

Zoning Ordinance Text Amendment Request: ZLDR-11-19-00118

- **Case History**
- **Presentation**
- **Letter from the applicant**
- **Application**

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING
Tuesday, February 4, 2020 at 6:30 PM

Charleston County Council will hold a public hearing at 6:30 pm on February 4, 2020, in County Council Chambers (second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, N. Charleston, SC 29405) on a proposed amendment to the Charleston County Zoning and Land Development Regulations Ordinance regarding Table 9.11.5 (Billboards), distance between on premises signs.

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

Charleston County Zoning Ordinance Text Amendment Request
ZLDR-11-19-00118 Case History

Planning Commission Meeting: January 13, 2020
Public Hearing: February 4, 2020
PPW Committee: February 20, 2020
1st Reading: February 25, 2020
2nd Reading: March 10, 2020
3rd Reading: March 24, 2020

CASE INFORMATION

Applicant: LaDon Paige

Application: The applicant is requesting to amend ZLDR Table 9.11.5 (Billboards) "Location Criteria" increasing the minimum distance from a billboard to the nearest on-premises sign from 500 feet to 1,000 feet.

From the applicant: The proposed text amendment "...will promote a higher standard for thoughtful development, protect residential property values, and preserve the landscape of our beautiful county for future generations."

APPROVAL CRITERIA AND APPLICANT'S RESPONSE

Pursuant to Article 3.3.6 of the Charleston County Zoning and Land Development Regulations Ordinance, text amendments to the ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition.

Applicant's Response: "Areas zoned for industrial use are developing differently than once intended. Residential communities are now dominating many of these areas. One such area surrounds Bees Ferry Road, which has quickly become a predominantly residential area. The landscape of Charleston County is thoughtfully evolving to favor pedestrian-friendly uses and more scenic roadways. The placement of many billboards is not cohesive with this design."

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant's Response: "Specifically, "L. Facilitating the creation of a convenient, attractive and harmonious community" and "N. Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights." Increasing the distance to 1,000 ft between billboards and ALL signs reduces visual clutter and limits intrusive advertising displays. This creates a community with more attractive surroundings, less light pollution and environmental impact, yet still allows for appropriate development of residential and industrial zoned areas."

- C. The proposed amendment is to further the public welfare in any other regard specified by County Council;

Applicant's Response: "This amendment protects property values and promotes a higher standard of livability by reducing blight of residential surroundings."

Staff believes the approval criteria have been met, and therefore, recommend approval of the proposed amendment.

JANUARY 13, 2020 PLANNING COMMISSION MEETING

Notifications:

638 notification letters were sent to individuals on the ZLDR/Comp Plan Interested Parties list on December 27, 2019. Additionally, this request was noticed in the *Post & Courier* on December 27, 2019.

Recommendation: Recommend Approval from Planning Commission (Vote 8-0, one absent).

Public Hearing: February 4, 2020

Notifications:

638 notification letters were sent to individuals on the ZLDR/Comp Plan Interested Parties list on January 17, 2020. Additionally, this request was noticed in the *Post & Courier* on January 17, 2020.



Charleston County ZLDR Text Amendment Request

Planning Commission Meeting: January 13, 2020

Public Hearing: February 4, 2020

PPW Committee: February 20, 2020

1st Reading: February 25, 2020

2nd Reading: March 10, 2020

3rd Reading: March 24, 2020

ZLDR-11-19-00118

- Request to amend ZLDR Table 9.11.5 (Billboards) “Location Criteria” increasing the minimum distance from a billboard to the nearest on-premises sign from 500 feet to 1,000 feet.
- Applicant: LaDon Paige

Approval Criteria—Section 3.3.6

Pursuant to Article 3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, text amendments may be approved by County Council only if the proposed amendment meet the following criteria:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

Applicant's Response: *“Areas zoned for industrial use are developing differently than once intended. Residential communities are now dominating many of these areas. One such area surrounds Bees Ferry Road, which has quickly become a predominantly residential area. The landscape of Charleston County is thoughtfully evolving to favor pedestrian-friendly uses and more scenic roadways. The placement of many billboards is not cohesive with this design.”*

Approval Criteria—Section 3.3.6 (cont.)

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant's Response: "Specifically, "L. Facilitating the creation of a convenient, attractive and harmonious community" and "N. Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights." Increasing the distance to 1,000 ft between billboards and ALL signs reduces visual clutter and limits intrusive advertising displays. This creates a community with more attractive surroundings, less light pollution and environmental impact, yet still allows for appropriate development of residential and industrial zoned areas."

C. The proposed amendment is to further the public welfare in any other regard specified by County Council;

Applicant's Response: "This amendment protects property values and promotes a higher standard of livability by reducing blight of residential surroundings."

Recommendation

The ZLDR text amendment meets the approval criteria.

**STAFF RECOMMENDATION:
APPROVAL**

Notifications

- December 27, 2019
 - 638 notifications were sent to individuals on the ZLDR/Comp Plan Interested Parties List.
 - Ad ran in the *Post & Courier*.



Charleston County ZLDR Text Amendment Request

Planning Commission Meeting: January 13, 2020

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LaDon S. Paige
886 Hunt Club Run
Charleston, SC 29414
ladon_wallis@yahoo.com; 706-255-8616

November 26, 2019

Re: ZLDR proposed text amendment to §9.11.5 Billboards (Outdoor Advertising Structures)

Charleston County Planning Department
Lonnie Hamilton III, Public Services Building
4045 Bridge View Dr.
North Charleston, SC 29405

Charleston County Planning Department,

This serves as a letter of intent for a proposed ZLDR text amendment to §9.11.5 Billboards (Outdoor Advertising Structures), subsection B “location and setbacks”, table 9.11.5-D billboards.


The proposed text amendment changes the current location criteria from “~~minimum distance to nearest on-premises sign (excluding signs located on the subject parcel) 500ft.~~” to “*minimum distance to nearest on-premises sign (excluding signs located on the subject parcel) 1000ft.*”

Reasons in accordance with the criteria in Section 3.3.6 are listed below:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition. *Areas zoned for industrial use are developing differently than once intended. Residential communities are now dominating many of these areas. One such area surrounds Bees Ferry Road, which has quickly become a predominately residential area. The landscape of Charleston County is thoughtfully evolving to favor pedestrian-friendly uses and more scenic roadways. The placement of many billboards is not cohesive with this design.*
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in ARTICLE 1.5; specifically “I. Facilitating the creation of a convenient, attractive and harmonious community” and “N. Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.” *Increasing the distance to 1000 ft between billboards and ALL signs reduces visual clutter and limits intrusive advertising displays. This creates a community with more attractive surroundings, less light pollution and environmental impact, yet still allows for appropriate development of residential and industrial zoned areas.*
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council. *This amendment protects property values and promotes a higher standard of livability by reducing blight of residential surroundings.*

As the applicant working in cooperation with several county residents, we believe this change will promote a higher standard for thoughtful development, protect residential property values, and preserve the landscape of our beautiful county for future generations.

Best regards,


LaDon Paige

Encl: (1) Zoning Text Amendment Application; (2) fee of \$250 cash