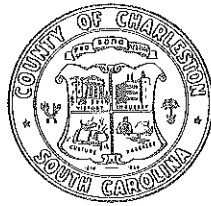


R. Keith Summey - Chairman
Vaughn H. Howard - Vice Chairman
Lonnie Hamilton, III
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Burnet R. Maybank
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Beverly T. Craven, Clerk
(803) 723-6772
1-800-524-7832
FAX (803) 724-0654

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

#2597-C

3M COMPANY BILLBOARD
PLANNED DEVELOPMENT (PD-60)

The following items when combined with the Master Plan and Development Guidelines will govern the zoning requirements for the Planned Development District designated as PD-60.

1. Land uses permitted with the Planned Development are as follows:
 - a. All uses presently allowed under the Neighborhood Shopping (CN) 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 May 18, 1994.

R. Keith Summey
Chairman of County Council

Beverly T. Craven
Clerk of Council

ZONING CASE

NUMBER 2597-C DATE RECEIVED 2/16/94

PLNG. BRD. 3/7/94 HEARING 4/5/94 COMM 4/14/94

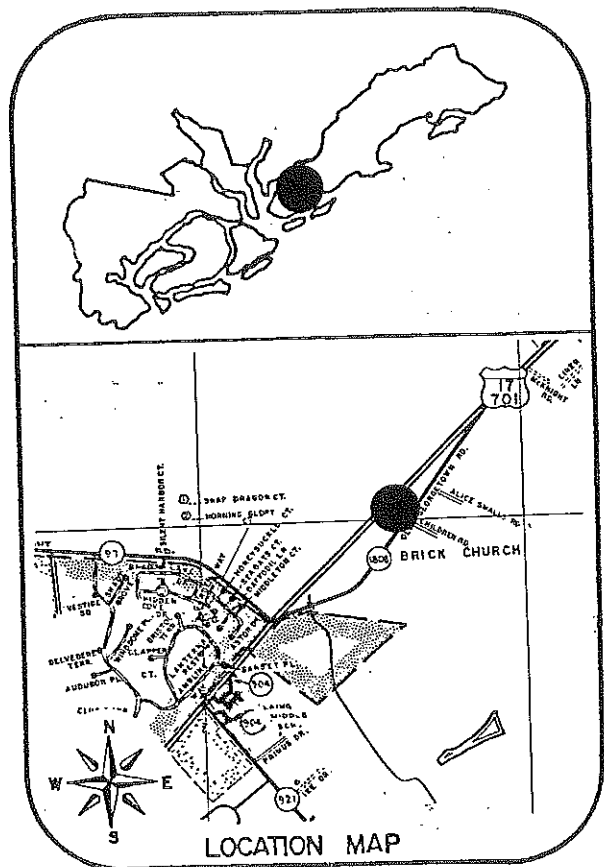
EXISTING ZONING Agriculture Residential (AR)
REQUESTED CHANGE Planned Development (PD-60)
LOCATION East Cooper; 2385 Highway 17-N.

TAX MAP NO. 580-14-00-014

PARCEL SIZE 0.61 Acre

APPLICANT 3M National Advertising

ADDRESS 7281 Pepperdam Avenue
N. Charleston, SC 29418



2597-C

EXISTING LAND USE

This 0.61 acre parcel is presently zoned Agriculture Residential (AR) and contains a single-family residence, non-conforming billboard, and non-conforming florist shop. The two (2) properties to the east are zoned Agriculture Residential (AR) and each contains a single-family residence. The adjacent parcel to the west is vacant and also zoned Agriculture Residential (AR). Across Old Georgetown Road to the south is a small family subdivision containing three (3) single-family residences. Boone Hall Plantation is located across Highway 17 to the north. Two hundred (200) feet to the west is a parcel zoned Agriculture Residential (AR), which contains a legal, non-conforming convenience store. Approximately 500 feet to the east is a vacant property zoned Community Shopping (CC).



STAFF ANALYSIS

1. The applicant received a waiver from County Council on January 29, 1994 in order to continue operating the florist shop, violation notwithstanding, while this rezoning application is being processed.
2. The applicant now seeks to rezone this property from the Agriculture Residential (AR) district to the Planned Development (PD-60) district in order to legally establish the existing, non-conforming florist shop and billboard on the subject property.
3. The proposed Planned Development (PD-60) would change the underlying zoning on the subject property from Agriculture Residential (AR) to Neighboring Shopping (CN). The subject parcel is designated for commercial development by Charleston County's East Cooper Land Use Plan and the Town of Mt. Pleasant's Master Plan. Therefore, this rezoning request meets the requirements outlined in each of these plans.
4. 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.
5. 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 outlined in the Charleston County Zoning Ordinance.
6. The 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

NOTE: If rezoned, the property owner will be required to complete the Site Plan Review process in order to legally establish the florist shop on the subject property.

DEVELOPMENT GUIDELINES
BILLBOARD PLANNED DEVELOPMENT
TMS# 580-14-00-014

PURPOSE AND INTENT

The purpose and intent of these Development Guidelines is to allow all uses permitted under the Neighborhood Shopping (CN) district and a billboard to be allowed as an additional use. The billboard will be limited to the restrictions set forth in these guidelines regarding size, height, location, and lighting.

LAND USE CRITERIA

All uses are allowed as in the Charleston County Neighborhood Shopping (CN) zoning district, with the addition of one billboard. A single-family residence and a retail flower shop are presently located on the subject property. Any intensification or expansion of the commercial use will require the property owner to complete the Site Plan Review process prior to permitting. If a use not allowed under the Neighborhood Shopping (CN) district is proposed, it will require an amendment to the planned development. With the exception of the billboard, all setback, height, parking, screening, and other zoning requirements will be the same as required for the Neighborhood Shopping (CN) district.

A sign currently exists on the property with the following size, height, location and lighting characteristics:

Description, including size: 10' x 40' S.F.
Height from ground to top of sign face: 35'
Location: 10' from property setback
12' side property setback
Lighting: 4 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 Hwy 17 N
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)

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 the Planned Development will be adhered to regarding off-premise signs, but it is expressly understood that these guidelines take precedence any general language in the zoning ordinance.

MS # 580-14-0-14

PLAT BOOK: B-106-66 AE-60

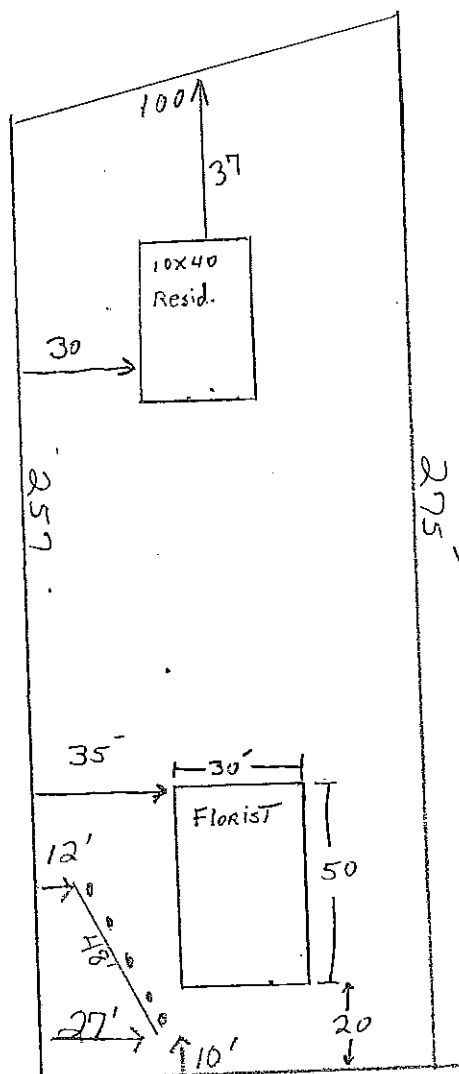
PROPERTY OWNER: Horlback

LEASE # 51164 A

SIZE: 14' x 48'

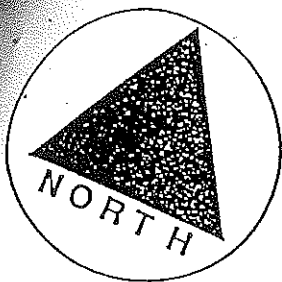
DISTANCE FROM GROUND TO ~~TOP~~ OF SIGN FACE: 35'

2385 N. Hwy 17



Hwy 17

1" = 50'



580-00-00-058

619 AC.

AG

