

**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 June 13, 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 on Community Services, the Committee Justice and Public Safety and the Special Meeting of County Council 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**

**May 9, 2005**

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

- 1. Request by 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.**  
[Staff recommended Approval]  
[Planning Commission recommended Approval]
- 2. Request by 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.**  
[Staff recommended Approval]  
[Planning Commission recommended Approval]
- 3. Request by 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.**  
[Staff recommended Approval]  
[Planning Commission recommended Approval]

4. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

5. **Request by Beazer Homes, Discovery Drive and Royle Road, Ladson, TMS# 233-00-00-015, -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]

6. **Request by 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.** Council District No. 3.

[Staff recommended Approval]

[Planning Commission recommended Approval]

7 **Request by Elaine Yates, 628 Meyers Road, Summerville, TMS #222-11-00-050 (3.21 acres) from R-1, Single Family Residential to GC, General Commercial.** Council District No. 4.

[Staff recommended Denial]

[Planning Commission recommended Denial]

8. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

**B. Review prior to Second 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,- 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. 05-44, 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.

4. **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.

5. **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.

6. **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.

7. **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.

8. **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.

C. **Review prior to Third 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.

8. **Bill No. 05-33**, an ordinance providing for the establishment of vested rights to develop property in Berkeley County.

**HELD IN COMMITTEE**

9. **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.

June 8, 2005

  
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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 June 13, 2005**, in the Assembly Room of the Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 8:15 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. 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; Ms. Nicole Ewing, Deputy County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Mr. Dennis L. Fish, Council Member District No. 5 and Mrs. Judy C. Mims, Council Member District No. 6 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 May 9, 2005.

It was moved by Council Member Spooner and seconded by Council Member S. 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 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.**

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member Pinckney and seconded by Council Member S. Davis to approve consideration **prior to First Reading** the request by **Tony Thomas**. The motion was passed by unanimous voice vote of the Committee.

2. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member Pinckney and seconded by Council Member S. Davis to approve consideration **prior to First Reading** the request by **Brandon Hawkins**. The motion was passed by unanimous voice vote of the Committee.

3. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

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

4. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

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

5. **Request by Beazer Homes, Discovery Drive and Royle Road, Ladson, TMS# 233-00-00-015, -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]

Chairman Farley stated the request by Beazer Homes would be held.

6. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member Crosby and seconded by Council Member Spooner to approve consideration prior to First Reading the request by HLA, Inc. The motion was passed by unanimous voice vote of the Committee.

7 **Request by Elaine Yates, 628 Meyers Road, Summerville, TMS #222-11-00-050 (3.21 acres) from R-1, Single Family Residential to GC, General Commercial.** Council District No. 4.

[Staff recommended Denial]

[Planning Commission recommended Denial]

It was moved by Council Member Spooner and seconded by Council Member C. Davis to deny prior to First Reading the request by Elaine Yates. The motion was passed by unanimous voice vote of the Committee.

8. **Request by 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.

[Staff recommended Approval]

[Planning Commission recommended Approval]

It was moved by Council Member Pinckney and seconded by Council Member S. Davis to approve consideration prior to First Reading the request by Don Winningham. The motion was passed by unanimous voice vote of the Committee.

B. **Review prior to Second 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,- 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 Second 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 Crosby to approve **prior to Second Reading Bill No. 05-43**. The motion was passed by unanimous voice vote of the Committee.

3. **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.

Chairman Farley stated Bill No. 05-44 would be held.

4. **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 Pinckney and seconded by Council Member Spooner to approve **prior to Second Reading Bill No. 05-45**. The motion was passed by unanimous voice vote of the Committee.

5. **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 Pinckney to approve **prior to Second Reading Bill No. 05-46**. The motion was passed by unanimous voice vote of the Committee.

6. **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 S. Davis to approve **prior to Second Reading Bill No. 05-47**. The motion was passed by unanimous voice vote of the Committee.

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

8. **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 Pinckney to approve prior to Second Reading Bill No. 05-49. The motion was passed by unanimous voice vote of the Committee.

C. **Review prior to Third 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 Crosby to approve prior to Third Reading 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 S. Davis to approve prior to Third Reading 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 Crosby to approve prior to Third Reading 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 Spooner to approve **prior to Third Reading 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 Crosby to approve **prior to Third Reading 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 S. Davis and seconded by Council Member Pinckney to approve **prior to Third Reading 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.

It was moved by Council Member S. Davis and seconded by Council Member Crosby to approve **prior to Third Reading Bill No. 05-32**. The motion was passed by unanimous voice vote of the Committee.

8. **Bill No. 05-33**, an ordinance providing for the establishment of **vested rights** to develop property in Berkeley County.

It was moved by Council Member C. Davis and seconded by Council Member S. Davis to approve **prior to Third Reading Bill No. 05-33**. The motion was passed by unanimous voice vote of the Committee.

Mr. John Bolton, County Planner, stated this would give an applicant with an approved site specific development plan, two years vested rights with up to five one year extensions.

**HELD IN COMMITTEE**

9. **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 prior to Third Reading Bill No. 05-22. The motion was passed by unanimous voice vote of the Committee.

Without objection, Chairman Farley introduced the following for consideration prior to First Reading, an ordinance authorizing the conveyance of that certain piece of real property known as the Pineville Health Center located in Pineville, Berkeley County, South Carolina.

It was moved by Council Member Pinckney and seconded by Council Member S. Davis to approve prior to First Reading, an ordinance authorizing the conveyance of that certain piece of real property known as the Pineville Health Center located in Pineville, Berkeley County, South Carolina. The motion was passed by unanimous voice vote of the Committee.

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

The meeting ended at 8:35 pm.

July 11, 2005  
Date Approved