

**AN ORDINANCE REZONING THE REAL PROPERTY LOCATED AT 986 MAIN ROAD
PARCEL IDENTIFICATION NUMBER 250-00-00-052 FROM THE
AGRICULTURAL/RESIDENTIAL (AGR) ZONING DISTRICT TO THE PLANNED
DEVELOPMENT ZONING DISTRICT (PD-160, JOHNS ISLAND SELF STORAGE)**

WHEREAS, the property located at 986 Main Road, identified as Tax Map Parcel Number 250-00-00-052, is currently zoned Agricultural/Residential (AGR) Zoning District; and

WHEREAS, the applicant requests the 11.6-acre parcel be rezoned to Johns Island Self-Storage (PD-160) to allow for mini-warehouse/self-storage and boat/RV storage; 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 property located at 986 Main Road, identified as Tax Map Parcel Number 250-00-00-052, from the Agricultural/Residential (AGR) Zoning District to the Johns Island Self-Storage Planned Development Zoning District (PD-160); and

B. The PD Development Plan submitted by the applicant and identified as the "Planned Development District Guidelines for Johns Island Self-Storage (PD-160), Charleston County, South Carolina," dated September 27, 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 160 or PD-160, 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-160 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 250-00-00-052 is amended to PD-160 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 14th day of December, 2017.

CHARLESTON COUNTY COUNCIL

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

ATTEST:

By: _____
Kristen L. Salisbury
Clerk of Charleston County Council

First Reading: November 14, 2017
Second Reading: December 5, 2017
Third Reading: December 14, 2017

EXHIBIT "A"

PLANNING AND PUBLIC WORKS COMMITTEE

RECOMMENDED CHANGES AND CONDITIONS TO PD-160

APPROVED BY CHARLESTON COUNTY COUNCIL

- Section 1, Page 3, "Open Spaces": Change to 5.8 acres, which is 50 percent of the site.
- Section 1, Page 4, "Max. Total Square Footage": Add that a maximum of 450 mini-warehouse/self-storage units are allowed.
- Section 1, Page 4, "Max. Boat/RV Storage Area": Clarify that this excludes canopy coverage since the canopies are included in the maximum total square footage, and note that this is just for uncovered boat/RV storage.
- Section 1, Page 4, "Max. Boat/RV Storage Spaces": Clarify that 75 spaces are allowed total, for boat/RV storage (including parking spots and spaces under the canopy).
- Section 3, Page 10, Point No. 6, "Signs": State that signs shall comply with these PD guidelines, in addition to Chapter 9.
- Section 4, Page 11, Point b, "Site and Architectural Standards": Amend language to state that the building facades along Main Rd and Humbert Rd must be brick.
- Section 4, Page 13, "Impact Assessment/Analysis": Add a requirement that prior to Site Plan Review application submittal, the applicant must complete a traffic study in compliance with ZLDR Article 9.9, to demonstrate the impacts to Main Road as a result of the Boat/RV storage (which has a maximum of 75 parking spots on the site). The Site Plan Review application shall only be approved if the traffic study demonstrates that there are limited impacts as a result of the Boat/RV Storage, as approved/defined by the Planning Director.
- Section 4, Page 18, "Referenced ZLDR": Add the following statement to this section, "For items not addressed by the PD guidelines, the current ZLDR requirements for the Agricultural/Residential (AGR) Zoning District in effect at the time shall apply."