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

3023-C

**3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-57A)**

The following items, when combined with the Development Guidelines will govern the zoning requirements for the 3M Company Billboard Planned Development designated as PD-57A.

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, setbacks, 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 Unified Development Ordinance shall apply to all areas of this Planned Development where not covered by these Regulations and Guidelines.
4. The billboard will be removed from the property upon expiration of the lease on October 31, 2008. No replacement billboard will be allowed.
5. This agreement will become effective April 5, 2000.


BARRETT LAWRIMORE, CHAIRMAN
CHARLESTON COUNTY COUNCIL


BEVERLY T. CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL


DATE ADOPTED

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April 18, 2000

In Reply, Refer To:
Case #3023-C
TMS #285-00-00-179

Henry Kuznik
3590 Savannah Highway
Charleston, SC 29455

Dear Mr. Kuznik:

This is to inform you that County Council has granted approval of your request for a change in land classification.

County Council has legislatively amended the Zoning Ordinance to incorporate this change. The effective date of this request was April 5, 2000. The land classification has changed from a **Planned Development PD-57 (I-1) + Billboard** to a **Planned Development PD-57A (I-1) + Billboard District**.

BTC *cc* This letter will serve as final notification. Zoning permits and necessary building permits must be obtained from the Charleston County Offices of the Planning Department and Building Inspections prior to executing your plans.

Sincerely,

A handwritten signature in cursive script, appearing to read "Beverly T. Craven".
Beverly T. Craven
Clerk of Council

BTC:WWM/slw

DEVELOPMENT GUIDELINES
BILLBOARD PLANNED DEVELOPMENT
TMS #285-00-00-179

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 Light Industrial (IL) zoning district, with the addition of one billboard. A billboard will be placed on the subject property with the following size, height, location and existing characteristics:

Description, including size: 10' x 6" x 36' steel DF

Height from ground to top of sign face: 55'

Location: 10' front property setback
70' side property setback

Lighting: 3 lamps per side

A billboard may be constructed on the property as designated on the accompanying site plan. 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. No permits will be issued for the construction of the billboard on the subject property until the existing, non-conforming billboard is removed from the parcel located across Old Savannah Highway (TM #285-00-00-048).

Billboard must be located along Savannah Highway 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: 55'

* 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 3023-C

DATE REC.: 11/08/99
PUB. HEARING: 1/04/00

PLNG. BRD.: 12/13/99
COMM: 1/13/00

EXISTING ZONING: PD-57 (I-1) + Billboard

REQUESTED CHANGE: PD-57A (CC) + Billboard

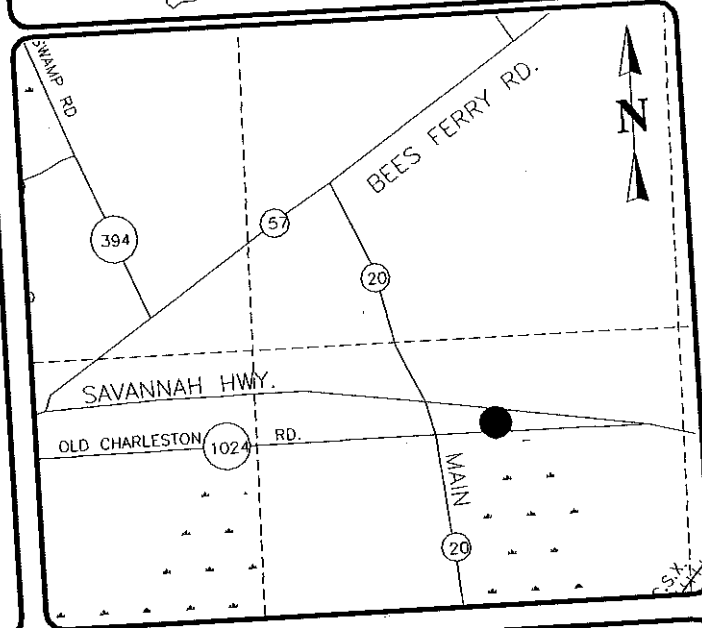
LOCATION: 3549 Savannah Highway

TAX MAP NO.: 285-00-00-179

PARCEL SIZE: 2.12 acres

APPLICANT: Henry Kuznik
3590 Savannah Highway
Johns Island, SC 29455

OWNER: Same



3023-C

Existing Land Use

This 2.12 acre parcel is presently zoned PD-57 (I-1) + Billboard and contains a laundromat, a self-service car wash and a billboard. The remainder of this site contains a drainage retention pond and wetlands. Adjacent to the west is a parcel zoned Light Industrial (I-1) which contains a Burger King restaurant. Across Main Road, a Amoco convenience store and gas station is located. On the north side of Savannah Highway three parcels are located and are all zoned Light Industrial (I-1). The parcel on the corner of Main Road contains a Shell convenience store and gas station. To the east of that parcel is a campground and RV sales establishment. On the east side of Main Road from these parcels is a Planned Development that contains a billboard.

Staff Analysis

LOCATION	3549 Savannah Hwy; West Ashley
REQUEST	The applicant is requesting this rezoning from the PD-57 (I-1) + Billboard District to the PD-57A (I-1) + Billboard District in order to locate a restaurant at this location.
HISTORY	This parcel was rezoned to the PD-57 (I-1) + Billboard District in order to relocate a billboard on this property. The request was the result of a settlement agreement between the 3M Advertising Company and Charleston County. The planned development limits uses to the existing zoning district and allows for a billboard with certain criteria. Over the past decade there have been numerous zoning changes in this vicinity in order to locate billboards or commercial establishments.
PLAN(S)	The County of Charleston <i>Comprehensive Plan</i> recommends this area as a commercial center.
COMMENTS	Presently, commercial and light industrial development characterizes the majority of the parcels having frontage along this stretch of Savannah Highway. The subject property is surrounded by commercial activity and has access to a frontage road and Savannah Highway. Rezoning the subject property would be in keeping with the commercial uses and development in this area and would not negatively impact the surrounding area.
STAFF REC.	<u>Approval</u>
NOTES	If approved the applicant will need to complete the Site Plan Review process and meet the standards of the Charleston County Unified Development Ordinance prior to obtaining permits.

285-00-00-179

3023-C



④
153.9 AC.

I-1

CC

③②
11.2 AC.

PD-48

MAIN RD

②⑦ 40'x40' CN

⑤ 3.0 AC 3023-C

SAVANNAH HWY

OLD CHARLESTON RD

CITY OF CHARLESTON

CC

RSL

R
S
L

④⑧
5.0 AC.(C) HIGH
62.5 AC MARSH

④⑨
3.2 AC
CC