

AN ORDINANCE

REZONING A 34.544-ACRE PORTION OF THE REAL PROPERTY LOCATED AT 1125 MAIN ROAD (TMS 281-00-00-098) FROM THE RURAL RESIDENTIAL (RR-3) ZONING DISTRICT TO PLANNED DEVELOPMENT ZONING DISTRICT (PD-159 BERKELEY ELECTRIC COOPERATIVE (BEC) JOHNS ISLAND DISTRICT OFFICE).

WHEREAS, the property located at 1125 Main Road, identified as Tax Map Parcel Number 281-00-00-098, is currently zoned Rural Residential (RR-3) Zoning District; and

WHEREAS, the applicant requests the 34.544-acre portion of the parcel be rezoned to Berkeley Electric Cooperative (BEC) Johns Island District Office Planned Development (PD-159) to allow for the relocation of BEC's Johns Island facilities (office, warehouse, and storage operations) from Maybank Highway to Main Road; and

WHEREAS, the applicant has submitted a complete application for PD Development Plan approval pursuant to Article 4.23 of the Charleston County Zoning and Land Development Regulations (ZLDR); and

WHEREAS, the Charleston County Planning Commission has reviewed the proposed PD Development Plan and adopted a resolution, by majority vote of the entire membership, and recommended that Charleston County Council (County Council) approve with conditions the proposed development plan based on the Approval Criteria of Section 4.23.9.E.9 of the ZLDR; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing, and after close of the public hearing, County Council approved with conditions the proposed PD Development Plan based on the Approval Criteria of Section 4.23.9.E.9 of Article 4.23 of the ZLDR;

WHEREAS, County Council has determined the PD Development Plan meets the following criteria:

- A. The PD Development Plan complies with the standards contained in Article 4.23 of the ZLDR;
- B. The development is consistent with the intent of the Charleston County Comprehensive Plan and other adopted policy documents; and
- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

NOW, THEREFORE, be ordained it by Charleston County Council, in meeting duly assembled, finds as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. REZONING OF PROPERTIES

A. Charleston County Council rezones the 34.544-acre portion of property located at 1125 Main Road, identified as Tax Map Parcel Number 281-00-00-098, from Rural Residential (RR-3) Zoning District to Berkeley Electric Cooperative (BEC) Johns Island District Office Planned Development Zoning District (PD-159); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for Berkeley Electric Cooperative Johns Island District Office (PD-159), Charleston County, South Carolina," dated April 7, 2017, including the changes attached thereto as Exhibit "A" and made part of this Ordinance by reference, duly approved by County Council as Planned Development 159 or PD-159, is incorporated herein by reference and shall constitute the PD Development Plan for the

parcel identified above; and

C. Any and all development of PD-159 must comply with the PD Development Plan, ZLDR, and all other applicable ordinances, rules, regulations, and laws; and

D. The zoning map for Tax Map Parcel Number 281-00-00-098 is amended to PD-159 in accordance with Section 4.23.10 of Article 4.23 of the ZLDR.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval of County Council following third reading.

ADOPTED and APPROVED in meeting duly assembled this 17th day of August, 2017.

CHARLESTON COUNTY COUNCIL

By: _____
A. Victor Rawl
Chairman of Charleston County Council

ATTEST:

By: _____
Beverly T. Craven
Clerk of Charleston County Council

First Reading: June 20, 2017
Second Reading: July 18, 2017
Third Reading: August 17, 2017

EXHIBIT "A"

PLANNING AND PUBLIC WORKS COMMITTEE

RECOMMENDED CHANGES AND CONDITIONS TO PD-159

APPROVED BY CHARLESTON COUNTY COUNCIL

1. Section 6, Dimensional Standards: Increase the buffer and setback along the northern property line abutting residential lots along Patton Avenue from 50 feet to 100 feet and update sketch plans accordingly.
2. Section 9, Development Schedule: Revise the second sentence to not reference the conceptual plan, as the future use expansion areas are not shown on the plans.
3. Section 14, Signs: Revise to allow only one monument style, externally lit sign on Main Road and one smaller, employee directional monument style (externally lit) sign on Patton Avenue. Revise the illumination requirements to be as follows:
 - a. Illumination shall be external only and from a steady stationary light source, shielded and directed solely at the sign. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face. The color of light sources to illuminate signs shall be white. Signs shall not have light-reflecting backgrounds or letters.
 - b. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
 - c. No signs shall be internally illuminated.
4. Revise the PD guidelines and site plans to eliminate the second, eastern-most access on Patton Avenue.
5. Page 9, Section 12.6, Lighting Standards:
 - a. Revise the second sentence to require "full cutoff" fixtures to ensure light sources are properly concealed/shielded.
 - b. Add a requirement that light poles and wall mount lighting heights may not exceed 30 feet.
 - c. Add a requirement that all exterior lights shall be arranged and installed to result in zero foot candles being measured at the northern property line abutting residentially zoned properties.