

**TOWER TIRE RECLAMATION
PLANNED DEVELOPMENT (PD-79)**

The following items, when combined with the Development Guidelines will govern the zoning requirements for the Tower Tire Reclamation Planned Development District designated as PD-79.

1. Land uses permitted within the Planned Development are as follows:
 - a) Tire recycling, tire wholesale, retail and refurbishing; and Container Storage.
 - b) Communication Tower as a use with conditions as stated and defined in the Charleston County Unified Development Ordinance.
 - c) Setback, buffer, and landscaping requirements in keeping with the requirements of the Charleston County Unified Development Ordinance.
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. Utilities and services will be provided in accordance with the Development Guidelines. Special Exceptions for the same will not be required.
4. The Charleston County Unified Development Ordinance will apply to all areas of this Planned Development not covered by these Development Guidelines.
5. This agreement will become effective November 7, 2001.

BARRETT LAWRIKORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL

BEVERLY CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL

DATE ADOPTED

TOWER TIRE RECLAMATION
PLANNED DEVELOPMENT GUIDELINES
July, 2001

Purpose, Intent and Objectives

The following guidelines have been created to direct the proposed development of 1.9 acres, identified as TMS #169-00-00-029, located at 7053 Savannah Highway, Ravenel, SC. Tower Tire Reclamation will be a tire recycling company dedicated to the production of high quality and low cost fine mesh crumb rubber, as well as operating a tire retail, wholesale, and refurbishing business.

Tower Tire Reclamation will utilize used tires as its main source of rubber, as feedstock. The company will receive truck and passenger tires at the facility. However, they will not stockpile waste tires, nor will they accept tires they determine unusable for conversion into useful products. They will primarily produce 1/4" to 40 mesh crumb rubber, consistently sized and tailored to meet the needs of end users. This technology uses no liquid nitrogen.

In addition to the crumb rubber operation, the company will also repair and vulcanize tires, depending upon their condition when received. In addition to these recycling and refurbishing activities, Tower Tire will export tires to foreign and domestic markets, as well as sell and install automobile, truck, farm, and construction off-road tires.

Tower Tire Reclamation believes that recycling rubber from waste tires is an ideal way to recover the value of a critical raw material. The crumb rubber they will produce will be used in different sizes for such applications as anti-fatigue mats, rubberized playground surfaces, brake pedals, pads, and mud flaps. The recycling process utilizes 100% of intake material; no waste will be generated.

The company, which will employ local residents, believes that they will provide an ecological and cost-effective recycling alternative to incineration, and will also spare valuable landfill space.

Permitted Uses

- | | |
|------------------|--|
| Retail Sales: | Selling and installing automobile, truck, farm, and off-road tires; exporting tires to foreign and domestic markets. |
| Wholesale Sales: | Wholesale tire sales division system to be developed within overall sales operation. |

- Tire Recycling:
- (1) Shearing and cutting waste tires into pieces to fabricate various products. Processing the remaining waste parts or whole waste automobile tires by shredding to minus (-) 1" strips. Bias tires may also be finely shredded to granular material called "crumb."
 - (2) Refurbishing or repairing semi truck, agriculture, earth mover, and automobile tires by vulcanizing and regrooving for resale and storing indoors and outdoors for shipment to markets. Partially balded and non-regroovable tires may also be repaired by vulcanizing for resale to the agricultural market.

Communication Tower: As a use with conditions stated and defined in the Charleston County Unified Development Ordinance (UDO).

Container Storage: Retail tires will be stored indoors while the non-salvaged or waste tires and pieces are shredded. A Bobcat loader and fork lift truck will be used to move the tires from the trailer units for shredding, refurbishing, vulcanizing, and to the storage areas.

Development Standards

Lot Building Coverage: 35%

Setbacks

Highway 17 South:	25' (S3)	See 9.3.4 of UDO.
Side:	15'	See 9.3.4 B4 of UDO.
Rear:	25'	See 9.3.4 B4 of UDO.

These setbacks may be modified through the Site Plan Review Process to meet the requirements of all county, state, and federal agencies involved.

Fencing/Berms: The site is totally enclosed by an 8' chain link fence; opaque landscaping will be utilized adjacent to residence.

Parking/Circulation: In accordance with Section 9.1 of the UDO.

Lighting Implementation of the security site plan will

include the installation of an intruder flood lighting system.

Signage: One sign allowed, to be sized and lighted in accordance with Section 9.10 of the UDO.

Building Height: 35' maximum

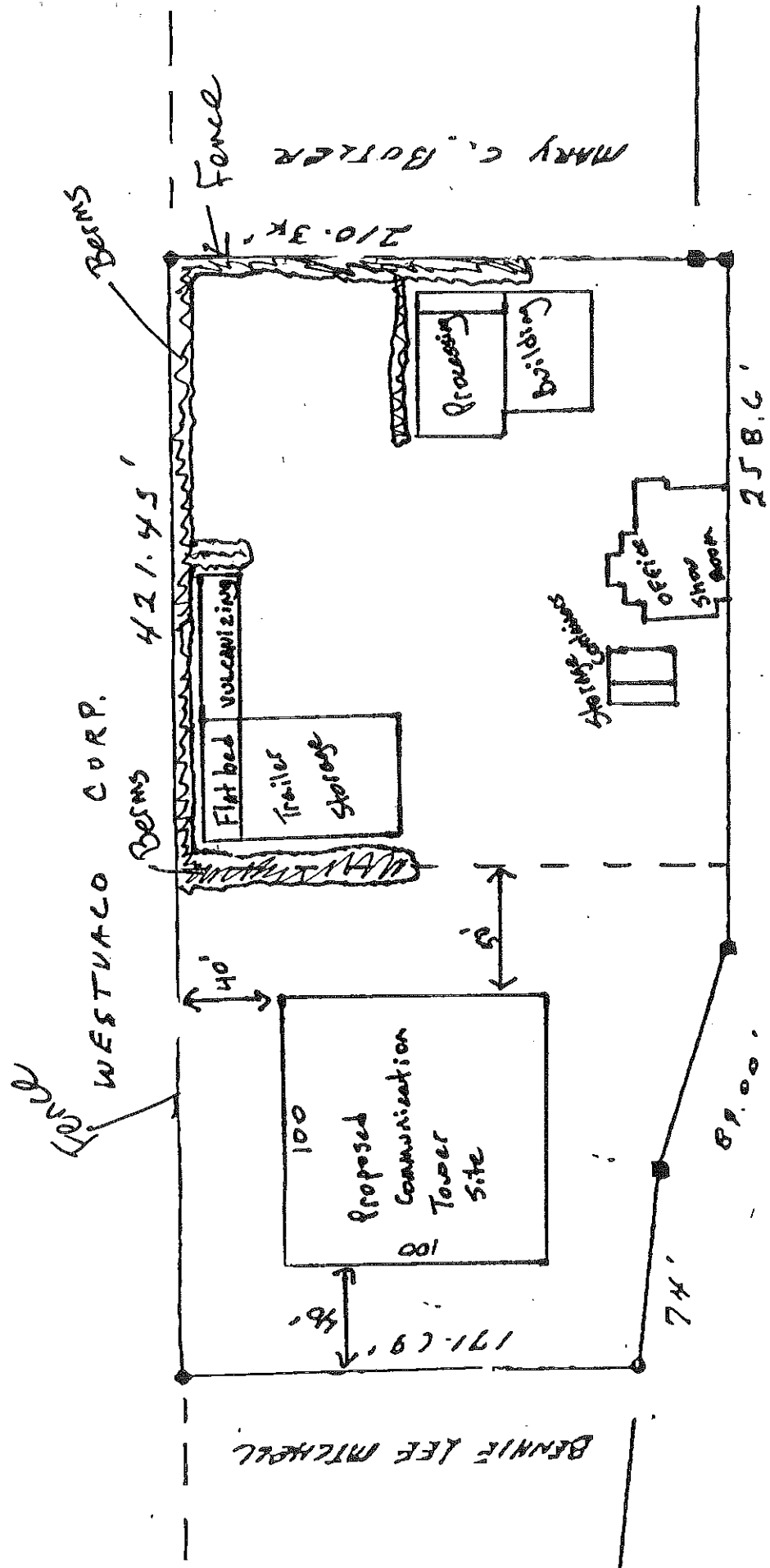
Tree Preservation/Landscaping: In accordance with Article 9.2 and 9.3 of the UDO.

Relationship to UDO: All owner/applicant/representative responsibilities, as well as parcel and site requirements and restrictions, not fully stated and defined herein are subject to the related provisions in the Unified Development Ordinance draft of February 15, 2001.

Site Plan: Attached

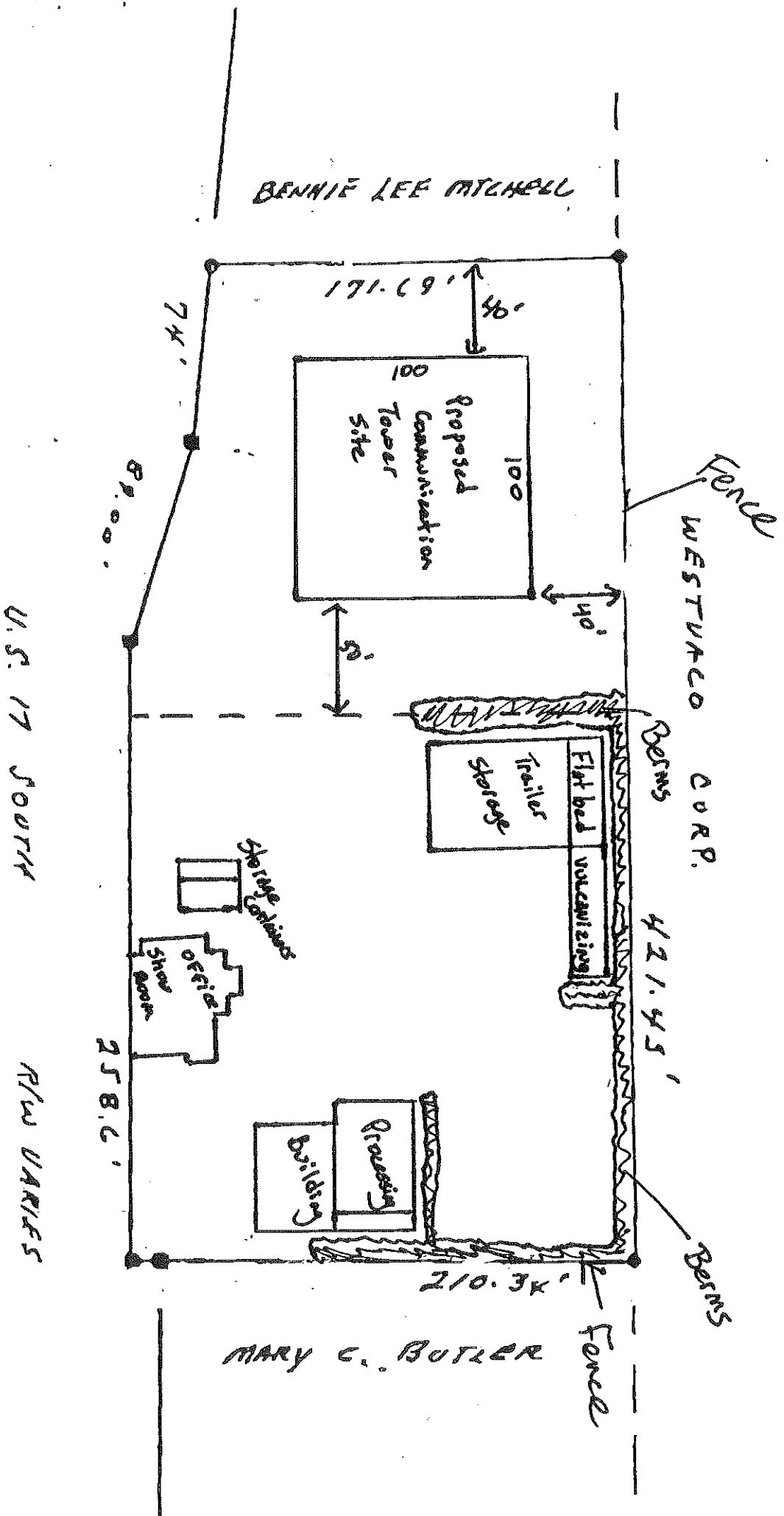
Letters of Coordination: Attached

Form The Conceptual Site Plan



U.S. 17 SOUTH R/W VARIES

Tower Trce Conceptual Site Plan



ZONING CASE 3089-C

DATE REC.: 4/2/01

PLNG. COMM.: 07/30/01

PUB. HEARING: 09/18/01

PL. & PW: 09/27/01

EXISTING ZONING: Community Commercial (CC)

REQUESTED CHANGE: Planned Development (PD-79)

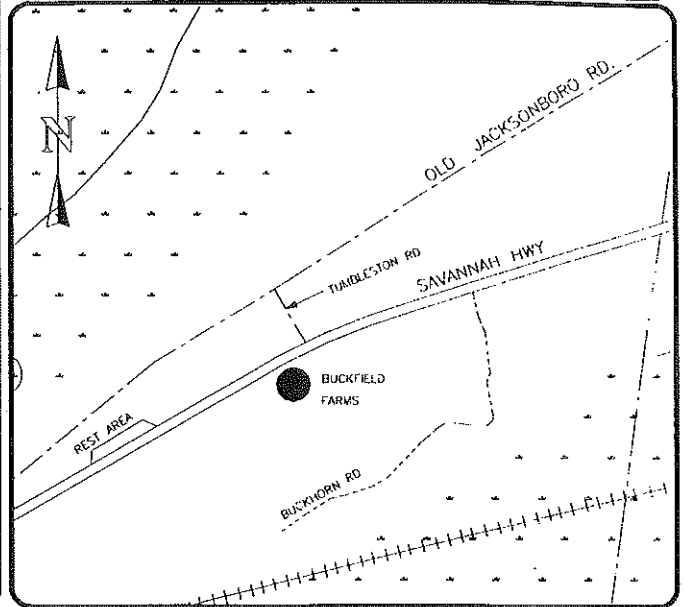
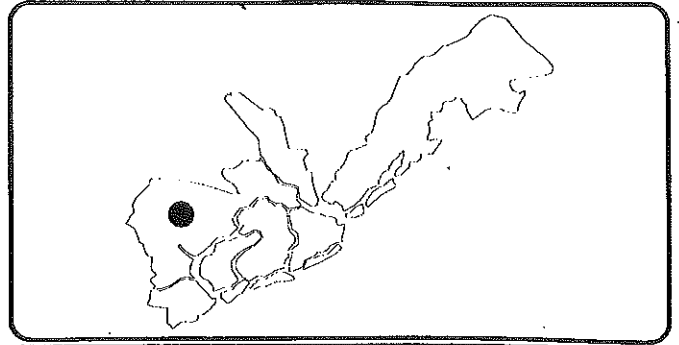
LOCATION: St. Pauls; 7053 Savannah Highway

TAX MAP NO.: 169-00-00-029

PARCEL SIZE: 1.9 acres

APPLICANT: John Brillinger
7053 Savannah Highway
Ravenel, SC

OWNER: Audrey C. Brownlee
6239 Vington Road
Hollywood, SC



Existing Land Use

The subject parcel presently contains a tire repair and sales business and is zoned Community Commercial (CC). The adjacent parcels to the east and to the west are vacant and zoned Agricultural Residential (AGR-1). Further to the west is a property that contains a manufactured housing unit and is zoned AGR-1. To the west of the manufactured housing unit is a church and a vacant commercial structure on a parcel that is zoned CC. Across Savannah Highway to the north are two vacant parcels both zoned AGR.

Staff Analysis

LOCATION St. Pauls; 7053 Savannah Highway

REQUEST The applicant requests this rezoning from the Community Commercial (CC) District to the Planned Development (PD-79) District in order to establish a recycling facility for tires.

HISTORY There have been no recent rezonings in the immediate area.

PLAN(S) The County of Charleston *Comprehensive Plan* recommends this parcel for commercial development.

COMMENTS This request is for the purposes of allowing a recycling facility for tires for the Charleston County area. The allowed uses include tire retail, wholesale and refurbishing along with recycling and storage of these products. All activities involved with the refurbishing and recycling of the tires will be inside of building. All storage will be in containers or buildings which will improve the conditions environmentally and aesthetically. The development guidelines include buffering and screening to lessen the impact on neighboring properties. Rezoning this parcel to the Planned Development (PD-79) District will not have a negative impact on the surrounding community.

STAFF REC. APPROVAL

NOTE If approved, the applicant will need to complete the Site Plan Review process, Commercial and Scenic Corridor Design Review process and meet the standards of the Charleston County Unified Development Ordinance prior to obtaining permits.