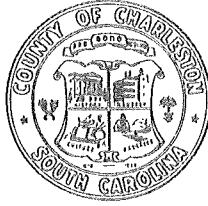


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Charlie Lybrand - Vice Chairman
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Barrett S. Lawrimore
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Beverly T. Craven, Clerk
(803) 723-6772
1-800-524-7832

CHARLESTON COUNTY COUNCIL

O.T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401

#2590-C

3M COMPANY BILLBOARD PLANNED DEVELOPMENT (PD-56)

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-56.

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 2590-C DATE RECEIVED 1/19/94

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

EXISTING ZONING Single-Family Residential (RS-8)

REQUESTED CHANGE Planned Development (PD-56)

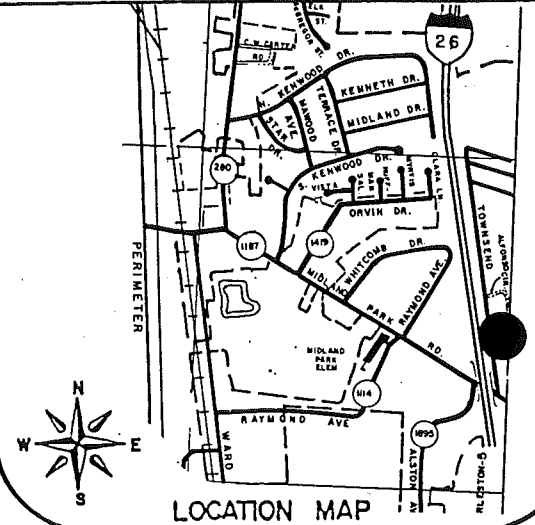
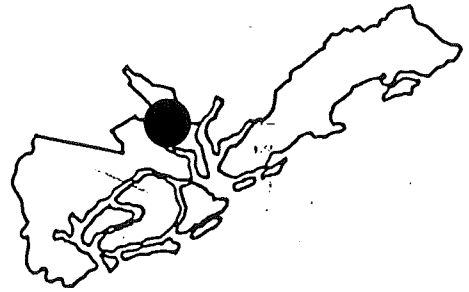
LOCATION N. Area; 6906 and 6910 Townsend Road.

TAX MAP NO. 478-16-00-016

PARCEL SIZE 1.34 Acre

APPLICANT 3M National Advertising

ADDRESS 7281 Pepperdam Road
N. Charleston, SC 29418



2590-C

EXISTING LAND USE

This 1.34 acre parcel is presently zoned Single-Family Residential (RS-8) and contains two (2) legal, non-conforming mobile homes and two (2) non-conforming billboards, one (1) single-sided and one (1) double-sided. The elevated Interstate 26 is located to the south and west across Townsend Road. Each of the four (4) adjacent parcels to the north and east contains a single-family residence and are zoned Single-Family Residential (RS-8). The rest of the surrounding area is mainly zoned Single-Family Residential (RS-10) and contains a single-family residential community.



STAFF ANALYSIS

1. The applicant seeks to rezone this property from the Single-Family Residential (RS-8) district to the Planned Development (PD-56) district in order to legally established the existing, non-conforming billboard on the subject property.
2. A Planned Development 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

DRAFT

DEVELOPMENT GUIDELINES

BILLBOARD PLANNED DEVELOPMENT

TMS # 478-16-00-016
6906 Townsend Rd

PURPOSE 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 RS-8 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: 45'
Location: 5' front property setback
163' side property setback SE Property Line R&T
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 (Rd. Name) I-26
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.

DRAFT

DEVELOPMENT GUIDELINES

BILLBOARD PLANNED DEVELOPMENT

TMS # 478-16-00-16
6910 Townsend RdPURPOSE 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 RS-8 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: 14x48Height from ground to top of sign face: 45Location: 5 front property setback690 side property setbackLighting: B 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 (Rd. Name) I-26
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.

