

AGENDA

PLANNING/ PUBLIC WORKS COMMITTEE

8/06/2020

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
AUGUST 6, 2020
5:00 PM**

1. MINUTES OF JULY 9, 2020 - Request to Consider

2. ZREZ-02-20-00114, 7820 N. Hwy 17 (High/Middle School in Awendaw) - Request to Consider
Tuten/Evans

3. ZREZ-02-20-00115, 9576 Koester Road (Ladson) - Request to Consider
Tuten/Evans

4. 7662 Savannah Hwy (Adams Run) Tuten/Evans
A) ACP-02-20-00117 Amendment to Comprehensive Plan - Request to Consider
B) ZLDR-02-20-00121 Zoning Amendment Request - Request to Consider

5. 7674 Savannah Hwy (Adams Run) Tuten/Evans
A) ACP-05-20-00119 Amendment to Comprehensive Plan - Request to Consider
B) ZLDR-05-20-0122 Zoning Amendment Request - Request to Consider

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: July 31, 2020

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of August 6, 2020, the draft minutes of the July 9, 2020, Planning/Public Works Committee meeting will be presented for approval.

2.

**ZREZ-02-20-00114,
7820 N. Hwy 17
(High/Middle
School in
Awendaw)**

Post & Courier

CHARLESTON COUNTY COUNCIL COMPREHENSIVE PLAN, ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR), AND ZONING MAP AMENDMENT PUBLIC HEARING

Tuesday, July 14, 2020 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, July 14, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The complete agenda can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, July 14. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-02-20-00114: Request to rezone TMS 711-00-00-052, located at 7820 N. Highway 17 (East County area), from the Agricultural Preservation 10 (AG-10) Zoning District to the Planned Development, PD-176, High School/Middle School in Awendaw, Zoning District.
- b. ZREZ-02-20-00115: Request to rezone TMS 390-00-00-072, located at 9576 Koester Road (Ladson area) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.
- c. ACP-02-20-00117 & ZLDR-02-20-00121: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-051, located at 7662 Savannah Hwy (Adams Run area).
- d. ACP-05-20-00119 & ZLDR-05-20-00122: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-047 located at Savannah Hwy (Adams Run area).

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-02-20-00114

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

High School/ Middle School in Awendaw

PD-176: ZREZ-02-20-00114

Case History

Planning Commission: June 22, 2020

Public Hearing: July 14, 2020

Planning and Public Works Committee: August 6, 2020

First Reading: August 11, 2020

Second Reading: September 8, 2020

Third Reading: September 22, 2020

CASE INFORMATION

Applicant: Mary Martinich, Seamon Whiteside

Owner: Quarry Lake Plantation LLC

Location: 7820 N Highway 17

Parcel Identification: 711-00-00-052

Application: Request to rezone TMS 711-00-00-052, located at 7820 N. Highway 17 (East County area), from the Agricultural Preservation 10 (AG-10) Zoning District to the Planned Development, PD-176, High School/Middle School in Awendaw, Zoning District.

Council District: 2 (Schweers)

Property Size: 107.2 acres

Zoning History: The subject property was zoned Agricultural Preservation District (AG-10) on the 1994 Tax Maps, and there have been no previous rezoning requests for this parcel.

Adjacent Zoning: The subject property is currently used as a farm. The properties to the North and East are zoned Resource Management (RM) and are part of the Francis Marion National Forest. Other properties to the East are Agricultural Residential (AGR) and contain mobile homes and single-family dwellings. Properties within the County to the West are zoned Agricultural Preservation (AG-10) and those within the Town of Awendaw are zoned Agricultural General (AG), and contain either single-family dwellings or mobile homes. The property to the South, across N Highway 17, is zoned Resource Management (RM) and is undeveloped.

Overview of Requested PD Guidelines:

The applicant is requesting to rezone from Agricultural Preservation District (AG-10) to PD-176, High School/ Middle School in Awendaw. Specifically, PD-176 requests the following:

- One academic building, maximum of 255,000 square feet;
- Accessory buildings:
 - Fieldhouse, maximum of 10,000 square feet;
 - Press box for concessions, maximum of 5,000 square feet;
 - Well house, maximum of 500 square feet;
 - Three storage buildings, combined maximum of 9,000 square feet;
- Total lot coverage of 5.9% and total building area maximum 279,500 square feet;
- Athletic fields and areas: One football field, one practice field, middle school multi-use field, one baseball field, one softball field, bleachers, one paved track, and six tennis courts;
- Resource extraction of timber and soil during the construction of the school building, facilities and stormwater detention pond;
- All utilities to serve the listed facilities, including water well/service, septic service (including waste

treatment drip field), electrical service, stormwater detention pond, and a well house will be included for water;

- Paved parking will be provided per Art. 9.3, *Off-Street Parking and Loading*, of the ZLDR in effect at the time of approval;
- All signs shall comply with Art. 9.11, *Signs*, and Art. 9.6.4.C, *Site Lighting*:
 - One monument style, externally lit, freestanding sign to address Highway 17
 - Secondary signage addressing the entrance along Jenkins Hill Road
 - Internal directional signage
 - Light Emitting Diode (LED) Message Boards
- Lighting for the sports and recreation areas shall follow the IES guidelines for Sports and Recreational Area Lighting:
 - Illumination levels for field sports shall not exceed 50 foot-candles;
 - Light poles shall not exceed 80 feet in height;
- Tree protection, preservation, and replacement shall meet or exceed regulations outlined in Art. 9.4, *Tree Protection and Preservation*, of the ZLDR;
- Will follow AG-10 standards of the ZLDR in effect at the time of approval for anything not specified in the PD Guidelines, including if the property is not developed as a school.

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: *The PD is consistent with the intent of the Comprehensive Plan and other adopted policy documents, as CCSD seeks to provide community facilities for a currently underserved area of Charleston County, while maintaining the rural character of the community. Additionally, a school is allowed on the subject parcel under the current AG-10 zoning, contingent upon BZA's approval of a Special Exception. The applicant has chosen to pursue a PD due to the lapse of approval that BZA imposes (12 months plus an option for a 12-month extension, if eligible).*

- 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: June 22, 2020

Recommendation: Approval with one condition (8-0) with 1 absent.

Condition of Approval: During Site Plan Review, the applicant and staff shall work to maximize the size of the buffer beyond 25 feet at James Turner and Jenkins Hill Roads.

Notifications: 155 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List on June 5, 2020. Additionally, this request was noticed in the *Post & Courier* on June 5, 2020.

Public Input: One letter of opposition from the Town of Awendaw has been received.

Speakers: The applicant, and a member of the public, spoke in support of the application.

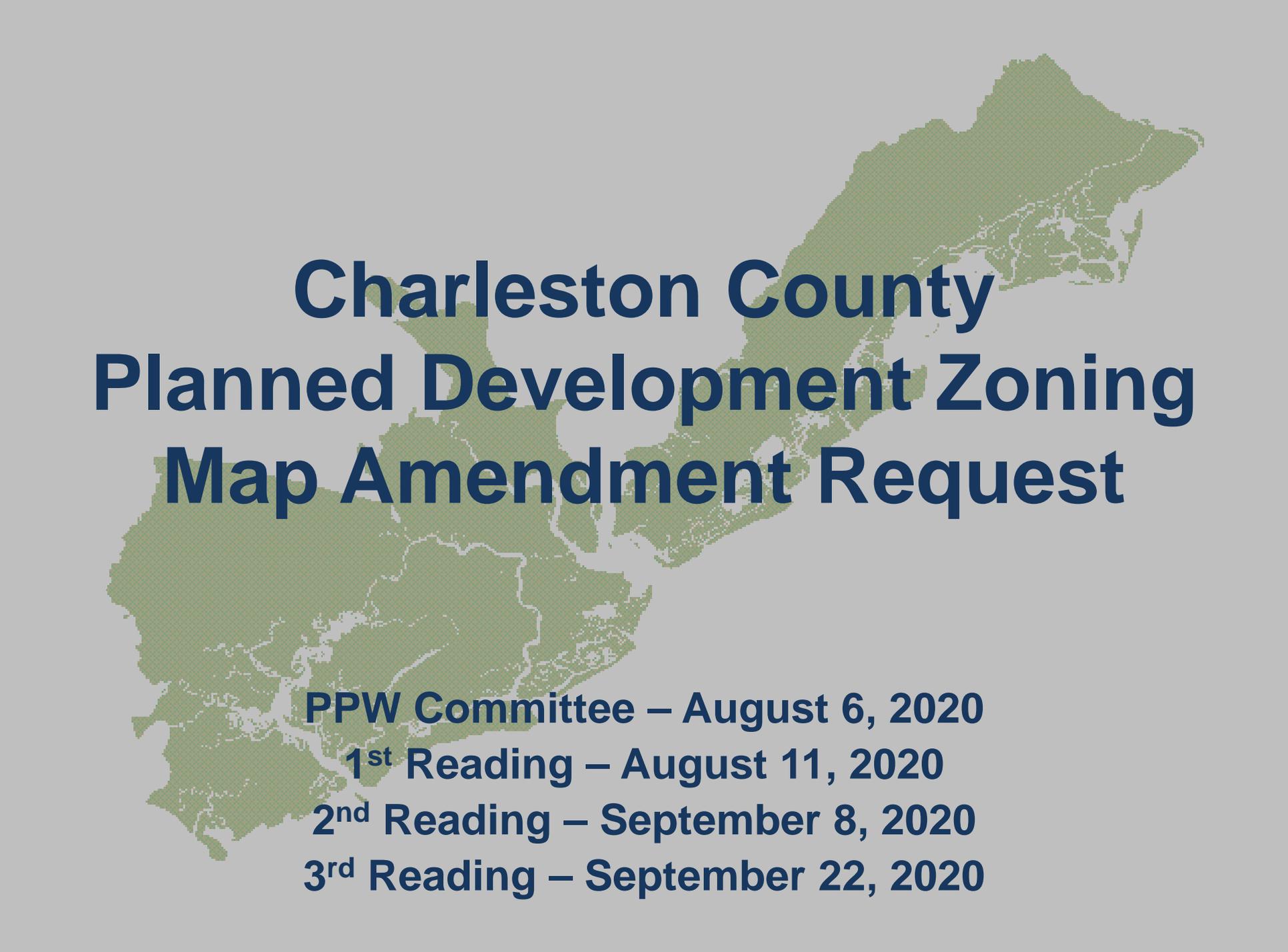
PUBLIC HEARING: JULY 14, 2020

Notifications: 155 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List on June 26, 2020. Additionally, this request was noticed in the *Post & Courier* on June 12, 2020.

Speakers: Lee Gastley, with Seamon Whiteside, spoke in support of the application.

PLANNING AND PUBLIC WORKS COMMITTEE: AUGUST 6, 2020

Recommendation:



Charleston County Planned Development Zoning Map Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

ZREZ-02-20-00114

PD-176: High School/ Middle School in Awendaw

- East County Area: 7820 N Highway 17
- Parcel I.D.: 711-00-00-052
- Owner: Quarry Lake Plantation LLC
- Applicant: Seamon Whiteside
- Property Size: 107.2 acres
- Council District: 2 - Schweers

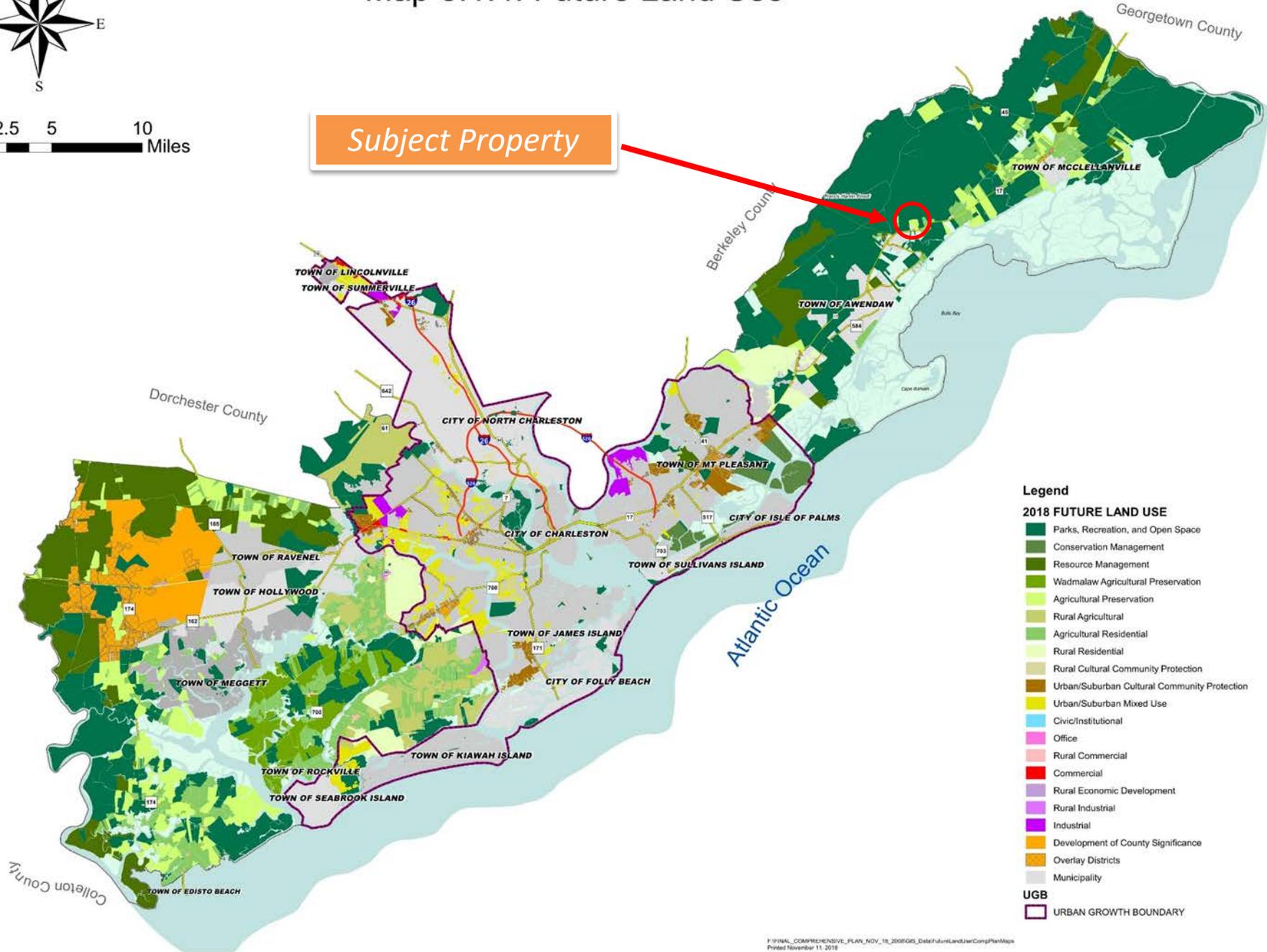
Zoning History

- The subject property was zoned Agricultural Preservation District (AG-10) on the 1994 Tax Maps
- There have been no previous rezoning requests for this parcel

Map 3.1.4: Future Land Use

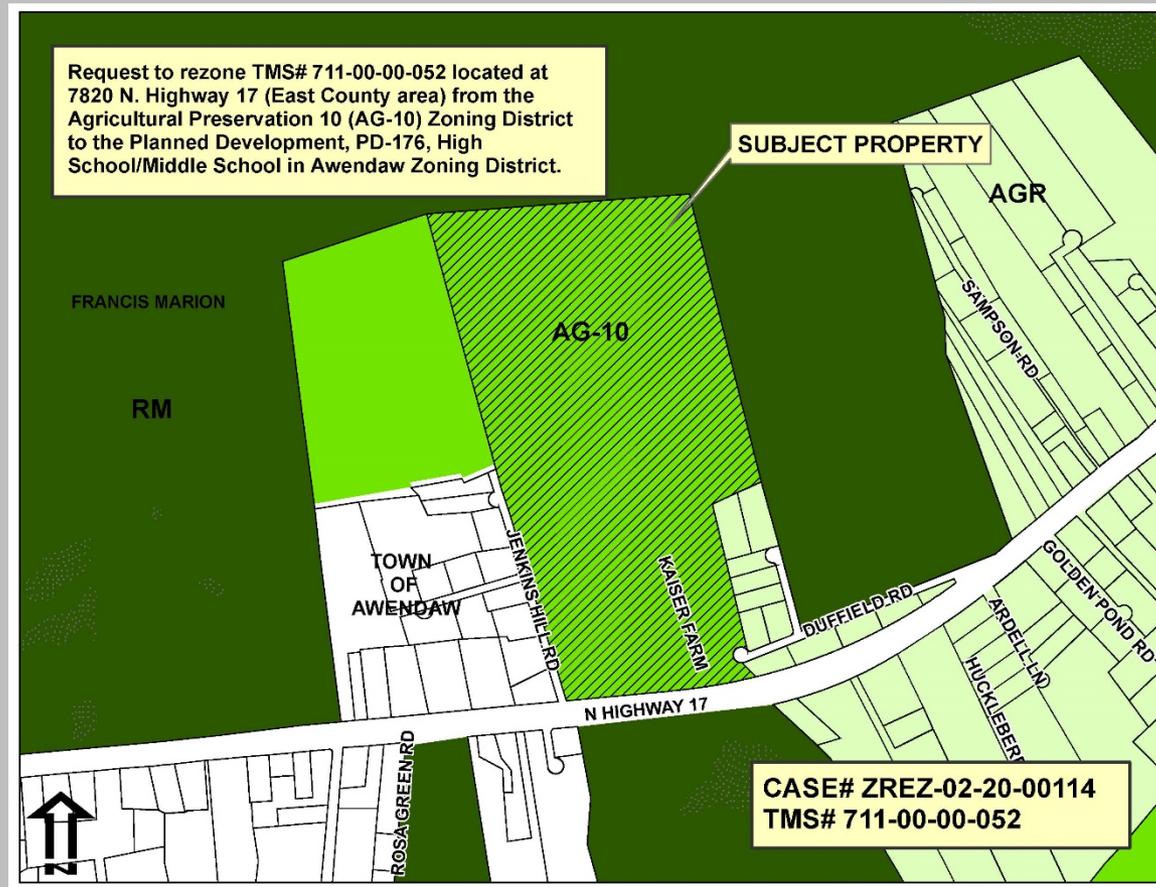


Subject Property



- 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

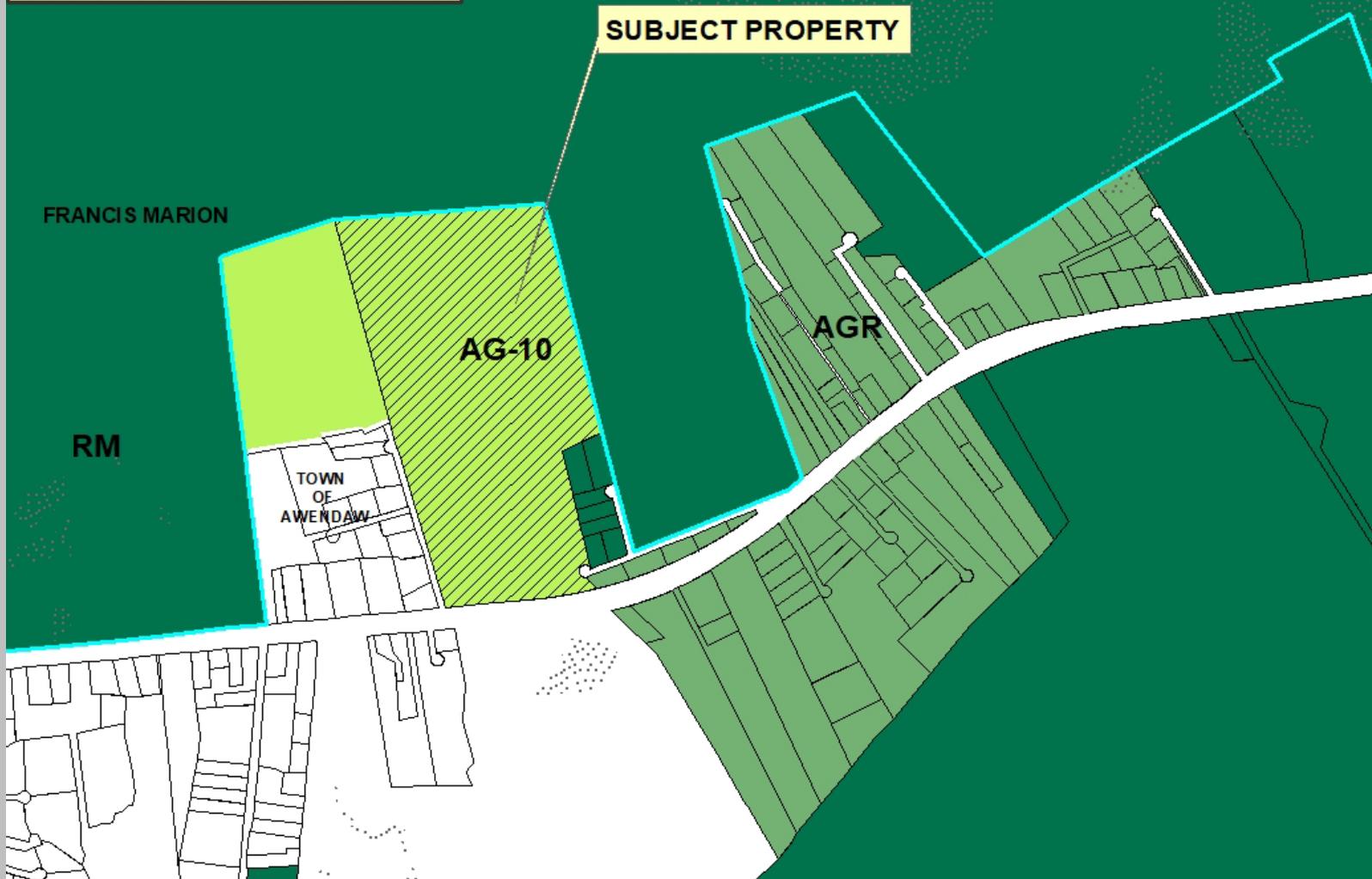
Current Zoning



The subject property is currently used as a farm. The properties to the North and East are zoned Resource Management (RM) and are part of the Francis Marion National Forest. Other properties to the East are Agricultural Residential (AGR) and contain mobile homes and single-family dwellings. Properties within the County to the West are zoned Agricultural Preservation (AG-10) and those within the Town of Awendaw are zoned Agricultural General (AG), and contain either single-family dwellings or mobile homes. Property to the South, across N Highway 17, is zoned Resource Management (RM) and is undeveloped.

Future Land Use Designation

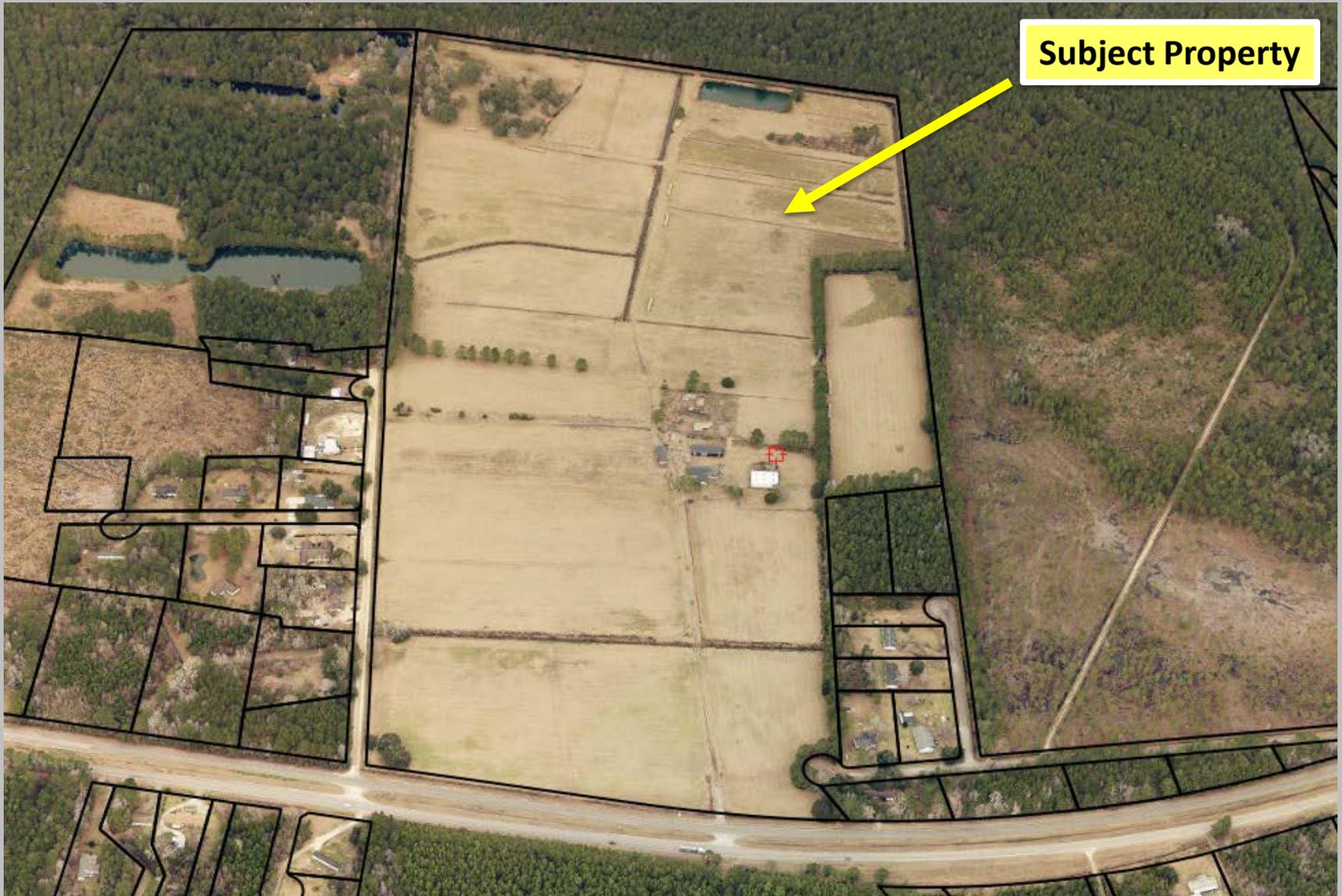
FUTURE LAND USE
CASE# ZREZ-02-20-00114
TMS# 711-00-00-052



Aerial View to the West



Aerial View to the North



Site Photos



1 – Subject Property

2 – Adjacent Property



Site Photos



3 – Subject Property

4 – Subject Property



Requested PD Guidelines

The applicant requests to rezone from Agricultural Preservation District (AG-10) to PD-176, High School/ Middle School in Awendaw. Specifically, PD-176 requests the following:

- One academic building, maximum of 255,000 square feet
- Accessory buildings: fieldhouse, maximum of 10,000 square feet, press box for concessions, maximum of 5,000 square feet, well house, maximum of 500 square feet, and three storage buildings, combined maximum of 9,000 square feet
- Athletic fields and areas: One football field, one practice field, middle school multi-use field, one baseball field, one softball field, bleachers, one paved track, and six tennis courts
- Resource extraction of timber and soil during the construction of the school building, facilities and stormwater detention pond
- All utilities to serve the listed facilities, including water well/service, septic service (including waste treatment drip field), electrical service, stormwater detention pond, and a well house will be included for water
- Total lot coverage of 5.9% and total building area maximum 279,500 square feet

Requested PD Guidelines Cont'd

- Paved parking will be provided per Art. 9.3, *Off-Street Parking and Loading*, of the ZLDR in effect at the time of approval
- All signs shall comply with Art. 9.11, *Signs*, and Art. 9.6.4.C, *Site Lighting*
 - One monument style, externally lit, freestanding sign to address Highway 17
 - Secondary signage addressing the entrance along Jenkins Hill Road
 - Internal directional signage
 - Light Emitting Diode (LED) Message Boards
- Lighting for the sports and recreation areas shall follow the IES guidelines for Sports and Recreational Area Lighting
 - Illumination levels for field sports shall not exceed 50 foot-candles
 - Light poles shall not exceed 80 feet in height
- Tree protection, preservation, and replacement shall meet or exceed regulations outlined in Art. 9.4, *Tree Protection and Preservation*, of the ZLDR
- Will follow AG-10 standards of the ZLDR in effect at the time of approval for anything not specified in the PD Guidelines, including if the property is not developed as a school



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: The PD is consistent with the intent of the Comprehensive Plan and other adopted policy documents, as CCSD seeks to provide community facilities for a currently underserved area of Charleston County, while maintaining the rural character of the community. Additionally, a school is allowed on the subject parcel under the current AG-10 zoning, contingent upon BZA's approval of a Special Exception. The applicant has chosen to pursue a PD due to the lapse of approval that BZA imposes (12 months plus an option for a 12-month extension, if eligible).

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

The requested PD amendment is consistent with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

**PLANNING COMMISSION RECOMMENDATION:
*APPROVAL WITH ONE CONDITION (8-0, 1 absent)***

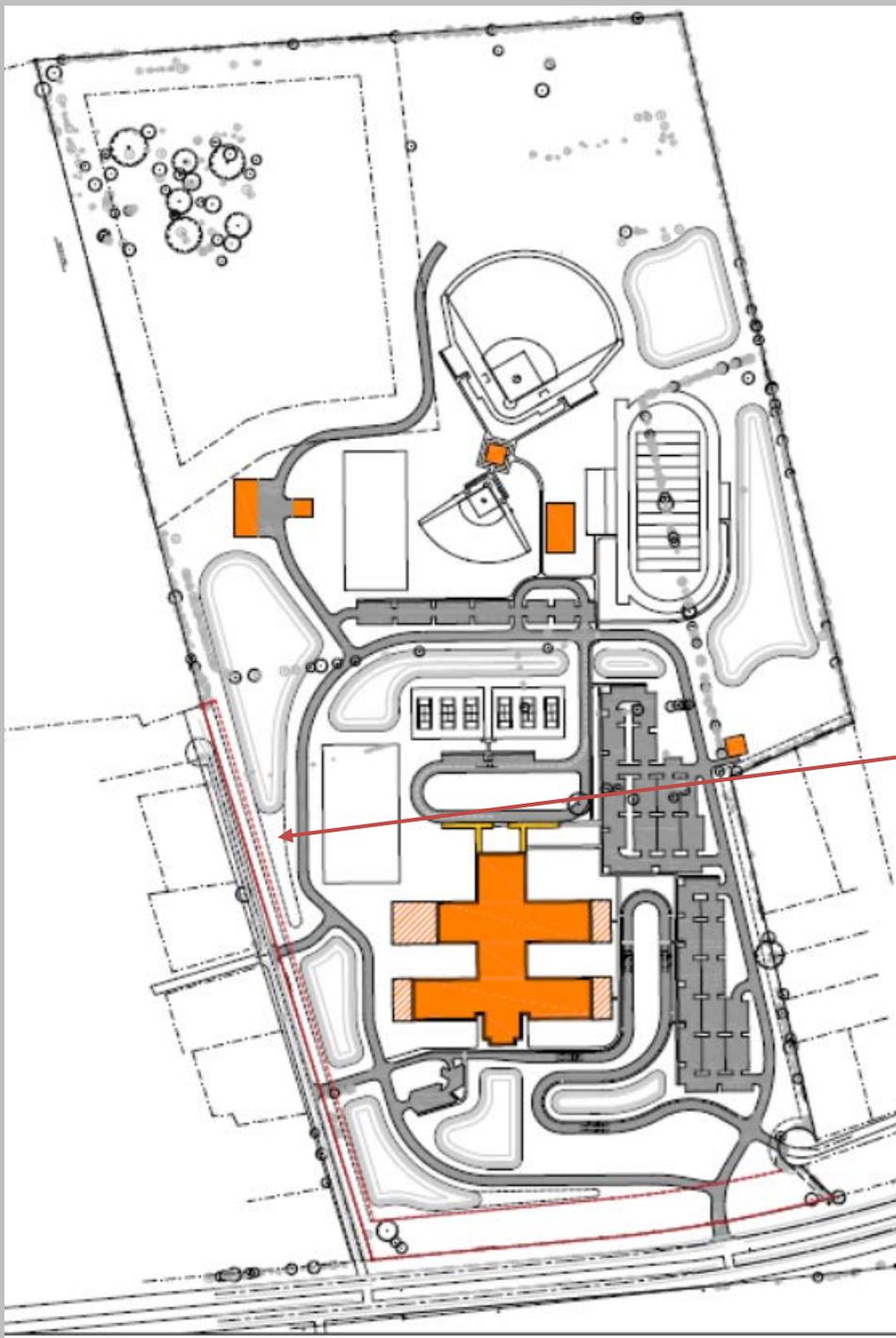
Condition of Approval: During Site Plan Review, the applicant and staff shall work to maximize the size of the buffer beyond 25 feet at James Turner and Jenkins Hill Roads.

Condition of Approval

The applicant has worked with staff to specify the following in reference to the PC condition to provide additional noise and visual screening for the existing residents living along these roads:

Show a 35' Type S-3 buffer with 3-6' berms in the area at James Turner and Jenkins Hill Roads.

Staff recommends acceptance of this condition as clarification to the existing PC recommended condition of approval.



**Site Plan
showing area of
35' buffer
indicated in red**

Public Input

1 letter of opposition from Bill Wallace, Town Administrator of the Town of Awendaw, has been received

Notifications

June 5, 2020 – Planning Commission Notifications

- 155 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List
- Request advertised in the *Post & Courier*

June 12, 2020 – Public Hearing Notifications

- Public Hearing request advertised in the *Post & Courier*

June 26, 2020 – Public Hearing Notifications

- 155 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List



Charleston County Planned Development Zoning Map Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

3.

**ZREZ-02-20-
00115,
9576 Koester
Road (Ladson)**

Post & Courier

CHARLESTON COUNTY COUNCIL COMPREHENSIVE PLAN, ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR), AND ZONING MAP AMENDMENT PUBLIC HEARING

Tuesday, July 14, 2020 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, July 14, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The complete agenda can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, July 14. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

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- b. ZREZ-02-20-00115: Request to rezone TMS 390-00-00-072, located at 9576 Koester Road (Ladson area) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.
- c. ACP-02-20-00117 & ZLDR-02-20-00121: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-051, located at 7662 Savannah Hwy (Adams Run area).
- d. ACP-05-20-00119 & ZLDR-05-20-00122: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-047 located at Savannah Hwy (Adams Run area).

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-02-20-00115

- Case History
- Presentation
- Application

ZREZ-02-20-00115: Case History

Planning Commission: June 22, 2020
Public Hearing: July 14, 2020
Planning and Public Works Committee: August 6, 2020
First Reading: August 11, 2020
Second Reading: September 8, 2020
Third Reading: September 22, 2020

CASE INFORMATION

Applicant: John Popelka

Owner: Norman Joseph Leonard, III

Location: 9576 Koester Road

Parcel Identification: 390-00-00-072

Application: Request to rezone TMS 390-00-00-072, located at 9576 Koester Road (Ladson area) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.

Council District: 6 (Rawl)

Property Size: 1.8 acres

Zoning History: The subject property was zoned Low-Density Residential (RSL) on the 1994 Tax Maps, and there have been no previous rezoning requests for this parcel. The RSL Zoning District was renamed "R-4" as part of the 2006 ZLDR amendment project.

Adjacent Zoning: The subject property is undeveloped. Property to the East is zoned General Office (OG) and is undeveloped. Property to the South is zoned R-4 and contains a single-family dwelling. Properties to the North are zoned R-4 and CC, and contain a single-family dwelling, and an unoccupied commercial building, respectively. Properties to the West, across Koester Road and the train line, are zoned Industrial (I) and contain a concrete business.

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.

APPROVAL CRITERIA

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 Comprehensive Plan recommends this parcel for the Commercial Future Land Use category, which "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.” The requested zoning district is consistent with the Comprehensive Plan recommendation.

- 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: Many of the neighboring parcels contain commercial and industrial uses making this request consistent with the character of the surrounding area along Ladson Rd. Any proposed uses on this parcel, other than single-family residential, would require Site Plan Review, ensuring compliance with the use regulations and density and dimensional standards of the ZLDR.

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

Staff Response: Not applicable.

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

Staff Response: Commercial and industrial development in the area has changed its character and this amendment is consistent with the current character of the area.

The Zoning Map Amendment Request meets one or more of the approval criteria; therefore, staff recommends approval.

PLANNING COMMISSION MEETING: June 22, 2020

Recommendation: Approval (8-0) with one absent.

Notifications: 83 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the North Area Interested Parties List on June 5, 2020. Additionally, this request was noticed in the *Post & Courier* on June 5, 2020.

Speakers: The applicant spoke in support of the application.

PUBLIC HEARING: July 14, 2020

Notifications: 83 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the North Area Interested Parties List on June 26, 2020. Additionally, this request was noticed in the *Post & Courier* on June 12, 2020.

Speakers: N/A

PLANNING AND PUBLIC WORKS COMMITTEE: August 6, 2020

Recommendation:



Charleston County Zoning Map Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

Site Information

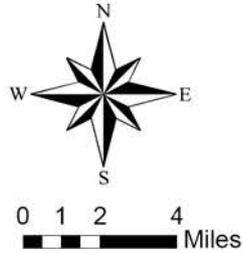
- Ladson Area: 9576 Koester Road
- Parcel I.D.: 390-00-00-072
- Owner: Norman Leonard Joseph, III
- Applicant: John Popelka
- Property Size: 1.8 acres
- Council District: 6 - Rawl

Zoning History

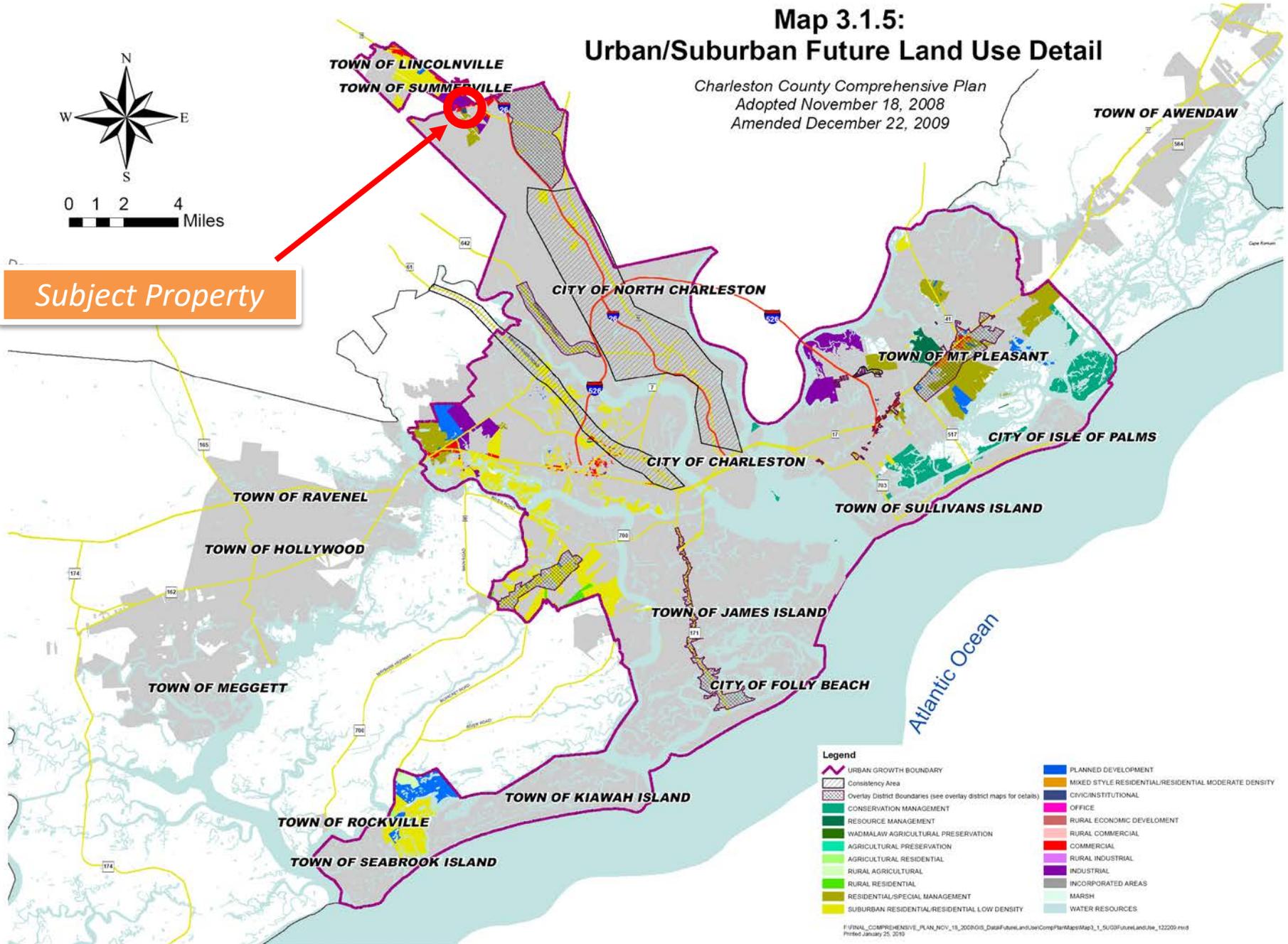
- The subject property was zoned Low-Density Residential (RSL) on the 1994 Tax Maps
- The RSL Zoning District was renamed “R-4” as part of the 2006 ZLDR amendment project.
- There have been no previous rezoning requests for this parcel

Map 3.1.5: Urban/Suburban Future Land Use Detail

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



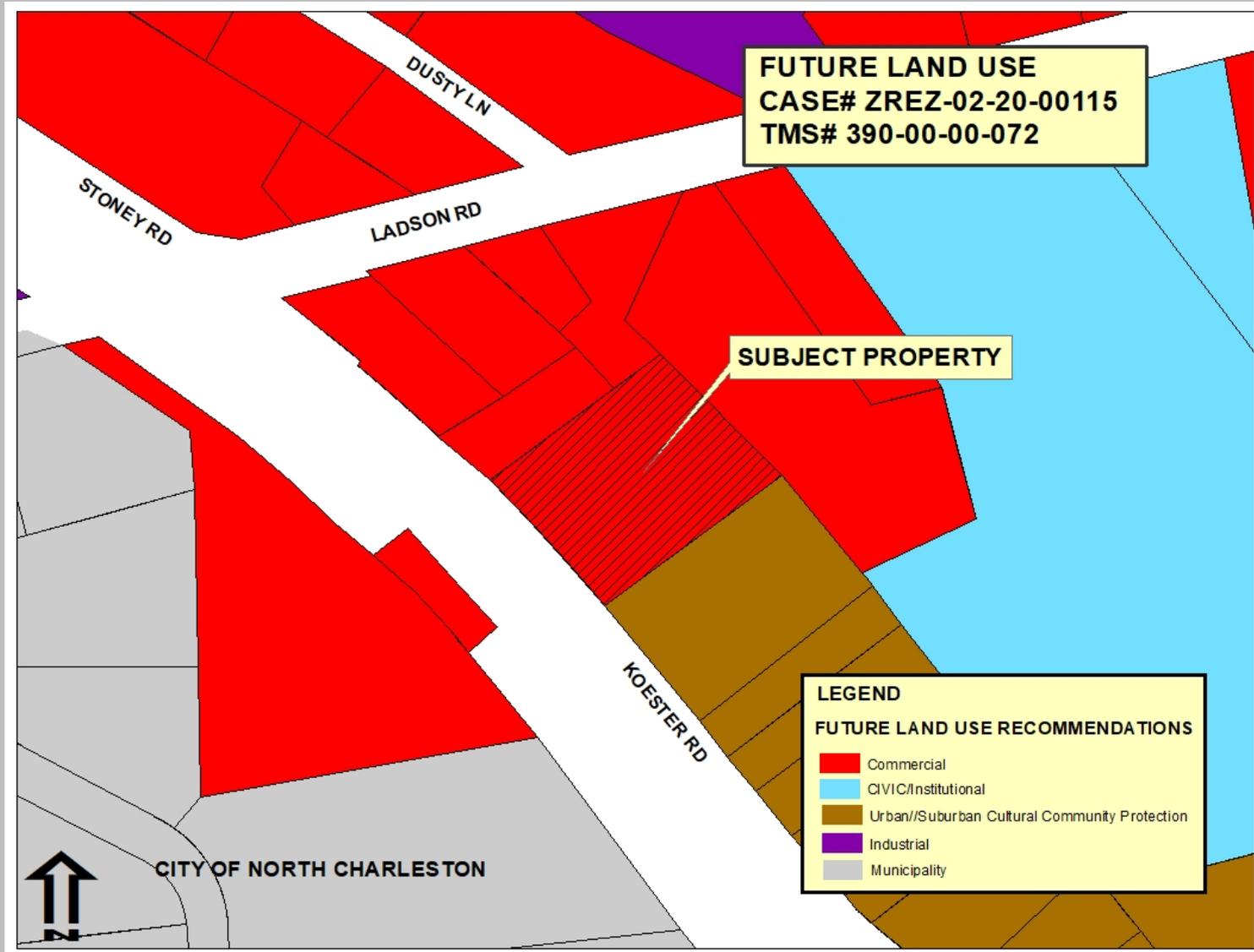
Subject Property



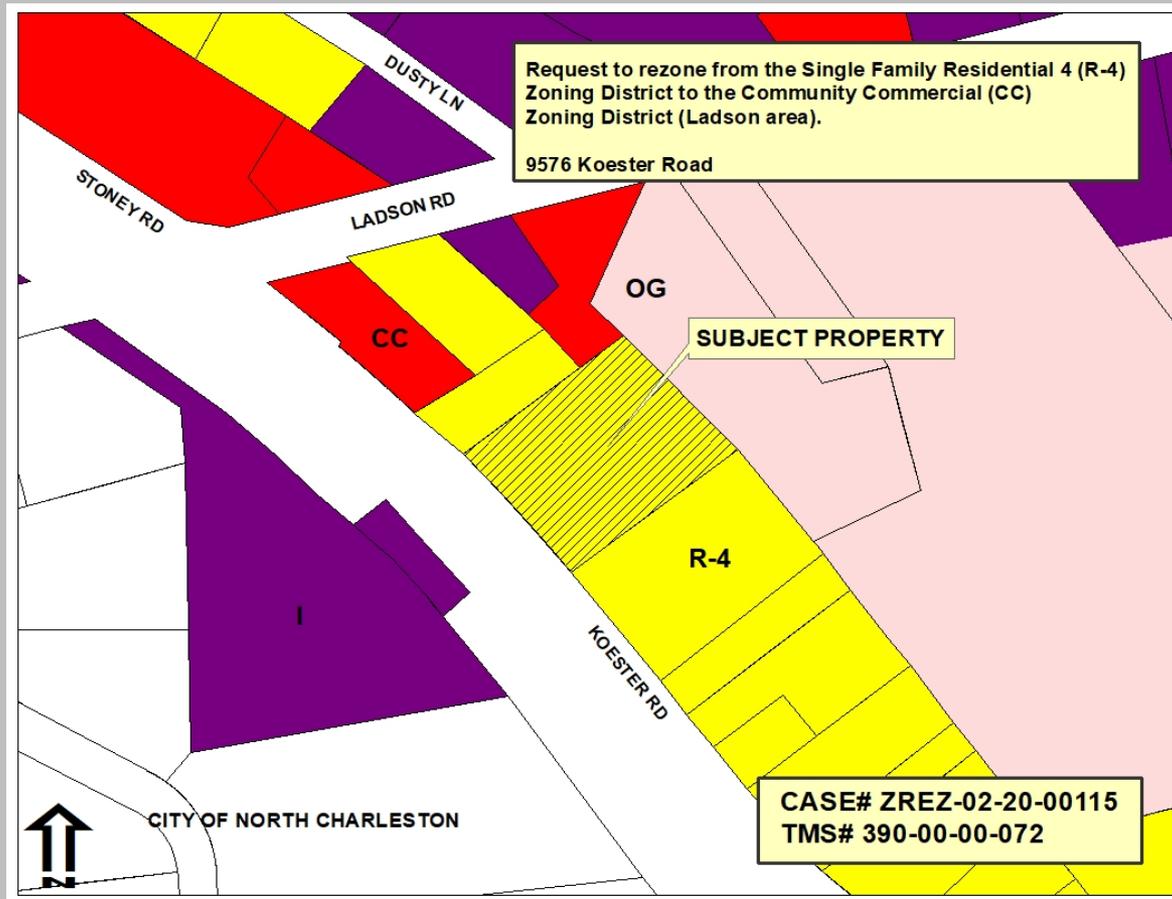
Legend

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

Future Land Use

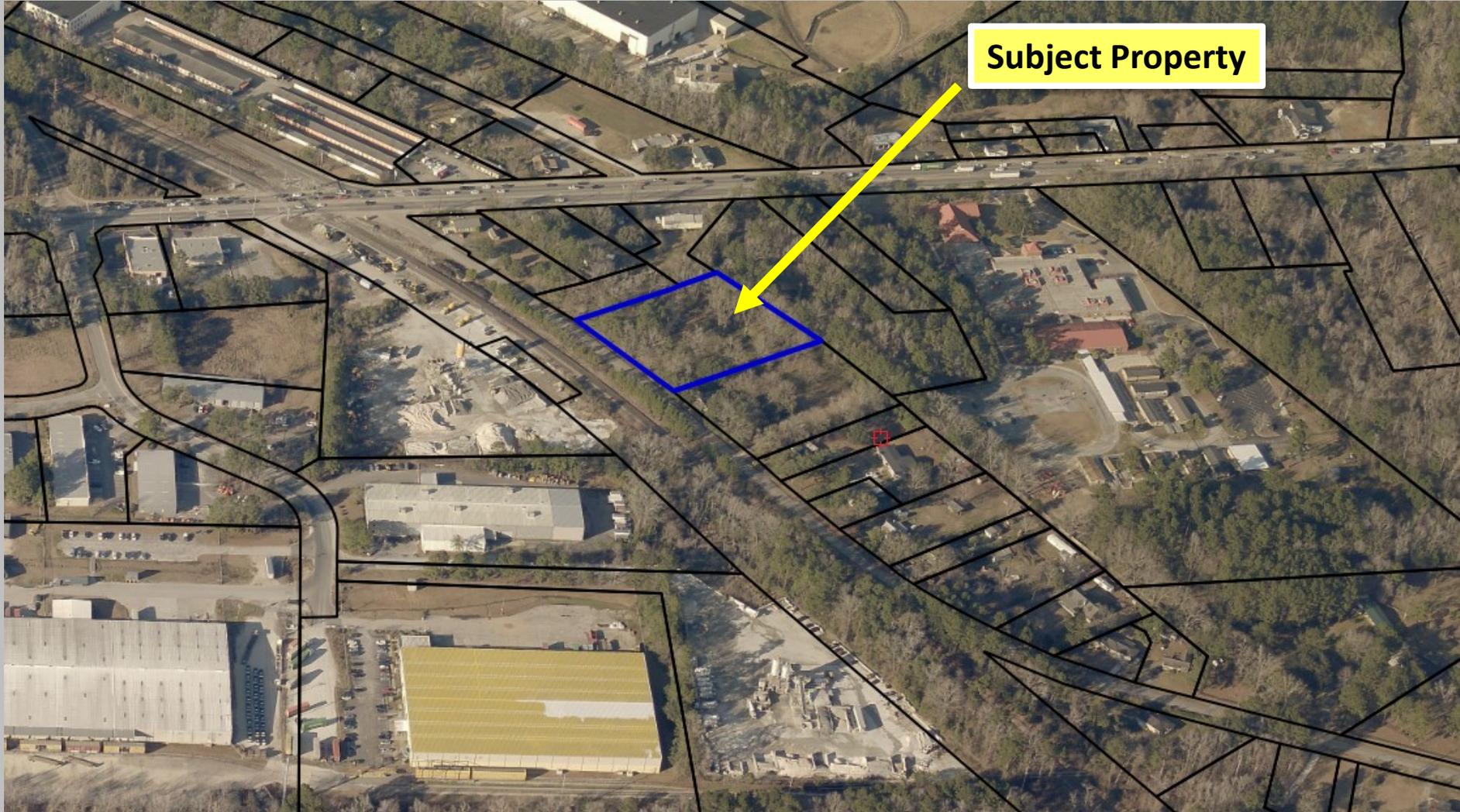


Current Zoning



The subject property is undeveloped. Property to the East is zoned General Office (OG) and is undeveloped. Property to the South is zoned R-4 and contains a single-family dwelling. Properties to the North are zoned R-4 and CC, and contain a single-family dwelling, and an unoccupied commercial building, respectively. Properties to the West, across Koester Road and the train line, are zoned Industrial (I) and contain a concrete business.

Aerial View to the North



Aerial View to the South



Subject Property

Site Photos



1 – Subject Property

2 – Adjacent Property



Site Photos



3 – Subject Property

4 –Property across the Street



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 Comprehensive Plan recommends this parcel for the Commercial Future Land Use category, which “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.” The requested zoning district is consistent with the Comprehensive Plan recommendation.

Approval Criteria 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: Many of the neighboring parcels contain commercial and industrial uses making this request consistent with the character of the surrounding area along Ladson Rd. Any proposed uses on this parcel, other than single-family residential, would require Site Plan Review, ensuring compliance with the use regulations and density and dimensional standards of the ZLDR.

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

Staff Response: Not applicable.

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

Staff Response: Commercial and industrial development in the area has changed its character and this amendment is consistent with the current character of the area.

Recommendations

**Planning Commission
Recommendation:
Approval (8-0, 1 absent)**

Staff Recommendation: Approval

The Zoning Map Amendment Request meets one or more of the approval criteria.

Notifications

June 5, 2020 – Planning Commission

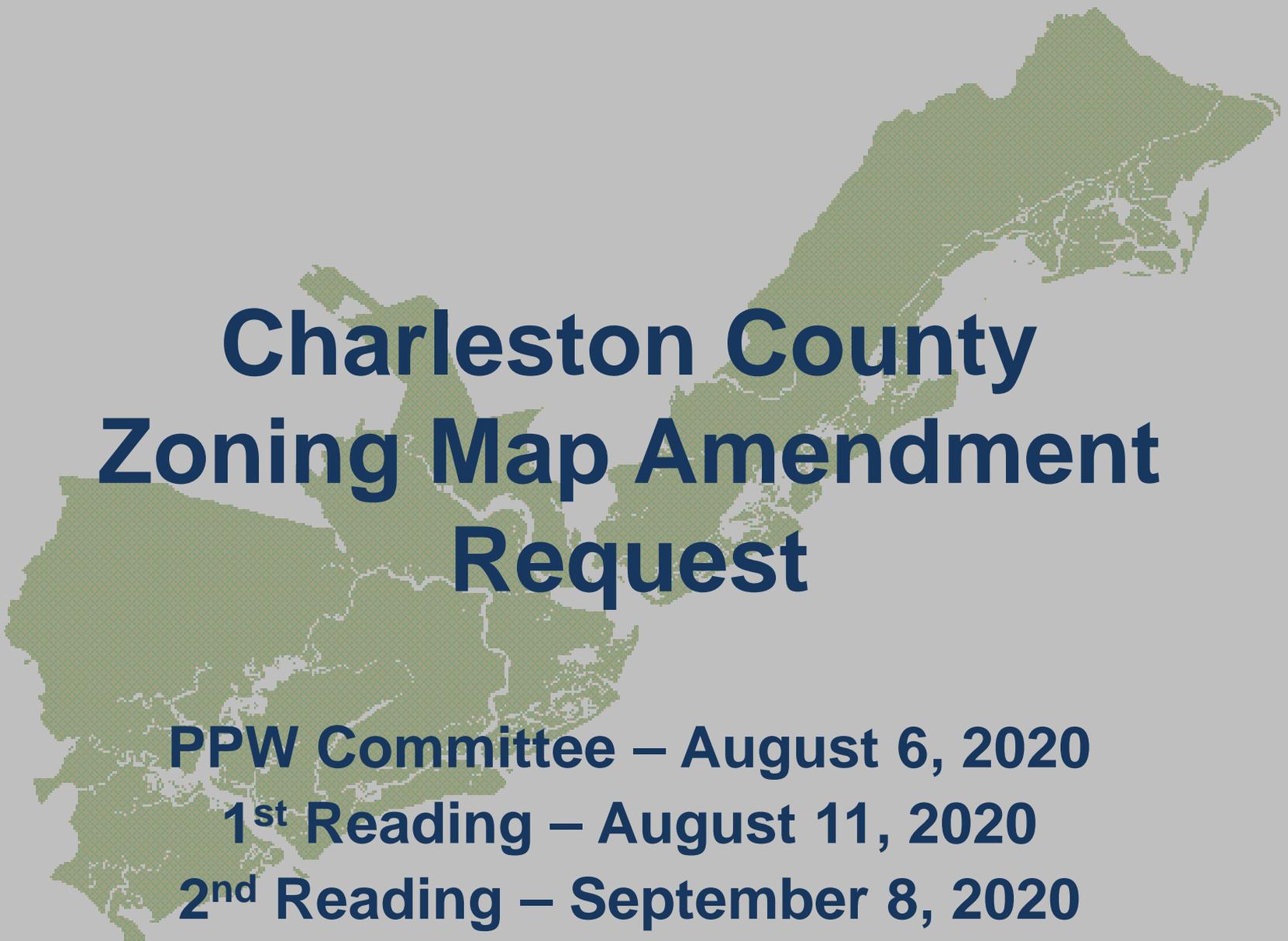
- 83 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the North Area Interested Parties List
- Request advertised in the *Post & Courier*

June 12, 2020 – Public Hearing Notifications

- Request advertised in the *Post & Courier*

June 26, 2020 – Public Hearing Notifications

- 83 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the North Area Interested Parties List



Charleston County Zoning Map Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

4.

ACP-02-20-00117,

ZLDR-02-20-

00121, 7662

Savannah Hwy

(Adams Run)

Post & Courier

CHARLESTON COUNTY COUNCIL COMPREHENSIVE PLAN, ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR), AND ZONING MAP AMENDMENT PUBLIC HEARING

Tuesday, July 14, 2020 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, July 14, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The complete agenda can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, July 14. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-02-20-00114: Request to rezone TMS 711-00-00-052, located at 7820 N. Highway 17 (East County area), from the Agricultural Preservation 10 (AG-10) Zoning District to the Planned Development, PD-176, High School/Middle School in Awendaw, Zoning District.
- b. ZREZ-02-20-00115: Request to rezone TMS 390-00-00-072, located at 9576 Koester Road (Ladson area) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.
- c. ACP-02-20-00117 & ZLDR-02-20-00121: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-051, located at 7662 Savannah Hwy (Adams Run area).
- d. ACP-05-20-00119 & ZLDR-05-20-00122: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-047 located at Savannah Hwy (Adams Run area).

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

**COMPREHENSIVE PLAN
AND ZLDR TEXT
AMENDMENT REQUEST:**

ACP-02-20-00117 & ZLDR-02-20-00121

- Case History
- Presentation
- Application

ACP-02-20-00117 & ZLDR-02-20-00121: Case History

Planning Commission: June 22, 2020
Public Hearing: July 14, 2020
Planning and Public Works Committee: August 6, 2020
First Reading: August 11, 2020
Second Reading: September 8, 2020
Third Reading: September 22, 2020

CASE INFORMATION

Owner: Sheena Meyers

Location: 7662 Savannah Highway, Adams Run, SC 29426

Parcel Identification: 121-00-00-051

Applications: (ACP-02-20-00117 & ZLDR-02-20-00121) Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR from the Residential Area to the Commercial Area for TMS 121-00-00-051, located at 7662 Savannah Hwy (Adams Run area).

Council District: 8 - Johnson

Property Size: 1 acre

Zoning History: The subject parcel was zoned Agricultural Residential (AGR) on the 1994 County Tax Maps, and remained Agricultural Residential (AGR) when the ZLDR was adopted in 2001. The zoning for the subject parcel was changed to "Residential Area" with the adoption of the Parkers Ferry Overlay Zoning District in November 2017.

Adjacent Zoning: The subject property is currently undeveloped. Properties to the East are within the Residential Area of the Parkers Ferry Overlay District. The property to the West is also within the Residential Area of the Parkers Ferry Overlay District, but has submitted an application to rezone to the Commercial Area; this case will be heard at the same 6/ 22/20 Planning Commission meeting. The property to the North is currently within the Residential Area of the Parkers Ferry Overlay Zoning District, but there is a current application in the Council process to rezone a portion of that parcel to the Commercial Area of the Parkers Ferry Overlay Zoning District. That application was recommended for approval (7-1) by Planning Commission on 2/11/20 and will receive 3rd Reading on 7/14/20. Properties to the South, across Savannah Highway, are zoned Agricultural Residential (AGR) and Rural Commercial (CR), and are not a part of the Parkers Ferry Overlay District.

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 Lincolnville, 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.

APPROVAL CRITERIA

Comprehensive Plan Amendment (ACP-02-20-00117)

According to Section §3.2.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*,

applications for Comprehensive Plan Amendments may be approved only if County Council determines the proposed amendment is consistent with the overall purpose and intent of the Plan and that any one of the following criteria are met:

- A. There was a significant error in the original *Comprehensive Plan* adoption;
- B. In adopting the *Comprehensive Plan*, the County Council failed to take into account facts, projections, or trends that were reasonably foreseeable to exist in the future;
- C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;
- D. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the character or condition of an area, making the proposed amendment necessary;
- E. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Article 3.17, Developments of County Significance; or
- F. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

Applicant's Response:

In response to Criterion D: "I feel there should not be an issue rezoning my acre because of the surrounding properties. The area surrounding the parcel is becoming more commercial. I was also told by several individuals in the community that there will be a huge complex coming to that area not even a mile away from the parcel. More storefronts like small shops will be added and needed to accommodate the growth and development of that area. I plan on building a small, half acre for greenhouses and the rest for a storefront/kitchen. My plans are also to be able to feed seniors 65 and older for free once a week. A healthy meal plan serving home-grown items."

Staff Recommendation – Comprehensive Plan Amendment Application: The property was not recommended for inclusion in the Commercial Area during the creation of the Parkers Ferry Overlay Zoning District, and none of the approval criteria have been met; therefore, staff recommends disapproval.

ZLDR Text Amendment Application (ZLDR-02-20-00121)

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Applicant's Response:

In response to Criteria A and B: "The area surrounding the parcel is becoming more commercial. A large subdivision is being built in the near future, and front-end shops and dining will be needed. My building will have a rustic look to it to preserve the history of the area. It will not be modern. I plan on building a small, half acre for greenhouses and the rest for a storefront/kitchen. I plan on keeping the large oak trees in the ground to keep the historical look of the area. Therefore, the development is consistent with the goals of the Comprehensive Plan. My plans are also to be able to feed seniors 65 and older for free once a week. A healthy meal plan serving home-grown items."

Staff Recommendation – ZLDR Text Amendment Application: If the Comprehensive Plan

Amendment Application is recommended for approval, the ZLDR Text Amendment Application will be consistent with the Comprehensive Plan Future Land Use recommendation; otherwise, staff recommends disapproval noting that the above stated approval criteria have not been met.

PLANNING COMMISSION MEETING: June 22, 2020

Recommendations: Approval (8-0) with one absent (both requests).

Notifications: 234 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comprehensive Plan and Parkers Ferry Interested Parties Lists on June 5, 2020. Additionally, these requests were noticed in the *Post & Courier* on June 5, 2020.

Speakers: The applicant spoke in support of the request.

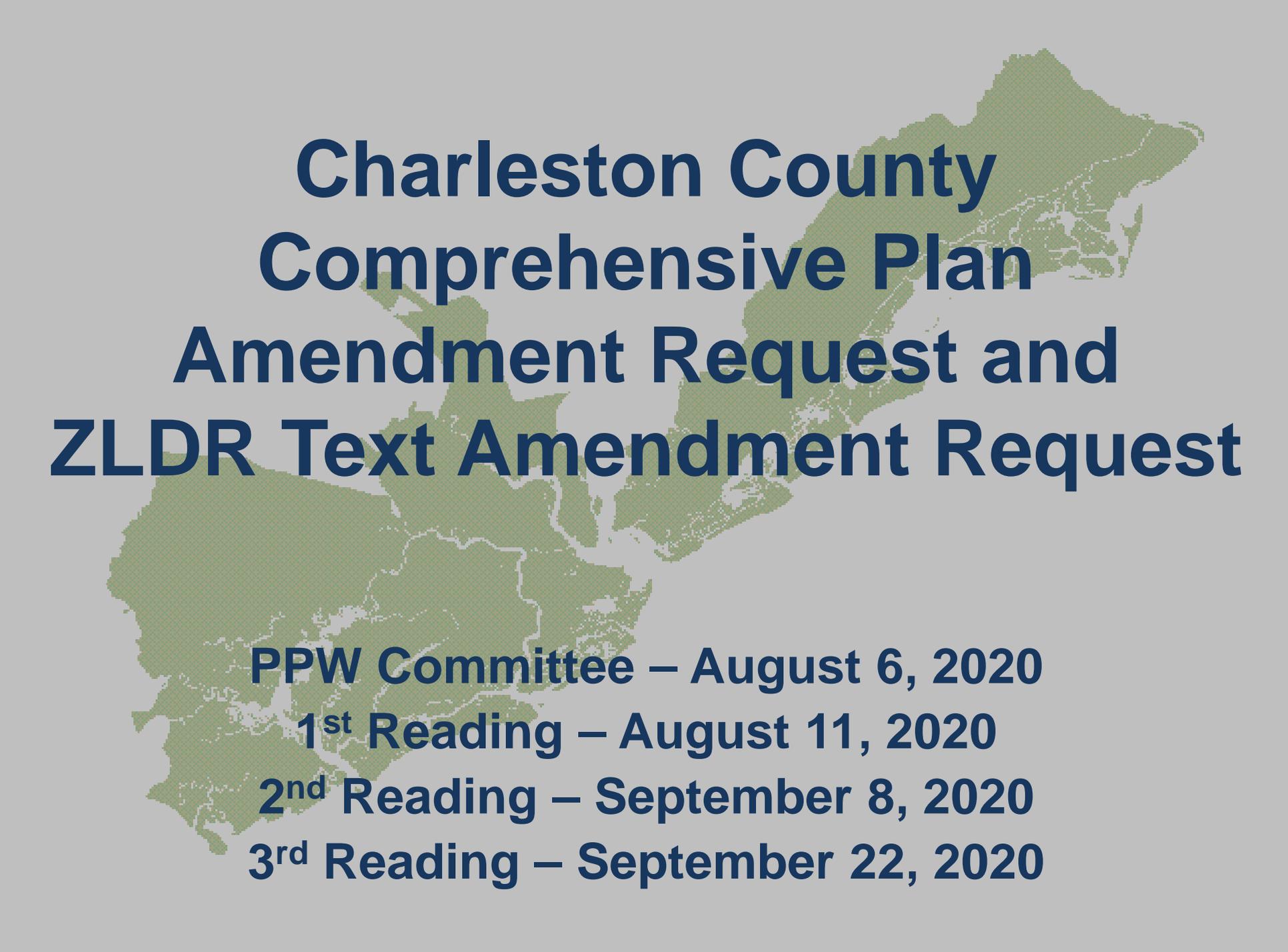
PUBLIC HEARING: July 14, 2020

Notifications: 234 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comprehensive Plan and Parkers Ferry Interested Parties Lists on June 26, 2020. Additionally, these requests were noticed in the *Post & Courier* on June 12, 2020.

Speakers: N/A

PLANNING AND PUBLIC WORKS COMMITTEE: August 6, 2020

Recommendations:



Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

ACP-02-20-00117 and ZLDR-02-20-00121

- 7662 Savannah Highway, Adams Run, SC 29426
- Parcel I.D.: 121-00-00-051
- Owner: Sheena Meyers
- Acreage: 1 acre
- Council District: 8 - Johnson

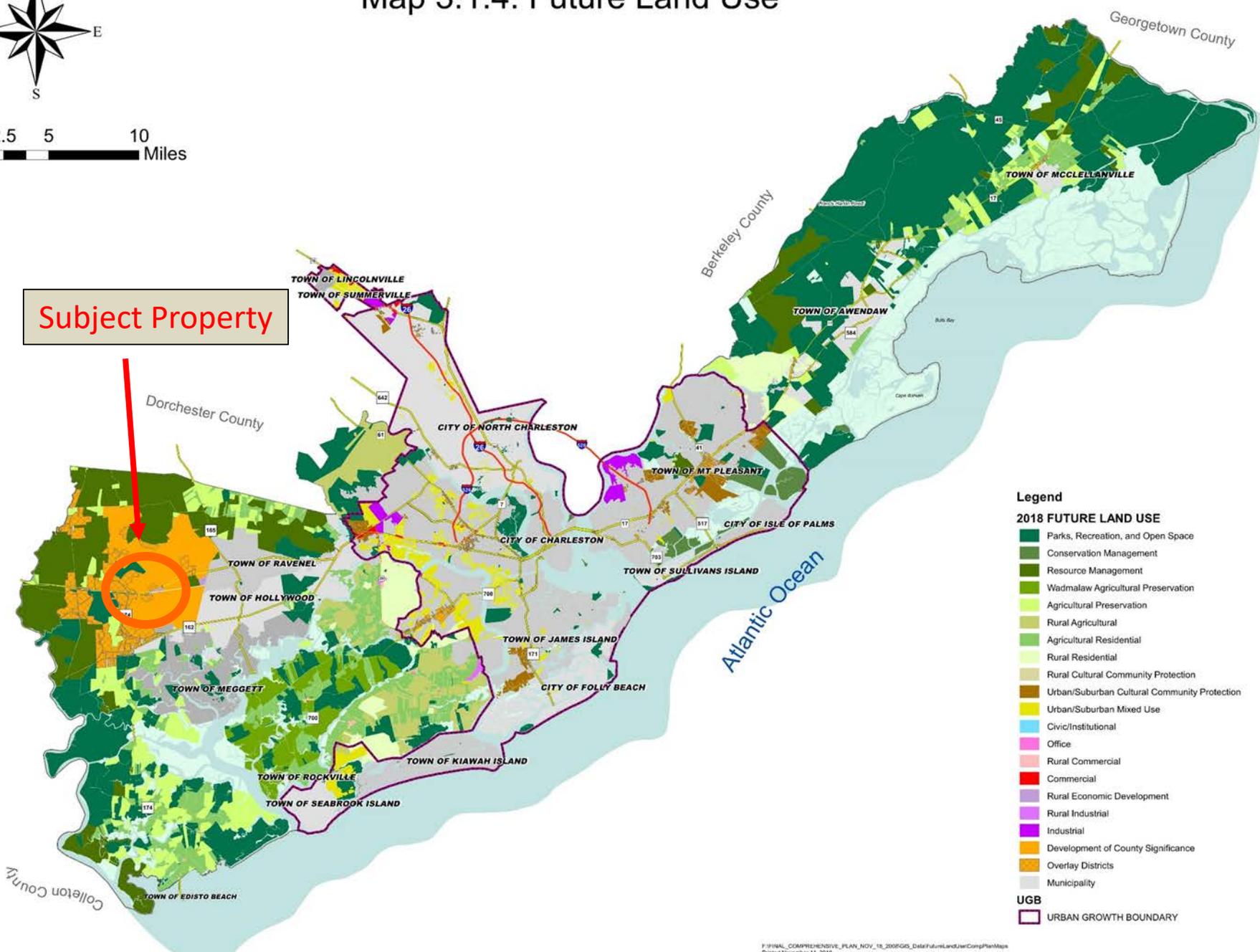
Zoning History

- The subject parcel was zoned Agricultural Residential (AGR) on the 1994 County Tax Maps, and remained Agricultural Residential (AGR) when the ZLDR was first adopted in 2001.
- The zoning for the subject parcel was changed to “Residential Area” with the adoption of the Parkers Ferry Overlay District in November 2017.

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

Zoning Map

Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR from the Residential Area to the Commercial Area for TMS# 121-00-00-051, located at 7662 Savannah Highway (Adams Run Area).



SUBJECT PROPERTY

LEGEND

 OVERLAY DISTRICT BOUNDARIES

 Parcel Boundaries

ZONING

 CR

 I

 FBZD-1

 AGR

 PARKER'S FERRY
OVERLAY ZONING DISTRICT

Chas. County Overlay Districts

 RESIDENTIAL AREAS

 BUSINESS/SERVICE NODES
& COMMERCIAL

SAVANNAH HWY

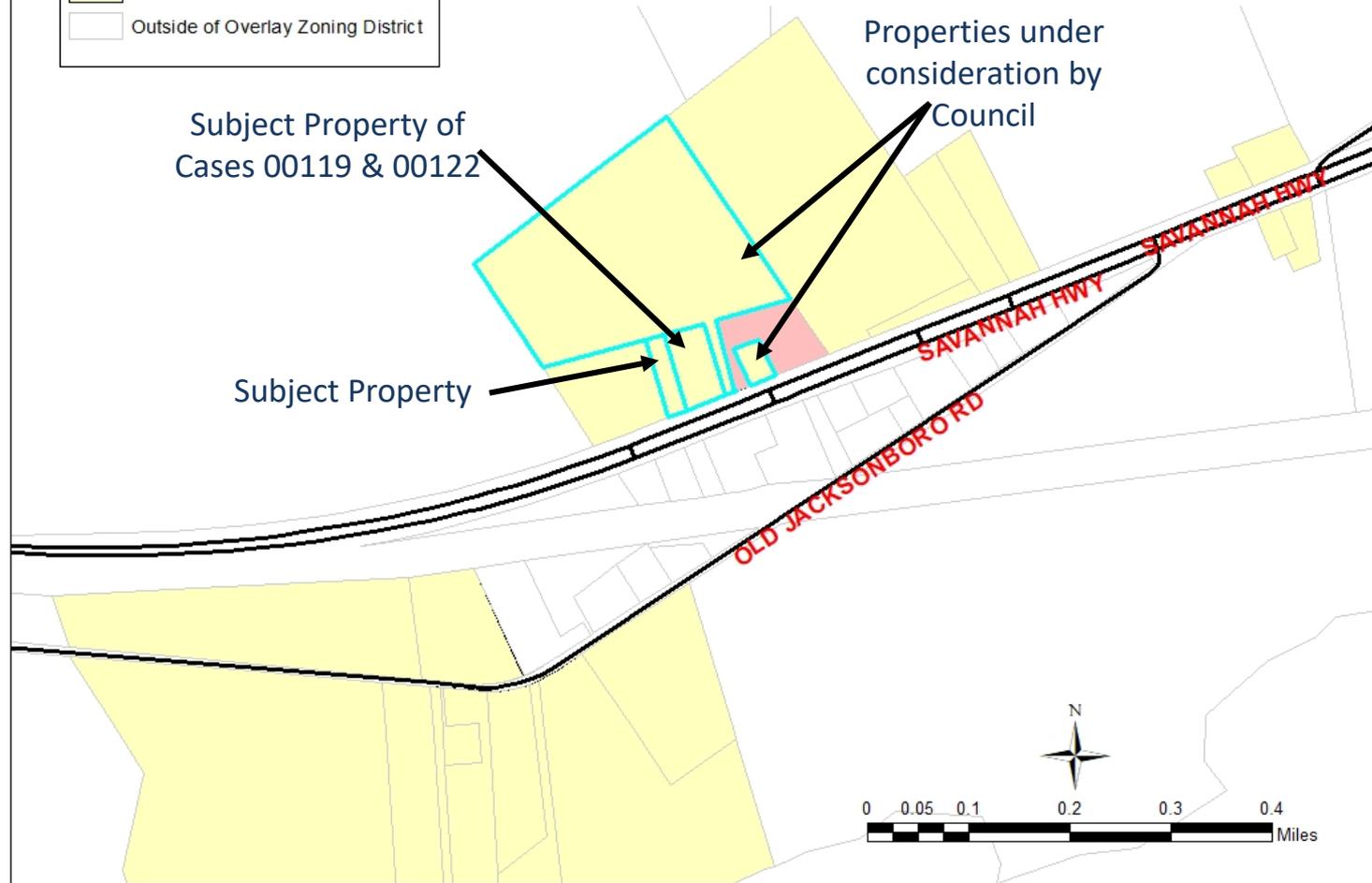
OLD JACKSONBORO RD

CASE# ACP-02-20-00117 & ZLDR-02-20-00121
TMS# 121-00-00-051

Legend

-  Business/Service Node
-  Residential Area
-  Outside of Overlay Zoning District

Overlay Zoning District Map

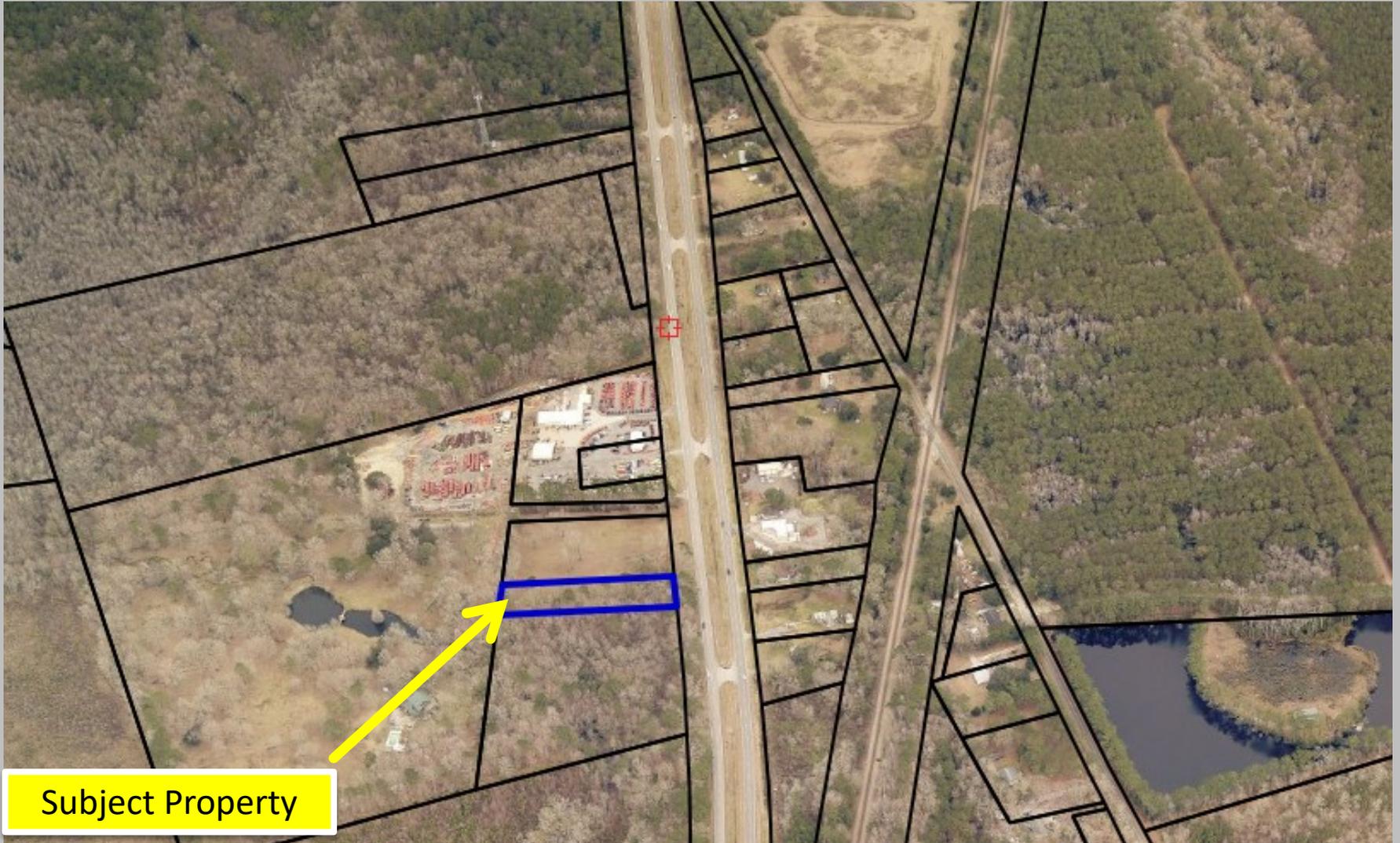


The subject property is currently undeveloped. Properties to the East and West are within the Residential Area of the Parkers Ferry Overlay District. The property to the North is currently within the Residential Area of the Parkers Ferry Overlay District, but there is a current application in the Council process to rezone a portion of that parcel to the Commercial Area of the Parkers Ferry Overlay District. Properties to the South, across Savannah Highway, are zoned Agricultural Residential (AGR) and Rural Commercial (CR), and are not a part of the Parkers Ferry Overlay District.

Aerial Facing the West



Aerial Facing the East



Subject Property

Site Photos



1- Subject Property

2- Property Across the Street



Site Photos



3- Subject Property

4- Adjacent Property



Comprehensive Plan Amendment Approval Criteria—Section 3.2.6

According to Section §3.2.6 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for Comprehensive Plan Amendments may be approved only if County Council determines the proposed amendment is consistent with the overall purpose and intent of the Plan and that any one of the following criteria are met:

- A. There was a significant error in the original Comprehensive Plan adoption;***
- B. In adopting the Comprehensive Plan, the County Council failed to take into account facts, projections, or trends that were reasonably foreseeable to exist in the future;***
- C. Events, trends, or facts after adoption of the Comprehensive Plan have changed the County Council's original findings made upon plan adoption;***
- D. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;***
- E. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Article 3.17, Developments of County Significance; or***
- F. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).***

ACP-02-20-00121

Approval Criteria—Section 3.2.6

Applicant's Response: The applicant's letter of intent states that Criterion D, "Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;" is met.

"I feel there should not be an issue rezoning my acre because of the surrounding properties. The area surrounding the parcel is becoming more commercial. I was also told by several individuals in the community that there will be a huge complex coming to that area not even a mile away from the parcel. More storefronts like small shops will be added and needed to accommodate the growth and development of that area. I plan on building a small, half acre for greenhouses and the rest for a storefront/kitchen. My plans are also to be able to feed seniors 65 and older for free once a week. A healthy meal plan serving home-grown items."

ZLDR Amendment

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;**
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and**
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.**

Applicant's Response to Criteria A and B: "The area surrounding the parcel is becoming more commercial. A large subdivision is being built in the near future, and front-end shops and dining will be needed. My building will have a rustic look to it to preserve the history of the area. It will not be modern. I plan on building a small, half acre for greenhouses and the rest for a storefront/kitchen. I plan on keeping the large oak trees in the ground to keep the historical look of the area. Therefore, the development is consistent with the goals of the Comprehensive Plan. My plans are also to be able to feed seniors 65 and older for free once a week. A healthy meal plan serving home-grown items."

Recommendations

**Planning Commission
Recommendations
(both requests):
Approval (8-0, 1 absent)**

Staff Recommendations:

Comp Plan Amendment: Disapproval

ZLDR Amendment: Disapproval, noting that if Planning Commission recommended approval for the Comp Plan amendment, then the ZLDR amendment would be consistent and could be supported by Staff.

Notifications

June 5, 2020 – Planning Commission Notifications

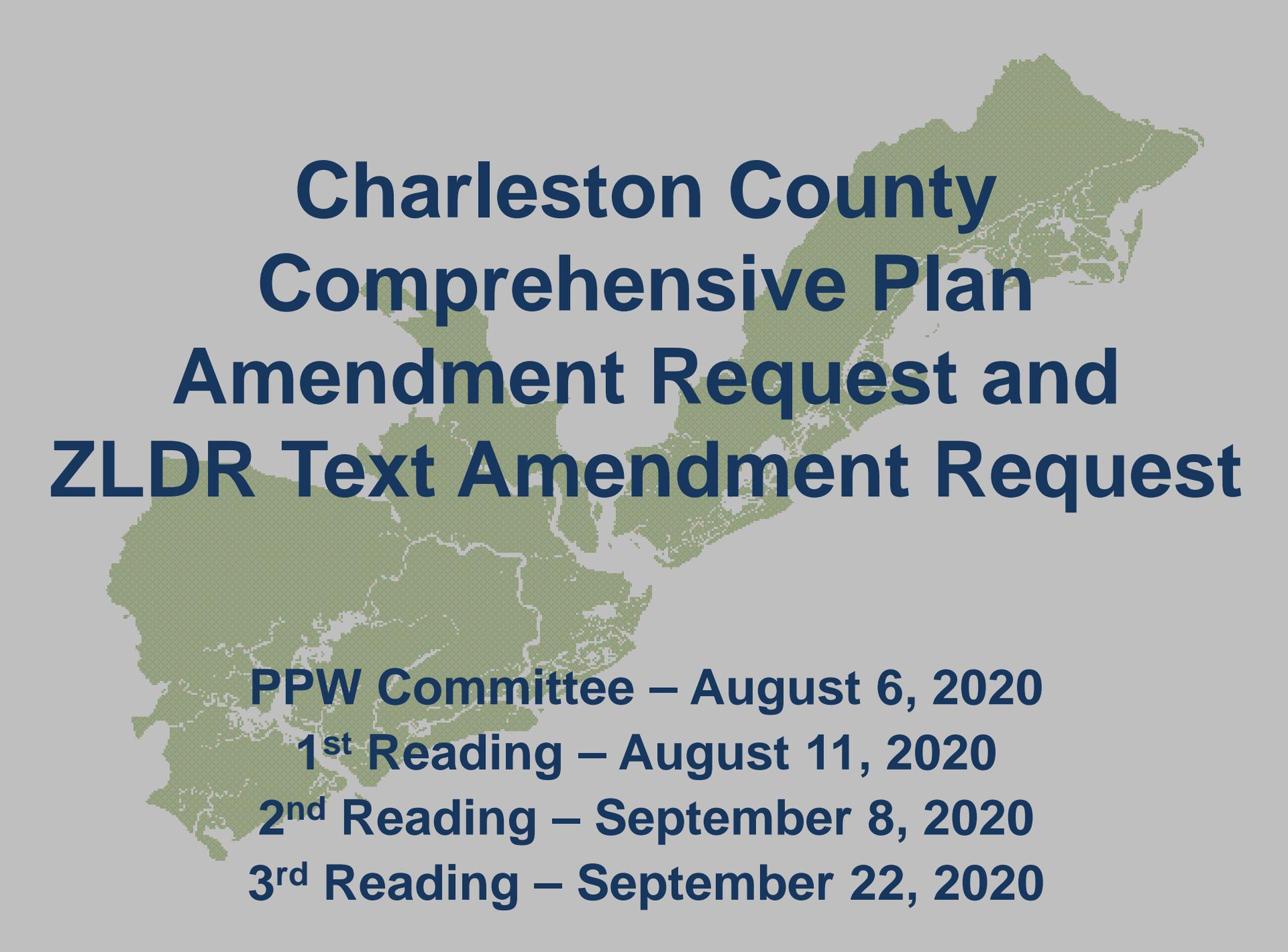
- 234 notifications were sent to individuals on the ZLDR/Comp Plan and the Parkers Ferry Interested Parties Lists
- Ad ran in the *Post & Courier*.

June 12, 2020 – Public Hearing Notifications

- Ad ran in the *Post & Courier*.

June 26, 2020 – Public Hearing Notifications

- 234 notifications were sent to individuals on the ZLDR/Comp Plan and the Parkers Ferry Interested Parties Lists



Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

5.

**ACP-05-20-00119 ,
ZLDR-05-20-0122,
7674 Savannah
Hwy (Adams Run)**

Post & Courier

CHARLESTON COUNTY COUNCIL COMPREHENSIVE PLAN, ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR), AND ZONING MAP AMENDMENT PUBLIC HEARING

Tuesday, July 14, 2020 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, July 14, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The complete agenda can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, July 14. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-02-20-00114: Request to rezone TMS 711-00-00-052, located at 7820 N. Highway 17 (East County area), from the Agricultural Preservation 10 (AG-10) Zoning District to the Planned Development, PD-176, High School/Middle School in Awendaw, Zoning District.
- b. ZREZ-02-20-00115: Request to rezone TMS 390-00-00-072, located at 9576 Koester Road (Ladson area) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.
- c. ACP-02-20-00117 & ZLDR-02-20-00121: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-051, located at 7662 Savannah Hwy (Adams Run area).
- d. ACP-05-20-00119 & ZLDR-05-20-00122: Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR, from the Residential Area to the Commercial Area for TMS 121-00-00-047 located at Savannah Hwy (Adams Run area).

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

**COMPREHENSIVE PLAN
AND ZLDR TEXT
AMENDMENT REQUEST:**

ACP-05-20-00119 & ZLDR-05-20-00122

- Case History
- Presentation
- Application

ACP-05-20-00119 & ZLDR-05-20-00122: Case History

Planning Commission: June 22, 2020
Public Hearing: July 14, 2020
Planning and Public Works Committee: August 6, 2020
First Reading: August 11, 2020
Second Reading: September 8, 2020
Third Reading: September 22, 2020

CASE INFORMATION

Owner: Jackie Seward

Location: 7674 Savannah Highway, Adams Run, SC 29426

Parcel Identification: 121-00-00-047

Applications: (ACP-05-20-00119 & ZLDR-05-20-00122) Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR from the Residential Area to the Commercial Area for TMS 121-00-00-047 (Adams Run area).

Council District: 8 - Johnson

Property Size: 2 acres

Zoning History: The subject parcel was zoned Agricultural Residential (AGR) on the 1994 County Tax Maps, and remained Agricultural Residential (AGR) when the ZLDR was adopted in 2001. The zoning for the subject parcel was changed to "Residential Area" with the adoption of the Parkers Ferry Overlay Zoning District in November 2017.

Adjacent Zoning: The subject property is currently undeveloped. The property to the West is within the Residential Area of the Parkers Ferry Overlay District, and the owner of that property has also applied for a rezoning from Residential to Commercial, which will be heard at the same 6/22/20 Planning Commission meeting. The property to the North and East is currently within the Residential Area of the Parkers Ferry Overlay Zoning District; however, there is an application in the Council process to rezone a portion of that parcel to the Commercial Area of the Parkers Ferry Overlay Zoning District. That application was recommended for approval (7-1) by Planning Commission on 2/11/20 and will receive 3rd Reading on 7/14/20. Properties to the South, across Savannah Highway, are zoned Agricultural Residential (AGR) and Rural Commercial (CR) and are not a part of the Parkers Ferry Overlay Zoning District.

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 Lincolnville, 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.

APPROVAL CRITERIA

Comprehensive Plan Amendment (ACP-05-20-00119)

According to Section §3.2.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Comprehensive Plan Amendments may be approved only if County Council determines the proposed amendment is consistent with the overall purpose and intent of the Plan and that any one of the

following criteria are met:

- A. There was a significant error in the original *Comprehensive Plan* adoption;
- B. In adopting the *Comprehensive Plan*, the County Council failed to take into account facts, projections, or trends that were reasonably foreseeable to exist in the future;
- C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;
- D. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the character or condition of an area, making the proposed amendment necessary;
- E. The proposed *Comprehensive Plan Amendment* is requested pursuant to and complies with Article 3.17, *Developments of County Significance*; or
- F. The proposed *Comprehensive Plan Amendment* is consistent with the *Comprehensive Plan* future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

Applicant's Response:

In response to Criterion B and D: "The area surrounding this parcel used to be agricultural, but it is becoming increasingly more commercial, with the Agricultural Sales business next door, and a restaurant and HVAC company across Savannah Highway. The area is growing in population, and many new property owners are purchasing undeveloped land and require logging for small parcels. Most logging companies will not provide service to lots of this size. This is why the location for my business is ideal. My next-door neighbors have both applied for a rezoning, and this is an opportunity to create a commercial node that was misidentified during the initial creation of the Parkers Ferry Overlay."

Staff Recommendation – Comprehensive Plan Amendment Application: The property was not recommended for inclusion in the Commercial Area during the creation of the Parkers Ferry Overlay Zoning District; therefore, staff recommends disapproval.

ZLDR Text Amendment Application (ZLDR-05-20-00122)

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

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

Applicant's Response:

"The area around my parcel has been becoming increasingly Commercial, and I would like to propose this amendment so my zoning is consistent with the surrounding properties. Two of my neighbors have applied for their property to be rezoned from Residential to Commercial. I would like to build a garage/shop, where everything is enclosed."

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

Applicant's Response:

"Logging is the number one industry in South Carolina. Being able to locate my workshop on this site would be more convenient for my customers, as well as myself. The building will be modern, but will not detract from the rural landscape found in Adams Run. Additionally, the neighboring property contains an Agricultural Equipment Sales business, and my intent is to use a building-type consistent with what is existing next door, creating cohesiveness."

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

Applicant's Response:

“This rezoning would increase my business’ visibility. It would allow me to expand my business through acquiring more customers. My business is unique and furthers the public welfare because I am able to provide services for property owners of smaller tracts of land. Most logging companies are unwilling to provide services for these smaller tracts of land.”

Staff Recommendation – ZLDR Text Amendment Application: If the Comprehensive Plan Amendment Application is recommended for approval, the ZLDR Text Amendment Application will be consistent with the Comprehensive Plan Future Land Use recommendation; otherwise, staff recommends disapproval noting that the above stated approval criteria have not been met.

PLANNING COMMISSION MEETING: June 22, 2020

Recommendation: Approval (8-0) with one absent (both requests).

Notifications: 238 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comprehensive Plan and Parkers Ferry Interested Parties Lists on June 5, 2020. Additionally, these requests were noticed in the *Post & Courier* on June 5, 2020.

Speakers: The applicant spoke in support of the application.

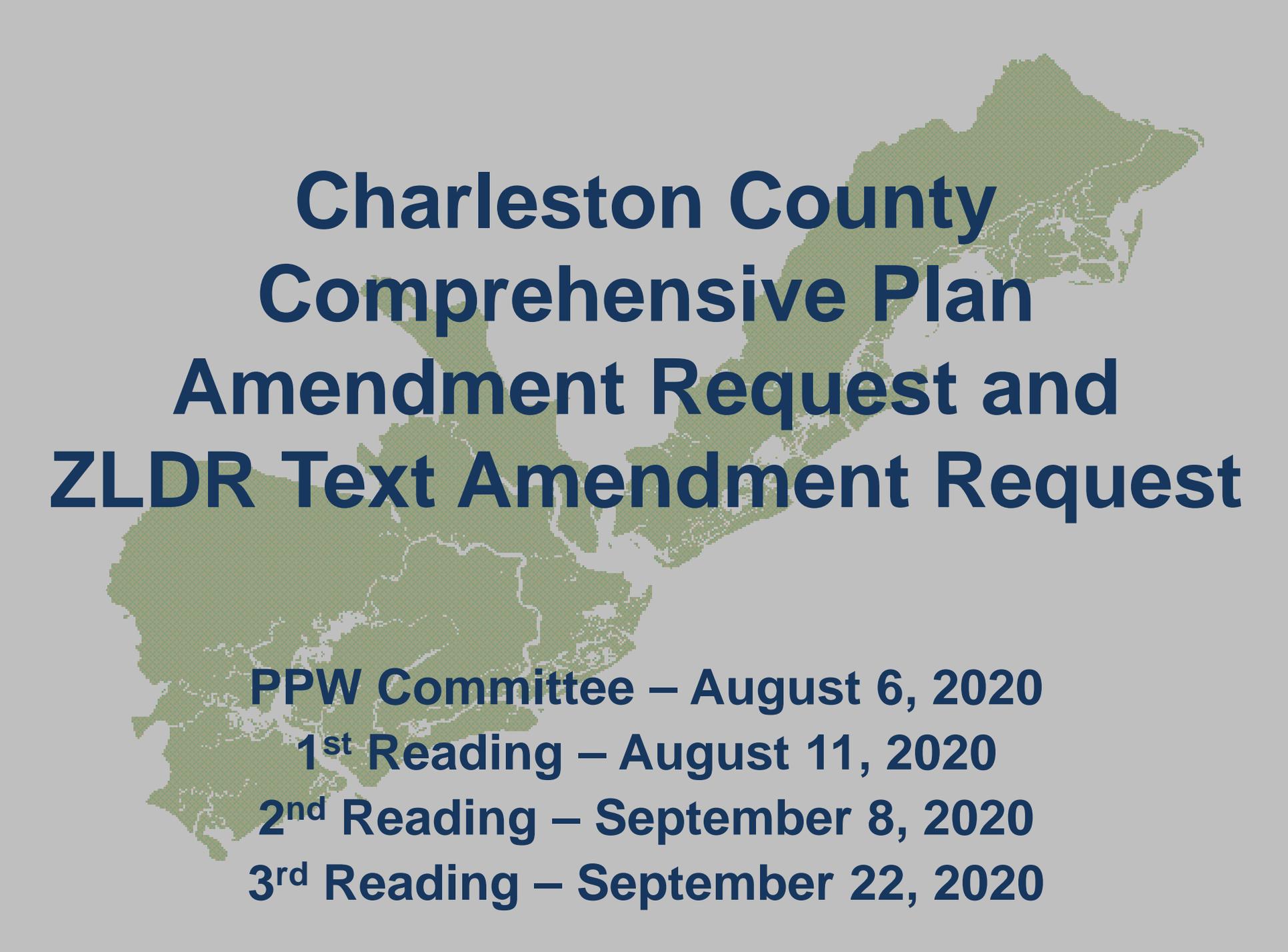
PUBLIC HEARING: July 14, 2020

Notifications: 238 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comprehensive Plan and Parkers Ferry Interested Parties Lists on June 26, 2020. Additionally, these requests were noticed in the *Post & Courier* on June 12, 2020.

Speakers: N/A

PLANNING AND PUBLIC WORKS COMMITTEE: August 6, 2020

Recommendation:



Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020

ACP-05-20-00119 and ZLDR-05-20-00122

- 7674 Savannah Highway, Adams Run, SC 29426
- Parcel I.D.: 121-00-00-047
- Owner: Jackie Seward
- Acreage: 2 acres
- Council District: 8 - Johnson

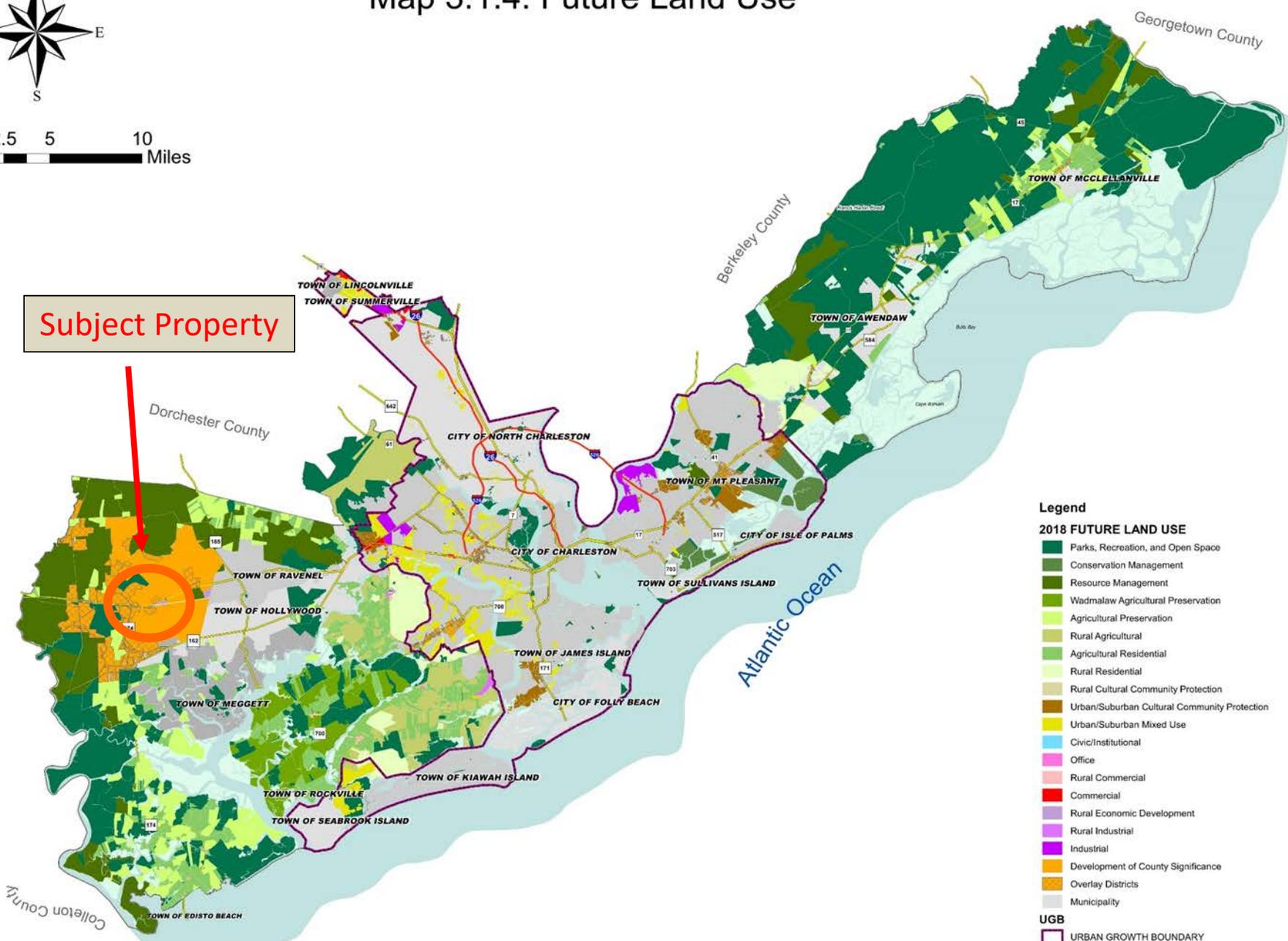
Zoning History

- The subject parcel was zoned Agricultural Residential (AGR) on the 1994 County Tax Maps, and remained Agricultural Residential (AGR) when the ZLDR was adopted in 2001.
- The zoning for the subject parcel was changed to “Residential Area” with the adoption of the Parkers Ferry Overlay Zoning District in November 2017.

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

Zoning Map

Request to amend the zoning and future land use designation in the Parkers Ferry Overlay Zoning District in the Comprehensive Plan and the ZLDR from the Residential Area to the Commercial Area for TMS# 121-00-00-051, located at 7662 Savannah Highway (Adams Run Area).



SUBJECT PROPERTY

LEGEND

 OVERLAY DISTRICT BOUNDARIES

 Parcel Boundaries

ZONING

 CR

 I

 FBZD-1

 AGR

 PARKER'S FERRY
OVERLAY ZONING DISTRICT

Chas. County Overlay Districts

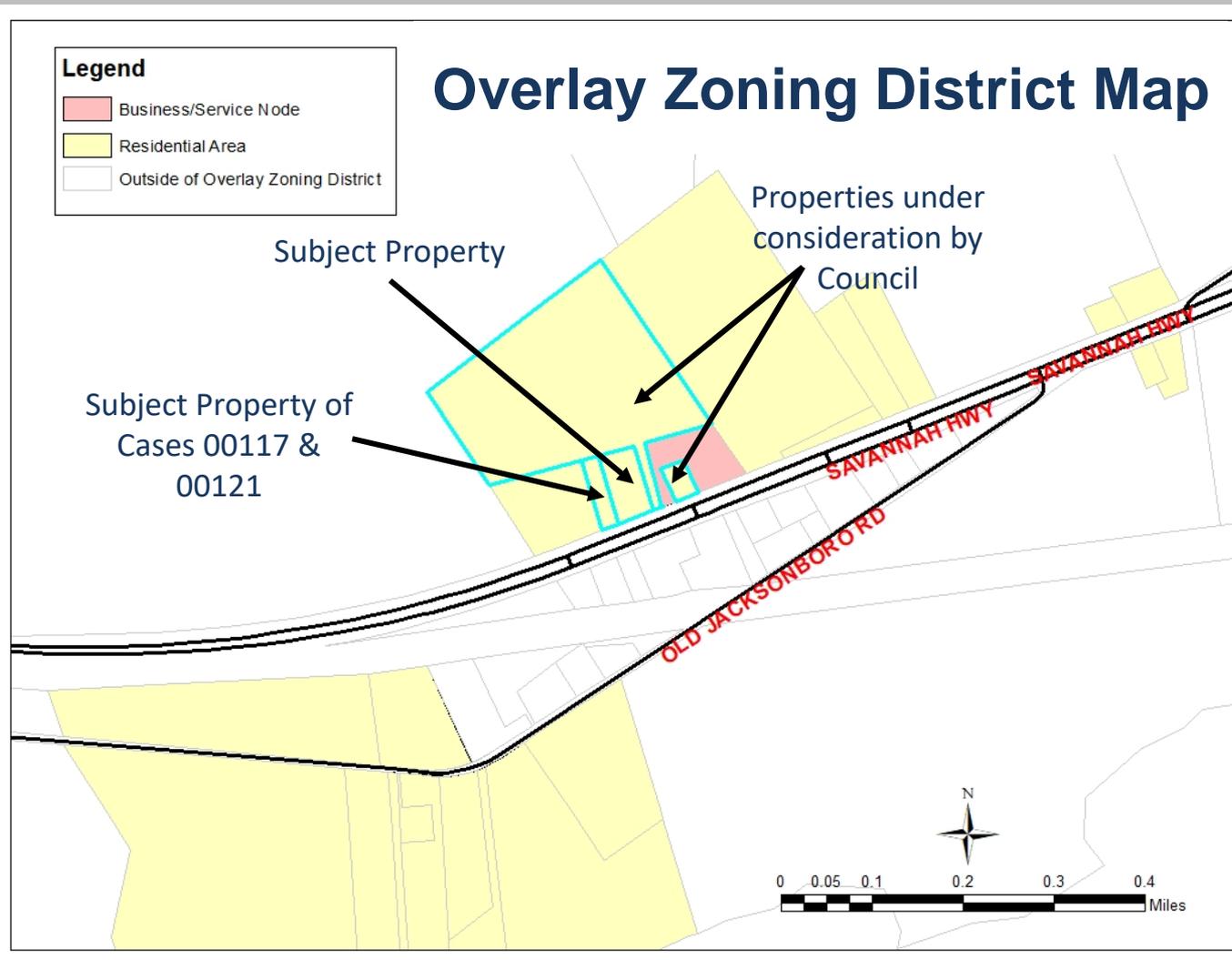
 RESIDENTIAL AREAS

 BUSINESS/SERVICE NODES
& COMMERCIAL

SAVANNAH HWY

OLD JACKSONBORO RD

CASE# ACP-02-20-00117 & ZLDR-02-20-00121
TMS# 121-00-00-051



The subject property is currently undeveloped. The property to the West is within the Residential Area of the Parkers Ferry Overlay District, and the owner of that property has also applied for a rezoning from Residential to Commercial, which will be heard at the same 6/22/20 Planning Commission meeting. The property to the North and East is currently within the Residential Area of the Parkers Ferry Overlay Zoning District; however, there is an application in the Council process to rezone a portion of that parcel to the Commercial Area of the Parkers Ferry Overlay Zoning District. That application was recommended for approval (7-1) by Planning Commission on 2/11/20 and will receive 3rd Reading on 7/14/20. Properties to the South, across Savannah Highway, are zoned Agricultural Residential (AGR) and Rural Commercial (CR) and are not a part of the Parkers Ferry Overlay Zoning District.

Aerial Facing the West



Aerial Facing the East



Subject Property

Site Photos



1- Subject Property

2- Property Across the Street



Site Photos



3- Adjacent Property

4- Adjacent Property



Comprehensive Plan Amendment Approval Criteria—Section 3.2.6

According to Section §3.2.6 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for Comprehensive Plan Amendments may be approved only if County Council determines the proposed amendment is consistent with the overall purpose and intent of the Plan and that any one of the following criteria are met:

- A. There was a significant error in the original Comprehensive Plan adoption;***
- B. In adopting the Comprehensive Plan, the County Council failed to take into account facts, projections, or trends that were reasonably foreseeable to exist in the future;***
- C. Events, trends, or facts after adoption of the Comprehensive Plan have changed the County Council's original findings made upon plan adoption;***
- D. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;***
- E. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Article 3.17, Developments of County Significance; or***
- F. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).***

ACP-05-20-00122

Approval Criteria—Section 3.2.6

Applicant's Response to criterion B and D: “The area surrounding this parcel used to be agricultural, but it is becoming increasingly more commercial, with the Agricultural Sales business next door, and a restaurant and HVAC company across Savannah Highway. The area is growing in population, and many new property owners are purchasing undeveloped land and require logging for small parcels. Most logging companies will not provide service to lots of this size. This is why the location for my business is ideal. My next-door neighbors have both applied for a rezoning, and this is an opportunity to create a commercial node that was misidentified during the initial creation of the Parkers Ferry Overlay.”

ZLDR Amendment

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: "This rezoning would increase my business' visibility. It would allow me to expand my business through acquiring more customers. My business is unique and furthers the public welfare because I am able to provide services for property owners of smaller tracts of land. Most logging companies are unwilling to provide services for these smaller tracts of land."

ZLDR Amendment

Approval Criteria—Section 3.3.6

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

Applicant's Response: "Logging is the number one industry in South Carolina. Being able to locate my workshop on this site would be more convenient for my customers, as well as myself. The building will be modern, but will not detract from the rural landscape found in Adams Run. Additionally, the neighboring property contains an Agricultural Equipment Sales business, and my intent is to use a building-type consistent with what is existing next door, creating cohesiveness."

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

Applicant's Response: "This rezoning would increase my business' visibility. It would allow me to expand my business through acquiring more customers. My business is unique and furthers the public welfare because I am able to provide services for property owners of smaller tracts of land. Most logging companies are unwilling to provide services for these smaller tracts of land."

Recommendations

**Planning Commission
Recommendations
(both requests):
Approval (8-0, 1 absent)**

Staff Recommendations:

Comp Plan Amendment: Disapproval

ZLDR Amendment: Disapproval, noting that if Planning Commission recommended approval for the Comp Plan amendment, then the ZLDR amendment would be consistent and could be supported by Staff.

Notifications

June 5, 2020 – Planning Commission Notifications

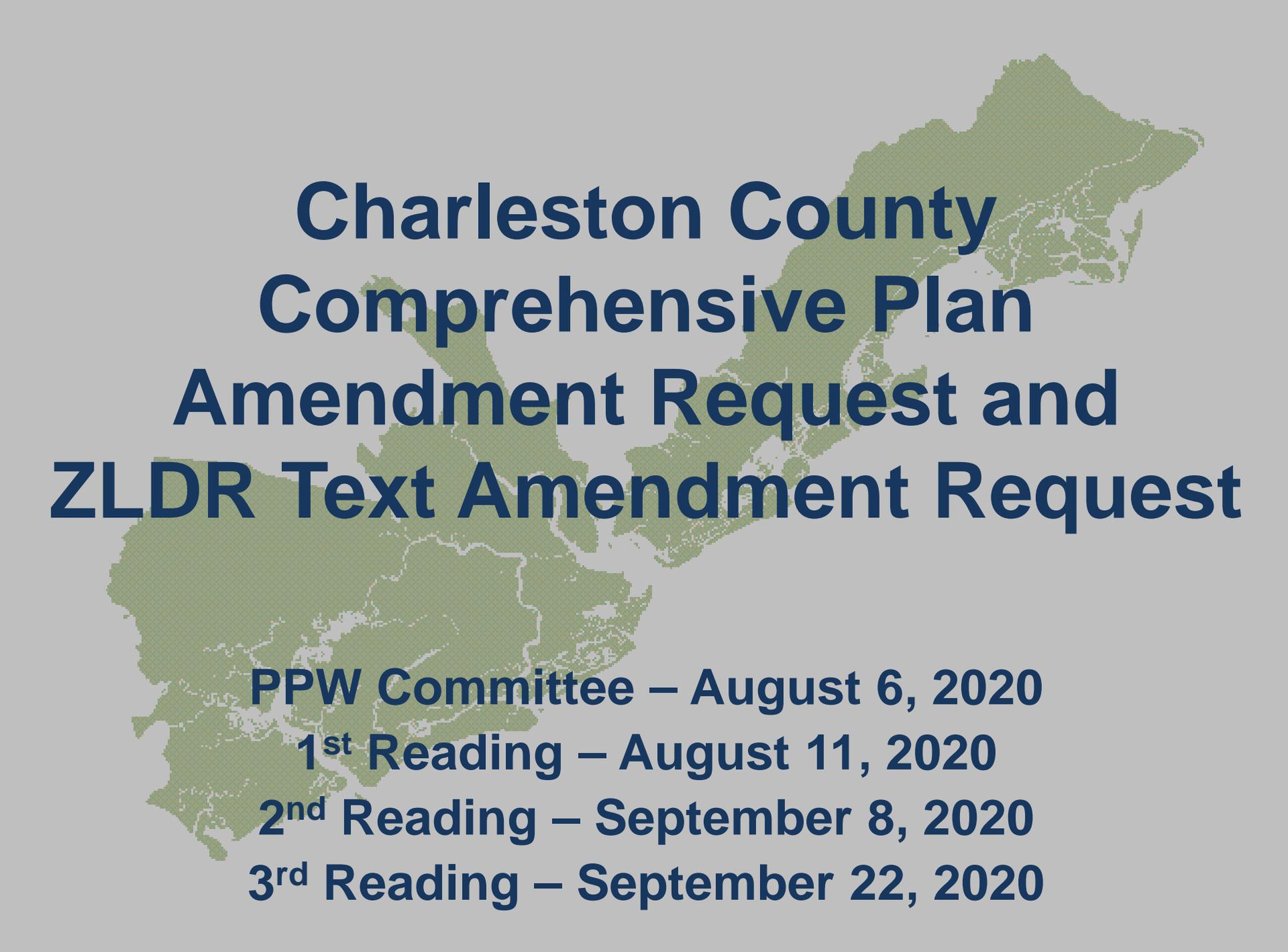
- 238 notifications were sent to individuals on the ZLDR/Comp Plan and the Parkers Ferry Interested Parties Lists
- Ad ran in the *Post & Courier*.

June 12, 2020 – Public Hearing Notifications

- Ad ran in the *Post & Courier*.

June 26, 2020 – Public Hearing Notifications

- 238 notifications were sent to individuals on the ZLDR/Comp Plan and the Parkers Ferry Interested Parties Lists



Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request

PPW Committee – August 6, 2020

1st Reading – August 11, 2020

2nd Reading – September 8, 2020

3rd Reading – September 22, 2020