

Post & Courier

CHARLESTON COUNTY COUNCIL PLANNED DEVELOPMENT ZONING DISTRICT AMENDMENT REQUEST PUBLIC HEARING Tuesday, February 2, 2021 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, February 2, 2021, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information 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>. Public comments may be made in person, or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, February 2, 2021. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-10-20-00119: Request to amend PD-110, Cassique Courtyard Homes, to PD-110A, to allow for Commercial Guest House Short-Term Rentals on the following properties: TMS 205-00-00-202, 205-00-00-203, 205-00-00-305, 205-00-00-306, 205-00-00-307, 205-00-00-308, 205-00-00-310, and 205-00-00-311.
- b. ZREZ-11-20-00120: Request to rezone TMS 215-00-00-006 and 215-00-00-007, 4892 and 4904 River Road, Johns Island, from Agricultural Residential (AGR) to Rural Commercial (CR).

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

ZONING MAP AMENDMENT REQUEST:

ZREZ-11-20-00120

- Case history
- Presentation
- Application

ZREZ-11-20-00120: Case History

Planning Commission: January 11, 2021
Public Hearing: February 2, 2021
Planning and Public Works Committee: February 11, 2021
First Reading: February 16, 2021
Second Reading: March 9, 2021
Third Reading: March 23, 2021

CASE INFORMATION

Applicant: Lee Glover

Owner: Johns Island River Farm LLC

Location: 4892 and 4904 River Road

Parcel Identification: 215-00-00-006 & 215-00-00-007

Application: Request to rezone properties located at 4892 and 4904 River Road, Parcel Identification Numbers 215-00-00-006 and 215-00-00-007, from the Agricultural Residential (AGR) Zoning District to the Rural Commercial (CR) Zoning District.

Council District: 8 - Johnson

Property Size: 2.94 acres

Zoning History: The subject properties are currently zoned Agricultural Residential (AGR). The subject parcels were zoned Agricultural General (AG) in 1994. The properties were placed in the Agricultural Residential (AGR) Zoning District as part of the adoption of the ZLDR in 2001. TMS 215-00-00-006 is undeveloped and TMS 215-00-00-007 contains a 2,400 square foot commercial building.

Adjacent Zoning: Adjacent properties to the North are zoned Agricultural Residential (AGR) and contain a Manufactured Housing Unit and a utility substation. To the East, neighboring properties are zoned Agricultural Residential (AGR) and contain Single-Family Dwelling Units. Properties to the South, across River Road, are also zoned Agricultural Residential (AGR) and contain Single-Family Dwelling Units. Neighboring properties to the West are zoned PD-22C, Johns Island Junction, and are undeveloped.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

APPROVAL CRITERIA

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 Future Land Use designation for the subject

parcels is Agricultural Residential. By-right uses on properties with this Future Land Use designation include residential, agricultural, and other necessary services to support the agricultural industry. The proposed Rural Commercial (CR) rezoning is not consistent with the Agricultural Residential Future Land Use designation.

- 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 proposed amendment is not consistent with the existing uses or zoning of the majority of the surrounding properties. Neighboring properties are zoned Agricultural Residential (AGR) or PD-22C, Johns Island Junction. There are no other Rural Commercial (CR) zoned properties near the subject parcels. Surrounding properties zoned AGR are being utilized for residential uses. Those zoned as PD-22C, Johns Island Junction, are undeveloped, but PD-22C allows for retail/office uses and parking; multi-family and single-family attached residential; and utility and a sewage treatment facilities/treatment system to serve the development.

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

Staff Response: Not applicable.

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

Staff Response: Not applicable.

The Zoning Map Amendment Request does not meet any of the criteria above, therefore Staff recommends disapproval.

PLANNING COMMISSION MEETING: January 11, 2021

Recommendation: Disapproval (6-3), with Davis, Chavis, and Paulatos dissenting.

Speakers: Lee Glover, the applicant, spoke in support of the application. No one spoke in opposition.

Public Input: Six letters in support have been received.

Notifications: 192 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on December 23, 2020. Additionally, this request was noticed in the *Post & Courier* on December 25, 2020.

PUBLIC HEARING: February 2, 2021

Notifications: 192 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on January 15, 2021. Additionally, this request was noticed in the *Post & Courier* on January 15, 2021.



Charleston County Zoning Map Amendment Request

Public Hearing: February 2, 2021

Planning and Public Works Committee: February 11, 2021

First Reading: February 16, 2021

Second Reading: March 9, 2021

Third Reading: March 23, 2021

ZREZ-11-20-00120

Request to rezone properties located at 4892 and 4904 River Road, Parcel Identification Numbers 215-00-00-006 and 215-00-00-007, from the Agricultural Residential (AGR) Zoning District to the Rural Commercial (CR) Zoning District.

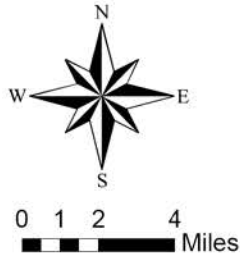
- Parcel I.D.: 215-00-00-006 & 215-00-00-007
- Applicant: Lee Glover
- Owner: Johns Island River Farm LLC
- Property Size: 2.94 acres
- Council District: 8 - Johnson

Zoning History

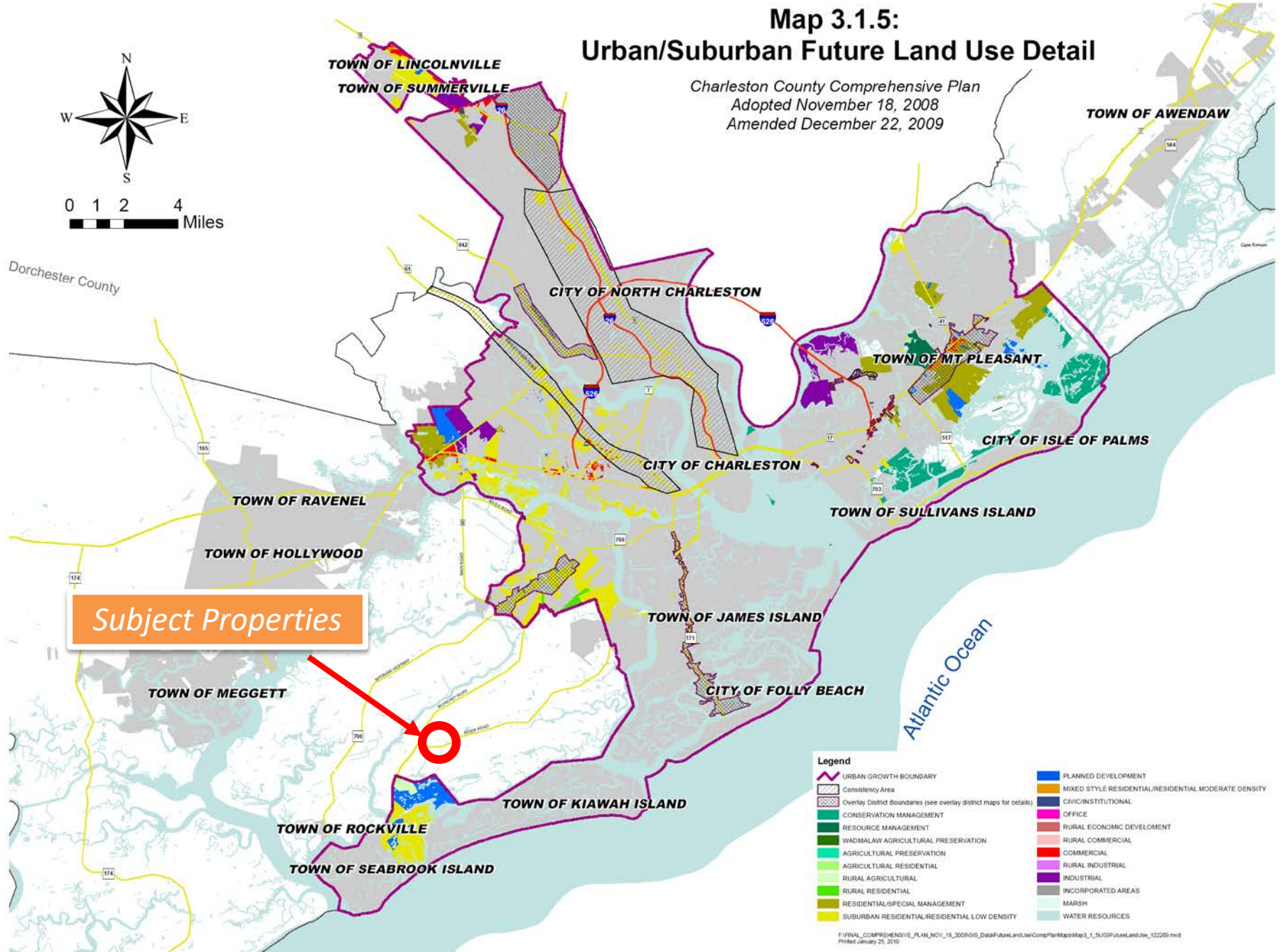
- The subject properties are currently zoned Agricultural Residential (AGR).
- The subject parcels were zoned Agricultural General (AG) in 1994.
- The properties were placed in the Agricultural Residential (AGR) Zoning District as part of the adoption of the ZLDR in 2001.
- TMS 215-00-00-006 is undeveloped and TMS 215-00-00-007 contains a 2,400 square foot commercial building.

Map 3.1.5: Urban/Suburban Future Land Use Detail

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



Dorchester County

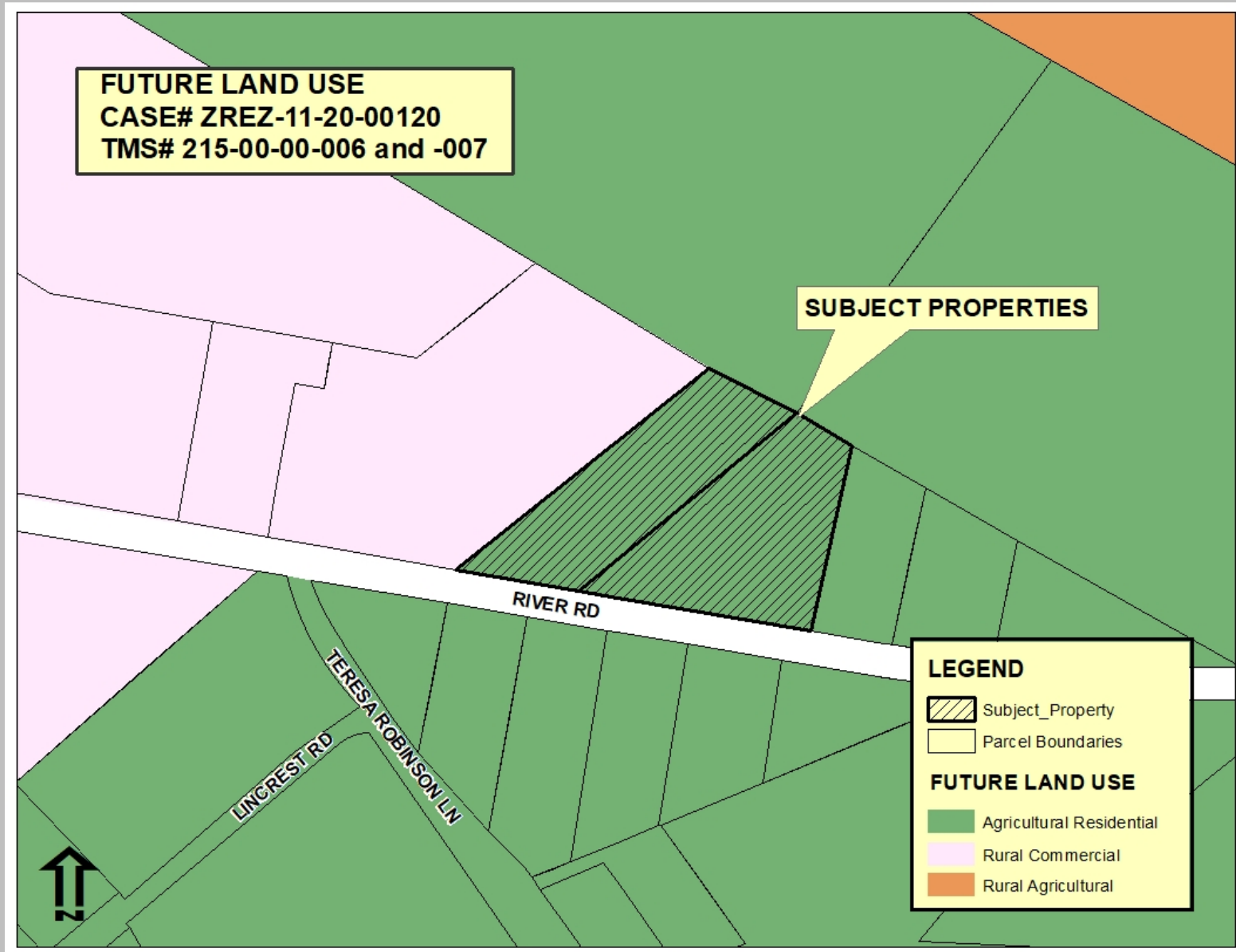


Subject Properties

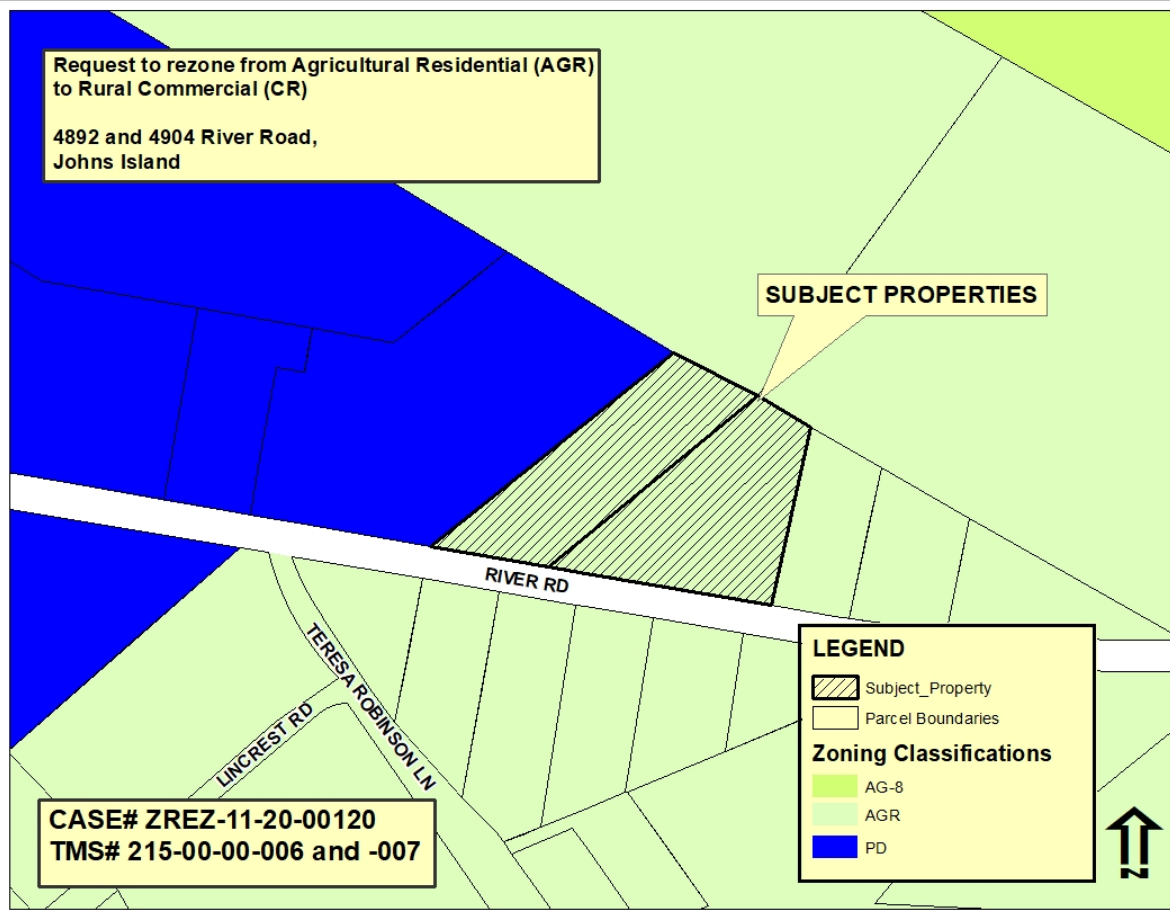
Legend

- URBAN GROWTH BOUNDARY
- Consistency Area
- Overlay District Boundaries (see overlay district maps for details)
- CONSERVATION MANAGEMENT
- RESOURCE MANAGEMENT
- WADMALAW AGRICULTURAL PRESERVATION
- AGRICULTURAL PRESERVATION
- AGRICULTURAL RESIDENTIAL
- RURAL AGRICULTURAL
- RURAL RESIDENTIAL
- RESIDENTIAL/SPECIAL MANAGEMENT
- SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY
- PLANNED DEVELOPMENT
- MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY
- CIVIC/INSTITUTIONAL
- OFFICE
- RURAL ECONOMIC DEVELOPMENT
- RURAL COMMERCIAL
- COMMERCIAL
- RURAL INDUSTRIAL
- INDUSTRIAL
- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

Future Land Use



Current Zoning



Adjacent properties to the North are zoned Agricultural Residential (AGR) and contain a Manufactured Housing Unit and a utility substation. To the East, neighboring properties are zoned Agricultural Residential (AGR) and contain Single-Family Dwelling Units. Properties to the South, across River Road, are also zoned Agricultural Residential (AGR) and contain Single-Family Dwelling Units. Neighboring properties to the West are zoned PD-22C, Johns Island Junction, and are undeveloped.

Uses Allowed by Right

Agricultural Residential (AGR)

- Greenhouse Production
- Horticultural Production
- Agricultural Sales or Services
- Single-Family Detached Dwelling
- Manufactured Housing Unit
- Family Day Care Home
- Primary and Secondary School

Rural Commercial (CR)

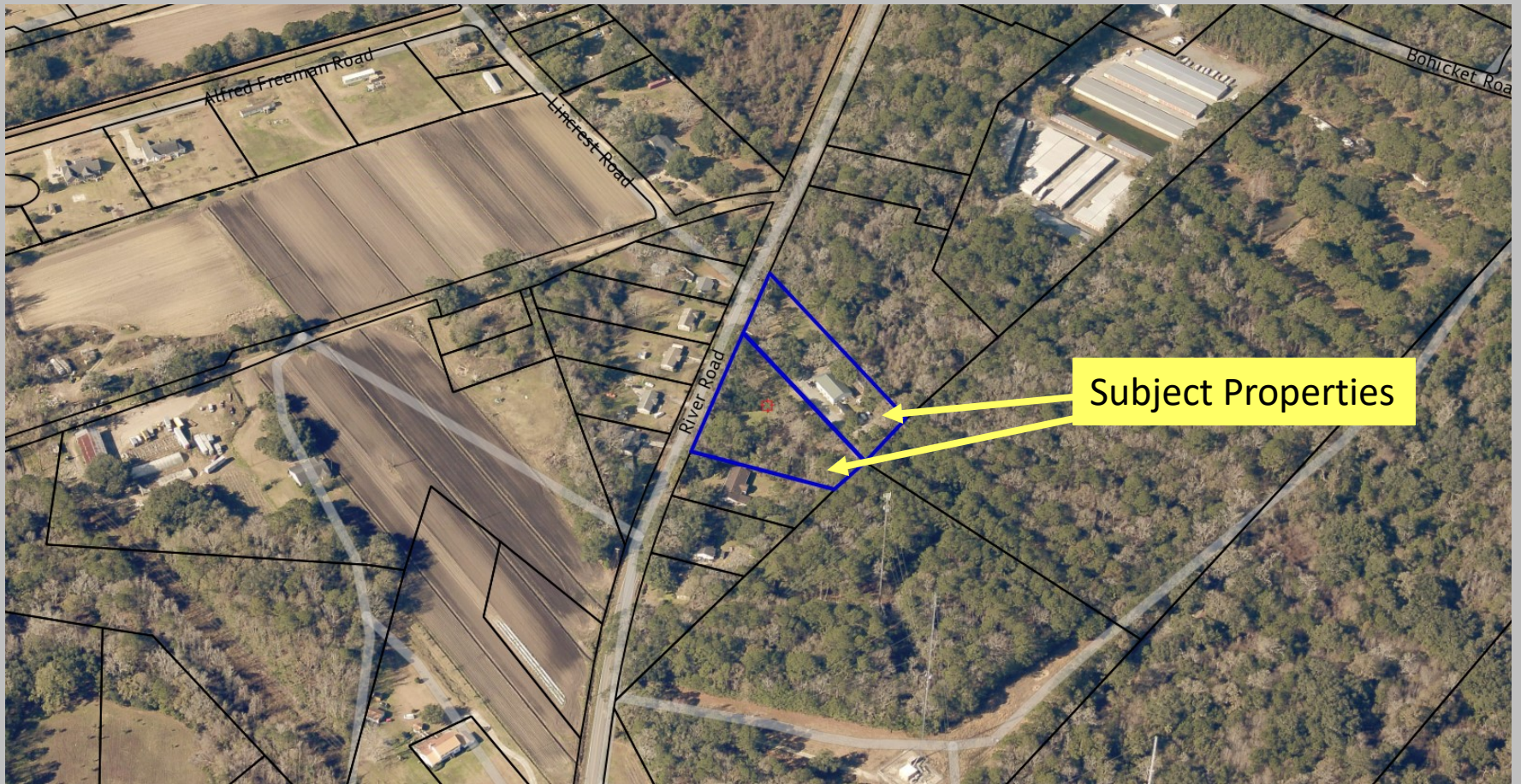
- Community Recreation
- Hotel or Motel
- Medical Office
- Adult and Child Day Care Facility
- Vehicle Rental or Leasing
- Convenience Store
- Hair, Nail, or Skin Care Services

These are not complete lists of all allowed Land Uses

Aerial View to the East



Aerial View to the West



Site Photos



Subject Property

Site Photos



Property across River Rd



Neighboring Property

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 Future Land Use designation for the subject parcels is Agricultural Residential. By-right uses on properties with this Future Land Use designation include residential, agricultural, and other necessary services to support the agricultural industry. The proposed Rural Commercial (CR) rezoning is not consistent with the Agricultural Residential Future Land Use designation.

Approval Criteria 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 proposed amendment is not consistent with the existing uses or zoning of the majority of the surrounding properties. Neighboring properties are zoned Agricultural Residential (AGR) or PD-22C, Johns Island Junction. There are no other Rural Commercial (CR) zoned properties near the subject parcels. Surrounding properties zoned AGR are being utilized for residential uses. Those zoned as PD-22C, Johns Island Junction, are undeveloped, but PD-22C allows for retail/office uses and parking; multi-family and single-family attached residential; and utility and a sewage treatment facilities/treatment system to serve the development.

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

Staff Response: Not applicable.

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

Staff Response: Not applicable.

Recommendation

Staff Recommendation: Disapproval

The Zoning Map Amendment Request does not meet any of the criteria above, therefore Staff recommends disapproval.

Planning Commission Recommendation: Disapproval (6-3)

Public Input

Six letters in support have been received.

Notifications

Planning Commission

– December 23, 2020

- 192 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

– December 25, 2020

- Request advertised in the *Post & Courier*

Public Hearing

– January 15, 2021

- 192 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

– January 15, 2021

- Request advertised in the *Post & Courier*



Charleston County Zoning Map Amendment Request

Public Hearing: February 2, 2021

Planning and Public Works Committee: February 11, 2021

First Reading: February 16, 2021

Second Reading: March 9, 2021

Third Reading: March 23, 2021

ZONING CHANGE APPLICATION



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

CASE _____ PD _____

PROPERTY INFORMATION

CURRENT DISTRICT _____ REQUESTED DISTRICT _____

PARCEL ID(S) 215-00-00-007 AND 215-00-00-006

CITY/AREA OF COUNTY JOHNS ISLAND

STREET ADDRESS 4892 AND 4904 RIVER ROAD

ACRES 1.521 (4904)
1.415 (4892)

DEED RECORDED: BOOK 0547 PAGE 281 DATE _____

PLAT RECORDED: BOOK F PAGE 66 DATE _____

APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT LEE GLOVER HOME PHONE _____

MAIL ADDRESS 4466 HOPE PLANTATION DRIVE WORK PHONE 843-428-3592

CITY, STATE, ZIP JOHNS ISLAND SC 29455 CELL PHONE _____

EMAIL LG29457@GMAIL.COM

OWNER SAME AS ABOVE HOME PHONE _____
(IF OTHER THAN APPLICANT)

MAIL ADDRESS _____ WORK PHONE _____

CITY, STATE, ZIP _____ CELL PHONE _____

EMAIL _____

REPRESENTATIVE FORSBERG ENGINEERING AND SURVEYING HOME PHONE _____
(IF OTHER THAN APPLICANT) C/O TREY LINTON

MAIL ADDRESS P.O. BOX 30575 WORK PHONE 843-571-2622

CITY, STATE, ZIP CHAS SC 29417 CELL PHONE 843-509-4530

EMAIL tlinton@forsberg-engineering.com

CERTIFICATION

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

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

I (we) certify that Lee Glover 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) Lee Glover Date 11-26-2012 Signature of Applicant/ Representative (if other than owner) _____ Date _____

Planner's Signature _____ Date _____ Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # _____ Invoice Number _____

Public Input

From: Rich Jenkins

rjenkins611@yahoo.com

Subject: Re-zoning

Date: Dec 29, 2020 at 10:07:30 PM

To: Lee Glover lg29457@yahoo.com

The Johns Island Council has no objection to your re-zoning.

**Regards,
Rich**

Rich Jenkins

[8436479141](tel:8436479141)

To: Charleston County Zoning and Planning

RE: Rezoning 4892 and 4904 River Road (215-00-00-006, 215-00-00-007)
from AGR to CR (Commercial Rural)

I have lived directly across the street from the above properties for 42
years and am familiar with the properties. I support the zoning change to
CR.(Commercial Rural).

Sincerely,

Walter L Gordon Date 12/4/2020
4917 River Rd
John's Island, SC
29455

To: Charleston County Zoning and Planning

RE: Rezoning 4892 and 4904 River Road (215-00-00-006, 215-00-00-007)
from AGR to CR (Commercial Rural)

I have lived directly across the street from the above properties for 38
years and am familiar with the properties. I support the zoning change to
CR.(Commercial Rural).

Sincerely,

Arthur Freeman Date 12-13-2020

Arthur Freeman

To: Charleston County Zoning and Planning

RE: Rezoning 4892 and 4904 River Road (215-00-00-006, 215-00-00-007)
from AGR to CR (Commercial Rural)

I have considered the above properties for rezoning. I support the zoning
change to CR.(Commercial Rural).

Sincerely,

Ralph E. Sherman Date 12-18-2020

ROLPH SHERMAN

JONES ISLAND

December 17th, 2020

To: Charleston County Planning Board

My name is Rev. Arnold A. Gordon and I am writing in reference to the property at 4904 River Road on Johns Island. I am a former resident of that particular community and still a resident of Johns Island. I am writing because I'm in support of this property being rezoned to CR commercial rural.

Sincerely,

Rev. Arnold A. Gordon

From: Lee Glover lg29457@yahoo.com
Subject: 4904 River Road
Date: Dec 18, 2020 at 9:35:01 AM
To: Lee Glover lg29457@yahoo.com

From: JICA Team
<johnsislandcommunity@gmail.com>
Date: December 11, 2020 at 10:23:23 AM EST
To: Lee Glover <lg29457@yahoo.com>
**Subject: Re: [Johnsisland] Contacts Form 2 -
new submission**

Hi Lee, Happy Friday!

I am familiar with the property that you mention as my nieces attended Chautauqua several years ago - I grew up out that way, too, and my entire family lives on the sea islands.

JICA works hard to remain neutral and doesn't provide support for or against re-zonings. As you can imagine, that would be a full time job! It sounds like the County's recommendation to rezone to CR is reasonable, especially with the

PUDs next door (but I am not the expert!). I am thinking that having your friends and neighbors who live nearby and may be impacted by this change would be very helpful to you in this process.

Thanks,

Nancy Bright

Sent from my iPhone