



Daniel C. Pennick, AICP
Director

ZONING/PLANNING DEPARTMENT

843.202.7200
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Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: File

DATE: May 29, 2007

SUBJECT: PD-58A Informational Memo

The setbacks of the Community Commercial Zoning District apply to all uses in PD-58A, with the exception of the Billboard use (see PD for billboard use setback requirements). Also see the interpretation for the uses allowed in PD-58A on the following page.



PLANNING DEPARTMENT

Jennifer J. Miller
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Request for Written Interpretation

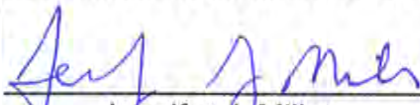
Date of Interpretation Request: 11/02/05

Item to be interpreted (please circle): Specific use Procedure Other Subdivision

Describe the above item: Interpretation of the phrase "existing zoning district" as stated in the Charleston County Council rezoning approval letter for PD-58A dated October 17, 2000.

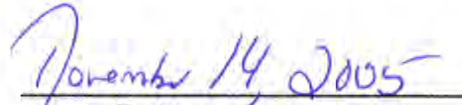
Planning Director's Interpretation:

The County Council rezoning approval letter states that land uses permitted within the planned development include all uses presently allowed in the existing zoning district. The uses requested by the applicant, and subsequently approved by County Council, were those in the Community Commercial (CC) Zoning District. Therefore, the uses permitted in the Community Commercial (CC) Zoning District shall be allowed within the boundaries of planned development PD-58A.



Jennifer J. Miller

Director



Date

Barrett S. Lawrimore - Chairman
Timothy E. Scott - Vice Chairman
John O. Conlon
Toi Ahrens Estes
Cindy M. Floyd
Ruth C. Glover
A.D. Jordan
Leon E. Stavrinakis
Charles T. Wallace, M.D.



Beverly T. Craven, Clerk
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CHARLESTON COUNTY COUNCIL
O.T. WALLACE COUNTY OFFICE BUILDING
TWO COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

3048-C

**3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-58A)**

The following items, when combined with the Development Guidelines will govern the zoning requirements for the 3M Company Billboard Planned Development designated as PD-58A.

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, setbacks, 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 Unified Development Ordinance shall apply to all areas of this Planned Development where not covered by these Regulations and Guidelines.
4. The billboard will be removed from the property upon expiration of the lease on October 31, 2008. No replacement billboard will be allowed.
5. This agreement will become effective October 18, 2000.


BARRETT LAWRIMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL


BEVERLY T. CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL


DATE ADOPTED

ZONING CASE 3048-C

DATE REC.: 6/14/00

PLNG. COMM.: 7/10/00

PUB. HEARING: 8/15/00

PL. & PW: 9/14/00

EXISTING ZONING: Planned Development (PD-58)

REQUESTED CHANGE: Planned Development(PD-58A)

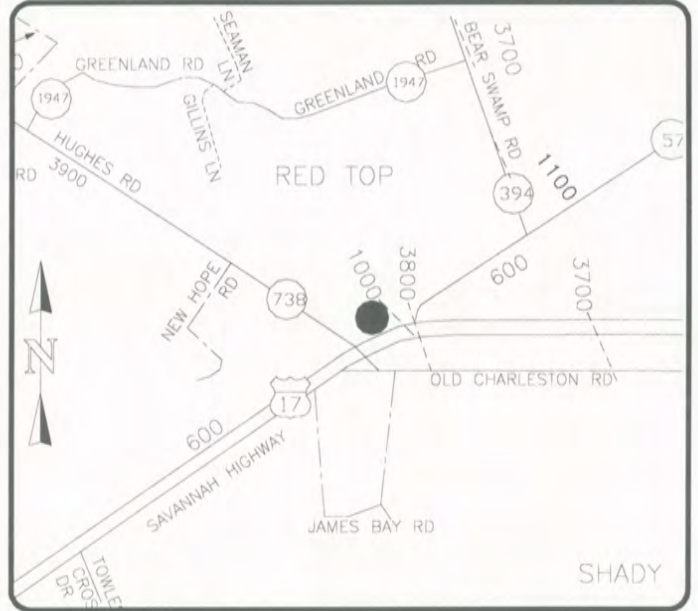
LOCATION: 3808 Savannah Highway; West Ashley

TAX MAP NO.: 287-00-00-055

PARCEL SIZE: 3.47 acres

APPLICANT: Albertha Gantt Heyward
265 St. Margaret Street
Charleston, SC 29403

OWNER: Same



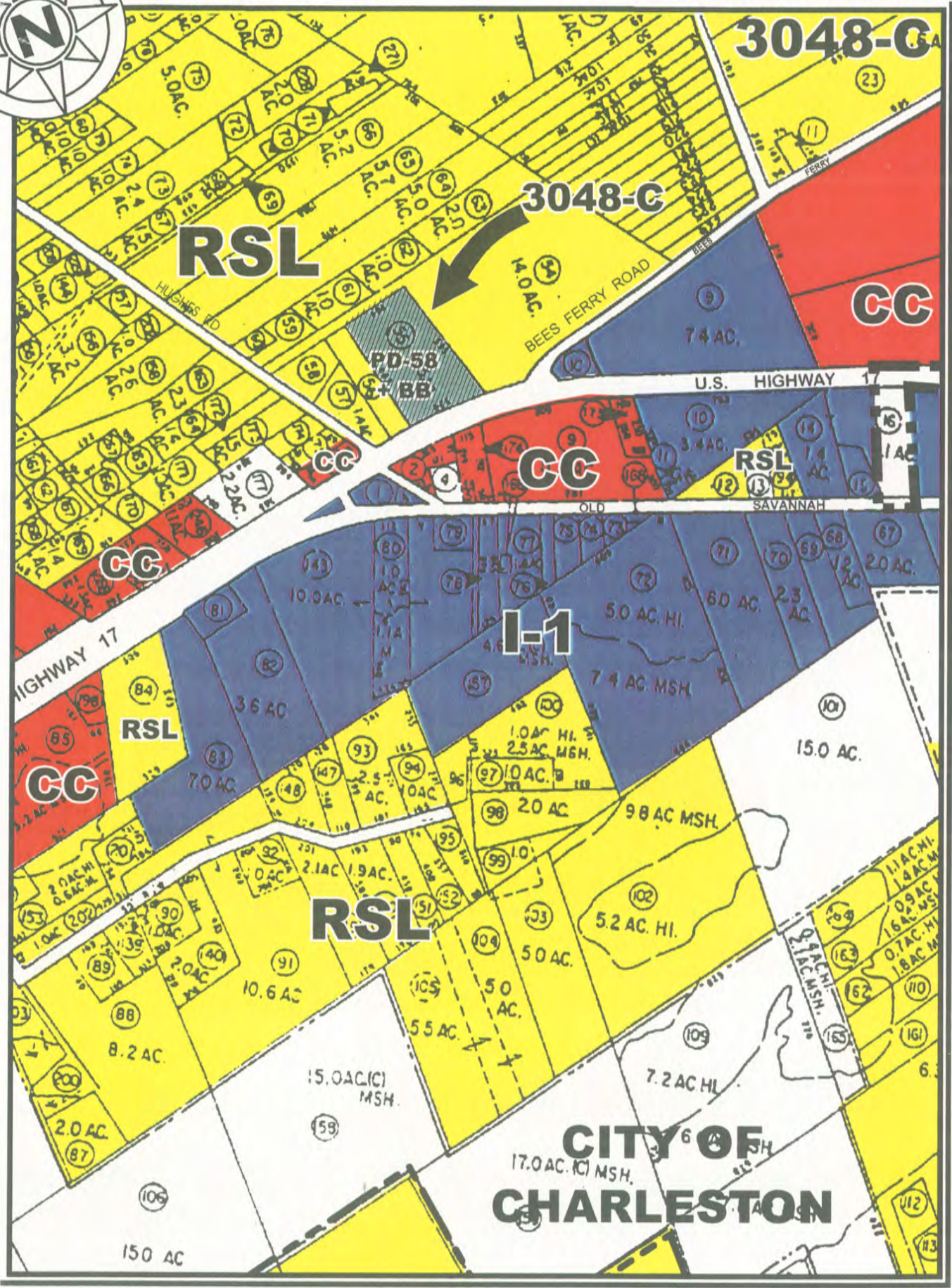
3048-C

Existing Land Use

The subject parcel which is zoned Planned Development (PD-58) presently contains a billboard and consists of 3.47 acres. The adjacent properties to the north, east and west are all vacant and zoned Low Density Suburban Residential (RSL). Across Highway 17 South there are several properties zoned in the Community Commercial (CC) District. The parcels are undeveloped except for the Red Top Feed located at the corner of Highway 17 South and Hughes Road. The character of the surrounding community is a mixture of commercial uses and undeveloped properties.

STAFF ANALYSIS

- LOCATION** 3808 Savannah Highway; West Ashley
- REQUEST** The applicant is requesting this rezoning from the Planned Development (PD-58) District with an underlying zoning district of Agricultural Residential (AR) and a billboard to the Planned Development (PD-58A) District with an underlying zoning district of Community Commercial (CC) and a billboard to establish a pool and spa business.
- HISTORY** This property was rezoned to a Planned Development with an underlying zoning district of Agricultural Residential (AR) and a billboard in 1994 by County Council.
- PLAN(S)** The County of Charleston *Comprehensive Plan* recommends this parcel for commercial development. The City of Charleston's *Charleston 2000* recommends this parcel for heavy commercial development.
- COMMENTS** The surrounding community can be characterized as mixed use which includes undeveloped parcels, commercial and some residential. Clearly, this area of Charleston County is experiencing pressures from growth and development. Both the County of Charleston *Comprehensive Plan* and the *Charleston 2000* Plan recommend this parcel for commercial development. The applicant plans to establish a pool and spa office and sales facility on this location and to remove the existing billboard at the expiration of the lease. The purpose of the existing planned development was for the placement of a billboard with the base district to remain residential. While there are some access concerns for this property due to the close proximity of the intersection of Bees Ferry and Highway 17 North, the applicant is working with the S.C. Department of Transportation to place the curb cut in the most appropriate location. This proposed rezoning will not have a negative impact on the surrounding community and is in keeping with the *Comprehensive Plan*.
- STAFF REC.** **Approval**
- NOTE:** If approved, the applicant will need to complete the Site Plan Review process, meet the standards of the Unified Development Ordinance and be granted approval by the Commercial Corridor Design Review Board.



CITY OF CHARLESTON

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Charlie Lybrand - Vice Chairman
Lonnie Hamilton, III
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Burnet R. Maybank
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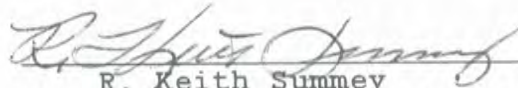
CHARLESTON COUNTY COUNCIL
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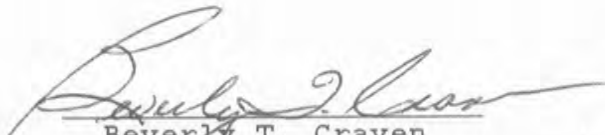
#2594-C

3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-58)

The following items when combined with the Master Plan and Development Guidelines will govern the zoning requirements for the Planned Development District designated as PD-58.

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 April 20, 1994.


R. Keith Summey
Chairman of County Council


Beverly T. Craven
Clerk of Council

DRAFT

DEVELOPMENT GUIDELINES

BILLBOARD PLANNED DEVELOPMENT

TMS # 287-0-0-55PURPOSE 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 AR 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: 14x48
 Height from ground to top of sign face: 30'
 Location: 20' front property setback
150' side property setback
 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 Hwy 175 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:

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

Cutouts not to exceed 15% of the area size of the face of a billboard 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 billboards be located within 500 feet of each other. Additionally, it is the intent of these guidelines to allow the possibility of relocating the billboard within 500 feet of the existing billboard location along the same frontage. If the property frontage where the billboard is located is greater than 500 feet long, the 500 foot measurement may be taken from a point directly across the right-of-way, perpendicular to the existing sign.

Consideration of an additional Planned Development rezoning for a replacement billboard meeting the above 500 foot criteria will be given, however, this decision will rest with Charleston County Council. If a new billboard Planned Development is obtained, billboard use within the new Planned Development will prohibit billboard use of any existing adjacent (or nearly adjacent) Planned Development.

All other Charleston County Zoning Ordinance requirements will be adhered to regarding Off-Premise signs.