Charleston County Council will hold a public hearing on Thursday, August 17, 2017 at 5:00 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-05-17-00059; -00060; and -00061: Requests to rezone properties located at 535 and 531 Dobbin Road and 2516 Hara Lane, West Ashley, (TMS 310-01-00-088; -089; and -092) from the Single Family Residential 4 Zoning District (R-4) to the Community Commercial Zoning District (CC) (Total size: 0.96 acre).

ZREZ-05-17-00062: Request to rezone a 2.694-acre portion of property located at 2704 Abbapoola Road, Johns Island (TMS 275-00-00-032) from the Agricultural/Residential Zoning District (AGR) to the Agricultural Preservation Zoning District (AG-8) (Property size: 2.694 acres).

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

Beverly T. Craven
Clerk of Council
ZONING MAP

AMENDMENT REQUEST

ZREZ-05-17-00062
### ZONING MAP AMENDMENT REQUEST: ZREZ-05-17-00062

**CASE HISTORY**

- **Public Hearing:** August 17, 2017
- **Planning/Public Works Committee:** September 7, 2017
- **First Reading:** September 19, 2017
- **Second Reading:** September 26, 2017
- **Third Reading:** October 10, 2017

<table>
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<tr>
<th><strong>CASE INFORMATION:</strong></th>
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<tr>
<td><strong>Location:</strong> 2704 Abbapoola Road, Johns Island</td>
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<tr>
<td><strong>Parcel Identification:</strong> Portion of 275-00-00-032</td>
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<tr>
<td><strong>Property Size:</strong> 2.69-acre portion of property</td>
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<td><strong>Council District:</strong> 8</td>
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**Zoning Map Amendment Request:**
The applicant is requesting to rezone a 2.69-acre portion of the subject property from the Agricultural/Residential (AGR) Zoning District to the Agricultural Preservation (AG-8) Zoning District. The property is currently undeveloped. The applicant is requesting to rezone the property in order to subdivide and combine it with the AG-8 zoned property to the east. A plat has been processed and is in an approvable state.

**History:**
Prior to this request, no zoning map amendment applications have been submitted.

**Adjacent Zoning:**
Adjacent properties to the east and south are zoned Agricultural Preservation (AG-8) and Agricultural/Residential (AGR) and contain agricultural and residential land uses. Adjacent properties to the west are zoned Community Commercial (CC), Industrial (I), AGR, and AG-8 and contain a boat/RV storage facility, a church, farm labor housing, and agricultural land uses. Adjacent property to the north is zoned Neighborhood Commercial (CN) and is undeveloped.

**Municipalities Notified/Responses:** The City of Charleston, Town of Kiawah Island, and Town of Seabrook Island were notified of this request.

**Public Input:** No public input has been received.

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<th><strong>STAFF RECOMMENDATION:</strong></th>
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| 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 subject property is located in the Rural Area of the County, and the *Charleston County Comprehensive Plan* (the Plan) recommends the Agricultural Residential land use for the subject property. The Plan contains guidelines for preservation and development in the Rural Area, including a need to “protect and maintain the natural environment” and “maintain the rural low-density...” |
qualities of large portions of the County to preserve the character and culture of the Lowcountry."

The request to rezone the property to the Agricultural Preservation (AG-8) Zoning District is consistent with the Plan’s recommendations for this area as the AG-8 Zoning District is rural in nature and promotes very low density residential development thereby providing for the retention of a rural community character and preservation of the natural resources.

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 compatible with existing uses and recommended density, as this area contains various residential and agricultural uses. 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 zoning map amendment request 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 zoning map amendment request does not address events, trends, or facts that have significantly changed the character or condition of an area.

Because the zoning map amendment requests meet one or more of the above stated criteria, staff recommends approval.

PLANNING COMMISSION MEETING: JULY 10, 2017
Recommendation: Approval (vote: 7 to 0)
Speakers: One person spoke in support of the application.

Notifications:
A total of 225 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 June 23, 2017. Additionally, this request was noticed in the Post & Courier on June 23, 2017.

PUBLIC HEARING: AUGUST 17, 2017
Speakers: No one spoke in favor or in opposition to the application.

Notifications:
A total of 225 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 July 28, 2017. Additionally, this request was noticed in the Post & Courier on July 28, 2017 and a notification sign was posted on the property on July 28, 2017.

PLANNING AND PUBLIC WORKS COMMITTEE: SEPTEMBER 7, 2017
Vote: Approval (vote: 8-0)

FIRST READING: SEPTEMBER 19, 2017
Vote: Approval (vote: 9-0)
Charleston County
Zoning Map Amendment
Request

Public Hearing – August 17, 2017
Planning & Public Works Committee – September 7, 2017
Rezoning Case ZREZ-05-17-00062

- Johns Island: 2704 Abhapooloo Road
- Parcel I.D.: 275-00-00-032 (portion of property)
- Request to rezone from Agricultural/Residential (AGR) Zoning District to Agricultural Preservation (AG-8) Zoning District
- Applicant/Owner: Home Farm, LLC
  2568 Sunnyside Farm Ave, Johns Island, SC 29455
- Representative: Parker Land Surveying
  5910 Griffin St., Hanahan, SC 29410
- Acreage: 2.69-acre portion of property
- Council District: 8
History

• No zoning map amendment applications have been submitted prior to this request.

• The applicant is requesting to rezone the property in order to subdivide and combine it with the AG-8 zoned property to the east. A plat has been processed and is in an approvable state.
The subject property is zoned AGR and is currently undeveloped. Adjacent properties to the east and south are zoned AG-8 and AGR and contain agricultural and residential land uses. Adjacent properties to the west are zoned Community Commercial (CC), Industrial (I), AGR, and AG-8 and contain a boat/RV storage facility, a church, farm labor housing, and agricultural land uses. Adjacent property to the north is zoned Neighborhood Commercial (CN) and is undeveloped.
3 – Adjacent property
(Farmland along eastern side of property)

4 – Adjacent Property
(Farm Labor Housing)
ZREZ-05-17-00062

5 – Cotton Gin Rd

6 – Adjacent Property (Boat/RV Storage)
Typical Allowed Uses

**Agricultural/Residential (AGR)**
- Density: 1 dwelling unit/1 acre
- Single-Family Detached
- Family Day Care Home
- Manufactured Housing Unit, Replacement
- School, Primary and Secondary
- Libraries or Archives
- Museums
- Community Recreation
- Greenhouse Production
- Horticultural Production
- Crop Production
- Hydroponics

**Agricultural Preservation (AG-8)**
- Density: 1 dwelling unit/8 acres
- Single Family Detached
- Family Day Care Home
- Manufactured Housing Unit
- Libraries or Archives
- Community Recreation
- Stable (Commercial or Private)
- Agricultural Sales and Services
- Flower, Nursery Supplies Wholesalers
- Greenhouse Production
- Horticultural Production
- Hydroponics
- Crop Production
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 subject property is located in the Rural Area of the County, and the Charleston County Comprehensive Plan (the Plan) recommends the Agricultural Residential land use for the subject property. The Plan contains guidelines for preservation and development in the Rural Area, including a need to “protect and maintain the natural environment” and “maintain the rural low-density qualities of large portions of the County to preserve the character and culture of the Lowcountry.”

   The request to zone the property to the Agricultural Preservation (AG-8) Zoning District is consistent with the Plan’s recommendations for this area as the AG-8 Zoning District is rural in nature and promotes very low density residential development thereby providing for the retention of a rural community character and preservation of the natural resources.

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 compatible with existing uses and recommended density, as this area contains various residential and agricultural uses. 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 zoning map amendment request 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 zoning map amendment request does not address events, trends, or facts that have significantly changed the character or condition of an area.

STAFF RECOMMENDATION:
Approval

PLANNING COMMISSION RECOMMENDATION:
Approval (vote: 7-0)
Notifications

• 225 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on June 23, 2017 and July 28, 2017.

• Request advertised in the *Post & Courier* on June 23, 2017 and July 28, 2017.

• Sign posted on property on July 28, 2017.
Charleston County Zoning Map Amendment Request

Public Hearing – August 17, 2017
Planning & Public Works Committee – September 7, 2017
ZONING CHANGE APPLICATION

CASE ZREZ-05-17-000162

PROPERTY INFORMATION

CURRENT DISTRICT AGR REQUESTED DISTRICT AG-8
PARCEL ID(S) 275-00-00-032
CITY/AREA OF COUNTY Johns Island, Charleston
STREET ADDRESS 2548 Sunny Side Farm Ave.
DEED RECORDED: BOOK F040 PAGE 5282 DATE 10/1/2007
PLAT RECORDED: BOOK K34 PAGE 150 DATE 11/9/1928 APPROVAL # 115495

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Home Farm LLC, Francis H. Walpole
MAIL ADDRESS 2548 Sunny Side Farm Ave.
CITY, STATE, ZIP Johns Island S.C. 29455

OWNER
MAIL ADDRESS
CITY, STATE, ZIP

REPRESENTATIVE Parker Land Surveying
MAIL ADDRESS 5910 Griffin St.
CITY, STATE, ZIP Hanahan, SC 29410

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 Francis H. Walpole 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) Date Signature of Applicant/ Representative (if other than owner) Date
Planner’s Signature Date Zoning Inspector’s Signature Date

OFFICE USE ONLY

Amount Received $174.94 Cash? [x] Check? [x] 1211 Invoice Number 11-8479-26-05-2017