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CHARLESTON COUNTY COUNCIL
O.T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA
29401

#2566-C

3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-49)

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-49.

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

ZONING CASE

NUMBER 2566-C DATE RECEIVED 8/13/93

PLNG. BRD. 2/7/94 HEARING 3/1/94 COMM. 3/10/94

EXISTING ZONING Agriculture Residential (AR)

REQUESTED CHANGE Planned Development (PD-49)

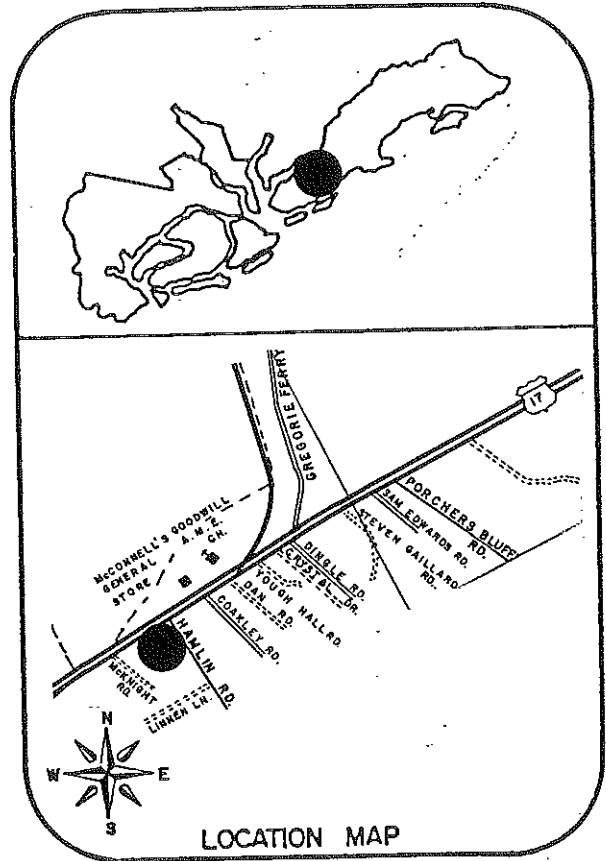
LOCATION East Cooper; 2645 N. Hwy. 17.

TAX MAP NO. 578-00-00-043

PARCEL SIZE 0.792 Acre

APPLICANT 3M National Advertising

ADDRESS 7281 Pepperdam Avenue
N. Charleston, SC 29418



2566-C

EXISTING LAND USE

This 0.79 acre parcel is presently zoned Agriculture Residential (AR) and contains a mobile home and a double-sided non-conforming billboard. Adjacent to the south are two (2) single-family residences on parcels zoned Agriculture Residential (AR). Across Hamlin Road to the east are five (5) properties zoned Agriculture Residential (AR), each containing a single-family residence or mobile home. Across Highway 17-North is the entrance to Brickyard Plantation, a residential development in the Town of Mt. Pleasant.



STAFF ANALYSIS

1. The applicant seeks to rezone this property from the Agriculture Residential (AR) district to the Planned Development (PD-49) 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. This Planned Development request is part of the settlement agreement between the 3M Advertising Company and Charleston County. The regulations and development guidelines for this Planned Development are attached as part of the Staff Analysis.

RECOMMENDATION:
Approval

#2566-C

DEVELOPMENT GUIDELINES
BILLBOARD PLANNED DEVELOPMENT

TMS # 578-00-00-043

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 Agriculture Residential (AR) 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: (a) 12' X 25', single face
(b) 10' X 40', single face

Height from ground to top of sign face: 30'

Location: 10' front property setback

165' from north side property setback

Lighting: (a) 1 halophane, (b) 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 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)

RG 9/13/93

