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CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

FILE COPY

January 27, 2012

Ross S. Holliday
1808 Meeting Street
Charleston, SC 29405

Dear Mr. Holliday:

County Council has granted approval of your request for a change in land classification. The Zoning Ordinance was legislatively amended to incorporate this zoning change, effective, January 25, 2012:

Case: ZPDA-10-11-12205
Area: 2233 Hwy 17 North
Parcel Identification: 558-00-00-146
Acres: 8.427

Request to: Amend PD-52-A (Text) to reduce the side property setback requirements

This letter will serve as final notification. Please contact the Charleston County Planning Department and the Charleston County Department of Building Inspections for the necessary permits before executing your plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly T. Craven", is written over a horizontal line.

Beverly T. Craven
Clerk of Council

BTC: wes

R. Keith Summey - Chairman
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CHARLESTON COUNTY COUNCIL

O.T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401


3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-52) / PD-52A*

#2573-C

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-52.

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

* PD-52A changed the side property line setback from 40' to 25' (see attachment)

DEVELOPMENT GUIDELINES

BILLBOARD PLANNED DEVELOPMENT

TMS # 558-00-00-146

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: 14' X 48', double face

Height from ground to top of sign face: 80'

Location: 16' front property setback

90' 25' from south side side property setback

Lighting: 4 halophone each side

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 Highway 17-North 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)

*by Warren P. Holliday
P.O.A.*

RJL 9/13/93

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.

TMS # 558-0-0-146

PLAT BOOK: D-149-380 BF-172

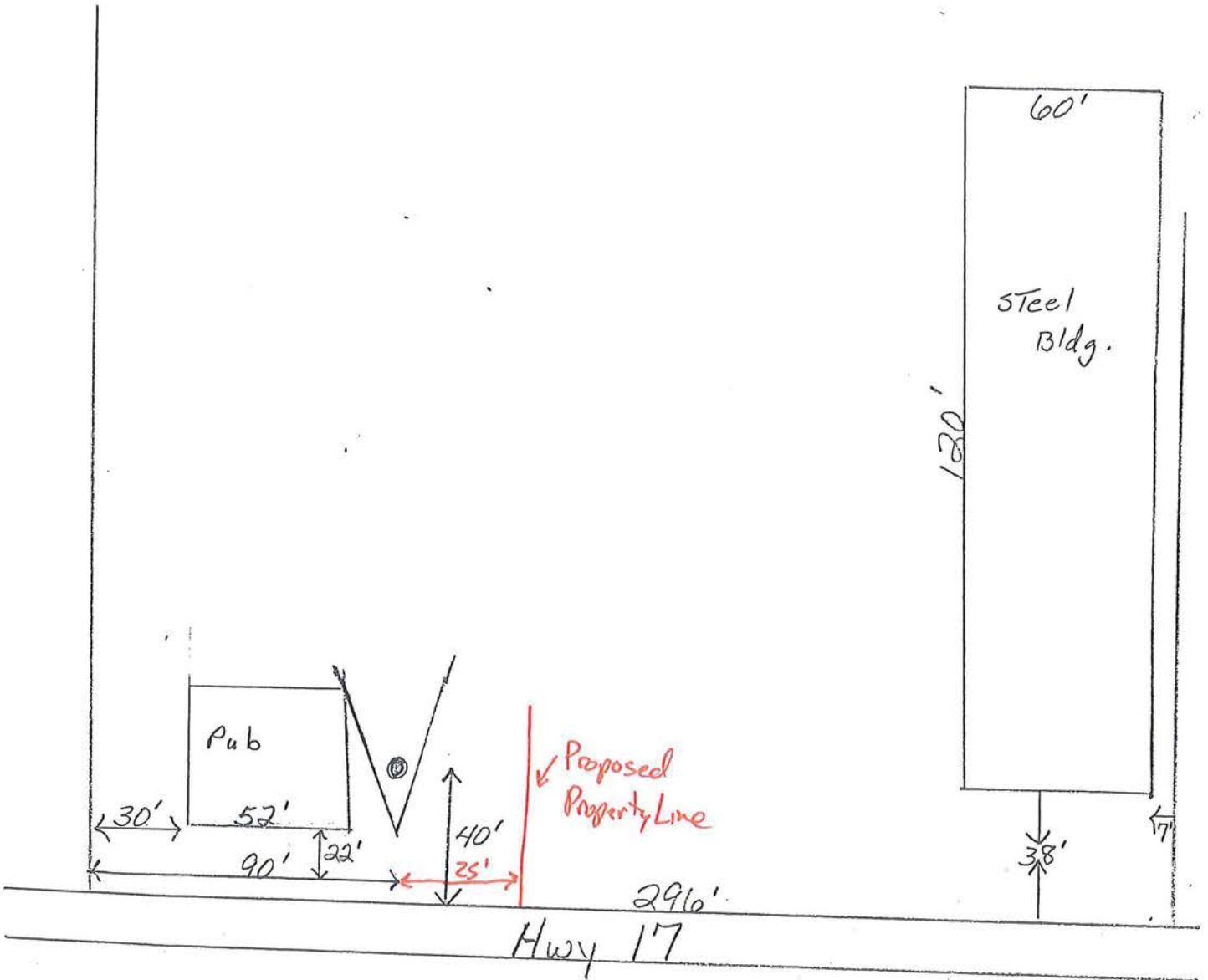
PROPERTY OWNER: Holliday

LEASE # 52405 A/06 A

SIZE: 14' x 48'

8.47 Ac

DISTANCE FROM GROUND TO ~~BOTTOM~~ TOP OF SIGN FACE: 80'



1" = 50'