

## *Post & Courier*

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

**Tuesday, July 14, 2020 at 6:30 PM**

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

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

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury  
Clerk of Council

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

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

- Case History
- Presentation
- Application

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

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

### **CASE INFORMATION**

Owner: Sheena Meyers

Location: 7662 Savannah Highway, Adams Run, SC 29426

Parcel Identification: 121-00-00-051

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

Council District: 8 - Johnson

Property Size: 1 acre

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

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

Municipalities Notified/Response: The City of North Charleston, Town of James Island, Town of Kiawah Island, Berkeley County, City of Charleston, City of Folly Beach, City of Isle of Palms, Colleton County, Town of Awendaw, Town of Hollywood, Town of Lincolnville, Town of McClellanville, Town of Meggett, Town of Mt. Pleasant, Town of Ravenel, Town of Seabrook Island, and the Town of Summerville have all been noticed of this request.

### **APPROVAL CRITERIA**

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

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

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

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

Applicant's Response:

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

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

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

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

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

Applicant's Response:

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

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

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

**PLANNING COMMISSION MEETING: June 22, 2020**

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

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

Speakers: The applicant spoke in support of the request.

**PUBLIC HEARING: July 14, 2020**

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



# **Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request**

**Planning Commission – June 22, 2020**

**Public Hearing – July 14, 2020**

**PPW Committee – August 6, 2020**

**1<sup>st</sup> Reading – August 11, 2020**

**2<sup>nd</sup> Reading – September 8, 2020**

**3<sup>rd</sup> Reading – September 22, 2020**

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

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

# Zoning History

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

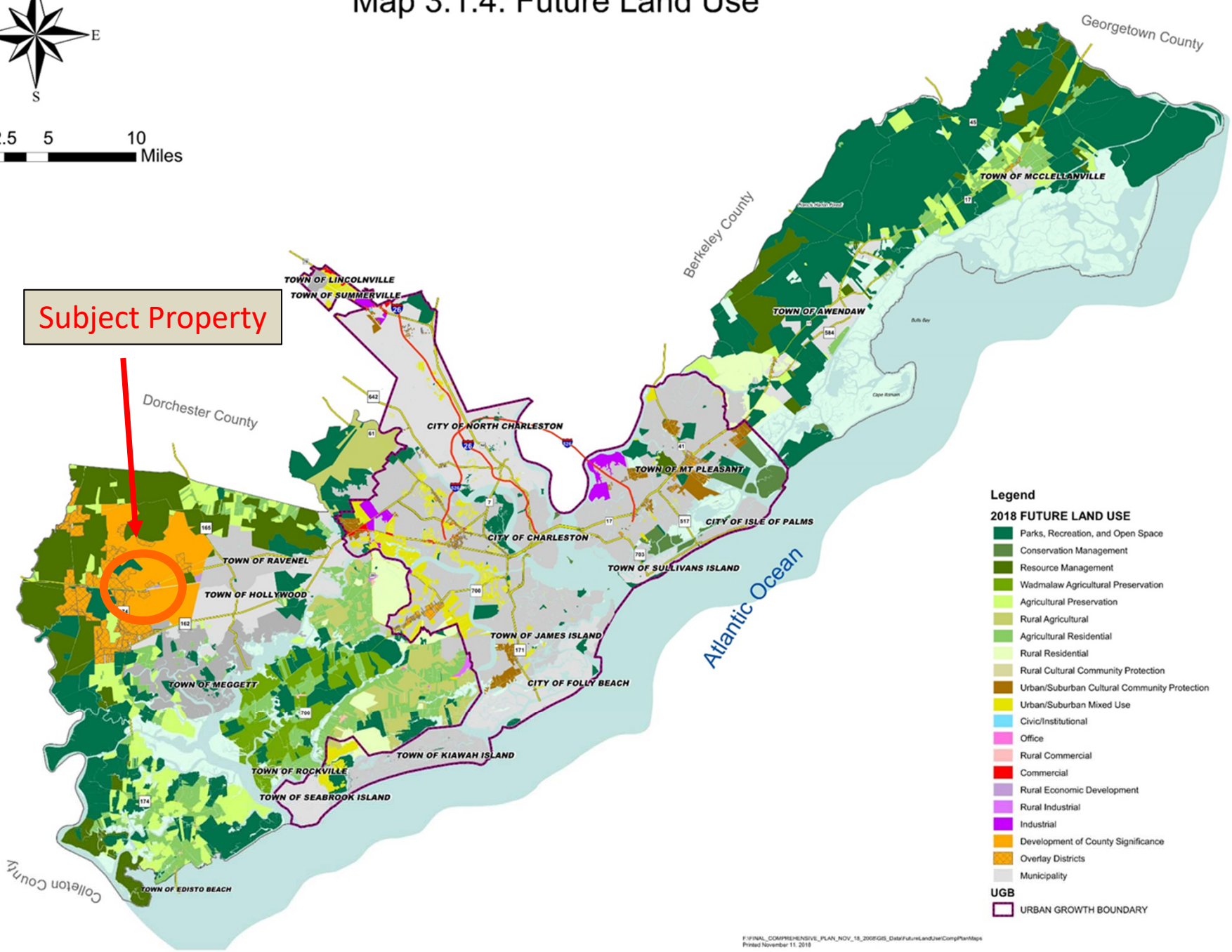


# Map 3.1.4: Future Land Use



0 2.5 5 10 Miles

**Subject Property**



- Legend**
- 2018 FUTURE LAND USE**
- Parks, Recreation, and Open Space
  - Conservation Management
  - Resource Management
  - Wadmalaw Agricultural Preservation
  - Agricultural Preservation
  - Rural Agricultural
  - Agricultural Residential
  - Rural Residential
  - Rural Cultural Community Protection
  - Urban/Suburban Cultural Community Protection
  - Urban/Suburban Mixed Use
  - Civic/Institutional
  - Office
  - Rural Commercial
  - Commercial
  - Rural Economic Development
  - Rural Industrial
  - Industrial
  - Development of County Significance
  - Overlay Districts
  - Municipality
- UGB**
- URBAN GROWTH BOUNDARY

# Zoning Map

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



SUBJECT PROPERTY

## LEGEND

OVERLAY DISTRICT BOUNDARIES

Parcel Boundaries

## ZONING

CR

I

FBZD-1

AGR

PARKERS FERRY  
OVERLAY ZONING DISTRICT

## Chas. County Overlay Districts

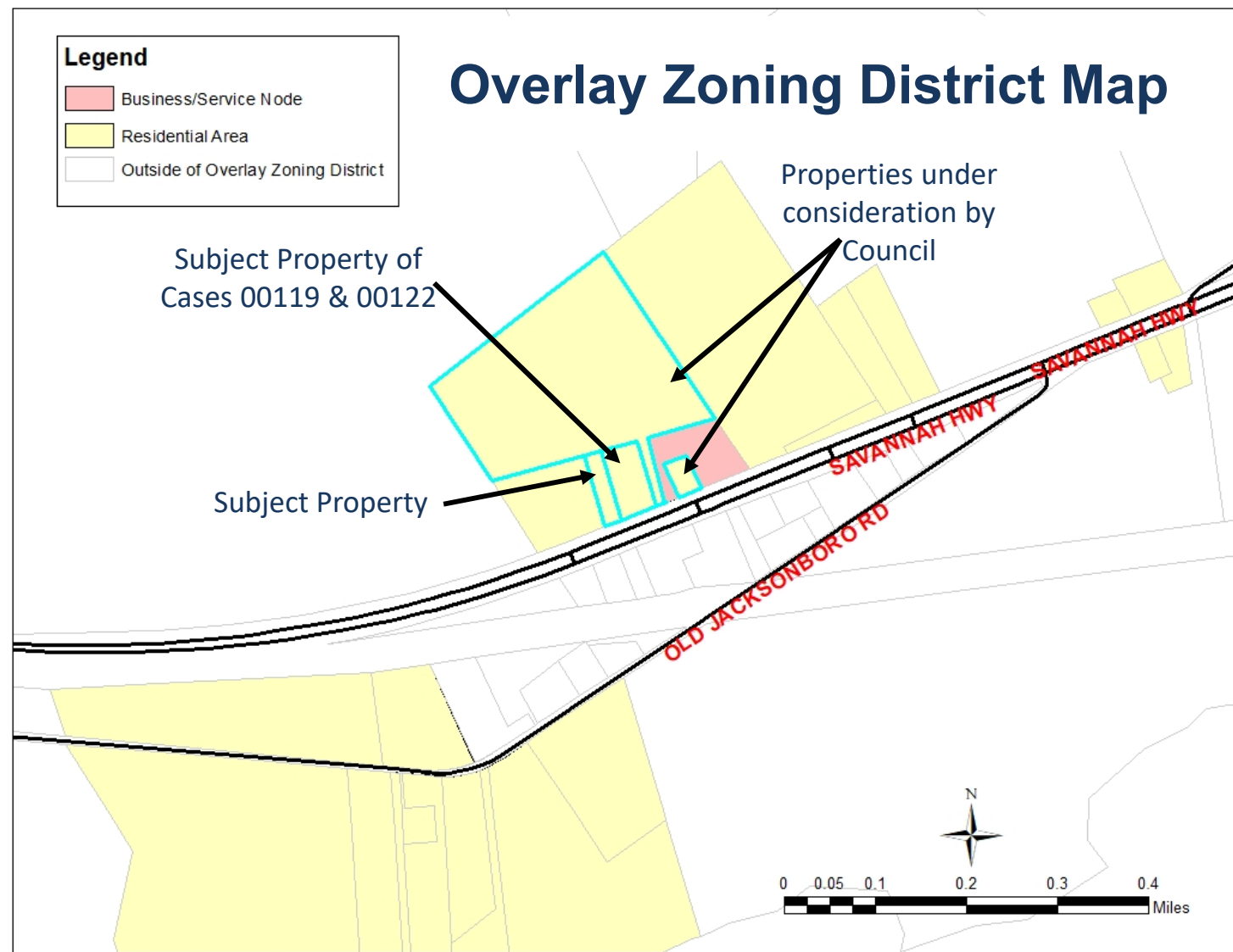
RESIDENTIAL AREAS

BUSINESS/SERVICE NODES  
& COMMERCIAL

SAVANNAH HWY

OLD JACKSONBORO RD

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

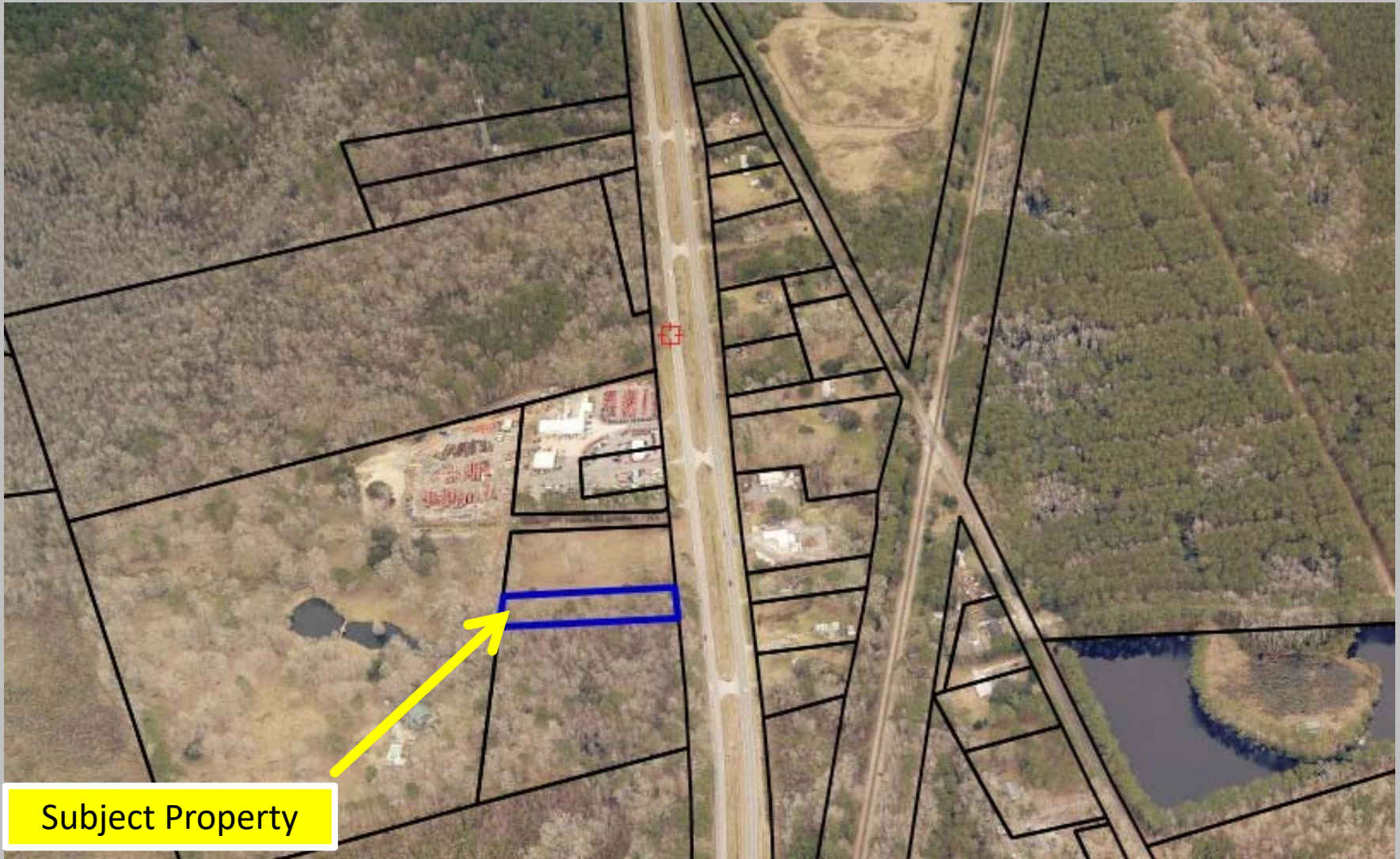


The subject property is currently undeveloped. Properties to the East and West are within the Residential Area of the Parkers Ferry Overlay District. The property to the North is currently within the Residential Area of the Parkers Ferry Overlay District, but there is a current application in the Council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

# Aerial Facing the West



# Aerial Facing the East



Subject Property

# Site Photos



**1- Subject Property**

**2- Property Across the Street**



# Site Photos



**3- Subject Property**

**4- Adjacent Property**



# Comprehensive Plan Amendment Approval Criteria—Section 3.2.6

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

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



# ACP-02-20-00121

## Approval Criteria—Section 3.2.6

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

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

# ZLDR Amendment

## Approval Criteria—Section 3.3.6

Pursuant to Article 3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, text amendments may be approved by County Council only if the proposed amendment meet the following criteria:

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

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

# Recommendations

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

## **Staff Recommendations:**

**Comp Plan Amendment: Disapproval**

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

# Notifications

## June 5, 2020 – Planning Commission Notifications

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

## June 12, 2020 – Public Hearing Notifications

- Ad ran in the *Post & Courier*.

## June 26, 2020 – Public Hearing Notifications

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



# **Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request**

**Planning Commission – June 22, 2020**

**Public Hearing – July 14, 2020**

**PPW Committee – August 6, 2020**

**1<sup>st</sup> Reading – August 11, 2020**

**2<sup>nd</sup> Reading – September 8, 2020**

**3<sup>rd</sup> Reading – September 22, 2020**



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: <b>ACP-02-20-00117</b>		
Date Submitted:		
Applicant Name: <b>Shenna N Myers</b>		
Address: <b>500 Research Court</b>		
City: <b>Ladson</b>	State: <b>SC</b>	ZIP Code: <b>29456</b>
Telephone: <b>843-343-0275</b>	E-mail: <b>Doveverreal@gmail.com</b>	

### TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title:

Page:

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

### REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

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

**D) Amend zoning & future land use ~~regulation~~ designation from residential area to commercial area on map 3.1.15 Parkers Ferry Community Overlay district and on map 3.1.4, Future Land Use**

### SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: <b>Shenna N Myers</b>	PRINTED NAME:
SIGNATURE: <i>Shenna Myers</i>	SIGNATURE:
DATE: <b>2-15-2020</b>	DATE:
PRINTED NAME:	
SIGNATURE:	
DATE:	

### FOR OFFICE USE ONLY

Application Number			
Date Submitted			
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			

D  
F. I would like to rezone parcel 121-00-00-051 from residential to commercial. ~~The purpose 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.~~

The parcel sits beside Jackie Sowards 2 acres and Steen enterprise. It sits directly across from Station 17 restaurant/bar. I have spoken with all three property owners more than once; they are all zoned commercial. I feel there shouldn't be an issue rezoning my acre because of the surrounding properties. I was also told by several individuals in the community that there will be a huge complex coming to that are not even a mile away from the parcel. More store fronts like small shops will be added and needed to accommodate the growth and development of that area.



Charleston County 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

## ZONING ORDINANCE TEXT AMENDMENT APPLICATION

### APPLICATION INFORMATION

Application Number: 20R-02-20-00121  
 Date Submitted:  
 Applicant Name: Shenna N Myers  
 Address: 500 research Court Ladson  
 City: Ladson State: SC ZIP Code: 29456  
 Telephone: 843-343-0275 Fax: E-mail: Doveverreal@gmail.com

### TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title:  
 Page:  
 Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

### REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

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

- 1) amend Parkers Ferry Community Overlay Zoning District Commercial Properties Map pg. 5-140 from residential area to commercial area for TMS 121-00-00-051.
- 2) amend Parkers Ferry Community Overlay District map pg. 5-133 from residential area to commercial area for TMS- 121-00-00-051

### SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: <u>Shenna N. Myers</u>	PRINTED NAME:
SIGNATURE: <u>[Signature]</u>	SIGNATURE:
DATE: <u>2-15-2020</u>	DATE:
PRINTED NAME: <u>Shenna N. Myers</u>	
SIGNATURE:	
DATE:	

### FOR OFFICE USE ONLY

Application Number			
Date Submitted			
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			



A. The PD development plan complies with the standard contained in article 4.23 of the ZLDR.

B. The development is consistent with the intent of the Charleston County Comprehensive plan and other adopted policy document. *The area surrounding*

*A. the parcel is becoming more commercial. A large subdivision is being build in the near future, and front end shops + dining will be needed.*

C. The county and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

→ B: My building will have a rustic look to it to preserve the history of the area, it will not be too modern.

I plan on building small, half acre for green houses and half for store front/kitchen. I plan on keeping the large Oak trees in ground to keep the historical look of the area. My plans are also to be able to feed seniors 65 and older for free once a week, a healthy meal plan featuring home grown items.