



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**January 20, 2016 5:00PM 2 George St**

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF JANUARY 20, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 20, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

- 1. 498 & 502 King St & 86 Mary St (Peninsula) TMS# 4601202018, 019 & 021** – 0.28 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed-Use Workforce Housing (MU-2/WH).  
Owner: 502 King St, LLC  
Applicant: ADC Engineering – Chris Cook
- 2. 652 Rutledge Ave (North Central - Peninsula) TMS# 4600302149** – 0.0728 ac. Request rezoning from Diverse Residential (DR-1F) to Residential Office (RO).  
Owner: Abigail D. Walsh  
Applicant: Erika V. Harrison

### REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### PRELIMINARY & FINAL PLATS

- 1. Benefifocus Campus (Daniel Island) TMS# 2750000132** – 22.8 ac. 4 lots. DI-GO. Final subdivision plat pending approval.
- 2. Heritage Oaks, Phase 1 (James Island) TMS# 3370000457** – 4.0 ac. 5 lots. SR-3. Final subdivision plat pending approval.
- 3. Parcel J, Phase 1 (Daniel Island) TMS# 2750000112** – 1.8 ac. 3 lots. DI-GO. Final subdivision plat pending approval.
- 4. Parcel Q5, Phase 2 (Daniel Island) TMS# 2750000155** – 8.4 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
- 5. Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 40 lots. DI-RI. Preliminary subdivision plat pending approval.
- 6. Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203** – 21.3 ac. 73 lots. DI-R. Preliminary subdivision plat pending approval.
- 7. Charleston Regional Business Center, Tract V-1 (Cainhoy) TMS# 2670000129** – 16.3 ac. 2 lots. LI. Final subdivision plat under review.

## REPORT OF THE TRC (CONTINUED)

### ROAD CONSTRUCTION PLANS

1. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 40 lots. DI-RI. Road construction plans under review.
2. **Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203** – 21.3 ac. 73 lots. DI-R. Road construction plans under review.
3. **Woodbury Park, Phase 1 (Johns Island) TMS# 3130000048, 049, 050** – 52.9 ac. 48 lots. SR-1. Road construction plans under review.
4. **Ashley Point, Phase 1 (West Ashley) TMS#2860000044** – 84.4 ac. 136 lots. SR-6. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 20, 2016

**Rezoning 1 :**

**498 & 502 King St & 86 Mary St  
(Peninsula)**

**BACKGROUND**

The applicant is requesting a rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH) on three properties fronting on King Street and Mary Street. The subject properties, located on the northeast corner of King Street and Mary Street, are surrounded by MU-2/WH, GB and Light Industrial (LI) zonings. The adjacent and nearby zonings allow for a great diversity of uses and urban building types. The property to the east (Hughes Lumber) was recently approved by City Council for MU-2/WH zoning.

The subject lot located at 502 King Street is occupied by a three-story, urban, mixed-use building and the adjacent two subject lots are used as a surface parking lot. Immediately adjacent are similar urban buildings typical of designs and uses found on King Street (former Morris Sokol and Bluesteins).

The Mixed Use/Workforce Housing zoning districts were created to encourage mixed use development with diverse housing options in appropriate areas of the City. The district provides incentives to encourage a mixture of uses and promotes a mixture of housing opportunities within a single project through rental and homeowner programs aimed at specific income levels. The district requires a minimum number of Workforce Housing units for projects that include 5 or more residential units. In the MU-2/WH district, owner-occupied workforce units are targeted toward the housing market that includes households making no more than 120% of the area median income. Rental workforce units are targeted toward households making no more than 80% of the area median income. The permitted uses in MU-2/WH are the same as those allowed in General Business zoning.

**CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** notes that this area is adjacent to the region's key mass transit route. More diversity of uses and housing density is, therefore, appropriate and encouraged in such an urban location. The Century V Plan indicates the area in which the subject property lies to be **Urban Core** and suitable for higher residential densities and mixture of uses. Given the context of existing structures, existing uses, and proximity to existing and potential transportation nodes, the MU-2/WH zoning is appropriate for this location.

**STAFF RECOMMENDATION**

APPROVAL

## Rezoning 1

498 & 502 King St & 86 Mary St  
(Peninsula)

TMS# 4601202018, 019 & 021

0.28 ac.

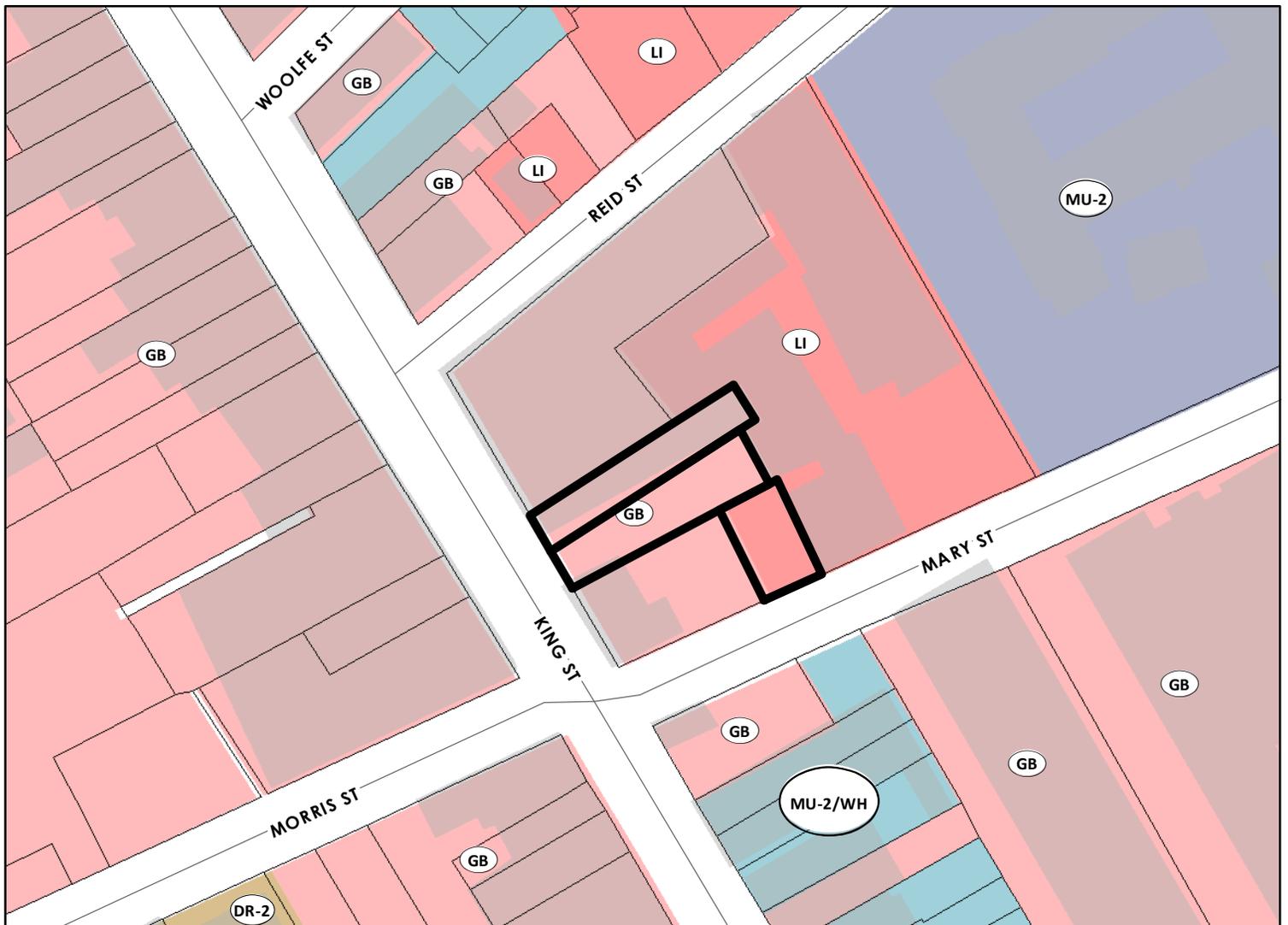
Request rezoning from General Business (GB)  
and Light Industrial (LI) to  
Mixed-Use Workforce Housing (MU-2/WH).

Owner: 502 King St, LLC  
Applicant: ADC Engineering – Chris Cook

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 20, 2016

**Rezoning 2 :**

**652 Rutledge Ave (North Central - Peninsula)**

**BACKGROUND**

The applicant is requesting a rezoning from Diverse Residential (DR-1F) to Residential Office (RO). The property is located on the block of Rutledge Avenue between Huger Street and Moultrie Street. The subject property is surrounded on three sides by DR-1F zonings and LB across Rutledge Avenue. The neighborhood in which the subject parcel resides consists of mostly residential uses but there are several commercial, institutional and civic uses throughout.

Rutledge Avenue is one of the longest continuous corridors on the peninsula and changes character as it courses in and out of various neighborhoods. The neighborhood surrounding the subject property contains a variety of residential building types and uses; especially along Rutledge Avenue. The adjacent parcel to the north contains a church while the other adjacent properties contain residential units. Across Rutledge Avenue is a bank (with drive-through) and a former retail strip (with large parking lot) that was converted to office space.

The subject property is occupied by an existing L-shaped, 2-story, multi-unit, residential structure that is oriented toward and addressed to Rutledge Avenue. Part of the existing building overlaps the boundary line of the adjacent property to the south.

The RO zoning in the City's Zoning Ordinance was intended to allow limited office uses in existing residential structures along major corridors. The zoning allows a residential unit, office units or both types of units on the same property. Because there are no existing commercial zonings on this block, particular consideration should be given to the surrounding neighbors and neighborhood associations in this rezoning request.

**CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning or rezoning of property. The plan also encourages a mixture of uses in appropriate areas. The Century V Plan map indicates the subject property is in an area designated as **Urban** which is mixed-use but primarily residential. The Residential Office zoning would maintain the appearance of the dominant residential character of this particular block while allowing a diversity of uses on a major peninsula corridor. Given the existing zoning and existing pattern of development in the surrounding area the proposed RO zoning is appropriate for this site.

**STAFF RECOMMENDATION**

APPROVAL

## Rezoning 2

652 Rutledge Ave  
(North Central - Peninsula)

TMS# 4600302149

0.0728 ac.

Request rezoning from Diverse Residential (DR-1F)  
to Residential Office (RO).

Owner: Abigail D. Walsh  
Applicant: Erika V. Harrison

Area



Location

