



R. Keith Summey - Chairman
Charlie Lybrand - Vice Chairman
Lonnie Hamilton, III
Vaughn H. Howard
Barrert S. Lawrimore
Burnet R. Maybank
Andrew J. Savage, III
Charles T. Wallace, M.D.
Charles C. Wannamaker, M.D.

Beverly T. Craven, Clerk
(803) 723-6772
1-800-524-7832

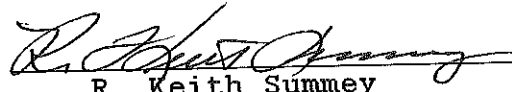
CHARLESTON COUNTY COUNCIL
O.T. WALLACE COUNTY OFFICE BUILDING
2 COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

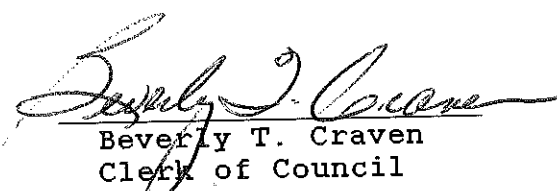
#2564-C

3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-47)

The following items when combined with the Master Plan and Development Guidelines will govern the zoning requirements for the Planned Development District designed as PD-47.

1. Land uses permitted with the Planned Development are as follows:
 - a. All uses presently allowed under the existing zoning district, plus the billboard.
 - b. The existing height, setback, and lighting will be allowed for the billboard
2. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
3. The Charleston County Zoning Ordinance will apply to all areas of this Planned Development where not covered by these Development Guideline.
4. This agreement will become effective November 17, 1993.


R. Keith Summey
Chairman of County Council


Beverly T. Craven
Clerk of Council

ZONING CASE

NUMBER 2564-C DATE RECEIVED 8/13/93

PLNG. BRD. 9/13/93 HEARING 10/5/93 COMM. 10/14/93

EXISTING ZONING General Commercial (CG)

REQUESTED CHANGE Planned Development (PD-47)

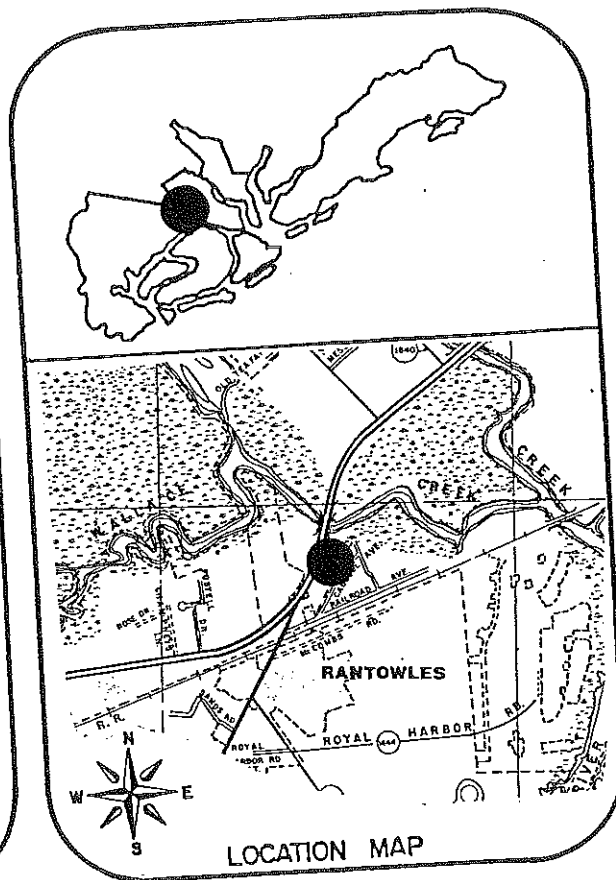
LOCATION St. Pauls; 4265 Savannah Highway.

TAX MAP NO. 244-00-00-116

PARCEL SIZE 12.65 Acres

APPLICANT 3M National Advertising

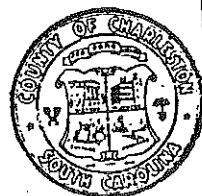
ADDRESS 7281 Pepperdam Ave
N. Charleston, SC 29418



2564-C

EXISTING LAND USE

This 12.65 acre parcel is presently zoned General Commercial (CG) and contains a single-sided, non-conforming billboard, with the remainder of the parcel being undeveloped. The billboard is located to the western side of the property. Adjacent to the east is a sheet metal recycling business on a parcel zoned General Commercial (CG). Across Caboose Avenue to the south are four (4) single-family residences zoned residentially in the Town of Hollywood. To the west is a church zoned General Commercial (CG) as well as two (2) single-family residences in the Town of Hollywood. Across Savannah Highway are eight (8) parcels zoned commercially in the towns of Ravenel and Hollywood.



STAFF ANALYSIS

1. The applicant seeks to rezone this property from the General Commercial (CG) district to the Planned Development (PD-47) district in order to legally establish the existing, non-conforming billboard on the subject property.
2. A Planned Development District is intended to promote the following objectives:
 - a) flexibility in site design and in the location of the structures;
 - b) more efficient land use, building arrangements, circulation systems, and utilities;
 - c) preservation of landscape features and amenities;
 - d) innovative design, architectural styles, building forms and site relationships.
3. The major features of the Planned Development include:
 - a) limiting the allowed uses of the property to the uses presently allowed under the existing zoning district, plus the billboard.
 - b) the existing height, setbacks, and lighting will be allowed. Other zoning regulations will be as outlined in the Charleston County Zoning Ordinance.
4. The regulations and development guidelines for this Planned Development are attached as part of the Staff Analysis.

RECOMMENDATION:
Approval

DRAFT

DEVELOPMENT GUIDELINES

BILLBOARD PLANNED DEVELOPMENT

TMS # 244-00-00-116

PURPOSE AND INTENT

The purpose and intent of these Development Guidelines is to incorporate a billboard into the uses allowed on this property. This billboard will be limited to the restrictions set forth regarding size, height, location, and lighting.

LAND USE

All uses are allowed as in the Charleston County CG zoning district, with the addition of one billboard. A billboard currently exists on the property with the following size, height, location and lighting characteristics:

Description, including size: 10 x 40 Single Face

Height from ground to top of sign face: 20

Location: 5' front property setback

304' side property setback N. Property Line
RGT

Lighting: 4' Halophane

The existing billboard may remain as situated on the property. However, if replaced, altered, or relocated in the future, it must meet the following requirements, including Charleston County Zoning Ordinance criteria regarding off-premise signs:

Billboard must be located along (Rd. Name) SAVANNAH Hwy frontage with setbacks as follows:

*Minimum front setback: (Same as existing setback unless otherwise stipulated)

*Minimum side setback: 20'

*Maximum front setback: 50'

*Maximum height: 40'

*Lighting: All requirements regarding lighting of off-premise signs will apply, and may further restrict the placement of a billboard on the property.

DEVELOPMENT GUIDELINES
BILLBOARD PLANNED DEVELOPMENT

TMS # 244-00-00-116

PURPOSE AND INTENT

The purpose and intent of these Development Guidelines is to incorporate signs into the uses allowed on this property. Such signs will be limited to the restrictions set forth regarding size, height, location, and lighting.

LAND USE

All uses are allowed as in the Charleston County General Commercial (CG) zoning district, with the addition of one sign. A sign currently exists on the property with the following size, height, location and lighting characteristics:

Description, including size: 10' X 40', single face
Height from ground to top of sign face: 20'
Location: 5' front property setback
304 from north side property setback
Lighting: 3 halophane

The existing sign may remain as situated on the property. However, if replaced, altered, or relocated in the future, it must meet the following requirements, including Charleston County Zoning Ordinance criteria regarding off-premise signs not inconsistent with these Guidelines:

Sign must be located along Savannah Highway frontage with setbacks suggested to be the following:

- *Minimum front setback) Same as existing setback unless otherwise stipulated)
- *Minimum side setback: (existing)
- *Maximum height: (existing)
- *Lighting: (existing)

RBT a/b

cutouts not to exceed 15% of the area size of the face of a sign will be allowed as required by advertisers; however, in no event can these cutouts become permanent enlargements of a sign, or extend the entire length or height of a sign.

In no event can signs be located within 500 feet of each other. Additionally, it is the intent of these guidelines to allow the possibility of relocating the sign within 500 feet of the existing sign location along the same frontage. The 500-foot measurement may be taken from a point directly across the right-of-way, perpendicular to the existing sign.

All other Charleston County Zoning Ordinance requirements not addressed in this Planned Development will be adhered to regarding off-premise signs, but it is expressly understood that these guidelines take precedence over any general language in the zoning ordinance.

