

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: ZONING MAP AMENDMENT **Tuesday, January 8, 2019 at 6:30 PM**

Charleston County Council will hold a public hearing on Tuesday, January 8, 2019 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following Zoning Map Amendment request:

ZREZ-10-18-00091: Request to rezone property located at 4394 Hope Plantation Drive, Johns Island, (TMS: 203-00-00-055) from the Planned Development Zoning District (PD-27D, Kiawah River Estates) to the Planned Development Zoning District (PD-27E, Kiawah River Estates) to allow for signage for the Oak Point Golf Club. (Property size: 161.75 acres).

More information may be obtained on-line at the Charleston County Web Site (www.charlestoncounty.org) or by contacting the Charleston County Planning Department at (843) 202-7200. This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

ZONING MAP AMENDMENT

REQUEST ZREZ-10-18-00091

**Planned Development Amendment Request:
ZREZ-10-18-00091, PD-27E Kiawah River Estates
Case History**

**Public Hearing: January 8, 2019
Planning and Public Works Committee: January 17, 2019
First Reading: January 22, 2019
Second Reading: February 12, 2019
Third Reading: February 26, 2019**

CASE INFORMATION

Location: 4394 Hope Plantation Drive (Johns Island Area)

Parcel Identification: 203-00-00-055

Council District: 9

Property Size: 161.75 acres

Application: Request to rezone from the Planned Development (PD-27D, Kiawah River Estates) Zoning District to the Planned Development (PD-27E, Kiawah River Estates) Zoning District to allow for signage for the Oak Point Golf Club.

Zoning History:

PD-27 was approved in April 1986 for a residential community with a total of 754 dwelling units. In September 1988, PD-27 was rezoned to PD-27A to add a golf course as an allowed use, and to reduce the number of dwelling units to 640. In 1997, PD-27A was rezoned to PD-27B to reduce the overall number of dwellings to 617, and to change the required setbacks and buffers to accommodate the golf course landing zones. In 2001, PD-27B was rezoned to PD-27C to increase the number of dwelling units to 646. In January 2002, PD-27C was rezoned to PD-27D to reduce the number of dwelling units to 596.

To date, the golf course, a club house, amenities buildings with pools and tennis courts, a storage area for golf carts, a water storage tank, 4 condo buildings, and 218 single family dwelling units have been built.

Adjacent Zoning:

There is a mixture of zoning districts and uses surrounding the property. Adjacent properties are zoned either Agricultural Preservation (AG-8), Single Family Residential 4 (R-4), Agricultural Residential (AGR) or Commercial Transitional (CT). Uses surrounding the property include undeveloped land, agricultural uses, single-family dwellings, a church, and a real estate office.

Overview of Requested PD Guidelines

The applicant is requesting to rezone from the Planned Development (PD-27D, Kiawah River Estates) Zoning District to the Planned Development (PD-27E, Kiawah River Estates) Zoning District to change the PD signage requirements to allow for signage for the Oak Point Golf Club. Currently, the PD only allows for one sign identifying the Planned Development along Betsy Kerrison Parkway (max. area of 56sqft and maximum height of 8.5 feet from ground level), and signage identifying the Planned Development on the elevated water storage tank.

Specifically, PD-27E requests the following:

- 1 free-standing sign facing Betsy Kerrison Parkway, identifying the golf course. The sign shall be set back from the right-of-way a minimum of 20 feet.
- The sign shall not be internally or externally lit.
- Maximum size of the sign is 20sqft.

- Maximum height of the sign is 6ft.

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

Public Input: No public input has been received at this stage.

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 proposed amended Planned Development complies with the standards contained in ZLDR Article 4.23.

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

Staff response: The golf course was added as a permitted use in PD-27A, however signage for the golf course was not included as part of that PD amendment.

The permitted sign identifying the Kiawah River Estates development in PD-27D has a maximum size of 56sqft, is allowed to be illuminated, and has a permitted overall height of 8.5ft. The proposed sign for the golf course will be smaller and subordinate to this as the proposed golf course sign will not be illuminated, has a maximum size of 20sqft, and has a maximum height of 6ft. Furthermore, the proposed golf course sign is consistent with the standards of freestanding signs in agricultural zoning districts, as outlined in Article 9.11 of the *Zoning and Land Development Regulations Ordinance*.

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 proposed amendment to PD-27D to allow for a freestanding sign for the golf course is of a minor nature. Previous letters of coordination provided for the Planned Development remain satisfactory and do not need to be updated to account for the proposed sign.

The requested PD amendment is consistent with the *Comprehensive Plan* and the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)* and therefore Staff recommends approval with the following condition:

- Section IV. General Guidelines, Point 14. Signs, proposed 2nd paragraph: Amend to read as follows, "A second sign identifying the golf course known as Oak Point may be placed in the approximate location shown on Exhibit 1 to be visible to traffic traveling along Betsy Kerrison Parkway. The sign shall be a ~~free-standing~~ **monument style** sign as shown on the attached Exhibit 2 and shall not be internally or externally lit. The maximum size of the sign shall not exceed 8 feet in length. The maximum size of the sign shall not exceed 20 square feet. The overall height from the ground to the top of the sign shall not exceed 6 feet. The sign shall be set back from the right-of-way a minimum of 20 feet. The sign regulations of the ZLDR shall apply to all matters not addressed herein."
- Exhibit 2: Amend to show the sign being monument style in accordance with the PD text.

PLANNING COMMISSION MEETING: DECEMBER 10, 2018

Recommendation: Approval of the PD amendment as proposed by the applicant (Vote: 9-0)

Speakers: 3 people spoke in support of the application and no one spoke in opposition to the application.

Notifications:

690 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on November 21, 2018. Additionally, this request was noticed in the *Post & Courier* on November 23, 2018.

PUBLIC HEARING: JANUARY 8, 2019

Speakers: 1 person spoke in support of the request and no one spoke in opposition to the request.

Notifications:

690 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on December 21, 2018. Additionally, this request was noticed in the *Post & Courier* on December 21, 2018, and a notification sign was posted on the property on December 21, 2018.



Charleston County Planned Development Amendment Request

Public Hearing – January 8, 2019

Planning and Public Works Committee – January 17, 2019

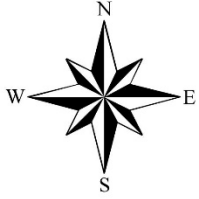
ZREZ-10-18-00091

- Johns Island Area: 4394 Hope Plantation Drive
- Parcel I.D.: 203-00-00-055
- Request to rezone from the Planned Development (PD-27D, Kiawah River Estates) Zoning District to the Planned Development (PD-27E, Kiawah River Estates) Zoning District to allow for signage for the Oak Point Golf Club.
- Applicant: Oak Point Golf Company LLC, C/O Roger Warren
4394 Hope Plantation Drive, Johns Island SC 29455
- Owner: Oak Point Golf Company LLC
1 Sanctuary Drive, Kiawah Island SC 29455
- Representative: G. Trenholm Walker
Walker Gressette Freeman & Linton LLC, P.O. Box 22167, Charleston SC 29413
- Acreage: 161.75 acres
- Council District: 9

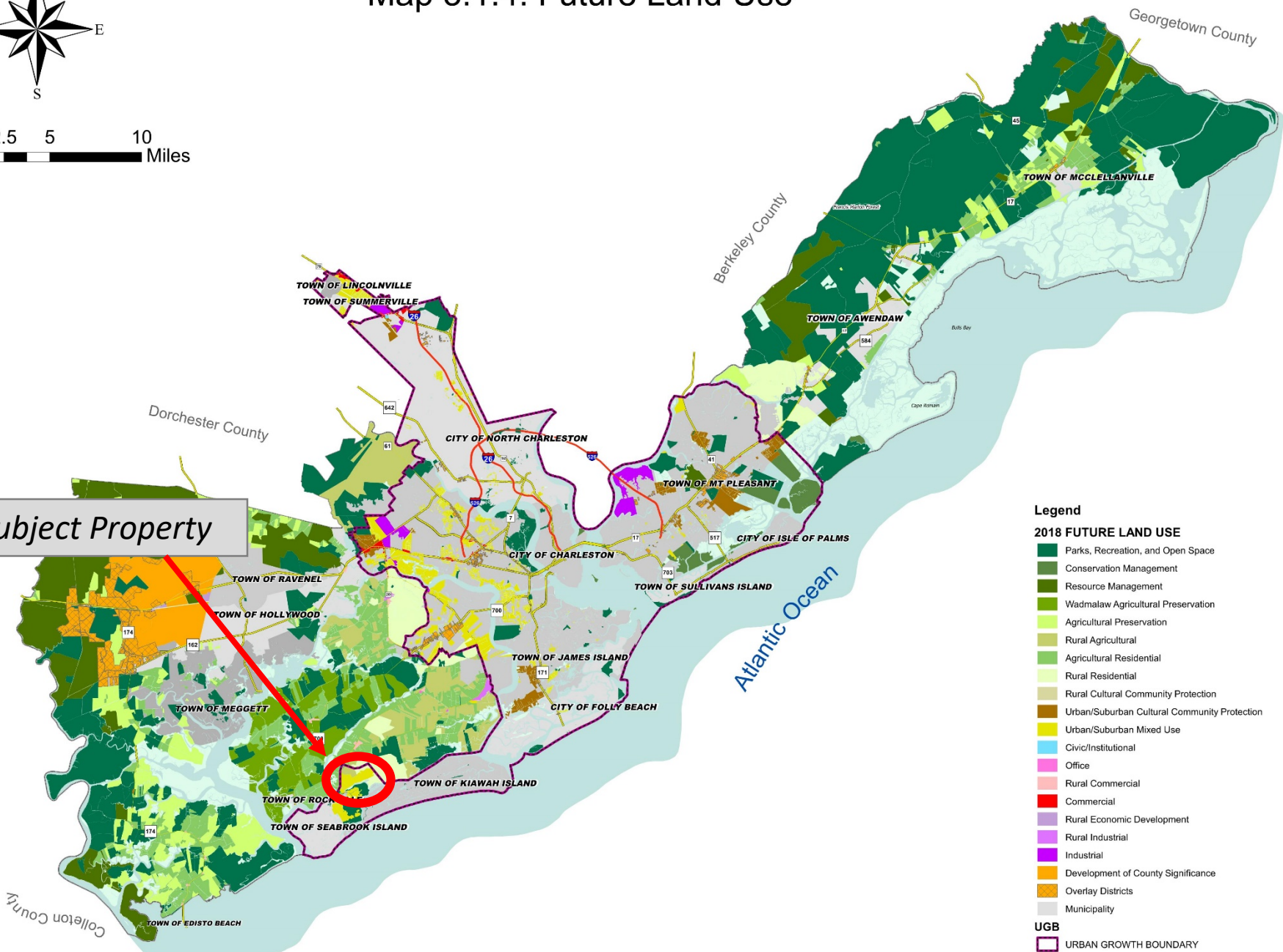
Zoning History

- PD-27 was approved in April 1986 for a residential community with a total of 754 dwelling units.
- In September 1988, PD-27 was rezoned to PD-27A to add a golf course as an allowed use, and to reduce the number of dwelling units to 640.
- In 1997, PD-27A was rezoned to PD-27B to reduce the overall number of dwellings to 617, and to change the required setbacks and buffers to accommodate the golf course landing zones.
- In 2001, PD-27B was rezoned to PD-27C to increase the number of dwelling units to 646.
- In January 2002, PD-27C was rezoned to PD-27D to reduce the number of dwelling units to 596.
- To date, the golf course, a club house, amenities buildings with pools and tennis courts, a storage area for golf carts, a water storage tank, 4 condo buildings, and 218 single family dwelling units have been built.

Map 3.1.4: Future Land Use

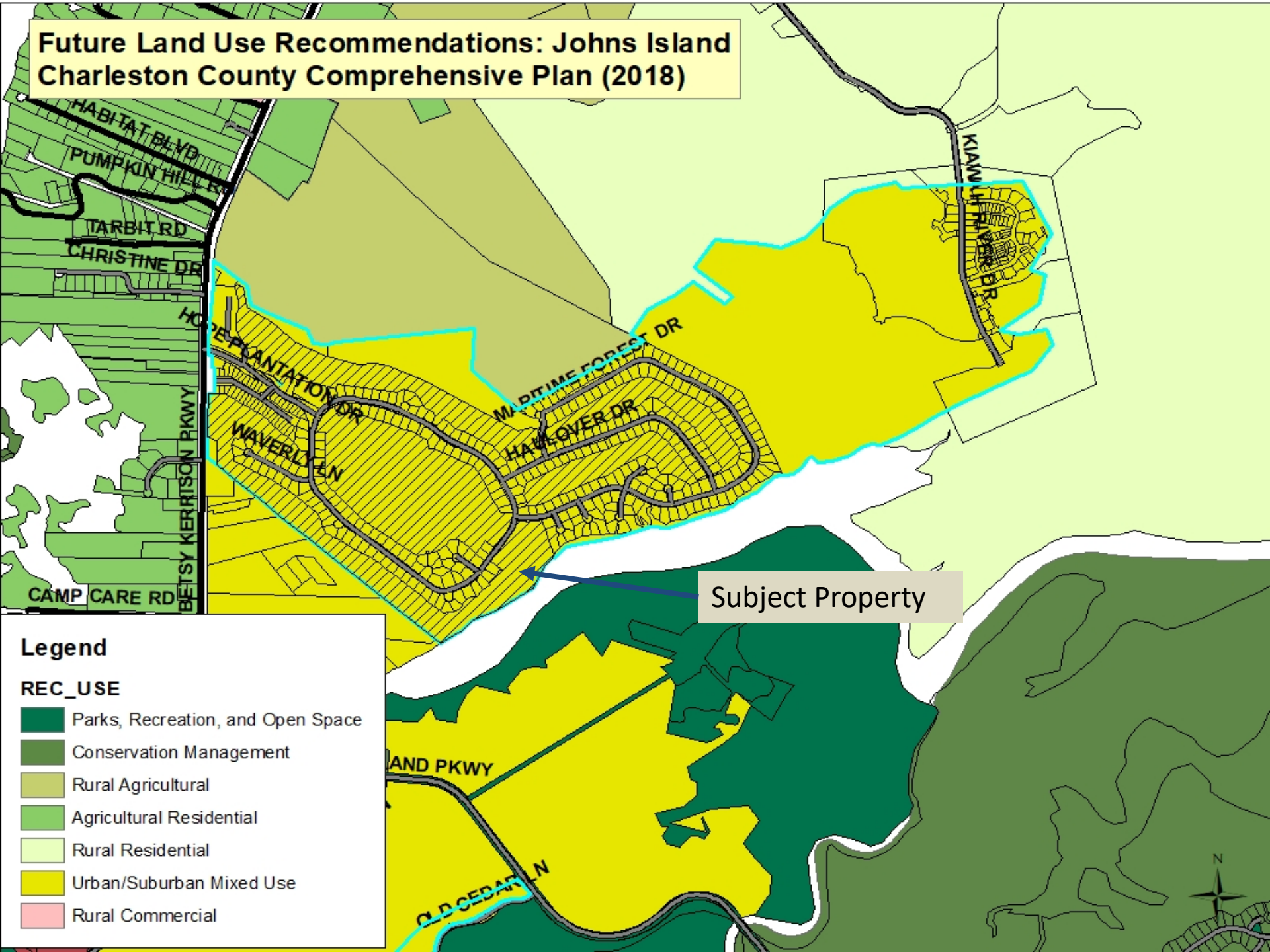


Subject Property



- 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

Future Land Use Recommendations: Johns Island Charleston County Comprehensive Plan (2018)



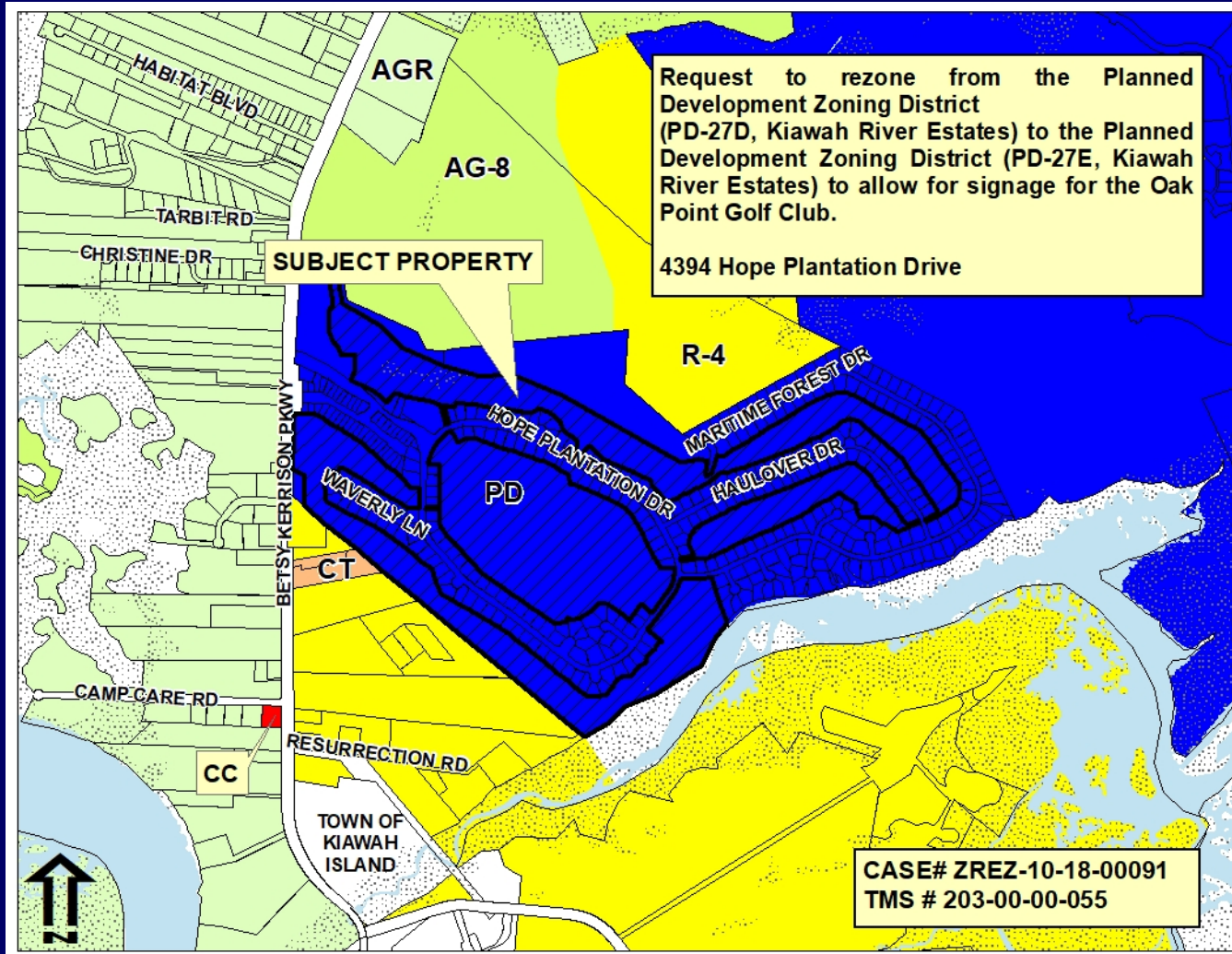
Legend

REC_USE

- Parks, Recreation, and Open Space
- Conservation Management
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Urban/Suburban Mixed Use
- Rural Commercial

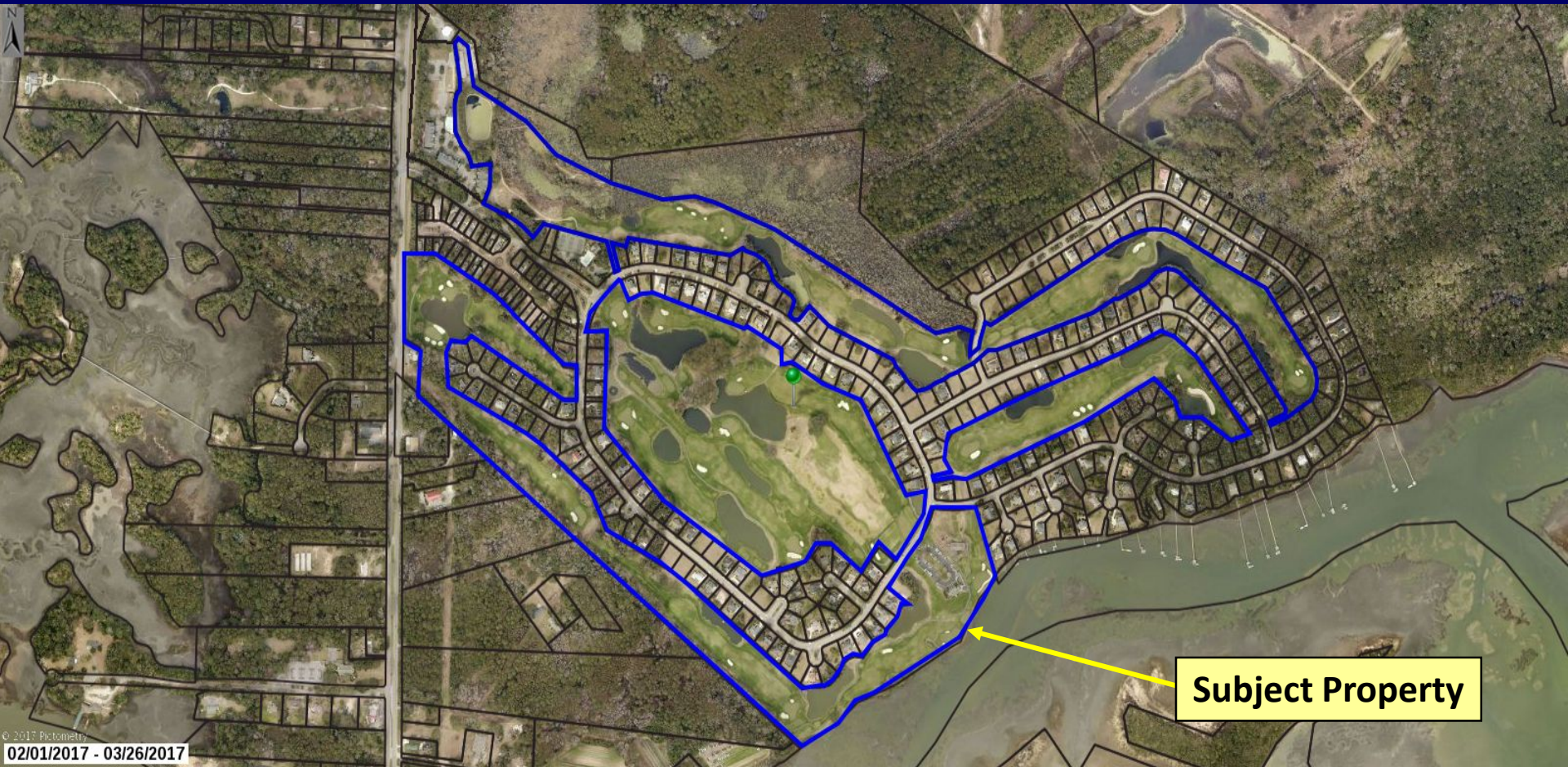
Subject Property

Area Description



There is a mixture of zoning districts and uses surrounding the property. Adjacent properties are zoned either Agricultural Preservation (AG-8), Single Family Residential 4 (R-4), Agricultural Residential (AGR) or Commercial Transitional (CT). Uses surrounding the property include undeveloped land, agricultural uses, single-family dwellings, a church, and a real estate office.

Aerial View



Subject Property

© 2017 Pictometry
02/01/2017 - 03/26/2017

ZREZ-10-18-00091



1 – Subject Property

2 – Subject Property



ZREZ-10-18-00091



3 – Adjacent Property

4 – Adjacent property



Proposed Location Plan



2261091, 287713

1:973

PD-27E Requested Amendments

The applicant is requesting to rezone from the Planned Development (PD-27D, Kiawah River Estates) Zoning District to the Planned Development (PD-27E, Kiawah River Estates) Zoning District to change the PD signage requirements to allow for signage for the Oak Point Golf Club.

Currently, the PD only allows for one sign identifying the Planned Development along Betsy Kerrison Parkway (max. area of 56sqft and maximum height of 8.5 feet from ground level), and signage identifying the Planned Development on the elevated water storage tank.

Specifically, PD-27E requests the following:

- 1 free-standing sign facing Betsy Kerrison Parkway, identifying the golf course. The sign shall be set back from the right-of-way a minimum of 20 feet.
- The sign shall not be internally or externally lit.
- Maximum size of the sign is 20sqft.
- Maximum height of the sign is 6 feet.

Approval Criteria

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

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

Staff response: The proposed PD amendments comply with the applicable requirements of this Article.

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

Staff response: The golf course was added as a permitted use in PD-27A, however signage for the golf course was not included as part of that PD amendment.

The permitted sign identifying the Kiawah River Estates development in PD-27D has a maximum size of 56sqft, is allowed to be illuminated, and has a permitted overall height of 8.5ft. The proposed sign for the golf course will be smaller and subordinate to this as the proposed golf course sign will not be illuminated, has a maximum size of 20sqft, and has a maximum height of 6ft. Furthermore, the proposed golf course sign is consistent with the standards of freestanding signs in agricultural zoning districts, as outlined in Article 9.11 of the Zoning and Land Development Regulations Ordinance.

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 proposed amendment to PD-27D to allow for a freestanding sign for the golf course is of a minor nature. Previous letters of coordination provided for the Planned Development remain satisfactory and do not need to be updated to account for the proposed sign.

Recommendation

The request is consistent with the Comprehensive Plan and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

STAFF RECOMMENDATION:

Approval with conditions

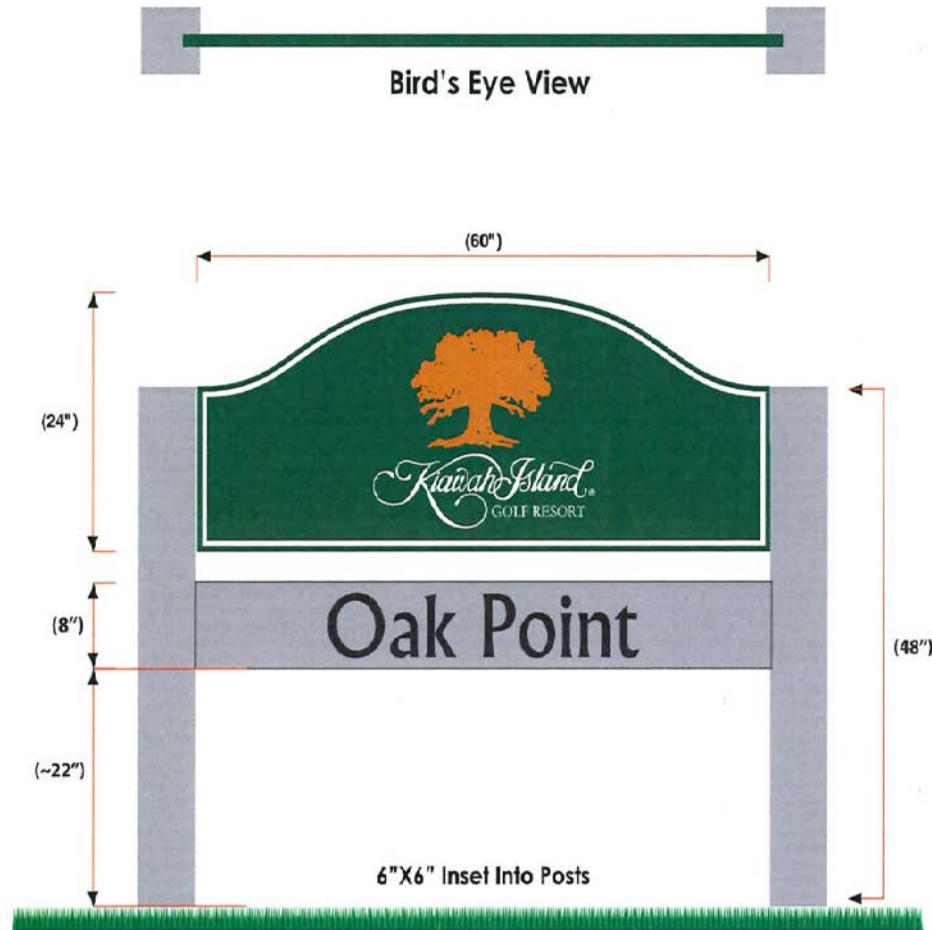
PLANNING COMMISSION RECOMMENDATION:

Approval as proposed by the applicant: 9-0

Staff Recommended Conditions of Approval

- Section IV. General Guidelines, Point 14. Signs, proposed 2nd paragraph: Amend to read as follows, “A second sign identifying the golf course known as Oak Point may be placed in the approximate location shown on Exhibit 1 to be visible to traffic traveling along Betsy Kerrison Parkway. The sign shall be a ~~free-standing~~ **monument style sign** as shown on the attached Exhibit 2 and shall not be internally or externally lit. The maximum size of the sign shall not exceed 8 feet in length. The maximum size of the sign shall not exceed 20 square feet. The overall height from the ground to the top of the sign shall not exceed 6 feet. The sign shall be set back from the right-of-way a minimum of 20 feet. The sign regulations of the ZLDR shall apply to all matters not addressed herein.”
-
- Exhibit 2: Amend to show the sign being monument style in accordance with the PD text.

Ex. 2



Notifications

- November 21, 2018

- 690 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
- Ad ran in the *Post & Courier*.

December 21, 2018

- 690 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
- Ad ran in the *Post & Courier*.
- Notification sign posted on the property

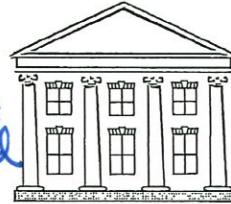


Charleston County Planned Development Amendment Request

Public Hearing – January 8, 2019

Planning and Public Works Committee – January 17, 2019

ZONING CHANGE APPLICATION



Zoning/Planning
Department
Lonnie 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 TRFZ-10-18-00091 PD KIAWAH RIVER ESTATES
PROPOSED AMENDMENT TO PD - see Attached

PROPERTY INFORMATION

CURRENT DISTRICT PD 27D REQUESTED DISTRICT N/A
PARCEL ID(S) 203-00-00-055

CHARLESTON
COUNTY
SOUTH CAROLINA

CITY/AREA OF COUNTY Johns Island

STREET ADDRESS Bohicket Road 4394 Hope Plantation Drive ACRES 157.77 high land
1.93 marshland

DEED RECORDED: BOOK 0293 PAGE 213 DATE 11/26/1997

PLAT RECORDED: BOOK CJ PAGE 147 DATE 09/29/1992 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Oak Point Golf Company, LLC c/o Roger Warren HOME PHONE _____
MAIL ADDRESS 4394 Hope Plantation Drive WORK PHONE 843-768-5826
CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE _____
EMAIL _____

OWNER Oak Point Golf Company, LLC HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 1 Sanctuary Drive WORK PHONE _____
CITY, STATE, ZIP Kiawah Island, SC 29455-5435 CELL PHONE _____
EMAIL _____

REPRESENTATIVE G. Trenholm Walker HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS Walker Gressette Freeman & Linton, LLC WORK PHONE 843.727.2208
CITY, STATE, ZIP P.O. Box 22167 CELL PHONE 843.509.5009
Charleston, SC 29413 EMAIL Walker@wgflaw.com

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 Posted Notice Affidavit
 - ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that G. Trenholm Walker 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.

Signature of Owner(s) [Signature] Date 9-19-18 Signature of Applicant/ Representative (if other than owner) [Signature] Date 9-24-18
Planner's Signature [Signature] Date 10/18/18 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received \$619.54 Cash ? Check? # 2048 Invoice Number TRC-141622-18-10-2018

PD Amendments

EXISTING SECTION OF THE PD PLAN FOR KIAWAH RIVER ESTATES GOVERNING SIGNS:

14. *Signs*

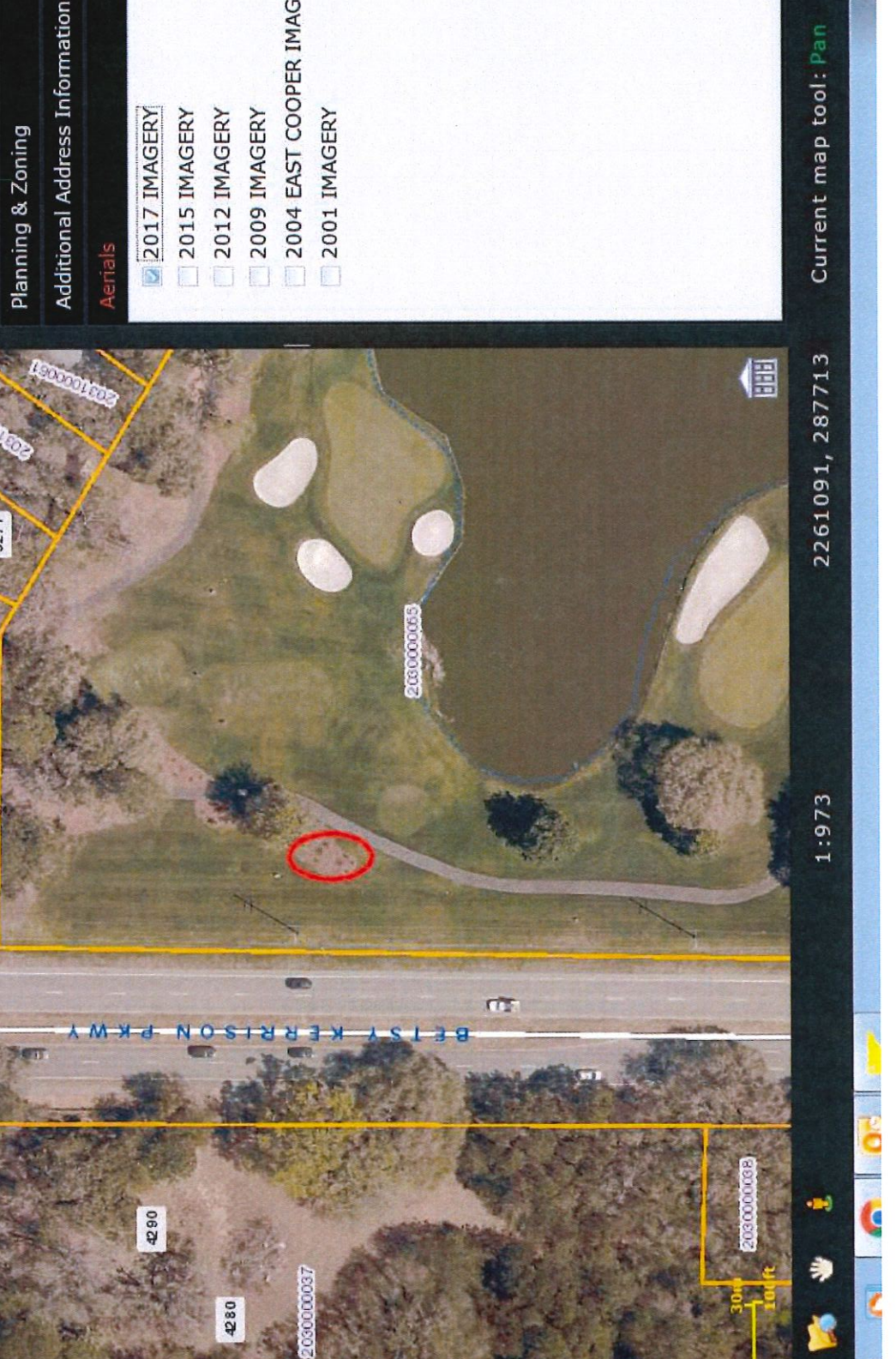
A sign identifying the project will be located in one location along Betsy Kerrison Parkway. This sign will not be obstructive to traffic traveling along Betsy Kerrison Parkway. The sign will be placed within the limits of the property. The maximum size of the sign shall not exceed 56 SF. The sign will be attractively landscaped and illuminated. The overall height from the ground to the top of the sign will be 8.5 feet high. The sign shall be set back from the right-of-way a minimum of 15 feet in order that the right-of-way clearance at intersections not be obstructed. The property identifying sign is shown on the Master Plan. Project signage will also be allowed on the face of any elevated water storage tank. Proposed signage on the elevated water storage tank will need to be pre-approved through Charleston County regarding logo, colors, etc.

A second sign identifying the golf course known as Oak Point may be placed in the approximate location shown on Exhibit 1 to be visible to traffic traveling along Betsy Kerrison Parkway. The sign shall be a free-standing sign as shown on the attached Exhibit 2 and shall **not** be internally or externally lit. The maximum size of the sign shall not exceed 8 feet in length. The maximum size of the sign shall not exceed 20 square feet. The overall height from the ground to the top of the sign shall not exceed 6 feet. The sign shall be set back from the right-of-way a minimum of 20 feet. **The sign regulations of the ZLDR shall apply to all matters not addressed herein.**

The design of the sign must be approved in writing by the Homeowners' Association prior to submittal of a Zoning Permit application and the written authorization shall be submitted with the Zoning Permit application.

- Table of contents
- Base Data
- Building Footprints
- Hydrology
- Boundaries
- Planning & Zoning
- Additional Address Information
- Aerials

- 2017 IMAGERY
- 2015 IMAGERY
- 2012 IMAGERY
- 2009 IMAGERY
- 2004 EAST COOPER IMAGERY
- 2001 IMAGERY



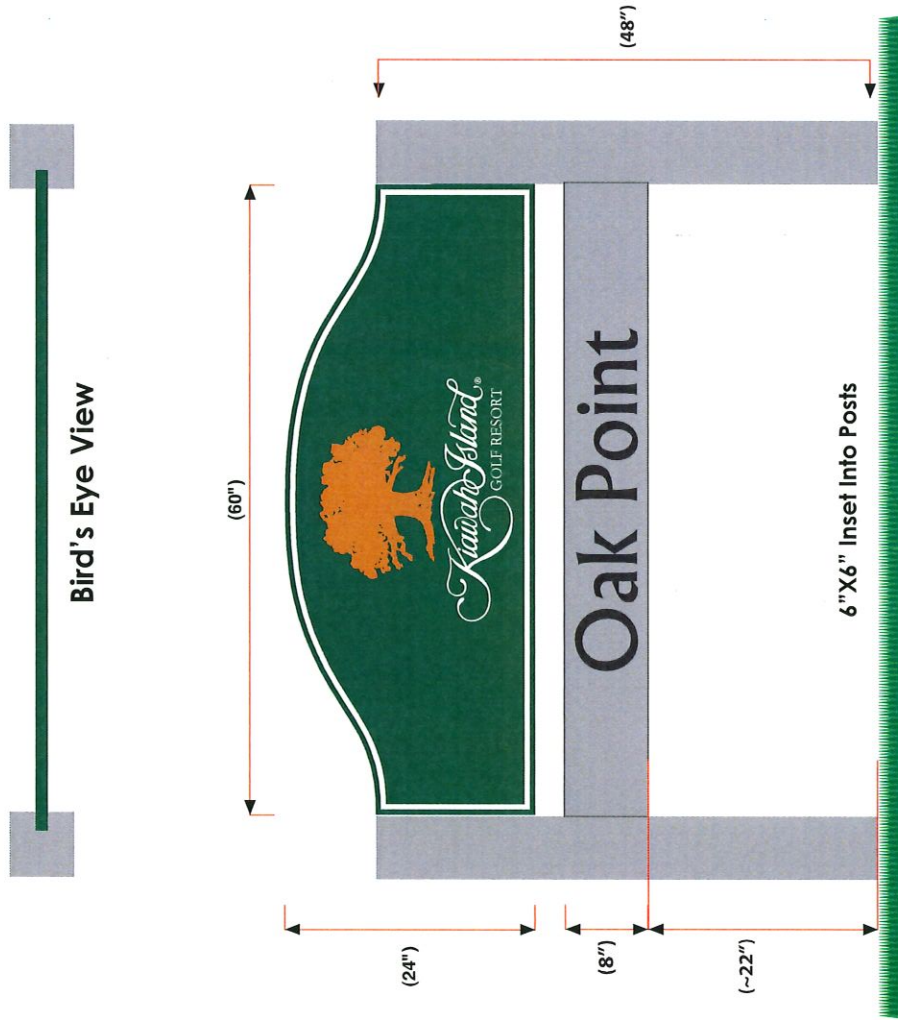
Client: Kiawah Island Golf Resort

Contact: Deron Lee

Phone/Email: Deron_Lee@kiawahresort.com

Date: 5.25.17

Ex. 2



Bird's Eye View



944 Rochelle Ave - Unit D Charleston, SC 29407
P 843.856.5163 • F 843.856.5165
mysignsource.com

ORDER:

File Kiawah Island_24X60 Oak Point
Order # H12071606 Designer Sallie
Fonts Albertus Medium
Qty 1 Sides 1 Size TBD
Materials Sandblasted 1-1/2" Cedar w/
Custom Paint and 6X6X6' Posts

TYPE:

Outdoor Permanent
Indoor Temporary
Stickers
Banner Hem/Grommet
Poster Thick Paper
Contoured
Previous Order/File

VINYL:

Regular LAMINATE: Glass
Removable Matte
High-Tack High Tread
High Endurance High Endurance

COLORS:

Kiawah Grey
Kiawah Green
Ronan Black
Gold
White

PRODUCTION NOTES:

This sign will be constructed out of routed and sandblasted 1-1/2" cedar w/ custom paint and Qty (2) 6X6X6' posts (2' Under).

Production WILL NOT begin until client's signature on layout is returned, >> Approved By _____ Date _____

This design remains the sole property of Sign Source of Charleston. It's use is for customer approval only. Design fees and legal penalties apply if artwork is used for any other purpose or by any other company. User must have prior written approval for release from Sign Source of Charleston. Sign Source of Charleston is NOT responsible for any required sign permits. Prior to installation of any sign it is required that all utilities be clearly marked and or flagged. Sign Source of Charleston is NOT responsible for damage due to unmarked utilities. All orders must be picked up within 30 days. Storage fees may apply after 30 days. If signs are not paid in full within 90 days Sign Source has the right to reclaim sign.

Internal Use Only: Designer _____ Customer _____ Print/Cut _____ Weed/Mask/Trim _____ Production _____ Install/Shipped/Pickup _____