

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 May 9, 2005**, following the meeting of the Committee on Planning and Development, the Committee on Public Works and Purchasing, the Committee on Water and Sanitation, the Committee on Human Services, the Committee Justice and Public Safety and the Committee on Finance in the Assembly Room, Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at **6:00 p.m.**

AGENDA

APPROVAL OF MINUTES

April 11, 2005

April 25, 2005

A. Consideration prior to First Reading of the following:

1. Request by Portrait Homes-SC, LLC., Red Bank Road and Garwood Road, Goose Creek, TMS #252-06-00-046,- 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.

[Staff recommended approval]

[Planning Commission recommended approval]

2. Request by 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.

[Staff recommended approval]

[Planning Commission recommended approval]

3. Request by 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.

[Staff recommended approval]

[Planning Commission recommended denial]

4. **Request by 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.**

[Staff recommended approval]

[Planning Commission recommended approval]

5. **Request by 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.**

[Staff recommended approval]

[Planning Commission recommended approval]

6. **Request by 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.**

[Staff recommended approval]

[Planning Commission recommended denial]

7. **Request by 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.**

[Staff recommended approval]

[Planning Commission recommended denial]

8. **Request by Douglas Jordan, 1930 Varner Street, Summerville, TMS #222-09-00-003 (.517 acres portion of 3.72 acres total), from R-2 Manufactured Residential to GC General Commercial. Council District No. 4.**

[Staff recommended denial]

[Planning Commission recommended denial]

9. **Request by 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.**

[Staff recommended approval]

[Planning Commission recommended approval]

B. Consideration prior to First Reading of an ordinance authorizing the conveyance of two acres, more or less, owned by Berkeley County, located at 1659 Old Highway 6, Cross, South Carolina, TMS No. 041-00-041-026.

C. Review prior to Second Reading of the following:

1. **Bill No. 05-26, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: Earthsource Engineering, Clements Ferry Road, Charleston, TMS #271-00-02-029, (58.1 acres), from GC, General Commercial District and F-1, Agricultural, to GC, General Commercial District and R-4, Multi-Family Residential (Large Scale). Council District No. 8.**

2. **Bill No. 05-27**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Elizabeth Davis**, Hwy 45, Pineville-Russellville, TMS #013-00-02-046, (3 acres portion of 10 acres), from **F-1, Agricultural**, to **RNC, Rural and Neighborhood Commercial District**. Council District No. 7.

3. **Bill No. 05-28**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Sam Simmons, Jr.**, 214 Sam Hill Drive, Cross, TMS #029-00-02-063, (1 acre), from **GC, General Commercial** to **F-1, Agricultural**. Council District No. 7.

4. **Bill No. 05-29**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Lindbergh and Associates**, Cypress Gardens and HWY 52, Moncks Corner, TMS #197-00-01-017, (6 acres portion of 10 acres total), from **HI Heavy Industrial** to **GC, General Commercial**. Council District No. 3.

5. **Bill No. 05-30**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Sybil Thornhill**, 1064 Edgewater Road, Pineville, TMS #022-00-01-002 (7.76 acres) from **F-1, Agricultural District** to **R-3, Mobile Home Park District**. Council District No. 7.

6. **Bill No. 05-31**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Black Oak, LLC**, Pauline and Barn Roads, Bonneau, TMS #057-00-02-047 (128.29 acres), from **F-1, Agricultural** to **R-2 Manufactured Residential District**. Council District No. 8.

7. **Bill No. 05-32**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Oakley Ventures, LLC**, Highway 52, Moncks Corner, TMS #181-00-02-102 (138.562 acres) from **R-3, Mobile Home Park** to **R-1, Single Family Residential**. Council District No. 8.

D. Review prior to Third Reading of the following:

1. **Bill No. 05-10**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **CM Construction, LLC**, 1179 Royle Road, Ladson, TMS #233-06-00-005 (1 lot), from **R2, Manufactured Residential District** to **GC, General Commercial District**. Council District No. 4.

2. **Bill No. 05-16**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Jessco Homes, Inc.**, St. James Avenue, Goose Creek, TMS #222-00-00-130 (12 acres), from **PDMU, Planned Development Mixed Use District**, to **GC General Commercial District**. Council District No. 4.

3. **Bill No. 05-17**, 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 #211-00-02-109 (204.89 acres), from **R-1 Single Family Residential**, **R-4 Multi-Family Residential (Small Scale)** and **GC, General**

Commercial to PDMU, Planned Development Mixed Use District and Proposed Development Plan. Council District No. 3.

4. **Bill No. 05-18**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Dana Winters**, 2105 S. Live Oak Drive, Moncks Corner, TMS #180-00-03-072 (2.354 acres), from **R2, Manufactured Residential District to GC, General Commercial District**. Council District No. 6.

5. **Bill No. 05-19**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Berkeley Fraternal Order of Police**, South Live Oak Drive, Moncks Corner, TMS #161-11-00-058 (3.87 acres), from **GC, General Commercial and F-1, Agricultural District to GC, General Commercial District**. Council District No. 6.

6. **Bill No. 05-20**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Harold Fitzgerald**, 111 Donna Drive, Ridgeville, TMS #156-00-02-048 (portion of 2.29 acres), from **GC, General Commercial to F-1, Agricultural**. Council District No. 7.

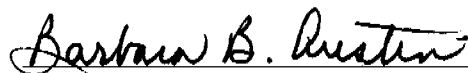
7. **Bill No. 05-21**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Willie Ladson**, 1850 Old Highway 6, Cross, TMS #041-00-02-049 (.32 acres), from **F-1, Agriculture to RNC, Rural and Neighborhood Commercial**. Council District No. 7.

8. **Bill No. 05-22**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Aslan Ventures, LLC**, 900 Block of Redbank Road, Goose Creek, TMS # 252-00-00-039, from **PDMU, Planned Development Mixed Use District, to R-5, Multi-Family District, (14.452 acres) and GC, General Commercial District, (11.562 acres) (26.01 acres total)**. Council District No. 3.

9. **Bill No. 05-23**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Ana Oster**, 1717 South Live Oak Drive, Moncks Corner, TMS #161-14-00-033 (1.90 acres), from **F-1, Agricultural District to RNC, Rural Neighborhood Commercial District**. Council District No. 6.

E. **Review of Resolution proposed by Planning Commission.**

May 4, 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 May 9, 2005**, in the Assembly Room of the Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 8:58 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; Mrs. Judy C. Mims, Council Member District No. 6; Mr. Caldwell Pinckney Jr., Council Member District No. 7; Mr. James H. Rozier, Jr., Supervisor, ex officio; Ms. Nicole Ewing, Deputy County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Mr. Steve C. Davis, Council Member District No. 8, was 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 Meetings held on April 11, 2005 and April 25, 2005.

It was moved by Council Member Mims and seconded by Council Member Crosby 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 Portrait Homes-SC, LLC, Red Bank Road and Garwood Road, Goose Creek, TMS #252-06-00-046, -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.

[Staff recommended approval]

[Planning Commission recommended approval]

Ms. Madelyn Robinson, Zoning Administrator, stated that the applicant had a traffic study conducted at the request of the Planning Commission. The traffic study

showed there would be no impact on the existing Red Bank Road. Plans are to construct 325 owner-occupied, single family, attached townhouses.

Mr. John Fleming, HGB Engineering, on behalf of Portrait Homes, stated that pricing information was not yet available, but the town homes are similar to Summer Wood off of Hwy 78 and Persimmon Hill in Goose Creek, and the developer is the same. Water and sewer would be public, but the roads and drainage would be private, and owners would pay a regime fee each month for the upkeep of roads and landscaping. The landscaping would be maintained by Portrait Homes.

It was moved by Council Member Crosby and seconded by Council Member Mims to **approve consideration, prior to First Reading, the request by Portrait Homes-SC, LLC.** The motion was passed by unanimous voice vote of the Committee.

2. Request by 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.
[Staff recommended approval]
[Planning Commission recommended approval]

It was moved by Council Member Spooner and seconded by Council Member Fish to **approve consideration, prior to First Reading, the request by Trico Engineering.** The motion was passed by unanimous voice vote of the Committee.

3. Request by 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.
[Staff recommended approval]
[Planning Commission recommended denial]

Ms. Robinson stated that the applicant wanted to bring the zoning into compliance with the use of the property. The Planning Commission recommended denial, because there was opposition at the meeting.

Council Member C. Davis asked if the applicant wanted to expand the number of RV lots in the park.

Ms. Robinson stated that the applicant does want to expand the number of lots, and this caused concern with neighbors.

Supervisor Rozier recommended that Council Members physically view the parcel of land for clarity as to the number of RVs on the property.

It was moved by Council Member Spooner and seconded by Council Member Mims to **approve consideration, prior to First Reading, the request by Louis Vick, Jr.** The motion was passed by unanimous voice vote of the Committee.

4. Request by 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.
[Staff recommended approval]
[Planning Commission recommended approval]

It was moved by Council Member Pinckney and seconded by Council Member Mims to **approve consideration, prior to First Reading, the request by Randolph Varner.** The motion was passed by unanimous voice vote of the Committee.

5. Request by 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.
[Staff recommended approval]
[Planning Commission recommended approval]

It was moved by Council Member Crosby and seconded by Council Member Mims to **approve consideration, prior to First Reading, the request by Jeff and Vicky Hall.** The motion was passed by unanimous voice vote of the Committee.

6. Request by 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.
[Staff recommended approval]
[Planning Commission recommended denial]

Ms. Robinson stated the property owner sought to bring the zoning into compliance with the use of the property. There was no opposition at the Planning Commission meeting. There are five mobile homes located on the property at this time and the owner plans to increase the number of homes.

It was moved by Council Member C. Davis and seconded by Council Member Spooner to **approve consideration, prior to First Reading, the request by Fred Amaker.** The motion was passed by unanimous voice vote of the Committee.

7. Request by 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.
[Staff recommended approval]
[Planning Commission recommended denial]

Ms. Robinson stated the property was an existing commercial use. The grandfathering was lost on the property but it is adjacent to existing commercial uses and in the direct vicinity of RNC and GC. There was some opposition at the Planning Commission meeting.

It was moved by Council Member Mims and seconded by Council Member Spooner to **approve consideration, prior to First Reading, the request by Chris J. Loudon.** The motion was passed by unanimous voice vote of the Committee.

8. Request by Douglas Jordan, 1930 Varner Street, Summerville, TMS #222-09-00-003 (.517 acres portion of 3.72 acres total), from R-2 Manufactured Residential to GC General Commercial. Council District No. 4.
[Staff recommended denial]
[Planning Commission recommended denial]

Ms. Robinson stated the frontage of this property is General Commercial but all property behind it is R-2.

It was moved by Council Member Spooner and seconded by Council Member C. Davis to **deny consideration, prior to First Reading, the request by Douglas Jordan.** The motion was passed by unanimous voice vote of the Committee.

9. Request by 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.
[Staff recommended approval]
[Planning Commission recommended approval]

It was moved by Council Member Pinckney and seconded by Council Member Spooner to **approve consideration, prior to First Reading, the request by Rosemarie West.** The motion was passed by unanimous voice vote of the Committee.

B. Consideration prior to First Reading of an ordinance authorizing the conveyance of two acres, more or less, owned by Berkeley County, located at 1659 Old Highway 6, Cross, South Carolina, TMS #041-00-041-026.

It was moved by Council Member Fish and seconded by Council Member Mims to **approve consideration, prior to First Reading, an ordinance authorizing the conveyance of two acres, more or less, owned by Berkeley County, located at 1659 Old Highway 6, Cross, South Carolina, TMS #041-00-041-026.** The motion was passed by unanimous voice vote of the Committee.

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

1. **Bill No. 05-26**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Earthsource Engineering**, Clements Ferry Road, Charleston, TMS #271-00-02-029, (58.1 acres), from **GC, General Commercial District and F-1, Agricultural**, to **GC, General Commercial District and R-4, Multi-Family Residential (Large Scale)**. Council District No. 8.

It was moved by Council Member Spooner and seconded by Council Member Pinckney to **approve review, prior to Second Reading, of Bill No. 05-26**. The motion was passed by unanimous voice vote of the Committee.

2. **Bill No. 05-27**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Elizabeth Davis**, Hwy 45, Pineville-Russellville, TMS #013-00-02-046, (3 acres portion of 10 acres), from **F-1, Agricultural**, to **RNC, Rural and Neighborhood Commercial District**. Council District No. 7.

It was moved by Council Member Pinckney and seconded by Council Member Spooner to **approve review, prior to Second Reading, of Bill No. 05-27**. The motion was passed by unanimous voice vote of the Committee.

3. **Bill No. 05-28**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Sam Simmons, Jr.**, 214 Sam Hill Drive, Cross, TMS #029-00-02-063, (1 acre), from **GC, General Commercial** to **F-1, Agricultural**. Council District No. 7.

It was moved by Council Member Pinckney and seconded by Council Member Spooner to **approve review, prior to Second Reading, of Bill No. 05-28**. The motion was passed by unanimous voice vote of the Committee.

4. **Bill No. 05-29**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Lindbergh and Associates**, Cypress Gardens and HWY 52, Moncks Corner, TMS #197-00-01-017, (6 acres portion of 10 acres total), from **HI Heavy Industrial** to **GC, General Commercial**. Council District No. 3.

It was moved by Council Member Crosby and seconded by Council Member Pinckney to **approve review, prior to Second Reading, of Bill No. 05-29**. The motion was passed by unanimous voice vote of the Committee.

5. **Bill No. 05-30**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Sybil Thornhill**,

1064 Edgewater Road, Pineville, TMS #022-00-01-002 (7.76 acres) from **F-1, Agricultural District to R-3, Mobile Home Park District**. Council District No. 7.

It was moved by Council Member Pinckney and seconded by Council Member Fish to **approve review, prior to Second Reading, of Bill No. 05-30**. The motion was passed by unanimous voice vote of the Committee.

6. **Bill No. 05-31**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Black Oak, LLC**, Pauline and Barn Roads, Bonneau, TMS #057-00-02-047 (128.29 acres), from **F-1, Agricultural to R-2 Manufactured Residential District**. Council District No. 8.

It was moved by Council Member Pinckney and seconded by Council Member Mims to **approve review, prior to Second Reading, of Bill No. 05-31**. The motion was passed by unanimous voice vote of the Committee.

7. **Bill No. 05-32**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Oakley Ventures, LLC**, Highway 52, Moncks Corner, TMS #181-00-02-102 (138.562 acres) from **R-3, Mobile Home Park to R-1, Single Family Residential**. Council District No. 8.

Council Member Mims stated that an environmental study had been done on the property. The study provided no conclusions, and until more information is provided, she could not support this ordinance.

Mr. Jack Williams, Attorney, stated a Phase I Environmental Study was completed on the Oakley Ventures' property, prior to the mortgaging of the property by the bank. The bank accepted the study and financed the sale of the property. There is no indication that there is anything wrong with the property. Some of the mobile homes that were located on the property experienced mold problems, but submitted the problems were due to the construction of the mobile homes and not the condition of the property.

It was moved by Council Member Pinckney and seconded by Council Member Fish to **approve review, prior to Second Reading, of Bill No. 05-32**. The motion was passed by majority voice vote of the Committee. Council Member Mims voted "Nay".

D. Review prior to Third Reading of the following:

1. **Bill No. 05-10**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **CM Construction, LLC**, 1179 Royle Road, Ladson, TMS #233-06-00-005 (1 lot), from **R2, Manufactured Residential District to GC, General Commercial District**. Council District No. 4.

It was moved by Council Member Mims and seconded by Council Member Crosby to **approve review, prior to Third Reading, of Bill No. 05-10.** The motion was passed by unanimous voice vote of the Committee.

2. **Bill No. 05-16**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Jessco Homes, Inc.**, St. James Avenue, Goose Creek, **TMS #222-00-00-130** (12 acres), **from PDMU, Planned Development Mixed Use District, to GC General Commercial District.** Council District No. 4.

It was moved by Council Member Fish and seconded by Council Member Spooner to **approve review, prior to Third Reading, of Bill No. 05-16.** The motion was passed by unanimous voice vote of the Committee.

3. **Bill No. 05-17**, 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 #211-00-02-109** (204.89 acres), **from R-1 Single Family Residential, R-4 Multi-Family Residential (Small Scale) and GC, General Commercial to PDMU, Planned Development Mixed Use District and Proposed Development Plan.** Council District No. 3.

It was moved by Council Member Crosby and seconded by Council Member Spooner to **approve review, prior to Third Reading, of Bill No. 05-17.** The motion was passed by unanimous voice vote of the Committee.

4. **Bill No. 05-18**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Dana Winters**, 2105 S. Live Oak Drive, Moncks Corner, **TMS #180-00-03-072** (2.354 acres), **from R2, Manufactured Residential District to GC, General Commercial District.** Council District No. 6.

It was moved by Council Member Mims and seconded by Council Member Fish to **approve review, prior to Third Reading, of Bill No. 05-18.** The motion was passed by unanimous voice vote of the Committee.

5. **Bill No. 05-19**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Berkeley Fraternal Order of Police**, South Live Oak Drive, Moncks Corner, **TMS #161-11-00-058** (3.87 acres), **from GC, General Commercial and F-1, Agricultural District to GC, General Commercial District.** Council District No. 6.

It was moved by Council Member Mims and seconded by Council Member Spooner to **approve review, prior to Third Reading, of Bill No. 05-19.** The motion was passed by unanimous voice vote of the Committee.

6. **Bill No. 05-20**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Harold Fitzgerald**, 111 Donna Drive, Ridgeville, TMS #156-00-02-048 (portion of 2.29 acres), from **GC, General Commercial to F-1, Agricultural**. Council District No. 7.

It was moved by Council Member Pinckney and seconded by Council Member Fish to **approve review, prior to Third Reading, of Bill No. 05-20**. The motion was passed by unanimous voice vote of the Committee.

7. **Bill No. 05-21**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Willie Ladson**, 1850 Old Highway 6, Cross, TMS #041-00-02-049 (.32 acres), from **F-1, Agriculture to RNC, Rural and Neighborhood Commercial**. Council District No. 7.

It was moved by Council Member Pinckney and seconded by Council Member Fish to **approve review, prior to Third Reading, of Bill No. 05-21**. The motion was passed by unanimous voice vote of the Committee.

8. **Bill No. 05-22**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Aslan Ventures, LLC**, 900 Block of Redbank Road, Goose Creek, TMS # 252-00-00-039, from **PDMU, Planned Development Mixed Use District, to R-5, Multi-Family District**, (14.452 acres) and **GC, General Commercial District**, (11.562 acres) (26.01 acres total). Council District No. 3.

It was moved by Council Member Crosby and seconded by Council Member Spooner to **approve review, prior to Third Reading, of Bill No. 05-22**. The motion was passed by unanimous voice vote of the Committee.

9. **Bill No. 05-23**, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Ana Oster**, 1717 South Live Oak Drive, Moncks Corner, TMS #161-14-00-033 (1.90 acres), from **F-1, Agricultural District to RNC, Rural Neighborhood Commercial District**. Council District No. 6.

It was moved by Council Member Fish and seconded by Council Member Mims to **approve review, prior to Third Reading, of Bill No. 05-23**. The motion was passed by unanimous voice vote of the Committee.

E. Review of Resolution proposed by Planning Commission.

Council Member Mims stated that denial of this Resolution would be a disservice to the public, as the Planning Commission has consistently provided an excellent service to this County.

It was moved by Council Member Spooner and seconded by Council Member Crosby to **deny the Resolution proposed by the Planning Commission.** The motion was passed by majority voice vote of the Committee. Council Member Mims and Council Member Pinckney voted "Nay".

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

The meeting ended at 9:27 pm.

June 13, 2005
Date Approved