd Chas SC 29414
TM#
 REGISTERED VOTER RESIDENT

Patty A Maxwell
PRINT NAME
Patty A. Maxwell
SIGNATURE
151 Wild Holly Dr.
ADDRESS Moncks Corner SC 29461
TM#
 REGISTERED VOTER RESIDENT


PETITION
 OPPOSITON TO REZONING OF #258-00-00-010
 ZREZ-04-19-00098

Print Name	Signature	Address & Telephone Number
David Gadsden	<i>David Gadsden</i>	3738 Marshfield Rd Johns Island 29455
Lila Mae Gadsden	<i>Lila Mae Gadsden</i>	243 Hugh Rd Johns Island 29455
Anthony Gibbs	<i>Anthony Gibbs</i>	3756 Greeland Rd. Johns Island S.C. 29455
Johnny Brown	<i>Johnny Brown</i>	708 Hughes Rd, Johns Island
Lillian Gadsden	<i>Lillian Gadsden</i>	3913 Nigeria Lane
Eugene Sumter Sr	<i>Eugene Sumter</i>	3588 New Hope Rd Johns Island
Vernell Greene	<i>Vernell Greene</i>	727 Hughes Rd John
Moses Black	<i>Moses Black</i>	764 Bearswamp Rd Johns Island 29455
Roseann Jackson	<i>Roseann Jackson</i>	1340 S. Shenwood Dr. Johns Island 29455
Alverta G. Bowers	<i>Alverta G. Bowers</i>	3725 Faust Rd Johns Island
Louise Grant	<i>Louise Grant</i>	2838 Sinter Rd Johns Isl.
Ruth Middleton	<i>Ruth Middleton</i>	3763 Old Charlizes Road
Jessie Dove	<i>Jessie Dove</i>	Johns Island, S.C. 29455
Ronald D...	<i>Ronald D...</i>	3848 Green Rd Johns Island 29455 4116 Green Rd, Johns Island, S.C. 29455
Roslin Sumter	<i>Roslin Sumter</i>	3874 Courtland Rd Johns Isl
Jacob Sumter	<i>Jacob Sumter</i>	3874 Courtland Rd Johns Island 29455
Lucinda Gibbs	<i>Lucinda Gibbs</i>	3866 Courtland Rd Johns Island 29455
Birdie Dover	<i>Birdie Dover</i>	804 Hughes Rd Johns Island 29455
Carolyn D Jones	<i>Carolyn D Jones</i>	3878 Courtland Rd Johns Isl 29455
J B Jones	<i>J B Jones</i>	3878 Courtland Rd Johns Isl 29455

PETITION
 OPPOSITON TO REZONING OF #258-00-00-010
 ZREZ-04-19-00098

Print Name	Signature	Address & Telephone Number
1. Thelma VAN Dyke	Thelma Van Dyke	3738 old char. Rd John 261 5.e. 295 29455
2. Elizabeth Heyward	Elizabeth Heyward	3738 old char. Road
Benjamin H Edwards	Benjamin H Edwards	3720 Old Charleston Rd 29455
Nora Lee Edwards	Nora Lee Edwards	2920 Old char. Rd. John's Island SC 29455
Mary C Edwards	MARY Edwards	3723 Old Charles Rd John's Island
Patty G. Maxwell	Patty G. Maxwell	151 Wild Holly Dr 843-819-2500 Moncks Corner SC 29485
Verna L. Jones	Verna L. Jones	124 Cedar Mill Dr. Goose Creek SC 29435
Deborah L. Wright	Deborah L. Wright	5 Williams Ct. 410-58-9328 Elon, Durand MD
HASSON Anderson	Hasson Anderson	151 Wild Holly Dr Moncks Corner SC 29461
Shamekia Graham	Shamekia Graham	1053 Rev. Joseph Hyman Rd Charleston, SC 29414

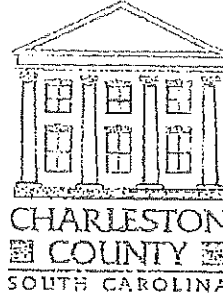
KEEP CLIMBING



Some
 Led Top
 Community
 Members

DELTA IS EXPANDING IN NEW YORK

ZONING CHANGE APPLICATION



Zoning/Planning
Department
Louise Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1.800.524.7852
Fax: (843) 202-7222

CASE ZRE2-04-19-00098

PROPERTY INFORMATION

CURRENT DISTRICT I REQUESTED DISTRICT CC
 PARCEL ID(S) 286-00-00-010
 CITY/AREA OF COUNTY JOHN ISLAND
 STREET ADDRESS 3750 SAVANNAH HWY 0.935 ACRES
 DEED RECORDED: BOOK 0437 PAGE 704 DATE 10/29/2014
 PLAT RECORDED: BOOK EM PAGE 162 DATE 6/18/2004 APPROVAL # 196317

APPLICANT—OWNER—REPRESENTATIVE

<u>APPLICANT</u>	<u>Kevin Rogers</u>	HOME PHONE	
MAIL ADDRESS	<u>WRS, Inc.</u>	WORK PHONE	<u>843-654-7872</u>
CITY, STATE, ZIP	<u>550 Long Point Road</u>	CELL PHONE	<u>404-275-3378</u>
	<u>Mt. Pleasant, SC 29404</u>	EMAIL	<u>Krogers@WRSRealty.com</u>
<u>OWNER</u> (IF OTHER THAN APPLICANT)	<u>Theodore Siachos</u>	HOME PHONE	
MAIL ADDRESS	<u>101 Tuscan Way</u>	WORK PHONE	<u>X(843) 437-0074</u>
CITY, STATE, ZIP	<u>Greer, SC 29650</u>	CELL PHONE	
		EMAIL	<u>TSIACHOS@aol.com</u>
<u>REPRESENTATIVE</u> (IF OTHER THAN APPLICANT)		HOME PHONE	
MAIL ADDRESS		WORK PHONE	
CITY, STATE, ZIP		CELL PHONE	
		EMAIL	

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Fosted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that _____ is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Theodore Siachos 4/2/19
 Signature of Owner
Kevin Rogers 4/16/19
 Signature of Applicant/ Representative (if other than owner)

Kevin Rogers 4/2/19
 Signature of Applicant/ Representative (if other than owner)

 Zoning Inspector's Signature

 Date

OFFICE USE ONLY

Amount Received _____ Cash? Check? # 12316 Invoice Number TRC-04-19-00098