

## **Post & Courier**

### **CHARLESTON COUNTY COUNCIL PUBLIC HEARING** **Tuesday, July 12, 2022 at 6:30 PM**

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, July 12, 2022, 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](mailto:CCPC@charlestoncounty.org) or mailed to the address listed above by noon on Tuesday, July 12, 2022. Contact the Zoning and Planning Department at (843)202-7200 or [CCPC@charlestoncounty.org](mailto:CCPC@charlestoncounty.org) for additional information.

- a. ZREZ-04-22-00134: Request to rezone TMS 390-00-00-083, 3287 Ladson Road, from General Office Zoning District (GO) to the Community Commercial Zoning District (CC).

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

## **ZREZ-04-22-00134: Case History**

**Planning Commission: June 13, 2022**  
**Public Hearing: July 12, 2022**  
**Planning and Public Works Committee: August 18, 2022**  
**First Reading: August 23, 2022**  
**Second Reading: September 6, 2022**  
**Third Reading: October 11, 2022**

### **CASE INFORMATION**

Applicant: Vincent Knight

Owner: Knights Properties Plus, LLC

Location: 3287 Ladson Road (North Area)

Parcel Identification: 390-00-00-083

Application: Request to rezone TMS 390-00-00-083, 3287 Ladson Rd, from the General Office (GO) Zoning District to the Community Commercial (CC) Zoning District.

Council District: 5 (Pryor)

Property Size: 2.01 acres

Zoning History: The current property boundaries of TMS 390-00-00-083 were established in 2016 when 1.06 acres of TMS 390-00-00-080 were combined via deed with the original 0.95-acres of TMS 390-00-00-083, bringing the total property acreage to 2.01 acres. At the time of combination, both properties were zoned General Office (GO).

In 1999, the 0.95-acre parcel TMS 390-00-00-083 was zoned Agriculture Industrial (AI) and the 1.06-acre portion of TMS 390-00-00-080 was zoned General Office (GO). With the adoption of the 2001 Zoning and Land Development Regulations Ordinance, TMS 390-00-00-083 was zoned General Office (GO). Prior to this request, there have been no other rezoning requests for this property.

Adjacent Zoning: The subject parcel contains a vacant single-family residence. Properties to the North, across Ladson Road, are zoned Community Commercial (CC), General Office (GO), or Industrial (IN), and contain a church or are undeveloped. Properties to the West are zoned General Office (GO) and contain an accountant's office or are undeveloped. The property to the South is zoned General Office (GO) and is undeveloped. The property to the East is within the City of North Charleston, zoned Light Industrial (M-1) and is undeveloped.

Municipalities Notified/Response: The City of North Charleston, Town of James Island, Town of Kiawah Island, Town of Lincolville, Town of Summerville, Berkeley County, and Dorchester County were notified of the request. Any responses are included in this packet.

### **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 subject parcel has two Future Land Use Designations. The 0.95-acre street frontage portion of the property has a Future Land Use Designation of Commercial; the remainder of the property has a Future Land Use Designation of Civic/Institutional. The proposed rezoning to Community Commercial is therefore, not consistent with the Comprehensive Plan. While the Community Commercial Zoning District allows for civic uses, it also allows for a variety of retail, service, employment, and commercial uses beyond the recommendation of the Civic/Institutional 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 compatible with the existing uses, recommended density, dimensional standards, and zoning of surrounding properties. To the North, West, and South the property is bounded by GO zoning, and the existing uses include a professional office, a school, and a church. The property to the East is zoned M-1, Light Industrial, within the City of North Charleston and is undeveloped.*

**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.*

**STAFF RECOMMENDATION:**

**The approval criteria have not been met; therefore, staff recommends disapproval.**

**PLANNING COMMISSION MEETING: June 13, 2022**

Recommendation: Disapproval, 7-0.

Public Input: No letters were received in support or opposition of this request.

Speakers: No speakers in support or opposition for the request.

Notifications: 92 notification letters were sent to individuals on the North Area Interested Parties List, as well as property owners within 300 feet of the subject parcel on May 27, 2022. Additionally, this request was noticed in the *Post & Courier* on May 27, 2022.

**PUBLIC HEARING: JULY 12, 2022**

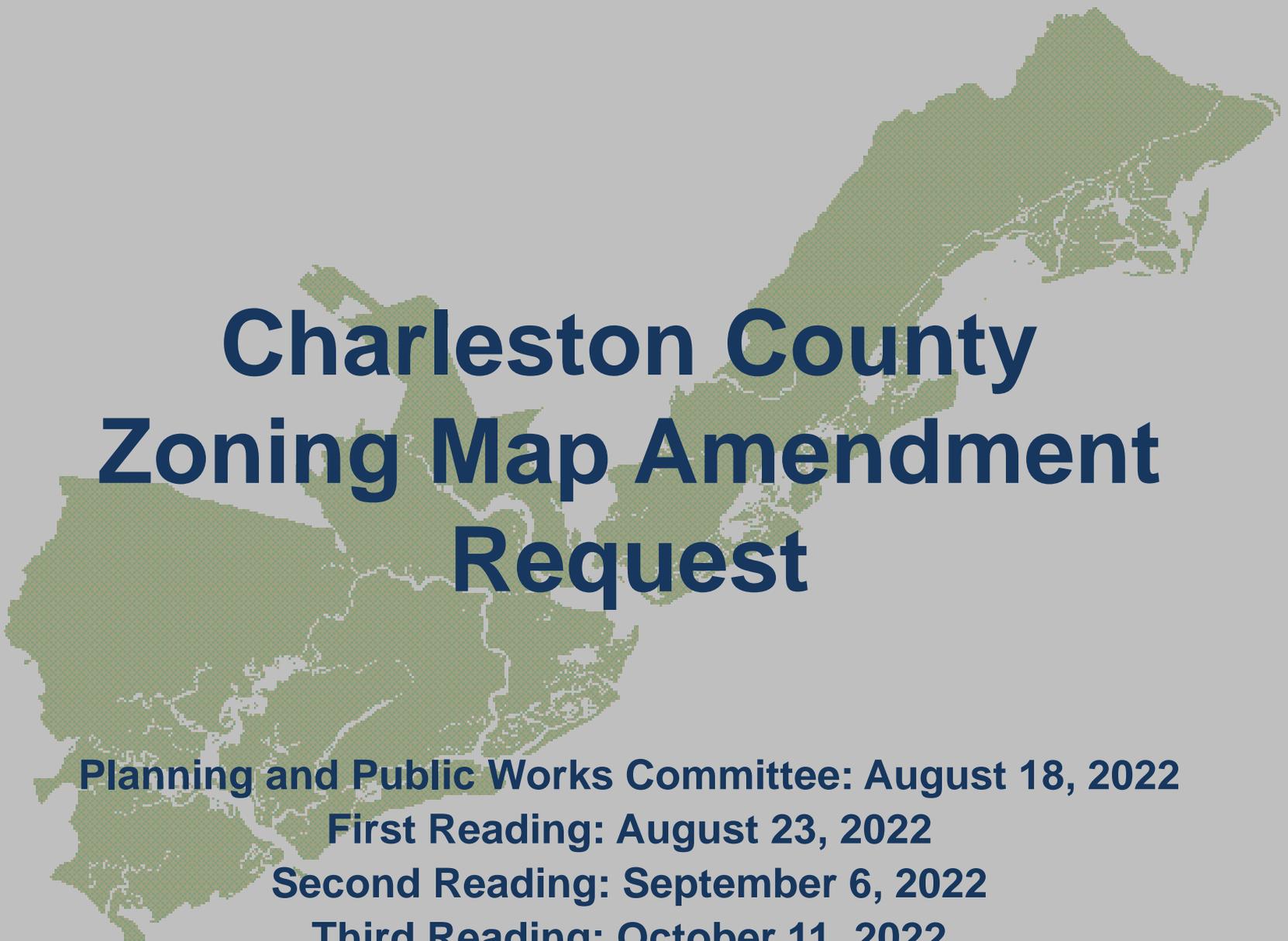
Public Input: No letters were received in support or opposition of this request.

Speakers: The applicant spoke in support of the request and one individual made general comment.

Notifications: 92 notification letters were sent to individuals on the North Area Interested Parties List, as

well as property owners within 300 feet of the subject parcel on June 24, 2022. Additionally, this request was noticed in the *Post & Courier* on June 24, 2022.

**PLANNING & PUBLIC WORKS COMMITTEE MEETING: AUGUST 18, 2022**



# **Charleston County Zoning Map Amendment Request**

**Planning and Public Works Committee: August 18, 2022**

**First Reading: August 23, 2022**

**Second Reading: September 6, 2022**

**Third Reading: October 11, 2022**

# ZREZ-04-22-00134

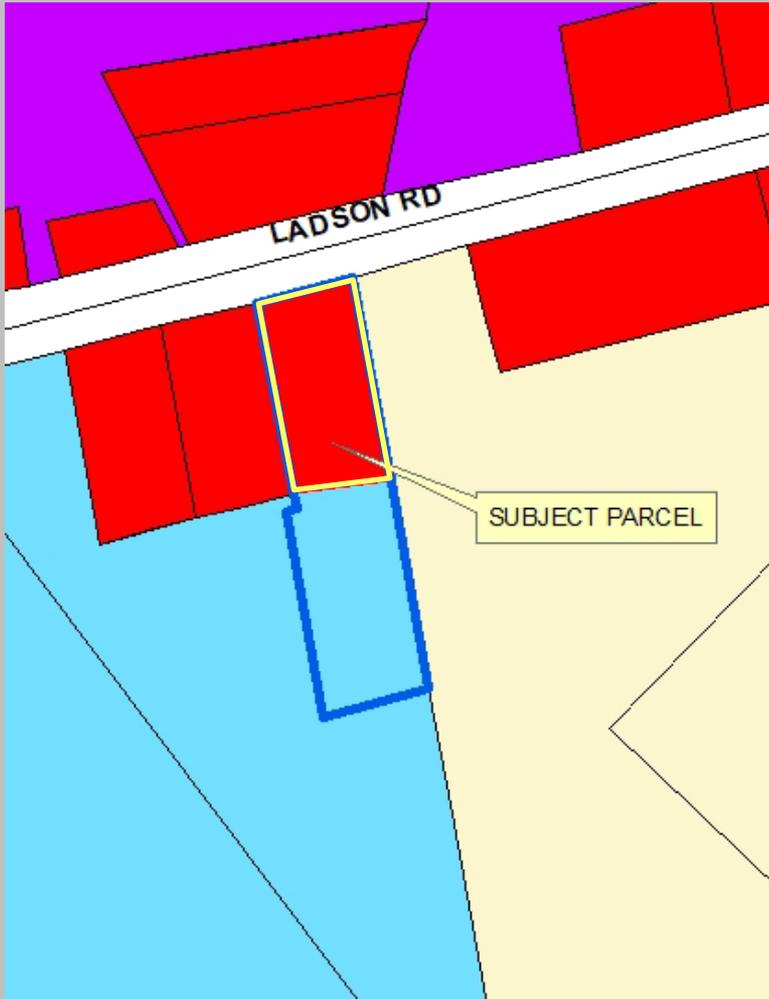
Request to rezone TMS 390-00-00-083, 3287 Ladson Rd, from the General Office (GO) Zoning District to the Community Commercial (CC) Zoning District.

- North Area: 3287 Ladson Road
- Parcel I.D.: 390-00-00-083
- Owner: Knights Properties Plus, LLC
- Applicant: Vincent Knight
- Property Size: 2.01 acres
- Council District: 5 - Pryor

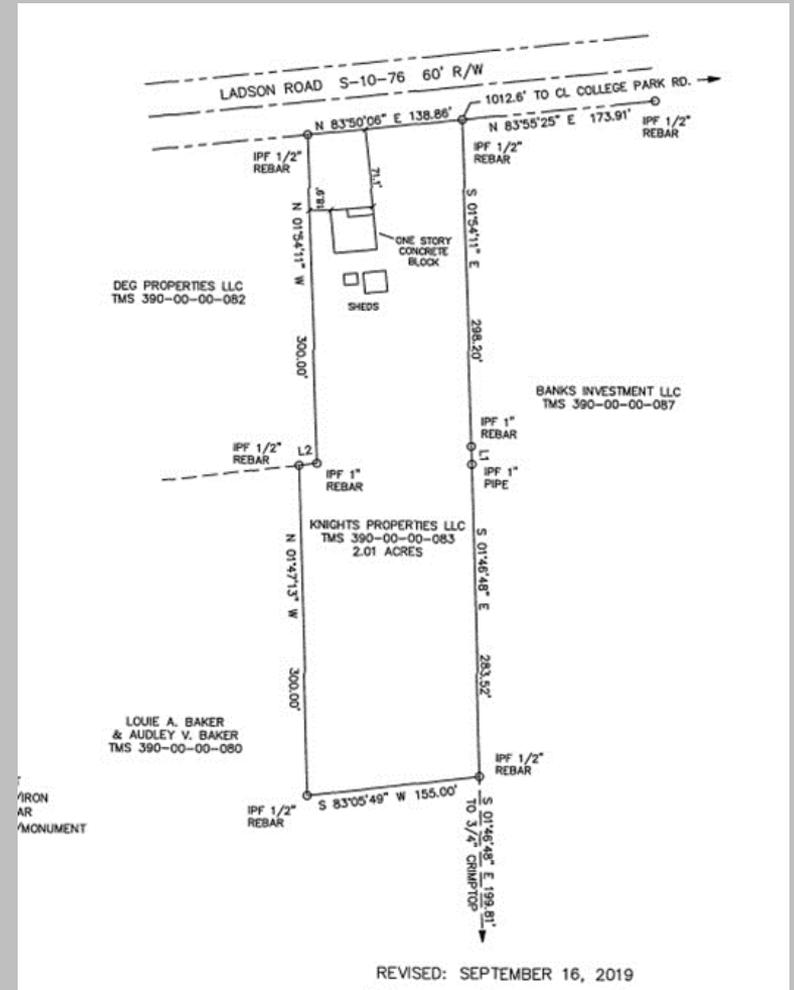
# Zoning History

- The current property boundaries of TMS 390-00-00-083 were established in 2016 when 1.06 acres of TMS 390-00-00-080 were combined via deed with the original 0.95-acres of TMS 390-00-00-083, bringing the total property acreage to 2.01 acres. At the time of combination, both properties were zoned General Office (GO).
- In 1999, the 0.95-acre parcel TMS 390-00-00-083 was zoned Agriculture Industrial (AI) and the 1.06-acre portion of TMS 390-00-00-080 was zoned General Office (GO). With the adoption of the 2001 Zoning and Land Development Regulations Ordinance, TMS 390-00-00-083 was zoned General Office (GO).
- Prior to this request, there have been no other rezoning requests for this property.

Property Boundaries prior to 2016 shown here in outlined in yellow



# Current Plat



REVISED: SEPTEMBER 16, 2019

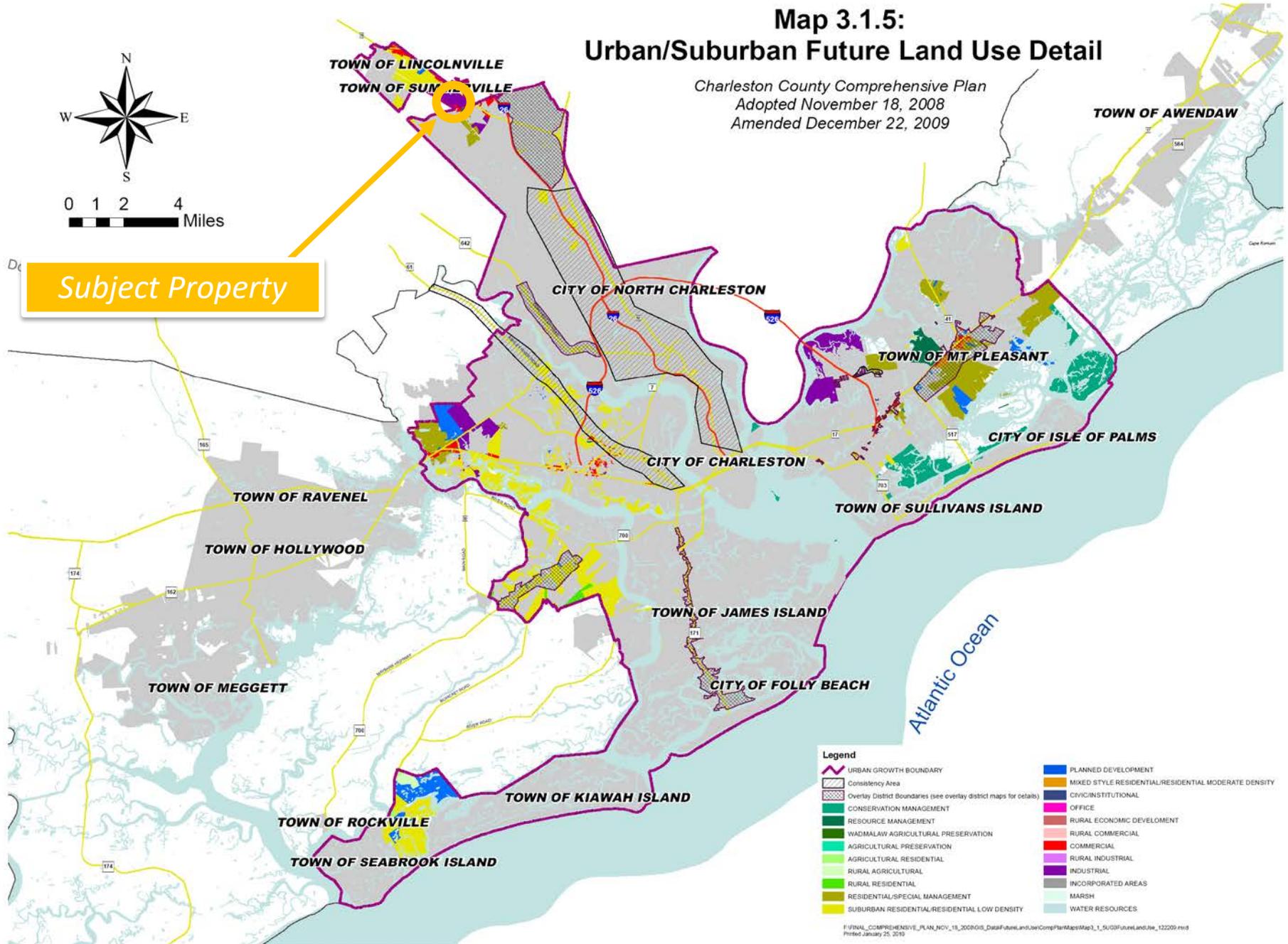
# Map 3.1.5: Urban/Suburban Future Land Use Detail

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



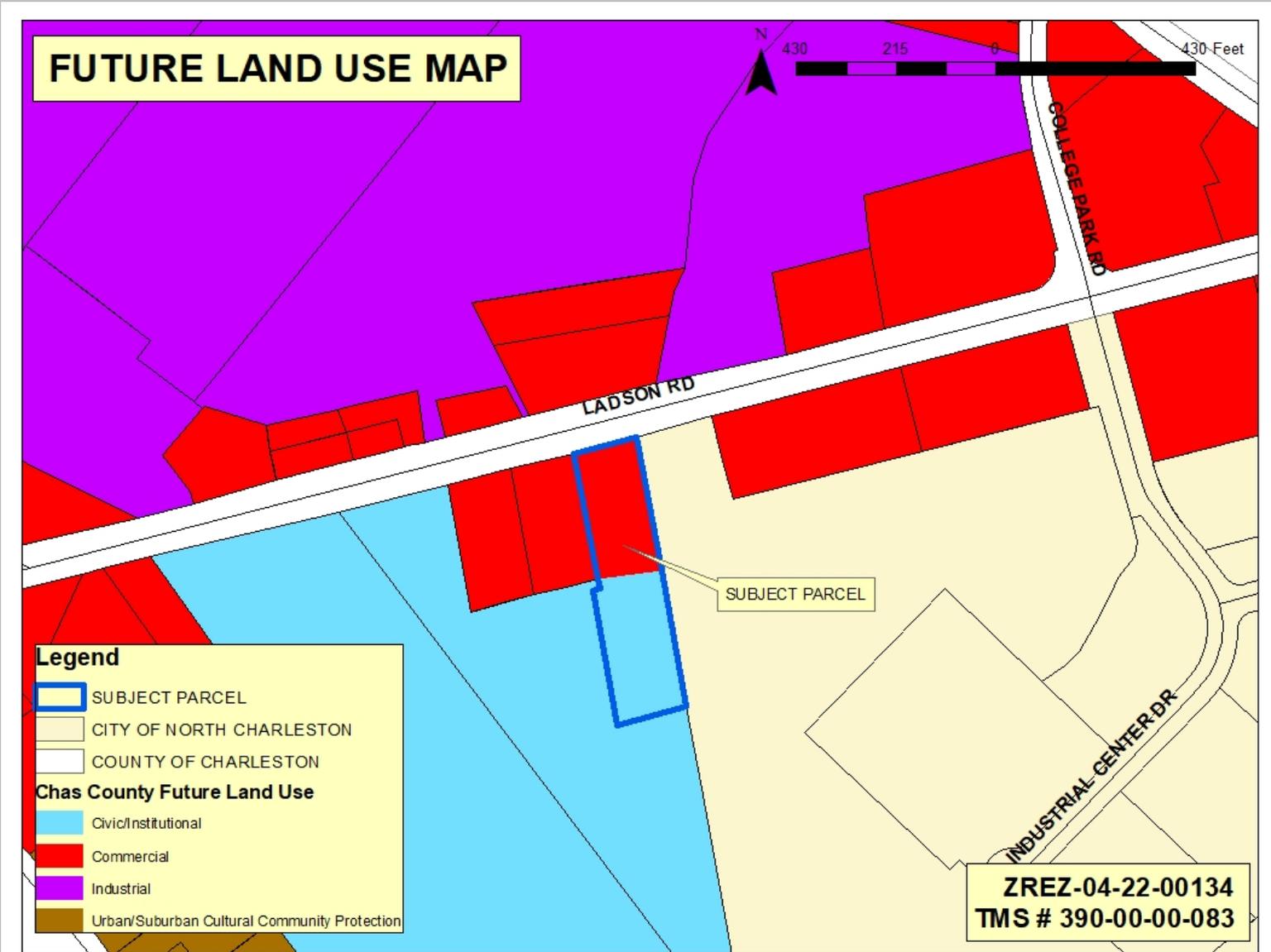
0 1 2 4  
Miles

**Subject Property**

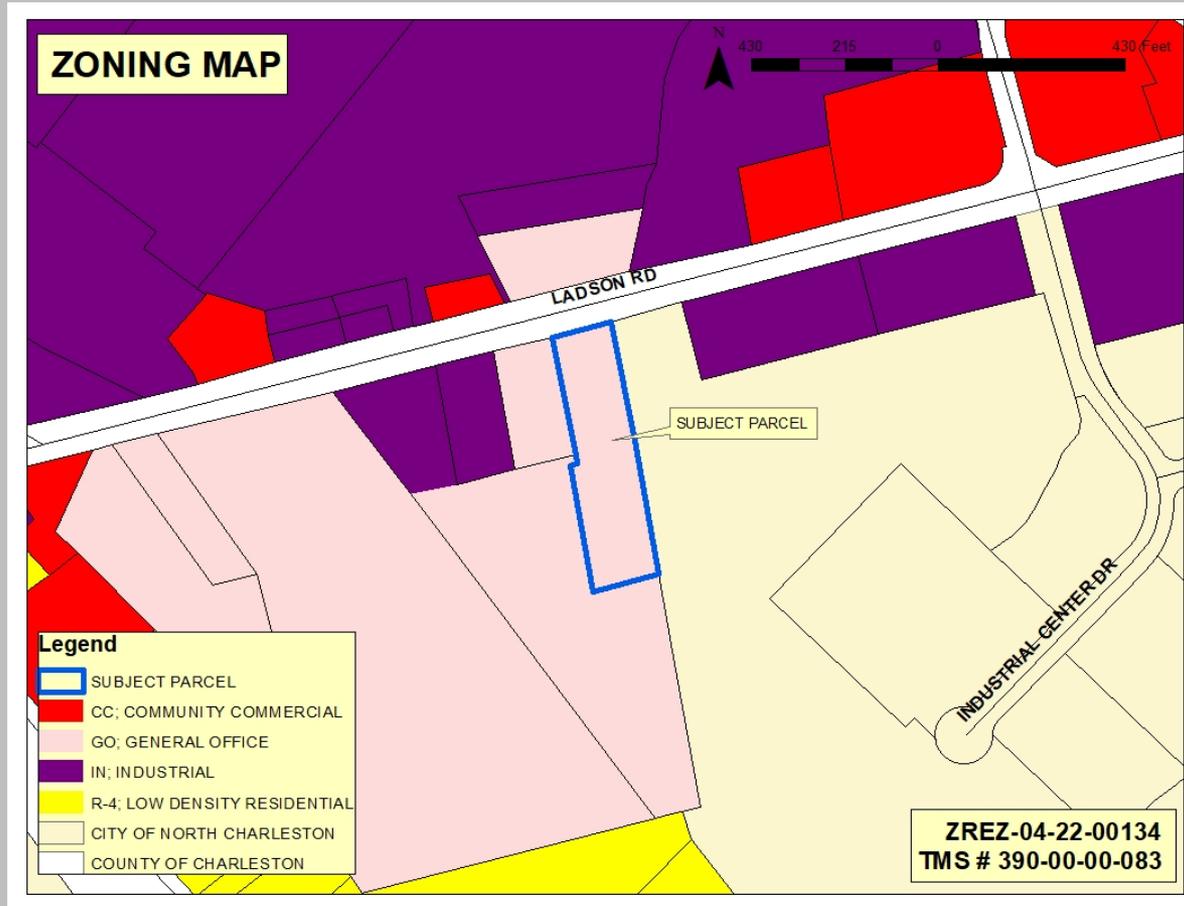


- Legend**
- URBAN GROWTH BOUNDARY
  - Consistency Area
  - Overlay District Boundaries (see overlay district maps for details)
  - CONSERVATION MANAGEMENT
  - RESOURCE MANAGEMENT
  - WADMALAW AGRICULTURAL PRESERVATION
  - AGRICULTURAL PRESERVATION
  - AGRICULTURAL RESIDENTIAL
  - RURAL AGRICULTURAL
  - 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

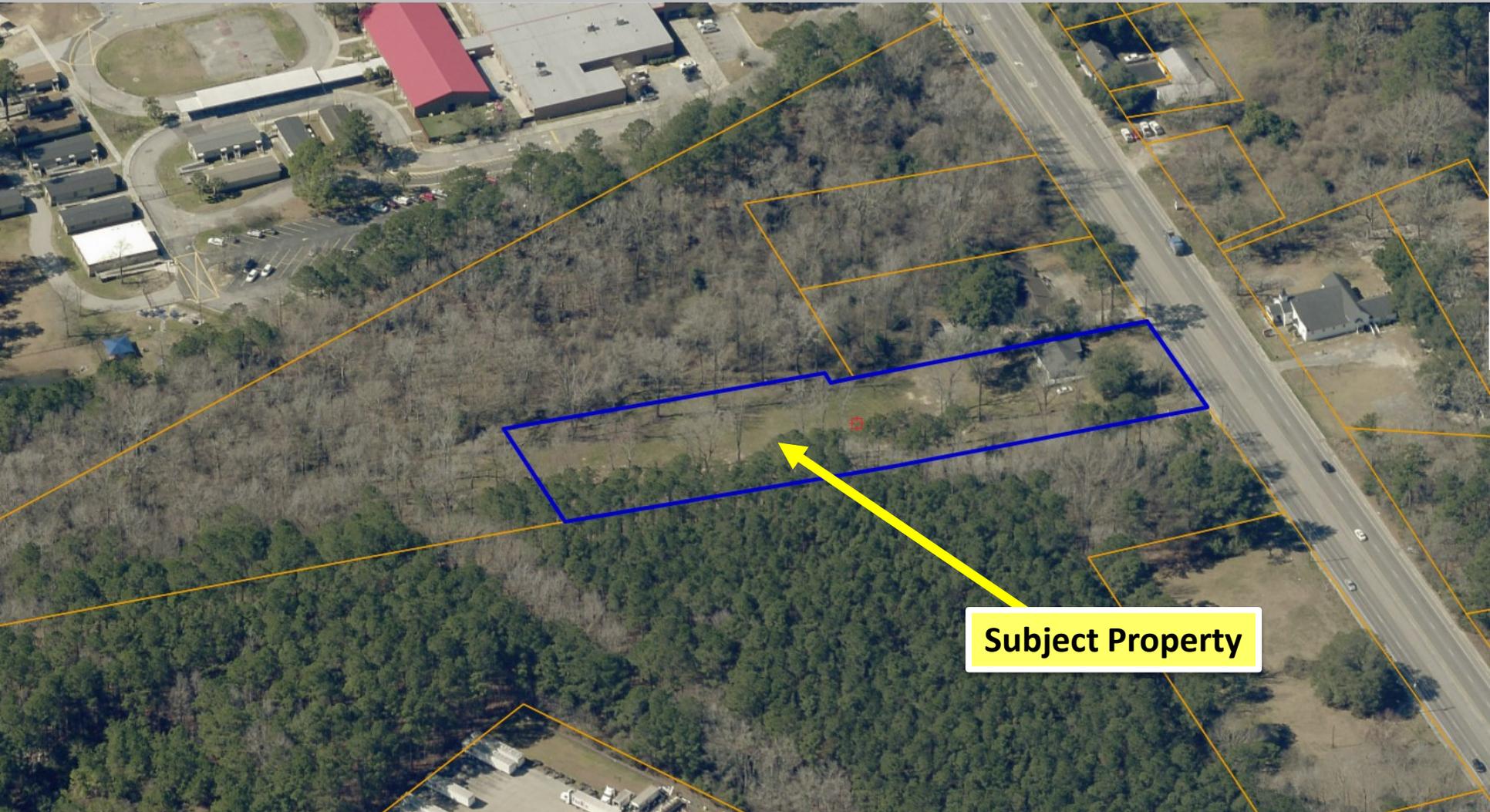


# Current Zoning

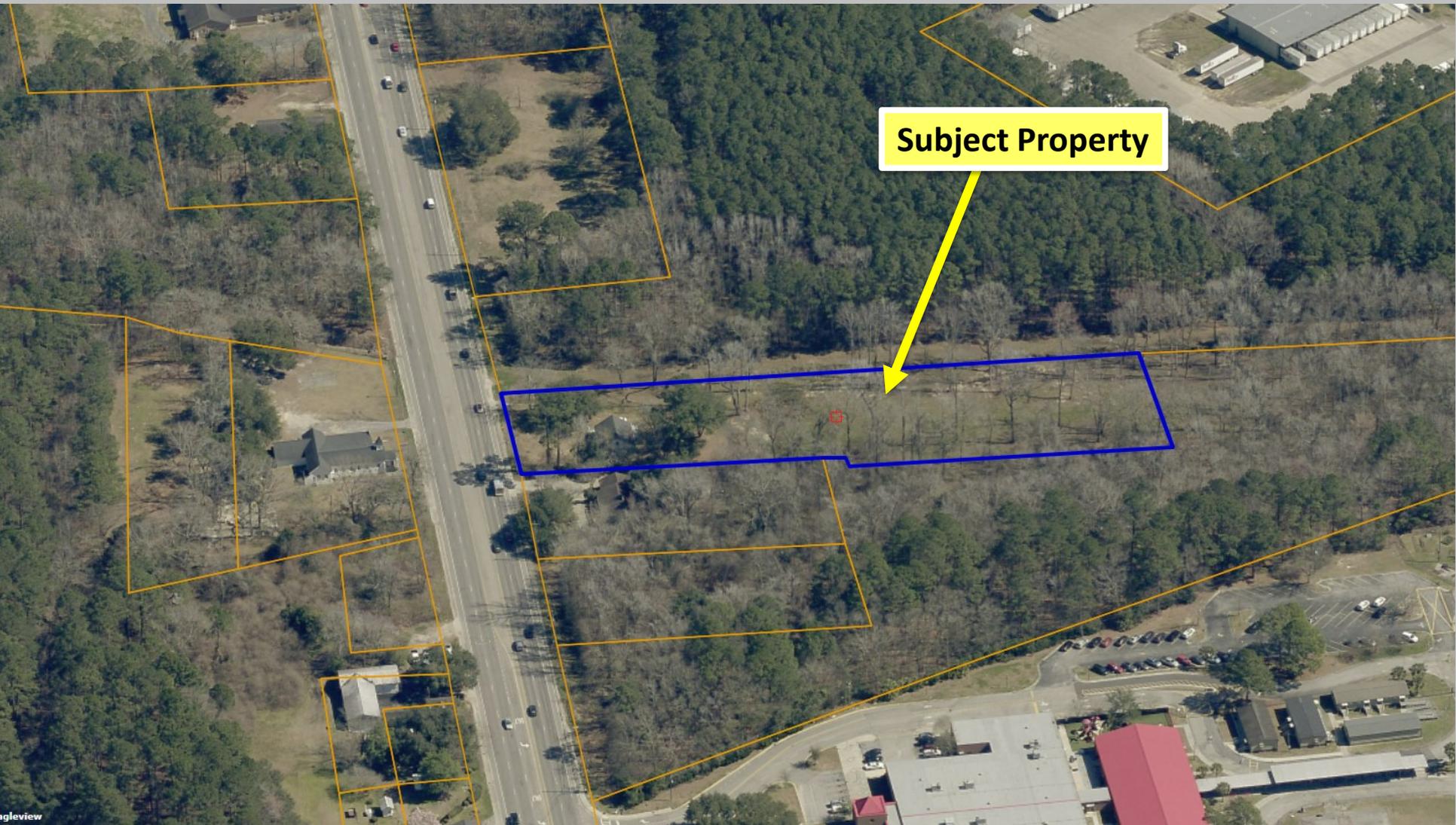


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# Aerial View to the West



# Aerial View to the East



**Subject Property**

# Site Photos



**1 – Subject Property  
TMS 390-00-00-083**



**2 –Subject Property  
TMS 390-00-00-083**

# Site Photos



**3 – Adjacent Parcel  
TMS 390-00-00-082**



**4 – Parcel across Ladson Rd  
TMS 390-00-00-019**

# Allowed Land Uses

## General Office (GO)

- Allows for 4 Dwelling Units per acre
- Single-Family Detached
- Assisted Living
- Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge
- Commercial Guest House Short-Term Rental (C)
- Veterinary Service (C)
- Administrative or Business Office; Government Office; Professional Office (C)
- Hair, Nail, or Skin Care Services
- Job Training or Placement Services
- Artisan and Craftsman (C)
- Urban Transit System
- Counseling Services
- Intermediate Care Facility for Individuals with Intellectual Disabilities (S)
- Rehabilitation Facility
- Residential Treatment for Children or Adolescents (mental health treatment) (S)

## Community Commercial (CC)

- Allows for 16 Dwelling Units per acre
- Landscaping and Horticultural Services
- Vehicle Storage
- Wholesale Sales
- Manufacturing and Production (C)
- Personal Improvement Services
- Food Sales
- Heavy Construction Services or General Contractor
- Special Trade Contractor
- Catering Service
- Hospital
- Adult Day Care Services
- Day Camp
- Special Events (C)
- Hotel/Motel (C)
- Commercial Guest House Short-Term Rental (C)
- Horticultural Production
- Tattoo Facility (S)
- Zoo (S)

# Approval Criteria—Section 3.4.6

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**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:**

The approval criteria have not been met; therefore, staff recommends disapproval.

**Planning Commission Recommendation:**  
Disapproval, 7-0.

# Public Input

No letters in support or opposition have been received for this request.

At the July 12, 2022, Public Hearing the applicant spoke in support of the request and one individual made a general comment.

# Notifications

## Planning Commission June 7<sup>th</sup> Meeting

- 92 notification letters were sent to individuals on the North Area Interested Parties List, as well as property owners within 300 feet of the subject parcel on May 27, 2022.
- Additionally, this request was noticed in the Post & Courier on May 27, 2022.

## Public Hearing July 12<sup>th</sup> Meeting

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**Planning and Public Works Committee: August 18, 2022**

**First Reading: August 23, 2022**

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# 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 FREE-04-22-00134 PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT 00 REQUESTED DISTRICT CC  
 PARCEL ID(S) 390-00-00-083  
 CITY/AREA OF COUNTY Charleston County  
 STREET ADDRESS 3287 Ladson Rd Ladson SC 29456 ACRES 2.01  
 DEED RECORDED: BOOK 0325 PAGE 322 DATE 4-22-2013  
 PLAT RECORDED: BOOK 516 PAGE 0007 DATE 1-5-16 APPROVAL # SBE 01261

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Vincent Knight HOME PHONE 843-270-7636  
 MAIL ADDRESS 169 St Germain Dr WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Summerville SC 29483 CELL PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

**OWNER** Sherry Knight HOME PHONE 843-303-0026  
(IF OTHER THAN APPLICANT)  
 MAIL ADDRESS 169 St Germain Dr WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Summerville SC 29483 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 Vincent Knight 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.

Sherry Knight 4-12-22 Vincent Knight 4-12-22  
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date  
E. Piggett 4/27/22 \_\_\_\_\_ \_\_\_\_\_  
 Planner's Signature Date Zoning Inspector's Signature Date

## OFFICE USE ONLY

Amount Received \_\_\_\_\_ Cash?  Check?  # \_\_\_\_\_ Invoice Number \_\_\_\_\_

paid in full