

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING **Tuesday, March 10, 2020 at 6:30 PM**

Charleston County Council will hold a public hearing at 6:30 pm on March 10, 2020, in County Council Chambers (second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, N. Charleston, SC 29405) on the following:

ZLDR-12-19-00119 & ACP-12-19-00116: Request to amend the future land use designation in the Parkers Ferry Overlay Zoning District for TMS 121-00-00-010 and an 8.363-acre portion of TMS 121-00-00-009 from Residential to Commercial and to amend the definition in Chapter 12 of the ZLDR for Agricultural Sales and Service to include Farm Equipment Sales and Service.

~~ZREZ-12-19-00110: Request to rezone TMS 250-00-00-009 from Agricultural Residential (AGR) to Planned Development, PD-173, Main Road Self Storage Phase V.~~ This application was deferred at Planning Commission on February 10, 2020 at the request of the property owner.

For more details, visit www.charlestoncounty.org or contact the Charleston County Planning Department at (843) 202-7200. This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

ACP-12-19-00116 & ZLDR-12-19-00119

- Case History**
- Presentation**
- Application and Approval Criteria**

ACP-12-19-00116 & ZLDR-12-19-00119: Case History

Planning Commission: February 10, 2020
Public Hearing: March 10, 2020
Planning and Public Works Committee: March 19, 2020
First Reading: March 26, 2020
Second Reading: April 2, 2020
Third Reading: April 21, 2020

CASE INFORMATION

Applicant: Adam Steen, Steen Enterprises Inc.

Owner: TMS 121-00-00-009 William C. Steen Trust and Billie J. Steen Trust; TMS 121-00-00-010 Steen Properties, LLC

Location: 7632 and 7658 Savannah Highway, Adams Run, SC 29426

Parcel Identification: 8.363-acre portion of 121-00-00-009 (to be subdivided after approval) and 121-00-00-010

Applications:

- Comprehensive Plan Amendment (Case Number ACP-12-19-00116); and
- Zoning and Land Development Regulations Ordinance (ZLDR) Text Amendment (Case Number ZLDR-12-19-00119).

Council District: 8- Johnson

Property Size: 8.363-acre portion of TMS 121-00-00-009; 3.4-acres TMS 121-00-00-010; total acreage 11.763

Application History: The applicant is requesting to amend the Future Land Use Recommendation and Zoning Designation in the Parkers Ferry Overlay Zoning District (PF-O), to change TMS 121-00-00-010 and a 8.363-acre portion of TMS 121-00-00-009 from Single-Family Residential 4 (R-4) to Community Commercial (CC), and amend the Chapter 12 ZLDR definition of Agricultural Sales and Services to include farm equipment sales & services.

Zoning History: TMS 121-00-00-009 was zoned Agricultural Preservation (AG-10) and TMS 121-00-00-010 was zoned Agricultural Residential (AGR) on the 1994 County Tax Maps. The subject properties were both zoned AGR in 2001. The properties were subsequently included in the PF-O when it was first adopted on November 14, 2017, and zoned Residential.

Adjacent Zoning: TMS 121-00-00-009 contains a single-family residence. Properties to the north and west are zoned Form-Based Zoning District (Spring Grove). Properties to the south and east are within the Parkers Ferry Overlay District, with all parcels being in the residential area except TMS 121-00-00-048, which is in the Commercial Area.

TMS 121-00-00-010 also contains a portion of the agricultural equipment sales business. Properties to the south, across Savannah Highway are zoned Rural Commercial (RC) and Agricultural Residential (AGR). The property to the north, east, and west of TMS 121-00-00-010 is within the Parkers Ferry Overlay District Commercial Area.

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.

Public Input: No public input has been received for this request.

APPROVAL CRITERIA

Comprehensive Plan Amendment (ACP-12-19-00116)

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:

The applicant's letter of intent states that Criterion D is met as, "... *Steen Enterprises (a farm equipment dealership) has grown considerably since the inception of the Comprehensive Plan and Parkers Ferry Overlay District. The business has encroached onto property that is currently zoned residential. The same person owns both the business and residential property. The properties are contiguous, and the encroachment was inadvertent. This appeal for amendment is to correct the zoning to reflect the current business and potential future growth.*"

ZLDR Text Amendment Application (ZLDR-12-19-00119)

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:

The applicant's letter of intent states that the proposed amendment complies with Criteria A, B and C above as, *"This proposed amendment corrects an inconsistency by updating outdated property lines. Rezoning an 8.363-acre portion of TMS 121-00-00-009 with TMS 121-00-00-010 will make a properly zoned, contiguous property that accurately reflects how the business has expanded. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan as stated in Article 1.5 sections: The property has historically been a farm equipment dealership and will remain as such. The scenic qualities will improve while protecting the historic fabric of the community and ecologically sensitive Caw Caw Swamp. The public welfare will be improved by providing a safer and more accessible facility. The farming community's needs will be better met because the original business has expanded with growing needs and technology in the industry, and suppliers to the area farming industry are in need of local dealers for these types of goods. With this expansion of the business, additional acreage is required to be obtained, but a change in zoning will also be required when the property boundaries are moved. As a farm equipment dealership, the new property and facility will be attractive and appropriate in a rural community. Amending the property will allow Steen Enterprises to grow and contribute to the economical soundness of the county..."*

If the Comprehensive Plan Amendment request (ACP-12-19-00116) is approved, then the proposed ZLDR Text Amendment (ZLDR-12-19-00119) is consistent with the guidelines set forth in the Comprehensive Plan, and staff recommends approval.

PLANNING COMMISSION MEETING: FEBRUARY 10, 2020

Recommendation: Approval, (7-1) with 1 absent

Speakers: The applicant, Adam Steen, made himself available for any questions of Commissioners. No one spoke in opposition.

Notifications: 877 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 Interested Parties Lists on 1/24/2020. Additionally, this request was noticed in the *Post & Courier* on 1/21/2020.

PUBLIC HEARING: MARCH 10, 2019

Speakers:

Notifications: 877 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 Interested Parties Lists on 1/24/2020. Additionally, this request was noticed in the *Post & Courier* on 2/7/2020.



Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request

Public Hearing: March 10, 2020

Planning/Public Works Committee: March 19, 2020

First Reading: March 26, 2020

Second Reading: April 2, 2020

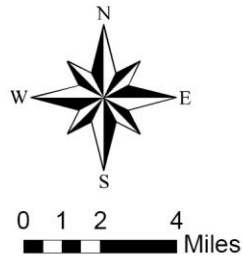
Third Reading: April 21, 2020

ACP-12-19-00116 and ZLDR-12-19-00119

- 7632 and 7658 Savannah Highway, Adams Run, SC 29426
- Parcel I.D.: 121-00-00-009 (to be subdivided after approval) and 121-00-00-010
- Request to amend the Future Land Use Recommendation and Zoning Designation in the Parkers Ferry Overlay Zoning District (PF-O), to change TMS 121-00-00-010 and a 8.363-acre portion of TMS 121-00-00-009 from the Residential area to the Commercial area, and amend the Chapter 12 ZLDR definition of Agricultural Sales and Services to include Farm Equipment Sales & Services.
- Owner: TMS 121-00-00-009 William C. Steen Trust and Billie J. Steen Trust; TMS 121-00-00-010 Steen Properties, LLC
- Applicant: Adam Steen, Steen Enterprises Inc.
- Acreage: (11.763 acres total) 8.363-acre portion (TMS 121-00-00-009)
3.4-acres (TMS 121-00-00-010)
- Council District: 8- Johnson

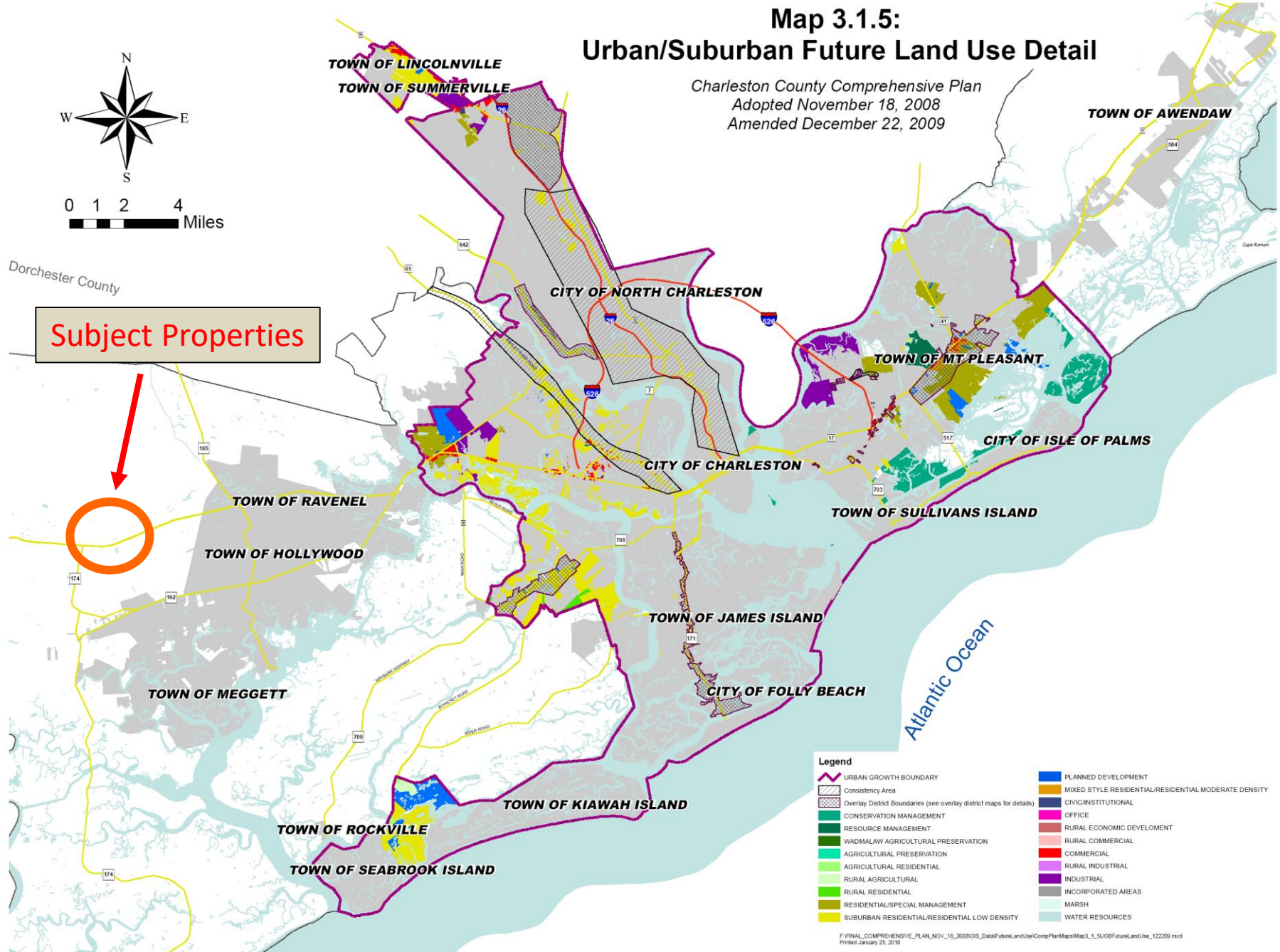
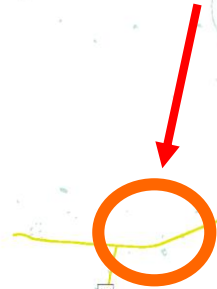
Map 3.1.5: Urban/Suburban Future Land Use Detail

Charleston County Comprehensive Plan
Adopted November 18, 2008
Amended December 22, 2009



Dorchester County

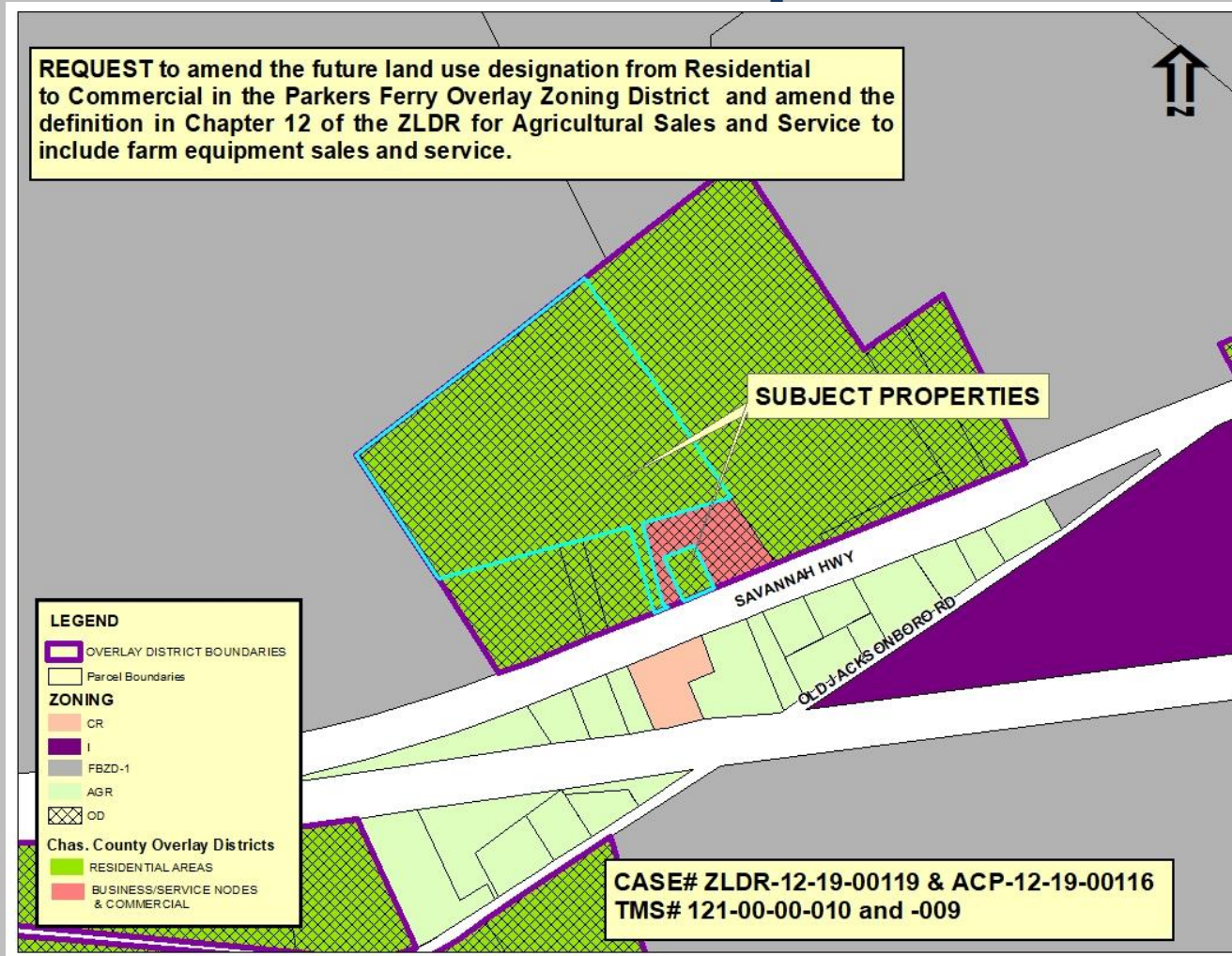
Subject Properties



Zoning History

- TMS 121-00-00-009 was zoned Agricultural Preservation (AG-10) and TMS 121-00-00-010 was zoned Agricultural Residential (AGR) on the 1994 County Tax Maps.
- Both zoned AGR as part of the 2001 zoning project
- The properties were subsequently included in the PF-O when it was first adopted on November 14, 2017, and zoned Residential.
- The applicant has submitted a subdivision plat proposing a property line adjustment to convey a 8.363-acre portion from TMS 121-00-00-009 to TMS 121-00-00-048, should these requests be approved. The subdivision plat is in an approvable state.

Area Description



TMS 121-00-00-009 contains a single-family residence. Properties to the north and west are zoned Form-Based Zoning District (Spring Grove). Properties to the south and east are within the Parkers Ferry Overlay District, with all parcels being in the Residential Area except TMS 121-00-00-048, which is in the Commercial Area. TMS 121-00-00-010 contains a portion of the agricultural equipment sales business. Properties to the south are zoned Rural Commercial (RC) and Agricultural Residential (AGR). The property to the north, east, and west of TMS 121-00-00-010 is within the Parkers Ferry Overlay District Commercial Area.

LEGEND:

- IRON PIN OLD
- IRON PIN NEW (3/8" HIGH)
- CONCRETE MONUMENT FOUND
- CALCULATED POINT
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- ADJOINER LINE
- CONCRETE LINE
- OVERHEAD UTILITY LINE
- EASEMENT LINE
- EDGE OF ROAD
- TOP OF BANK
- PROPERTY LINE TO BE ABANDONED
- OAK TREE
- PINE TREE
- GUM TREE
- MISC. TREE

REFERENCES:

- 1) C.M.S. 121-00-01-005, 070, 048
- 2) PLAT BY F. ELIOTT DOWNS, JR. DATED JUNE 27, 1989. PLAT BOOK 65, PAGE 53. 100 CHARLESTON COUNTY
- 3) PLAT BY F. STEVEN JOHNSON DATED MAY 17, 2004. PLAT BOOK 65, PAGE 189. 100 CHARLESTON COUNTY
- 4) PLAT BY J. A. SONMGT DATED MARCH 10, 2005. PLAT BOOK V, PAGE 10. 100 CHARLESTON COUNTY

NOTES:

- 1) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2) AREA DETERMINED BY COORDINATE METHOD.
- 3) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 4) THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF MINES AND/OR OTHER DANGERS ON THIS PROPERTY/NEIGHBORHOOD AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
- 5) CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/NEIGHBORHOOD PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.
- 6) TREE SPECIES SHOWN HEREON ARE OUR OPINION ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL. TREE SPECIES SHALL BE VERIFIED.
- 7) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A FIELD SURVEY.
- 8) THIS PROPERTY IS LOCATED IN ZONING DISTRICT NO. 17, 2004. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THIS ZONING DISTRICT WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
- 9) DECLARATION IS MADE TO THOSE PERSONS FOR WHOM THIS PLAT WAS PREPARED IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, JR., INC. OR F.S. JOHNSON & SONS, INC.
- 10) USE OF UNLASED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OTHER IS UNLAWFUL USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
- 11) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
- 12) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 13) THIS PARCEL IS ZONED "PARKS FERRY OVERLAY DISTRICT".

PROPERTY LINE ADJUSTMENT PLAT BETWEEN LOT A-2, A 3.234 ACRE PARCEL AND TRACT B, A 27.281 ACRE PARCEL AND LOT A-1, A 0.695 ACRE PARCEL TO CREATE NEW LOT A-2, A 8.363 ACRE PARCEL AND NEW TRACT B, A 22.847 ACRE PARCEL

LOCATED IN JERICO, ST. PAULS PARISH CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JAN. 18, 2019 SCALE: 1" = 100'

100 50 0 50 100 200

SCALE IN FEET

General Property Survey

George A.Z. Johnson, Jr., Inc.

6171 SAVANNAH HIGHWAY

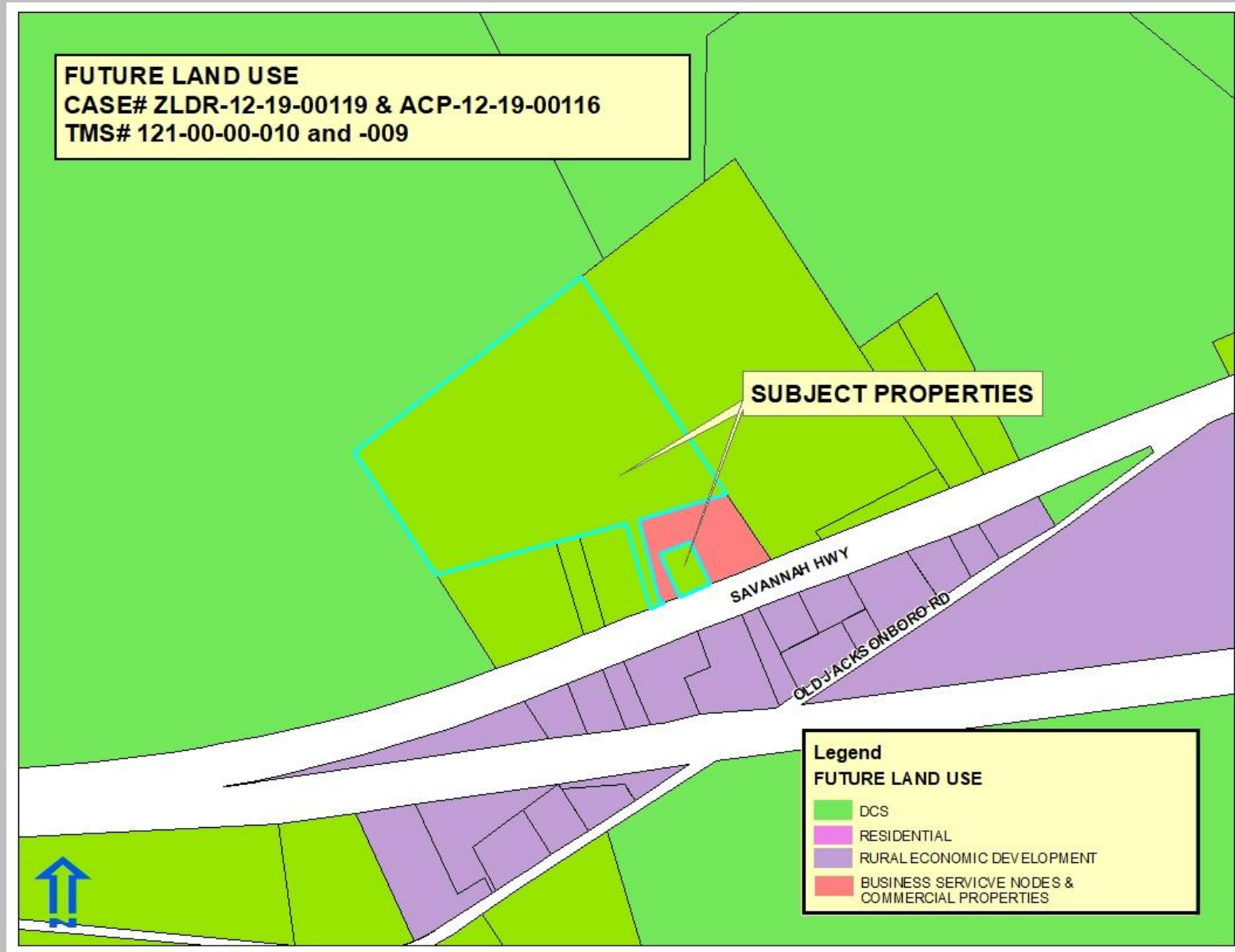
RAVENEL, SOUTH CAROLINA 29470

(843) 889-1428 Charleston Co. 752-8868 sjohnson@gazj.com

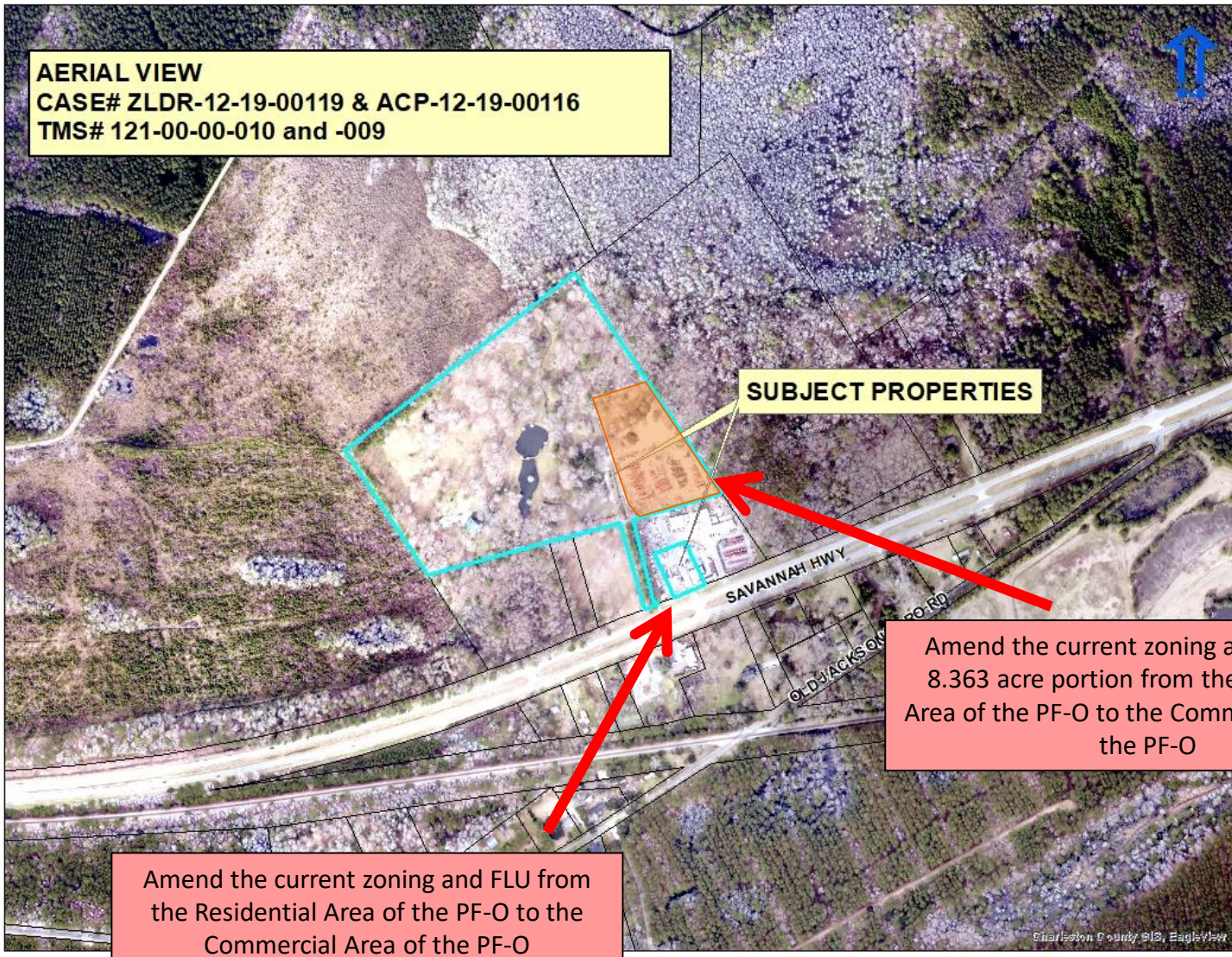
Fax No. (843) 889-1054

PROPERTY LINE ADJUSTMENT PLAT
BETWEEN LOT A-2, A 3.234 ACRE
PARCEL AND TRACT B, A 27.281
ACRE PARCEL AND LOT A-1, A
0.695 ACRE PARCEL TO CREATE
NEW LOT A-2, A 8.363 ACRE
PARCEL AND NEW TRACT B, A
22.847 ACRE PARCEL
LOCATED IN JERICO, ST. PAULS PARISH
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: JAN 18, 2019 SCALE: 1" = 100'
100 50 0 100 150 200
SCALE IN FEET

Future Land Use Designation



Aerial



Site Photos: TMS 121-00-00-010



ACP-12-19-00116

- Request to amend the Future Land Use Designation (FLU) of TMS 121-00-00-010 and a 8.363-acre portion of TMS 121-00-00-009 from Residential to Commercial

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).***

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 as, *"... Steen Enterprises (a farm equipment dealership) has grown considerably since the inception of the Comprehensive Plan and Parkers Ferry Overlay District. The business has encroached onto property that is currently zoned residential. The same person owns both the business and residential property. The properties are contiguous, and the encroachment was inadvertent. This appeal for amendment is to correct the zoning to reflect the current business and potential future growth."*

ZLDR-12-19-00119

- Amend the Zoning and Land Use Designation in the Parkers Ferry Overlay Zoning District (PF-O) for TMS 121-00-00-010 and a 8.363-acre portion of TMS 121-00-00-009 from Residential to Commercial
- Request to amend the Ch. 12 ZLDR definition of Agricultural Sales and Services to include Farm Equipment Sales & Service

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;

Applicant's Response: *"This proposed amendment corrects an inconsistency by updating outdated property lines. Rezoning an 8.363-acre portion of TMS 121-00-00-009 with TMS 121-00-00-010 will make a properly zoned, contiguous property that accurately reflects how the business has expanded."*

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and

Applicant's Response: *"The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan as stated in Article 1.5 sections: The property has historically been a farm equipment dealership and will remain as such. The scenic qualities will improve while protecting the historic fabric of the community and ecologically sensitive Caw Caw Swamp."*

Approval Criteria—Section 3.3.6

C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Applicant's Response: *"The public welfare will be improved by providing a safer and more accessible facility. The farming community's needs will be better met because the original business has expanded with growing needs and technology in the industry, and suppliers to the area farming industry are in need of local dealers for these types of goods. With this expansion of the business, additional acreage is required to be obtained, but a change in zoning will also be required when the property boundaries are moved. As a farm equipment dealership, the new property and facility will be attractive and appropriate in a rural community. Amending the property will allow Steen Enterprises to grow and contribute to the economical soundness of the county..."*

Recommendations

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

If the Comprehensive Plan Amendment request (ACP-12-19-00116) is approved, then the proposed ZLDR Text Amendment (ZLDR-12-19-00119) is consistent with the guidelines set forth in the Comprehensive Plan.

Notifications

- Planning Commission
 - January 24, 2020 - 877 notifications were sent to individuals on the ZLDR/Comp Plan and the Parkers Ferry Interested Parties Lists.
 - January 24, 2019 - ad ran in the *Post & Courier*.
- Public Hearing
 - February 21, 2020 - 877 notifications were sent to individuals on the ZLDR/Comp Plan and the Parkers Ferry Interested Parties Lists.
 - February 7, 2020 - ad ran in the *Post & Courier*.



Charleston County Comprehensive Plan Amendment Request and ZLDR Text Amendment Request

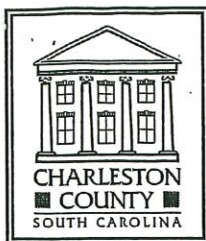
Public Hearing: March 10, 2020

Planning/Public Works Committee: March 19, 2020

First Reading: March 26, 2020

Second Reading: April 2, 2020

Third Reading: April 21, 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:

Date Submitted:

Applicant Name:

Address:

City:

State:

ZIP Code:

Telephone:

Fax:

E-mail:

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: *Ch. 3 Map 3.115 Parkers Ferry Comm-Overlay Dist.*

Page: *45*

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)

Amend the future land use designation of TMS 121-00-00-010 and a 8.363-acre portion of TMS 121-00-00-009 from Residential to Commercial.

SIGNATURES

APPLICANT(S)

PRINTED NAME: *W C STEEN Jr*

SIGNATURE: *W C Steen Jr*

DATE:

PLANNING DEPARTMENT OFFICIAL

PRINTED NAME:

SIGNATURE:

DATE:

PRINTED NAME:

SIGNATURE:

DATE:

FOR OFFICE USE ONLY

Application Number

Date Submitted

Amount Received

\$250.00

Cash

Check Number:

Receipt Number



STEEN
ENTERPRISES

12/23/2019

Charleston County Zoning & Planning
4045 Bridge View Drive
North Charleston, SC 29405

To whom it may concern,

Steen Enterprises Inc. is respectfully requesting an amendment to the Comprehensive Plan to correct the zoning for the type of business occupying the property. Steen Enterprises seeks to come into compliance for not only the county and community, but also for proper future development.

Comprehensive Plan Sec. 3.2.6 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;"

With regards to Sec. 3.2.6 D., Steen Enterprises (a farm equipment dealership) has grown considerably since the inception of the *Comprehensive Plan* and *Parkers Ferry Overlay District*. The business has encroached onto property that is currently zoned residential. The same person owns both the business and residential property. The properties are contiguous, and the encroachment was inadvertent. This appeal for amendment is to correct the zoning to reflect the current business and potential future growth.

Respectfully,

Adam W. Steen
Owner/GM, Steen Enterprises



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:			
Date Submitted:			
Applicant Name: <u>Adam Steen</u>			
Address: <u>7634 Savannah Hwy.</u>			
City: <u>Adams Run</u>		State: <u>SC</u>	ZIP Code: <u>29426</u>
Telephone: <u>843-889-2292</u>		Fax: <u>843-889-2994</u>	E-mail: <u>Steenent@gmail.com</u>
TEXT/MAP LOCATION OF REQUESTED AMENDMENT			
Section No. and Title: <u>Chapter 5 Maps Parkers Ferry Community Overlay District</u>			
Page: <u>5-133, 12-2</u>			
Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)			
<u>Ch. 12 definitions (Agricultural Sales and Services)</u>			
REQUESTED AMENDMENT			
PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT			
(documentation may be attached to the application in lieu of completing this section)			
<u>Amend the zoning and land use designation in the Parkers Ferry Overlay Zoning District for TMS 121-00-0000 and a 8.363-acre portion of TMS 121-00-00-009 from Residential to Commercial and Amend the definition in Ch. 12 of the ZLOR for Agricultural Sales and Service to include farm equipment sales and service.</u>			
SIGNATURES			
APPLICANT(S)		PLANNING DEPARTMENT OFFICIAL	
PRINTED NAME: <u>Adam Steen</u>		PRINTED NAME:	
SIGNATURE: <u>Adam W. Steen</u>		SIGNATURE:	
DATE: <u>12/10/2019</u>		DATE:	
PRINTED NAME: <u>AS</u>			
SIGNATURE:			
DATE:			
FOR OFFICE USE ONLY			
Application Number			
Date Submitted			
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			



STEEN
ENTERPRISES

12/23/2019

Charleston County Zoning & Planning
4045 Bridge View Drive
North Charleston, SC 29405

To whom it may concern,

Steen Enterprises Inc. is respectfully proposing a ZLDR amendment to correct the zoning for the type of business occupying the property. Steen Enterprises' footprint encompasses several residential properties that lines that are outdated. Steen Enterprises is seeking to come into compliance by updating the property lines and zoning. Steen Enterprises proposes the changes not only for the county and community, but also for proper future development.

Sec. 3.3.6 Approval Criteria

Comments:

- A. This proposed amendment corrects an inconsistency by updating outdated property lines. Rezoning an 8.363-acre portion of TMS 121-00-00-009 with TMS 121-00-00-010 will make a properly zoned, contiguous property that accurately reflects how the business has expanded.
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan as stated in Article 1.5 sections:
 - d. The property has historically been a farm equipment dealership and will remain as such. The scenic qualities will improve while protecting the historic fabric of the community and ecologically sensitive Caw Caw Swamp.
 - h. The public welfare will be improved by providing a safer and more accessible facility. The farming community's needs will be better met because the original business has expanded with growing needs and technology in the industry, and suppliers to the area farming industry are in need of local dealers for these types of goods. With this expansion of the business, additional acreage is required to be obtained, but a change in zoning will also be required when the property boundaries are moved.



STEEN

ENTERPRISES

- i. As a farm equipment dealership, the new property and facility will be attractive and appropriate in a rural community.
- j. Amending the property will allow Steen Enterprises to grow and contribute to the economical soundness of the county. As previously stated, because the original business has expanded with growing needs and technology in the industry, and suppliers to the area farming industry need local dealers for these types of goods. With this expansion of the business, additional acreage is required to be obtained, but a change in zoning will also be required when the property boundaries are moved.

C. The proposed amendment was not specified by County Council.

Respectfully,

Adam W. Steen
Owner/GM, Steen Enterprises