

AGENDA

PLANNING/ PUBLIC WORKS COMMITTEE

8/15/19

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
August 15, 2019
5:00 PM

1. MINUTES:
 - o July 25, 2019

Council/Salisbury
- Request to Approve

3. ZREZ-04-19-00098, 3749 Savannah Highway (St. Andrews/West Ashley)

- Request to Consider
Miller/Evans

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: August 8, 2019

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of August 15, 2019, the draft minutes of the July 25, 2019 Planning/Public Works Committee meeting will be presented for approval.

2.

**3749 Savannah
Highway**

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

Speakers: The applicant spoke in support of the application and no one spoke in opposition.

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

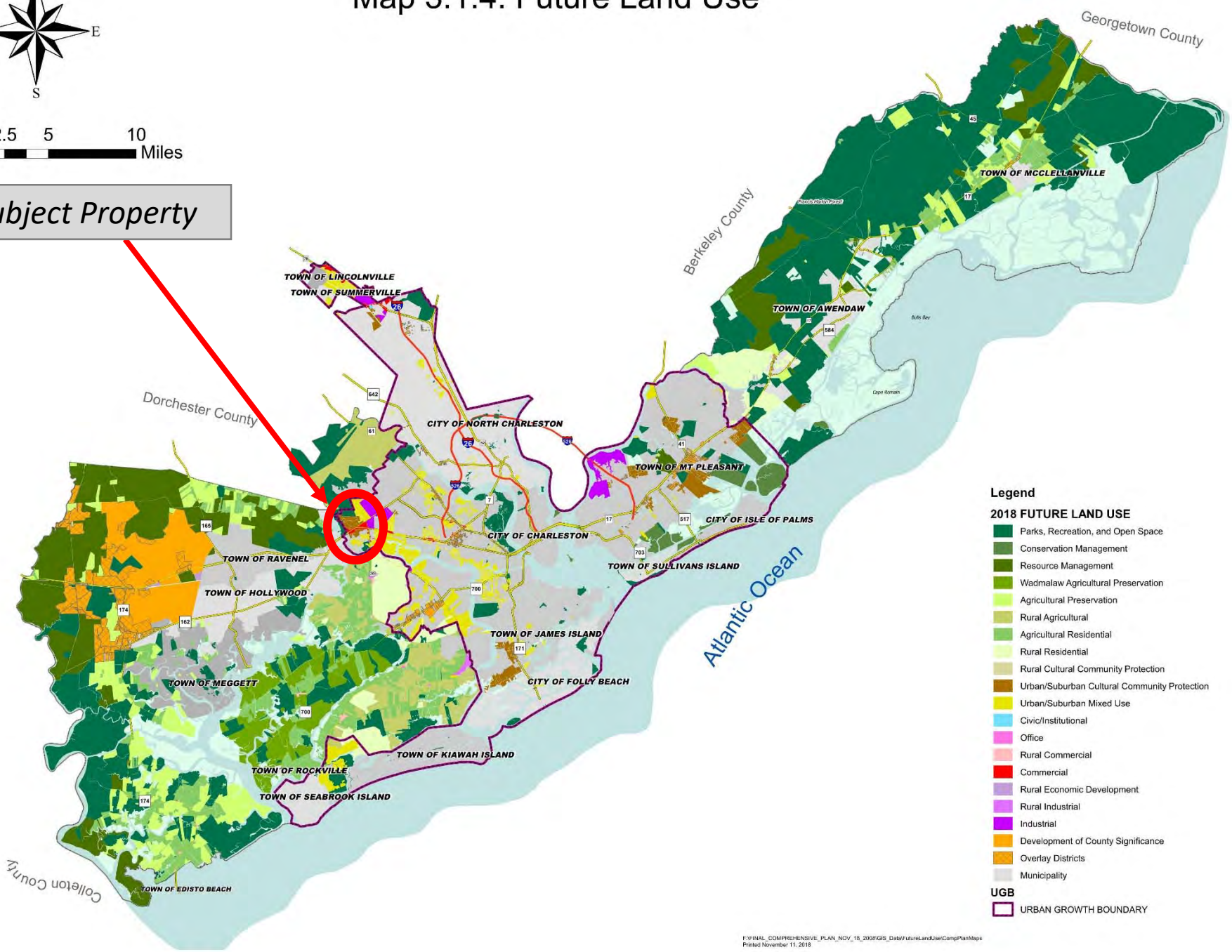
- In 1994, the subject property was made up of two parcels, TMS 285-00-00-010 and a portion of TMS 285-00-00-014. TMS 285-00-00-010 was zoned Residential Single Family (RSL) and TMS 285-00-00-014 was zoned Industrial (I).
- As part of the 2001 reorganization of the Zoning and Land Development Regulations 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



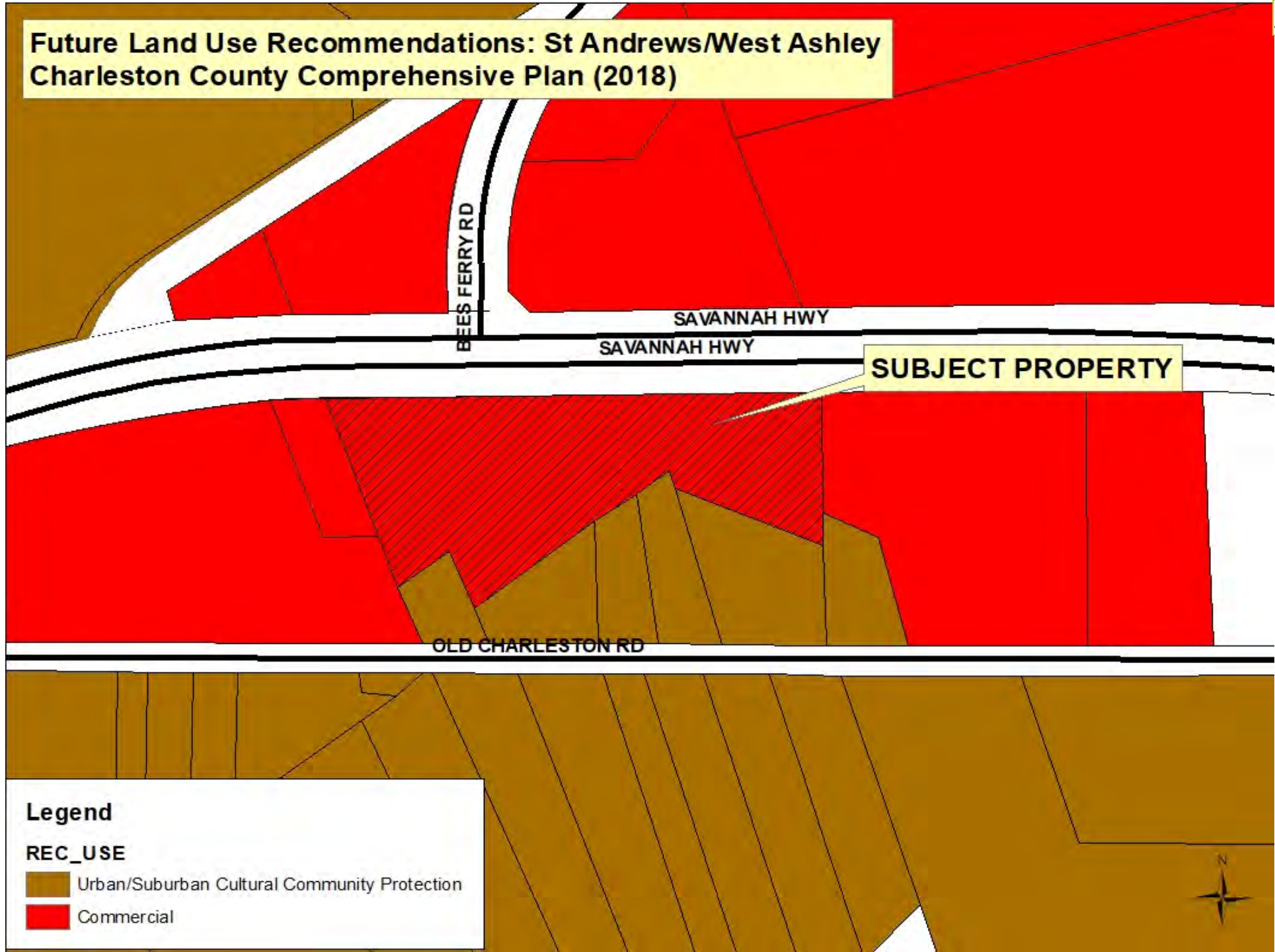
0 2.5 5 10 Miles

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)**

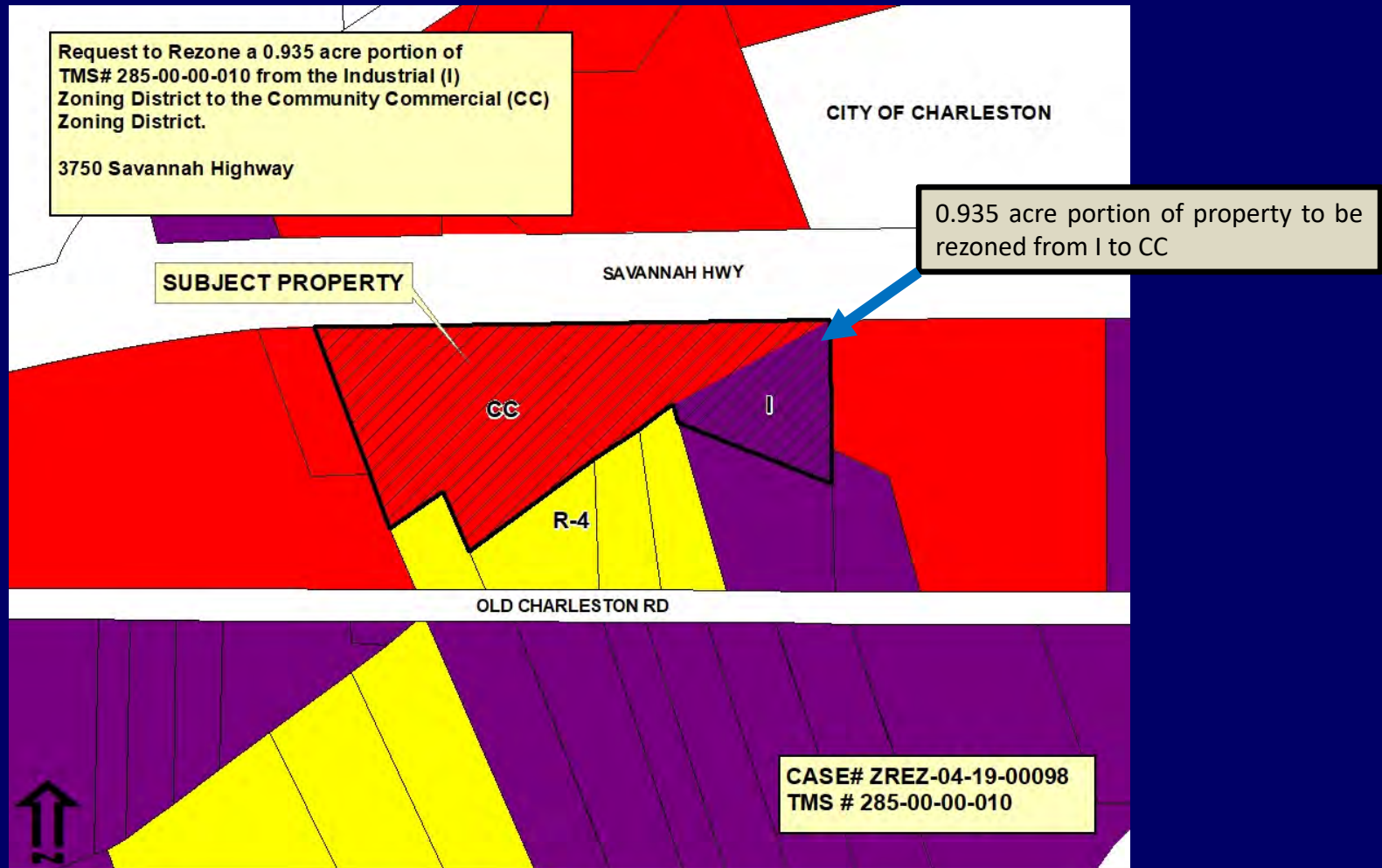


Legend

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:

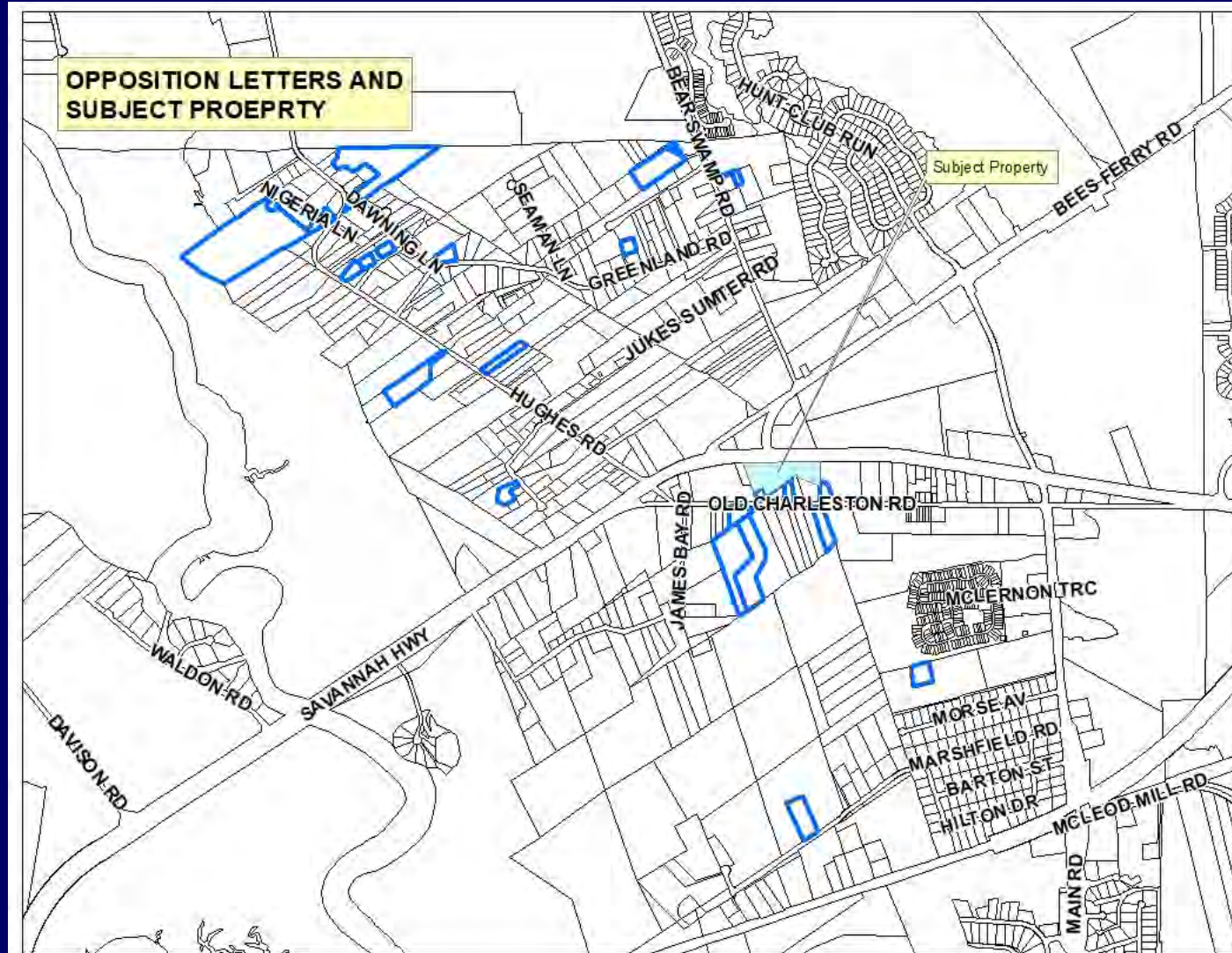
Approval (Vote: 6-2 with 1 recusal)

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

Public Input

- 10 letters, one petition with 11 signatures, and one petition with 30 signatures in opposition have been received.
- Properties in opposition in close proximity to the site have been mapped below.





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

Public Hearing – July 30, 2019

Planning and Public Works Committee – August 15, 2019

hy" O@'@hyu

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

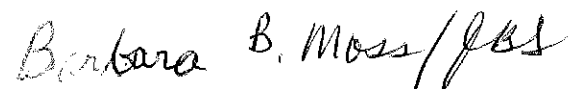
Mr. Joel Evans, PLA, AICP
Zoning/Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

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

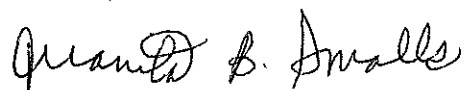
Dear Mr. Evans:

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 & State

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

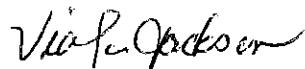
Mr. Joel Evans, PLA, AICP
Charleston County Council
4945 Bridge View Drive
North Charleston, SC 29405

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
TM# Charleston, SC 29414
 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 H
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 Washfield 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 Gretna 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 Ln Johns Island
Eugene Sumter Jr	<i>Eugene Sumter Jr</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 Island
Ruth Middleton	<i>Ruth Middleton</i>	3763 Old Charlizes Road Johns Island, S.C. 29455
Jessie Dove	<i>Jessie Dove</i>	Johns Island, S.C. 29455
Ronald P...	<i>Ronald P...</i>	3148 Green Rd Johns Island 29455 4116 Green Rd, Johns Island, S.C. 29455
Roslin Sumter	<i>Roslin Sumter</i>	3874 Courtland Rd Johns Island
Jacob Sumter	<i>Jacob Sumter</i>	3874 Courtland Rd Johns Island
Lucinda Gibbs	<i>Lucinda Gibbs</i>	3866 Courtland Rd Johns Island
Birdie Dover	<i>Birdie Dover</i>	804 Hughes Rd Johns Island 29455
Carolyn D Jones	<i>Carolyn D Jones</i>	3878 Courtland Rd Johns Island 29455
J B Jones	<i>J B Jones</i>	3878 Courtland Rd Johns Island 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... 295 29455
2. Elizabeth Hayward	Elizabeth Hayward	3738 old char. Road 3720 Old Charleston Rd 29455
Benjamin H Edwards	Benjamin H Edwards	2920 Old char. Rd. John's Island SC 29455
Nora Lee Edwards	Nora Lee Edwards	3723 Old Charles Rd John's Island
Mary C Edwards	MARY Edwards	151 Wild Holly Dr 843-819-250
Patty G. Maxwell	Patty G. Maxwell	Moncks Corner SC 29485
Verna L. Jones	Verna L. Jones	124 Cedar Mill Dr. Geese Creek SC 29426
Debra L. Wright	Debra L. Wright	5 Williams Ct. 410-58-9328 Glen Burnie MD
Hasson Anderson	Hasson Anderson	151 Wild Holly Dr Moncks Corner SC 29461
Shamekia Graham	Shamekia Graham	1053 Rev. Joseph Haywood Rd Charleston, SC 29414

KEEP CLIMBING



Some
 Led Top
 Community
 Members

DELTA IS EXPANDING IN NEW YORK

Niki R. Grimball

From: Andrea Pietras
Sent: Tuesday, July 30, 2019 11:36 AM
To: Niki R. Grimball
Subject: FW: Public Hearing-Rezoning-3749 Savannah Highway

Expires: Sunday, January 26, 2020 12:00 AM

FYI

Andrea

From: Susan Milliken <sbmilliken@aol.com>
Sent: Tuesday, July 30, 2019 11:25 AM
To: J. Elliott Summey <esummey@charlestoncounty.org>; RawlAV <AVRawl@aol.com>; Teddie Pryor <TPryor@charlestoncounty.org>; henrydarby@msn.com; Jenny C. Honeycutt <JHoneycutt@charlestoncounty.org>; Anna B. Johnson <AJohnson@charlestoncounty.org>; Herb R. Sass <HSass@charlestoncounty.org>; Brantley Moody <BMoody@CharlestonCounty.org>; dickieschweers@tds.net; Joel Evans <JEvans@charlestoncounty.org>; Andrea Pietras <APietras@charlestoncounty.org>
Cc: Kristen L. Salisbury <KSalisbury@charlestoncounty.org>
Subject: Public Hearing-Rezoning-3749 Savannah Highway

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Chairman Summey and Members of County Council,

Although I don't think y'all vote on this tonight, I do think you are having a Public Hearing on a rezoning request for 3749 Savannah Highway.

I am not sure I will be able to drive out tonight to speak publicly, so I wanted to write to you on this issue.

The property at 3749 Savannah Hwy is one that was combined of approx. 3.4 acres and a .9 acre portion some years ago. The history of this property is important as it was zoned Residential many years ago prior to being rezoned to Community Commercial.

I understand that there is "split zoning" on this property currently, due to the combination of the two parcels; however the property is still developable as is.

I would urge Charleston County (and the City of Charleston) to NOT UPZONE any property in the county, period, due to the concern of rising sea levels and flooding.

Rezoning the .9 portion of this land results in a much higher residential density being allowable. The CC zoning also allows multi-family residential while the Industrial zoning does not.

This landowner has approx. 3.4 acres to work with to build a hotel or an apartment complex, which I hope he/she does not do in this busy and dangerous location.

The other .9 acre can remain Industrial which allows a number of business usages, including offices, day care, dry cleaner etc.

R-4 zoned properties lie right behind this parcel. Close to 50 nearby residents have weighed in OPPOSED to this Upzoning.

I would urge Charleston County to NOT Upzone any property any more in Charleston County until we provide much needed infrastructure.

This property is very close to the Main/17 intersection, and to Upzone for higher density at this particular location would result in poor judgment.

The rezoning does not meet this specific criteria: "**That (it) will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest**"--this rezoning (really UPzoning) primarily benefits the financial interest of the property owner and the soon to be present developer who will buy this land.

Density in Industrial zoning is 4 units an acre,
Density in CC zoning is 12 units an acre, plus multi-family is allowable.

I would urge Council NOT to approve this rezoning (UPZoning) or any UPzoning of property in Charleston County that will allow higher density until we catch up with infrastructure and intersection improvements.

Thank you for your consideration and your service,
Susan Milliken
762 Fort Sumter Dr.
James Island, SC 29412

3738 Old Charleston Road
Johns Island, SC 29455
July 20, 2019

Mr. Joel Evans, PLA, AICP
4045 Bridge View Drive
N. Chas., SC 29405- 7464

RE: ZREZ-04-19

Dear Mr. Evans:

I, Elizabeth Heyward am a citizen of the Red Top Community. I have lived in the Red Top Section all of my life. I oppose rezoning of Red Top from an Industrial to a Community Commercial because if the area is rezoned more people will come into the area which will upset my peaceful living. I do not like a lot of noise. I feel that the crime rate will rise.

I am asking that County Council to deny the request to change the area. We all know that rezoning the area will not really benefit me and my community. Once the rezoning takes place my taxes will rise. I am on a fixed income.

Please consider the residents who have been in the area all of their lives by voting no against the rezoning effort of the developer.

Yours truly,

Mrs. Elizabeth Heyward

A handwritten signature in cursive script that reads "Mrs Elizabeth Heyward". The signature is written in dark ink and is positioned below the typed name.

3738 Old Charleston Road
Johns Island, SC 29455
July 20, 2019

Mr. Joel Evans, PLA, AICP
4045 Bridge View Drive
N. Chas., SC 29405-7464

RE: ZREZ-04-19

Dear Mr. Evans:

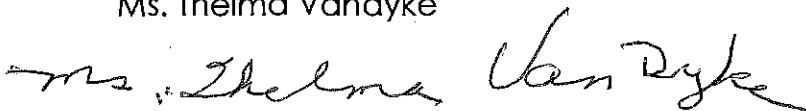
I am a senior citizen who have lived in the Red Top Section all of my life. I am not able to afford the high taxes that will come with the rezoning of Red Top from an Industrial to a Community Commercial. Community Commercial will not aide my situation. I own the property that I live on and having to move somewhere else to accommodate my circumstance is not realistic.

I am asking that County Council will deny the request to change the area.

Thank you for your consideration of our community.

Yours truly,

Ms. Thelma Vandyke

A handwritten signature in cursive script that reads "Ms. Thelma Vandyke". The signature is written in black ink and is positioned below the typed name.

July 22, 2019

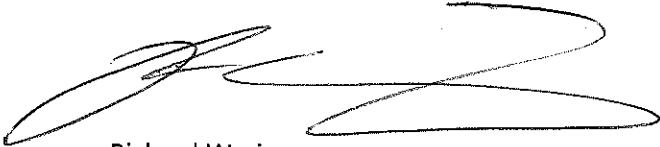
3763 Old Charleston Highway
Johns Island SC, 29455

Re: Meeting notification regarding application ZREZ-04-19-00098

To whom this may concern:

I am writing to oppose the request to rezone a portion of TMS 285-00-00-010 from Industrial to Community Commercial. If there is a need for additional correspondence, you may reach me at the address provided.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Richard Waring', with a large, sweeping flourish extending to the right.

Richard Waring

July 22, 2019

3759 Old Charleston Highway
Johns Island SC, 29455

Re: Meeting notification regarding application ZREZ-04-19-00098

To whom this may concern:

I am writing to oppose the request to rezone a portion of TMS 285-00-00-010 from Industrial to Community Commercial. If there is a need for additional correspondence, you may reach me at the address provided.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Richetta Deas', written in a cursive style.

Richetta Deas

July 22, 2019

3763 Old Charleston Highway
Johns Island SC, 29455

Re: Meeting notification regarding application **ZREZ-04-19-00098**

To whom this may concern:

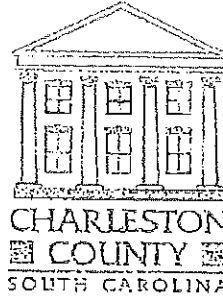
I am writing to oppose the request to rezone a portion of TMS 285-00-00-010 from Industrial to Community Commercial. If there is a need for additional correspondence, you may reach me at the address provided.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ruth Middleton". The signature is written in dark ink and is positioned above the printed name.

Ruth Middleton

ZONING CHANGE APPLICATION



Zoning/Planning
Department
Louise Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1.800.524-7832
Fax: (843) 202-7222

CASE ZRE2-04-19-00098

PROPERTY INFORMATION

CURRENT DISTRICT I REQUESTED DISTRICT CC
 PARCEL ID(S) 284-00-00-010
 CITY/AREA OF COUNTY JOHNS 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> <small>(IF OTHER THAN APPLICANT)</small>	<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> <small>(IF OTHER THAN APPLICANT)</small>		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
 Signature of Owner
4/2/19
4/16/19
 Date

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

OFFICE USE ONLY

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