

## *Post & Courier*

### **CHARLESTON COUNTY COUNCIL PUBLIC HEARING: ZONING MAP AMENDMENTS** **Tuesday, November 13, 2018 at 6:30 PM**

Charleston County Council will hold a public hearing on Tuesday, November 13, 2018 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 requests:

ZREZ-08-18-00083: Request to rezone property located at 2630 Bryans Dairy Road, Johns Island, (TMS: 259-00-00-074) from the Planned Development Zoning District (PD-138, Bryans Dairy Road) to the Agricultural Preservation Zoning District (AG-8). (Property size: 58.35 acres).

ZREZ-08-18-00084; -00085; and -00086: Request to rezone a 2.52-acre portion of property located at 2690 Swygert Boulevard, Johns Island, (TMS 311-00-00-050) from the Industrial Zoning District (I) to the Single Family Residential 4 Zoning District (R-4); a 2.94-acre portion of property located at 2690 Swygert Boulevard, Johns Island, (TMS 311-00-00-050) from the Single Family Residential 4 Zoning District (R-4) to the Industrial Zoning District (I); and a 9.61-acre portion of property located at 2676 Swygert Boulevard, Johns Island, (TMS 311-00-00-046) from the Single Family Residential 4 Zoning District (R-4) to the Industrial Zoning District (I).

More information may be obtained on-line at the Charleston County Web Site ([www.charlestoncounty.org](http://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-08-18-00083**

**ZONING MAP AMENDMENT REQUEST:  
ZREZ-08-18-00083  
CASE HISTORY**

**Public Hearing: November 13, 2018  
Planning and Public Works Committee: November 27, 2018  
First Reading: November 27, 2018  
Second Reading: December 11, 2018  
Third Reading: December 20, 2018**

**CASE INFORMATION:**

Location: 2630 Bryans Dairy Road

Parcel Identification: 259-00-00-074

Property Size: 58.35 acres

Council District: 8

Zoning Map Amendment Request:

The applicant is requesting to rezone the property located at 2630 Bryans Dairy Road (TMS 259-00-00-074) from the Planned Development (PD-138, Bryans Dairy Road) Zoning District to the Agricultural Preservation (AG-8) Zoning District.

History:

Prior to this request, the property was rezoned from the AG-8 Zoning District to the Planned Development (PD-138, Bryans Dairy Road) Zoning District in 2008. PD-138 allows for a rural residential farming community including single family residential uses, and both private and community agricultural uses, with a maximum of 16 residential lots. No development has occurred on the site since it was rezoned to PD-138 in 2008.

Adjacent Zoning:

There are a mixture of Agricultural Zoning Districts surrounding the subject site. Adjacent properties are zoned either Agricultural Preservation (AG-8) or Agricultural Residential (AGR) and contain agricultural uses or single-family residential buildings with accessory structures.

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

Public Input: Correspondence received is included in this packet.

**STAFF RECOMMENDATION:**

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

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

Staff response: The *Charleston County Comprehensive Plan* (the Plan) recommends the Planned Development future land use designation for the site, however, in the proposed 2018 Comprehensive Plan 10-year update, the Future Land Use designation of the site is Rural Agricultural, which was the future land use designation for the property prior to it being rezoned in 2008. As the requested zoning

district implements the Rural Agricultural designation, this request is consistent with the Comprehensive Plan.

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

Staff response: The requested Agricultural Preservation (AG-8) zoning district is compatible with existing uses and recommended densities, as this area contains various agricultural and low density residential uses. Furthermore, development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

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

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

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

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

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

**PLANNING COMMISSION: OCTOBER 8, 2018**

Recommendation: Approval (Vote: 7-0, with 2 absent)

Speakers: 1 person spoke in support of the application and 2 people had general questions regarding the access and possibility of rezoning to AGR.

Notifications:

229 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 September 21, 2018. Additionally, this request was noticed in the Post & Courier on September 21, 2018.

**PUBLIC HEARING: NOVEMBER 13, 2018**

Notifications:

229 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 October 26, 2018. Additionally, this request was noticed in the Post & Courier on October 26, 2018, and a notification sign was posted on the property on October 26, 2018.



**Charleston County  
Zoning Map Amendment Request  
ZREZ-08-18-00083**

**Public Hearing: November 13, 2018**

**Planning & Public Works Committee: November 27, 2018**

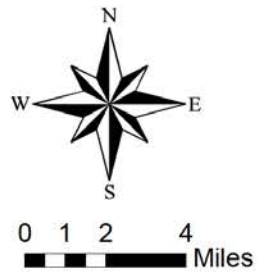
# ZREZ-08-18-00083

- Johns Island Area: 2630 Bryans Dairy Road
- Parcel I.D.: 249-00-00-074
- Request to rezone property located at 2630 Bryans Dairy Road, (TMS 249-00-00-074), from the Planned Development (PD-138, Bryans Dairy Road) Zoning District to the Agricultural Preservation (AG-8) Zoning District
- Applicant/Owner: Allen Dawson/ Perfect Island, LLC  
3188 Bohicket Road, Johns Island, SC 29455
- Representative: Allen Dawson/ Perfect Island, LLC  
3188 Bohicket Road, Johns Island, SC 29455
- Acreage: 58.35 acres
- Council District: 8

# Zoning History

- Prior to this request, the property was rezoned from the AG-8 Zoning District to the Planned Development (PD-138, Bryans Dairy Road) Zoning District in 2008.
- PD-138 allows for a rural residential farming community including single family residential uses, and both private and community agricultural uses, with a maximum of 16 residential lots.
- No development has occurred on the site since it was rezoned to PD-138 in 2008.

# Future Land Use Recommendations Charleston County Comprehensive Plan (2015)

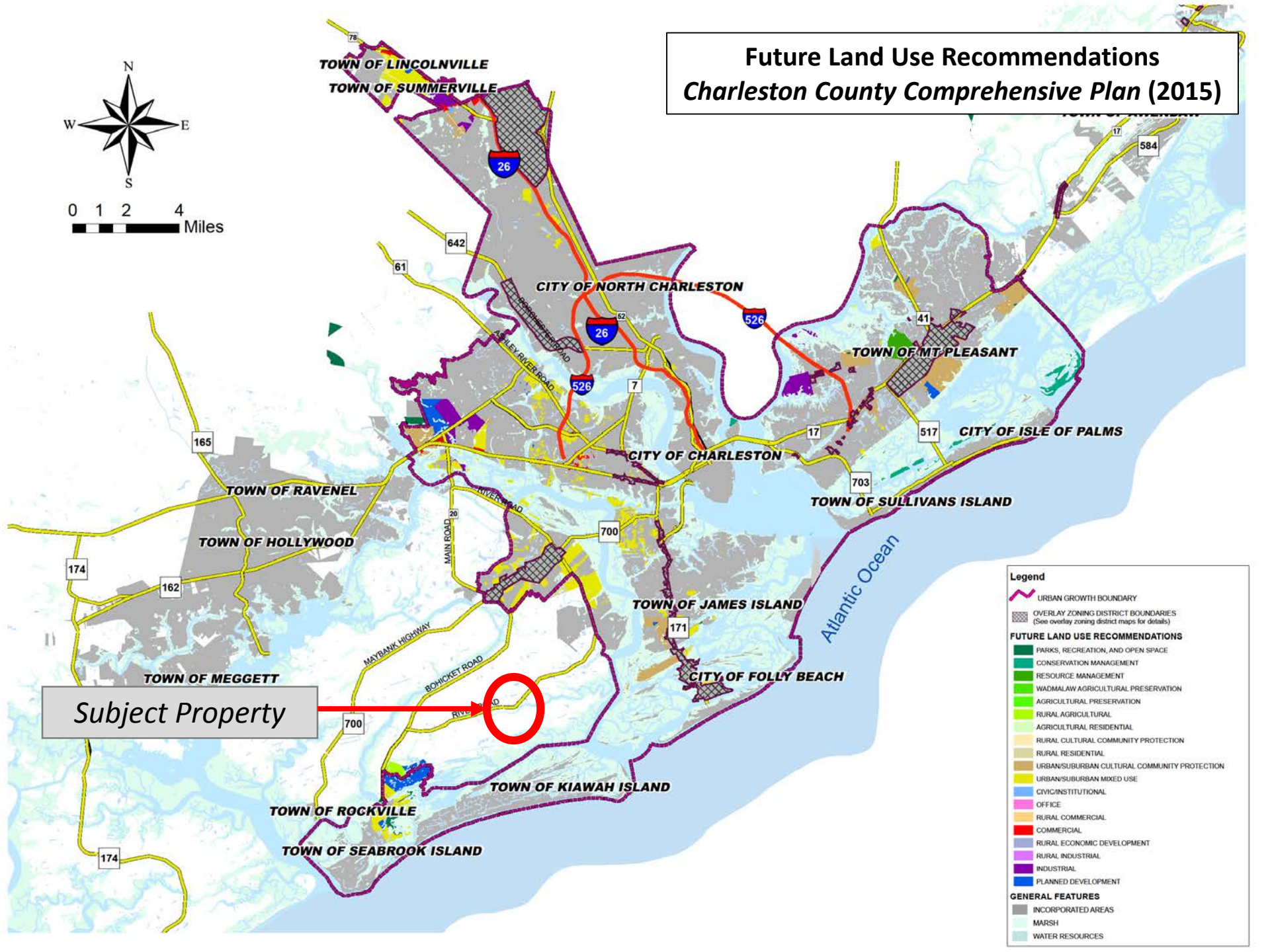


**Subject Property**



**Legend**

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)
- FUTURE LAND USE RECOMMENDATIONS**
- PARKS, RECREATION, AND OPEN SPACE
- CONSERVATION MANAGEMENT
- RESOURCE MANAGEMENT
- WADMALAW AGRICULTURAL PRESERVATION
- AGRICULTURAL PRESERVATION
- RURAL AGRICULTURAL
- AGRICULTURAL RESIDENTIAL
- RURAL CULTURAL COMMUNITY PROTECTION
- RURAL RESIDENTIAL
- URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION
- URBAN/SUBURBAN MIXED USE
- CIVIC/INSTITUTIONAL
- OFFICE
- RURAL COMMERCIAL
- COMMERCIAL
- RURAL ECONOMIC DEVELOPMENT
- RURAL INDUSTRIAL
- INDUSTRIAL
- PLANNED DEVELOPMENT
- GENERAL FEATURES**
- INCORPORATED AREAS
- MARSH
- WATER RESOURCES






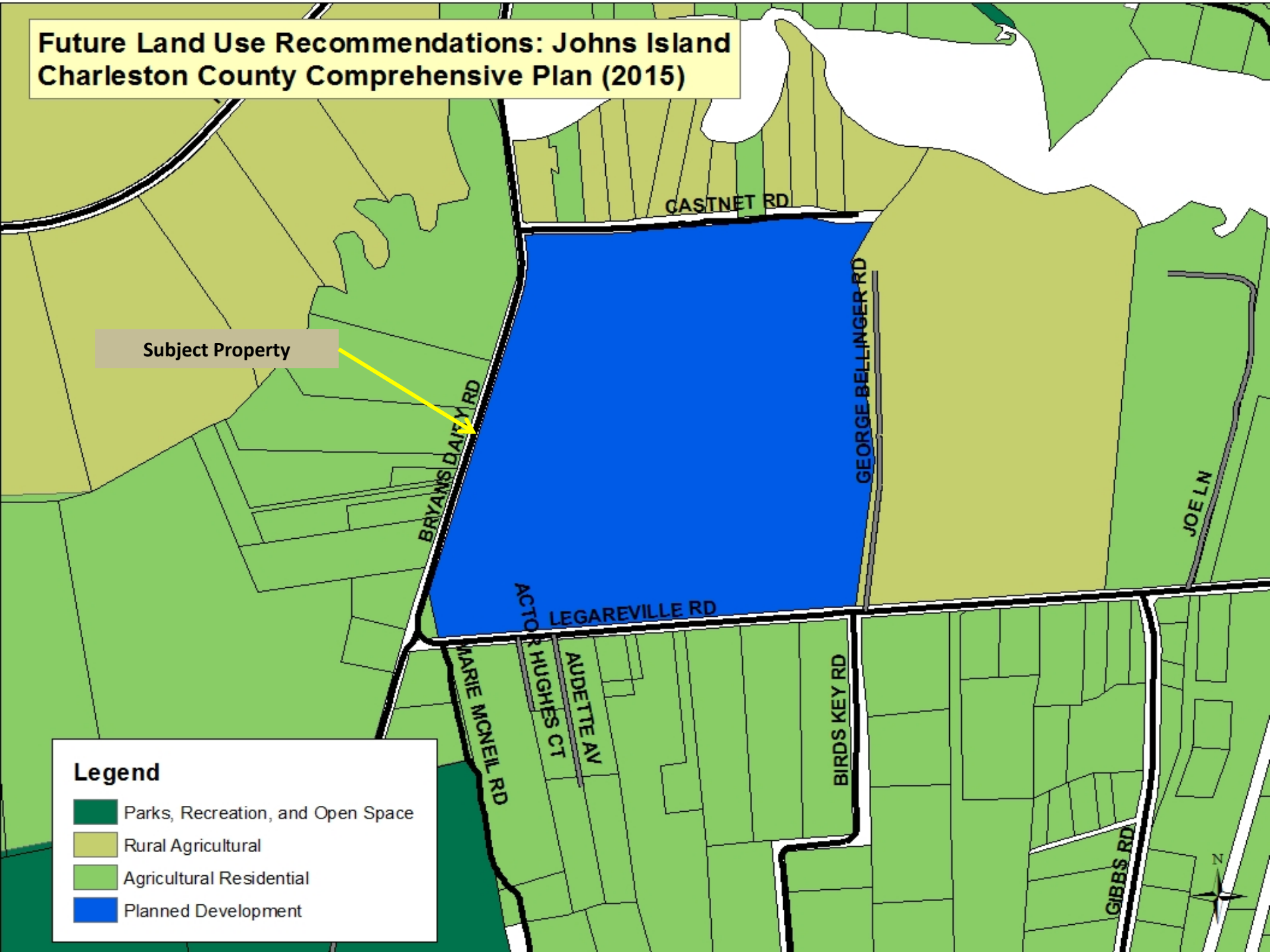


**Future Land Use Recommendations: Johns Island  
Charleston County Comprehensive Plan (2015)**

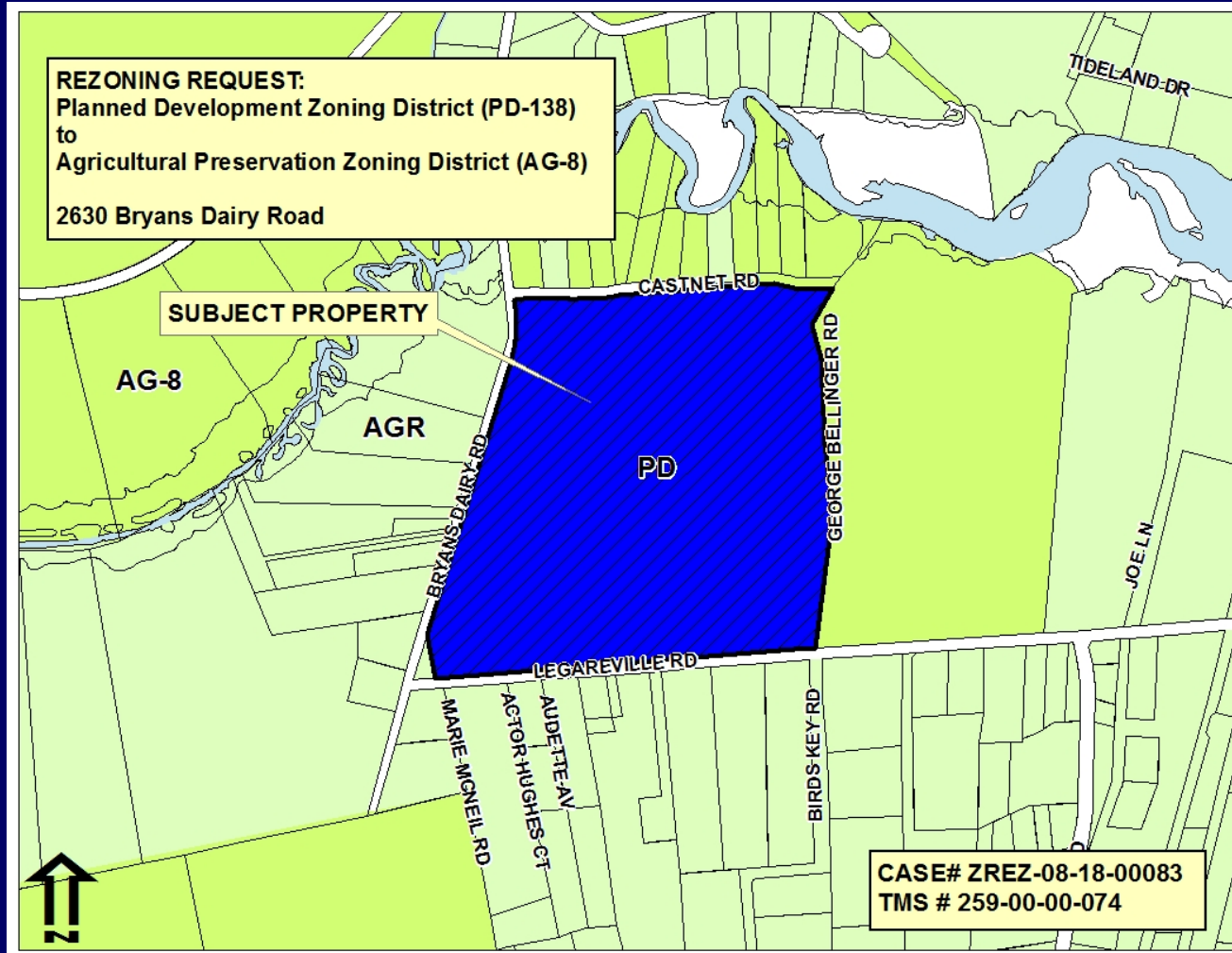
Subject Property

**Legend**

-  Parks, Recreation, and Open Space
-  Rural Agricultural
-  Agricultural Residential
-  Planned Development



# Area Description



The property is vacant with the exception of a carport. There are a mixture of Agricultural Zoning Districts surrounding the subject site. Adjacent properties are zoned either Agricultural Preservation (AG-8) or Agricultural Residential (AGR) and contain agricultural uses or single-family residential buildings with accessory structures.

# Subject Parcel to the West



# Subject Parcel to the East



Subject Property

**ZREZ-08-18-00083**



**1 – Subject Property**

**2 – Subject Property**



# ZREZ-08-18-00083



**3 – Subject Property**

**4 – Subject Property**



# Typical Allowed Uses

## PD-138, Bryans Dairy Road

- Density: 1 dwelling unit/ 3.64 acres
- 19.37 acres residential uses
- Single Family Environmental (SFE):
  - single family dwelling
  - accessory dwelling units
  - Temporary sales center
  - Other AG-8 allowed uses
- Open Space Uses: 36 acres dedicated open spaces consisting of recreational space, functional open space (agricultural areas), freshwater wetlands, buffers
- Functional Open Space: commercial farming, plant nursery and/or tree farm, related accessory structures, horses, produce stand.

## Agricultural Preservation AG-8

- Density: 1 unit/8 acres
- Single-Family Detached
- Manufactured home
- Animal production
- Crop production
- Safety services
- Community recreation
- Fishing or hunting lodge
- Small animal services or lodging
- Flowers, nursery stock or florists' supplies wholesalers

# Approval Criteria—Section 3.4.6

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

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

*Staff response:* The *Charleston County Comprehensive Plan* (the Plan) recommends the Planned Development future land use designation for the site, however, in the proposed 2018 *Comprehensive Plan* 10-year update, the Future Land Use designation of the site is Rural Agricultural, which was the future land use designation for the property prior to it being rezoned in 2008. As the requested zoning district implements the Rural Agricultural designation, this request is consistent with the *Comprehensive Plan*.



## Approval Criteria—Section 3.4.6 (cont'd)

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

*Staff response:* The requested Agricultural Preservation (AG-8) zoning district is compatible with existing uses and recommended densities, as this area contains various agricultural and low density residential uses. Furthermore, development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

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

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

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

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

# Recommendation

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

## **STAFF RECOMMENDATION:**

Approval

## **PLANNING COMMISSION RECOMMENDATION:**

Approval (vote: 7-0, with 2 absent)

# Notification

- September 21, 2018
  - 229 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.
  - Request advertised in the *Post & Courier*.
- October 26, 2018
  - 229 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.
  - Request advertised in the *Post & Courier*.
  - Notification sign was posted on the property.

# Public Input

- One petition with 6 signatures has been received in support of the rezoning application. Signatories live on or near Legareville Road.
- One email in support of the rezoning application has been received.



**Charleston County**  
**Zoning Map Amendment Request**  
**ZREZ-08-18-00083**

**Public Hearing: November 13, 2018**

**Planning & Public Works Committee: November 27, 2018**

# 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 2018-09-18 00083 PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT PD-138 REQUESTED DISTRICT AG-8

PARCEL ID(S) 259-00-00-074

CITY/AREA OF COUNTY CHARLESTON

STREET ADDRESS 2630 BEYLAIS DAIRY RD. JOHNS IS., SC 29455 ACRES 58.35

DEED RECORDED: BOOK 0304 PAGE 753 DATE 1/17/13

PLAT RECORDED: BOOK EF PAGE 639 DATE 5/24/02 APPROVAL # 06578

CHARLESTON  
COUNTY  
SOUTH CAROLINA

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT**  
HOME PHONE \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**OWNER**  
(IF OTHER THAN APPLICANT) PERFECT ISLAND, LLC HOME PHONE N/A  
MAIL ADDRESS 3188 BOHICKET RD WORK PHONE N/A  
CITY, STATE, ZIP JOHNS IS, SC 29455 CELL PHONE (843) 514-9613  
EMAIL eallen@dawsoninc.com

**REPRESENTATIVE**  
(IF OTHER THAN APPLICANT) ALLEN DAWSON HOME PHONE SAME AS ABOVE  
MAIL ADDRESS SAME AS ABOVE WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

## CERTIFICATION

- This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:*
- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
  - ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
  - ✓ Copy of Signed Restricted Covenants Affidavit
  - ✓ Copy of Signed Posted Notice Affidavit
  - ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that E. ALLEN DAWSON 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.

E. Allen Dawson 8/24/18  
Signature of Owner(s) Date  
Andrew P. 8/24/18  
Planner's Signature Date  
\_\_\_\_\_  
Signature of Applicant/ Representative (if other than owner) \_\_\_\_\_  
\_\_\_\_\_  
Zoning Inspector's Signature \_\_\_\_\_  
Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$733.50 Cash?  Check?  # 1447 Invoice Number JEC-137985-24-  
08-2018

# Public Input

August 22, 2018

Charleston County Planning & Zoning

re: 259-00-00-074 2630 Bryans Dairy Rd

Mr. Allen Dawson has informed us that he is requesting the property, referenced above, revert back to an 8:1 density from the present PUD density allowing 16 lots.

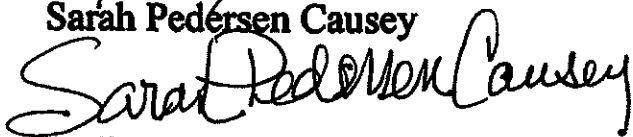
We are property owners on or near Legareville Rd and have to pass this property to get home. We agree with his decision and would be happy to see it happen.

Anything to decrease density in this area will help us keep Johns Island rural.

Lydia Jean Pedersen



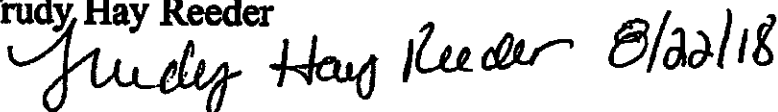
Sarah Pedersen Causey



Lydia Hay Pedersen



Trudy Hay Reeder





August 22, 2018

Charleston County Planning & Zoning

re: 259-00-00-074 2630 Bryans Diary Rd

Mr. Allen Dawson has informed us that he is requesting the property, referenced above, revert back to an 8:1 density from the present PUD density allowing 16 lots.

We are property owners on or near Legareville Rd and have to pass this property to get home. We agree with his decision and would be happy to see it happen.

Anything to decrease density in this area will help us keep Johns Island rural.

Lydia Jean Pedersen

Sarah Pedersen Causey

Lydia Hay Pedersen

Trudy Hay Reeder

Rose Ellis Hay Blessing *Rose Ellis Hay Blessing*  
WALTER DALE BLESSING *Walter Dale Blessing*

Motte Legare Hay

**Sent:** Monday, September 24, 2018 5:31 PM

**To:** Niki R. Grimball <[NGrimball@charlestoncounty.org](mailto:NGrimball@charlestoncounty.org)>

**Subject:** Fw: Zoning Request Notification ZREZ-08-00083

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

Hi Niki,

As we discussed by phone, I am a neighbor to this property. I would be in favor of the request to re-zone this subject property back to Agricultural Preservation Zoning District (AG-8).

The increasing development, residential density, and traffic issues on Johns Island are the primary reasons for my opinion.

Please feel free to use my opinion, but please do keep my identity anonymous, if possible.

Thanks,

**ZONING MAP AMENDMENT  
REQUESTS ZREZ-08-18-00084,  
-00085 and -00086**

**ZONING MAP AMENDMENT REQUESTS:  
ZREZ-08-18-00084, ZREZ-08-18-00085 and ZREZ-08-18-00086  
CASE HISTORY**

**Public Hearing: November 13, 2018  
Planning and Public Works Committee: November 27, 2018  
First Reading: November 27, 2018  
Second Reading: December 11, 2018  
Third Reading: December 20, 2018**

**CASE INFORMATION:**

Location: 2690 and 2676 Swygert Boulevard (Johns Island)

Parcel Identification: 311-00-00-050 and 311-00-00-046

Property Size:

The total combined size of the properties requested to be rezoned is 15.07 acres, which includes a 2.52-acre portion of TMS 311-00-00-050 that is currently zoned Industrial (I) (ZREZ-08-18-00084), a 2.94-acre portion of TMS 311-00-00-050 that is currently zoned Single-Family Residential 4 (R-4) (ZREZ-08-18-00085), and a 9.61-acre portion of TMS 311-00-00-046 that is currently zoned Single-Family Residential 4 (R-4) (ZREZ-08-18-00086).

Council District: 8

Zoning Map Amendment Requests:

The applicant is requesting to rezone a 2.52-acre portion of 2690 Swygert Boulevard (TMS 311-00-00-050) from the Industrial (I) Zoning District to the Single-Family Residential 4 (R-4) Zoning District (ZREZ-08-18-00084), a 2.94-acre portion of 2690 Swygert Boulevard (TMS 311-00-00-050) from the Single-Family Residential (R-4) Zoning District to the Industrial (I) Zoning District (ZREZ-08-18-00085), and a 9.61-acre portion of 2676 Swygert Boulevard (TMS 311-00-00-046) from the Single-Family Residential 4 (R-4) Zoning District to the Industrial (I) Zoning District (ZREZ-08-18-00086).

These requests are due to TMS 311-00-00-050 being split-zoned as described below and the evolution of land uses on the site. The applicant has submitted a subdivision plat, Subdivision Application 07-18-00901, proposing to re-subdivide TMS 311-00-00-050 and TMS 311-00-00-046 into 4 parcels to clean up the split zoning, should these rezoning requests be approved. The subdivision plat is in an approvable state.

The 2.52-acre portion of TMS 311-00-00-050 proposed to be rezoned from I to R-4 is marshland, while the 2.94-acre portion of TMS 311-00-00-050, and the 9.61-acre portion of TMS 311-00-00-046 proposed to be rezoned from R-4 to I are a mixture of marshland (approx. 3.1 acres) and highland (approx. 9.45 acres), with the highland area containing boat storage associated with the 'Ross Marine' use.

Zoning History:

With regard to the property located at 2690 Swygert Boulevard, TMS 311-00-00-050, the subject site was zoned Agricultural Residential (AR) in the first County Zoning Map in 1970. As part of the 2001 reorganization of the Zoning Ordinance, the parcel was split zoned between Industrial (I) and Rural Residential 3 (RR-3). The site is currently split zoned between I and R-4.

With regard to the property located at 2676 Swygert Boulevard, TMS 311-00-00-046, the subject site was zoned Agricultural Residential (AR) in the first County Zoning Map in 1970. As part of the 2001 reorganization of the Zoning Ordinance, the parcel was split zoned between Industrial (I) and Rural Residential 3 (RR-3).

County Council approved rezoning application 3259-C to rezone the property from the Industrial Zoning District to the Residential Single Family (RSL) Zoning District on June 22, 2004. As part of the amendments to the Zoning Ordinance approved July 26, 2006, the RSL Zoning District was renamed the Single-Family Residential 4 (R-4) Zoning District.

Furthermore, the uses on the site are legal as evidenced by the main zoning permits/applications issued for the current boat yard operation listed below:

- 0402-B approved 10/21/1971 to construct an office building.
- 1721 approved 6/7/1972 for an addition to an existing shop for ship repair.
- 15115-ZC approved 11/24/1980 to construct a building to be used in a ship building facility.
- 30095 approved 11/27/1989 to construct a building for boat repair.
- 106063-Z approved 12/20/1995 for electrical work to support a ship building dock.
- 114990-Z approved 3/18/1998 to establish yacht sales use.
- 142385-Z approved 10/27/2004 for Boat Dry Stack.
- 143356-A-01868V approved in 2005 for a variance to increase building height for boat storage building.

Adjacent Zoning:

With regard to the property located at 2690 Swygert Boulevard, TMS 311-00-00-050, adjacent properties are zoned either R-4 or I and are either undeveloped or contain agricultural uses, residential development, a marina, or a boat yard.

With regard to the property located at 2676 Swygert Boulevard, TMS 311-00-00-046, adjacent properties are zoned either R-4 or I and are either undeveloped or contain agricultural uses, residential development, a special events center or a boat yard.

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

Public Input: At this stage, no public input has been received

**STAFF RECOMMENDATION:**

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

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

Staff response: The Charleston County Comprehensive Plan recommends the Urban/Suburban Mixed Use future land use for the subject sites. This future land use designation "...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public open spaces and linkages to public transit..." The request to rezone a 2.52-acre portion of TMS 311-00-00-050 to the R-4 Zoning District is consistent with the Plan's recommendations for this area, as there are single-family residences and low-density development within the surrounding locality. However, the requests to rezone a 2.94-acre portion of TMS 311-00-00-050 and a 9.61-acre portion of TMS 311-00-00-046 to Industrial (I) are not consistent with the mostly residential and agricultural development in the surrounding locality. It is noted however, that the current ship building/boat yard operation has existed on site since 1971 and forms part of the character of the area.

Furthermore, it is also noted that the proposed zoning amendments would result in 12.55 acres (9.45 acres highland) going from R4 to I and only 2.52 acres, all marshland, going from I to R4. This is not

a comparable swap.

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

Staff response: The request to rezone a 2.52-acre portion of TMS 311-00-00-050 from Industrial (I) to Single-Family Residential 4 (R-4) is compatible with existing uses and recommended densities, as this area contains low density residential and agricultural development. However, the requests to rezone a 2.94-acre portion of TMS 311-00-00-050 and a 9.61-acre portion of TMS 311-00-00-046 from Single-Family Residential 4 (R-4) to Industrial (I) are not compatible with the uses and recommended densities of residential and agricultural properties in the surrounding locality. It is noted however, that the current ship building/boat yard operation has existed on site since 1971 and forms part of the character of the area.

Further to the above, it is noted that development that may occur as a result of these zoning changes will be required to comply with all applicable regulations of the ZLDR.

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

Staff response: The proposed amendments can be considered as correcting an inconsistency as industrial type development was approved on land zoned either single-family residential or agricultural residential.

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

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

**Because zoning map amendment request ZREZ-08-18-00084 meets one or more of the above stated criteria, staff recommends approval of this application. However, as zoning map amendment requests ZREZ-08-18-00085 and -00086 are not completely consistent with the Comprehensive Plan, staff recommends disapproval of these applications.**

#### **PLANNING COMMISSION MEETING: OCTOBER 8, 2018**

Recommendation: ZREZ-08-18-00084, Approval (7-0, with 2 absent).  
ZREZ-08-18-00085, Approval (7-0, with 2 absent).  
ZREZ-08-18-00086, Approval (7-0, with 2 absent).

Speakers: 1 person spoke in support and no one spoke in opposition.

Notifications:

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

#### **PUBLIC HEARING: NOVEMBER 13, 2018**

Notifications:

223 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List on October 26, 2018. Additionally, this request was noticed in the *Post & Courier* on October 26, 2018, and a notification sign was posted on the property on October 26, 2018.

A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a semi-transparent blue rectangle containing the title text. The text is in a bold, white, sans-serif font. The map shows the coastline and major roads.

# **Charleston County Zoning Map Amendment Requests**

**Public Hearing – November 13, 2018**

**Planning and Public Works Committee – November 27, 2018**

# ZREZ-08-18-00084, -00085 and -00086

- Johns Island: 2690 and 2676 Swygert Boulevard
- Parcel I.D.: 311-00-00-050 and 311-00-00-046
- Request to rezone a 2.52-acre portion of the property located at 2690 Swygert Blvd, (TMS 311-00-00-050), from the Industrial (I) Zoning District to the Single Family Residential 4 (R-4) Zoning District (ZREZ-08-18-00084), a 2.94-acre portion of the property located at 2690 Swygert Blvd, (TMS 311-00-00-050), from the R-4 Zoning District to the I Zoning District (ZREZ-08-18-00085), and a 9.61-acre portion of the property located at 2676 Swygert Blvd from the R-4 Zoning District to the I Zoning District (ZREZ-08-18-00086).
- Applicant/Owner ZREZ-08-18-00084 and -00085: Sandblasters Inc,  
2676 Swygert Boulevard, Johns Island SC 29455
- Applicant/Owner ZREZ-08-18-00086: Swygert Company,  
2690 Swygert Boulevard, Johns Island SC 29455
- Representative: HLA Inc  
29A Leinback Drive, Scharleston SC 29407
- Acreage: 2.52 acre portion (TMS 311-00-00-050)  
2.94 acre portion (TMS 311-00-00-050)  
9.61 acre portion (TMS 311-00-00-046)
- Council District: 8

Total Property Size: 15.07  
acres



# Existing Zoning

Request to rezone a 2.52 acre portion of 2690 Swygert Blvd. from the Industrial (I) Zoning District to the Single Family Residential 4 (R-4) Zoning District (ZREZ-08-18-00084); a 2.96 acre portion of 2690 Swygert Blvd. from the Single Family Residential 4 (R-4) Zoning District to the Industrial (I) Zoning District (ZREZ-08-18-00085); and a 9.61 acre portion of 2676 Swygert Blvd. from the Single Family Residential 4 (R-4) Zoning District to the Industrial (I) Zoning District (ZREZ-08-18-00086).

2.94 Acre Portion  
to be Rezoned  
From R-4 to I

9.61 Acre Portion  
to be Rezoned  
From R-4 to I

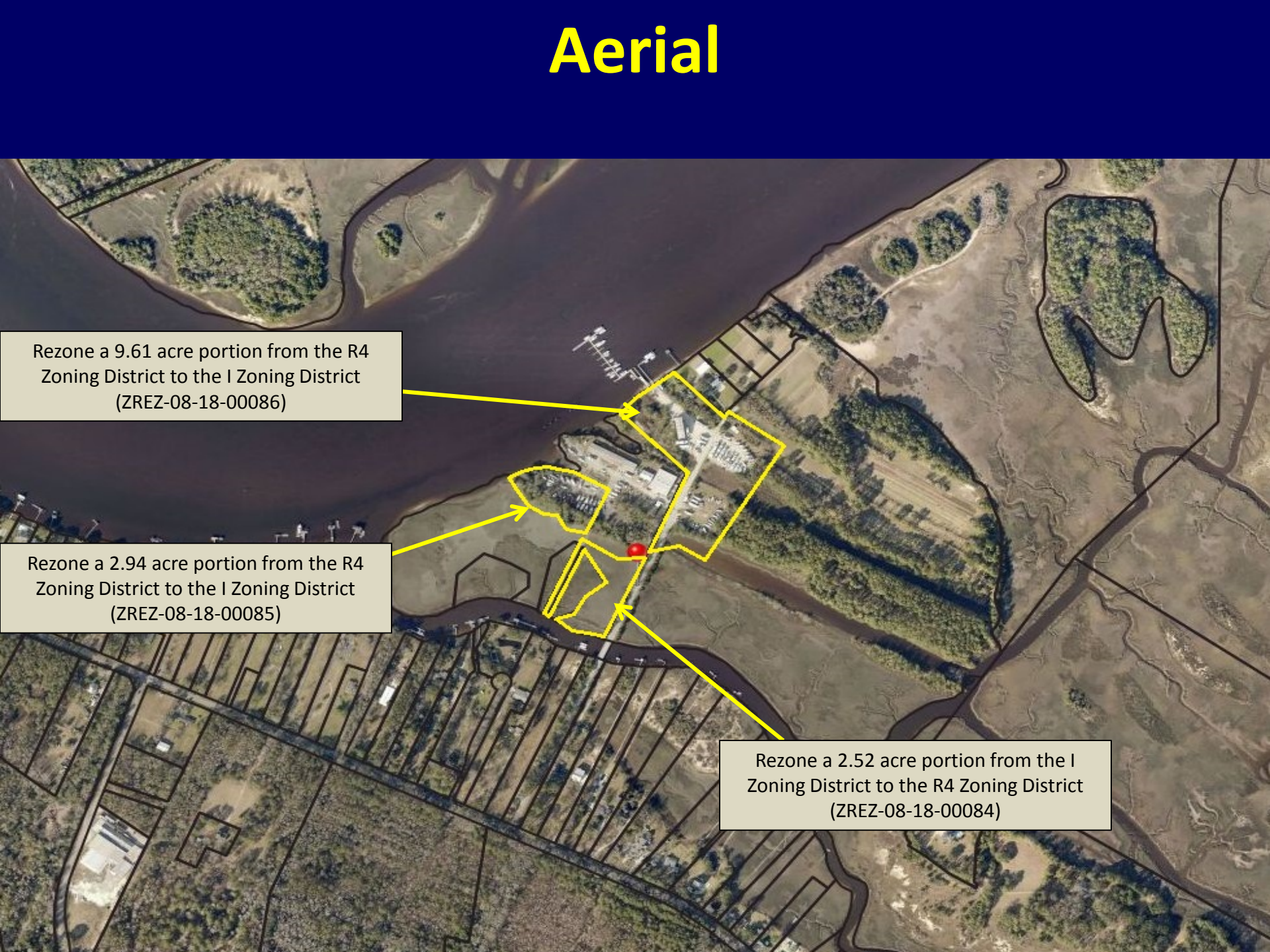
2.52 Acre Portion  
to be Rezoned  
From I to R-4

CITY OF CHARLESTON

CA SE# ZREZ-08-18-00084, ZREZ-08-18-00085 and ZREZ-08-18-00086  
TMS # 311-00-00-050 & 311-00-00-046



# Aerial

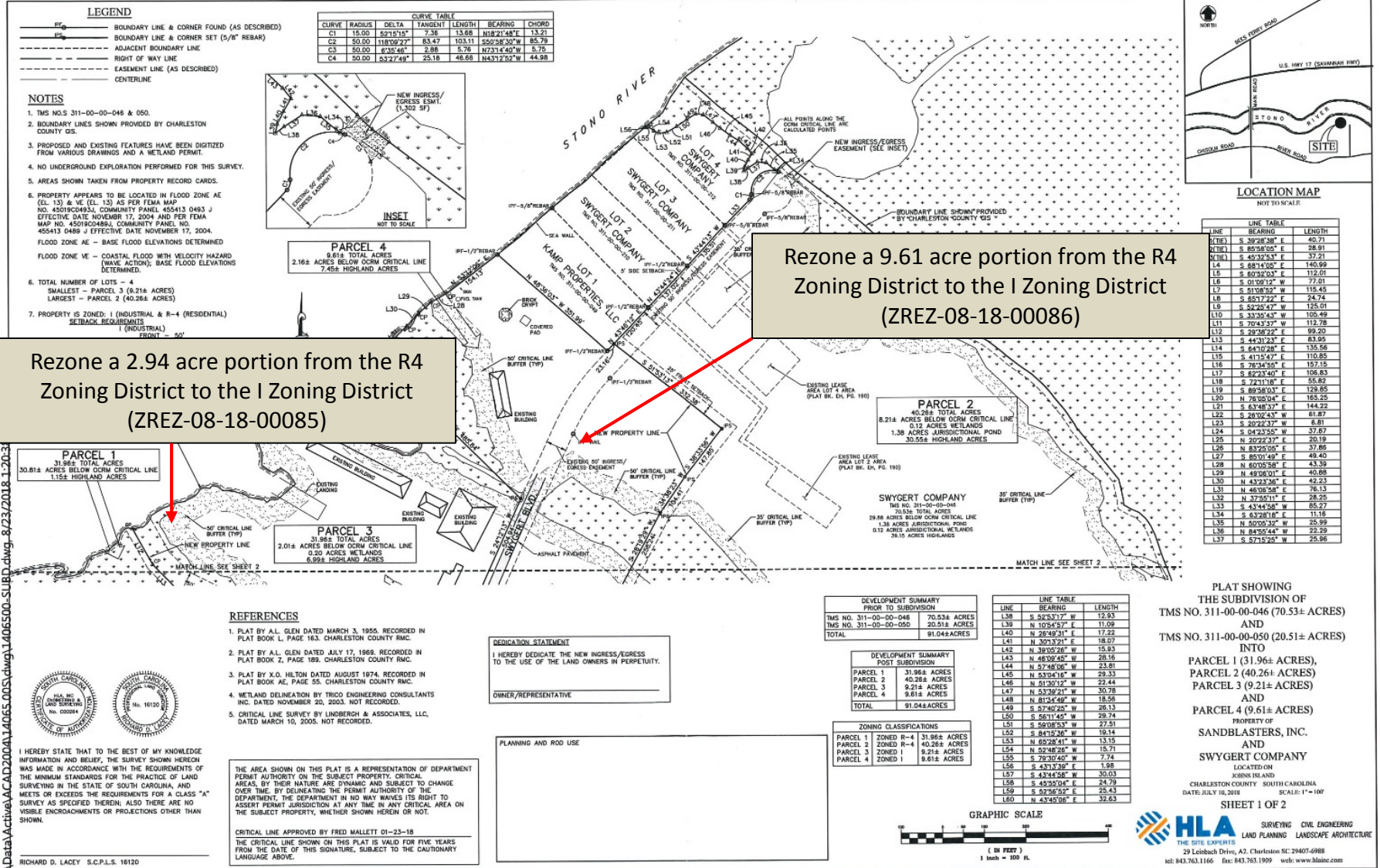


Rezone a 9.61 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00086)

Rezone a 2.94 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00085)

Rezone a 2.52 acre portion from the I Zoning District to the R4 Zoning District (ZREZ-08-18-00084)

# Proposed Subdivision Plan



E:\Data\Active\ACAD2001\14065.000.dwg, 8/23/2018, 1:20:33

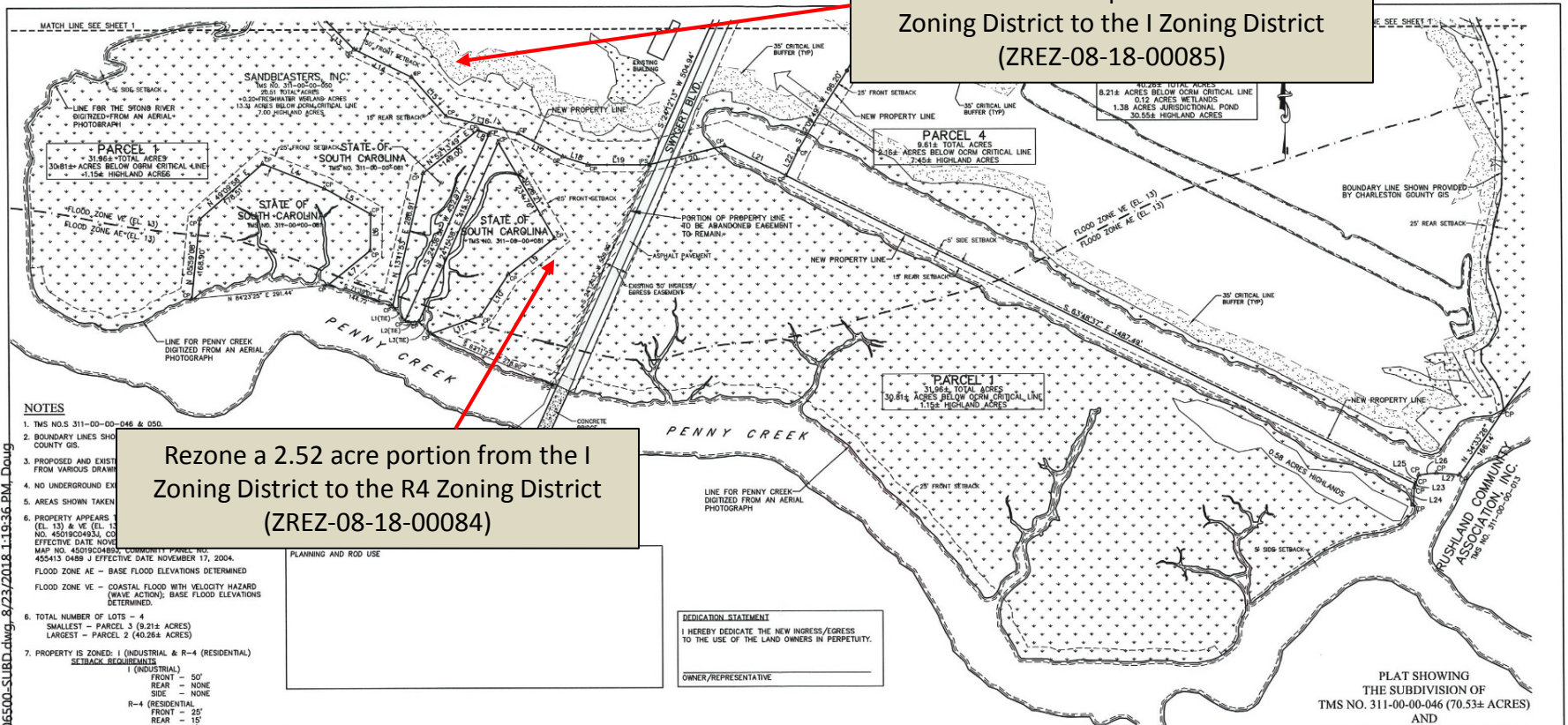


RICHARD D. LACEY S.C.P.L.S. 16120

# Proposed Subdivision Plan

Rezone a 2.94 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00085)

Rezone a 2.52 acre portion from the I Zoning District to the R4 Zoning District (ZREZ-08-18-00084)



- NOTES**
- TMS NOS 311-00-00-046 & 050.
  - BOUNDARY LINES SHOWN BY COUNTY GIS.
  - PROPOSED AND EXISTING FROM VARIOUS DRAINAGE.
  - NO UNDERGROUND EXISTING.
  - AREAS SHOWN TAKEN.
  - PROPERTY APPEARS (EL. 13) & (EL. 13) NO. 4501900483, CO. EFFECTIVE DATE NOV. 20, 2003.
  - TOTAL NUMBER OF LOTS - 4  
 SMALLEST - PARCEL 3 (9.21± ACRES)  
 LARGEST - PARCEL 2 (40.26± ACRES)
  - PROPERTY IS ZONED: I (INDUSTRIAL) & R-4 (RESIDENTIAL)  
**SETBACK REQUIREMENTS**  
 I (INDUSTRIAL)  
 FRONT - 50'  
 REAR - NONE  
 SIDE - NONE  
 R-4 (RESIDENTIAL)  
 FRONT - 25'  
 REAR - 15'  
 SIDE - 5'

**PLANNING AND ROAD USE**

FLOOD ZONE VE - BASE FLOOD ELEVATIONS DETERMINED  
 FLOOD ZONE AE - COASTAL FLOOD WITH VELOCITY HAZARD (WAVE ACTION), BASE FLOOD ELEVATIONS DETERMINED.

**DEDICATION STATEMENT**

I HEREBY DEDICATE THE NEW INGRESS/EGRESS TO THE USE OF THE LAND OWNERS IN PERPETUITY.

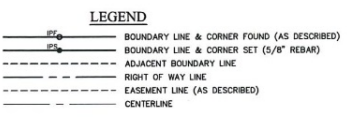
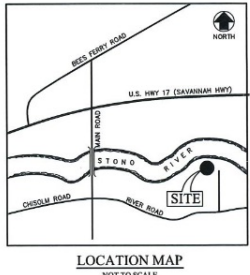
OWNER/REPRESENTATIVE \_\_\_\_\_

**REFERENCES**

- PLAT BY A.L. GLEN DATED MARCH 3, 1955, RECORDED IN PLAT BOOK 1, PAGE 163. CHARLESTON COUNTY RMC.
- PLAT BY A.L. GLEN DATED JULY 17, 1969, RECORDED IN PLAT BOOK 2, PAGE 189. CHARLESTON COUNTY RMC.
- PLAT BY X.O. HILTON DATED AUGUST 1974, RECORDED IN PLAT BOOK AE, PAGE 55. CHARLESTON COUNTY RMC.
- WETLAND DELINEATION BY TROOD ENGINEERING CONSULTANTS INC. DATED NOVEMBER 20, 2003. NOT RECORDED.
- CRITICAL LINE SURVEY BY LINDBERGH & ASSOCIATES, LLC, DATED MARCH 10, 2005. NOT RECORDED.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

CRITICAL LINE APPROVED BY FRED MALLETT 01-25-18  
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



SEE SHEET 1 FOR CURVE AND LINE TABLES

**DEVELOPMENT SUMMARY PRIOR TO SUBDIVISION**

TMS NO. 311-00-00-046	70.53± ACRES
TMS NO. 311-00-00-050	20.51± ACRES
<b>TOTAL</b>	<b>91.04± ACRES</b>

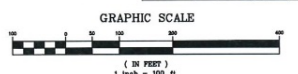
**DEVELOPMENT SUMMARY POST SUBDIVISION**

PARCEL 1	31.96± ACRES
PARCEL 2	40.26± ACRES
PARCEL 3	9.21± ACRES
PARCEL 4	9.61± ACRES
<b>TOTAL</b>	<b>91.04± ACRES</b>

**ZONING CLASSIFICATIONS**

PARCEL 1 ZONED R-4	31.96± ACRES
PARCEL 2 ZONED R-4	40.26± ACRES
PARCEL 3 ZONED I	9.21± ACRES
PARCEL 4 ZONED I	9.61± ACRES

PLAT SHOWING THE SUBDIVISION OF TMS NO. 311-00-00-046 (70.53± ACRES) AND TMS NO. 311-00-00-050 (20.51± ACRES) INTO  
 PARCEL 1 (31.96± ACRES),  
 PARCEL 2 (40.26± ACRES)  
 PARCEL 3 (9.21± ACRES)  
 AND  
 PARCEL 4 (9.61± ACRES)  
 PROPERTY OF  
 SANDBLASTERS, INC.  
 AND  
 SWYGETT COMPANY  
 LOCATED BY  
 JOHNS ISLAND  
 CHARLESTON COUNTY SOUTH CAROLINA  
 DATE: JULY 10, 2018 SCALE: 1" = 100'



F:\Data\active\ACAD2001\14065005.DWG, 8/23/2018 1:19:36 PM, Doug

# Zoning History

## 2690 Swygert Boulevard (TMS 311-00-00-050)

- The subject site was zoned Agricultural Residential (AR) in the first County Zoning Map in 1970.
- In 2001, as part of the reorganization of the Zoning Ordinance, the parcel was split zoned between Industrial (I) and Rural Residential 3 (RR-3).
- The site is currently split zoned between I and R-4.

## 2676 Swygert Boulevard (TMS 311-00-00-046)

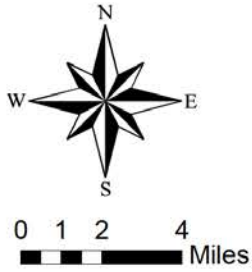
- The subject site was zoned Agricultural Residential (AR) in the first County Zoning Map in 1970.
- In 2001, as part of the reorganization of the Zoning Ordinance, the parcel was split zoned between I and RR-3
- County Council approved rezoning application 3259-C to rezone the property from the Industrial Zoning District to the Residential Single Family (RSL) Zoning District on June 22, 2004.
- The site is currently zoned R-4, which is the RSL equivalent. This renaming from RSL to R-4 occurred in 2006.

## Main zoning permits/applications issued for the current boat yard operation on the site:

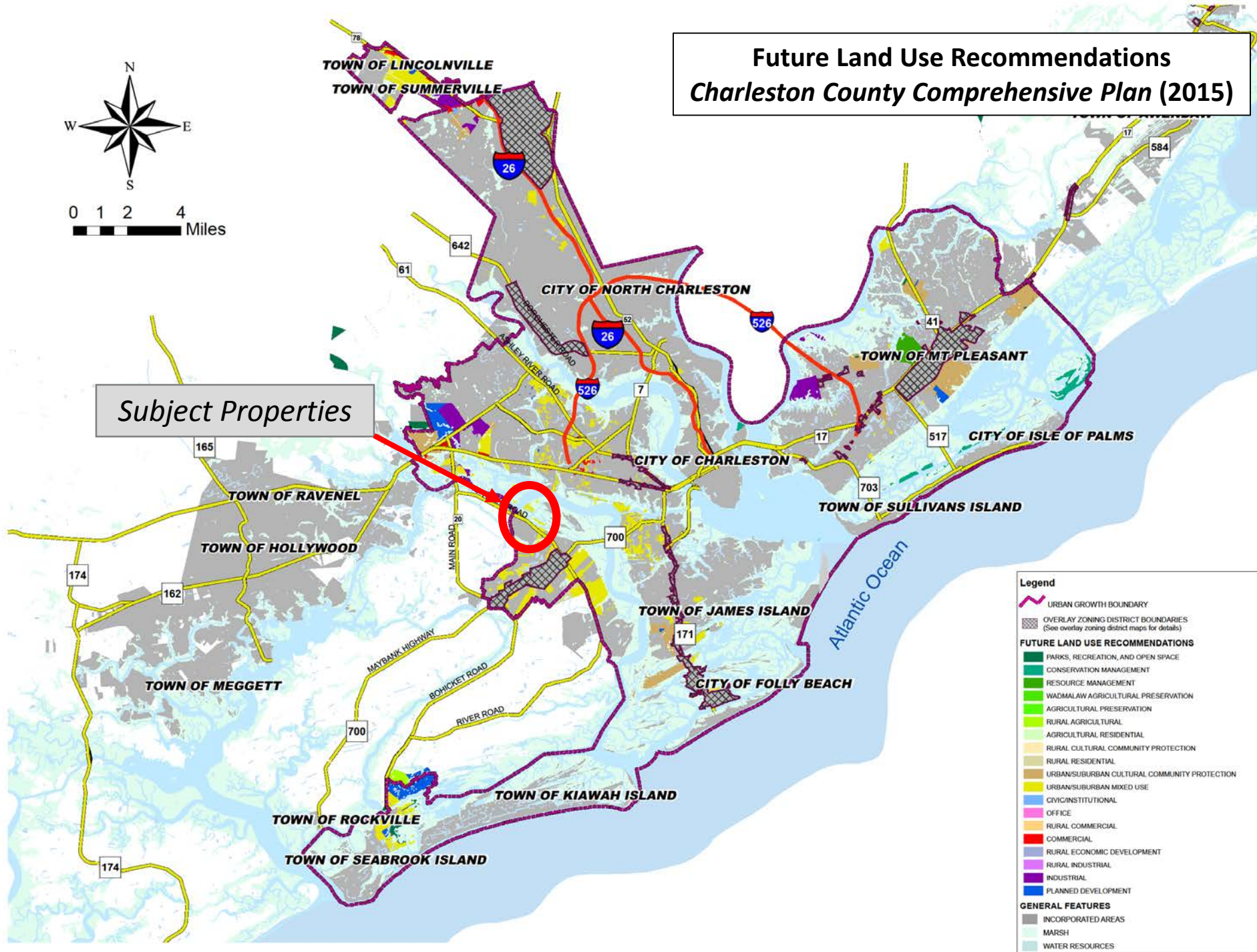
- 0402-B approved 10/21/1971 to construct an office building.
- 1721 approved 6/7/1972 for an addition to an existing shop for ship repair.
- 15115-ZC approved 11/24/1980 to construct a building to be used in a ship building facility.
- 30095 approved 11/27/1989 to construct a building for boat repair.
- 106063-Z approved 12/20/1995 for electrical work to support a ship building dock.
- 114990-Z approved 3/18/1998 to establish yacht sales use.
- 142385-Z approved 10/27/2004 for Boat Dry Stack.
- 143356-A-01868V approved in 2005 for a variance to increase building height for boat storage building.

The applicant has submitted a subdivision plat, Subdivision Application 07-18-00901, proposing to re-subdivide TMS 311-00-00-050 and TMS 311-00-00-046 into 4 parcels to clean up the split zoning, should these rezoning requests be approved. The subdivision plat is in an approvable state.

# Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



**Subject Properties**



**Legend**

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)
- FUTURE LAND USE RECOMMENDATIONS**
  - PARKS, RECREATION, AND OPEN SPACE
  - CONSERVATION MANAGEMENT
  - RESOURCE MANAGEMENT
  - WADMALAW AGRICULTURAL PRESERVATION
  - AGRICULTURAL PRESERVATION
  - RURAL AGRICULTURAL
  - AGRICULTURAL RESIDENTIAL
  - RURAL CULTURAL COMMUNITY PROTECTION
  - RURAL RESIDENTIAL
  - URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION
  - URBAN/SUBURBAN MIXED USE
  - CIVIC/INSTITUTIONAL
  - OFFICE
  - RURAL COMMERCIAL
  - COMMERCIAL
  - RURAL ECONOMIC DEVELOPMENT
  - RURAL INDUSTRIAL
  - INDUSTRIAL
  - PLANNED DEVELOPMENT
- GENERAL FEATURES**
  - INCORPORATED AREAS
  - MARSH
  - WATER RESOURCES

# Future Land Use Recommendations: Johns Island Charleston County Comprehensive Plan (2015)

Rezone a 2.94 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00085)

Rezone a 9.61 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00086)

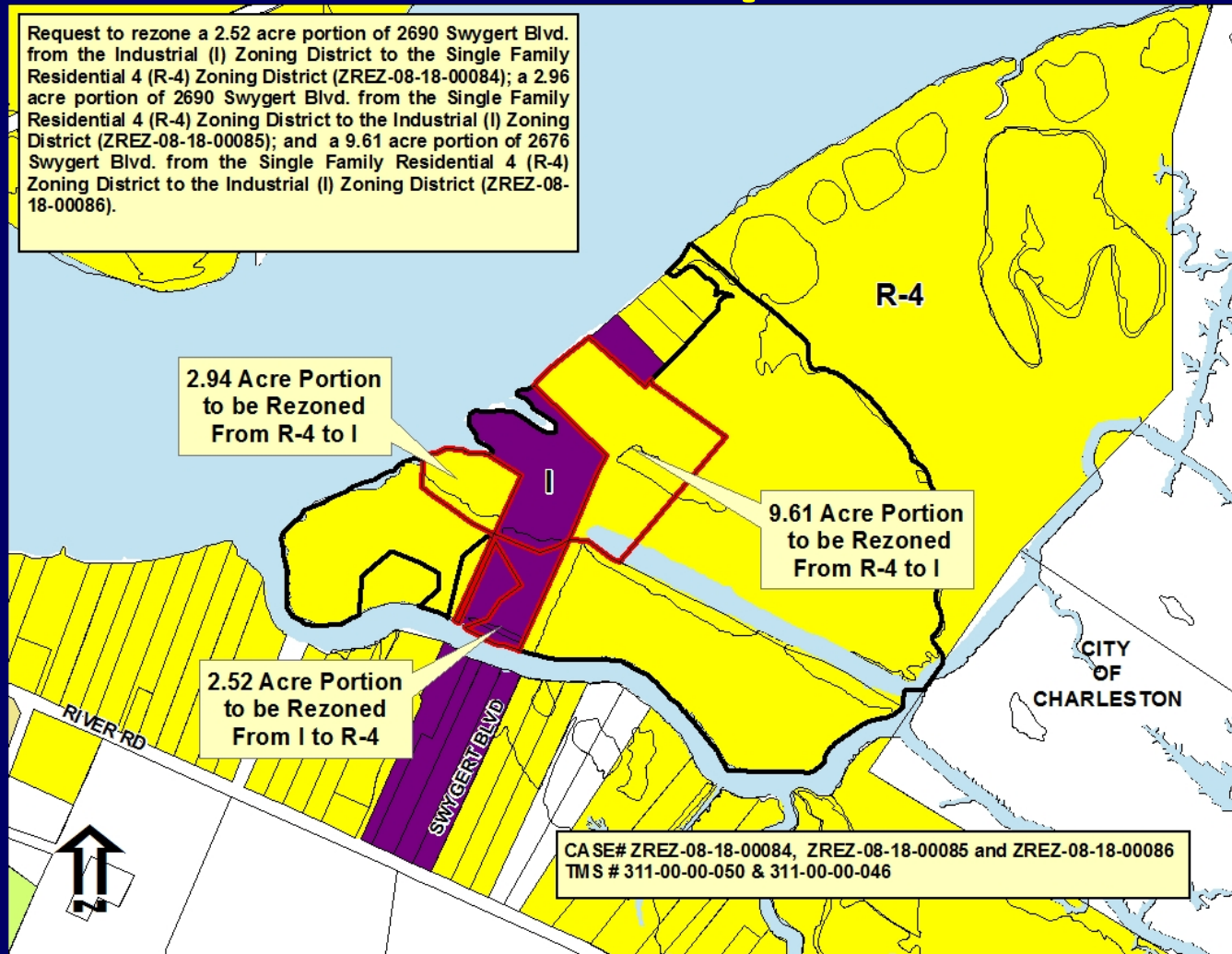
Rezone a 2.52 acre portion from the I Zoning District to the R4 Zoning District (ZREZ-08-18-00084)

## Legend

- Urban/Suburban Mixed Use
- Industrial



# Area Description

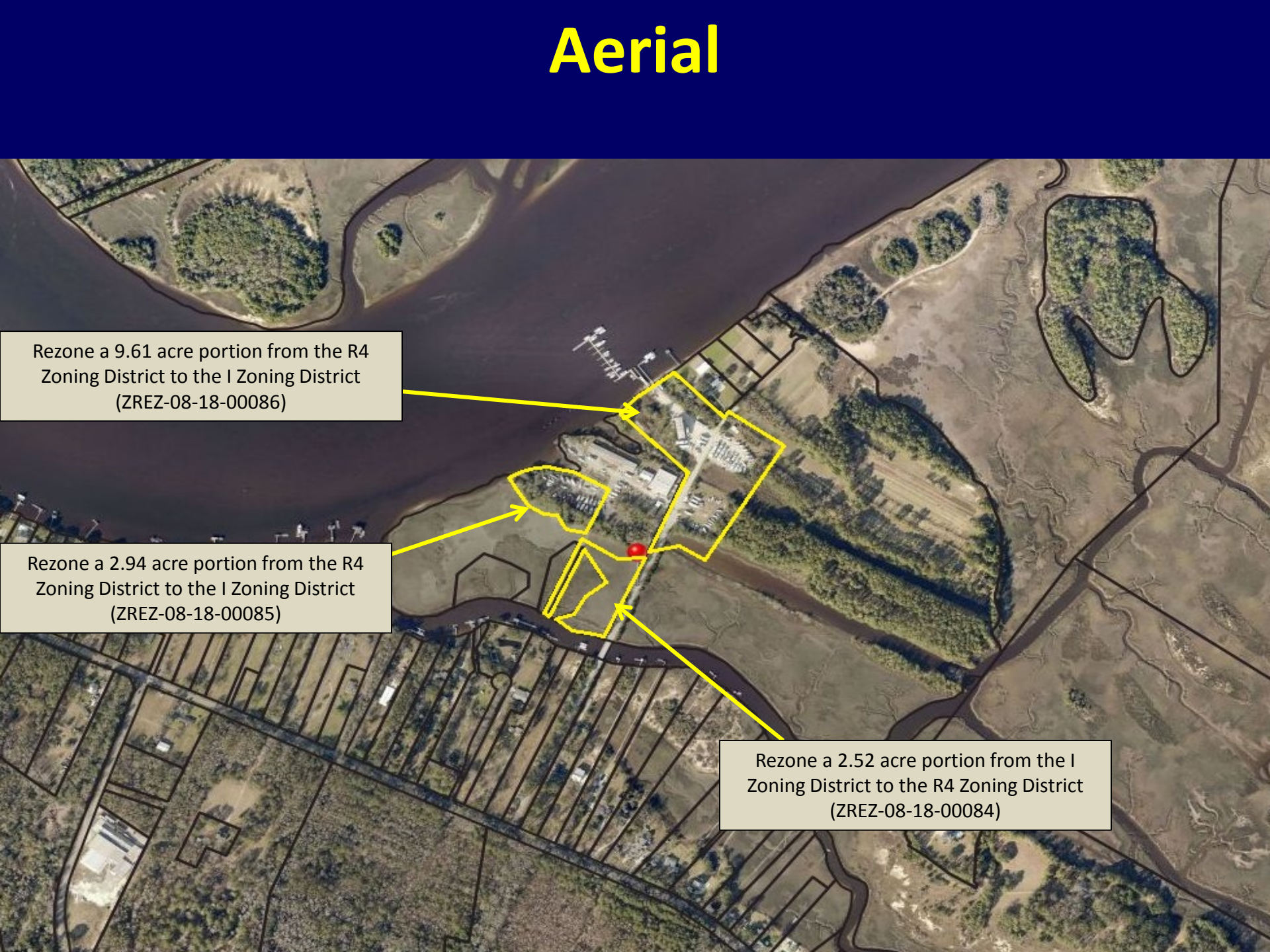


With regard to the property located at 2690 Swygert Boulevard, TMS 311-00-00-050, adjacent properties are zoned either R-4 or I and are either undeveloped or contain agricultural uses, residential development, a marina, or a boat yard.

With regard to the property located at 2676 Swygert Boulevard, TMS 311-00-00-046, adjacent properties are zoned either R-4 or I and are either undeveloped or contain agricultural uses, residential development, a special events center or a boat yard.



# Aerial



Rezone a 9.61 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00086)

Rezone a 2.94 acre portion from the R4 Zoning District to the I Zoning District (ZREZ-08-18-00085)

Rezone a 2.52 acre portion from the I Zoning District to the R4 Zoning District (ZREZ-08-18-00084)

# ZREZ-08-18-00084, -00085 and -00086



**1 – Subject Property  
(part of 2.94 acre portion of TMS 311-00-00-050 to be rezoned from R-4 to I)**

**2 – Subject Property  
(part of 9.61 acre portion of TMS 311-00-00-046 to be rezoned from R-4 to I)**



# ZREZ-08-18-00084, -00085 and -00086



**3 – Subject Property**  
(part of 9.61 acre portion of TMS 311-00-00-046 to be rezoned from R-4 to I)

**4 – Subject Property**  
(part of 2.52 acre portion of TMS 311-00-00-050 to be rezoned from I to R-4)



# ZREZ-08-18-00084, -00085 and -00086



**5 – Adjacent Property**

**4 – Entrance to the site**



# Typical Allowed Uses

## Single Family Residential 4 (R-4)

- Density: 4 units/acre
- Single-Family Detached
- Duplex
- School, Primary and Secondary
- Historical sites
- Libraries or archives
- Museums
- Community recreation
- Catering service
- Sweetgrass basket stand

## Industrial (I)

- Density: 4 units/acre
- Horticultural Production
- Lumber Mills or Saw Mills
- Adult and Child Day Care Facilities
- Community Recreation
- Hotels or Motels
- Administrative, Business, Professional and Government Offices
- Heavy Construction Services
- Special Trades Contractors
- Vehicle Sales
- Machinery Manufacturing

# Approval Criteria—Section 3.4.6

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

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

*Staff response:* The Charleston County Comprehensive Plan recommends the Urban/Suburban Mixed Use future land use for the subject sites. This future land use designation “...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public open spaces and linkages to public transit...” The request to rezone a 2.52-acre portion of TMS 311-00-00-050 to the R-4 Zoning District is consistent with the Plan’s recommendations for this area, as there are single-family residences and low-density development within the surrounding locality. However, the requests to rezone a 2.94-acre portion of TMS 311-00-00-050 and a 9.61-acre portion of TMS 311-00-00-046 to Industrial (I) are not consistent with the mostly residential and agricultural development in the surrounding locality. It is noted however, that the current ship building/boat yard operation has existed on site since 1971 and forms part of the character of the area.

Furthermore, it is also noted that the proposed zoning amendments would result in 12.55 acres (9.45 acres highland) going from R4 to I and only 2.52 acres, all marshland, going from I to R4. This is not a comparable swap.

## Approval Criteria—Section 3.4.6<sub>(cont'd)</sub>

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

*Staff response:* The request to rezone a 2.52-acre portion of TMS 311-00-00-050 from Industrial (I) to Single-Family Residential 4 (R-4) is compatible with existing uses and recommended densities, as this area contains low density residential and agricultural development. However, the requests to rezone a 2.94-acre portion of TMS 311-00-00-050 and a 9.61-acre portion of TMS 311-00-00-046 from Single-Family Residential 4 (R-4) to Industrial (I) are not compatible with the uses and recommended densities of residential and agricultural properties in the surrounding locality. It is noted however, that the current ship building/boat yard operation has existed on site since 1971 and forms part of the character of the area.

Further to the above, it is noted that development that may occur as a result of these zoning changes will be required to comply with all applicable regulations of the ZLDR.

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

*Staff response:* The proposed amendments can be considered as correcting an inconsistency as industrial type development was approved on land zoned either single-family residential or agricultural residential.

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

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

# Recommendation

Zoning map amendment request ZREZ-08-18-00084 meets one or more of the above stated criteria

## **STAFF RECOMMENDATION:**

Approval

## **PLANNING COMMISSION RECOMMENDATION:**

Approval (vote: 7-0, with 2 absent)

Zoning map amendment requests ZREZ-08-18-00085 and -00086 are not completely consistent with the Comprehensive Plan

## **STAFF RECOMMENDATION:**

Disapproval

## **PLANNING COMMISSION RECOMMENDATION:**

Approval (vote: 7-0, with 2 absent)



# Notifications

- September 21, 2018
  - 223 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List.
  - Requests advertised in the Post & Courier.
- October 26, 2018
  - 223 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List.
  - Requests advertised in the Post & Courier.
  - Notification sign posted on the property.

A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a grid of colored rectangles representing different zoning types. The colors include shades of blue, green, yellow, orange, and red. The text is overlaid on the map.

# **Charleston County Zoning Map Amendment Requests**

**Public Hearing – November 13, 2018**

**Planning and Public Works Committee – November 27, 2018**

# ZONING CHANGE APPLICATION

CASE 2052-08-18-00084 PD \_\_\_\_\_



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

## PROPERTY INFORMATION

CURRENT DISTRICT Industrial REQUESTED DISTRICT R-4

PARCEL ID(S) Portions of 311-00-00-050

CITY/AREA OF COUNTY Johns Islands, Charleston County

STREET ADDRESS 2690 Swygert Blvd., Johns Island, SC 29455-8719

ACRES 2.52 Acres

DEED RECORDED: BOOK M094 PAGE 344 DATE 01-01-1970

PLAT RECORDED: BOOK Z PAGE 89 DATE 01-01-1970 APPROVAL # 5073

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Sandblasters, Inc. HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 2676 Swygert Blvd. WORK PHONE 843-559-0379  
CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-559-0379  
EMAIL pspeights@yahoo.com

**OWNER** (IF OTHER THAN APPLICANT) HOME PHONE \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**REPRESENTATIVE** (IF OTHER THAN APPLICANT) HLA, Inc. HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 29A Leinbach Drive WORK PHONE (843) 763-1166  
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE \_\_\_\_\_  
EMAIL bwhalen@hlainc.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 HLA, Inc. 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 08/20/2018 Signature of Applicant/ Representative (if other than owner) [Signature] Date 8/23/18  
Planner's Signature [Signature] Date 8/24/18 Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$17520 Cash ?  Check?  # 11900 Invoice Number 202-178778-24-  
08-2018

# ZONING CHANGE APPLICATION

CASE 2421-08-8-0005 PD \_\_\_\_\_



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

## PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT Industrial

PARCEL ID(S) Portions of 311-00-00-050

CITY/AREA OF COUNTY Johns Islands, Charleston County

STREET ADDRESS 2690 Swygert Blvd., Johns Island, SC 29455-8719

ACRES 2.94 Acres

DEED RECORDED: BOOK M094 PAGE 344 DATE 01-01-1970

PLAT RECORDED: BOOK Z PAGE 89 DATE 01-01-1970 APPROVAL # \_\_\_\_\_

5073

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Sandblasters, Inc. HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 2676 Swygert Blvd. WORK PHONE 843-559-0379  
CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-559-0379  
EMAIL pspeights@yahoo.com

**OWNER** (IF OTHER THAN APPLICANT) HOME PHONE \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**REPRESENTATIVE** (IF OTHER THAN APPLICANT) HLA, Inc. HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 29A Leinbach Drive WORK PHONE (843) 763-1166  
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE \_\_\_\_\_  
EMAIL bwhalen@hlainc.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 HLA, Inc. 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 08/20/2018 Signature of Applicant/ Representative (if other than owner) [Signature] Date 8/23/18  
Planner's Signature [Signature] Date 8/24/18 Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$179.40 Cash ?  Check?  # 11899 Invoice Number 138976-24-08-2018

# ZONING CHANGE APPLICATION

CASE 2018-08-18-00086 PD \_\_\_\_\_



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

## PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT Industrial

PARCEL ID(S) Portion of 311-00-00-046

CITY/AREA OF COUNTY Johns Islands, Charleston County

STREET ADDRESS 2676 Swygert Blvd., Johns Island, SC 29455-8719 ACRES 9.61 Acres

DEED RECORDED: BOOK P125 PAGE 059 DATE 06-05-1981

PLAT RECORDED: BOOK N PAGE 87 DATE 06-05-1981 APPROVAL # 5073

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Swygert Company HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 2690 Swygert Blvd. WORK PHONE 843-559-0379  
CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-559-0379  
EMAIL pspeights@yahoo.com

**OWNER**  
(IF OTHER THAN APPLICANT) HOME PHONE \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**REPRESENTATIVE**  
(IF OTHER THAN APPLICANT) HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 29A Leinbach Drive WORK PHONE (843) 763-1166  
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE \_\_\_\_\_  
EMAIL bwhalen@hlainc.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 HLA, Inc. 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 08-20-2018 Signature of Applicant/ Representative (if other than owner) [Signature] Date 8/23/18

Planner's Signature [Signature] Date 8/24/18 Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$ 246.10 Cash?  Check?  # 11898 Invoice Number TRE-15877-24-  
08-2018