

Post & Courier

CHARLESTON COUNTY COUNCIL ZONING PUBLIC HEARING Tuesday, July 18, 2017 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, July 18, 2017 at 6:30 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-04-17-00053: Request to rezone a 0.45-acre portion of property located at 936 Main Road, Johns Island (TMS 250-00-00-009) from the Agricultural/Residential Zoning District (AGR) to the Community Commercial Zoning District (CC) (Property size: 0.45 acre).

ZREZ-04-17-00054: Request to rezone property located at 950 Main Road, Johns Island (TMS 250-00-00-134) from the Industrial Zoning District (I) to the Community Commercial Zoning District (CC) (Property size: 2.47 acres).

ZREZ-04-17-00055: Request to rezone property located at 2729 Bohicket Road, Johns Island (TMS 256-00-00-046) from Planned Development Zoning District (PD-72, Rashford Property) to Planned Development Zoning District (PD-158, Frattone Property) to expand the list of allowed uses to those similar to the Rural Commercial Zoning District (Property size: 2.0 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-04-17-00053 &
ZREZ-04-17-00054

**ZONING MAP AMENDMENT REQUESTS:
ZREZ-04-17-00053 and
ZREZ-04-17-00054 CASE HISTORY**

**Public Hearing: July 18, 2017
Planning/Public Works Committee: August 17, 2017
First Reading: August 17, 2017
Second Reading: September 19, 2017
Third Reading: September 26, 2017**

CASE INFORMATION:

Location: 936 and 950 Main Road (Johns Island)

Parcel Identification: 250-00-00-009 and 250-00-00-134

Property Size:

The total combined size of the properties requested to be rezoned is 2.92 acres, which includes a 0.45-acre portion of TMS 250-00-00-009 and all of TMS 250-00-00-134, which is 2.47 acres in size.

Council District: 8

Zoning Map Amendment Requests:

The applicant is requesting to rezone a 0.45-acre portion of the property located at 936 Main Road, Johns Island (TMS 250-00-00-009) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District, and all of the property located at 950 Main Road, Johns Island (TMS 250-00-00-134) from the Industrial (I) Zoning District to the Community Commercial (CC) Zoning District. This is as a result of the submission of subdivision application 01-17-000358, proposing to combine the 0.45-acre portion of the property located at 936 Main Road with all of the property located at 950 Main Road. The subdivision plat is in an approvable state.

The 0.45-acre portion of TMS 250-00-00-009 proposed to be rezoned is vacant and TMS 250-00-00-134 contains a self-storage facility with 3 buildings, and a cabinet maker with 1 building.

History:

With regard to the property located at 950 Main Road (TMS 250-00-00-134), this parcel was previously part of a larger parcel known as TMS 250-00-00-004, which was originally designated the Agricultural General (AG) Zoning District. This parent parcel was rezoned from the AG Zoning District to the Industrial (I) Zoning District under Zoning Map Amendment Request application 02298C, dated June 19, 1990. When the current lot was created, under subdivision application 20294-04 dated March 3, 2006, the Industrial (I) Zoning District of the parent lot remained.

With regard to the property located at 936 Main Road (TMS 250-00-00-009), the parcel was originally designated as Agricultural Preservation (AG-8) Zoning District, however, was identified for inclusion in a 'Settlement Area' in the Charleston County Settlement Area Study of 2001, as it met the criteria of being: a parcel size 30 acres or less; zoned AG-8; and had the spatial characteristics of other existing Agricultural/Residential (AGR) Zoning Districts in the agricultural area. In this regard, it was designated as AGR in the 2001 Zoning and Land Development Regulations Ordinance (ZLDR).

Further to the above zoning change for 936 Main Road, a Zoning Map Amendment Request Application, 3424-C, was submitted on April 4, 2007 requesting to rezone the whole of the property from AGR to CC. This request was considered at the Planning Commission Meeting of May 14, 2007, where staff noted that the Comprehensive Plan in place at the time recommended this parcel to remain Agricultural Residential and as

such, the request was not consistent with the Comprehensive Plan Future Land Use. After discussion at the meeting, the applicant elected to withdraw the Zoning Map Amendment Request Application.

Adjacent Zoning:

With regard to TMS 250-00-00-009, adjacent properties to the north, west and south are zoned AGR and are either undeveloped, contain a warehouse facility, contain mobile homes or single family residences, or contain various outbuildings. Adjacent properties to the east and south east are zoned either CC or I and contain a self-storage facility, cabinet maker and a U-Haul center.

With regard to TMS 250-00-00-134, adjacent properties to the west and north are zoned either AGR or CC and are either undeveloped, contain mobile homes or various outbuildings, or contain a U-Haul center. The adjacent property to the south is zoned I and is undeveloped.

Further up and down Main Road, and across the road from the two properties on Main Road, there is a mixture of zones including CC, RR-3 and AGR, and a mixture of land uses including single family residences, mobile homes, a church, a sheet metal industrial use, and undeveloped land.

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

Public Input: At this stage, 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 Charleston County Comprehensive Plan (the Plan) recommends Agricultural Residential future land use for 936 Main Road (TMS 250-00-00-009) and Rural Commercial future land use for 950 Main Road (TMS 250-00-00-134).

The Agricultural Residential future land use is reserved for "...rural residential Settlement Areas that have been subdivided into small properties. Proposed densities generally range from one dwelling per acre to one dwelling per five acres...uses include residential development, agriculture, and other uses necessary to support the viability of agriculture." (Chapter 3.1, Section 3.1.7 Future Land Use Recommendations, p.g.34). The Rural Commercial future land use "... is limited to retail and service uses that serve the residential population and agricultural activities, provide employment opportunities, and do not negatively impact the surrounding community." (Chapter 3.1, Section 3.1.7 Future Land Use Recommendations, p.g.35).

While the granting of this request would prohibit the industrial land uses that are currently allowed on TMS 250-00-00-134, the proposed Community Commercial (CC) Zoning District is not identified as implementing the Agricultural Residential future land use or the Rural Commercial future land use in the Zoning and Land Development Regulations Ordinance (ZLDR). Furthermore, the Community Commercial Zoning District allows a wide range of commercial uses that are inconsistent with the intent of the Agricultural Residential future land use recommendation and the Rural Commercial future land use recommendation, such as multi-family housing, hotels or motels, commercial or industrial machinery leasing, warehouse clubs or superstores, vehicle sales, etc. It should also be noted that the Rural Commercial (CR) Zoning District allows self-storage facilities subject to conditions, and these uses are allowed by-right in the CC and I Zoning Districts.

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: While the requested zoning district is consistent with the zoning of properties in the immediate area, it allows more intense uses than the future land uses recommended by the Plan. Furthermore, the CC Zoning District allows a much higher residential density (12 dwelling units/acre) than the surrounding RR-3 Zoning District (1 dwelling unit/3 acres) and the AGR Zoning District (1 dwelling unit/acre), and there is no height limit for buildings in the CC Zoning District.

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: As growth continues to occur on Johns Island, the Main Road corridor will require additional study, as noted in the Annual Work Program of the Comprehensive Plan Five-Year Review, to understand the events, trends, existing land uses, and future land use recommendations and to ensure development along the corridor is appropriate and consistent with adjacent jurisdictions. The requested zoning changes may not be appropriate, as the corridor study has not been completed yet.

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

PLANNING COMMISSION MEETING: JUNE 12, 2017

Recommendation: Approval (vote: 6 to 2, with 1 absent).

Speakers: 1 person spoke in support of the application.

Notifications:

A total of 228 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List on May 26, 2017. Additionally, this request was noticed in the *Post & Courier* on May 26, 2017.

PUBLIC HEARING: JULY 18, 2017

Speakers: One person spoke in support of the application.

Notifications:

A total of 228 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List on June 30, 2017. Additionally, this request was noticed in the *Post & Courier* on June 30, 2017 and a notification sign was posted on the property on June 30, 2017.

PLANNING AND PUBLIC WORKS: AUGUST 17, 2017

Recommendation: Approval (vote: 6 to 0)

FIRST READING: AUGUST 17, 2017

Vote: Approval (vote: 8 to 0).

A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a grid and colored in shades of blue and green. The text is centered over the map.

Charleston County Zoning Map Amendment Requests

Public Hearing – July 18, 2017

Planning/Public Works Committee – August 17, 2017

ZREZ-04-17-00053 and ZREZ-04-17-00054

- Johns Island: 936 and 950 Main Road
- Parcel I.D.: 250-00-00-009 and 250-00-00-134
- Request to rezone from Agricultural Residential (AGR) Zoning District, for a 0.45 acre portion of 936 Main Road, and Industrial (I) Zoning District, for 950 Main Road, to Community Commercial (CC) Zoning District
- Applicant: Main Road Self Storage Johns Island, LLC
950 Main Road, Johns Island, SC 29455
- Owners: Main Road Self Storage Johns Island, LLC
950 Main Road, Johns Island, SC 29455
- Acreage: 0.45 acre portion (TMS 250-00-00-009) Total Property
2.47 acres (TMS 250-00-00-134) Size: 2.92 acres
- Council District: 8

History

950 Main Road (TMS 250-00-00-134)

- This parcel was previously part of a larger parcel known as TMS 250-00-00-004, which was originally designated the Agricultural General (AG) Zoning District.
- This parent parcel was rezoned from the AG Zoning District to the Industrial (I) Zoning District under Zoning Map Amendment Request application 02298C, dated June 19, 1990.
- When the current lot was created, under subdivision application 20294-04 dated March 3, 2006, the I Zoning District of the parent lot remained.

936 Main Road (TMS 250-00-00-009)

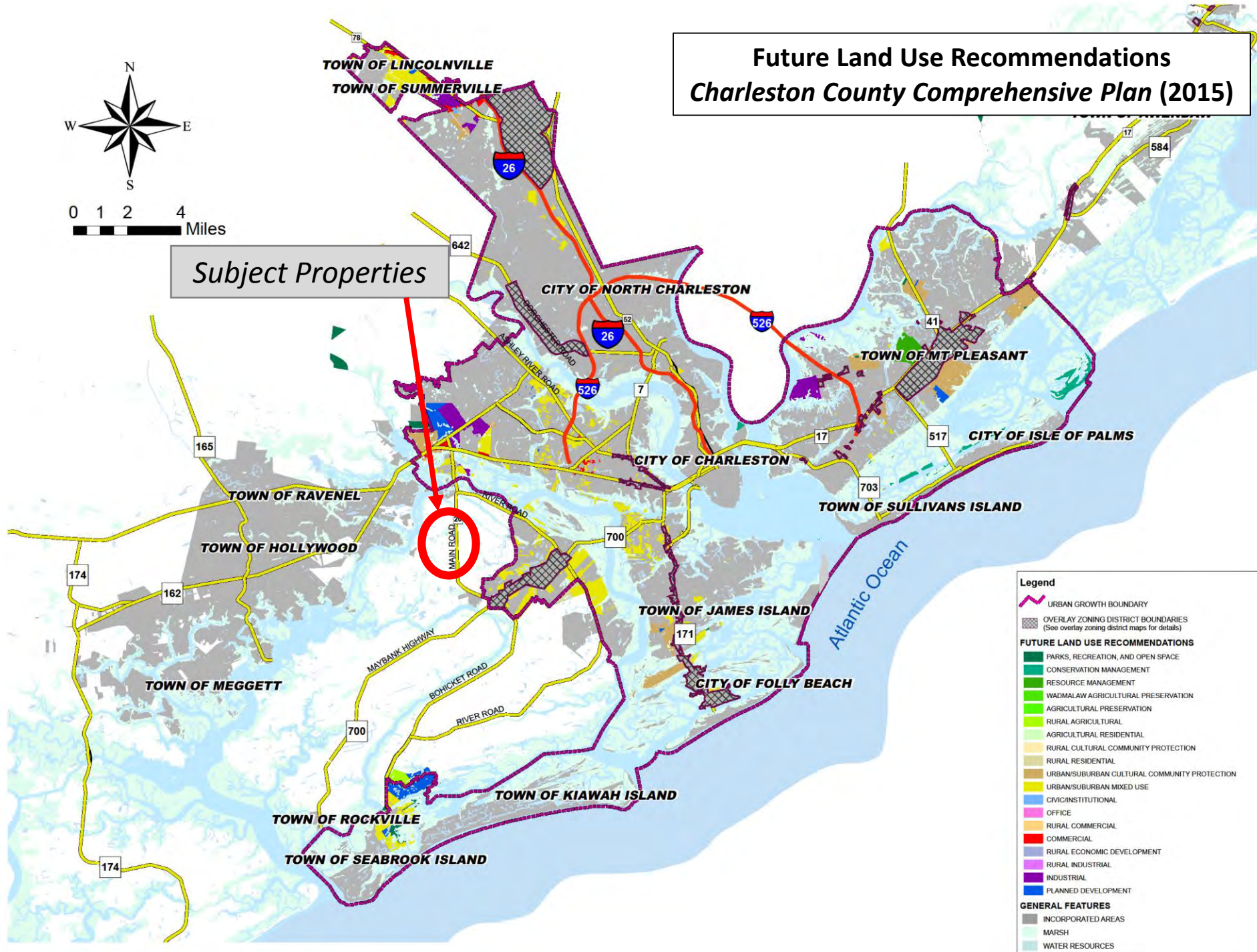
- This parcel was originally designated Agricultural Preservation (AG-8) Zoning District, however, was identified for inclusion in a 'Settlement Area' in the Charleston County Settlement Area Study of 2001, as it met the criteria of being: a parcel size 30 acres or less; zoned AG-8; and had the spatial characteristics of other existing Agricultural/Residential (AGR) Zoning Districts in the agricultural area. In this regard, it was designated AGR in the 2001 Zoning and Land Development Regulations Ordinance (ZLDR).
- A Zoning Map Amendment Request Application, 3424-C, was submitted on April 4, 2007 requesting to rezone the whole of the property from AGR to Community Commercial (CC). This request was considered at the Planning Commission Meeting of May 14, 2007, where staff noted that the Comprehensive Plan in place at the time recommended this parcel to remain Agricultural Residential and as such, the request was not consistent with the Comprehensive Plan Future Land Use. After discussion at the meeting, the applicant elected to withdraw the Zoning Map Amendment Request Application.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



0 1 2 4 Miles

Subject Properties



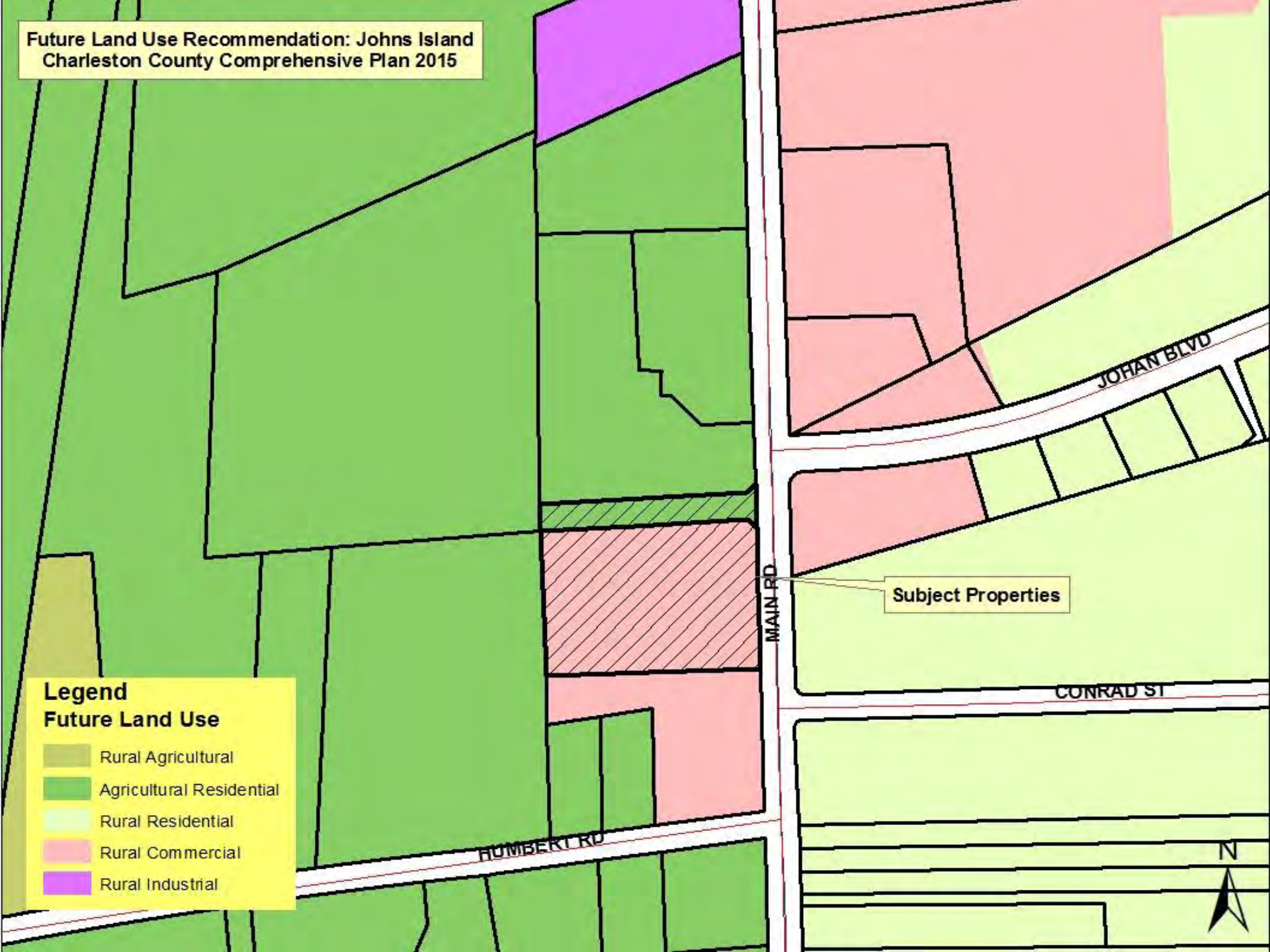
Legend

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

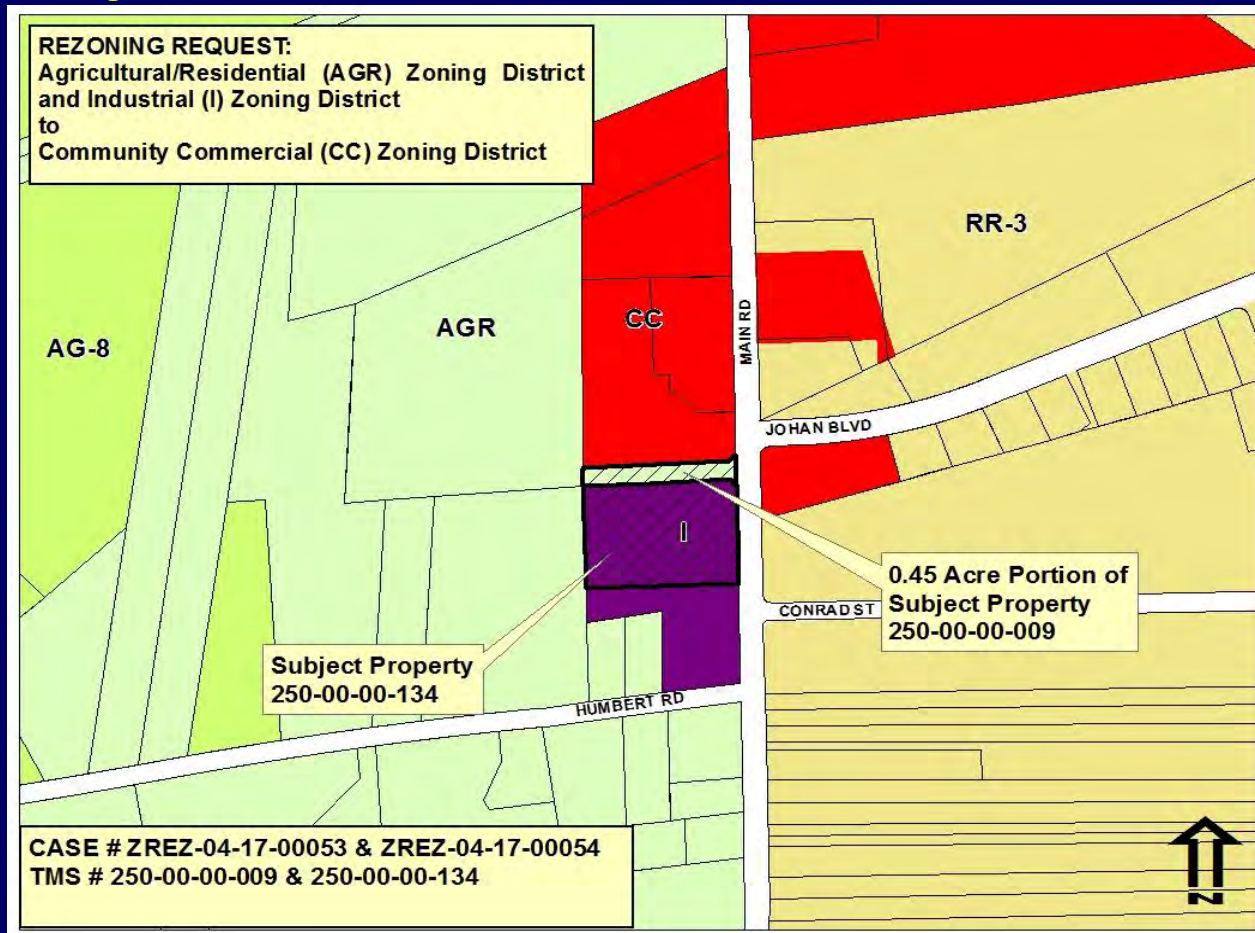
Future Land Use Recommendation: Johns Island
Charleston County Comprehensive Plan 2015

Legend
Future Land Use

- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Commercial
- Rural Industrial



Area Description



With regard to TMS 250-00-00-009, adjacent properties to the north, west and south are zoned AGR and are either undeveloped, contain a warehouse facility, contain mobile homes or single family residences, or contain various outbuildings. Adjacent properties to the east and south east are zoned either CC or I and contain a self-storage facility, cabinet maker and a U-Haul center.

With regard to TMS 250-00-00-134, adjacent properties to the west and north are zoned either AGR or CC and are either undeveloped, contain mobile homes or various outbuildings, or contain a U-Haul center. The adjacent property to the south is zoned I and is undeveloped.

Further up and down Main Road, and across the road from the two properties on Main Road, there is a mixture of zones including CC, RR-3 and AGR, and a mixture of land uses including single family residences, mobile homes, a church, a sheet metal industrial use, and undeveloped land.

Subject Parcels to the North



Subject Properties

Subject Parcels to the East



Subject Properties

ZREZ-04-17-00053 and ZREZ-04-17-00054



**1 – Subject Property
(TMS 250-00-00-009)**

**2 – Subject Property
(TMS 250-00-00-134)**



ZREZ-04-17-00053 and ZREZ-04-17-00054



5 – Adjacent Property

6 – Adjacent Property



Typical Allowed Uses

Agricultural/Residential (AGR)

- Density: 1 unit/acre
- Single-Family Detached
- Horticultural Production
- Crop Production
- Agricultural Sales or Service
- Fishing or Hunting Guide Services
- Family Day Care Home
- Manufactured Housing Unit
- School, Primary
- Libraries or archives
- Museums
- Community recreation

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
- Self-Service Storage

Typical Allowed Uses

Industrial (I)

- Density: 1 unit/lot of record
- Medical office or outpatient clinic
- College or university
- Personal improvement education
- Community recreation
- Office/warehouse complex
- Self-service storage/mini warehouse
- Heavy construction services or general contractors
- Landscaping and horticultural services
- Food or related products manufacturing

Community Commercial (CC)

- Density: 12 units/acre
- Multi-Family
- Day care services
- Health care services
- Community recreation
- Financial services
- Self-service storage/mini warehouse
- Offices
- Special trade contractors
- Retail services
- Retail or personal services
- Wholesale sales

Typical Allowed Uses – For information Only

Rural Commercial (CR)

- Density: 1 unit/lot of record
- Adult day care facilities
- Medical office
- Self-service storage/mini warehouse
- Community recreation
- Landscaping and horticultural services
- Construction tools or equipment rental
- Vehicle rental or leasing
- Consumer goods rental centers

It is noted that many uses in the CR Zoning District are conditional, usually with building size limitations to them.

Community Commercial (CC)

- Density: 12 units/acre
- Multi-Family
- Day care services
- Health care services
- Community recreation
- Financial services
- Self-service storage/mini warehouse
- 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 Agricultural Residential future land use for 936 Main Road (TMS 250-00-00-009) and Rural Commercial future land use for 950 Main Road (TMS 250-00-00-134).

The Agricultural Residential future land use is reserved for “...rural residential Settlement Areas that have been subdivided into small properties. Proposed densities generally range from one dwelling per acre to one dwelling per five acres...uses include residential development, agriculture, and other uses necessary to support the viability of agriculture.” (Chapter 3.1, Section 3.1.7 Future Land Use Recommendations, p.g.34). The Rural Commercial future land use “... is limited to retail and service uses that serve the residential population and agricultural activities, provide employment opportunities, and do not negatively impact the surrounding community.” (Chapter 3.1, Section 3.1.7 Future Land Use Recommendations, p.g.35).

While the granting of this request would prohibit the industrial land uses that are currently allowed on TMS 250-00-00-134, the proposed Community Commercial (CC) Zoning District is not identified as implementing the Agricultural Residential future land use or the Rural Commercial future land use in the Zoning and Land Development Regulations Ordinance (ZLDR). Furthermore, the Community Commercial Zoning District allows a wide range of commercial uses that are inconsistent with the intent of the Agricultural Residential future land use recommendation and the Rural Commercial future land use recommendation, such as multi-family housing, hotels or motels, commercial or industrial machinery leasing, warehouse clubs or superstores, vehicle sales, etc. It should also be noted that the Rural Commercial (CR) Zoning District allows self-storage facilities subject to conditions, and these uses are allowed by-right in the CC and I Zoning Districts.

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: While the requested zoning district is consistent with the zoning of properties in the immediate area, it allows more intense uses than the future land uses recommended by the Plan. Furthermore, the CC Zoning District allows a much higher residential density (12 dwelling units/acre) than the surrounding RR-3 Zoning District (1 dwelling unit/3 acres) and the AGR Zoning District (1 dwelling unit/acre), and there is no height limit for buildings in the CC Zoning District.

- 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: As growth continues to occur on Johns Island, the Main Road corridor will require additional study, as noted in the Annual Work Program of the Comprehensive Plan Five-Year Review, to understand the events, trends, existing land uses, and future land use recommendations and to ensure development along the corridor is appropriate and consistent with adjacent jurisdictions. The requested zoning changes may not be appropriate, as the corridor study has not been completed yet.

STAFF RECOMMENDATION:

Disapproval

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

Recommendation

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

STAFF RECOMMENDATION:

Disapproval

PLANNING COMMISSION RECOMMENDATION:

Approval (Vote: 6-2, with 1 absent)

Notifications

- May 26, 2017
 - 228 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List.
 - Requests advertised in the *Post & Courier*
- June 30, 2017
 - 228 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List.
 - Requests advertised in the *Post & Courier*.
 - Notification of the Public Hearing posted on the property.

A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a grid and colored in shades of blue and green. The text is centered over the map.

Charleston County Zoning Map Amendment Requests

Public Hearing – July 18, 2017

Planning/Public Works Committee – August 17, 2017

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 ZREZ-04-17-0053 PD _____

PROPERTY INFORMATION

CURRENT DISTRICT AGR REQUESTED DISTRICT CC
 PARCEL ID(S) 2500000009
 CITY/AREA OF COUNTY Johns Island / Charleston
 STREET ADDRESS 936 Main Road ACRES 0.45
 DEED RECORDED: BOOK 0274 PAGE 495 DATE 8/29/2012
 PLAT RECORDED: BOOK DF PAGE 274 DATE 9/22/2006 APPROVAL # 20153

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Main Road Self Storage Johns Island, LLC HOME PHONE _____
 MAIL ADDRESS 950 Main Road WORK PHONE 843-559-1155
 CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-296-6404
 EMAIL ryan@rmbuckbuilders.com

OWNER Same as above HOME PHONE _____
 (IF OTHER THAN APPLICANT) MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

REPRESENTATIVE HOME PHONE _____
 (IF OTHER THAN APPLICANT) MAIL ADDRESS _____ WORK PHONE _____
 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 Ryan Buck 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) _____ Date 4/28/17
 Signature of Applicant/ Representative (if other than owner) _____ Date _____
 Planner's Signature _____ Date 4/28/17
 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received 154.50 Cash ? Check? # 1337 Invoice Number TRC-117022-28-04-2017

ZONING CHANGE APPLICATION

CASE ZREZ-04-17-00054 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 I REQUESTED DISTRICT CC
 PARCEL ID(S) 2500000134
 CITY/AREA OF COUNTY Johns Island / Charleston
 STREET ADDRESS 950 Main Road ACRES 2.47
 DEED RECORDED: BOOK 0274 PAGE 499 DATE 8/29/2012
 PLAT RECORDED: BOOK DE PAGE 998 DATE 3/3/2006 APPROVAL # 20294

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Main Road Self Storage Johns Island, LLC HOME PHONE _____
 MAIL ADDRESS 950 Main Road WORK PHONE 843-559-1155
 CITY, STATE, ZIP Johns Island, SC 29455 CELL PHONE 843-296-6404
 EMAIL ryan@rmbuckbuilders.com

OWNER Same as above HOME PHONE _____
 (IF OTHER THAN APPLICANT) WORK PHONE _____
 MAIL ADDRESS _____ CELL PHONE _____
 CITY, STATE, ZIP _____ EMAIL _____

REPRESENTATIVE HOME PHONE _____
 (IF OTHER THAN APPLICANT) WORK PHONE _____
 MAIL ADDRESS _____ CELL PHONE _____
 CITY, STATE, ZIP _____ 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 Ryan Buck 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) _____ Date 4/28/17
 Signature of Applicant/ Representative (if other than owner) _____ Date _____
 Planner's Signature [Signature] Date 4/28/17
 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received \$174.70 Cash ? Check? # 1336 Invoice Number ZREZ-04-17-00054