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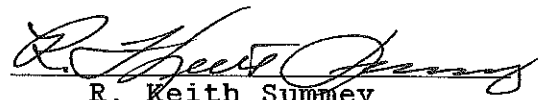
CHARLESTON COUNTY COUNCIL
O.T. WALLACE COUNTY OFFICE BUILDING
2 COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

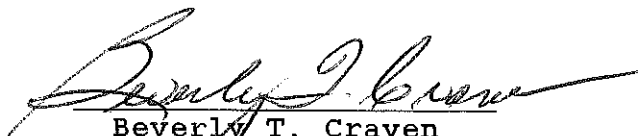
#2565-C

3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-48)

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-48.

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 2565-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-48)

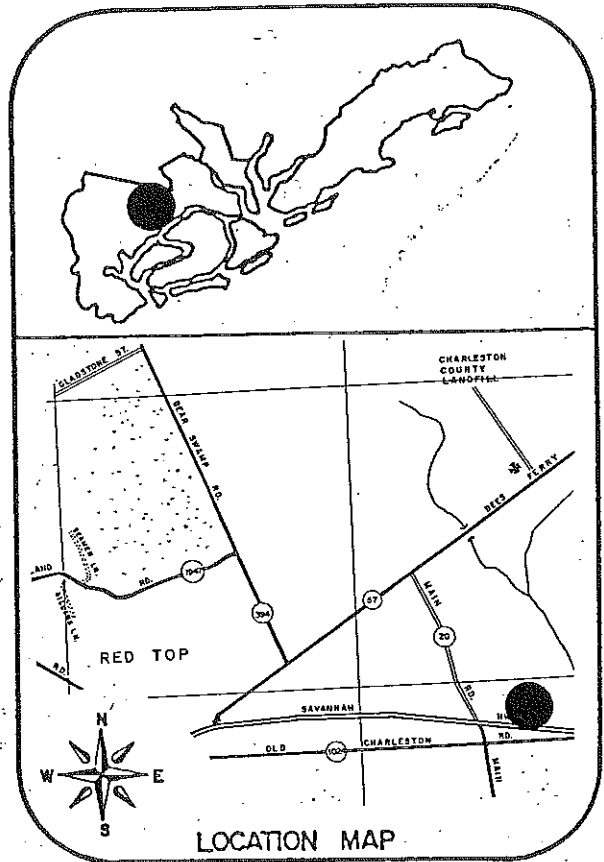
LOCATION St. Pauls; 3622 Savannah Highway

TAX MAP NO. 286-00-00-006

PARCEL SIZE 4.2 Acre

APPLICANT 3M National Advertising

ADDRESS 7281 Pepperdam Ave
North Charleston, SC 29418



2565-C

EXISTING LAND USE

This 4.2 acre parcel is presently zoned General Commercial (CG) and contains a double-sided, non-conforming billboard, with the remainder of the parcel being undeveloped. The abutting property to the north and west is also undeveloped and zoned General Commercial (CG). Across Main Road to the east are a gas station and recreational vehicle sales business on a parcel zoned Light Industrial (IL). Across Savannah Highway is another gas station on a property zoned Neighborhood Shopping (CN).



STAFF ANALYSIS

1. The applicant seeks to rezone this property from the General Commercial (CG) district to the Planned Development (PD-48) 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

DEVELOPMENT GUIDELINES

BILLBOARD PLANNED DEVELOPMENT

TMS # 286-00-00-006

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' 6" X 36', double face

Height from ground to top of sign face: 30'

Location: 25' front property setback

460' from east side property setback

Lighting: 4 halophane 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 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)

RLL 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.

A map of Charleston, South Carolina, showing the city's layout and surrounding areas. The map is oriented with North at the top. The city is bounded by the Charleston Harbor to the east and the Ashley River to the south. The map shows the city's streets, including the main thoroughfares, and the locations of the city's major landmarks, such as the Charleston City Hall and the Charleston Museum. The map is labeled 'CITY OF CHARLESTON' and includes a scale bar and a north arrow.

AR

AR

FILE

CG

AG

CG

HWY 17

5-6 5-C

3.0 AC (C) HIGH
62.5 AC MARSH