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

#2589-C

3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-55)

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-55.

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 # 53-0-0-99PURPOSE 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 AG 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: 10x44
Height from ground to top of sign face: 15'
Location: 3' front property setback
5' side property setback
Lighting: NONE

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 (Rd. Name) Hwy 17
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: 40'

*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 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.

ZONING CASE

NUMBER 2589-C DATE RECEIVED 1/19/94

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

EXISTING ZONING Agriculture General (AG)

REQUESTED CHANGE Planned Development (PD-55)

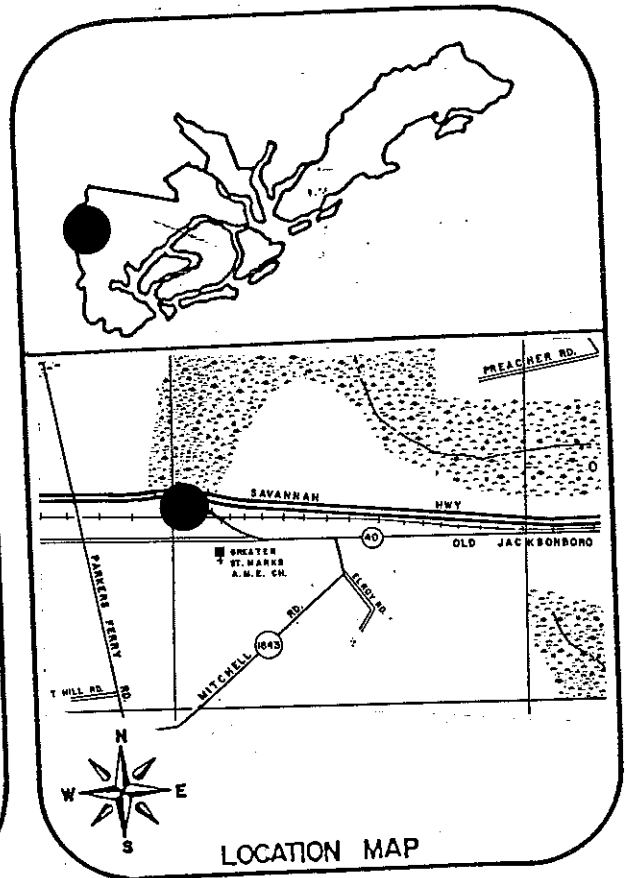
LOCATION St. Pauls; 8787 Savannah Highway.

TAX MAP NO. 053-00-00-099

PARCEL SIZE 0.41 Acre

APPLICANT 3M National Advertising

ADDRESS 7281 Pepperdam Avenue
N. Charleston, SC 29418



2589-C

EXISTING LAND USE

This 0.41 acre property is presently zoned Agriculture General (AG) and contains a non-conforming billboard. Adjacent to the south is a parcel zoned Agriculture General (AG) which contains equipment and storage for the S.C. Department of Transportation. Across a road to the east is an undeveloped property zoned General Commercial (CG). The rest of the surrounding area is zoned Agriculture General (AG) and contains agricultural and rural residential uses.

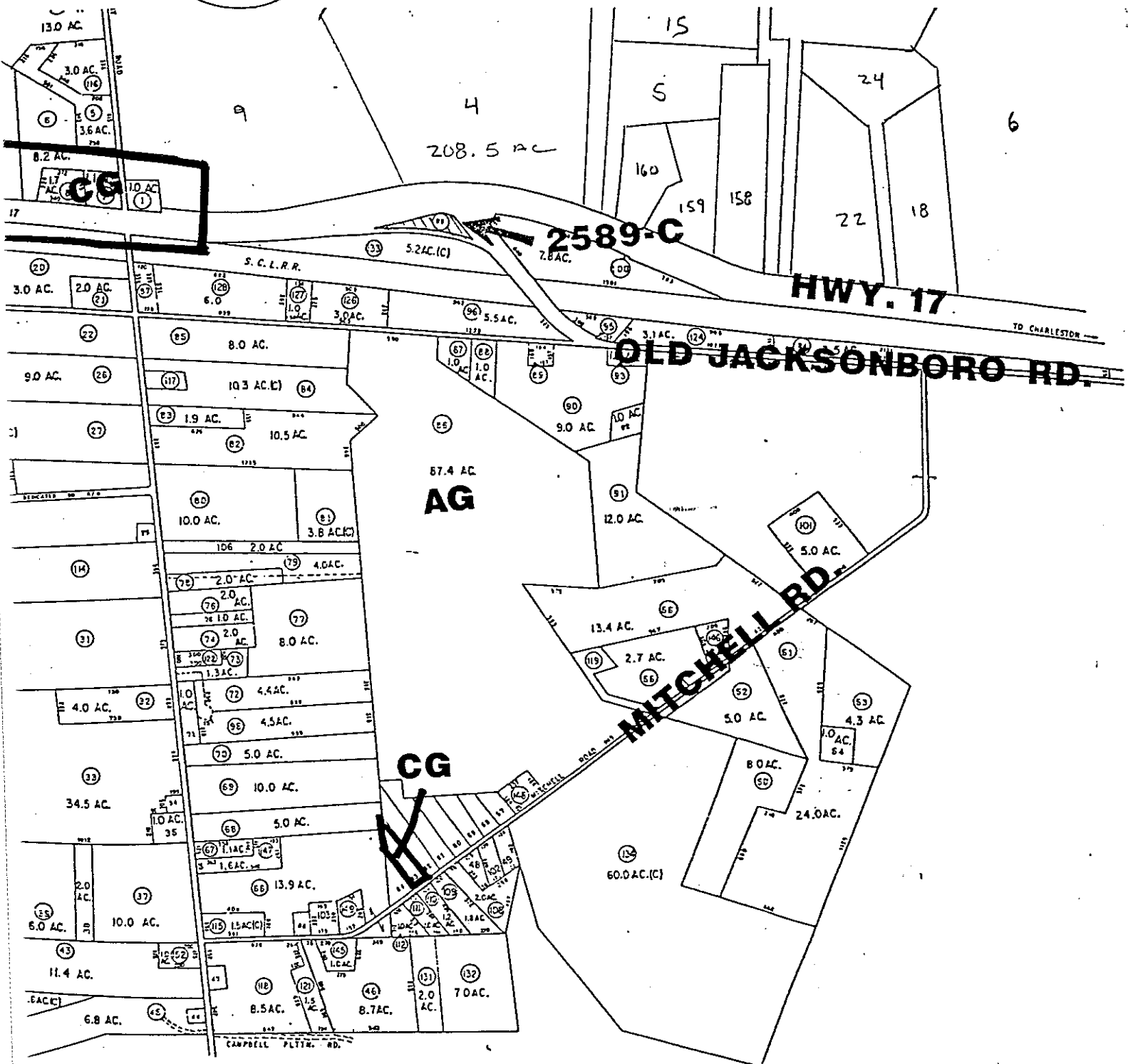


CHARLESTON COUNTY PLANNING DEPARTMENT

STAFF ANALYSIS

1. The applicant seeks to rezone this property from the Agriculture General (AG) district to the Planned Development (PD-55) 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 structure;
 - 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



SEE T.M.S. 55-0-0

TAX DISTRICT NO.	8-2
SCHOOL DISTRICT NO.	23
AREA	ST. PAUL'S
AERIAL PHOTO NO.	69-2402; 70-1900

TAX MAP NUMBER
1" = 400' 1" = 100' 1" = 100'
W 53-0-0