

Post & Courier

CHARLESTON COUNTY COUNCIL ZONING PUBLIC HEARING **Thursday, August 17, 2017 at 5:00 PM**

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 REQUESTS
ZREZ-05-17-00059,
ZREZ-05-17-00060 &
ZREZ-05-17-00061

**ZONING MAP AMENDMENT REQUESTS:
ZREZ-05-17-00059, ZREZ-05-17-00060 and
ZREZ-05-17-00061 CASE HISTORY**

Public Hearing: August 17, 2017
Planning/Public Works Committee: September 7, 2017
First Reading: September 12, 2017
Second Reading: September 26, 2017
Third Reading: October 10, 2017

CASE INFORMATION:

Location: 535 Dobbin Road, 531 Dobbin Road and 2516 Hara Lane (St Andrews)

Parcel Identification: 310-01-00-088, 310-01-00-089 and 310-01-00-092

Property Size:

The total combined size of the properties requested to be rezoned is 0.96 acres, with TMS 310-01-00-088 being 0.24 acres in size, TMS 310-01-00-089 being 0.24 acres in size and TMS 310-01-00-092 being 0.48 acres in size.

Council District: 7

Zoning Map Amendment Requests:

The applicant is requesting to rezone all three properties from the Single Family Residential (R-4) Zoning District to Community Commercial (CC) Zoning District.

TMS 310-01-00-088 and TMS 310-01-00-089 contain single family residences with garages and TMS 310-01-00-092 is currently undeveloped.

History:

Prior to these requests, Zoning Map Amendment Request Applications ZREZ-09-16-00039 (TMS 310-01-00-088 and 310-01-00-089) and ZREZ-09-16-00040 (TMS 310-01-00-092), were submitted on September 28, 2016 requesting to rezone all three properties from the Single Family Residential (R-4) Zoning District to the Community Commercial (CC) Zoning District. These requests were considered at the Planning Commission Meeting of November 14, 2016, where staff noted that the Comprehensive Plan recommended the parcels to be recommended for the Urban/Suburban Mixed Use Future Land Use designation and as such, the requests were not consistent with the Comprehensive Plan Future Land Use. After discussion at the meeting, Planning Commission recommended disapproval of the Zoning Map Amendment Requests by a vote of 9-0. Subsequently, the applicant withdrew both rezoning applications on November 16, 2016, prior to notices for the public hearing being mailed.

Adjacent Zoning:

Adjacent properties located in unincorporated Charleston County to the north of the subject parcels are zoned Community Commercial (CC), and contain either commercial uses or residences with frontage to Savannah Highway. Adjacent properties located in unincorporated Charleston County to the south, east and west are zoned Single Family Residential (R-4) and contain residential uses or are undeveloped.

Properties located within the City of Charleston, within close proximity to the parcels, are zoned either residential or business/commercial.

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

Public Input: Opposition received is included in this packet.

STAFF RECOMMENDATION:

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

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

Staff response: The Charleston County Comprehensive Plan (the Plan) recommends Urban/Suburban Mixed Use future land use for the subject properties. This future land use is designated to “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 the properties to the Community Commercial (CC) Zoning District is not consistent with the Plan's recommendations for this area as it would allow the intrusion of high intensity commercial uses into a residential area. In addition, the Plan specifically recommends commercial uses only for properties that front Savannah Highway.

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 Community Commercial (CC) Zoning District is not compatible with the existing Single Family Residential 4 (R-4) Zoning District of most of the surrounding parcels.

With the exclusion of the two vacant parcels located adjacent and between the subject parcels, all of the R-4 Zoned parcels on Hara Lane contain existing residential uses in an established residential neighborhood environment. Likewise, with the exclusion of parcels fronting Savannah Highway, all unincorporated parcels on Dobbin Road (and extending onto Lantern Street) are zoned R-4 and contain existing residential uses in an established residential neighborhood environment. The only commercially zoned unincorporated parcels in the area are those fronting Savannah Highway.

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

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

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

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

Because the zoning map amendment requests do not meet one or more of the above stated criteria, staff recommends disapproval.

PLANNING COMMISSION MEETING: JULY 10, 2017

Recommendation: Disapproval (vote: 4 to 2, with 2 absent and 1 recusal)

Speakers: 2 people spoke in support of the applications and 4 people spoke in opposition to the applications. Furthermore, 6 people stood in opposition to the applications before the public comment period closed.

Notifications:

A total of 158 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the St Andrews 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

Notifications:

A total of 158 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the St Andrews Interested Parties List on July 28, 2017. Additionally, these requests were noticed in the *Post & Courier* on July 28, 2017 and a notification sign was posted on the property on July 28, 2017.



Charleston County Zoning Map Amendment Requests

Public Hearing – August 17, 2017

Planning/Public Works Committee – September 7, 2017

ZREZ-05-17-00059, ZREZ-05-17-00060 & ZREZ-05-17-00061

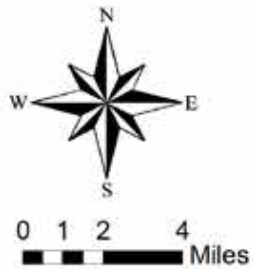
- St. Andrews: 535 Dobbin Road, 531 Dobbin Road, and 2516 Hara Lane
- Parcel I.D.: 310-01-00-088, 310-01-00-089 and 310-01-00-092
- Request to rezone 535 Dobbin Road, 531 Dobbin Road and 2516 Hara Lane from Single Family Residential 4 (R-4) Zoning District to Community Commercial (CC) Zoning District
- Owner: Dirk H. Kuznik
3550 Savannah Highway, Johns Island, SC 29455
- Applicant: Frederick J. Whittle, Jupiter Holdings, LLC
Suite 300, 78 Ashley Point Dr, Charleston, SC 29407
- Acreage: 0.24 acres (TMS 310-01-00-088)
0.24 acres (TMS 310-01-00-089)
0.48 acres (TMS 310-01-00-092)
Total Property Size: 0.96 acres
- Council District: 7

Zoning History

Rezoning Applications ZREZ-09-16-00039 and ZREZ-09-16-00040

- Prior to these requests, Zoning Map Amendment Request Applications ZREZ-09-16-00039 (TMS 310-01-00-088 and 310-01-00-089) and ZREZ-09-16-00040 (TMS 310-01-00-092), were submitted on September 28, 2016 requesting to rezone all three properties from the Single Family Residential (R-4) Zoning District to the Community Commercial (CC) Zoning District.
- These requests were considered at the Planning Commission Meeting of November 14, 2016, where staff noted that the Comprehensive Plan recommended the parcels to be recommended for the Urban/Suburban Mixed Use Future Land Use designation and as such, the requests were not consistent with the Comprehensive Plan Future Land Use.
- After discussion at the meeting, Planning Commission recommended disapproval of the Zoning Map Amendment Requests by a vote of 9-0. Subsequently, the applicant withdrew both rezoning applications on November 16, 2016, prior to notices for the public hearing being mailed.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



Subject Properties

CITY OF NORTH CHARLESTON

TOWN OF MT PLEASANT

TOWN OF AWENDAW

CITY OF ISLE OF PALMS

TOWN OF SULLIVANS ISLAND

CITY OF CHARLESTON

TOWN OF JAMES ISLAND

CITY OF FOLLY BEACH

TOWN OF KIAWAH ISLAND

TOWN OF ROCKVILLE

TOWN OF SEABROOK ISLAND

TOWN OF RAVENEL

TOWN OF HOLLYWOOD

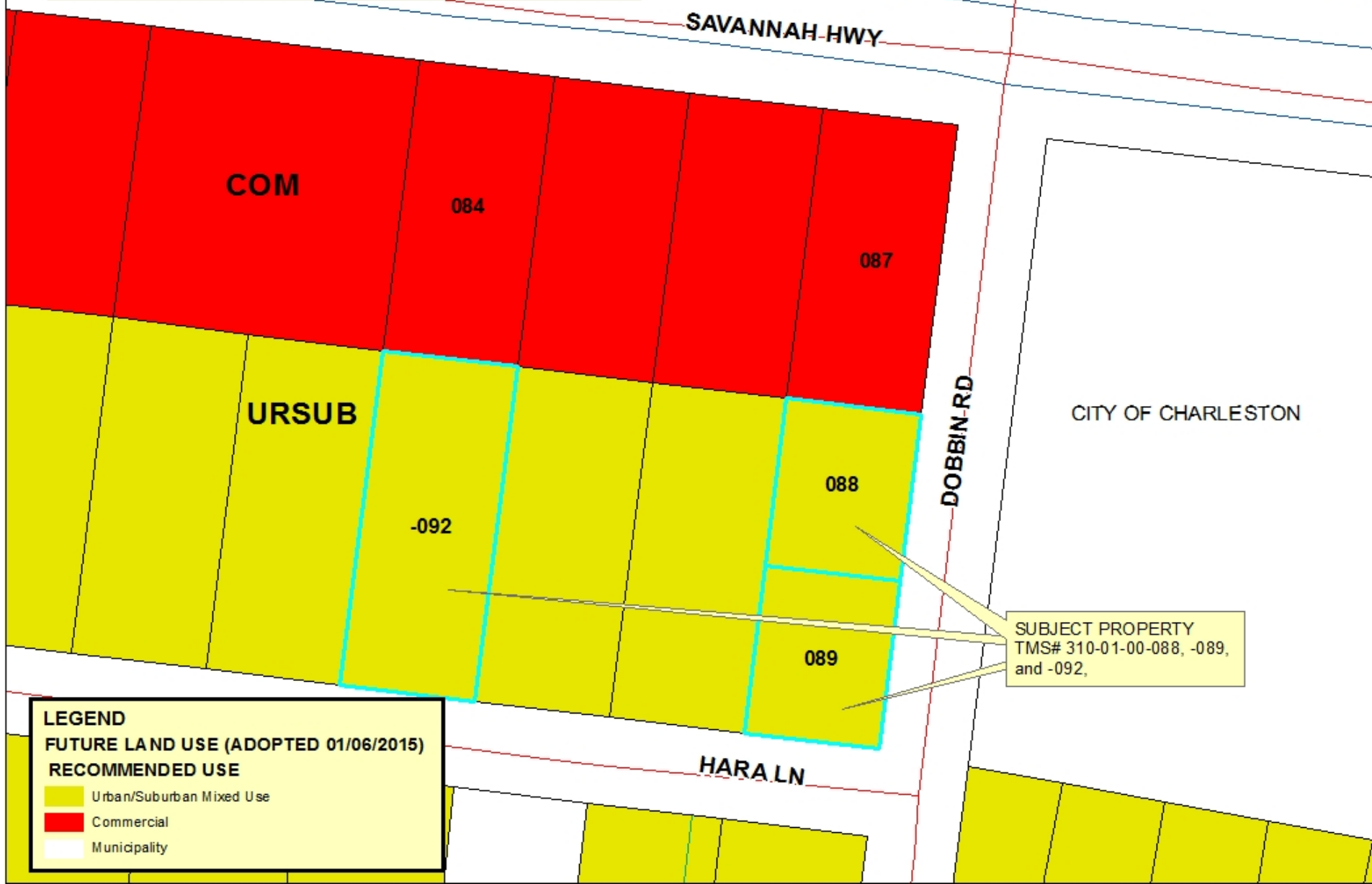
TOWN OF MEGGETT

Atlantic Ocean

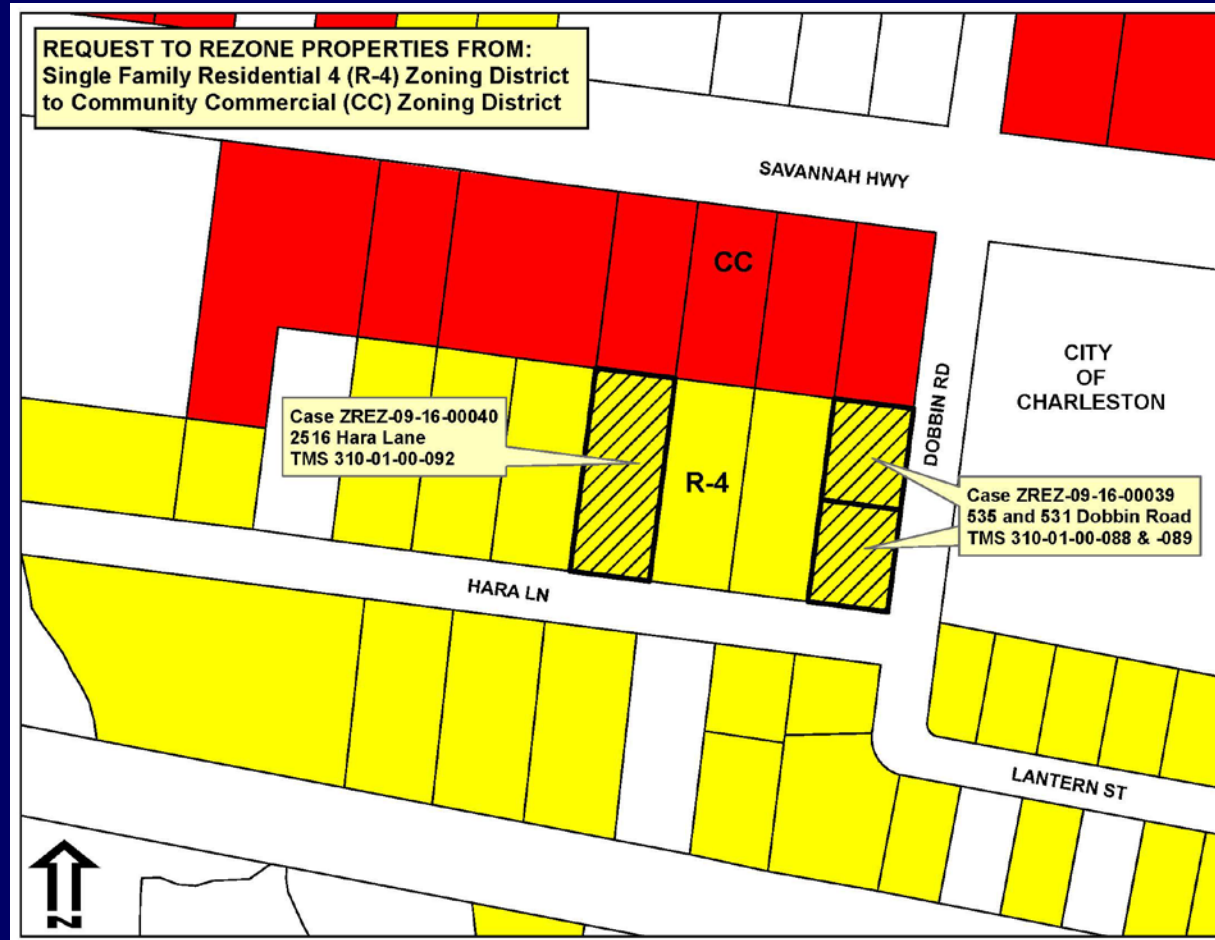
Legend

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

**FUTURE LANDUSE RECOMMENDATIONS
CHARLESTON COUNTY COMPREHENSIVE PLAN
2015**



Area Description



Adjacent properties located in unincorporated Charleston County to the north of the subject parcels are zoned Community Commercial (CC), and contain either commercial uses or residences with frontage to Savannah Highway. Adjacent properties located in unincorporated Charleston County to the south, east and west are zoned Single Family Residential (R-4) and contain residential uses or are undeveloped.

Properties located within the City of Charleston, within close proximity to the parcels, are zoned either residential or business/commercial.

Subject Parcels to the East



Subject Properties

Subject Parcels to the West



Subject Properties

02/11/2015

© 2015 Pictometry

ZREZ-05-17-00059, ZREZ-05-17-00060 & ZREZ-05-17-00061



**1 – Subject property
531 Dobbin Road**

**2 – Subject property
535 Dobbin Road**



ZREZ-05-17-00059, ZREZ-05-17-00060 & ZREZ-05-17-00061



**3 – Subject property
2516 Hara Lane**

**4 – Adjacent property
On Hara Lane**



ZREZ-05-17-00059, ZREZ-05-17-00060 & ZREZ-05-17-00061



**5 – Adjacent property
On Hara Lane**

**6 – Adjacent Property
On Dobbin Road**



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

Approval Criteria—Section 3.4.6

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

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

Staff response: The Charleston County Comprehensive Plan (the Plan) recommends Urban/Suburban Mixed Use future land use for the subject properties. This future land use is designated to “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 the properties to the Community Commercial (CC) Zoning District is not consistent with the Plan’s recommendations for this area as it would allow the intrusion of high intensity commercial uses into a residential area. In addition, the Plan specifically recommends commercial uses only for properties that front Savannah Highway.

Approval Criteria—Section 3.4.6 (cont'd)

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

Staff response: The requested Community Commercial (CC) Zoning District is not compatible with the existing Single Family Residential 4 (R-4) Zoning District of most of the surrounding parcels.

With the exclusion of the two vacant parcels located adjacent and between the subject parcels, all of the R-4 Zoned parcels on Hara Lane contain existing residential uses in an established residential neighborhood environment. Likewise, with the exclusion of parcels fronting Savannah Highway, all unincorporated parcels on Dobbin Road (and extending onto Lantern Street) are zoned R-4 and contain existing residential uses in an established residential neighborhood environment. The only commercially zoned unincorporated parcels in the area are those fronting Savannah Highway.

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

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

Approval Criteria—Section 3.4.6 (cont'd)

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

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

Recommendation

- The zoning map amendment requests do not meet one or more of the above stated criteria.

STAFF RECOMMENDATION:

Disapproval

PLANNING COMMISSION RECOMMENDATION:

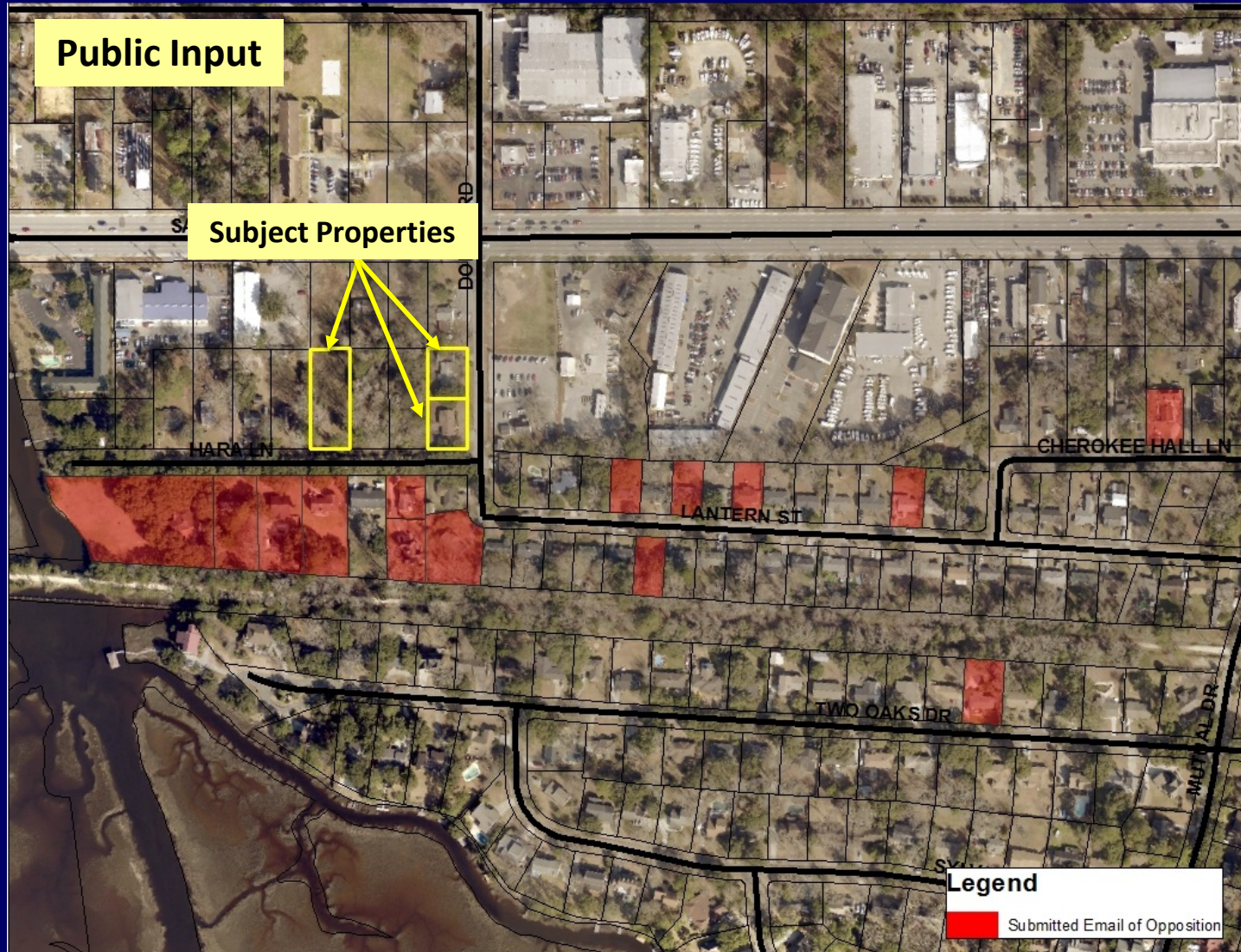
**Disapproval (vote: 4 to 2, with 2 absent and 1
recusal)**

Notifications

- June 23, 2017
 - 158 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the St. Andrews Interested Parties List.
 - Request was advertised in the *Post & Courier*.
- July 28, 2017
 - 158 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the St. Andrews Interested Parties List.
 - Request was advertised in the *Post & Courier*.
 - Notification of the Public Hearing posted on the property.

Public Input

- Twenty one (21) emails of opposition have been received.





Charleston County Zoning Map Amendment Requests

Public Hearing – August 17, 2017

Planning/Public Works Committee – September 7, 2017

ZONING CHANGE APPLICATION

CASE ZREZ 05-17- 00059 PD _____



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC
PARCEL ID(S) 310-01-00-088
CITY/AREA OF COUNTY St Andrews Parish
STREET ADDRESS 535 Dobbin Road ACRES 0.24
DEED RECORDED: BOOK E 646 PAGE 302 DATE 12-12-2007
PLAT RECORDED: BOOK Y PAGE 34 DATE 1/7/1969 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Jupiter Holdings, LLC HOME PHONE _____
MAIL ADDRESS 78 Ashley Pt Dr, Ste 300 WORK PHONE 843-266-4173
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE 843-834-6623
EMAIL fwhittle@jupiter-hd.com

OWNER Dirk H. Kuznik, officer HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 3550 Savannah Hwy WORK PHONE _____
CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-296-6412
EMAIL _____

REPRESENTATIVE Frederick J. Whittle HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS same WORK PHONE same
CITY, STATE, ZIP _____ CELL PHONE "
EMAIL "

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Frederick J. Whittle 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 5/15/17 Signature of Applicant/ Representative (if other than owner) Frederick J. Whittle Date 5/11/17
Planner's Signature [Signature] Date 5/25/17 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received \$152.40 Cash ? ☐ Check? ☒ # 007999 Invoice Number _____

ZONING CHANGE APPLICATION

CASE Z REZ 05-17-00060PD



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC
PARCEL ID(S) 310-01-00-089
CITY/AREA OF COUNTY St Andrews Parish
STREET ADDRESS 531 Dobbin Rd ACRES 0.24
DEED RECORDED: BOOK 007 PAGE 637 DATE 9/3/2008
PLAT RECORDED: BOOK Y PAGE 34 DATE 1/7/1969 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Jupiter Holdings, LLC HOME PHONE _____
MAIL ADDRESS 78 Ashley Point Dr Ste 300 WORK PHONE 843-266-4173
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE 843-834-6623
EMAIL fwhittle@jupiterhd.com

OWNER Dirk H. Kuznik, officer HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 3550 Savannah Hwy WORK PHONE _____
CITY, STATE, ZIP Johns Island, SC CELL PHONE 843-296-6412
29455 EMAIL _____

REPRESENTATIVE Frederick J. Whittle HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS same WORK PHONE same
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

CERTIFICATION

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- ✓ 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 Frederick J. Whittle 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]
Planner's Signature [Signature]

Date 5/14/17
Date 5/25/17

Signature of Applicant/ Representative (if other than owner) Frederick J. Whittle Date 5/11/17
Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received \$152.40 Cash ? ☐ Check? ☒ # 008000 Invoice Number _____

ZONING CHANGE APPLICATION

CASE ZREZ 05-17-00061 PD



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT CC
PARCEL ID(S) 310-01-00-092
CITY/AREA OF COUNTY St. Andrews Parish
STREET ADDRESS Hara Lane ACRES 0.48
DEED RECORDED: BOOK 0007 PAGE 638 DATE 9/3/08
PLAT RECORDED: BOOK F PAGE 80 DATE 22 May 1941 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Jupiter Holdings, LLC HOME PHONE _____
MAIL ADDRESS 78 Ashley Point Dr Ste 300 WORK PHONE 843-266-4173
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE 843-834-8623
EMAIL fwhittle@jupiterhd.com

OWNER Dirk H. Koznik, officer HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 3550 Savannah Hwy WORK PHONE _____
CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-296-6412
EMAIL _____

REPRESENTATIVE Frederick J. Whittle HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS same WORK PHONE same
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
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- ✓ 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 Frederick J. Whittle 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 5/14/17
Signature of Applicant/ Representative (if other than owner) Frederick J. Whittle Date 5/14/17
Planner's Signature [Signature] Date 5/25/17
Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received 154.80 Cash ? ☐ Check? ☒ # 008001 Invoice Number _____

Public Input

From: barry grayson [<mailto:barrygrayson40@gmail.com>]

Sent: Saturday, July 08, 2017 9:35 AM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Commercialism

Would like to voice our strong objection to the rezoning proposals #zrez-05-17-00059,00060,and00061and to object in general to any future proposals for changing the zoning of residential properties in our neighborhood.

Thanks,

Barry&Charlotte Grayson, 2468 lantern st. Chas. S.C 29414

From: Jeannie Champlin [<mailto:djchamplin@gmail.com>]
Sent: Saturday, July 08, 2017 9:26 PM
To: Janine Saab <JSaab@charlestoncounty.org>
Subject: Re-Zoning Proposals @ZREZ-05-17-0059, 00060, 00061

Good evening. We reside at 2501 & 2503 Hara Lane and object to any future proposals for changing the zoning of residential properties in our neighborhood. We plan to attend the hearing on July 10th at 2pm.

Thanks,

Brian & Jeannie Champlin
Helen Champlin
Sullivan Champlin
Sheila Shipton

From: Timothy Crawford [<mailto:wacker27@yahoo.com>]

Sent: Sunday, July 09, 2017 8:14 AM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Fwd: I am writing to object to rezoning proposal #ZREZ-05-17-00059, 00060, and 00061. I reside on Hara Lane and believe too many commercial entities have encroached here. Hotel shootings, gun found in my backyard, I have special needs child, this is no...

Lenovo TAB 2 A8-50

----- Forwarded message -----

From: Timothy Crawford <wacker27@yahoo.com>

Date: Jul 8, 2017 7:58 PM

Subject: I am writing to object to rezoning proposal #ZREZ-05-17-00059, 00060, and 00061. I reside on Hara Lane and believe too many commercial entities have encroached here. Hotel shootings, gun found in my backyard, I have special needs child, this is not safe.

To: jsaab <jsaab@charlestoncounty.org>

Cc:

Lenovo TAB 2 A8-50

From: wacker27@yahoo.com [<mailto:wacker27@yahoo.com>]

Sent: Saturday, July 08, 2017 7:47 PM

To: Public Info <PublicInfo@charlestoncounty.org>

Subject: Contact From CharlestonCounty.org

First Name: Timothy

Last Name: Crawford

Email: wacker27@yahoo.com

Phone: 8436374181

Question/Comment: I am writing to object to rezoning proposals, #ZREZ-05-17-00059, 00060, and 00061. I reside on Hara Lane and believe too many commercial entities have already encroached on our residential neighborhood, namely a hotel and body shop. The body shop has an extended lot directly on Hara Lane. The police have been called numerous times for shootings and criminal activities at hotel. I found a fully loaded hand gun in my back yard and had to turn it in to police. I have a special needs child and don't need this in my back yard, along with semi automatic gun fire. This is suppose to be a residential not commercial neighborhood.

From: Sharon Murphy [<mailto:sharon.murphysc@gmail.com>]

Sent: Sunday, July 09, 2017 11:09 AM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Objection to rezoning proposals

RE: rezoning proposals #ZREZ-05-17-00059, 00060, 00061

To whom it may concern

We hereby lodge our objection to the proposal to rezone as commercial 2516 Hara Lane, and 535 and 531 Dobbin Lane. Any such rezoning will drastically affect the quality of life on our street. Speeding and traffic is already an issue on our firmly established residential (and small) street and any rezoning would just compound this.

We absolutely object to the rezoning proposals listed above and to any future proposals for changing the zoning of residential properties in our neighborhood.

Sincerely

Sharon and Marvin West

2440 Lantern St

Charleston, SC 29414

From: helen [<mailto:HELRIC63@msn.com>]

Sent: Sunday, July 09, 2017 5:34 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Re-Zoning Proposals @ZREZ-05-17-0059, 00060, 00061

Good afternoon. We reside at 2501 & 2503 Hara Lane and object to any future proposals for changing the zoning of residential properties in our neighborhood. We plan to attend the hearing on July 10th at 2pm.

Thanks for your consideration,

Helen Champlin

From: libertymarinesc@aol.com [<mailto:libertymarinesc@aol.com>]

Sent: Sunday, July 09, 2017 9:11 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Rezoning zrez-05-17-00059 thru 0061

I just want to be heard on the subject of zoning cc into my neighborhood .

1st I think the said property should be posted prior to any hearing to move forward with a zoning change.

And with that said I would like to be on record "NOT in favor of said zoning on cases ZREZ -05-17-0059, ZREZ 05-17-00060, and ZREZ-05-17-00061.

We do not need any more commercial properties encroaching our peaceful neighborhood.

I have lived on Lantern street growing up in the 60s and 70s and now live one street over on Two Oaks drive. I have seen the negative changes that the KIA dealership has put on our community and I don't think it can take any more .

Please do not grant a motion to move this to the zoning board

Thanks

Clyde Umphlet

2424 Two Oaks Drive Charleston, SC 29414

843-766-2466

PS Please call me during the meeting and I will gladly speak up via phone as this time of day does not suit a working person. The city at least does the business after 5:00 pm and post signs.

From: Alex W [<mailto:waltersa23@gmail.com>]
Sent: Monday, July 10, 2017 8:20 AM
To: Janine Saab <JSaab@charlestoncounty.org>
Subject: Rezoning Proposals Myrtle Grove Neighborhood

To Whom it May Concern:

I am writing in regards to the rezoning proposal #ZREZ-05-17-00059, 00060 and 00061. I fully object to the rezoning of these properties from residential to commercial. I fear that this proposal will damage the livability, history and comfort of the neighborhood.

While I understand the importance of bringing business to the area, this proposal will tarnish the confines of a historically residential neighborhood that is important for community and habitable living. I am unable to attend the meeting in person due to a conflicting work schedule, but very much appreciate your consideration in this matter.

Thank you, disdain

Alex Walters
509 Dobbin Rd.
Charleston, SC 29414

From: Chris DeStefano [<mailto:charlestonpetalpushers@gmail.com>]

Sent: Monday, July 10, 2017 11:18 AM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Rezoning hara Lane

My name is Chris Destefano and I am the property owner at 2418 Cherokee hall lane and wish to be heard on the matter of rezoning along 17 and adjacent property in the neighborhood. I strongly oppose any zoning variances or rezoning of any further parcels in this neighborhood. Commercial development only weakens resale value while at the same time eroding livability and my rights to quiet enjoyment of my property.

I would like area to remain in the same condition it is now and not abutting hotels, car dealerships and the like. Please do not alter the residential zoning in this neighborhood

Thank you

Sent from my iPhone

From: A K [<mailto:SCMOON@live.com>]
Sent: Thursday, July 06, 2017 6:44 PM
To: Janine Saab <JSaab@charlestoncounty.org>
Subject: Zoning Objection

I am an owner of the property at 2460 Lantern Street, Charleston, SC and would like to voice my objection for the rezoning proposals #ZREZ-05-17-00059, 00060 and 00061 and to object to any future proposals for changing the zoning of residential properties in our neighborhood. Please feel free to contact me for any questions at 843-813-5910.

Audrey M. Kirkland

From: Autumn Walters [<mailto:autumn.wals16@gmail.com>]

Sent: Thursday, July 06, 2017 5:52 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Rezoning proposals

To whom it may concern,

I am contacting you in regard to the rezoning proposal #ZREZ-05-17-00059, 00060 and 00061.

I object to rezoning these properties from residential to commercial. I fear this rezoning proposal will damage the livability and comfort of this neighborhood.

I am unable to attend the hearing on this matter on July 10th at 2pm due to conflicting work schedule.

Thank you,

Autumn Walters

509 Dobbin Road

Charleston, SC 29414

From: Jodie Blalock [<mailto:blalockjodie@gmail.com>]
Sent: Monday, July 03, 2017 8:22 AM
To: Janine Saab <JSaab@charlestoncounty.org>
Subject: Rezoning. cases ZREZ-05-17-00059, -00060 and -00061

My husband and I would like to go on record as opposing the following zoning change.
cases ZREZ-05-17-00059, -00060 and -00061

Jodie G Blalock > blalockjodie@gmail.com
P Lance Blalock > planceblalock@gmail.com

From: John Taylor [<mailto:sales@sharksteeth.com>]

Sent: Monday, July 03, 2017 5:25 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: I strongly oppose ! Request denied

John taylor 843 367 6865

I dont want to have to keep on going to these meetings to defend my nieghbor hood . If its zoned single residential and you see nieghbors around it , use your head. Do you want me coming to your nieghborhood and asking if i can put a loud and traffic bearing buiness next to you?

ZREZ-05-17-00059; -00060 and -00061: Request 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 (R-4) Zoning District to the Community Commercial (CC) Zoning District (Total size: 0.96 acre).

From: lawrence clark [<mailto:lawrencenclark@gmail.com>]

Sent: Friday, July 07, 2017 8:14 AM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Hara Lane/Dobbins Rd. Re-zoning proposal #zrez 05-17,00059,00060,00061

I live at 2523 Hara Lane .

I'm outraged that the county would even consider this zoning change to a residential neighborhood .

This change would not only put s burden on the infrastructure but also ruin the frame work if the neighborhood !

What is the reason behind this? The reason is pure greed!

Maybe you should ask these people who want their property zoned for commercial how they would feel if this happened in their neighborhood ?

I'll tell you what if that was the case this would not be happening .

The zoning committee needs to do the right thing . As it seems too many corners have already been cut and maybe there's a few issues we need to look at Like why we have a retention pond on our street and neighbors were never notified about this ?

--

Lonnie Clark

RE/MAX ELITE

91 Broad St.

Charleston, SC 29401

Office phone: (843) 501-9966

Email: lonnie@charlestonluxhomes.com

Website: <http://lonnie.charlestonluxhomes.com>

From: tim smeltzer [<mailto:tsmeltzer1216@gmail.com>]

Sent: Friday, July 07, 2017 1:36 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: #ZREZ-05-17-00059,00060,00061

Good day,

As a resident of Hara Lane, I strongly oppose the rezoning of the above parcels from residential to commercial, and object to any future proposals.

Thank you, Tim E. Smeltzer/Elma Haley

2519 Hara Lane

Charleston, SC 29414

Phone: 843 202 0911

From: Wayne Murrah [<mailto:wmurrah@knology.net>]

Sent: Thursday, June 29, 2017 7:35 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Opposition to rezoning propasal

I want to voice my objection to the rezoning proposals #ZREZ-05-17-00059, 00060 and 00061 on Hara Lane and Dobbin Rd in West Ashley and to object in general to any future proposals for changing the zoning of residential properties in our neighborhood. Please do not allow such zoning changes to begin happening in our area.

Thanks,

Wayne Murrah

Property owner of 2476 Lantern St., 29414

Resident of 2425 Pristine View, 29414

-----Original Message-----

From: theodoreagee@comcast.net [mailto:theodoreagee@comcast.net]

Sent: Tuesday, July 11, 2017 12:27 AM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: ZREZ-05-17-00059, 60, 61

My name is Toni Gilbert and I have lived at 2549 Hara Ln. for more than 30 years. My son and my great grandson also live here. I am asking you to please deny the request for these three properties or any future properties in this neighborhood to be zoned for commercial use. This is one of the few quiet residential street's left in Charleston and we would love it to stay that way. I hope my plea isn't too late. Thank you,

Toni, Ted and Tyler

-----Original Message-----

From: TEDDY [mailto:kristian_agee@comcast.net]

Sent: Monday, July 10, 2017 6:05 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: ZREZ-05-17-00059, 00060, 00061

Dear Planning Board,

I would like to strongly object to the rezoning proposal ZREZ-05-17-00059, 00060, and 0061. I have lived in this neighborhood for 20 years where I've raised my four children. I now enjoy seeing my six grandchildren running and playing in our neighborhood. I would hate to see my residential neighborhood destroyed for commercial purposes. Please consider what the neighborhood would lose and the families the changes would effect.

Sincerely,

Kristian Agee
2527 Hara Lane
Charleston, SC 29414

kristian_agee@comcast.net

Sent from my iPad

From: Margaret McDaniel [mailto:mmcdaniel1101@gmail.com]
Sent: Monday, July 10, 2017 5:31 PM
To: Janine Saab <JSaab@charlestoncounty.org>
Subject: No to rezoning #ZREZ-05-17-00059,00060,00061

My name is Margaret McDaniel and I live at 2471 Lantern St. Chas, SC 29414. My husband, our two children (Gabriel 6yrs and Graham 3yrs) and myself have lived on Lantern St since Oct 2010. We are very much AGAINST rezoning proposals (now and in the future) #ZREZ-05-17-00059, 00060 and 00061. We already have a hard time keeping the KIA dealership from testing cars on our street and people cutting through to get to the light at Hwy17 and Dobbins. I don't let my children play in the front yard for those reasons. It might get better if we have speed humps but that's asking too much of our local government (wishful thinking) Please stop and help pre-existing neighborhoods be in peace not pieces.

Thank you,

Margaret McDaniel

8433454746

From: Marsh Elliott [mailto:edistommarsh@gmail.com]

Sent: Friday, July 14, 2017 12:27 PM

To: Janine Saab <JSaab@charlestoncounty.org>

Subject: Zoning around Lantern st, Cherokee hall, hara on

I was recently made aware of efforts to rezone properties adjacent to my current residence. I understand that the hearing before the planning board has pasted but I am emailing to voice my opposition to commercial development in the area.

Thank you,

Marsh Elliott

--

Sent from Gmail Mobile

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 12, 2017
Second Reading: September 26, 2017
Third Reading: October 10, 2017

CASE INFORMATION:

Location: 2704 Abbapoola Road, Johns Island

Parcel Identification: Portion of 275-00-00-032

Property Size: 2.69-acre portion of property

Council District: 8

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.

STAFF RECOMMENDATION:

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

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

Staff response: The 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)

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

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.



Charleston County Zoning Map Amendment Request

Public Hearing – August 17, 2017

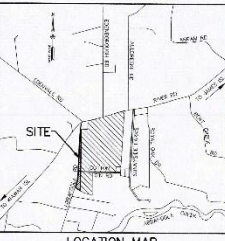
Planning & Public Works Committee – September 7, 2017

Rezoning Case ZREZ-05-17-00062

- Johns Island: 2704 Abbapoola 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.



CURVE	UNION	RADIUS	TANGENT	CHORD	CHORD BEARING	CHORD
C1	381.22	1487.43	147.89	280.43	N 35° 52' 17" E	1470.98
C2	1271.14	1428.38	88.83	117.09	N 53° 39' 07" E	820.29
C3	328.83	8741.01	184.46	228.73	S 62° 24' 17" W	376.94
C4	438.17	1360.56	228.33	187.03	N 74° 05' 52" E	288.84
C5	148.08	2587.38	74.03	148.04	S 27° 19' 30" W	279.44



I HEREBY STATE THAT I AM THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN MAY BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS AND PRACTICES MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR IN SOUTH CAROLINA. I HAVE BEEN ADVISED THAT THERE ARE NO UNRECORDED EASEMENTS OR ENCUMBRANCES AFFECTING THIS SURVEY.

LAUREN MAURICE, SURVEYOR, S.C. REG. NO. 29623 DATE

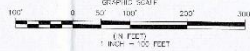
AREA - H&H STAMPS

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PLANNING AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DETAILING THE PLANNING AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ADJUST PLANNING LINES AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

ORIGINATOR ON FILE BY ERIC MAULETT DATED 03/13/17 FOR CURRENT PLAT C, TMS 275-00-00-033

ORIGINATOR ON FILE BY ERIC MAULETT DATED 03/13/17 FOR CURRENT TRACT A, TMS 275-00-00-033

SIGNATURE: The official line shown on this plat is valid for five years from the date of this signature, subject to the customary language above.



DATE _____

LEGEND:

IPF,CT	- IRON PIPE FOUND, CRIMPED TOP
IPF,OT	- IRON PIPE FOUND, OPEN TOP
RBF	- REBAR FOUND, SIZE AS NOTED
R9S	- REBAR SET, 3/4"
Δ	- CALCULATED POINT, NO MARKER SET

NOTES:

1. SEE SHEET 1 OF 2 FOR NOTES, CURVE AND LINE TABLE

GRAPHIC SCALE

100' 0 50' 100' 200' 300' 400' 500'

(IN FEET)

1 INCH = 100 FEET

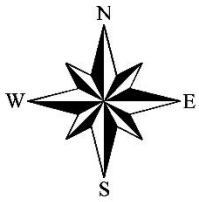
SCALE: 1"=100'

APRIL 28, 2017
UPDATED: MAY 24, 2017
SHEET 2 OF 2
UPDATED: MAY 26, 2017

A Branch of Parker Land Surveying, LLC
1720 Central Park Road, Charleston, South Carolina 29412
Phone (843) 225-6582 Fax (843) 225-6587



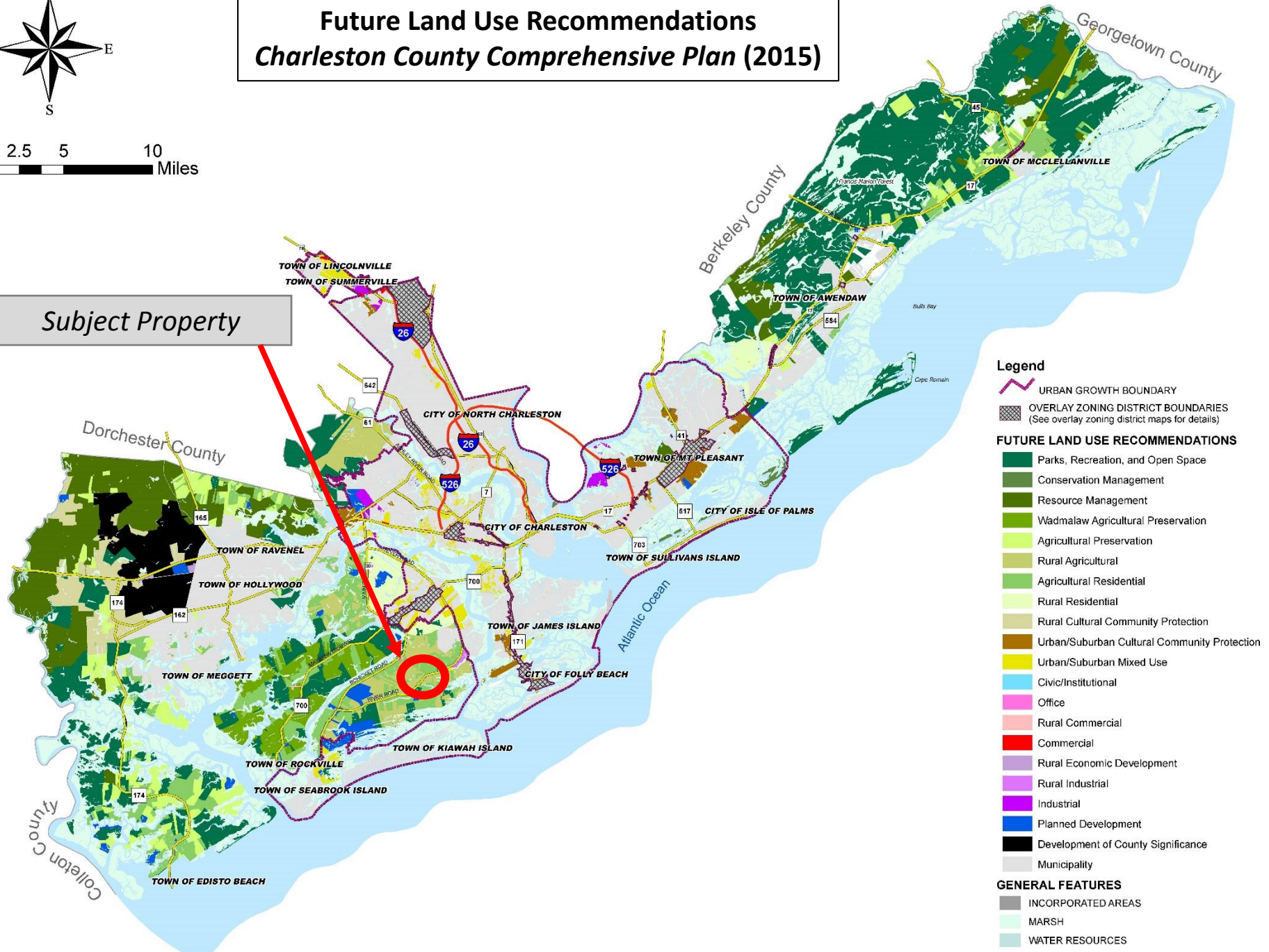
PROJECT ASI7003



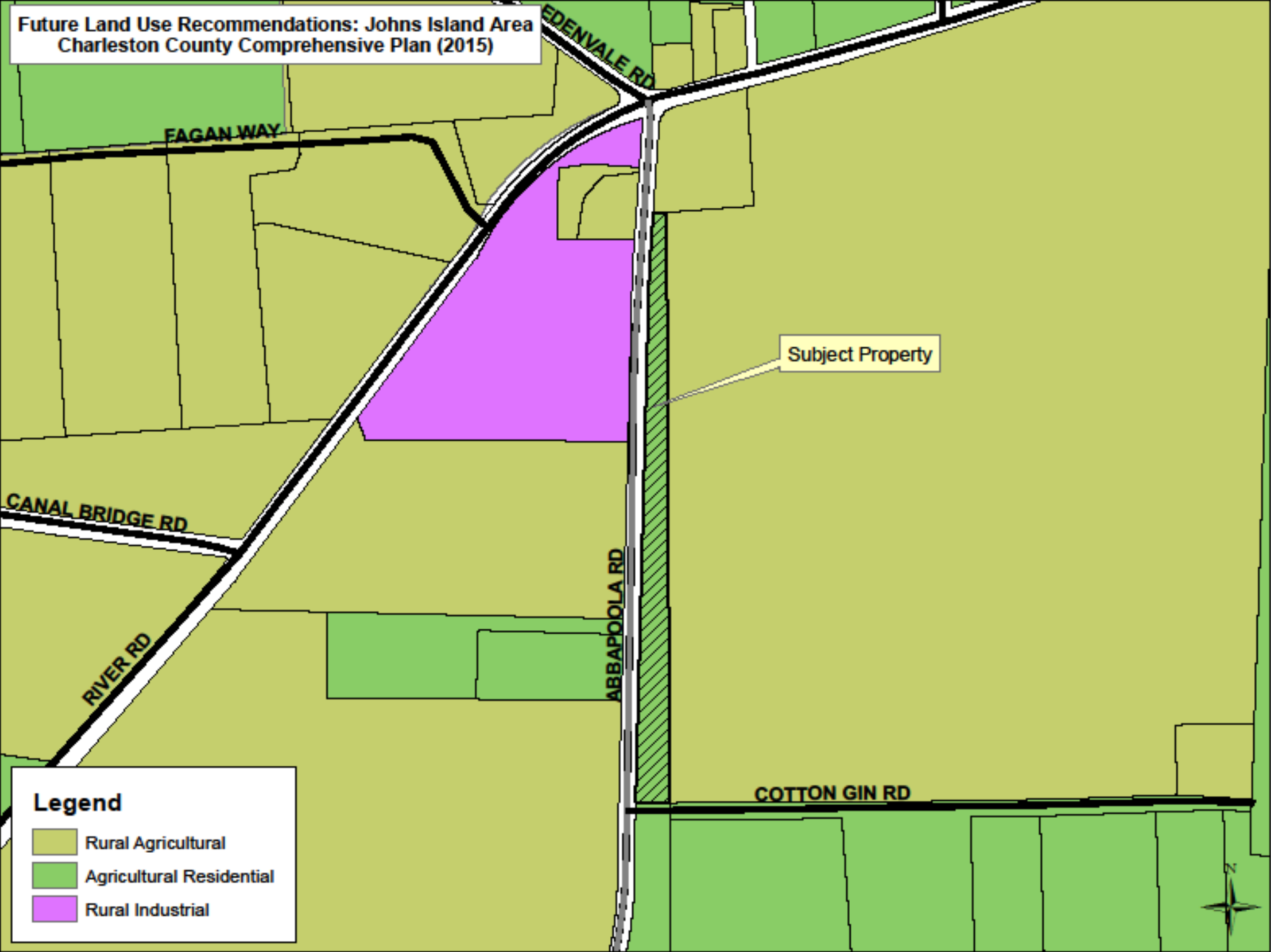
0 2.5 5 10
Miles

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)

Subject Property



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

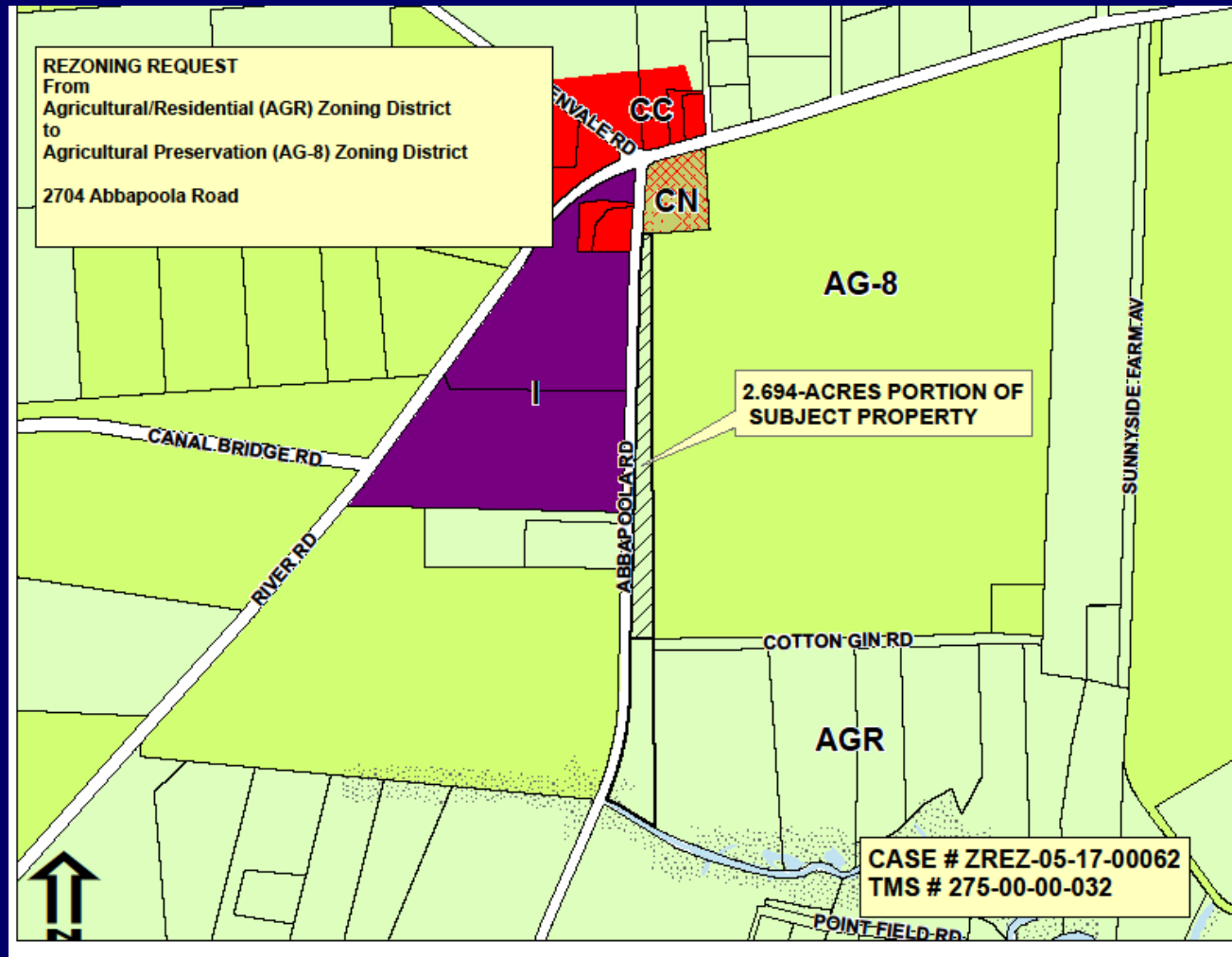


Subject Property

Legend

-  Rural Agricultural
-  Agricultural Residential
-  Rural Industrial

Area Description



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.

Aerial View of the Property

FAGAN WAY

EDENVALE RD

Subject Property

CANAL BRIDGE RD

RIVER RD

ABBAPOLA RD

COTTON GIN RD



ZREZ-05-17-00062



1 – Subject Property

2 – Subject Property



ZREZ-05-17-00062



**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 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.

Approval Criteria—Section 3.4.6 (cont'd)

- 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-05-17-00062 PD _____



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT AGR REQUESTED DISTRICT AG-8

PARCEL ID(S) 275-00-00-032

CITY/AREA OF COUNTY Johns Island, Charleston

STREET ADDRESS ~~2548 Sunnyside Farm Ave.~~ 2704 Abbapoola Rd

ACRES ~~4.26~~ 2.694

DEED RECORDED: BOOK F640 PAGE 150 DATE 10/2/2007

PLAT RECORDED: BOOK K34 PAGE 150 DATE 11/9/1928

AG

31

1/1976

APPROVAL #

#5695

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Home Farm LLC, Francis H. Walpole

HOME PHONE 843 559-1313

MAIL ADDRESS 2568 Sunnyside Farm Ave

WORK PHONE 843 559 0338

CITY, STATE, ZIP Johns Island S.C. 29455

CELL PHONE 843 708 0526

EMAIL fhwalpole@gmail.com

OWNER

(IF OTHER THAN APPLICANT)

HOME PHONE

MAIL ADDRESS

WORK PHONE

CITY, STATE, ZIP

CELL PHONE

EMAIL

REPRESENTATIVE

(IF OTHER THAN APPLICANT)

Parker Land Surveying

HOME PHONE

MAIL ADDRESS

5910 Griffin St.

WORK PHONE

843-554-7777

CITY, STATE, ZIP

Hanahan, SC 29410

CELL PHONE

mmwilder@plssc.com

EMAIL

Lauren Maurice Wilder

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.

Francis H. Walpole
Signature of Owner(s)

4/25/17
Date

[Signature]
Signature of Applicant/ Representative (if other than owner)

5-26-17
Date

Andrew Haus Long
Planner's Signature

5/26/17
Date

Zoning Inspector's Signature

Date

OFFICE USE ONLY

Amount Received \$176.94 Cash? ☐

Check? ☐ # 1211

Invoice Number 118479-26-05-2017