



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

April 20, 2016 5:00PM 2 George St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF APRIL 20, 2016

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

REZONING

1. **Walnut St and E St (Peninsula) TMS# 4590501001 & 003** – 0.86 ac. Request rezoning from Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Container Maintenance Corp
Applicant: Thomas & Hutton – Tony Woody

SUBDIVISION

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).
Owner: Lennar Coastal Carolina, Inc.
Applicant: Thomas & Hutton Engineering Co.

ZONINGS

1. **604 Savannah Hwy (Moreland - West Ashley) TMS# 4210300179** – 0.24 ac. Request zoning of Residential Office (RO). Zoned Saint Andrews Overlay District (OD-STA) in Charleston County.
Owner: JSF Properties LLC
2. **Savannah Hwy (West Ashley) TMS# 2860000033** – 16.01 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: Selaf Gateway Village LLC
3. **2066 Vestry Dr (Church Creek - West Ashley) TMS# 3551400022** – 0.28 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Ruben Nelson
4. **2048 Vestry Dr (Church Creek - West Ashley) TMS# 3551400095** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Leigh Berry
5. **1436 Battle Ground Rd (Fort Lamar - James Is.) TMS# 4310600099** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Frank Treiber

ORDINANCE AMENDMENT

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**

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. **Foundry Alley (East Side – Peninsula) TMS# 4590504156, 172, 174-177.** 0.92 ac. 21 lots. PUD. Preliminary subdivision plat under review.
2. **Parcel E, Phase 2C (Daniel Island) TMS# 2750000110.** 16.98 ac. 22 lots. DI-R, DI-RI. Final subdivision plat pending approval.
3. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790000017, 666.** 19.22 ac. 49 lots. SR-1. Preliminary subdivision plat pending approval.
4. **South Point II (West Ashley) TMS# 3070000007.** 28.93 ac. 2 lots. PUD. Final subdivision plat pending approval.
5. **West Ashley Circle (West Ashley) TMS# 3010000048.** 12.92 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
6. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 87.80 ac. 59 lots. PUD. Preliminary subdivision plat under review.
7. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.40 ac. 36 lots. PUD. Preliminary subdivision plat pending approval.
8. **Grand Oaks, Phases 7-11 (West Ashley) TMS# 3010000697.** 142.08 ac. 332 lots. PUD. Preliminary subdivision plat pending approval.
9. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.61 ac. 87 lots. PUD. Preliminary subdivision plat under review.

Road Construction Plans

1. **Foundry Alley (East Side – Peninsula) TMS# 4590504156, 172, 174-177.** 0.92 ac. 21 lots. PUD. Road construction plans under review.
2. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 87.80 ac. 59 lots. PUD. Road construction plans under review.
3. **Grand Oaks, Phase 4 (West Ashley) TMS# 3010000694.** 11.30 ac. 9 lots. PUD. Road construction plans pending approval.
4. **Grand Oaks, Phases 5-6 (West Ashley) TMS# 3010000694, 695.** 19.94 ac. 30 lots. PUD. Road construction plans pending approval.
5. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.40 ac. 36 lots. PUD. Road construction plans under review.
6. **The Crossings at West Ashley (West Ashley) TMS# 3090000003.** 7.20 ac. 1 lot + R/W. Road construction plans pending approval.
7. **WestEdge Infrastructure (Westside – Peninsula) TMS# 4600000012, 013, 022.** 1.10 ac. MU-2/WH. Road construction plans pending approval.
8. **Grand Oaks, Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697.** 69.25 ac. 144 lots. PUD. Road construction plans under review.
9. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.61 ac. 87 lots. PUD. 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.

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 three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

April 20, 2016

Rezoning 1 :

Walnut St and E St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Light Industrial (LI) to Mixed-Use Workforce Housing (MU-2/WH). The subject properties, located between Walnut Street and Interstate Highway 26, are surrounded by General Business (GB) zonings with MU-2/WH and Diverse Residential (DR-1 & DR-2) zonings nearby. The adjacent and nearby zonings allow for a great diversity of uses and building types.

The subject properties are currently vacant. One80 Place is across E Street from the properties. Other surrounding and nearby uses include multi-family housing, vacant commercial buildings, warehouses (mainly along Meeting Street) and Housing Authority administrative buildings.

The general area surrounding the subject property has the potential for well-designed, more intensive infill development that could contribute to the revitalization of this part of the peninsula and the City overall. The area has the potential to be developed with uses that provide many services to the City including neighborhood services, places of employment and affordable housing. Access to the US Highway 17, Interstate 26, major peninsula streets, public transit stops and future potential rail stations make this area ideal for higher residential densities.

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-1/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-1/WH are the same as those allowed in Limited 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 as well as the central vehicle artery of I-26. More diversity of uses and housing density is, therefore, appropriate and encouraged in such a 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. Urban-format buildings in this area will be a catalyst for future development in the area. Given the context of existing structures, existing uses, and proximity to existing and potential transportation nodes, the MU-2/WH and 80/30 Old City Height District zonings are recommended for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

Walnut St and E St (Peninsula)

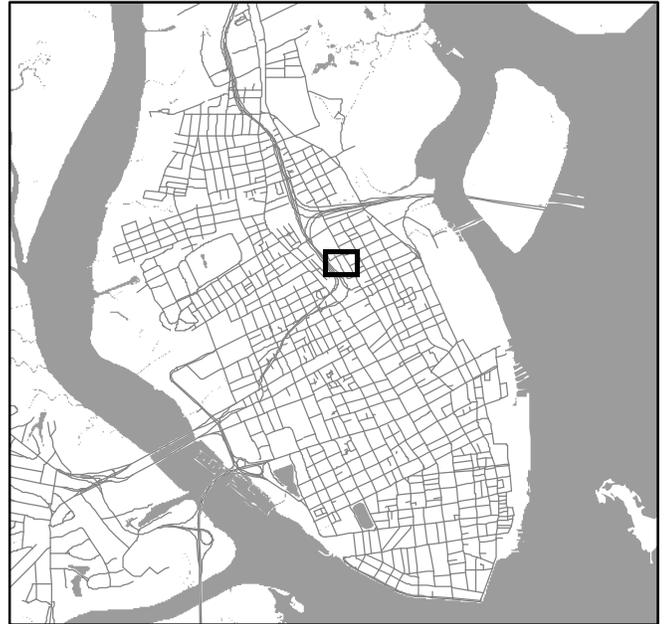
TMS# 4590501001 & 003

0.86 ac.

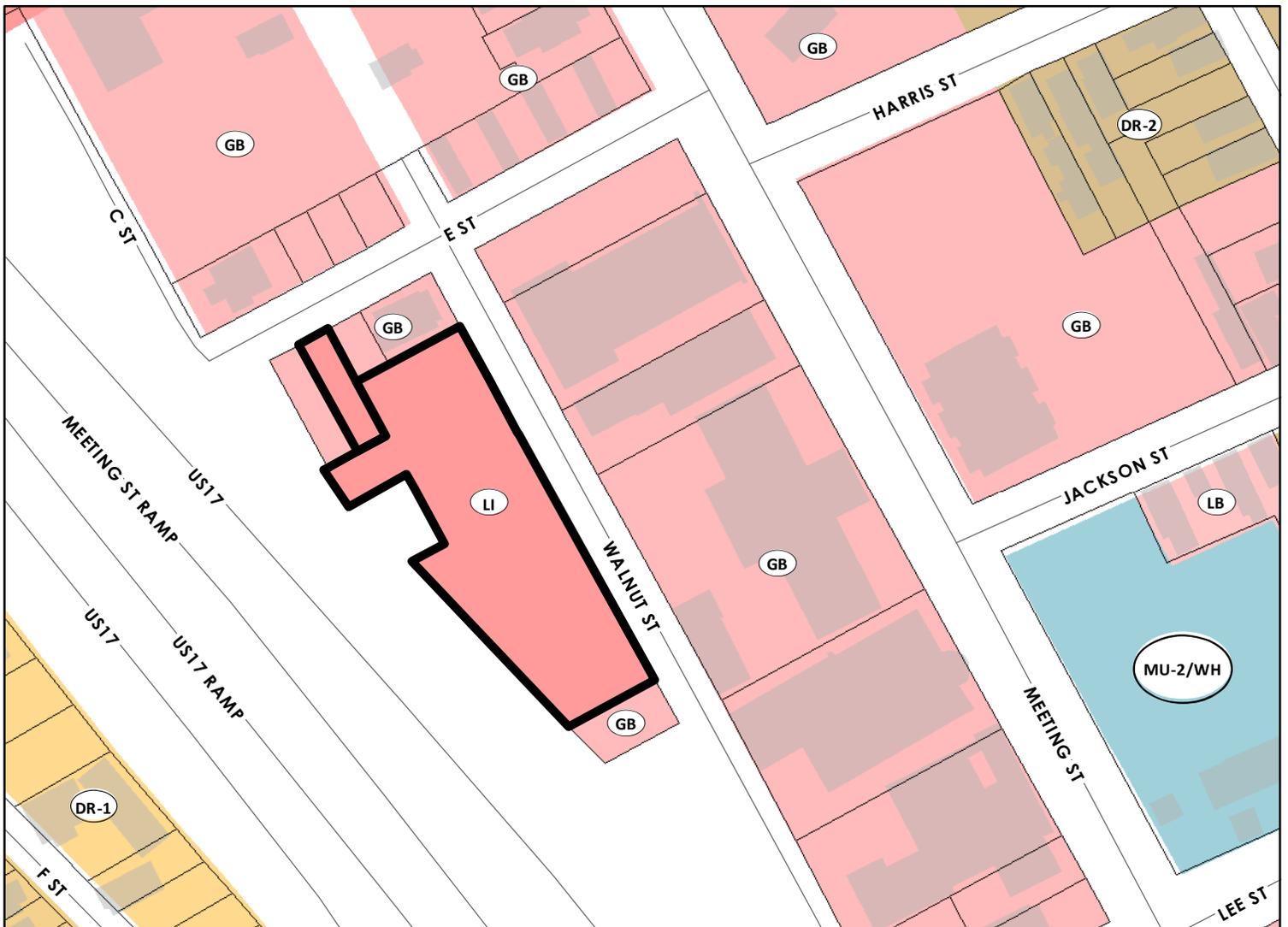
Request rezoning from Light Industrial (LI) to
Mixed-Use/Workforce Housing (MU-2/WH).

Owner: Container Maintenance Corp
Applicant: Thomas & Hutton – Tony Woody

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

April 20, 2016

Zoning 1:

604 Savannah Hwy (Moreland - West Ashley)

BACKGROUND

The subject property is pending annexation into the City and the property owner is requesting zoning of Residential Office (RO). The property is zoned Saint Andrews Overlay District (OD-STA) in Charleston County with a future land use designation of Office Residential. The property is surrounded by SR-1 and SR-2 zonings in the City and is surrounded by single-family homes. There are a few offices in residential buildings on Savannah Highway within a block of the subject property that are considered legal non-conforming (or "grandfathered") uses.

The subject property has been used as an office for many years. The property is unique in this area in that it has several existing off-street parking spaces to the rear of the building. Site regulations for parking in the RO zoning district require spaces to be located to the side or rear of the building; which can be difficult to meet on many smaller residential lots in the area.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses and a few compatible commercial uses. Given the existing zoning, existing use and existing pattern of development in the surrounding area the Residential Office (RO) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

604 Savannah Hwy (Moreland - West Ashley)

TMS# 4210300179

0.24 ac.

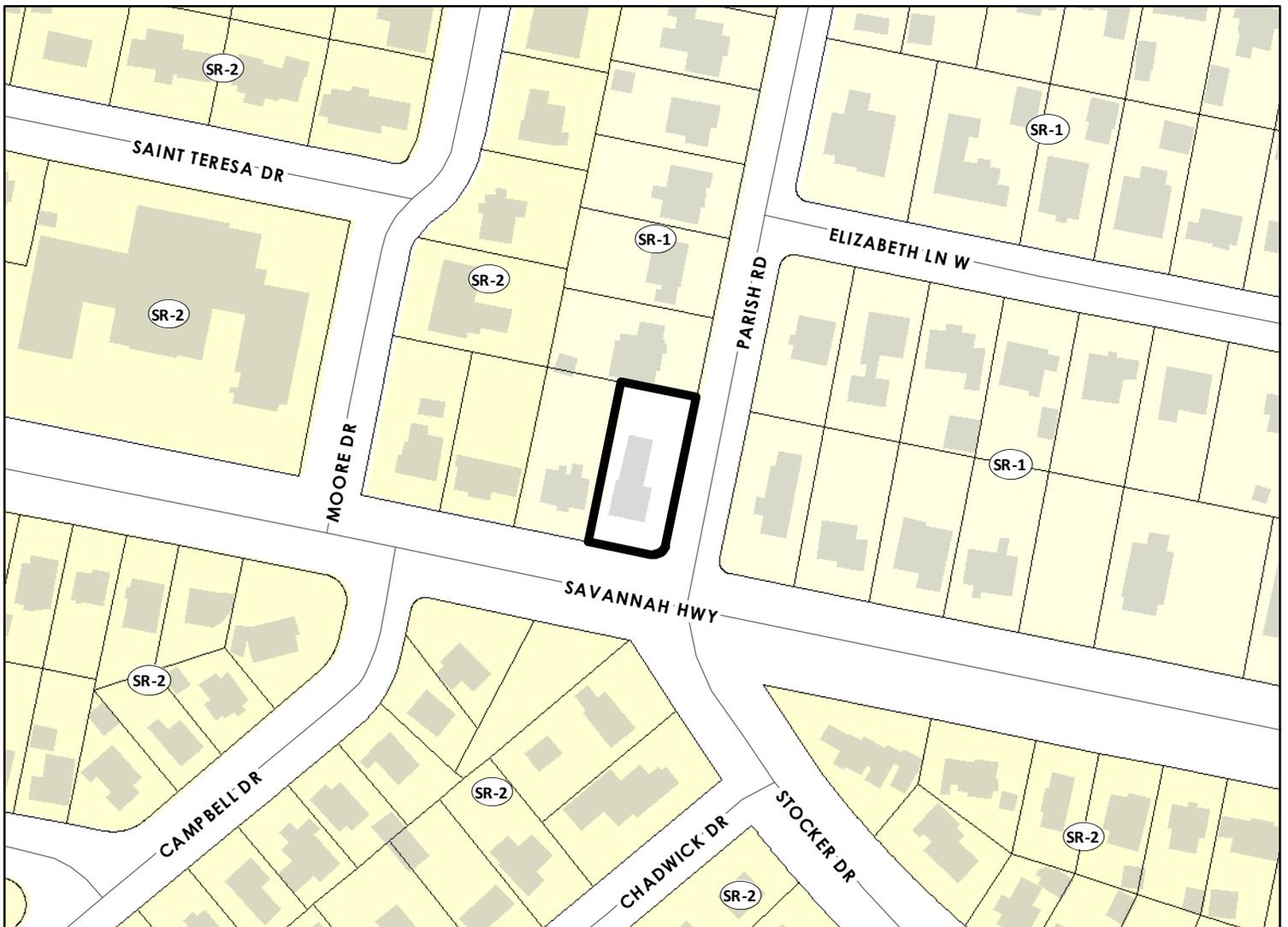
Request zoning of Residential Office (RO).
Zoned Saint Andrews Area Overlay District
in Charleston County.

Owner: JSF Properties LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

April 20, 2016

Zoning 2:

Savannah Hwy (West Ashley)

BACKGROUND

The subject property is pending annexation into the City and the property owner is requesting General Business (GB) zoning. The property is zoned Community Commercial (CC) in Charleston County. The property is surrounded by General Business (GB) zoning in the City and Community Commercial (CC) and Industrial (I) zonings in Charleston County. Adjacent uses include the Public retail shopping center and a bank to the east, a strip retail center to the west, and offices, restaurants, drug stores and gas stations close by. There is a large wooded tract to the north of the subject property.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Highway** district in which the character of the area is typified automobile intensive uses such as large retail centers, businesses with drive-thru windows and suburban architecture. Given the existing zoning and existing pattern of development in the surrounding area the General Business (GB) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 2

Savannah Hwy (West Ashley)

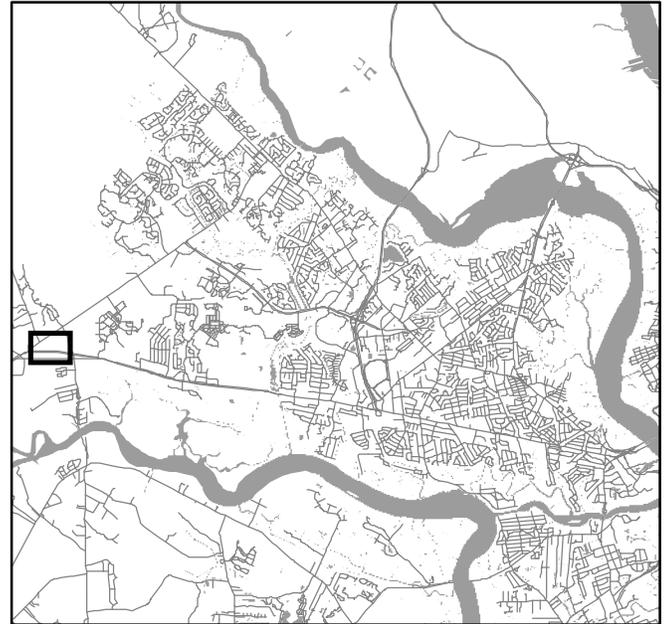
TMS# 2860000033

16.01 ac.

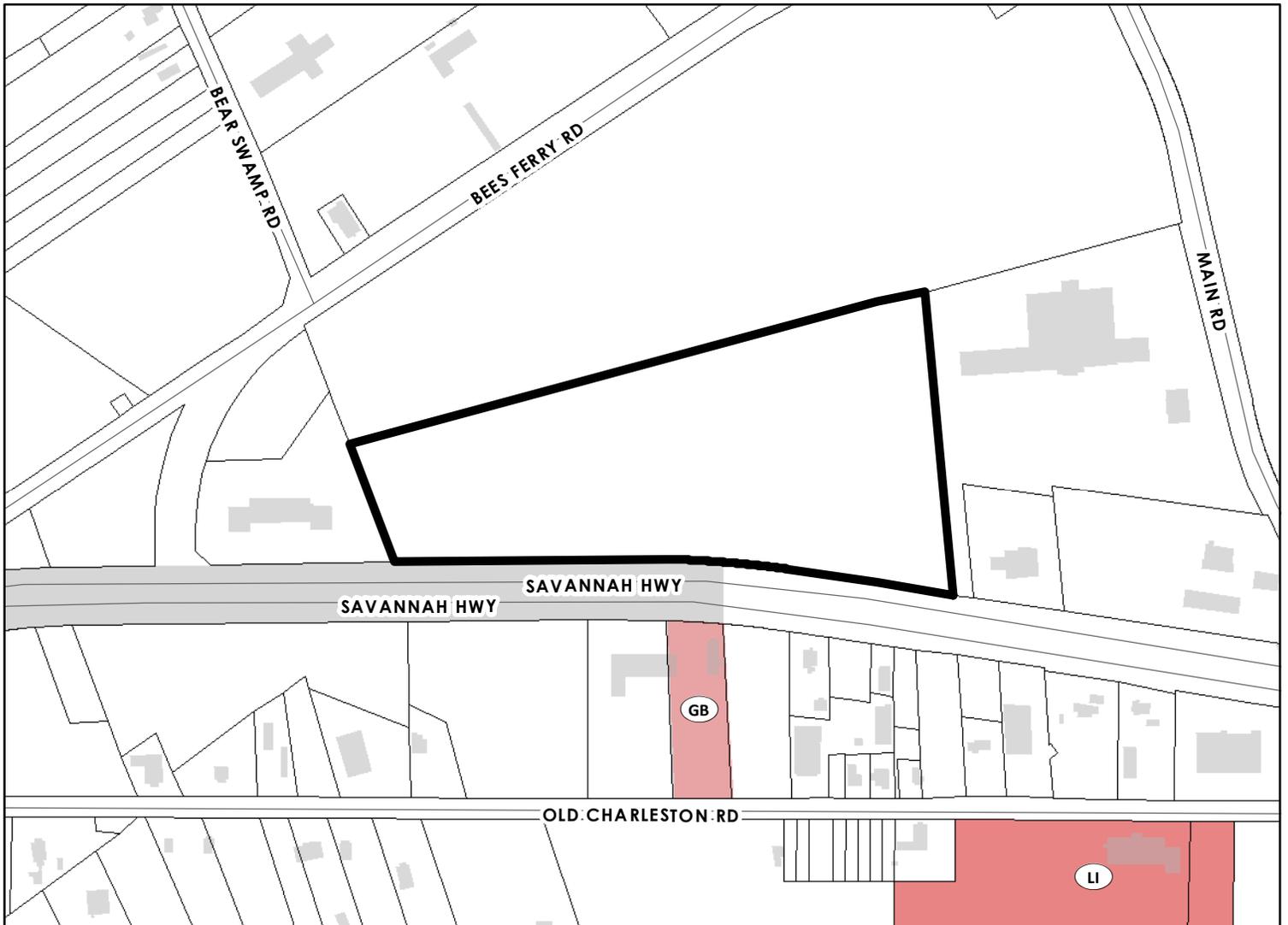
**Request zoning of General Business (GB).
Zoned Community Commercial (CC)
in Charleston County.**

Owner: Selaf Gateway Village LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

April 20, 2016

Zonings 3 through 5 :

Recently Annexed Properties in West Ashley & James Island

BACKGROUND

The following zoning items are located in the **West Ashley** and **James Island** areas of the City and were recently annexed. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
<u>West Ashley</u>					
3.	2066 Vestry Dr	0.28	Single-Family Residential	R-4	SR-I
4.	2048 Vestry Dr	0.33	Single-Family Residential	R-4	SR-I
<u>James Island</u>					
5.	1436 Battle Ground Rd	0.34	Single-Family Residential	R-4	SR-I

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban Edge** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 3 THROUGH 5

Zoning 3

2066 Vestry Dr (Church Creek - West Ashley)

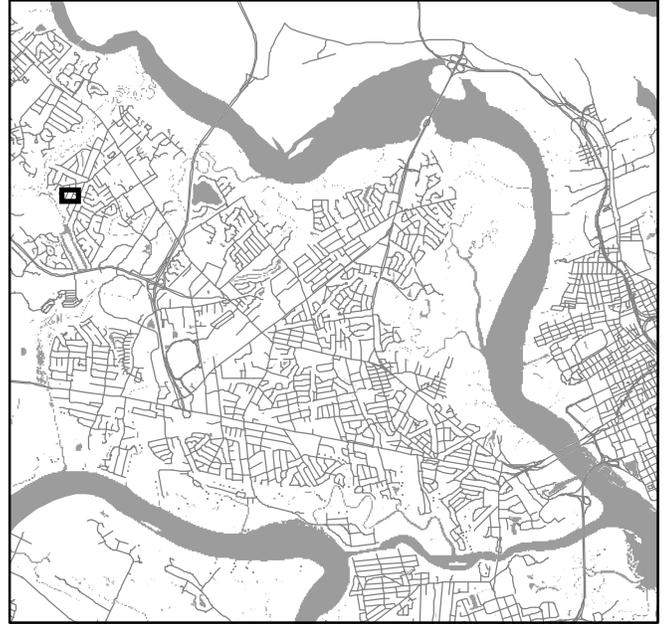
TMS# 3551400022

0.28 ac.

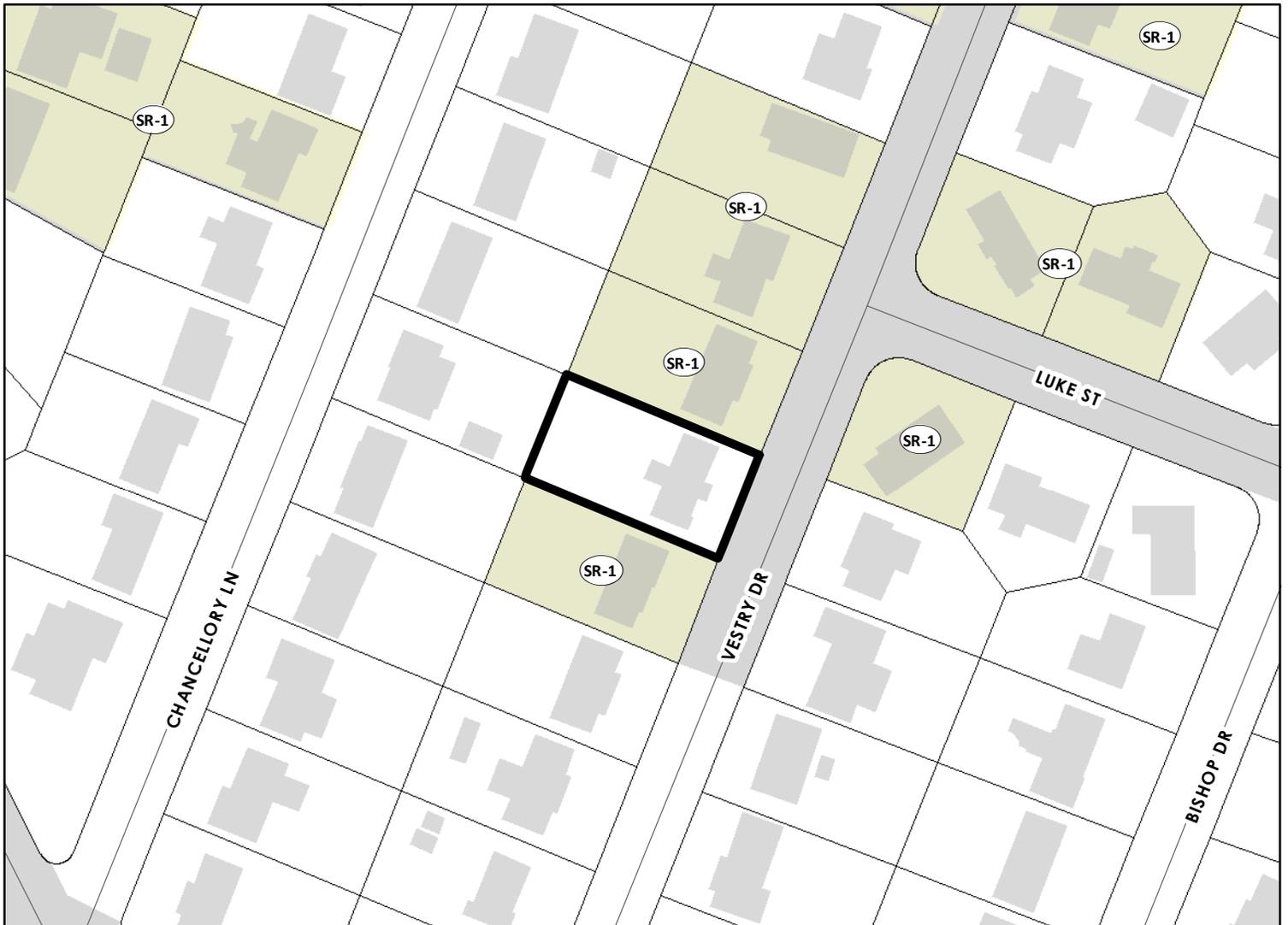
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Ruben Nelson

Area



Location



Zoning 4

2048 Vestry Dr (Church Creek - West Ashley)

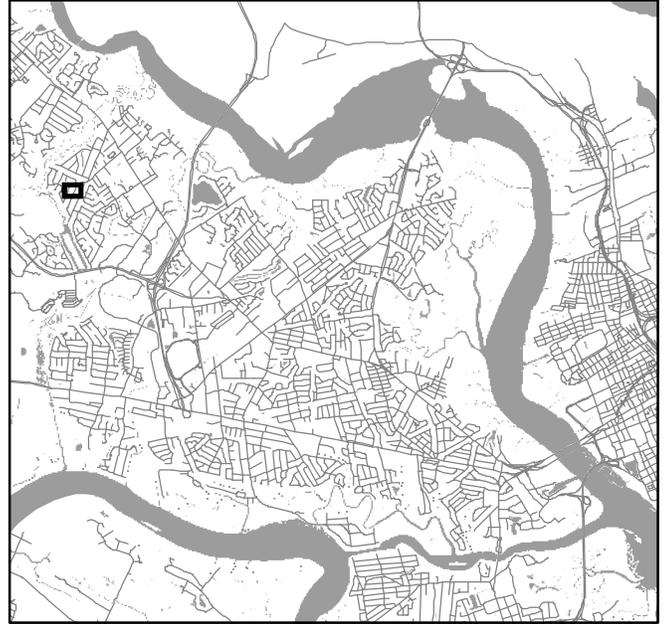
TMS# 3551400095

0.33 ac.

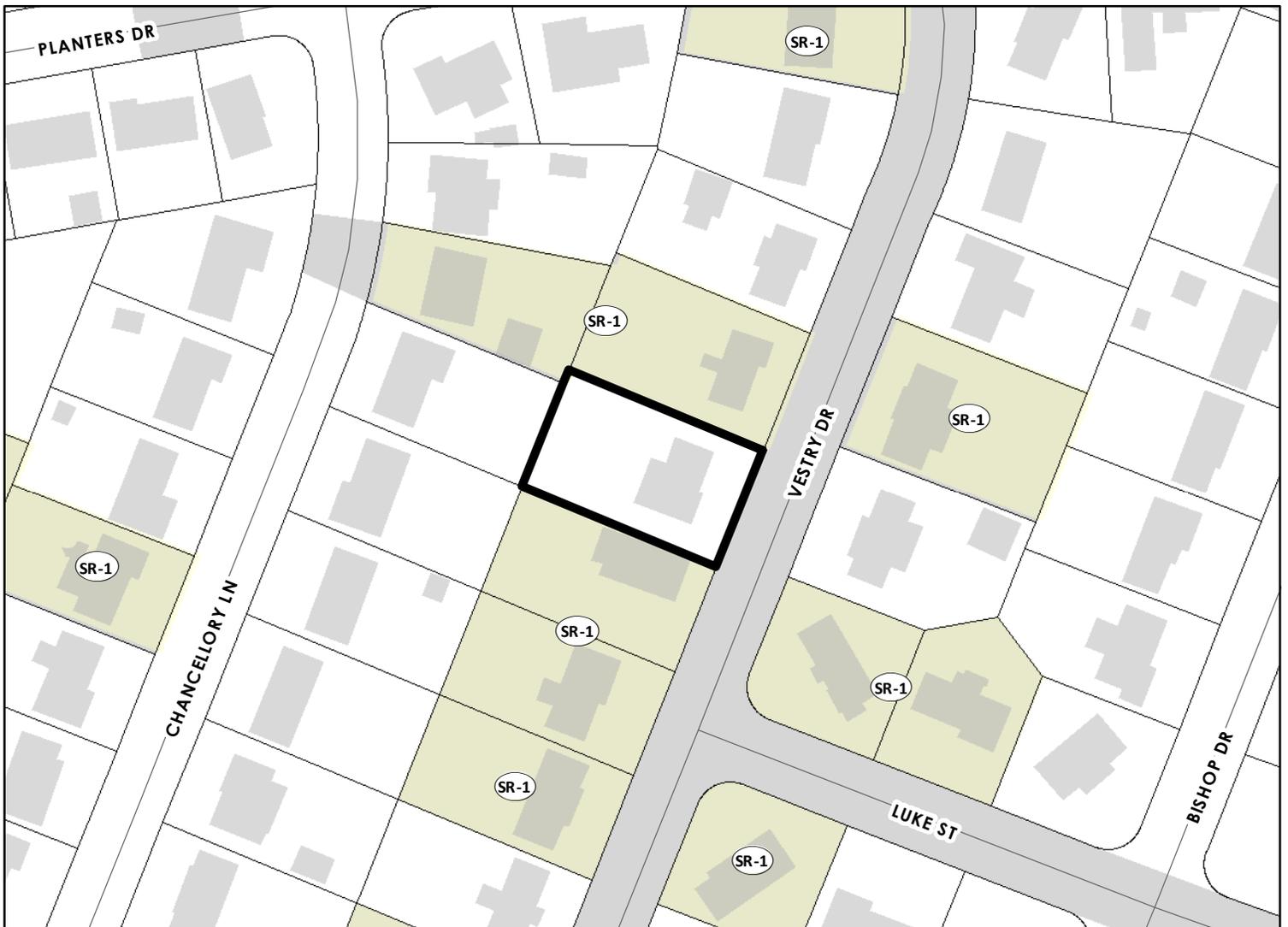
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Leigh Berry

Area



Location



Zoning 5

1436 Battle Ground Rd (Fort Lamar - James Is.)

TMS# 4310600099

0.34 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Frank Treiber

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

April 20, 2016

Ordinance Amendment 1 :

Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**

BACKGROUND

Charleston City Council initiated this Zoning Ordinance amendment and gave it first reading approval on February 9, 2016.

AN ORDINANCE

TO AMEND SECTION 54-943(c) OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO MODIFY THE VOTE REQUIRED OF CITY COUNCIL IN THE EVENT A MATTER IS DISAPPROVED BY THE PLANNING COMMISSION OR WHEN A PETITION IN OPPOSITION TO A MATTER SIGNED BY OWNERS OF TWENTY PERCENT OF THE AREA OF LOTS SUBJECT TO THE MATTER, OR OF THOSE IMMEDIATELY ADJACENT ON THE SIDES AND REAR OR DIRECTLY OPPOSITE THERETO IS PRESENTED TO COUNCIL TO SIXTY (60%) PERCENT OF THE MEMBERS OF COUNCIL PRESENT AND VOTING.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the number of votes required of City Council in the event an amendment, supplement or change is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots affected by a matter, or of those immediately adjacent in the rear or sides thereof, or of those directly opposite thereto to sixty (60%) of the members of council present and voting, so that hereafter, Sec. 54-943 (c) of the Zoning Ordinance shall read as follows (changes in strike through and **bold**):

c. In case the proposed amendment, supplement, or change be disapproved by the Planning Commission, or a protest be presented duly signed and acknowledged by the owners of twenty percent or more either of the areas of the lots included in such change, or of those immediately adjacent in the rear and on the side or sides thereof or of those directly opposite thereto, such amendment, supplement or change shall not become effective except by a favorable vote of ~~three-fourths (3/4) of all members of the City Council~~ **sixty (60%) of the members of City Council present and voting.**

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2016,
and in the _____th Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Clerk of Council