

**COMMITTEE ON LAND USE**  
(Standing Committee of Berkeley County Council)

Chairman: Mr. Phillip Farley, District No. 1

Members: Mrs. Judith K. Spooner, District No. 2  
Mr. William E. Crosby, District No. 3  
Mr. Charles E. Davis, District No. 4  
Mr. Dennis Fish, District No. 5  
Mrs. Judy C. Mims, District No. 6  
Mr. Caldwell Pinckney, Jr., District No. 7  
Mr. Steve C. Davis, District No. 8  
Mr. James H. Rozier, Jr., Supervisor, ex officio

A **meeting** of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, will be held on **Monday July 11, 2005**, following the meeting of the Committee on Water and Sanitation, the Committee on Public Works and Purchasing, the Committee on Planning and Development, the Committee on Human Services and the Committee on Justice and Public Safety in the Assembly Room, Berkeley County Office Building, 1003 Highway 52, Moncks Corner, South Carolina, at **6:00 p.m.**

**AGENDA**

**APPROVAL OF MINUTES**

**June 13, 2005**

**A. Consideration prior to First Reading of the following:**

**1. Request by Minnis Brenner, Gaillard Road and Hwy 17A, Moncks Corner, TMS #161-15-00-032 (.876 acres), from F-1, Agriculture District to R-2, Manufactured Residential District. Council District No. 6.**

[Staff recommended Approval]

[Planning Commission recommended Approval]

**2. Request by Mary Ann Lattrell, United Drive and Wildflower Lane, Huger, TMS#250-00-00-038 (5 acres), from R-2, Manufactured Residential District to F-1, Agriculture District. Council District No. 8.**

[Staff recommended Approval]

[Planning Commission recommended Approval]

**3. Request by Greg Sarver, 114 Berkeley Circle, Summerville, TMS #232-00-01-042 (<1 acre), from R-1, Single Family Residential District to RNC, Rural and Neighborhood Commercial District. Council District No. 7.**

[Staff recommended Approval]

[Planning Commission recommended Approval]

4. **Request by SE Felkel, Corner of Blossom and Hollywood, Goose Creek, TMS #235-13-03-020, -021, (.547 acres), from R-1, Single Family Residential District to OI, Office and Institutional District.** Council District No. 3.

[Staff recommended Approval]

[Planning Commission recommended Approval]

5. **Request by Jessco Homes, Treeland Drive and Plantation Pine Road, Ladson, TMS #233-00-00-037 (10.95 acres), from OI, Office and Institutional District to R-4, Multi-Family (Small Scale) (7.10 acres), to GC, General Commercial (4.65 acres).** Council District No. 6.

[Staff recommended Approval]

[Planning Commission recommended Approval]

6. **Request by Barry Baker, 173 College Park Road, Summerville, TMS #242-00-01-019 (3.893 acres), from R-2, Manufactured Residential District to GC, General Commercial District.** Council District No. 5.

[Staff recommended Approval]

[Planning Commission recommended Approval]

7. **Request by Frank Oakley, 2695 Highway 41, Wando, TMS #263-00-03-042 and 043 (.68 acres) from R-2, Manufactured Residential to GC, General Commercial District.** Council District No. 2.

#### **HELD IN COMMITTEE**

8. **Request by Beazer Homes, Discovery Drive and Royle Road, Ladson, TMS# 233-00-00-015 and 062 (7.343 acres), from R-1, Single Family Residential to R-4, Manufactured Residential.** Council District No. 4.

[Staff recommended Approval]

[Planning Commission recommended Approval]

#### **B. Review prior to Second Reading of the following:**

1. **Bill No. 05-55 an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Tony Thomas, Old Whitesville Road, Moncks Corner, TMS #141-00-02-016 (20.32 acres) from PDMU, Planned Development Mixed Use to R2, Manufactured Residential District.** Council District No. 7.

2. **Bill No. 05-56, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Brandon Hawkins, 126 Farm Branch Lane, Summerville, TMS #194-00-02-012 (14.78 acres total) from R-3, Mobile Home Park to RNC, Rural and Neighborhood Commercial.** Council District No. 7.

3. **Bill No. 05-57 an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Bonnell Meese, 209 Frankie Lane, Ladson, TMS #233-09-02-036 (2.3 acres) from R-3, Mobile Home Park to R-2, Manufactured Residential.** Council District No. 4.

4. **Bill No. 05-58**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Dennis Burbage**, 361 Liberty Hall Road, Goose Creek, TMS #244-06-00-028 (14.4 acres) **from R-2, Manufactured Residential to RNC, Rural and Neighborhood Commercial**. Council District No. 3.

5. **Bill No. 05-59**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **HLA, Inc.**, Old Hwy 52 and Cypress Gardens Road, Moncks Corner, TMS #211-00-02-102 et al (477.2 acres), **from Flex-1 Agricultural, R-1, Single-Family Residential, and GC, General Commercial to PDMU Planned Development Mixed Use and proposed Development Plan**. Council District No. 3.

6. **Bill No. 05-60**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Don Winningham**, 710 South Live Oak Drive, Moncks Corner TMS #142-14-00-008 (<1 acre), **from R-2, Manufactured Residential to GC, General Commercial**. Council District No. 8.

7. **Bill No. 05-61**, an **ordinance** authorizing the conveyance of one lot owned by Berkeley County and located at 2669 Highway 45, Pineville, South Carolina, more particularly identified as TMS No. 014-00-00-014; and other matters relating thereto.

#### **HELD IN COMMITTEE:**

8. **Bill No. 05-44**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Louis Vick, Jr.**, 740 Royle Road, Ladson, TMS #233-09-02-017, (2.4 acres), **from R-2, Manufactured Residential to R-3, Mobile Home Park**. Council District No. 4.

#### **C. Review prior to Third Reading of the following:**

1. **Bill No. 05-42**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Portrait Homes-SC, LLC.**, Red Bank Road and Garwood Road, Goose Creek, TMS #252-06-00-046, and 024, (39.1 acres), **from GC, General Commercial District (-046) and R-1, Single Family Residential (-024) all to R-4, Multi-Family Residential (Small Scale)**. Council District No. 3.

2. **Bill No. 05-43**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Trico Engineering**, 1101 St. Thomas Island Drive, Charleston, TMS #275-00-00-056, -018, -090, (2.464 acres), **-056 from GC, General Commercial, and -018, -090 from R1-MM, Multi-Section Manufactured Residential to OI, Office and Institutional District**. Council District No. 8.

3. **Bill No. 05-45**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Randolph Varner**, 2065 State Road, Summerville, TMS #178-00-03-036 (3.3 acres portion of 5.38 acres total), **from F-1, Agriculture to RNC, Rural and Neighborhood Commercial**. Council District No. 7.

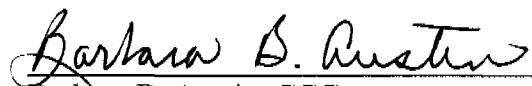
4. **Bill No. 05-46**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Jeff and Vicky Hall**, 323 Garbar Lane, Moncks Corner, **TMS #197-00-02-029** (11.1 acres portion of 21.67 acres total), **from R-2, Manufactured Residential to F-1, Agricultural District**. Council District No. 3.

5. **Bill No. 05-47**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Fred Amaker**, 200 Amaker Lane, Moncks Corner, **TMS #210-00-00-180** (5.42 acres), **from F-1, Agricultural District to R-3, Mobile Home Park**. Council District No. 4.

6. **Bill No. 05-48**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Chris J. Loudon**, 1377 State Road, Summerville, **TMS #209-06-00-025** (4 acres), **from F-1, Agricultural to RNC, Rural and Neighborhood Commercial District**. Council District No. 4.

7. **Bill No. 05-49**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Rosemarie West**, 819 Travis Lane, Charleston, **TMS #268-00-00-074** (3 acres) **from R-2, Manufactured Residential to GC, General Commercial**. Council District No. 8.

July 6, 2005

  
Barbara B. Austin, CCC  
Clerk of County Council

**COMMITTEE ON LAND USE**  
(Standing Committee of Berkeley County Council)

**Chairman:** Mr. Phillip Farley, District No. 1

A **meeting** of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, was held on **Monday July 11, 2005**, in the Assembly Room of the Berkeley County Administration Building, 1003 Highway 52, Moncks Corner, South Carolina, at 8:02 p.m.

**PRESENT:** Mr. Phillip Farley, Council Member District No. 1, Chairman; Mrs. Judith K. Spooner, Council Member District No. 2; Mr. William E. Crosby, Council Member District No. 3; Mr. Charles E. Davis, Council Member District No. 4; Mr. Dennis L. Fish, Council Member District No. 5; Mr. Steve C. Davis, Council Member District No. 8; Mr. James H. Rozier, Jr., Supervisor, ex officio; Mr. Mark Stokes, County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Mrs. Judy C. Mims, Council Member District No. 6 and Mr. Caldwell Pinckney Jr., Council Member District No. 7; were excused from this meeting.

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

*During periods of discussion and/or presentations, minutes are typically condensed and paraphrased*

**APPROVAL OF MINUTES**

Chairman Farley called the meeting to order and asked for approval of minutes from the Committee on Land Use Meeting held on June 13, 2005.

It was moved by Council Member Crosby and seconded by Council Member C. Davis to approve the minutes as presented. The motion was passed by unanimous voice vote of the Committee.

**A. Consideration prior to First Reading of the following:**

**1. Request by Minnis Brenner, Gaillard Road and Hwy 17A, Moncks Corner, TMS #161-15-00-032 (.876 acres), from F-1, Agriculture District to R-2, Manufactured Residential District. Council District No. 6.**

[Staff recommended Approval]

[Planning Commission recommended Approval]

**Ms. Madelyn Robinson, Zoning Administrator**, explained that with two homes on the property, in order to subdivide the property, there must be a minimum of 30,000 square feet per parcel. The minimum lot size for R-2 is 14,000 square feet.

It was moved by Council Member Crosby and seconded by Council Member Spooner to approve **prior to First Reading** the request by **Minnis Brenner**. The motion was passed by unanimous voice vote of the Committee.

2. Request by **Mary Ann Lattrell**, United Drive and Wildflower Lane, Huger, TMS#250-00-00-038 (5 acres), from **R-2, Manufactured Residential District** to **F-1, Agriculture District**. Council District No. 8.  
[Staff recommended Approval]  
[Planning Commission recommended Approval]

It was moved by Council Member S. Davis and seconded by Council Member Crosby to approve **prior to First Reading** the request by **Mary Ann Lattrell**. The motion was passed by unanimous voice vote of the Committee.

3. Request by **Greg Sarver**, 114 Berkeley Circle, Summerville, TMS #232-00-01-042 (<1 acre), from **R-1, Single Family Residential District** to **RNC, Rural and Neighborhood Commercial District**. Council District No. 7.  
[Staff recommended Approval]  
[Planning Commission recommended Approval]

It was moved by Council Member S. Davis and seconded by Council Member Fish to approve **prior to First Reading** the request by **Greg Sarver**. The motion was passed by unanimous voice vote of the Committee.

4. Request by **SE Felkel**, Corner of Blossom and Hollywood, Goose Creek, TMS #235-13-03-020, -021, (.547 acres), from **R-1, Single Family Residential District** to **OI, Office and Institutional District**. Council District No. 3.  
[Staff recommended Approval]  
[Planning Commission recommended Approval]

It was moved by Council Member Crosby and seconded by Council Member Fish to approve **prior to First Reading** the request by **SE Felkel**. The motion was passed by unanimous voice vote of the Committee.

5. Request by **Jessco Homes**, Treeland Drive and Plantation Pine Road, Ladson, TMS #233-00-00-037 (10.95 acres), from **OI, Office and Institutional District** to **R-4, Multi-Family (Small Scale)** (7.10 acres), to **GC, General Commercial** (4.65 acres). Council District No. 6.  
[Staff recommended Approval]  
[Planning Commission recommended Approval]

It was moved by Council Member Fish and seconded by Council Member Spooner to approve **prior to First Reading** the request by **Jessco Homes**. The motion was passed by majority voice vote of the Committee with Council Member Crosby voting "Nay".

6. **Request by Barry Baker, 173 College Park Road, Summerville, TMS #242-00-01-019 (3.893 acres), from R-2, Manufactured Residential District to GC, General Commercial District.** Council District No. 5.

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member Fish and seconded by Council Member Crosby to approve **prior to First Reading** the request by **Barry Baker**. The motion was passed by unanimous voice vote of the Committee.

7. **Request by Frank Oakley, 2695 Highway 41, Wando, TMS #263-00-03-042 and 043 (.68 acres) from R-2, Manufactured Residential to GC, General Commercial District.** Council District No. 2.

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member Spooner and seconded by Council Member S. Davis to approve **prior to First Reading** the request by **Frank Oakley**. The motion was passed by unanimous voice vote of the Committee.

#### **HELD IN COMMITTEE**

8. **Request by Beazer Homes, Discovery Drive and Royle Road, Ladson, TMS# 233-00-00-015 and 062 (7.343 acres), from R-1, Single Family Residential to R-4, Multi-family (Small Scale).** Council District No. 4.

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member C. Davis and seconded by Council Member Fish to approve **prior to First Reading** the request by **Beazer Homes**. The motion was passed by unanimous voice vote of the Committee.

#### **B. Review prior to Second Reading of the following:**

1. **Bill No. 05-55 an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Tony Thomas, Old Whitesville Road, Moncks Corner, TMS #141-00-02-016 (20.32 acres) from PDMU, Planned Development Mixed Use to R2, Manufactured Residential District.** Council District No. 7.

It was moved by Council Member Spooner and seconded by Council Member S. Davis to approve **prior to Second Reading Bill No. 05-55**. The motion was passed by unanimous voice vote of the Committee.

2. **Bill No. 05-56**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Brandon Hawkins**, 126 Farm Branch Lane, Summerville, TMS #194-00-02-012 (14.78 acres total) **from R-3, Mobile Home Park to RNC, Rural and Neighborhood Commercial**. Council District No. 7.

It was moved by Council Member Spooner and seconded by Council Member S. Davis to approve **prior to Second Reading Bill No. 05-56**. The motion was passed by unanimous voice vote of the Committee.

3. **Bill No. 05-57** an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Bonnell Meese**, 209 Frankie Lane, Ladson, TMS #233-09-02-036 (2.3 acres) **from R-3, Mobile Home Park to R-2, Manufactured Residential**. Council District No. 4.

It was moved by Council Member C. Davis and seconded by Council Member Spooner to approve **prior to Second Reading Bill No. 05-57**. The motion was passed by unanimous voice vote of the Committee.

4. **Bill No. 05-58**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Dennis Burbage**, 361 Liberty Hall Road, Goose Creek, TMS #244-06-00-028 (14.4 acres) **from R-2, Manufactured Residential to RNC, Rural and Neighborhood Commercial**. Council District No. 3.

It was moved by Council Member Crosby and seconded by Council Member Spooner to approve **prior to Second Reading Bill No. 05-58**. The motion was passed by unanimous voice vote of the Committee.

5. **Bill No. 05-59**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **HLA, Inc.**, Old Hwy 52 and Cypress Gardens Road, Moncks Corner, TMS #211-00-02-102 et al (477.2 acres), **from Flex-1 Agricultural, R-1, Single-Family Residential, and GC, General Commercial to PDMU Planned Development Mixed Use and proposed Development Plan**. Council District No. 3.

Mr. Barry Whalen, HLA, Inc., addressed the Committee and explained that HLA would like to modify the lot size and the setbacks allowed on the proposed Development Plan for Spring Grove Plantation.

Supervisor Rozier stated that further study was needed on the proposed plan changes and cautioned that this might set a precedent for other development plans.

It was moved by Council Member Crosby and seconded by Council Member Fish to **Hold Bill No. 05-59**. The motion was passed by unanimous voice vote of the Committee.



6. **Bill No. 05-60**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Don Winningham**, 710 South Live Oak Drive, Moncks Corner TMS #142-14-00-008 (<1 acre), **from R-2, Manufactured Residential to GC, General Commercial**. Council District No. 8.

It was moved by Council Member S. Davis and seconded by Council Member Fish to approve **prior to Second Reading Bill No. 05-60**. The motion was passed by unanimous voice vote of the Committee.

7. **Bill No. 05-61**, an **ordinance** authorizing the conveyance of one lot owned by Berkeley County and located at 2669 Highway 45, Pineville, South Carolina, more particularly identified as TMS #014-00-00-014; and other matters relating thereto.

It was moved by Council Member C. Davis and seconded by Council Member Spooner to approve **prior to Second Reading Bill No. 05-61**. The motion was passed by unanimous voice vote of the Committee.

**HELD IN COMMITTEE:**

8. **Bill No. 05-44**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Louis Vick, Jr.**, 740 Royle Road, Ladson, TMS #233-09-02-017, (2.4 acres), **from R-2, Manufactured Residential to R-3, Mobile Home Park**. Council District No. 4.

It was moved by Council Member C. Davis and seconded by Council Member Spooner to approve **prior to Second Reading Bill No. 05-44**. The motion was passed by unanimous voice vote of the Committee.

**C. Review prior to Third Reading of the following:**

1. **Bill No. 05-42**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Portrait Homes-SC, LLC.**, Red Bank Road and Garwood Road, Goose Creek, TMS #252-06-00-046, and 024, (39.1 acres), **from GC, General Commercial District (-046) and R-1, Single Family Residential (-024) all to R-4, Multi-Family Residential (Small Scale)**. Council District No. 3.

It was moved by Council Member Crosby and seconded by Council Member Spooner to approve **prior to Third Reading Bill No. 05-42**. The motion was passed by unanimous voice vote of the Committee.

2. **Bill No. 05-43**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Trico Engineering**, 1101 St. Thomas Island Drive, Charleston, TMS #275-00-00-056, -018, -090, (2.464 acres), **-056 from GC, General Commercial, and -018, -090 from R1-MM, Multi-Section**

**Manufactured Residential to OI, Office and Institutional District.** Council District No. 8.

It was moved by Council Member S. Davis and seconded by Council Member Spooner to approve **prior to Third Reading Bill No. 05-43.** The motion was passed by unanimous voice vote of the Committee.

3. **Bill No. 05-45**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Randolph Varner**, 2065 State Road, Summerville, TMS #178-00-03-036 (3.3 acres portion of 5.38 acres total), **from F-1, Agriculture to RNC, Rural and Neighborhood Commercial.** Council District No. 7.

It was moved by Council Member S. Davis and seconded by Council Member Fish to approve **prior to Third Reading Bill No. 05-45.** The motion was passed by unanimous voice vote of the Committee.

4. **Bill No. 05-46**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Jeff and Vicky Hall**, 323 Garbar Lane, Moncks Corner, TMS #197-00-02-029 (11.1 acres portion of 21.67 acres total), **from R-2, Manufactured Residential to F-1, Agricultural District.** Council District No. 3.

It was moved by Council Member Crosby and seconded by Council Member Spooner to approve **prior to Third Reading Bill No. 05-46.** The motion was passed by unanimous voice vote of the Committee.

5. **Bill No. 05-47**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Fred Amaker**, 200 Amaker Lane, Moncks Corner, TMS #210-00-00-180 (5.42 acres), **from F-1, Agricultural District to R-3, Mobile Home Park.** Council District No. 4.

It was moved by Council Member C. Davis and seconded by Council Member Spooner to approve **prior to Third Reading Bill No. 05-47.** The motion was passed by unanimous voice vote of the Committee.

6. **Bill No. 05-48**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Chris J. Loudon**, 1377 State Road, Summerville, TMS #209-06-00-025 (4 acres), **from F-1, Agricultural to RNC, Rural and Neighborhood Commercial District.** Council District No. 4.

It was moved by Council Member C. Davis and seconded by Council Member Crosby to approve **prior to Third Reading Bill No. 05-48.** The motion was passed by unanimous voice vote of the Committee.

7. **Bill No. 05-49**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Rosemarie West**, 819 Travis Lane, Charleston, **TMS #268-00-00-074** (3 acres) **from R-2, Manufactured Residential to GC, General Commercial**. Council District No. 8.

It was moved by Council Member S. Davis and seconded by Council Member Spooner to approve **prior to Third Reading Bill No. 05-49**. The motion was passed by unanimous voice vote of the Committee.

It was moved by Council Member Spooner and seconded by Council Member Crosby to adjourn the Committee on Land Use meeting. The motion was passed by unanimous voice vote of the Committee.

The meeting ended at 8:30 p.m.

August 8, 2005  
Date Approved

**COMMITTEE ON LAND USE**  
(Standing Committee of Berkeley County Council)

Chairman: Mr. Phillip Farley, District No. 1

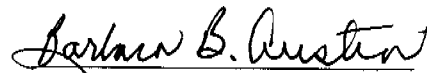
Members: Mrs. Judith K. Spooner, District No. 2  
Mr. William E. Crosby, District No. 3  
Mr. Charles E. Davis, District No. 4  
Mr. Dennis Fish, District No. 5  
Mrs. Judy C. Mims, District No. 6  
Mr. Caldwell Pinckney, Jr., District No. 7  
Mr. Steve C. Davis, District No. 8  
Mr. James H. Rozier, Jr., Supervisor, ex officio

A **special meeting** of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, will be held on **Monday July 25, 2005**, in the Assembly Room, Berkeley County Administration Building, 1003 Highway 52, Moncks Corner, South Carolina, at **6:00 p.m.**

**A. Review Prior to Second Reading:**

**1. Bill No. 05-59**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **HLA, Inc.**, Old Hwy 52 and Cypress Gardens Road, Moncks Corner, **TMS #211-00-02-102 et al** (477.2 acres), from **Flex-1, Agricultural, R-1, Single-Family Residential, and GC, General Commercial to PDMU, Planned Development Mixed Use and proposed Development Plan**. Council District No. 3.

July 20, 2005

  
Barbara B. Austin, CCC  
Clerk of County Council

**COMMITTEE ON LAND USE**  
(Standing Committee of Berkeley County Council)

**Chairman:** Mr. Phillip Farley, District No. 1

A **special meeting** of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, was held on **Monday July 25, 2005**, in the Assembly Room of the Berkeley County Administration Building, 1003 Highway 52, Moncks Corner, South Carolina, at 6:00 p.m.

**PRESENT:** Mr. Phillip Farley, Council Member District No. 1, Chairman; Mr. William E. Crosby, Council Member District No. 3; Mr. Charles E. Davis, Council Member District No. 4; Mr. Dennis L. Fish, Council Member District No. 5; Mr. Caldwell Pinckney, Jr., Council Member District No. 7; Mr. Steve C. Davis, Council Member District No. 8; Mr. James H. Rozier, Jr., Supervisor, ex officio; Mr. D. Mark Stokes, County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Mrs. Judy C. Mims, Council Member District No. 6, and Mrs. Judith K. Spooner, Council Member District No. 2, were excused from this meeting.

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

*During periods of discussion and/or presentations, minutes are typically condensed and paraphrased.*

Chairman Farley called the meeting to order. Council Member Pinckney gave the Invocation, and Council Member Crosby led in the Pledge of Allegiance to the Flag of the United States of America.

**A. Review prior to Second Reading:**

**1. Bill No. 05-59**, an **ordinance** to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, in regard to **HLA, Inc.**, Old Highway 52 and Cypress Gardens Road, Moncks Corner, **TMS #211-00-02-102 et al** (477.2 acres), **from F-1, Agricultural, R-1, Single Family Residential, and GC, General Commercial to PDMU, Planned Development Mixed Use and proposed Development Plan.** Council District No. 3.

Mrs. Madelyn Robinson, Zoning Administrator, stated that the developer requested revisions to the proposed development plan, which would deviate from the County's Zoning Ordinance. The Planning Commission agreed with staff, in addition to recommending conditional approval, to include adoption and following of the traffic study by Wilbur Smith.

Council Member Fish stated his opposition to the development plan's proposed buffers (to include rights-of-way), setbacks (to 7.5 feet), and section referring to signs (5 feet from property line).

Mr. Robbie Metts, Deputy Supervisor, recommended that Mrs. Robinson provide Committee Members with information that would clarify: the developer's proposed revisions to the development plan, how these revisions deviated from the County's Zoning Ordinance, the Planning Commission's recommendations and Staff's recommendations.

It was moved by Council Member Charles Davis and seconded by Council Member Fish to approve review, prior to Second Reading, of Bill No. 05-59, with any proposed revisions to be considered during the meeting of the Committee on Land Use scheduled for August 8<sup>th</sup>. The motion passed by majority voice vote of the Committee. Council Member Steve Davis voted, "Nay."

It was moved by Council Member Crosby and seconded by Council Member Fish to adjourn the meeting of the Committee on Land Use. The motion passed by unanimous voice vote of the Committee.

Meeting adjourned at 6:15 p.m.

August 8, 2005  
Date Approved