

## *Post & Courier*

### CHARLESTON COUNTY COUNCIL ZONING PUBLIC HEARING Tuesday, April 25, 2017 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, April 25, 2017 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 Comprehensive Plan and Zoning Map Amendment requests:

Kitford Road Community Comprehensive Plan Amendment and Zoning Map Amendment Requests:

Comprehensive Plan Amendment request to change the Future Land Use designation from Rural Industrial to Rural Residential and a Zoning Map Amendment request to change the zoning district from Industrial (I) and/or Rural Residential/Industrial (RR-3/I) to Rural Residential (RR-3) for the following properties: TMS 283-00-00-111, 763 Main Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Industrial); TMS 283-00-00-114, 3519 Kitford Road, 0.7 acres (Future Land Use Designation: Rural Industrial; Zoning District: Industrial); TMS 283-00-00-115, 3507 Kitford Road, 1.1 acres (Future Land Use Designation: Rural Industrial; Zoning District: Industrial); TMS 283-00-00-118, 3510 Kitford Road, 1.0 acres (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial); TMS 283-00-00-121, 3522 Kitford Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial); TMS 283-00-00-122, 3524 Kitford Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Industrial); TMS 283-00-00-131, 3564 Kitford Road, 2.3 acres (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial); and TMS 283-00-00-147, 3459 Doctor Whaley Road, 3.6 acres (Future Land Use Designation: Rural Residential; Zoning District: Rural Residential/Industrial).

Comprehensive Plan Amendment Requests ACP-02-17-00105 and -00106: Request to change the Future Land Use Designation for properties located at 10359, 10363, and 10367 Hwy 78, North Area (TMS 385-15-00-008; -007; and -006) from Urban/Suburban Mixed Use to Commercial. (Total size: 2.73 acres)

ZREZ-11-16-00043; -00041; -00042; and -00044: Request to rezone properties located at 10359, 10353, 10363, and 10367 Hwy 78, North Area (TMS 385-15-00-008; -009; -007; and -006) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District (Total size: 3.14 acres).

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.

Beverly T. Craven  
Clerk of Council

**Kitford Road Area  
Comprehensive Plan and  
Zoning Map  
Amendment Requests**

# COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT REQUESTS: KITFORD ROAD COMMUNITY

**Planning Commission: March 13, 2017**

**Planning Commission: April 10, 2017**

**Public Hearing: April 25, 2017**

**PPW Committee: May 4, 2017**

**First reading: May 9, 2017**

**Second Reading: May 23, 2017**

**Third Reading: June 6, 2017**

## **BACKGROUND:**

### History:

At the October 24, 2016 Planning Commission meeting, a request to rezone the property located at 3520 Kitford Road on Johns Island from the Rural Residential (RR-3) Zoning District to the Industrial (I) Zoning District was considered (TMS 283-00-00-499; Property size: 0.74 acres). Several residents of the Kitford Road community attended this meeting to voice their opposition to the rezoning request. The residents also expressed concern regarding recent changes in the community as more commercial businesses have established along Kitford Road and explained the negative impacts, including traffic and noise issues. They inquired about the origin of the industrial zoning mixed in with rural residential zoning in their community and expressed interest in having the zoning changed to rural residential to preserve what is left of the community.

The Planning Commission discussed the inconsistent zoning and land uses in the area and voiced concern about the transitioning neighborhood. As a result of the discussion, the Planning Commission unanimously voted (7 to 0) to defer the rezoning application and directed staff to research the zoning, future land use, and existing land use for the area and work with the community to offer solutions for discussion at a future Planning Commission meeting. It should be noted that as staff researched the zoning in the area, it was discovered that the property that was the subject of the rezoning request described above was already in the Industrial Zoning District due to an error that occurred in 2001 when the County transitioned from paper zoning maps to the digital mapping system. The property owner and community were notified of this issue and the rezoning request was administratively withdrawn and application fee returned.

A large portion of the Kitford Road Community and the area across Main Road were placed in the Light Industrial zoning district when County Council adopted the first zoning map on January 19, 1970, due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. When the County adopted the first Comprehensive Plan in 1999, this area was placed in the Industrial future land use category and given the Industrial (I) Zoning District designation. The future land use designation was subsequently changed to Rural Industrial as part of the 10-Year Update of the Comprehensive Plan, which was adopted in 2008; however, the zoning remained the same. The future land use and zoning district designations have not changed since.

Staff worked with Council Member Johnson and the Kitford Road Community residents to set up a community meeting, which was held on December 8, 2016 at Ferry Field Baptist Church located on River Road, the location requested by the community. Staff notified all property owners and residents in the area of the meeting. Forty-three (43) people attended the community meeting, where staff explained the evolution of the zoning and future land use designations in the area and asked the attendees to indicate whether or not they wanted the properties they owned to be in the Industrial Zoning District or the Rural Residential Zoning District. A few property owners requested to have the zoning on their properties changed to Rural Residential (RR-3). Since many property owners in the area did not attend the meeting, staff again notified (by mail) all property owners of the zoning and

future land use discrepancies and asked them to notify staff in writing if they wanted to change the zoning on their properties to the Rural Residential Zoning District. In total, staff received eight (8) requests (from property owners) to rezone properties in the community to the RR-3 Zoning District and change the future land use designation accordingly. Those letters are included in this packet (located after the presentation).

Staff is processing these requests to amend the Comprehensive Plan to change the Future Land Use designation from Rural Industrial to Rural Residential and amend the Zoning Map to change the zoning district from Industrial (I) and/or Rural Residential/Industrial (RR-3/I) to Rural Residential (RR-3) for these properties. Property owners were not charged any application fees. The parcel identification numbers, addresses, acreage information, and current zoning and future land use designations of these eight (8) properties are listed below:

- a. TMS 283-00-00-111, 763 Main Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
- b. TMS 283-00-00-114, 3519 Kitford Road, 0.7 acres (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
- c. TMS 283-00-00-115, 3507 Kitford Road, 1.1 acres (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
- d. TMS 283-00-00-118, 3510 Kitford Road, 1.0 acres (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial);
- e. TMS 283-00-00-121, 3522 Kitford Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial);
- f. TMS 283-00-00-122, 3524 Kitford Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
- g. TMS 283-00-00-131, 3564 Kitford Road, 2.3 acres (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial); and
- h. TMS 283-00-00-147, 3459 Doctor Whaley Road, 3.6 acres (Future Land Use Designation: Rural Residential; Zoning District: Rural Residential/Industrial).

Council District: 8

Municipalities Notified/Response: The City of Charleston, Town of Kiawah Island, and Town of Seabrook Island were notified. There were no responses received.

Public Input: Staff received nine (9) letters from the owners of the eight (8) subject properties requesting these amendments.



**STAFF RECOMMENDATION:**

**APPROVAL CRITERIA**

Comprehensive Plan Amendment Applications

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;**  
Response: Not applicable.
- 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;**  
Response: Not applicable.
- C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;**  
Response: Not applicable.
- 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;**  
Response: This area was identified by the County for industrial use in 1970 and again in 1999 due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. However, these trends did not occur as projected, and while many parcels in the immediate area are zoned for commercial and industrial uses, they have not been developed as such. In addition, the anticipated expansion of the tomato packing sheds did not occur. Instead, many residents and owners of property in the area wish to keep what is left of the residential character of their community. Therefore, events, trends, and facts after adoption of the *Comprehensive Plan* have changed the character and condition of this area, making the proposed amendments necessary.
- E. The proposed *Comprehensive Plan Amendment* is requested pursuant to and complies with Article 3.17, Developments of County Significance; or**  
Response: Not applicable
- 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).**  
Response: Not applicable

Staff recommends approval of these Comprehensive Plan amendments because they are consistent with the overall purpose and intent of the Plan and approval criterion D is met.

Zoning Map Amendment Applications

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: If the Comprehensive Plan amendments described above are recommended for approval, the requested amendments to the Zoning Map will be consistent with the Comprehensive Plan. The requested amendments are consistent with the stated purposes of this Ordinance (the ZLDR).

**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 amendments will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties and will benefit the public good.

**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: This area was identified by the County for industrial use in 1970 and again in 1999 due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. However, these trends did not occur as projected and while many parcels in the immediate area are zoned for commercial and industrial uses, they have not been developed as such. In addition, the anticipated expansion of the tomato packing sheds did not occur. Instead, many residents and owners of property in the area wish to keep what is left of the residential character of their community. Therefore, these amendments address events, trends, and facts that have significantly changed the character and condition of this area.

If the Comprehensive Plan amendments described above are recommended for approval, the requested amendments to the Zoning Map will be consistent with the Comprehensive Plan. In addition, the request meets three of the approval criteria (A, B, and D).

**PLANNING COMMISSION MEETING: MARCH 13, 2017**

The *Post & Courier* did not publish the ad for this meeting, as requested; therefore, Planning Commission could only take action on the Zoning Map Amendment requests. The Comprehensive Plan Amendment requests were deferred to the April 10, 2017 meeting.

Recommendation - Zoning Map Amendment Requests: Approval (vote: 8 to 0).

Speakers: One person spoke in support of the application. There was no opposition.

Notifications:

A total of 771 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, Kitford Road Community and ZLDR-Comp Plan Amendment Interested Parties Lists on February 24, 2017. The *Post & Courier* did not publish the ad for this meeting, as requested.

**PLANNING COMMISSION MEETING: APRIL 10, 2017**

Recommendation – Comprehensive Plan Amendment Requests: Approval (Vote: 7 to 0)

Speakers: One person spoke in support of the application. There was no opposition.

Notifications:

A total of 771 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, Kitford Road Community and ZLDR-Comp Plan Amendment Interested Parties Lists on March 24, 2017. Additionally, this request was noticed in the *Post & Courier* on March 24, 2017.

**PUBLIC HEARING: APRIL 25, 2017**

Notifications:

A total of 771 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, Kitford Road Community and ZLDR-Comp Plan Amendment Interested Parties Lists on March 24, 2017. Additionally, signs were posted on the subject properties on April 7, 2017, and the requests were noticed in the *Post & Courier* on March 24, 2017.

A light green map of Charleston County, South Carolina, is overlaid on a dark blue background. The map shows the county's irregular shape, including the Charleston peninsula and surrounding areas. The text is centered over the map.

# **Charleston County Comprehensive Plan and Zoning Map Amendment Requests**

**Public Hearing – April 25, 2017**

**Planning/Public Works Committee – May 4, 2017**

# Kitford Road Community

## Comprehensive Plan and Zoning Map Amendments-Requests

- Comprehensive Plan Amendment request to change the Future Land Use designation from Rural Industrial to Rural Residential for 7 properties (this request excludes 3459 Doctor Whaley Road because it already is recommended for Rural Residential Future Land Use); and
- Zoning Map Amendment request to change the zoning district from Industrial (I) and/or Rural Residential/Industrial (RR-3/I) to Rural Residential for 8 properties (RR-3).

# Kitford Road Community

## Comprehensive Plan and Zoning Map Amendments-Requests

- Johns Island:
  - TMS 283-00-00-111, 763 Main Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
  - TMS 283-00-00-114, 3519 Kitford Road, 0.7 acres (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
  - TMS 283-00-00-115, 3507 Kitford Road, 1.1 acres (Future Land Use Designation: Rural Industrial; Zoning District: Industrial);
  - TMS 283-00-00-118, 3510 Kitford Road, 1.0 acres (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial);
  - TMS 283-00-00-121, 3522 Kitford Road, 1.0 acre (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial);
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  - TMS 283-00-00-131, 3564 Kitford Road, 2.3 acres (Future Land Use Designation: Rural Industrial; Zoning District: Rural Residential/Industrial); and
  - TMS 283-00-00-147, 3459 Doctor Whaley Road, 3.6 acres (Future Land Use Designation: Rural Residential; Zoning District: Rural Residential/Industrial).
- Applicant: Staff-driven process based on owner request
- Council District: 8

# Kitford Road Community

## Comprehensive Plan and Zoning Map Amendments-History

- At the October 24, 2016 Planning Commission meeting, a request to rezone the property located at 3520 Kitford Road on Johns Island from the Rural Residential (RR-3) Zoning District to the Industrial (I) Zoning District was considered (TMS 283-00-00-499; Property size: 0.74 acres).
  - Several residents of the Kitford Road community attended this meeting to voice their opposition to the rezoning request.
  - The residents also expressed concern regarding recent changes in the community as more commercial businesses have established along Kitford Road and explained the negative impacts, including traffic and noise issues.
  - They inquired about the origin of the industrial zoning mixed in with rural residential zoning in their community and expressed interest in having the zoning changed to rural residential to preserve what is left of the community.
- The Planning Commission unanimously voted (7 to 0) to defer the rezoning application and directed staff to research the zoning, future land use, and existing land use for the area and work with the community to offer solutions for discussion at a future Planning Commission meeting.
  - As staff researched the zoning in the area, it was discovered that the property that was the subject of the rezoning request described above was already in the Industrial Zoning District due to an error that occurred in 2001 when the County transitioned from paper zoning maps to the digital mapping system. The property owner and community were notified of this issue and the rezoning request was administratively withdrawn and application fee returned.

# Kitford Road Community

## Comprehensive Plan and Zoning Map Amendments-History

- A large portion of the Kitford Road Community and the area across Main Road were placed in the Light Industrial zoning district when County Council adopted the first zoning map on January 19, 1970.
- This zoning district designation was due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area.
- When the County adopted the first Comprehensive Plan in 1999, this area was placed in the Industrial future land use category and given the Industrial (I) Zoning District designation.
- The future land use designation was subsequently changed to Rural Industrial as part of the 10-Year Update of the Comprehensive Plan, which was adopted in 2008; however, the zoning remained the same.
- The future land use and zoning district designations have not changed since.



# Kitford Road Community

## Comprehensive Plan and Zoning Map Amendments-History

- Staff worked with Council Member Johnson and the Kitford Road Community residents to set up a community meeting.
  - December 8, 2016 at Ferry Field Baptist Church located on River Road.
  - Staff notified all property owners and residents in the area of the meeting.
  - Forty-three (43) people attended the community meeting, where staff explained the evolution of the zoning and future land use designations in the area and asked the attendees to indicate whether or not they wanted the properties they owned to be in the Industrial Zoning District or the Rural Residential Zoning District.
  - A few property owners requested to have the zoning on their properties changed to Rural Residential (RR-3).
- Since many property owners in the area did not attend the meeting, staff again notified (by mail) all property owners of the zoning and future land use discrepancies and asked them to notify staff in writing if they wanted to change the zoning on their properties to the Rural Residential Zoning District.

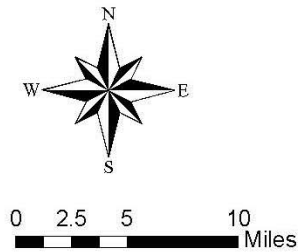
# Kitford Road Community

## Comprehensive Plan and Zoning Map Amendments-History

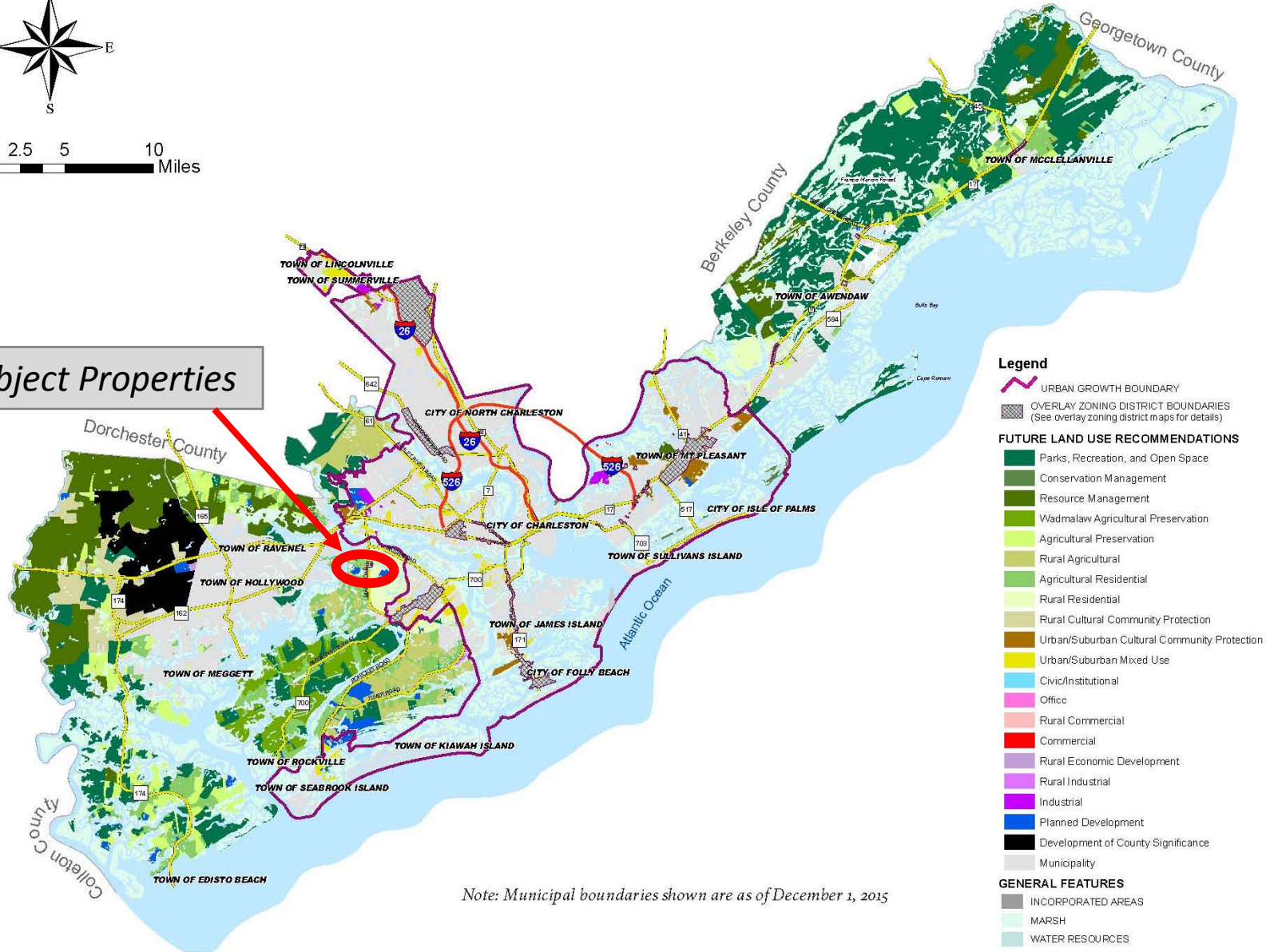
- In total, staff received eight (8) requests (from property owners) to rezone properties in the community to the RR-3 Zoning District and change the future land use designation accordingly.
  - Those letters are included in this packet (located after the presentation).
- Staff is processing these requests to amend the Comprehensive Plan to change the Future Land Use designation from Rural Industrial to Rural Residential and amend the Zoning Map to change the zoning district from Industrial (I) and/or Rural Residential/Industrial (RR-3/I) to Rural Residential (RR-3) for these properties.
  - Property owners were not charged any application fees.

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

MAP 3.1.4: FUTURE LAND USE



**Subject Properties**



**Legend**

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)

**FUTURE LAND USE RECOMMENDATIONS**

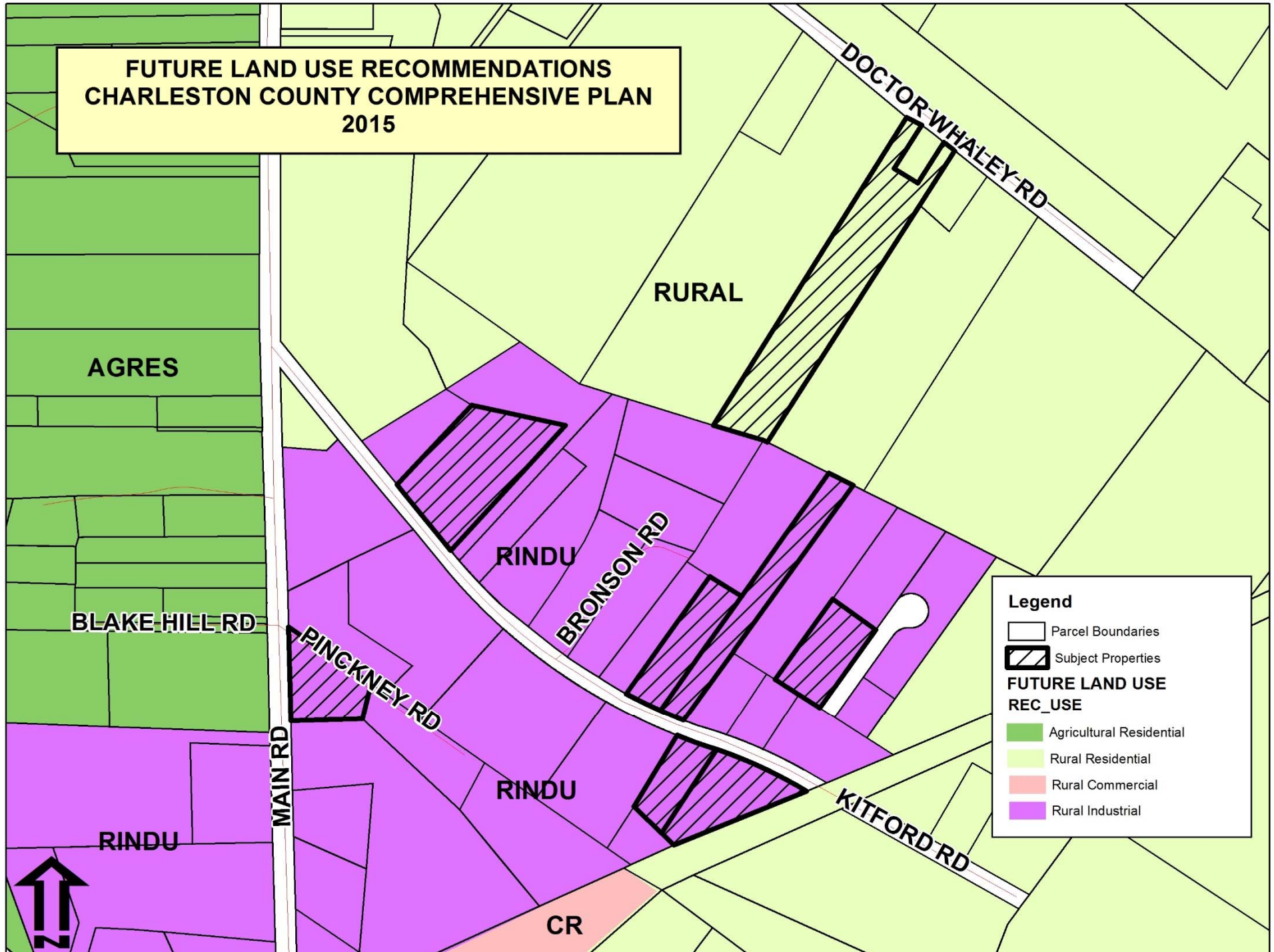
- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Planned Development
- Development of County Significance
- Municipality

**GENERAL FEATURES**

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

Note: Municipal boundaries shown are as of December 1, 2015

**FUTURE LAND USE RECOMMENDATIONS  
CHARLESTON COUNTY COMPREHENSIVE PLAN  
2015**



RURAL

AGRES

BLAKE HILL RD

MAIN RD

PINCKNEY RD

RINDU

BRONSON RD

RINDU

RINDU

CR

KITFORD RD

DOCTOR-WHALEY RD

**Legend**

- Parcel Boundaries
- Subject Properties

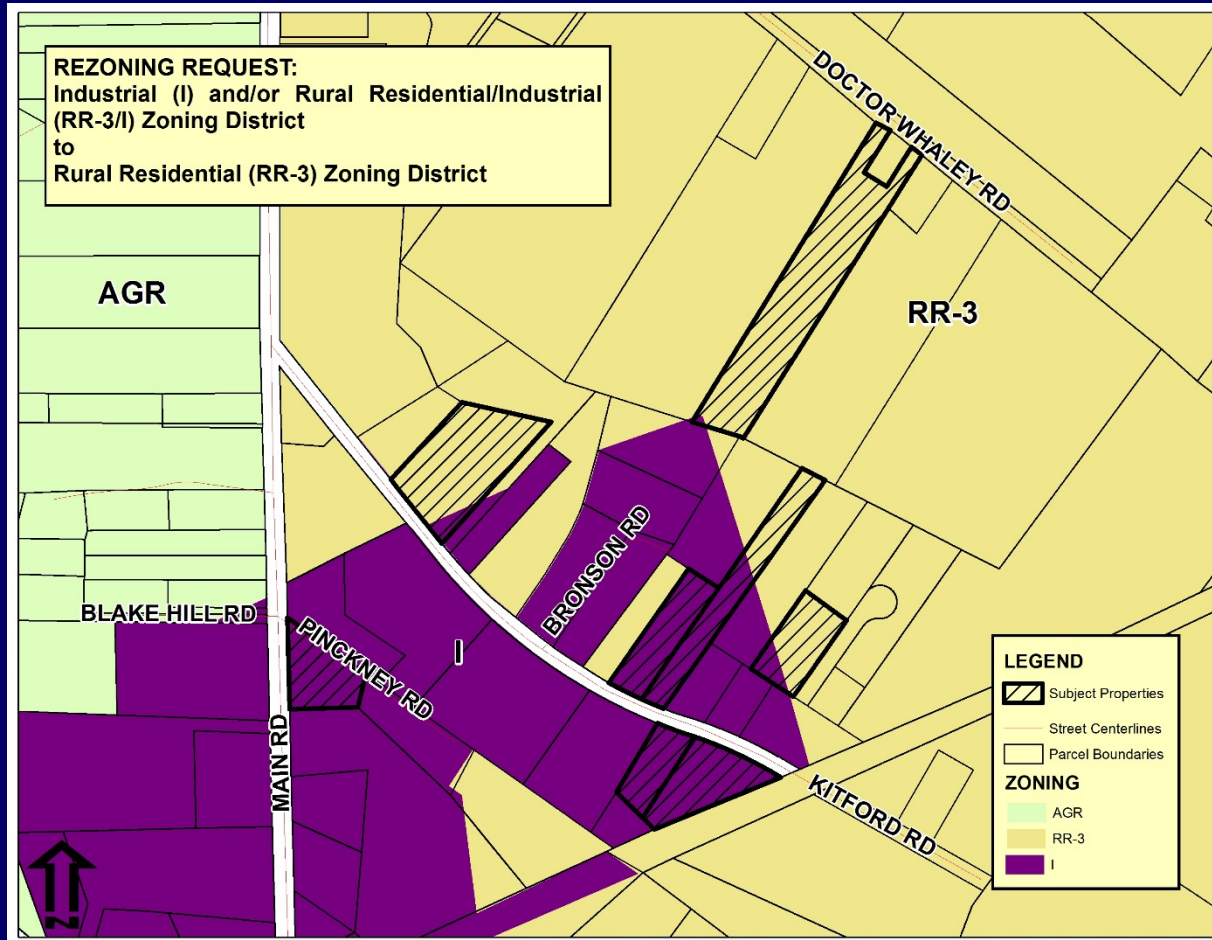
**FUTURE LAND USE  
REC\_USE**

- Agricultural Residential
- Rural Residential
- Rural Commercial
- Rural Industrial





# Area Description



The eight subject properties each contain a single family detached residence. Adjacent properties are all located in unincorporated Charleston County. These properties are either vacant or contain residential uses, excluding one parcel adjacent to 763 Main Road, which contains a commercial use, and two parcels adjacent to 3519 and 3507 Kitford Road, which contain a commercial use and an existing cell tower.



# Subject Parcels to the North





# KITFORD ROAD AREA PROPERTIES



**1 – Subject property  
763 Main Road**

**2 – Subject property  
3519 Kitford Road**



# KITFORD ROAD AREA PROPERTIES



**3 – Subject property  
3507 Kitford Road**

**4 – Subject property  
3510 Kitford Road**





# KITFORD ROAD AREA PROPERTIES



**5 – Subject property  
3522 Kitford Road**

**6 – Subject property  
3524 Kitford Road**



# KITFORD ROAD AREA PROPERTIES



**7 – Subject property  
3564 Kitford Road**

**8 – Subject property  
3459 Doctor Whaley Road**





# ZREZ-09-16-00039 & ZREZ-09-16-00040



**9 – Property adjacent  
to 763 Main Road**

**10 – Property adjacent  
To 3519 Kitford Road**



# Kitford Road Community

## Comprehensive Plan Amendments

- Requests:
  - Comprehensive Plan Amendment request to change the Future Land Use designation from Rural Industrial to Rural Residential for the following properties:

*763 Main Road, 283-00-00-111*

*3519 Kitford Road, 283-00-00-114*

*3507 Kitford Road, 283-00-00-115*

*3510 Kitford Road, 283-00-00-118*

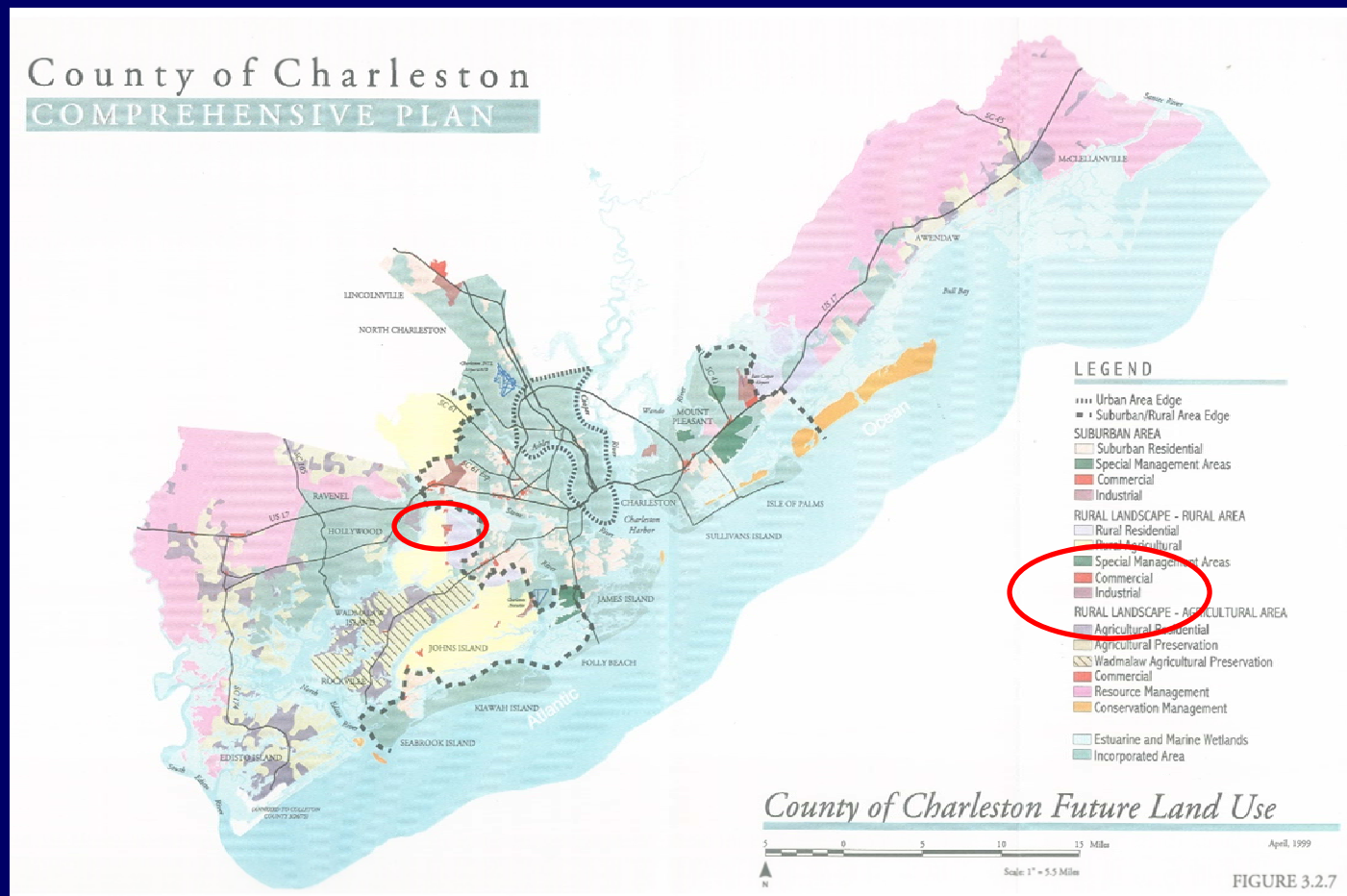
*3522 Kitford Road, 283-00-00-121*

*3524 Kitford Road, 283-00-00-122*

*3564 Kitford Road, 283-00-00-131*

# Kitford Road Community Comprehensive Plan Amendments

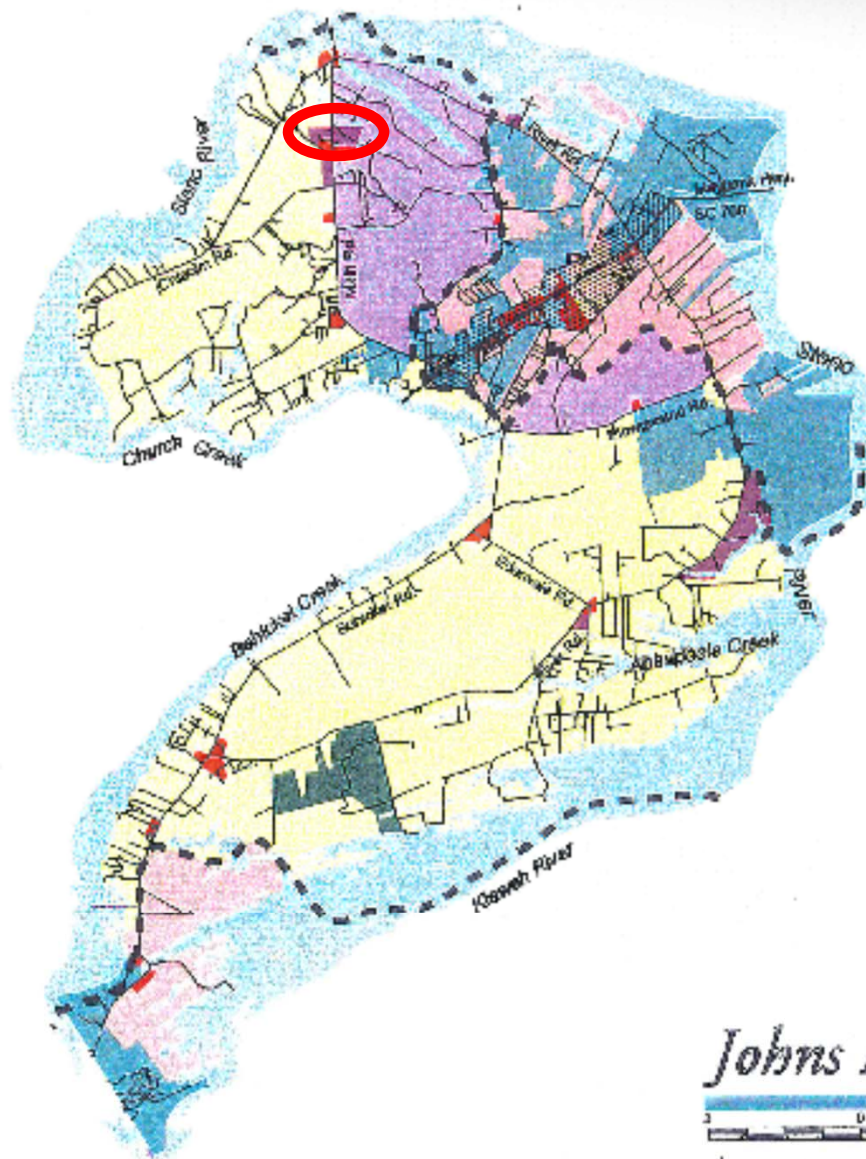
- When the County adopted the first Comprehensive Plan in 1999, this area was placed in the Industrial future land use category:





# County of Charleston COMPREHENSIVE PLAN

April 20, 1999



- LEGEND**
- Suburban/Rural Area Edge
  - Suburban
  - Commercial Centers
  - Haybank Highway Corridor
  - Industrial
  - Rural Residential
  - Rural Agricultural
  - Parkland
  - Freshwater and Marine Wetlands
  - Incorporated Areas

*Johns Island Future Land Use*



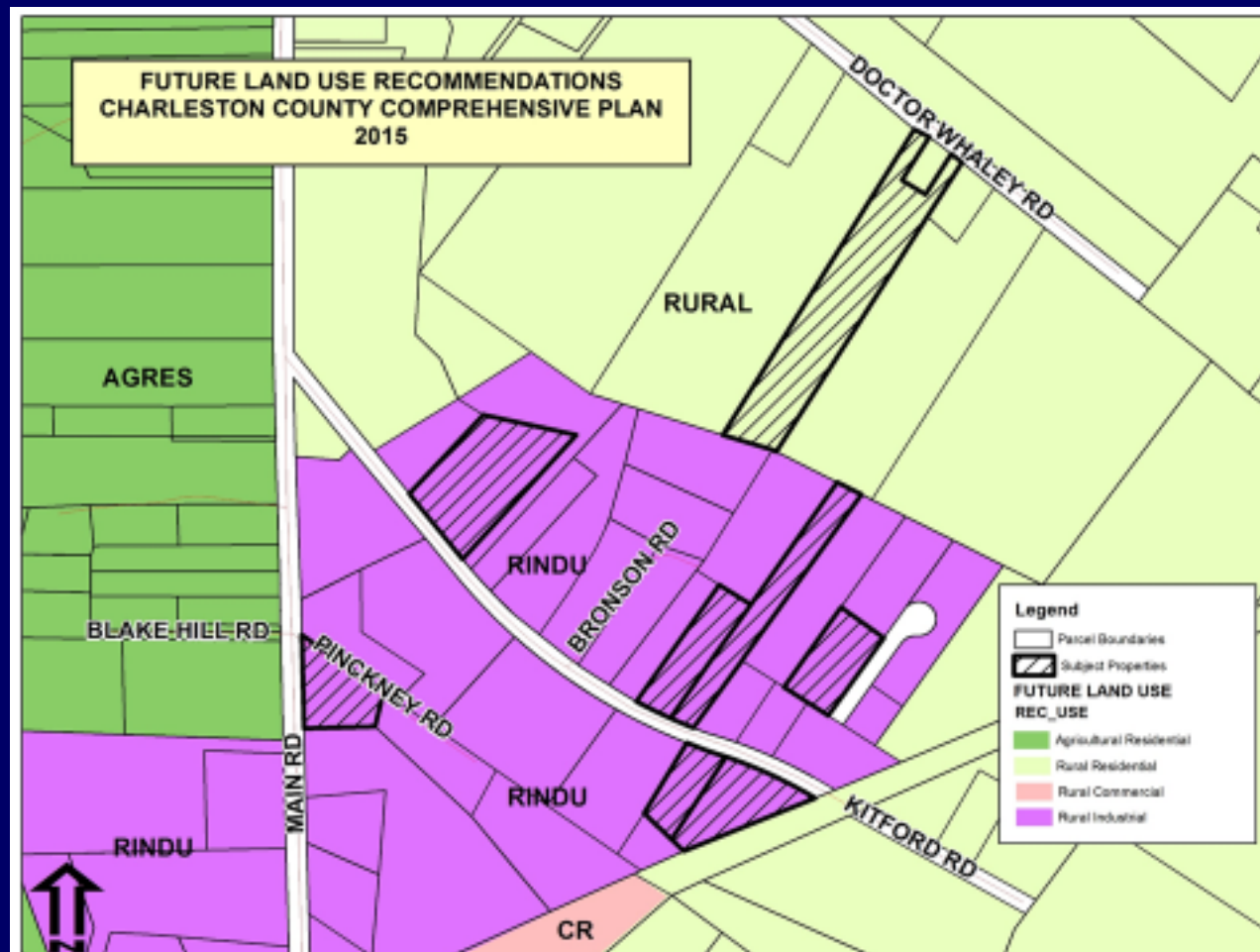
Scale 1" = 2.5 Miles

April, 1999

**FIGURE 3.2**

# Kitford Road Community Comprehensive Plan Amendments

- The future land use category was changed to Rural Industrial as part of the 10-Year Update of the Comprehensive Plan (adopted in 2008).



**Comprehensive Plan Amendment Requests  
Kitford Road Community**



## 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;**

*Response: Not Applicable.*

**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;**

*Response: Not Applicable.*

**C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;**

*Response: Not Applicable.*

## 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:

**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;**

*Response: This area was identified by the County for industrial use in 1970 and again in 1999 due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. However, these trends did not occur as projected and while many parcels in the immediate area are zoned for commercial and industrial uses, they have not been developed as such. In addition, the anticipated expansion of the tomato packing sheds did not occur. Instead, many residents and owners of property in the area wish to keep what is left of the residential character of their community. Therefore, events, trends, and facts after adoption of the Comprehensive Plan have changed the character and condition of this area, making the proposed amendments necessary.*

## 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:

- E. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Article 3.17, Developments of County Significance; or**

*Response: Not applicable.*

- 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).**

*Response: Not applicable.*

# Recommendation

- The Comprehensive Plan amendment requests are consistent with the overall purpose and intent of the Plan and approval criterion D is met.

**STAFF RECOMMENDATION:**

**Approval**

**PLANNING COMMISSION RECOMMENDATION:**

**Approval (vote: 7 to 0)**

# Kitford Road Community

## Zoning Map Amendments

- Requests:
  - Zoning Map Amendment request to change the zoning district from Industrial (I) and/or Rural Residential/Industrial (RR-3/I) to Rural Residential (RR-3) for the following properties:

*763 Main Road, 283-00-00-111 (Zoning: I)*

*3519 Kitford Road, 283-00-00-114 (Zoning: I)*

*3507 Kitford Road, 283-00-00-115 (Zoning: I)*

*3510 Kitford Road, 283-00-00-118 (Zoning: RR-3/I)*

*3522 Kitford Road, 283-00-00-121 (Zoning: RR-3/I)*

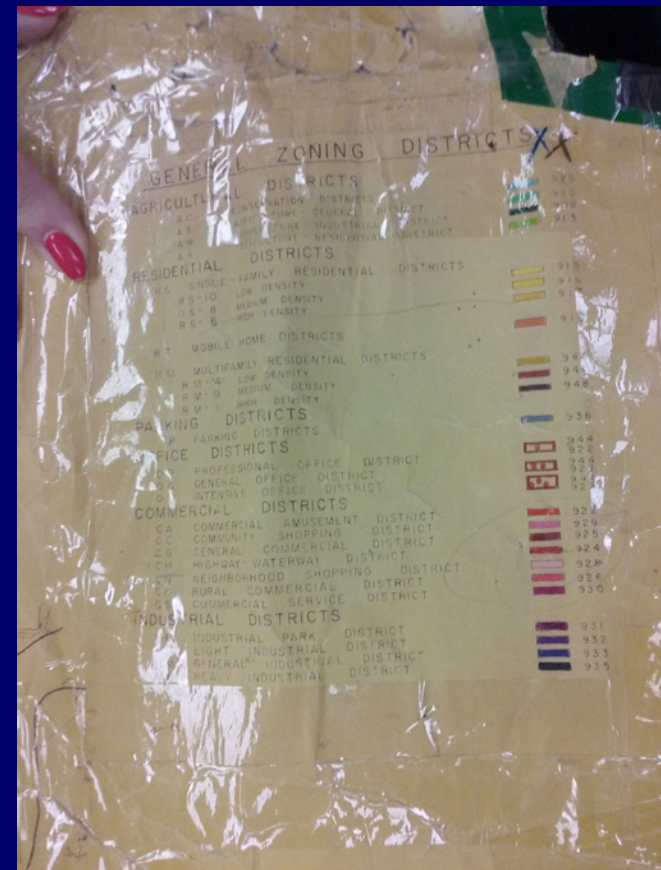
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# Kitford Road Community Zoning Map Amendments

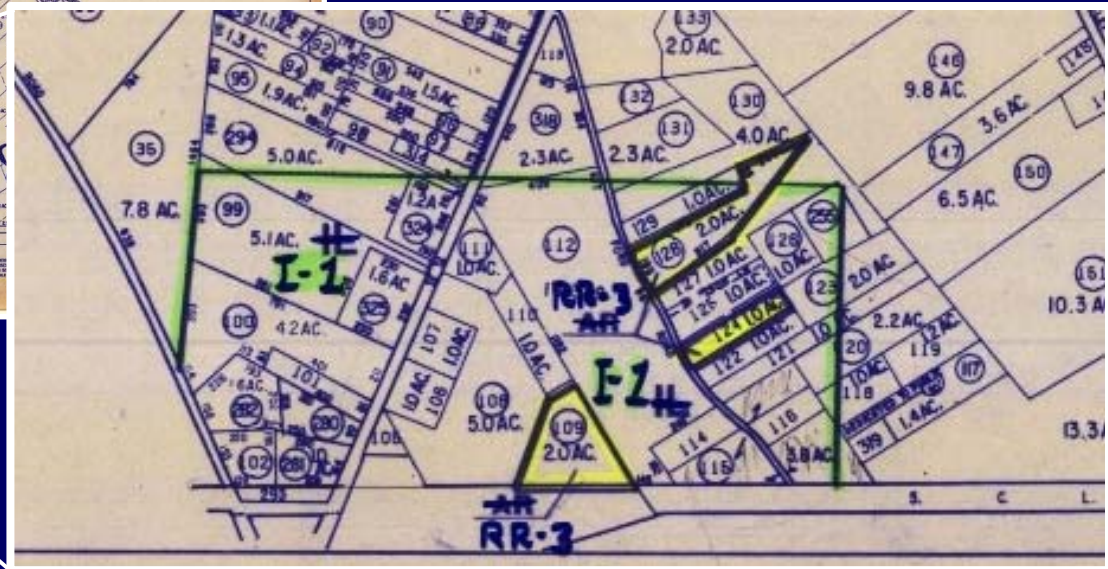
- On Charleston County's original zoning map adopted on January 19, 1970, much of the Kitford Road Community was placed in the Light Industrial Zoning District.





# Kitford Road Community Zoning Map Amendments

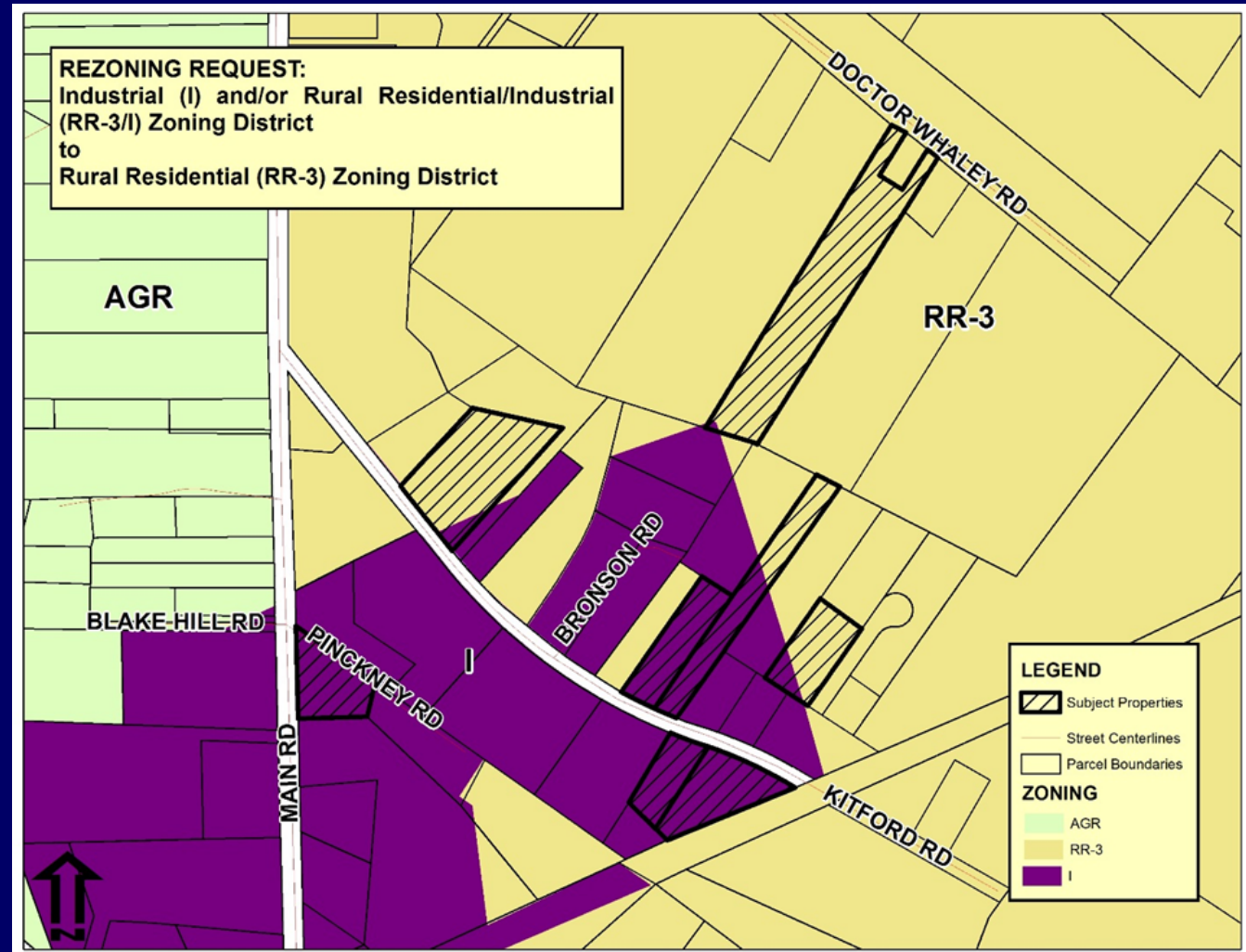
- In Charleston County's zoning map adopted on November 20, 2001, all of the subject properties in the Kitford Road Community were placed in the Industrial Zoning District.



# Kitford Road Community

## Zoning Map Amendments

- In Charleston County's current zoning map, all of the subject properties in the Kitford Road Community are in the Industrial (I) Zoning District or are split zoned (RR-3/I).





**Zoning Map Amendment Requests  
Kitford Road Community**

## 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: If the Comprehensive Plan amendments described above are recommended for approval, the requested amendments to the Zoning Map will be consistent with the Comprehensive Plan. The requested amendments are consistent with the stated purposes of this Ordinance (the ZLDR).*

**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 amendments will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties and will benefit the public good.*

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

**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: This area was identified by the County for industrial use in 1970 and again in 1999 due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. However, these trends did not occur as projected and while many parcels in the immediate area are zoned for commercial and industrial uses, they have not been developed as such. In addition, the anticipated expansion of the tomato packing sheds did not occur. Instead, many residents and owners of property in the area wish to keep what is left of the residential character of their community. Therefore, these amendments address events, trends, and facts that have significantly changed the character and condition of this area.*

# Recommendation

- If the Comprehensive Plan amendments described above are recommended for approval, the requested amendments to the Zoning Map will be consistent with the Comprehensive Plan. In addition, the request meets three of the approval criteria (A, B, and D).

**PLANNING COMMISSION RECOMMENDATION:**

**Approval (vote: 8 to 0)**

# Notifications

- 771 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island and Kitford Road Community Interested Parties List on February 24, 2017 and March 24, 2017.
- Requests advertised in the Post & Courier on March 24, 2017.
- Signs posted on the subject properties on April 7, 2017.

A light green map of Charleston County, South Carolina, is shown in the background. The map displays the county's irregular shape, including its coastline and major water bodies like the Charleston Harbor and the Ashley and Cooper Rivers. The map is semi-transparent, allowing the yellow text to be clearly visible over it.

# **Charleston County Comprehensive Plan and Zoning Map Amendment Requests**

**Public Hearing – April 25, 2017**

**Planning/Public Works Committee – May 4, 2017**

**Public Input  
Property Owner  
Letters Requesting  
Rezoning**

January 25, 2017

Mrs. Lillie Joyner  
Mr. Lloyd Joyner  
763 Main Road  
Johns Island, SC 29455

Mr. Dan J. Frazier, AICP  
Charleston County Zoning and Planning Department  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

**SUBJECT: TMS 283-00-00-111 – Zoning Designation Request**

Dear Mr. Frazier:

This letter is in response to the December 21, 2016 correspondence in regards to the zoning of my property located at **763 Main Road, Johns Island, SC (TMS 283-00-00-111)** in the Kitford Road Area Community.

This letter serves as the formal written request to correct the current zoning for **763 Main Road, Johns Island, SC (TMS 283-00-00-111)** from an Industrial (I) zoning designation to entirely Rural Residential (RR-3) Zoning District.

Sincerely,



Lillie Joyner  
*Property Owner*



January 27, 2017

Mrs. Lillie Joyner  
Mr. Lloyd Joyner  
763 Main Road  
Johns Island, SC 29455

Mr. Dan J. Frazier, AICP  
Charleston County Zoning and Planning Department  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

**SUBJECT: TMS 283-00-00-111 – Zoning Designation Request**

Dear Mr. Frazier:

This letter is in response to the December 21, 2016 correspondence in regards to the zoning of my property located at **763 Main Road, Johns Island, SC (TMS 283-00-00-111)** in the Kitford Road Area Community.

This letter serves as the formal written request to correct the current zoning for **763 Main Road, Johns Island, SC (TMS 283-00-00-111)** from an Industrial (I) zoning designation to entirely Rural Residential (RR-3) Zoning District.

Sincerely,



Lloyd Joyner  
*Property Owner*

ZONING / PLANNING DEPARTMENT

TO WHOM IT MAY CONCERN:

Re: Rezoning

WE ARE WRITING THIS LETTER  
CONCERNING REZONING OF OUR PROPERTY  
AT 3519 KITFORD ROAD, JOHN ISLAND, SC.  
WE WOULD LIKE TO HAVE OUR PROPERTY  
REZONED TO RURAL RESIDENTIAL (RR-3)  
ZONING DISTRICT.

PROPERTY (TMS 283-00-00-114)

Sincerely,  
Elijah Commodore II  
Shirley Commodore

RECEIVED

JAN 13 2017

Charleston County Zoning/  
Planning Department

RECEIVED

JAN 13 2017

Charleston County Zoning/  
Planning Department

3507 Kitford Road  
Johns Island SC 29455  
December 27, 2016

Subject: Rezoning of Properties  
in the Kitford Road Area  
(TMS 283-00-00-115)

Zoning/Planning Department  
4045 Bridge View Drive  
North Charleston S.C. 29405  
ATTN: - Dan Frazier

Dear Mr. Frazier:

I would like my property rezoned to  
the Rural Residential (RR-3) zoning district.

I understand that the deed have both names  
on the deed and need both signatures; both  
name as follow: Melores B. Turner and I vory  
Turner Jr..

Turner, I vory Turner Jr. is deceased.  
He died November 24, 2014. The SC Death  
Certification - SC file number is 139-14-039682.  
Melores B. Turner

January 25, 2017

Mrs. Joyce M. Gordon  
Post Office Box 83  
Ravenel, SC 29470

Mr. Dan J. Frazier, AICP  
Charleston County Zoning and Planning Department  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

**SUBJECT: TMS 283-00-00-118 – Zoning Designation Request**

Dear Mr. Frazier:

This letter is in response to the December 21, 2016 correspondence in regards to the zoning of my property located at **3510 Kitford Road, Johns Island, SC (TMS 283-00-00-118)** in the Kitford Road Area Community.

This letter serves as the formal written request to correct the current zoning for **3510 Kitford Road, Johns Island, SC (TMS 283-00-00-118)** from split zoning designation of Rural Residential (RR-3) and Industrial (I) to entirely Rural Residential (RR-3) Zoning District.

Sincerely,



Joyce M. Gordon  
*Property Owner*

January 25, 2017

Ms. Eldrina Jones  
Post Office Box 717  
Johns Island, SC 29457

Mr. Dan J. Frazier, AICP  
Charleston County Zoning and Planning Department  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

**SUBJECT: TMS 283-00-00-121 – Eldrina Jones Zoning Designation Request**

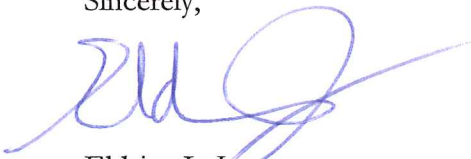
Dear Mr. Frazier:

I am writing in response to the correspondence I received dated December 21, 2016 in regards to the zoning of my property located at **3522 Kitford Road, Johns Island, SC (TMS 283-00-00-121)** in the Kitford Road Area Community.

This letter is the formal written request to correct the current zoning for **3522 Kitford Road, Johns Island, SC (TMS 283-00-00-121)** from split zoning designation of Rural Residential (RR-3) and Industrial (I) to entirely Rural Residential (RR-3) Zoning District.

If you have any questions, please do not hesitate to contact me.

Sincerely,




Eldrina L. Jones  
*Property Owner*



January 17, 2017

To: Rezoning of Kitford Road Area  
I Gracemae Owens Tillman Property (TMS 283-00-00-122)  
This is to have property at 3524  
Kitford Road Johns Island SC 29455  
to have parcel in its entirety to the  
Rural Residential (RR-3) Zoning District  
as per conversation with MR Dan Frazier  
on Friday 12/9/16.

yours truly,  
Gracemae Owens   
1/17/2017

January 25, 2017

Mrs. Marie J. Jones  
3564 Kitford Road  
Johns Island, SC 29455

Mr. Dan J. Frazier, AICP  
Charleston County Zoning and Planning Department  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

**SUBJECT: TMS 283-00-00-131 – Marie J. Jones Zoning Designation Request**

Dear Mr. Frazier:

I am writing in response to the correspondence I received dated December 21, 2016 in regards to the zoning of my property located at **3564 Kitford Road, Johns Island, SC (TMS 283-00-00-131)** in the Kitford Road Area Community.

This letter is the formal written request to correct the current zoning for **3564 Kitford Road, Johns Island, SC (TMS 283-00-00-131)** from split zoning designation of Rural Residential (RR-3) and Industrial (I) to entirely Rural Residential (RR-3) Zoning District.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Marie J. Jones  
*Property Owner*

---

January 19, 2017

Mr. Dan Frazier,

This letter is in response to the letter I received about the Rezoning of Properties in the Kitford Road Area. I own the property at 3459 Dr. Whaley Rd., Johns Island, S.C. which is

TMS 283-00-00-147 and I wish for it to all remain Rural Residential (RR-3)

Sincerely,

A handwritten signature in cursive script that reads "Patricia B. Salter".

Patricia B. Salter  
1836 Great Hope Drive  
Mount Pleasant, S.C. 29466



**Comprehensive Plan  
Amendment Requests  
(ACP-02-17-00105 and -00106)  
and Zoning Map  
Amendment Requests  
(ZREZ-11-16-00041, -00042,  
-00043 and -00044)**

## **CASE HISTORY**

**Comprehensive Plan Amendment Requests: ACP-02-17-00105 and -00106**  
**Zoning Map Amendment Requests: ZREZ-11-16-00041, -00042, -00043, and -00044**

**Public Hearing: April 25, 2017**  
**Planning/Public Works Committee: May 4, 2017**  
**First Reading: May 9, 2017**  
**Second Reading: May 23, 2017**  
**Third Reading: June 6, 2017**

### **CASE INFORMATION:**

Location: 10353, 10363, 10359 and 10367 Highway 78 (North Area)

Parcel Identification: 385-15-00-009, 385-15-00-007, 385-15-00-008 and 385-15-00-006

Property Size:

TMS 385-15-00-009 is 0.41 acres, TMS 385-15-00-007 is 0.56 acres, TMS 385-15-00-008 is 1.83 acres and TMS 385-15-00-006 is 0.34 acres. Total property size requested to be rezoned is 3.14 acres.

Council District: 6

Applications:

- Comprehensive Plan Amendments (Case Numbers ACP-02-17-00105 and -00106): The applicant is requesting to amend the Future Land Use Designation for three properties, TMS 385-15-00-007, -008, and -006, from Urban/Suburban Mixed Use to Commercial.
- Zoning Map Amendments (Case Numbers ZREZ-11-16-00041, -00042, -00043, and -00044): The applicant is also requesting to rezone all four subject properties from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.

History:

Prior to these requests, no Comprehensive Plan amendment or zoning map amendment applications have been submitted.

The zoning map amendment requests were heard at the February 13, 2017 Planning Commission meeting. At that time, Planning Commission unanimously voted to defer the requests to allow time for the applicant to consider applying for the Planned Development Zoning District. Staff met with the applicant following the Planning Commission meeting, and the applicant decided to proceed with the zoning map amendment applications and also apply for a Comprehensive Plan amendment to obtain consistency between the future land use designation of the properties and the requested zoning district.

Parcel Information and Adjacent Zoning:

All four subject properties are currently zoned Single-Family Residential 4 (R-4). TMS 385-15-00-009 contains a single-family residence, -008 contains a detached barn, -007 contains a single-family residence, and -006 contains a mobile home. Adjacent properties to the east, west, and south are zoned R-4 and are either undeveloped, contain residential uses or are associated with a church. Further east on Hwy 78, there are commercially zoned and developed properties. To the southeast, property is zoned PD-156, Dunmeyer Hill Estates, which was recently approved for a 28-lot residential subdivision. North of the properties, parcels are located in Berkeley County and are zoned General Commercial, Flex1 (agricultural/residential), and Light Industrial and contain civic/institutional uses or are undeveloped.

Municipalities Notified/Responses: The Town of Summerville, Town of Lincolnton, City of North Charleston,

Berkeley County, and Dorchester County were notified of these requests and have not responded.

Public Input: Nine letters of support were submitted by the applicant and are included in this packet.

### **APPROVAL CRITERIA**

#### **Comprehensive Plan Amendment Applications (ACP-02-17-00105 and -00106)**

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;**  
Applicant response: Not addressed by the Applicant.
- 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;**  
Applicant response: Not addressed by the Applicant.
- C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;**  
Applicant response: Not addressed by the Applicant.
- 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;**  
Applicant response: *"When viewing the current Comprehensive Plan for Highway 78 corridor, the Future Land Use from Von Ohsen Road to East Owens Drive is Commercial. Forty-two (+/-) parcels along this 1.3 stretch of Highway 78 have a proposed future land use of Commercial. Only five parcels, three of which we are requesting to be amended with this Comp Plan amendment, have a future land use of Urban/Suburban Mixed Use...The Comp Plan defines Commercial as a land use, "that 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. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted."*
- E. The proposed *Comprehensive Plan Amendment* is requested pursuant to and complies with Article 3.17, *Developments of County Significance*; or**  
Applicant response: Not addressed by the Applicant.
- 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 response: Not addressed by the Applicant.

#### **Zoning Map Amendment Applications (ZREZ-11-16-00041, -00042, -00043, and -00044)**

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 Commercial

future land use for 10353 Highway 78 (TMS 385-15-00-009) and Urban/Suburban Mixed Use future land use for 10359 (TMS 385-15-00-008), 10363 (TMS 385-15-00-007) and 10367 (TMS 385-15-00-006) Highway 78. Both future land use designations encourage "... 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 request to rezone these properties to the Community Commercial (CC) Zoning District is not compatible with the surrounding development, which consists primarily of single-family residences and civic/institutional uses, and is therefore inconsistent with the Plan's recommendations. However, if the requests to amend the Future Land Use designations for the subject properties from Urban/Suburban Mixed Use to Commercial (Cases ACP-02-17-00105 and -00106) are approved, the requested zoning district will be 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 zoning district is not compatible with the existing uses and density in this area of Highway 78. Rezoning these properties to the Community Commercial (CC) Zoning District would allow intense commercial uses to develop with no maximum height requirement or setback requirements other than buffer requirements. The density in the CC zoning district, which is 12 dwelling units per acre, is also incompatible with the existing residential densities, which are 4 dwelling units per acre. Any 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: not applicable

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

Staff response: not applicable

**If the Comprehensive Plan Amendment applications to change the Future Land Use designations for the subject properties from Urban/Suburban Mixed Use to Commercial are recommended for approval, the requested zoning district will be consistent with the Comprehensive Plan Future Land Use recommendations for these properties and one of the above criteria will be met.**

**PLANNING COMMISSION MEETING: FEBRUARY 13, 2017**

Recommendation: Defer to allow time for the applicant to discuss rezoning to the Planned Development Zoning District with staff (vote: 8 to 0)

Speakers: Three people spoke in support of the application. No one spoke in opposition.

Notifications:

A total of 88 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area Interested Parties List on December 22, 2016 and January 27, 2017. Additionally, this request was noticed in the *Post & Courier* on December 22, 2016 and January 27, 2017.

**PLANNING COMMISSION MEETING: MARCH 13, 2017**

The *Post & Courier* did not publish the ad for this meeting, as requested; therefore, Planning Commission could only take action on the Zoning Map Amendment requests. The Comprehensive Plan Amendment requests were deferred to the April 10, 2017 meeting.

Recommendation – Zoning Map Amendment Requests: Approval (vote: 7 to 1)

Speakers: Three people spoke in support of the application. There was no opposition.

Notifications:

A total of 583 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area and ZLDR/Comprehensive Plan Interested Parties Lists on February 24, 2017. Additionally, this request was noticed in the *Post & Courier* on February 24, 2017.

**PLANNING COMMISSION MEETING: APRIL 10, 2017**

Recommendation – Comprehensive Plan Amendment Requests: Approval (vote: 4 to 3)

Speakers: One person spoke in support of the application. There was no opposition.

Notifications:

A total of 583 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area and ZLDR/Comprehensive Plan Interested Parties Lists on March 24, 2017. Additionally, the requests were noticed in the *Post & Courier* on March 24, 2017.

**PUBLIC HEARING: APRIL 25, 2017**

Notifications:

A total of 583 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area and ZLDR/Comprehensive Plan Interested Parties Lists on April 7, 2017. Additionally, signs were posted on the subject properties on April 7, 2017, and the requests were noticed in the *Post & Courier* on March 24, 2017.



A light green map of Charleston County, South Carolina, is centered on a dark blue background. The map shows the county's irregular shape, including the Charleston Harbor and surrounding landmasses. The text is overlaid on the map.

# **Charleston County Comprehensive Plan & Zoning Map Amendment Requests**

**Public Hearing – April 25, 2017**

**Planning/Public Works Committee – May 4, 2017**

# Applications

- North Area: 10353, 10363, 10359 and 10367 Highway 78
- Parcel I.D.: 385-15-00-009, -007, -008 and -006
- Applicant: Bobby Lutes  
925 Lincoln Ave, Summerville
- Owners: Robert C. Lutes & Brandon Lutes – 385-15-00-009  
Elizabeth Hess – 385-15-00-007 & -008  
Judy Robert – 385-15-00-006
- Acreage: 0.41 acres (TMS 385-15-00-009)  
0.56 acres (TMS 385-15-00-007)      Total Property  
1.83 acres (TMS 385-15-00-008)      Size: 3.14 acres  
0.34 acres (TMS 385-15-00-006)
- Council District: 6

# Applications

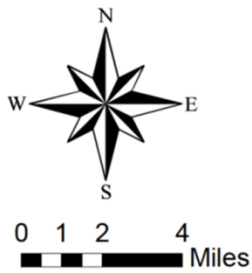
- Comprehensive Plan Amendments (Case Numbers ACP-02-17-00105 and -00106): Request to amend the Future Land Use Designation for three properties, TMS 385-15-00-007, -008, and -006, from Urban/Suburban Mixed Use to Commercial.
- Zoning Map Amendments (Case Numbers ZREZ-11-16-00041, -00042, -00043, and -00044): Request to rezone all four subject properties from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District.

# History

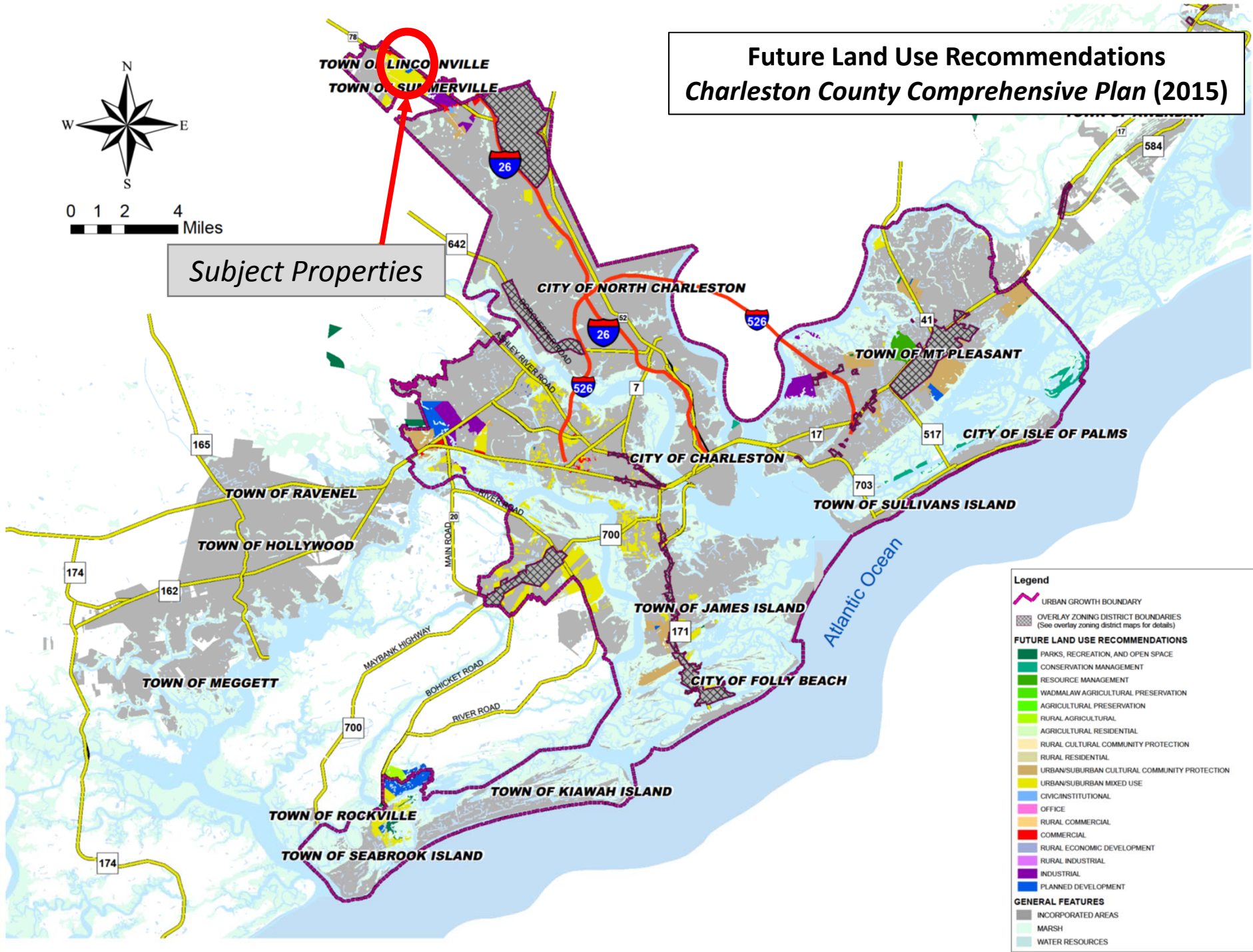
- No Comprehensive Plan amendment or zoning map amendment applications have been submitted for these properties prior to this request.
- At the February 13, 2017 Planning Commission meeting, the zoning map amendment requests were heard.
  - Planning Commission unanimously voted to defer the requests to allow time for the applicant to consider applying for the Planned Development Zoning District.
  - Staff met with the applicant following the Planning Commission meeting, and the applicant decided to proceed with the zoning map amendment applications and also apply for a Comprehensive Plan amendment.



# 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: North Area  
Charleston County Comprehensive Plan (2015)**

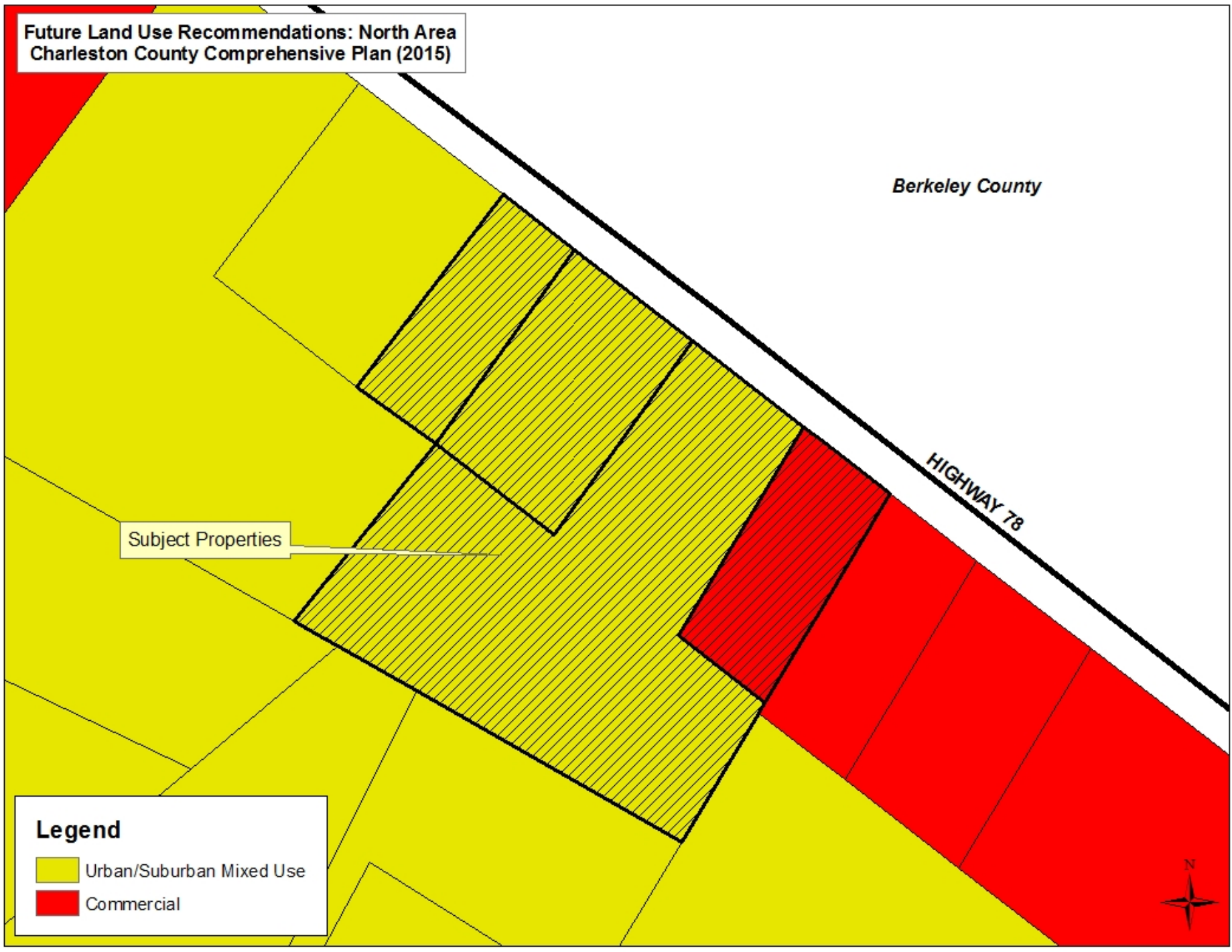
*Berkeley County*

HIGHWAY 78

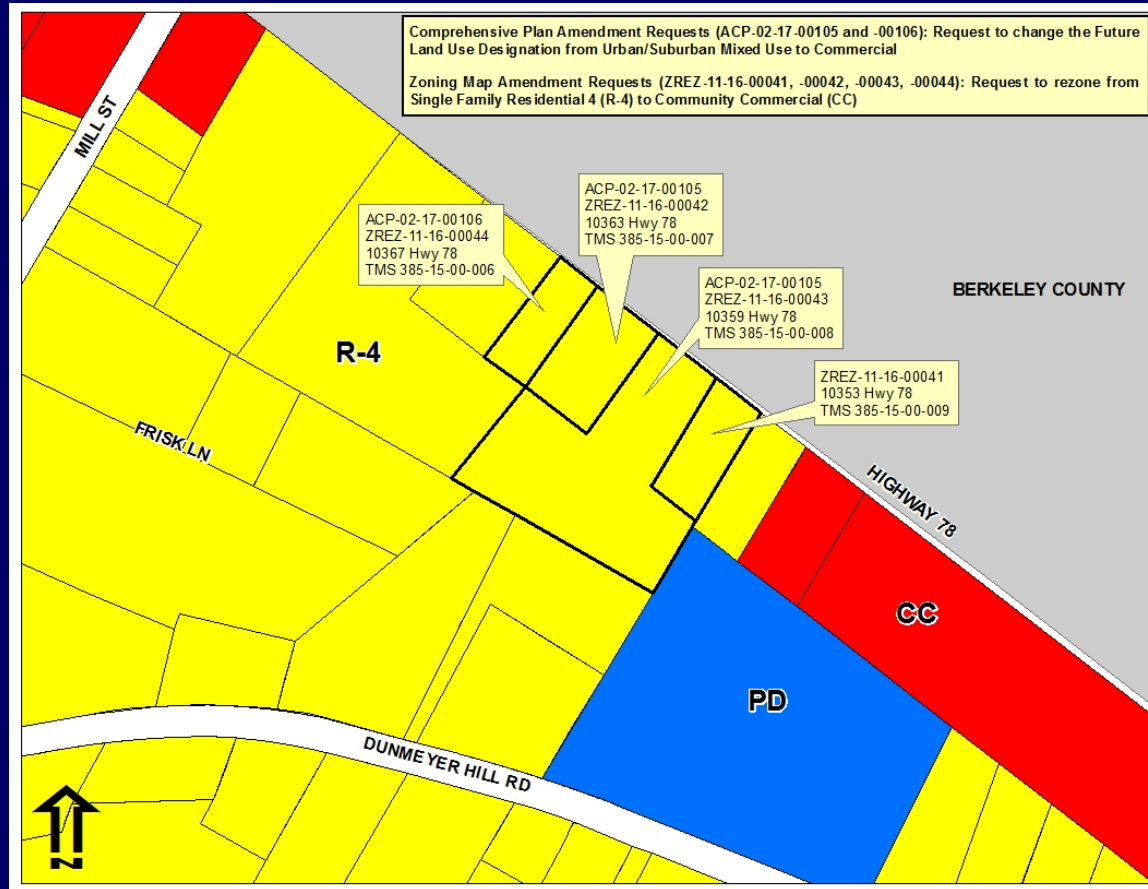
Subject Properties

**Legend**

- Urban/Suburban Mixed Use
- Commercial



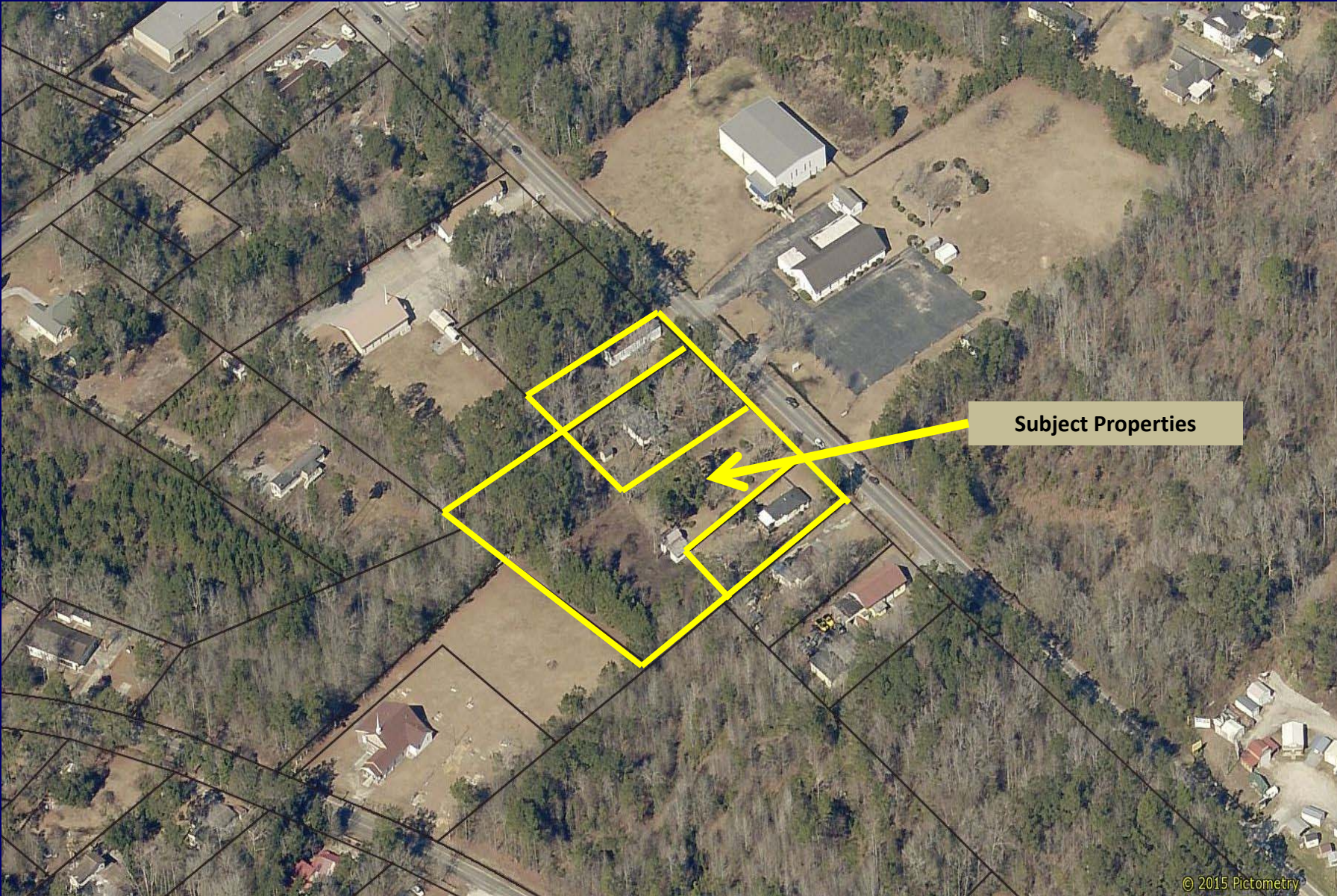
# Area Description



All four properties are zoned Single Family Residential 4 (R-4). TMS 385-15-00-009 contains a single family residence, -008 contains a detached barn, -007 contains a single family residence, and -006 contains a mobile home. Adjacent properties to the east, west, and south are zoned R-4 and are either undeveloped, contain residential uses or are associated with a church. Further east on Hwy 78, there is commercially zoned and developed properties. To the southeast, property is zoned PD-156, Dunmeyer Hill Estates, which was recently approved for a 28-lot residential subdivision. North of the properties, parcels are located in Berkeley County and are zoned General Commercial, Flex1 (agricultural/residential), and Light Industrial and contain civic/institutional uses or are undeveloped.



# Subject Parcels to the North



Subject Properties



# Subject Parcels to the East



Subject Properties



# Photos



**1 – Subject Property  
(TMS 385-15-00-008)**

**2 – Subject Property  
(TMS 385-15-00-009)**



# Photos



**3 – Subject Property  
(TMS 385-15-00-006)**

**4 – Subject Property  
(TMS 385-15-00-007)**



# Photos



**5 – Adjacent Property  
Across Hwy 78**

**6 – Adjacent Property**





# Photos



7 – View of Hwy 78

8 – Adjacent  
Commercial Property



# 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

## Community Commercial (CC)

- Density: 12 units/acre
- Multi-Family
- Day care services
- Health care services
- Community recreation
- Financial services
- Catering service
- Offices
- Special trade contractors
- Retail services
- Retail or personal services
- Wholesale sales



**Comprehensive Plan Amendment Requests**  
**ACP-02-17-00105 and -00106**

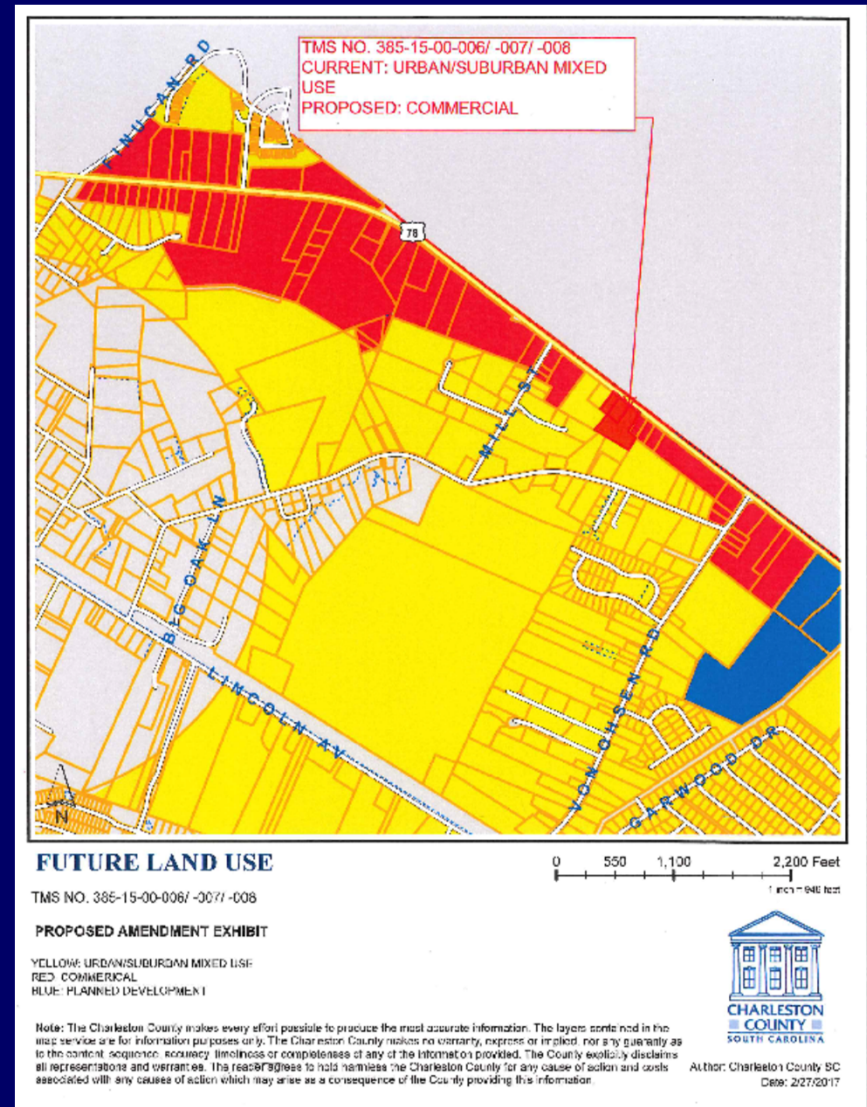
# Approval Criteria | Comprehensive Plan Amendment

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 to Approval Criteria

The applicant's letter of intent only addresses Approval Criterion D. and states that this criterion is met because, "When viewing the current Comprehensive Plan for Highway 78 corridor, the Future Land Use from Von Ohsen Road to East Owens Drive is Commercial. Forty-two (+/-) parcels along this 1.3 stretch of Highway 78 have a proposed future land use of Commercial. Only five parcels, three of which we are requesting to be amended with this Comp Plan amendment, have a future land use of Urban/Suburban Mixed Use...The Comp Plan defines Commercial as a land use, "that 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. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted."



# **Planning Commission Recommendation:**

Approval (vote: 4 to 3)

## **Zoning Map Amendment Requests**

**ZREZ-11-16-00041, -00042, -00043, and -00044**



# Approval Criteria | Zoning Map Amendment

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 Commercial future land use for 10353 Highway 78 (TMS 385-15-00-009) and Urban/Suburban Mixed Use future land use for 10359 (TMS 385-15-00-008), 10363 (TMS 385-15-00-007) and 10367 (TMS 385-15-00-006) Highway 78. Both future land use designations encourage "... 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 request to rezone these properties to the Community Commercial (CC) Zoning District is not compatible with the surrounding development, which consists primarily of single-family residences and civic/institutional uses, and is therefore inconsistent with the Plan's recommendations. However, if the requests to amend the Future Land Use designations for the subject properties from Urban/Suburban Mixed Use to Commercial (Cases ACP-02-17-00105 and -00106) are approved, the requested zoning district will be consistent with the Comprehensive Plan.*

## 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 requested zoning district is not compatible with the existing uses and density in this area of Highway 78. Rezoning these properties to the Community Commercial (CC) Zoning District would allow intense commercial uses to develop with no maximum height requirement or setback requirements other than buffer requirements. The density in the CC zoning district, which is 12 dwelling units per acre, is also incompatible with the existing residential densities, which are 4 dwelling units per acre. Any 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: Not applicable.*

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

*Staff response: Not applicable.*

## **Staff Recommendation:**

If the Comprehensive Plan Amendment applications to change the Future Land Use designations for the subject properties from Urban/Suburban Mixed Use to Commercial are recommended for approval, the requested zoning district will be consistent with the Comprehensive Plan Future Land Use recommendations for these properties and one of the above criteria will be met.

## **Planning Commission Recommendation:**

Approval (vote: 7 to 1)

# Notifications

- 88 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area Interested Parties List on December 22, 2016 and January 27, 2017
- Requests advertised in the *Post & Courier* on December 22, 2016 and January 27, 2017
- 583 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area and ZLDR/Comp Plan Interested Parties List on February 24, 2017, March 24, 2017 and April 7, 2017
- Comprehensive Plan Amendment Requests advertised in the *Post & Courier* on March 24, 2017
- Signs posted on the properties on April 7, 2017



# Public Input

- Nine letters of support have been received.





A light green map of Charleston County, South Carolina, is centered on a dark blue background. The map shows the county's irregular shape, including the Charleston Harbor and surrounding landmasses. The text is overlaid on the map.

# **Charleston County Comprehensive Plan & Zoning Map Amendment Requests**

**Public Hearing – April 25, 2017**

**Planning/Public Works Committee – May 4, 2017**

# 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 ZREZ-11-16- PD \_\_\_\_\_  
00041

## PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC  
PARCEL ID(S) 385-15-00-009  
CITY/AREA OF COUNTY Ladson  
STREET ADDRESS 10353 Hwy 78 ACRES 0.41  
DEED RECORDED: BOOK 0573 PAGE 261 DATE 2016-08-03  
PLAT RECORDED: BOOK BF PAGE 162 DATE 1985-10-23 APPROVAL # \_\_\_\_\_

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Bobby Lutes HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 925 Lincoln Ave. WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP Summerville, SC 29485 CELL PHONE \_\_\_\_\_  
EMAIL blutes@beelectrical.com

**OWNER** Robert C. Lutes and Brandon Lutes HOME PHONE \_\_\_\_\_  
(IF OTHER THAN APPLICANT)  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**REPRESENTATIVE** Stantec HOME PHONE \_\_\_\_\_  
(IF OTHER THAN APPLICANT)  
MAIL ADDRESS 4969 Centre Point Drive, Suite 200 WORK PHONE 843-740-7700  
CITY, STATE, ZIP North Charleston, SC 29418 CELL PHONE \_\_\_\_\_  
EMAIL jamie.hairfield@stantec.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 Stantec 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.

*RET. 11/17/16*

Signature of Owner(s) \_\_\_\_\_  
Andree Haus Long  
Planner's Signature

11/15/16  
11/15/16  
Date

**SIGN HERE**  
Signature of Applicant/ Representative (if other than owner) \_\_\_\_\_  
Jamie Hairfield  
Date 11/17/16

Zoning Inspector's Signature \_\_\_\_\_  
Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$ 154.10 Cash?  Check?  # 3489 Invoice Number TRC-109983-  
21-11-2016



# 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 ZREZ-11-16-00042 PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC  
 PARCEL ID(S) 385-15-00-007  
 CITY/AREA OF COUNTY Ladson  
 STREET ADDRESS 10363 Hwy 78 ACRES 0.56  
 DEED RECORDED: BOOK Y223 PAGE 553 DATE 1993-02-24  
 PLAT RECORDED: BOOK DF PAGE 522 DATE 2007-4-4 APPROVAL # 01257

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Bobby Lutes HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 925 Lincoln Ave. WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Summerville, SC 29485 CELL PHONE \_\_\_\_\_  
 EMAIL blutes@beelectrical.com

**OWNER**  
(IF OTHER THAN APPLICANT) Elizabeth Hess HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 10363 Hwy 78 WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Ladson, SC 29483 CELL PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

**REPRESENTATIVE**  
(IF OTHER THAN APPLICANT) Stantec HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 4969 Centre Point Drive, Suite 200 WORK PHONE 843-740-7700  
 CITY, STATE, ZIP North Charleston, SC 29418 CELL PHONE \_\_\_\_\_  
 EMAIL jamie.hairfield@stantec.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 Stantec 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] 11/14/16 Date  
 Signature of Applicant/ Representative (if other than owner) [Signature] 11/17/16 Date  
 Planner's Signature [Signature] 11/21/16 Date  
 Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

SIGN HERE

## OFFICE USE ONLY

Amount Received \$ 155.60 Cash ?  Check?  # 3489 Invoice Number TRC-109984-21-11-2016

# 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 ZREZ-11-16-00043 PD

## PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC  
 PARCEL ID(S) 385-15-00-008  
 CITY/AREA OF COUNTY Ladson  
 STREET ADDRESS 10359 Hwy 78 ACRES 1.88  
 DEED RECORDED: BOOK D518 PAGE 097 DATE 2004-12-06  
 PLAT RECORDED: BOOK BF PAGE 6 DATE 1985-8-15 APPROVAL # 11206

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Bobby Lutes HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 925 Lincoln Ave. WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Summerville, SC 29485 CELL PHONE \_\_\_\_\_  
 EMAIL blutes@beelectrical.com

**OWNER** Elizabeth Hess HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS 10363 Hwy 78 WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Ladson, SC 29483 CELL PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

**REPRESENTATIVE** Stantec HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS 4969 Centre Point Drive, Suite 200 WORK PHONE 843-740-7700  
 CITY, STATE, ZIP North Charleston, SC 29418 CELL PHONE \_\_\_\_\_  
 EMAIL jamie.hairfield@stantec.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 Stantec 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] 11/14/14 Date  
 Signature of Applicant/ Representative (if other than owner) [Signature] 11/7/14 Date  
 Planner's Signature [Signature] 11/21/14 Date  
 Zoning Inspector's Signature \_\_\_\_\_ Date

## OFFICE USE ONLY

Amount Received \$168.30 Cash?  Check?  # 3489 Invoice Number TRC-109985-21-11-2016



# 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 ZREZ-11-16-00044 PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC  
 PARCEL ID(S) 385-15-00-006  
 CITY/AREA OF COUNTY Ladson  
 STREET ADDRESS 10367 Hwy 78 ACRES 0.34  
 DEED RECORDED: BOOK 0179 PAGE 883 DATE 2011-03-24  
 PLAT RECORDED: BOOK DB PAGE 316 DATE 1997-11 APPROVAL # \_\_\_\_\_

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Bobby Lutes HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 925 Lincoln Ave. WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Summerville, SC 29485 CELL PHONE \_\_\_\_\_  
 EMAIL blutes@beelectrical.com

**OWNER** Judy Robert HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS 10367 Hwy 78 WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

**REPRESENTATIVE** Stantec HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS 4969 Centre Point Drive, Suite 200 WORK PHONE 843-740-7700  
 CITY, STATE, ZIP North Charleston, SC 29418 CELL PHONE \_\_\_\_\_  
 EMAIL jamie.hairfield@stantec.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 Stantec 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 11/14/16 SIGN HERE  
 Signature of Applicant/ Representative (if other than owner) [Signature] Date 11/17/16  
 Planner's Signature [Signature] Date 11/21/16 Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$153.40 Cash ?  Check?  # 3489 Invoice Number TRC-109986-21-11-2016





Charleston County Zoning/Planning Department  
Lonnie Hamilton III, Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405  
Phone (843) 202-7200 Fax (843) 202-7218

Joel H. Evans, PLA, AICP, Director

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

### APPLICATION INFORMATION

Application Number: *ACP-02-17-00105*  
Date Submitted: *2/22/2017*  
Applicant Name: *Bobby Lutes*  
Address: *925 Lincoln Ave*  
City: *Summerville* State: *SC* ZIP Code: *29485*  
Telephone: *8436930684* Fax: E-mail: *blutes@beelectrical.com*

### TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: *Map 3.1.4*

Page:

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

*10363 Highway 78 and 10359 Highway 78*

### REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

(documentation may be attached to the application in lieu of completing this section)

*Amend TMS 385-15-00-007 and 385-15-00-008 future land use from Urban/  
Suburban Mixed Use to Commercial*

### SIGNATURES

APPLICANT(S)

PRINTED NAME: *Robert L. Judy*  
SIGNATURE: *[Signature]*  
DATE: *2/22/2017*

PLANNING DEPARTMENT OFFICIAL

PRINTED NAME: *Andrea Harris-Long*  
SIGNATURE: *[Signature]*  
DATE: *2-22-17*

PRINTED NAME:

SIGNATURE:

DATE:

### FOR OFFICE USE ONLY

Application Number	<i>ACP-02-17-00105</i>		
Date Submitted			
Amount Received	<i>\$250.00</i>	Cash	Check Number: <i>198</i>
Receipt Number	<i>TRC-114001-22-02-2017</i>		



Charleston County Zoning/Planning Department  
Lonnie Hamilton III, Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405  
Phone (843) 202-7200 Fax (843) 202-7218

Joel H. Evans, PLA, AICP, Director

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

### APPLICATION INFORMATION

Application Number: *ACP-02-17-00106*  
Date Submitted: *2/22/2017*  
Applicant Name: *Bobby Lutes*  
Address: *925 Lincoln Ave*  
City: *Summerville* State: *SC* ZIP Code: *29485*  
Telephone: *8436930684* Fax: E-mail: *blutes@beelectrical.com*

### TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: *Map 3.1.4*

Page:

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

*10367 Highway 78*

### REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

(documentation may be attached to the application in lieu of completing this section)

*Amend TMS 385-15-00-006 future land use from Urban/Suburban Mixed Use to Commercial*

### SIGNATURES

#### APPLICANT(S)

PRINTED NAME: *Robert L. Jendry*  
SIGNATURE: *[Signature]*  
DATE: *2/22/2017*

#### PLANNING DEPARTMENT OFFICIAL

PRINTED NAME: *Andrea Harris-Long*  
SIGNATURE: *[Signature]*  
DATE: *2/22/17*

PRINTED NAME:

SIGNATURE:

DATE:

### FOR OFFICE USE ONLY

Application Number: *ACP-02-17-00106*  
Date Submitted: *2-22-17*  
Amount Received: *\$250.00* Cash Check Number: *1019*  
Receipt Number: *TRC-114000-22-02-2017*



**Stantec Consulting Services, Inc.**  
4969 Centre Pointe Drive, Suite 200  
N. Charleston, SC 29418

February 27, 2017  
File: 178420760

**Attention: Andrea Harris-Long**

Charleston County Zoning/Planning Department  
Lonnie Hamilton III, Public Services Building  
4045 Bridgeview Drive  
N. Charleston, SC 29405

Dear Ms Harris-Long,

**Reference: Letter of Intent for the Comprehensive Plan Amendment for 10367, 10363  
and 10359 Highway 78, Charleston County, SC**

An amendment to the Comprehensive Plan is requested to Charleston County TMS #'s 385-15-00-006, 385-15-00-007, and 385-15-00-008 because of the following approval criteria outlined in Section 3.2.6.D. *'Events, trends or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, make the proposed amendment necessary.'*

When reviewing the current Comprehensive Plan for Highway 78 corridor, the Future Land Use from Von Ohlsen Road to East Owens Drive is Commercial. Forty-two (+/-) parcels along this 1.3 mile stretch of Highway 78 have a proposed future land use of Commercial. Only five parcels, three of which we are requesting to be amended with this Comp Plan amendment, have a future land use of Urban/Suburban Mixed Use. Please see reference map provided.

The Comp Plan defines Commercial as a land use that "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. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted."

Thank you for your consideration of the requested plan amendment. Should you have any questions or concerns please feel free to give me a call to discuss.





February 27, 2017  
Andrea Harris-Long  
Page 2 of 2

**Reference: Letter of Intent for the Comprehensive Plan Amendment for 10367, 10363 and 10359 Highway 78, Charleston County, SC**

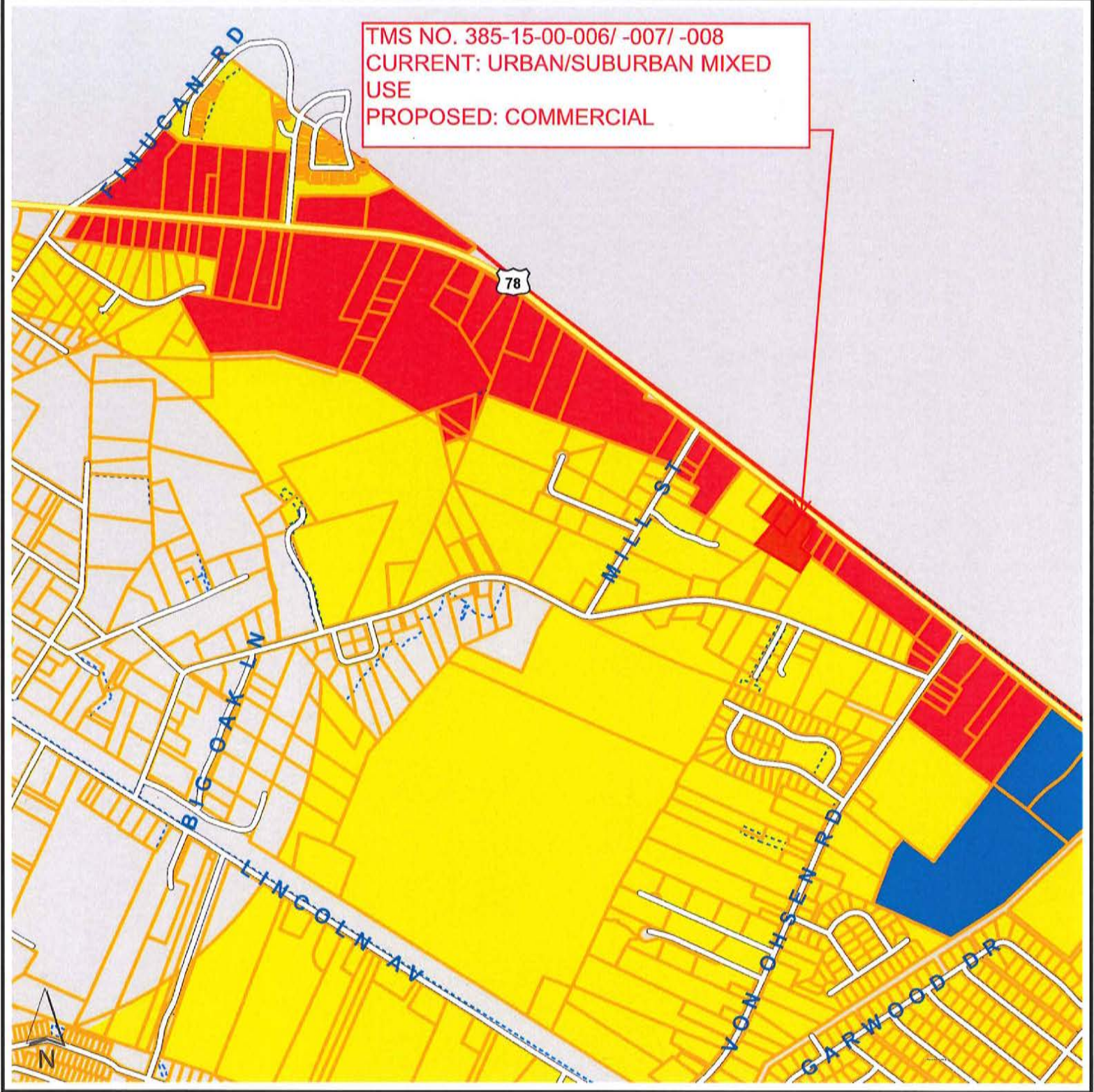
Regards,

**Stantec Consulting Services, Inc.**

**Bryan D. Kizer, P.E.**  
Senior Associate  
Phone: 843 740-6327  
Fax: 843-740-7707  
Bryan.Kizer@Stantec.com

Attachment: Future Land Use Map for Highway 78

TMS NO. 385-15-00-006/ -007/ -008  
CURRENT: URBAN/SUBURBAN MIXED  
USE  
PROPOSED: COMMERCIAL



## FUTURE LAND USE

TMS NO. 385-15-00-006/ -007/ -008

### PROPOSED AMENDMENT EXHIBIT

- YELLOW: URBAN/SUBURBAN MIXED USE
- RED: COMMERCIAL
- BLUE: PLANNED DEVELOPMENT

**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC  
Date: 2/27/2017



# Letters of Support



P.O. Box 323  
Ladson, SC 29465  
Office (843) 873-6249  
Fax (843) 873-9077  
charleston@trulynolen.net

November 15, 2016

Subject: Rezoning Request

Dear Sir or Madam:

This letter is to verify that Bobby Lutes has contacted us and has fully disclosed his intentions to build a storage facility down the road from our office on Hwy 78. According to his proposal, he is looking to have a rezoning completed for the property located at TMS #3851500009, 3851500008, 3851500007 and 3851500006 from residential to commercial. We do not have any objections to his proposal for this request as it was presented to us. If you have any questions regarding this letter, please do not hesitate to contact our office.

Regards,

A handwritten signature in black ink that reads "Jeff Manheimer". The signature is fluid and cursive.

Jeff Manheimer

10345 Hwy 78  
TMS # 3851500011

# First Church of God

10383 HWY 78 SUMMERVILLE 843-875-0582

Nov. 10

To whom this may concern:

This letter is to verify that Bobby Lutes has contacted us and has fully disclosed his intentions to build a storage facility adjacent to our property on Hwy 78. According to his proposal, the property proposed will need to be rezoned to commercial.

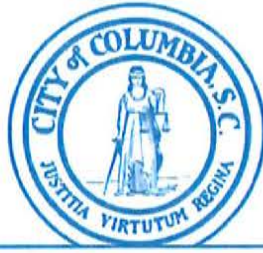
We have no objections to his proposal for a commercial business as it was presented to us.

Sincerely,



Rev. Steven L. Hartsell

10381 Hwy 78  
TMS # 3951500021



---

We Are Columbia

---

PO Box 147, Columbia, SC 29205 • Phone: 803-545-3920 • Fax: 803-988-8076

February 27, 2017

To whom it may Concern,


This letter is in regards to the proposed re-zoning of parcel numbers 385-15-00-009, 385-15-00-008, 385-15-00-007 and 385-15-00-006 located on Hwy 78 East Summerville, Charleston County, SC.

It is my understanding that the re-zoning request will be heard by the Charleston County Planning Commission to change from residential to Commercial for the purpose of constructing a self-storage business by Mr. Bobby Lutes.

I, Robert L Judy am the owner of parcel #385-15-00-006 and I am **not** opposed to this re-zoning request of the adjacent parcels. Additionally, I am the Court Appointed legal representative of my mother, Elizabeth B Hess which owns parcel # 385-15-00-007 and #385-15-00-008 and I am **not** opposed to the re-zoning of the adjacent parcels to Commercial purposes.

I can be reached at the number below or my cell number 843-709-2007 for further discussion. I appreciate the County of Charleston's consideration for these re-zoning requests.

Sincerely,

  
\_\_\_\_\_  
Robert L Judy

Robert Judy • WWM Division Superintendent  
Ph: 803-545-3920  
E-mail: rljudy@columbiasc.com



It is my understanding that a request for rezoning has been submitted for the property located at TMS #3851500009, 3851500008, 3851500007 and 3851500006 from residential to commercial for the purpose of a self storage business. I

MT Zion Baptist Church owning property TMS#

3851500029

located at

365 Dunmeyer Hill Rd

which is adjacent to the

stated property am not opposed to this rezoning request.

Deacon: Charles Simpson  
Dea. Brian Smolen Sr  
Rev. Leon Salley

It is my understanding that a request for rezoning has been submitted for the property located at TMS #3851500009, 3851500008, 3851500007 and 3851500006 from residential to commercial for the purpose of a self storage business. I

MT ZION BAPTIST Church owning property TMS#

3851500015

located at

365 Dunmeyer Hill Rd

which is adjacent to the

stated property am not opposed to this rezoning request.

Deacon: Charles Simpson  
Dea B. Small Sr  
Rev. Dean Galley

It is my understanding that a request for rezoning has been submitted for the property located at TMS #3851500009, 3851500008, 3851500007 and 3851500006 from residential to commercial for the purpose of a self storage business. I

PLEASANT GROVE BAPTIST CHURCH owning property TMS# *232-00-02-019*  
10360 HWY. 78 E located at *BERKELEY County*  
SUMMERVILLE, SC 29403 which is adjacent to the  
\_\_\_\_\_ which is adjacent to the  
stated property am not opposed to this rezoning request.

*Gene Alexander*

~~\_\_\_\_\_~~

*Daniel P. Carey*

## *AGD Investments, LLC*

It is my understanding that a request for rezoning has been submitted for the property located at TMS #385150009, 385150008, 385150007 and 385150006 from residential to commercial for the purpose of a self storage business. I Robert C. Lutes owning property TMS# 385150009 located at 10353 Hwy. 78 which is adjacent to the stated property am not opposed to this rezoning request.

*Robert C. Lutes*

*03/01/17*



It is my understanding that a request for rezoning has been submitted for the property located at TMS #3851500009, 3851500008, 3851500007 and 3851500006 from residential to commercial for the purpose of a self storage business. I

Jack L. Dicken owning property TMS#  
3851500010 located at  
10349 Hwy 78 E which is adjacent to the  
stated property am not opposed to this rezoning request.

*Jack L. Dicken*  
*2/22/17*

CLOVERLEAF PROPERTIES, LLC  
49 OCEAN POINT DRIVE  
ISLE OF PALMS, SC 29451  
843-886-0708

February 28, 2017

Mr. Bobby Lutes,

It is my understanding that a request for rezoning has been submitted for the property located at TMS #385150009, 385150008, 3851550006 and 385150006 from residential to commercial for the purpose of a self storage business. I Cloverleaf Properties owning property TMS # 385150014 located at 387 Dunmeyer Hill Road which is adjacent to the stated property am not opposed to this rezoning request.

Sincerely,

Lawrence P Doyle

Owner Cloverleaf Properties