



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

June 15, 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 JUNE 15, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, June 15, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. 606 Savannah Hwy (Moreland – West Ashley) TMS# 4210300180** – 0.24 ac. Request rezoning from Single-Family Residential (SR-1) to Residential Office (RO).
Owner: Terry Day
Applicant: Rentco LLC
- 2. 1522 Balsam St (Ardmore - West Ashley) TMS# 3500700045** – 0.55 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).
Owner: Anthony A. Coaxum
- 3. 124 Spring St (Peninsula) TMS# 4601102027** – 0.597 ac. Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: CKC Properties LLC
Applicant: AJ Architects
- 4. 176 Concord St (Peninsula) TMS# 4590000009 (a portion)** – 5.039 ac. Request rezoning from 50/25 Old City Height District to 56/30V Old City Height District.
Owner: SC State Ports Authority
Applicant: Leucadia Coast Investor LLC
- 5. 186 Concord St (Peninsula) TMS# 45900000091** – 1.493 ac. Request rezoning from 50/25 Old City Height District to 56/30V Old City Height District.
Owner: SC State Ports Authority
Applicant: Leucadia Coast Investor LLC

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. 1211 Camellia Rd (Pinecrest Gardens - West Ashley) TMS# 3511200050** – 0.14 ac. Request zoning of Single-Family Residential (SR-2). Single-Family Residential (R-4) in Charleston County.
Owner: Denis O'Doherty & Robert Harvey
- 2. 1643 Sulgrave Rd (Forest Lakes - West Ashley) TMS# 3540200043** – 0.30 ac. Request zoning of Single-Family Residential (SR-1). Single-Family Residential (R-4) in Charleston County.
Owner: Emmanuel Ferguson & Maranda Adams

PLAN AMENDMENT

Request approval of adoption of the Dupont | Wappoo Community Plan.

MEMORANDUM OF UNDERSTANDING

Request approval of the Dupont | Wappoo Community Plan Memorandum of Understanding.

ORDINANCE AMENDMENT AND REZONINGS IN THE DUPONT WAPPOO AREA

1. Request amendment to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to create the Dupont Wappoo Planning Area and DuWap Overlay Zone, to create the Job Center zoning district and amend various existing sections of the Zoning Ordinance as necessary to include standards for the DuWap Overlay Zone and the Job Center district.**
2. Request amendment to the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, **so that the following properties located in the Dupont Wappoo Area of West Ashley be rezoned: TMS# 351150009 from Business Park (BP) to Commercial Transitional (CT); TMS# 3500100049, 3511400012, 014, 099, 100, 101 and 111, 3511500007, 023, 025, 027 and 042 from Business Park (BP) to Job Center (JC); TMS# 3511500041 from Commercial Transitional (CT) to Job Center (JC); TMS# 3500200029 and 225 from Diverse Residential (DR-1F) to Conservation (C); TMS# 3500100084, 3511300012, 3511400026 and 028 from Diverse Residential Mobile Home (DR-3) to Job Center (JC); TMS# 3500100006 and 109, 3511300010, 061 and 064, 3511400006, 007, 010, 074, 0741, 075 and 077, 3511500006, 008, 056, 057 and 058, 3511600008, 012, 015, 017, 018, 023, 024, 025 and 130 from General Business (GB) to Job Center (JC); TMS# 3511500039 from General Office (GO) to Commercial Transitional (CT); TMS# 3500100009 and 091, 3511500002 and 029 from General Office (GO) to Job Center (JC); TMS# 3500200137, 138, 168, 169, 170 and 171, 3511600026 from Limited Business (LB) to Job Center (JC); TMS# 3500200023, 107 and 118 from Residential Office (RO) to General Office (GO); TMS# 3500100108 and 3500500174 from Residential Office (RO) to Single Family Residential (SR-1); TMS# 3500600084 from Single & Two Family Residential (STR) to Conservation (C); TMS# 3500100092, 3511300063, 3511400005, 008, 009, 011, 022, 024, 068 and 080 from Single Family Residential (SR-1) to Job Center (JC).**
3. Request amendment to the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, **so that the following properties located in the Dupont Wappoo Area of West Ashley be rezoned so as to be included in the DuWap Overlay Zone: TMS# 3100800001, 002, 004, 011, 013 and 021, 3500100078 and 098, 3500200004, 005, 006, 007, 008, 009, 010, 011, 012, 015, 017, 023, 024, 094, 102, 103, 107, 118, 137, 138, 150, 170, 171 and 227, 3500500022, 036, 045, 047, 055, 061, 072, 073, 075, 077, 078, 079, 147, 163, 174, 278, 279, 280, 281, 282 and 283, 3500600060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075 and 144, 3511300010, 012, 013, 020, 047, 051, 061, 063, 067, 068, 069, 074, 079, 080, 081, 083 and 085, 3511500003, 007, 008, 009, 039, 041, 042 and 058, 3511600015, 017, 025 and 026.**

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.** 0.9 ac. 14 lots. PUD. Preliminary subdivision plat pending approval.
2. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 27.4 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
3. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 86 lots. PUD. Preliminary subdivision plat pending approval.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Preliminary subdivision plat pending approval.
5. **16 Strawberry Lane (North Central – Peninsula) TMS# 4600302069.** 0.08 ac. 2 lots. DR-2F. Preliminary subdivision plat under review.
6. **1002 & 1003 Encampment Court (James Island) TMS# 4251200259, 260.** 0.5 ac. 3 lots. DR-1F. Preliminary subdivision plat under review.
7. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069.** 34.6 ac. 128 lots. PUD. Preliminary subdivision plat under review.
8. **Lucky Road (James Island) TMS# 3410000103.** 1.6 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
9. **West Island Center (West Ashley) TMS# 3100800010, 014.** 8.1 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
10. **Whitney Lake, Phase 2B (Johns Island) TMS# 3120000334.** 6.5 ac. 51 lots. DR-6. Final subdivision plat under review.

Road Construction Plans

1. **Foundry Alley (East Side – Peninsula) TMS# 4590504156, 172, 174-177.** 0.9 ac. 14 lots. PUD. Road construction plans under review.
2. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 27.4 ac. 26 lots. C(ND). Road construction plans under review.
3. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 86 lots. PUD. Road construction plans pending approval.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Road construction plans under review.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans under review.
6. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069.** 34.6 ac. 128 lots. PUD. Road construction plans under review.
7. **Grand Oaks, Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697.** 69.3 ac. 144 lots. PUD. Road construction plans under review.
8. **West Ashley Senior Center (West Ashley) TMS# 3090000028, 3510100021-023, 035, 040.** 1.0 ac. 2 lots. GB. 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**

June 15, 2016

Rezoning 1 :

**606 Savannah Hwy
(Moreland – West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to Residential Office (RO). The subject property, located on the north side of Savannah Highway between Parish Road and Moore Drive, is surrounded by Single-Family Residential (SR-1 and SR-2) and Residential Office (RO) zonings. The properties to the rear, to the west and across Savannah Highway from the subject property are occupied by single-family homes. The property immediately to the east of the subject property contains an office use in a residential building. The property to the east (604 Savannah Hwy) was recently annexed into the City of Charleston and approved as a Residential Office (RO) zoning based on its previous zoning in Charleston County that allowed offices in residential buildings. Aside from the one property zoned RO, there are no other commercial zonings on either side of Savannah Highway for several blocks in either direction from the subject property.

The subject property is currently occupied by a small single-family house with a narrow drive running between the house and the western property boundary. 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 smaller residential lots in the area. Because of the existing site layout, trees, required buffers and other considerations, the subject property may not meet requirements if it were to be rezoned.

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 site layout and existing pattern of development in the surrounding area the Residential Office (RO) zoning is not recommended. Expanding commercial uses in this area conflicts with the character of the surrounding blocks and would certainly put pressure on extending commercial further down the street.

STAFF RECOMMENDATION

DISAPPROVAL

Rezoning 1

606 Savannah Hwy (Moreland - West Ashley)

TMS# 4210300180

0.24 ac.

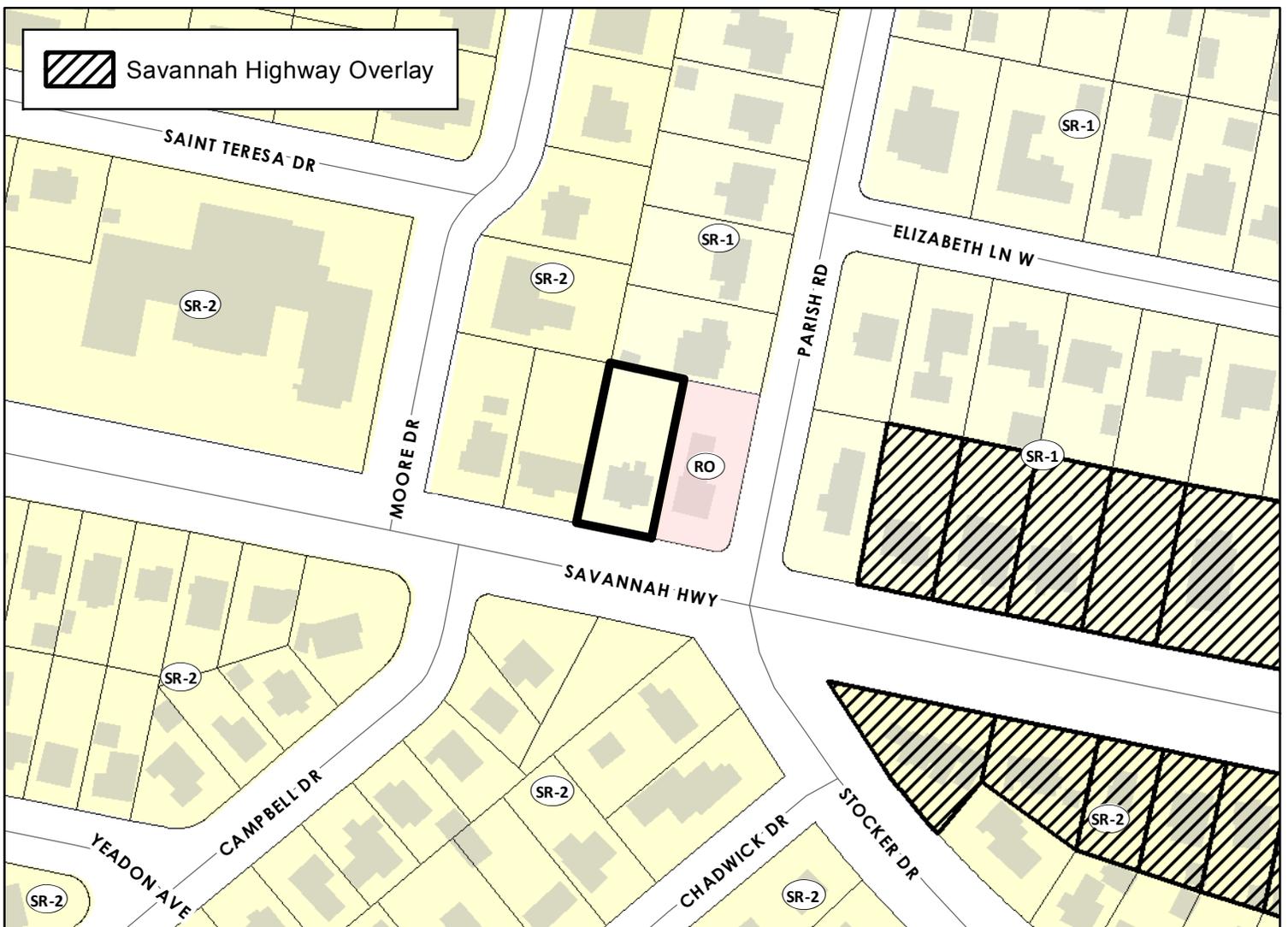
Request rezoning from Single-Family Residential (SR-1)
to Residential Office (RO).

Owner: Terry Day
Applicant: Rentco LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Rezoning 2 :

**1522 Balsam St
(Ardmore - West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR). The subject property, located between Balsam Street and the West Ashley Bikeway, is surrounded by Single-Family Residential (SR-2) zoning with Diverse Residential zoning (DR-1F) and Single and Two-Family Residential (STR) zonings prevalent throughout the neighborhood. The property is surrounded by single-family homes, duplexes and small apartments (and backs up to the bikeway which is a City park). The subject property, once three separate parcels, now contains a single-family home.

The STR zoning allows a single-family home or two residential units (attached or detached) on one parcel.

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 pattern of development in the surrounding neighborhood, the STR zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

1522 Balsam St (Ardmore - West Ashley)

TMS# 3500700045

0.55 ac.

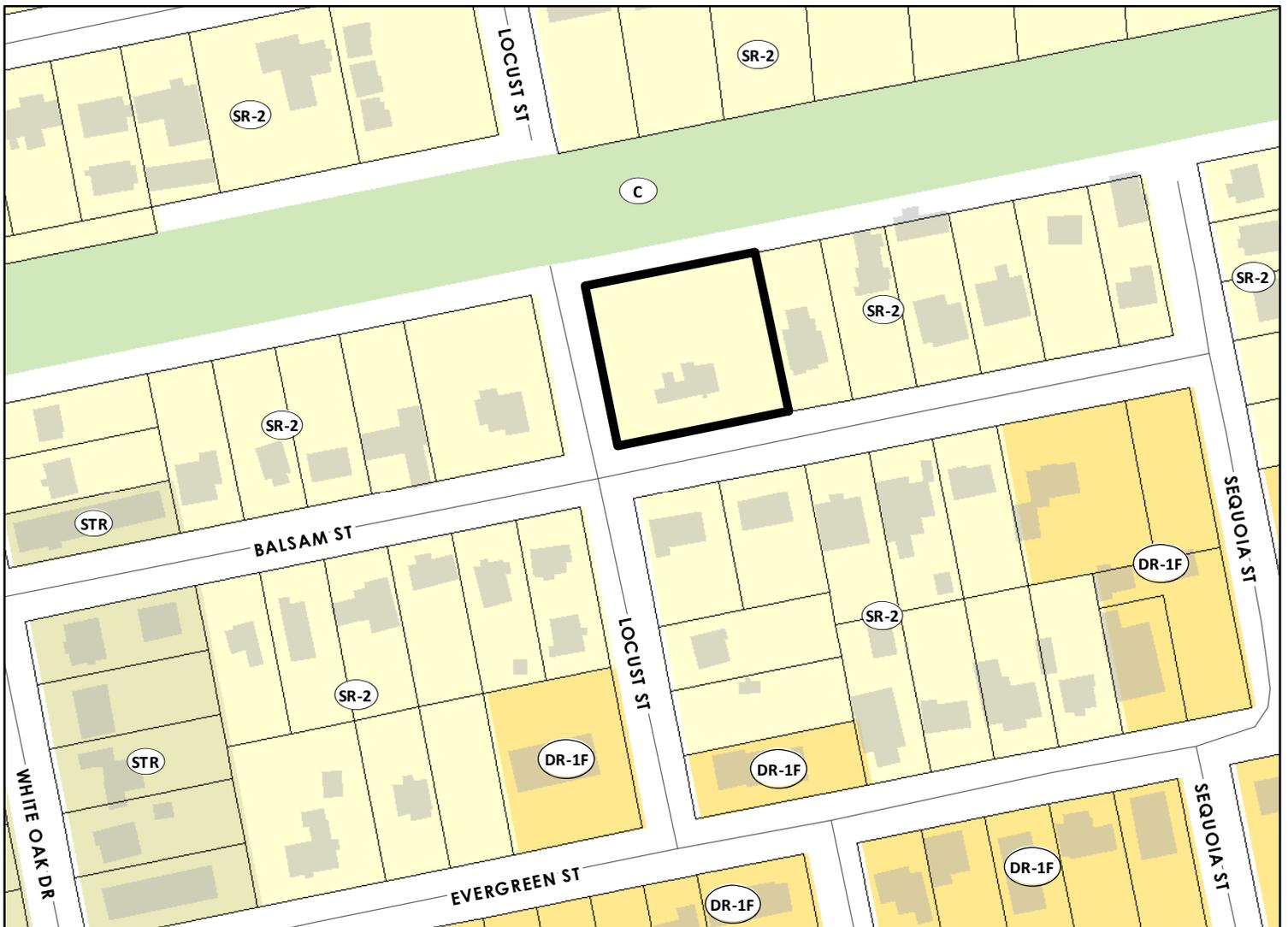
Request rezoning from Single-Family Residential (SR-2)
to Single and Two-Family Residential (STR).

Owner: Anthony A. Coaxum

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Rezoning 3 :

124 Spring St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD). The subject property, located on the north side of Spring Street in the block between Ashley and Rutledge Avenues, is surrounded by DR-2F and LB zoning. There are several small developments in the neighborhood zoned PUD and a Mixed-Use (MU-1) zoned property on the same block as the subject property.

The property was historically an apartment building that was replaced by a church building around 1958 but was recently demolished. Currently the property is surrounded by many single and multi-family residential buildings and a few commercial uses located on Spring Street.

The proposed 0.60 acre PUD consists of residential units (maximum of 28) and about 4,000 square feet of commercial space. The surrounding DR-2F and LB zoning districts allow a maximum of 26.4 units per acre and 19.4 units per acre, respectively. The PUD includes four units to be offered as affordable housing (incomes ranging between 80% and 120% AMI for at least 10 years). The PUD guidelines are designed to reduce the number of bedrooms per unit, but allow more residential units with the goal of attracting residents interested in high quality housing within walking/biking of commercial areas. The PUD guidelines also ensure that a car-share service and at least 17 secure bike parking spaces will be provided on-site to encourage reduced need for parking personal automobiles on-site or in the neighborhood.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Urban** which consists of a mixture of uses and medium residential density. Given the existing pattern of development in the surrounding area the proposed PUD zoning is suitable for this site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Rezoning 3

124 Spring St (Peninsula)

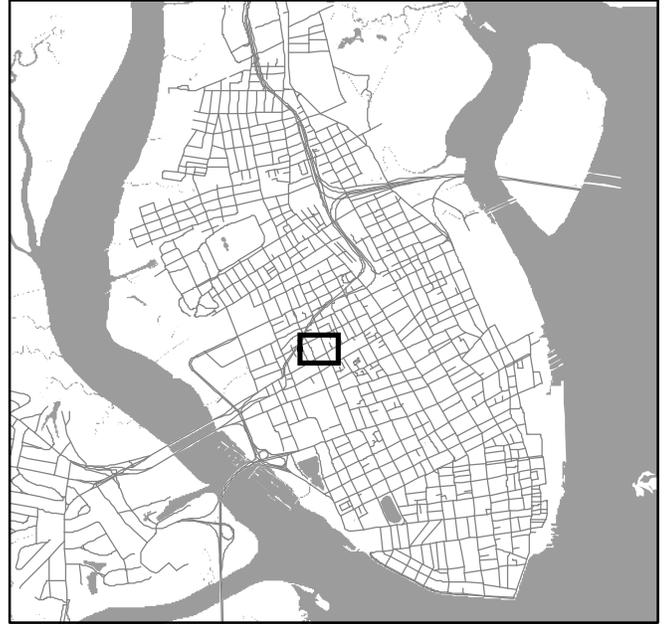
TMS# 4601102027

0.597 ac.

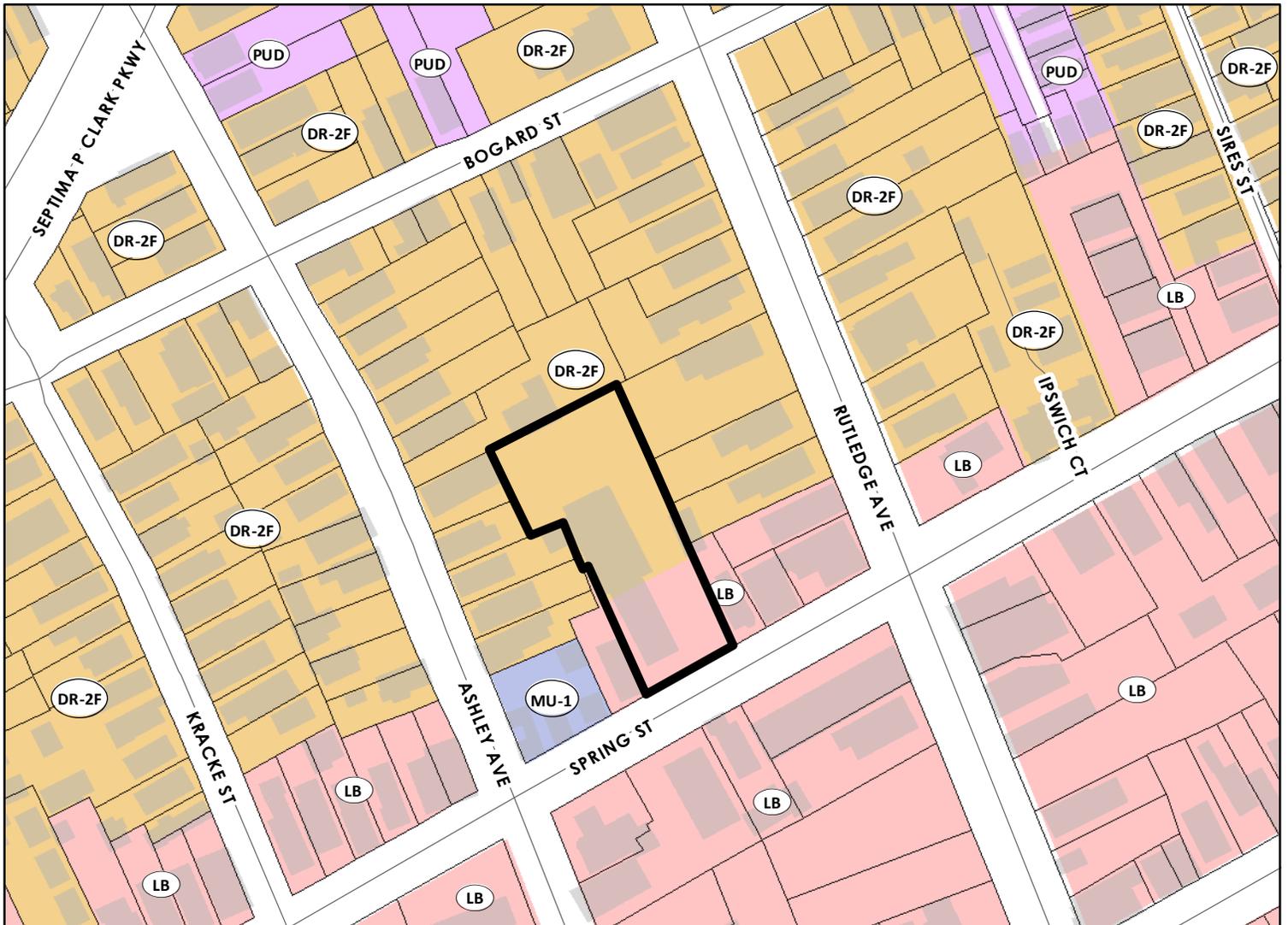
Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).

Owner: CKC Properties LLC
Applicant: Glenn Zuber, P.E.

Area



Location





RESIDENTIAL ZONING

COMMERCIAL ZONING

112' FROM RIGHT OF WAY

**SANCUTARY COURT
PLANNED UNIT DEVELOPMENT**

■	COMMERCIAL ZONING	9,730SF
■	RESIDENTIAL ZONING	16,292F

PROPOSED LAND USE PLAN



18% AS LIVING STREET
32% AS ACTIVE OPEN SPACE

SANCTUARY COURT PLANNED UNIT DEVELOPMENT

ACTIVE OPEN SPACE-GREEN SPACE 10,376SF
this area will be common space for use by all units



PROPOSED GREEN SPACE PLAN

**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Rezoning 4 & 5 :

176 Concord St & 186 Concord St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from the 50/25 Old City Height District to the 56/30V Old City Height District. The properties, located on the east side of Concord Street next to Waterfront Park, are currently owned by the State Ports Authority (SPA) who plan to sell the property. The properties are occupied by the existing SPA headquarters office building and the Fleet Landing restaurant. A potential buyer and the SPA have applied for this height district change.

The subject properties are zoned Light Industrial (LI) which includes allowance for many types of uses including commercial and residential. The property is also included in the Accommodations Overlay Zone (A). Surrounding properties are zoned LI, General Business (GB), Mixed-Use (MU-2) and Limited Business (LB). Surrounding uses include the current Cruise Ship Terminal, the US Customs House, multi-family residential, parking garage, accommodations, retail, restaurant, office and waterfront park.

This area of the Charleston downtown consists of a great mixture of uses and building types consistent with a dense urban area. Public transit routes pass through and nearby this block allowing visitors and residents to access this area via several types of transportation. Many previous and existing City plans, including the Downtown Plan, Union Pier Plans, and the Century V Comprehensive Plan, recognize and plan for this to be a highly active place with the context of the Charleston Peninsula.

The height district change to the 56/30V Old City Height District would allow additional building height, but only if certain conditions are met to maintain or enhance the character of the surrounding blocks. The City's Zoning Code was recently amended to create the 56/30V Height District and is intended to encourage a continuation of Charleston's urban traditions by providing incentive for development of street-level activity within FEMA Velocity Zones. The success of the traditional urban fabric of Charleston is highly dependent upon the activation of the public realm, and street-level uses are a key element of this activity. Below are the conditions/requirements of the 56/30V Old City Height District from the zoning code:

2. No part of a structure shall exceed the height of fifty-six (56) feet unless permitted as a result of the following clauses, nor shall any principal structure be lower than thirty (30) feet.

3. Allowances for additional enclosed habitable space above fifty-six (56) feet but not to exceed a height of seventy (70) feet shall be permitted when the development in question

provides for contributory occupation of the ground floor at the street frontage(s) of the property. Such contributory occupation must be designed to abide by FEMA requirements for development in Velocity Zones as approved by the city's Floodplain Administrator. For every square foot of approved contributory occupation of the ground floor, the development will be permitted an equivalent square foot of habitable space above fifty-six (56) feet, up to a limit of 25 percent of the total rooftop area. Contributory occupation is defined as any activity that is deemed by the Zoning Administrator to be consistent with and supportive of the goal of street-level activation within the FEMA V-Zone. Such activity might include, but is not limited to: outdoor dining (covered or open-air), temporary shops or merchant stands; manned vending carts; green spaces (physically open to the sky); building access stairs or lobbies, storefront displays, etc. In addition, the areas dedicated to contributory occupation must be located with a majority of its frontage on the street or public sidewalk, and must be specifically designed to support contributory occupation. Under no circumstances will parking or storage areas be considered contributory occupation.

4. Allowances for additional height above fifty-six (56) feet but not to exceed seventy (70) feet may be permitted for architectural features such as parapets, towers, pergolas, or other roof elements, and mechanical rooms, elevator penthouses and stair towers. Mechanical rooms, elevator penthouses and stair towers must be designed as integrated architectural elements. The design of such features is further limited as follows: they shall not contain enclosed habitable spaces (unless such habitable spaces are permitted as a result of the previous clause); the total rooftop occupation (including allowed enclosed habitable spaces and uninhabitable architectural features) shall not exceed 50 percent of the total rooftop area; the existence and design of any such features is subject to review and approval of the Board of Architectural Review.
5. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by [Section 54-235](#) shall exceed the height of such existing building unless approved by the Board of Architectural Review.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Urban Core** which is the densest, most mixed-use area of the City. Taller buildings are common, and often necessary, in the urban core and the 56/30V height district incentivizes good urban design that must activate the ground floors in order for additional height to be permitted.

STAFF RECOMMENDATION

TO BE DISCUSSED AT HEARING

Rezoning 4

176 Concord St (Peninsula)

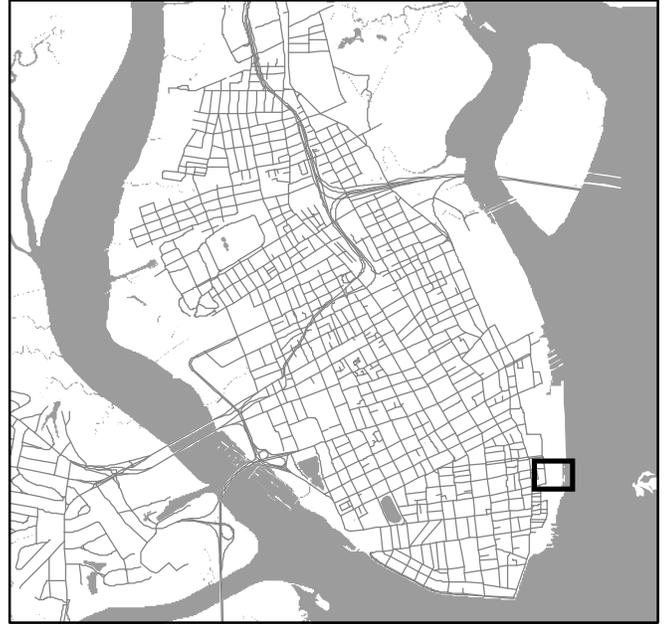
TMS# 4590000009 (a portion)

5.039 ac.

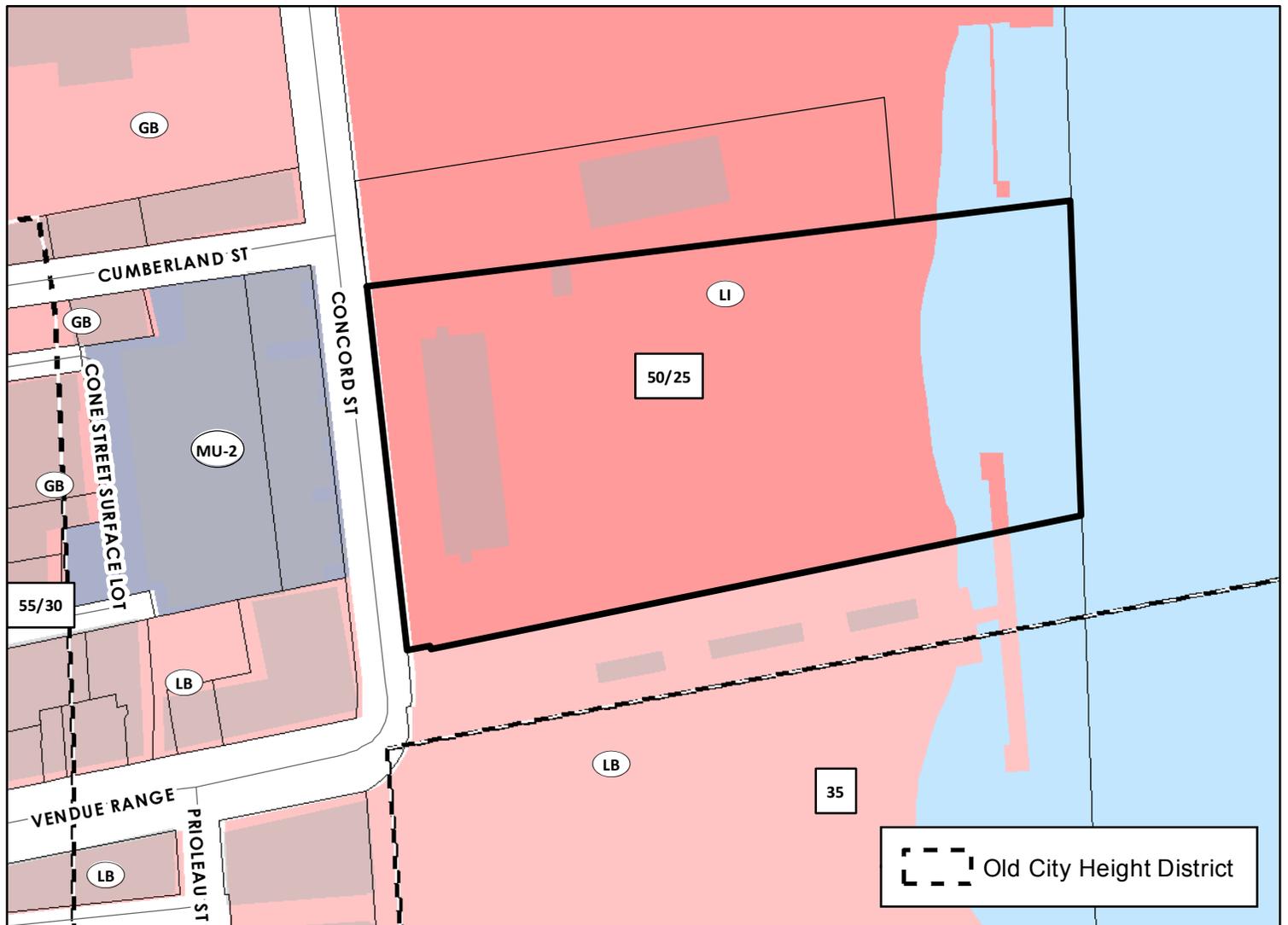
Request rezoning from 50/25 Old City Height District
to 56/30V Old City Height District.

Owner: SC State Ports Authority
Applicant: Leucadia Coast Investor LLC

Area



Location



Rezoning 5

186 Concord St (Peninsula)

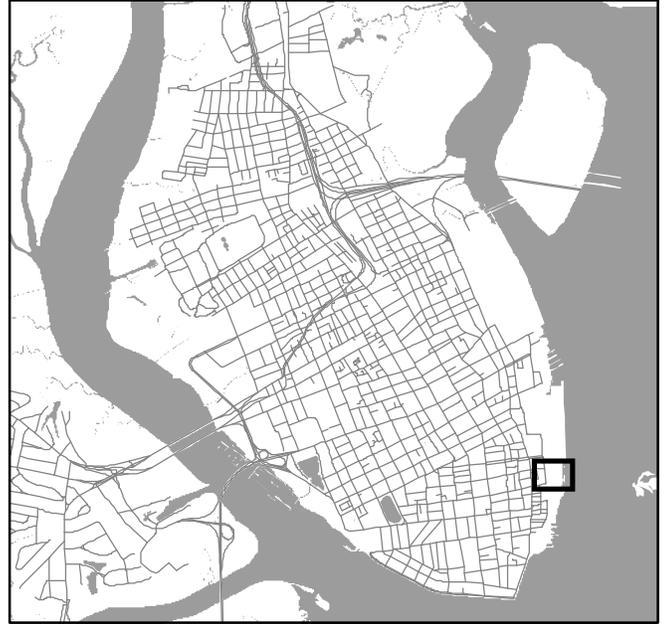
TMS# 4590000091

1.493 ac.

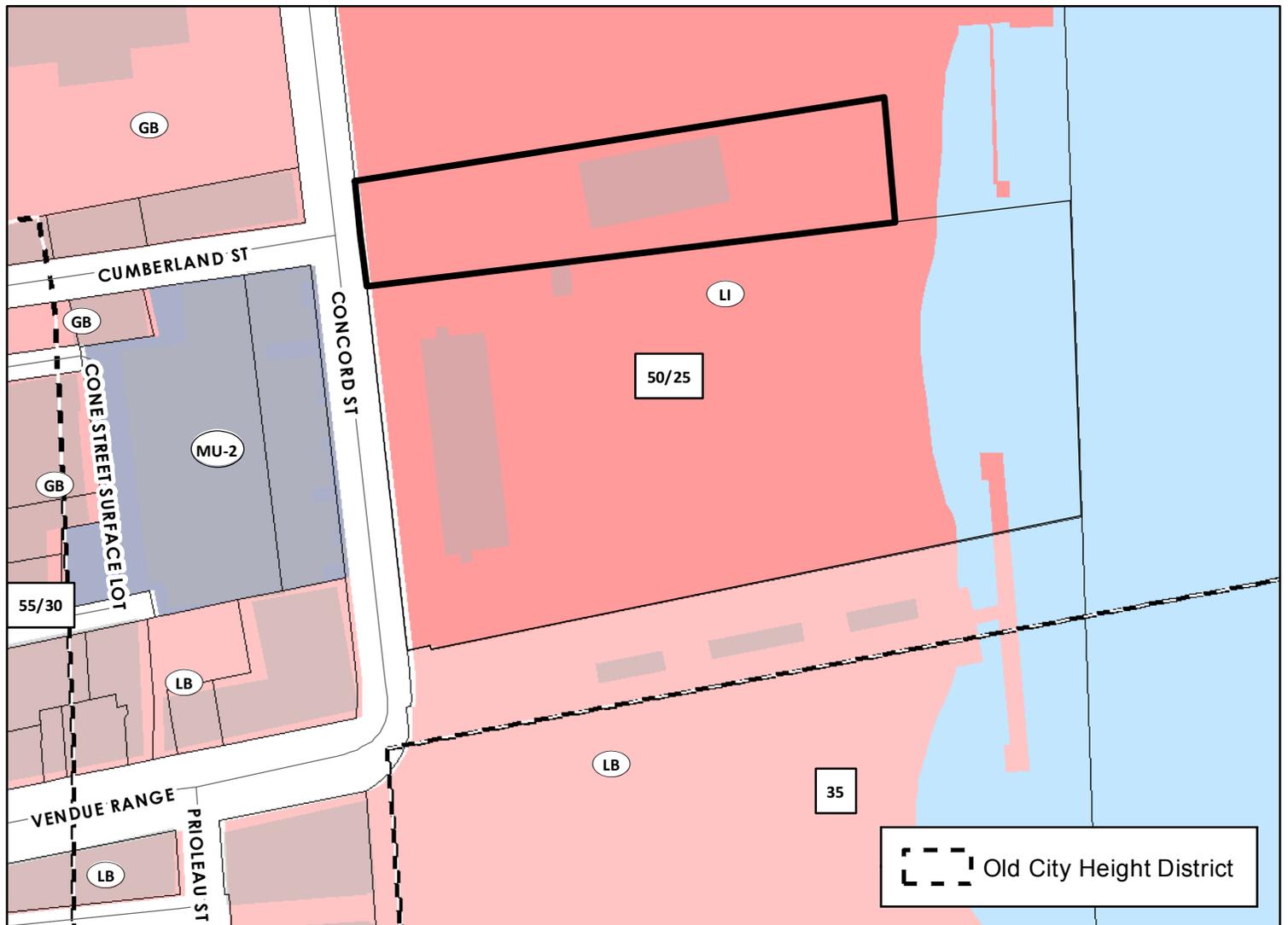
Request rezoning from 50/25 Old City Height District
to 56/30V Old City Height District.

Owner: SC State Ports Authority
Applicant: Leucadia Coast Investor LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Subdivision 1:

**Sanders Road Townhomes
(Sanders Road – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 22.33 acres off Sanders Road near Bees Ferry Road in West Ashley. This project consists of the creation of new public rights-of-way that will connect to Sanders Road. 113 single-family attached residential lots are proposed to be served by these new rights-of-way. There are no grand trees on the parcel. There are wetlands on the parcel that are proposed to be impacted by the proposed subdivision. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes primarily multi-family and single-family residential uses.

STAFF RECOMMENDATION

TO BE DISCUSSED AT HEARING

Subdivision 1

Sanders Road Townhomes (West Ashley)

TMS# 2860000001

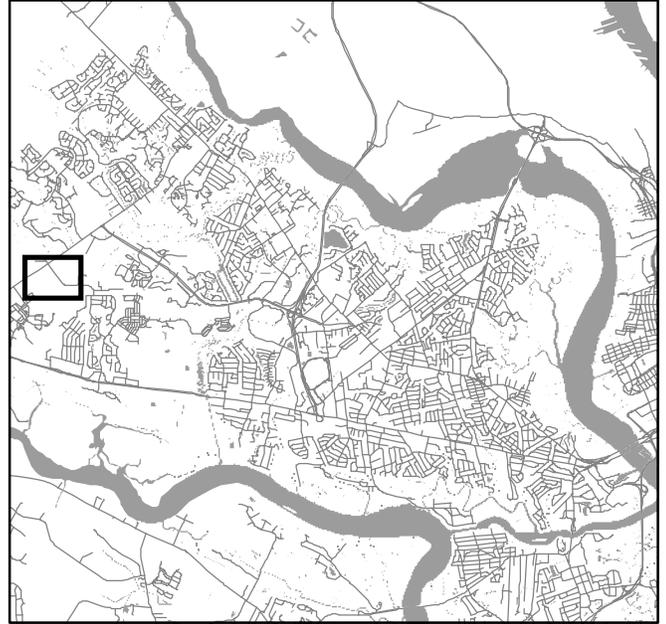
22.3 ac. 113 lots.

Request subdivision concept plan approval.
Zoned Diverse Residential (DR-9).

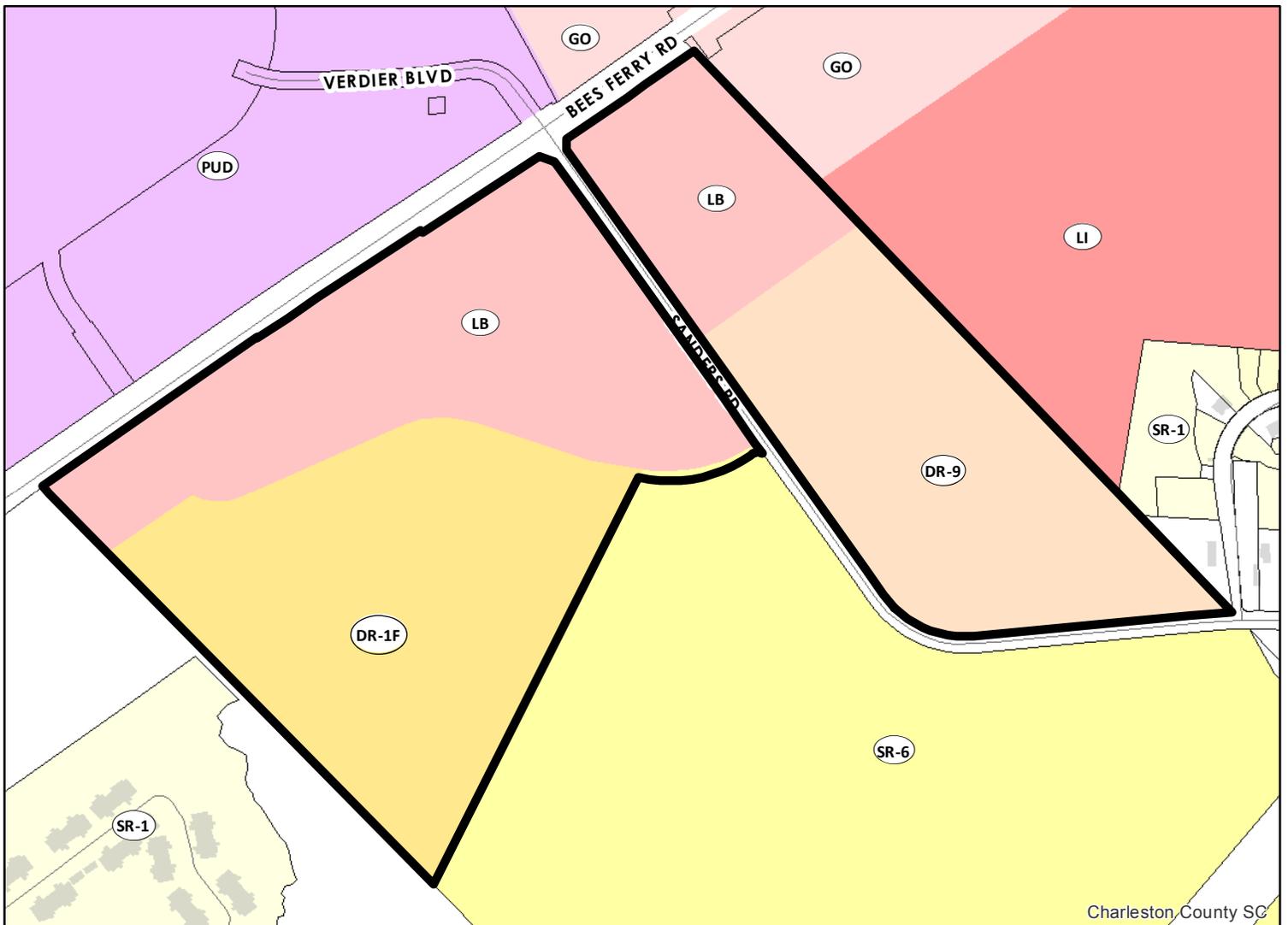
Owner: Lennar Coastal Carolina, Inc.

Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Zonings 1 & 2 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in the West Ashley area 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>
1.	1211 Camellia Rd	0.14	Single-Family Residential	R-4	SR-2
2.	1643 Sulgrave Rd	0.30	Single-Family Residential	R-4	SR-1

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** and **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 1 AND 2

Zoning 1

1211 Camellia Rd (Pinecrest Gardens - West Ashley)

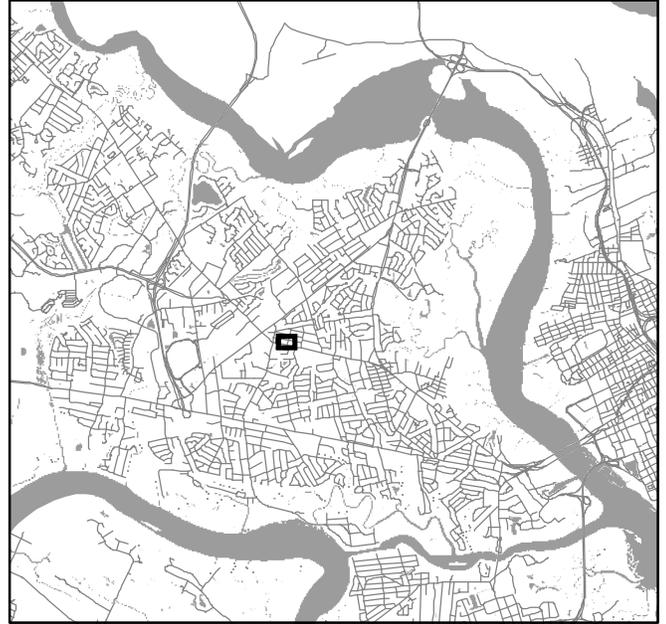
TMS# 3511200050

0.14 ac.

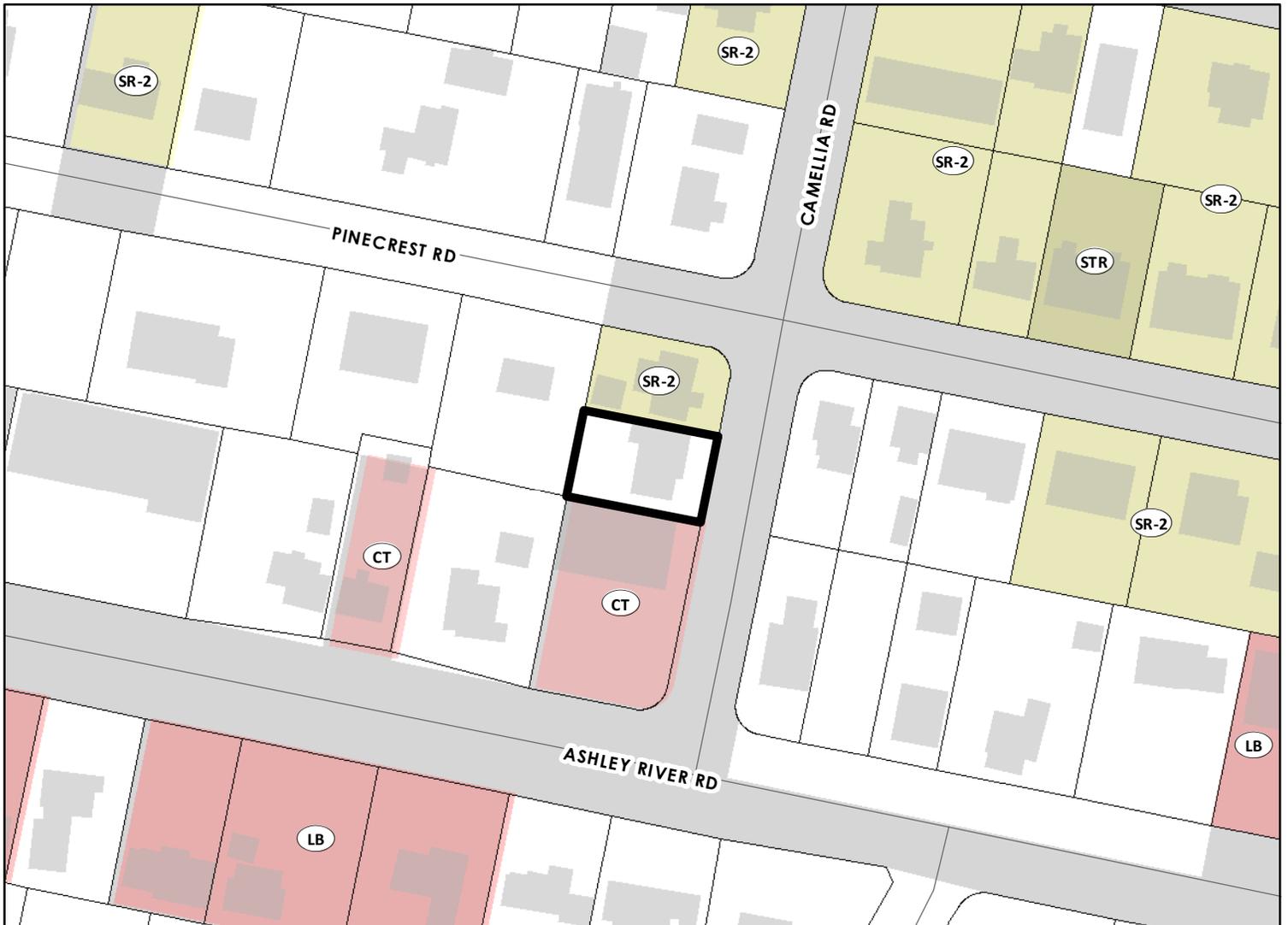
Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Denis O'Doherty & Robert Harvey

Area



Location



Zoning 2

1643 Sulgrave Rd (Forest Lakes - West Ashley)

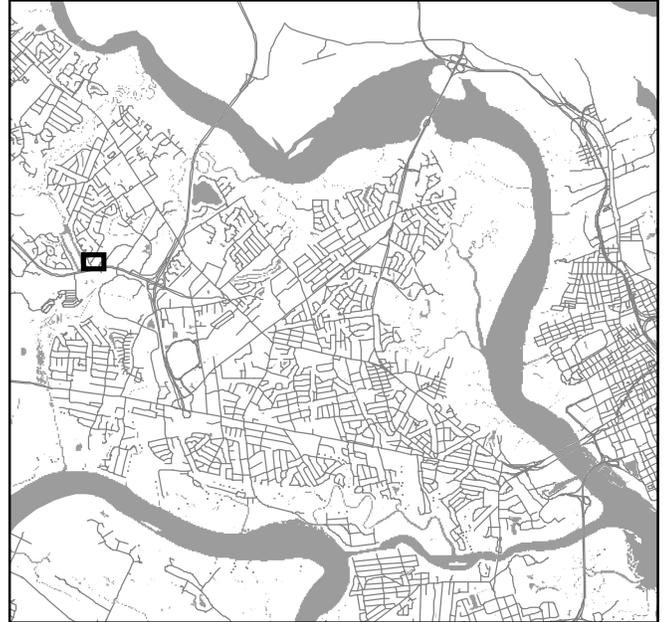
TMS# 3540200043

0.30 ac.

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

Owner: Emmanuel Ferguson & Maranda Adams

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

**Plan Amendment and Memorandum of Understanding for the Dupont | Wappoo
Community Plan:**

Plan Amendment

1. Request approval of adoption of the Dupont | Wappoo Community Plan.

Memorandum of Understanding

1. Request approval of the Dupont | Wappoo Community Plan Memorandum of Understanding.

BACKGROUND

Over the past year, the City of Charleston and Charleston County Planning Departments worked with property owners, residents, business owners, and stakeholders in the Dupont | Wappoo Area to develop an area plan. The City and County are both considering adopting the Dupont | Wappoo Community Plan, which includes amendments to the Zoning Ordinance, changes to the zoning of some properties and a Memorandum of Understanding (MOU).

These items will be presented in more detail during the hearing.

STAFF RECOMMENDATION

APPROVAL

**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Ordinance Amendment related to the Dupont | Wappoo Area Plan :

Request amendment to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to create the Dupont Wappoo Planning Area and DuWap Overlay Zone, to create the Job Center zoning district and amend various existing sections of the Zoning Ordinance as necessary to include standards for the DuWap Overlay Zone and the Job Center district.**

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

CITY OF CHARLESTON
PLANNING COMMISSION

June 15, 2016

First rezoning related to the Dupont | Wappoo Area Plan:

Request amendment to the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, **so that the following properties located in the Dupont Wappoo Area of West Ashley be rezoned:** TMS# 3511500009 from Business Park (BP) to Commercial Transitional (CT); TMS# 3500100049, 3511400012, 014, 099, 100, 101 and 111, 3511500007, 023, 025, 027 and 042 from Business Park (BP) to Job Center (JC); TMS# 3511500041 from Commercial Transitional (CT) to Job Center (JC); TMS# 3500200029 and 225 from Diverse Residential (DR-1F) to Conservation (C); TMS# 3500100084, 3511300012, 3511400026 and 028 from Diverse Residential Mobile Home (DR-3) to Job Center (JC); TMS# 3500100006 and 109, 3511300010, 061 and 064, 3511400006, 007, 010, 074, 0741, 075 and 077, 3511500006, 008, 056, 057 and 058, 3511600008, 012, 015, 017, 018, 023, 024, 025 and 130 from General Business (GB) to Job Center (JC); TMS# 3511500039 from General Office (GO) to Commercial Transitional (CT); TMS# 3500100009 and 091, 3511500002 and 029 from General Office (GO) to Job Center (JC); TMS# 3500200137, 138, 168, 169, 170 and 171, 3511600026 from Limited Business (LB) to Job Center (JC); TMS# 3500200023, 107 and 118 from Residential Office (RO) to General Office (GO); TMS# 3500100108 and 3500500174 from Residential Office (RO) to Single Family Residential (SR-1); TMS# 3500600084 from Single & Two Family Residential (STR) to Conservation (C); TMS# 3500100092, 3511300063, 3511400005, 008, 009, 011, 022, 024, 068 and 080 from Single Family Residential (SR-1) to Job Center (JC).

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

**CITY OF CHARLESTON
PLANNING COMMISSION**

June 15, 2016

Second rezoning related to the Dupont | Wappoo Area Plan:

Request amendment to the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, **so that the following properties located in the Dupont Wappoo Area of West Ashley be rezoned so as to be included in the DuWap Overlay Zone: TMS# 3100800001, 002, 004, 011, 013 and 021, 3500100078 and 098, 3500200004, 005, 006, 007, 008, 009, 010, 011, 012, 015, 017, 023, 024, 094, 102, 103, 107, 118, 137, 138, 150, 170, 171 and 227, 3500500022, 036, 045, 047, 055, 061, 072, 073, 075, 077, 078, 079, 147, 163, 174, 278, 279, 280, 281, 282 and 283, 3500600060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075 and 144, 3511300010, 012, 013, 020, 047, 051, 061, 063, 067, 068, 069, 074, 079, 080, 081, 083 and 085, 3511500003, 007, 008, 009, 039, 041, 042 and 058, 3511600015, 017, 025 and 026.**

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

**Memorandum of Understanding Among
Charleston County and The City of Charleston**

WHEREAS, Charleston County and the City of Charleston, herein referred to as the “Parties,” collectively desire to establish a coordinated Vision for the DuPont-Wappoo Area known as the DuPont-Wappoo Community Plan (the “Plan”); and

WHEREAS, the Goals, Vision, and implementation actions identified in the Plan were developed based on significant public input gathered through several public workshops, presentations, and charrettes held in the DuPont-Wappoo Area.

WHEREAS, the Goals and Vision of the Plan are to be accomplished through implementation actions identified in the Plan that address issues related to: strengthening the community identity; improving stormwater runoff attenuation; improving safety and operational efficiency of all modes of travel; facilitating multimodal transportation conversions along the corridor (walking, biking, and transit); coordinating among various governmental bodies with regard to zoning, land development and design standards, and the preparation of standards for new development along the corridor that provide clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; revitalizing economic development in the area; and improving and connecting existing green space and park areas; and

WHEREAS, the Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can protect and enhance the DuPont-Wapoo Area including, but not limited to, providing a safe, connected, green, attractive, valuable, and synced corridor for all residents and visitors of the Charleston Region.

NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING, the Parties hereby jointly understand, agree, and commit as follows:

- A.** To work in partnership to improve neighborhood safety and expand opportunities for residents’ access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the DuPont-Wappoo Area.
- B.** To adopt coordinated and consistent land use, zoning, design, and land development requirements that encourage development of the land uses and character the community desires.
- C.** To continue working to revitalize economic development through business development, retail recruitment, infill redevelopment, and similar initiatives.
- D.** To work in partnership to improve existing transportation infrastructure, including, but not limited to, enhancing and establishing attractive and safe transportation options serving the DuPont-Wappoo Area and increase travel choices available to people of all means and abilities.
- E.** To continue to coordinate to complete a basin-wide drainage study and implement resulting recommended strategies regarding infrastructure improvements, revised stormwater requirements, special protection area, water quality component, etc.

F. To work in partnership to address other implementation actions identified in the Plan and other strategies that may be identified as the Plan is implemented.

G. That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of Charleston County and the City of Charleston.

H. That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

Name (signature)

Date

Title
Charleston County

Name (signature)

Date

Title
City of Charleston

LEGEND

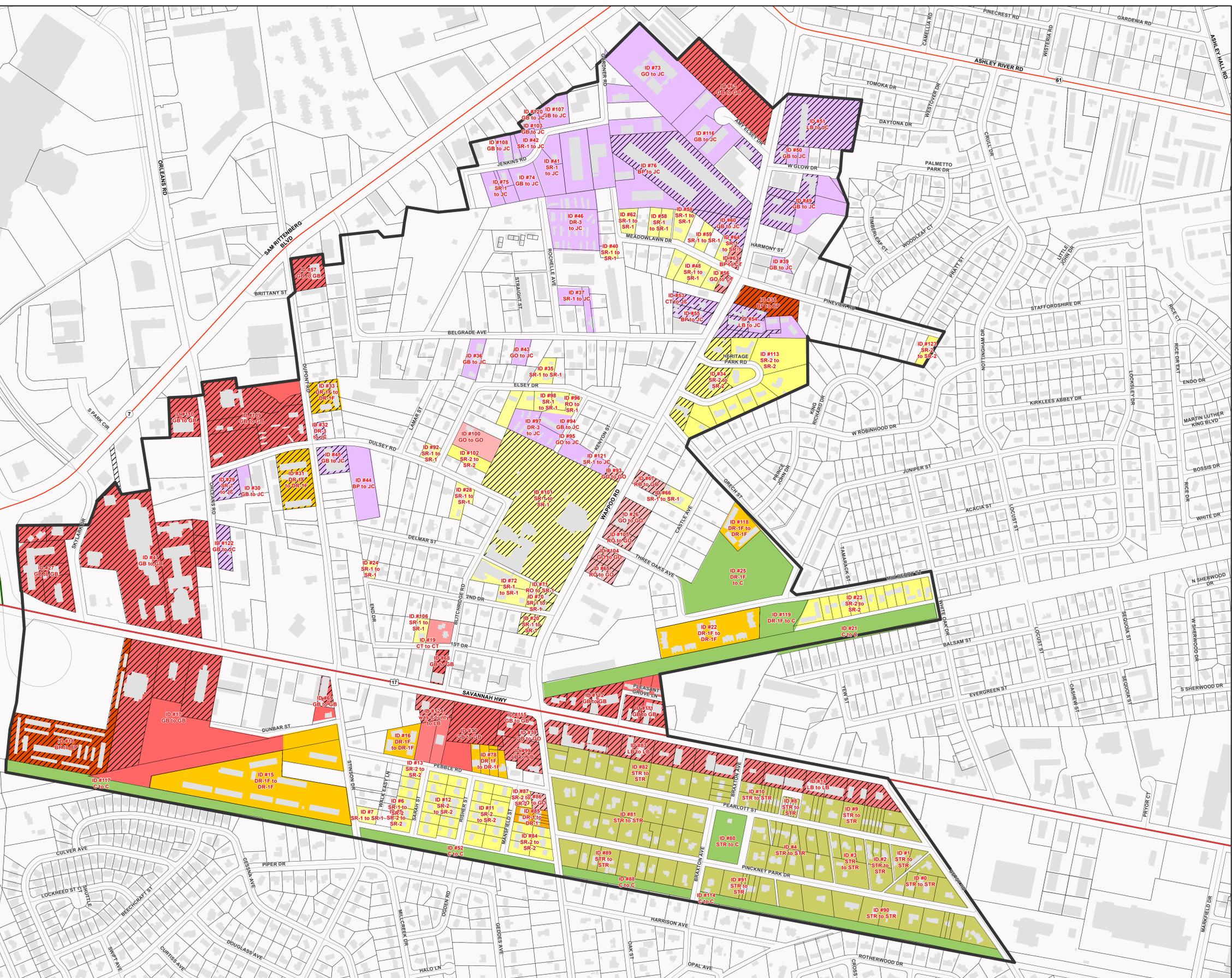
DuPont|Wappoo Planning Area

DuWap Overlay Zone (City)

Proposed City Zoning

- Conservation (C)
- Single Family (SR-1)
- Single Family (SR-2)
- Single and Two Family (STR)
- Diverse Residential (DR-1F)
- Diverse Residential (DR-1)
- Commercial Transitional (CT)
- Residential Office (RO)
- General Office (GO)
- Limited Business (LB)
- General Business (GB)
- Business Park (BP)
- Job Center (JC)

Note: Not all properties shown have a change of zoning. A list of specific properties with proposed zoning changes may be found in supplemental information.



DuPont | Wappoo Planning Area - Proposed City Zoning



0 100 200 300 400 500 1,000 Feet

The City of Charleston shall assume no liability for any errors, omissions, or inaccuracies in the information provided. Data represented herein reflect varying stages of development, and varying dates of acquisition.



Date: 4/18/2016

AN ORDINANCE

TO AMEND OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO CREATE THE DUPONT WAPPOO PLANNING AREA AND DUWAP OVERLAY ZONE, TO CREATE THE JOB CENTER ZONING DISTRICT AND AMEND VARIOUS EXISTING SECTIONS OF THE ZONING ORDINANCE AS NECESSARY TO INCLUDE STANDARDS FOR THE DUPONT OVERLAY ZONE AND THE JOB CENTER DISTRICT.

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

Section 1. Article 2, Part 5, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting, in numerical order, Sec. 54-228, Dupont Wappoo Planning Area and DuWap Overlay Zoning, to read as follows:

“Sec. 54-228. Dupont Wappoo Planning Area and DuWap Overlay Zone.

- a. **Intent and Applicability.** The Dupont Wappoo Planning Area, as shown on the map titled “Dupont Wappoo Planning Area and Overlay Zone”, is an area of West Ashley that consists of a variety of residential, commercial and light industrial uses that have evolved over time. Within the Dupont Wappoo Planning Area is the Dupont Wappoo (DuWap) Overlay Zone. The intent of the Dupont Wappoo Planning Area and DuWap Overlay Zone is to preserve the existing development patterns while providing land use and design standards that enable new attractive development appropriate to and in scale with the community and to build upon the existing entrepreneurial and small light industrial uses as well as other existing commercial, office, retail and residential uses in the area. The Dupont Wappoo Planning Area and DuWap Overlay Zone also create regularity and coordination between the City of Charleston and Charleston County concerning zoning, land use, and design standards.

The DuWap Overlay Zone regulations in this section apply to all uses except for single-family residential and single and two family residential uses. The DuWap Overlay Zone regulations in this section apply in addition to the underlying base zoning district and in addition to all other applicable regulations of the City of Charleston Zoning Ordinance. In the case of conflict between the regulations of this section and other regulations in the Zoning Ordinance, the regulations of this section shall control. These overlay zoning district regulations are intended to be consistent with similar regulations adopted by Charleston County. Legally established existing uses that do not meet the requirements of this section shall be considered legal nonconforming per Sec. 54-110.

- b. **Coordination with Adjacent Jurisdictions.** The City of Charleston and Charleston County collaborated to develop the DuWap Overlay Zone standards to ensure that development within the within the Dupont

DRAFT # 9: DuWap Overlay Zone & Job Center District

Wappoo Planning Area is consistent between the two jurisdictions. The City of Charleston and Charleston County will coordinate with the other regarding all land development applications, with the exception of single-family detached residential, to ensure consistency with regards to development requirements.

- c. **Prohibited Uses.** In addition to the prohibited uses in Article 2, Part 3, Table of Permitted Uses, the following uses are prohibited within the DuWap Overlay Zone: vehicle sales (new or used) and associated vehicle storage areas that encompass more than one acre, boat sales (new or used) and associated storage areas that encompass more than one acre, restaurants with drive thrus, vehicle and boat repair as a principle or accessory use, vehicle and boat service shops, towing services, car washes, gasoline stations, pawn shops and short term lenders. Self-storage facilities are prohibited unless they are part of a multi-story mixed use development where the ground floor use along the entire street frontage is separately leased commercial or office space that is independent of the storage facility business. Single use multi-family structures with individual building footprints greater than 10,000 square feet.
- d. **Driveways and Vehicle Access.**
 1. **General.** The driveway separation requirements shall apply per Article 3, Part 3 Driveway and Building Setback Requirements for Business, Office or Industrial Lots, Sec. 54-310 and 54-311 and the following subsection below.
 2. **Shared Access.** Driveways for all uses except single-family residential should be located in a manner where they can be shared between adjoining parcels as described below.
 - a) Shared access is encouraged between adjoining parcels. If the subject parcel is proposed for new development or redevelopment and has less than 130 feet of frontage shared access with adjoining property is required unless the adjoining parcel is single family residential. If the owner of the adjacent parcel does not agree to share access the applicant must provide documentation of such in a letter from the adjacent property owner or by an affidavit.
 - b) Shared access should be located along a common property boundary.
 - c) Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.
- c. **Pedestrian access and sidewalks.**
 1. On-site pedestrian walkways shall be included in the site design of all new development and redevelopment projects and shall link access to existing sidewalks, adjacent parcels, as well as within the development area. At-grade and grade-separated pedestrian walkways within the project site shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways. All walkways must be ADA compliant.
 2. Sidewalks in or adjacent to public rights-of-way shall be required per Article 3, Part 14.
- d. **Landscape buffer, road buffer and parking lot buffer requirements.**

DRAFT # 9: DuWap Overlay Zone & Job Center District

1. Requirements for landscape buffers shall apply per Article 3, Part 8, Landscape Buffer Requirements, with the following amendments applicable to the DuWap Overlay Zone:
 - a) Skylark Drive and Dupont Road shall be classified as Class I roads with a required buffer of 15 feet.
 - b) for buffers required to screen incompatible land uses, the landscape buffer may be reduced by up to one-half (1/2) its required depth when a six (6) foot tall opaque screen wall or fence is utilized in combination with the buffer to provide a continuous screen element; however, no required landscape buffer shall be less than ten (10) feet in depth.
 2. Requirements for parking lot, vehicular use and refuse collection area landscaping and screening shall apply per Article 3, Part 7, Parking Lot, Vehicular Use and Refuse Collection Area Landscaping and Screening Requirements.
- e. **Street trees & street lights.** The following shall apply to parcels with frontage along Savannah Highway. The installation of street trees and appropriately scaled street lights within the right-of-way shall be required for all new development and redevelopment projects that require approval by the City's Technical Review Committee (TRC) regardless of the amount of right-of-way altered as part of the project scope. Street tree species selection, size, location and spacing shall be pursuant to the City of Charleston Street Tree Manual and shall require approval of the Department of Parks as part of the TRC review process. Street selection location and spacing shall be pursuant to the City Code and shall require approval of the Department of Parks per City Code Sec. 30-51 as part of the TRC review process. Street light have Octagonal fixtures on fluted posts 17ft in height or other as approved by the Department of Parks.
- f. **Signage.** Requirements for signage shall apply per Article 4, Part 3, Sign Regulations for the base zoning district unless noted otherwise below.
1. For a development containing three or fewer business units, one freestanding monument style sign with a maximum height of twelve feet (12') and a maximum size of forty (40) square feet per face shall be allowed.
 2. For a development containing more than three business units, one monument style sign with a maximum height of fourteen feet (14') and a maximum size of sixty (60) square feet per face shall be allowed.
- g. **Design Standards.** Savannah Highway, Wappoo Road, Dupont Road, Orleans Road and Skylark Drive are included in the City of Charleston's Design Review District and are under the purview of the Design Review Board (DRB) per Article 2, Part 11 in order to protect and improve the visual and aesthetic character and economic value of development within the City of Charleston. In accordance with Sec. 54-267 Design Review Objectives and Sec. 54-272 Design Review Standards, the following standards apply for all uses in the DuWap Overlay Zone except for single family residential uses and should be used as a frame of reference for the applicant in the development of site and building plans.

DRAFT # 9: DuWap Overlay Zone & Job Center District

1. Building Height and Size.

- a) Within the DuWap Overlay Zone, building height shall be measured by stories instead of feet. For parcels with frontage on Savannah Highway, buildings within 400 feet of the Savannah Highway right-of-way shall have a maximum building height of five (5) stories and shall address Savannah Highway; buildings located on the remaining portion of the parcel shall have a maximum building height of four (4) stories. Parcels with frontage on all other rights-of-way shall have a maximum building height of three (3) stories.
- b) Single use multi-family structures shall not have a single building footprint greater than 10,000 square feet.

2. Site Design.

- a) The DuWap area should be defined by building frontages, screen walls and landscaping and not by parking lots.
- b) Buildings on corner lots should address all applicable street frontages with regards to site design and architectural interest.
- c) Parking for new developments should be located to the side or rear of the building. When side or rear parking abuts a public right-of-way, a screen wall should be provided.

3. Building Appearance.

- d) Building entrances and windows should be provided along the street frontage.
- e) Vehicle bays and storage bays shall not face any road frontage. Emergency service facilities may be exempt from this requirement.
- f) Windows shall be inset with sills and headers. Vinyl windows will not be permitted.
- g) Quality building materials must be used; vinyl siding or EIFS will not be permitted.
- h) New buildings should utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
- i) Along Wappoo Road, in cases where existing buildings that are residential in nature are converted to nonresidential uses, the residential character (height, scale, material entrances, windows roof pitch) should be presented at the street frontage.

h. Special Stormwater Drainage Requirements. The Dupont Wappoo Planning Area and DuWap Overlay Zone are located in the Tiger Swamp watershed with outfall into the Stono River. Due to existing drainage issues within the watershed area, development activities occurring within the Dupont Wappoo Planning Area and DuWap Overlay Zone may be required to comply with additional or more stringent design criteria in addition to the requirements of the City of Charleston Stormwater Design Standards Manual. Applicants shall be required to meet with the City of Charleston Engineering Division to discuss specific design criteria prior to making a pre-application submittal to the Technical Review Committee.”

DRAFT # 9: DuWap Overlay Zone & Job Center District

Section 2. Article 1, Part 1, Sec. 54-102, Division of City into Zoning District Classifications, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting a new base zoning district “JC Job Center district” after MU-2 Mixed Use district and before BP Business Park district.

Section 3. Article 2, Part 5, Sec. 54-201, Base Zoning Districts, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting, in alphabetical order, subsection v., Job Center, to read as follows:

“v. **Job Center, JC District.** The JC District is intended to promote small entrepreneurial businesses and industries consisting of consumer, special trade, services, office/warehousing and limited light industrial uses. Uses that fit into this category are characterized by being incubators for new small and entrepreneurial business, uses are low traffic generators, and do not have external environmental effects across property lines. The scale of the buildings and uses in the JC District are an appropriate transition between residential uses and more intense zone districts. The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.”

Section 4. Article 2 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting, in numerical order, Part 17, Job Center District, and associated new sections to read as follows:

“PART 17

JOB CENTER DISTRICT

54-299.16 Intent.

The JC District is intended to promote small entrepreneurial businesses and industries consisting of consumer, special trade, services, office/warehousing and limited light industrial uses. Uses that fit into this category are characterized by being incubators for new small and entrepreneurial business, low traffic generators, and with no external environmental effects across property lines.

54-299.17 Applicability of Standards

The standards in this section apply on all properties zoned JC District in addition to all other applicable regulations of the City of Charleston Zoning Ordinance.

54-299.18 Hours of Operation.

The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.

54-299.19 Height, Area and Setback regulations.

The height, area and setback regulations are listed under Article 3, Part 1, Table 3.1: Height, Area and Setback Regulations and Sec. 54-311 Building setbacks for business, office or industrial lots.

DRAFT # 9: DuWap Overlay Zone & Job Center District

54-299.20 Driveways and Vehicle Access.

1. **General.** The driveway separation requirements shall apply per Article 3, Part 3 Driveway and Building Setback Requirements for Business, Office or Industrial Lots, Sec. 54-310 and 54-311.
2. **Shared Access.** Driveways should be located in a manner where they can be shared between parcels as described below.
 1. Shared access is encouraged between adjoining parcels. If the subject parcel is proposed for new development or redevelopment and has less than 130 feet of frontage shared access with adjoining property is required unless the adjoining parcel is single family residential. If the owner of the adjacent parcel does not agree to share access the applicant must provide documentation of such in a letter from the adjacent property owner or by an affidavit.
 2. Shared access should be located along a common property boundary.
 3. Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.

54-299.21 Landscape buffer, road buffer and parking lot buffer requirements.

- a. Requirements for landscape buffers shall apply per Article 3, Part 8, Landscape Buffer Requirements, with the following exception: for buffers required to screen incompatible land uses, a six (6) foot tall screen wall or fence may be utilized and the landscape buffer may be reduced by up to one-half (1/2) its required depth; however, no required landscape buffer shall be less than ten (10) feet in depth.
- b. Requirements for parking lot, vehicular use and refuse collection area landscaping and screening shall apply per Article 3, Part 7, Parking Lot, Vehicular Use and Refuse Collection Area Landscaping and Screening Requirements.

54-299.22 Design Standards.

- a. **Building Height and Size.**
 1. Building height, size and scale at the street frontage should be compatible with neighboring properties if the adjoining properties are single family residential. Building height in these areas is limited to a maximum 2 ½ stories.
 2. No single building shall exceed 12,500 gross square feet.
- b. **Building Appearance.**
 1. Building entrances and windows shall be provided along the street frontage.
 2. Vehicle and storage bays shall not face any road frontage. Emergency service facilities may be exempt from this requirement.
 3. New buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
 4. In cases where buildings that are residential in nature are converted to nonresidential uses, the residential character (height, scale, material entrances, windows roof pitch) shall be presented at the street frontage.

DRAFT # 9: DuWap Overlay Zone & Job Center District

- c. **Exterior Lighting.** Exterior lighting, if used, shall be shielded residential lighting and shall be installed in a manner to minimize glare on adjacent properties.

54-299.23 Parking Area Surface Material Requirements.

- a. Parking areas may be non-hard surfaced utilizing slag, gravel, ROC, grasscrete or other pervious material provided that site drainage can be accommodated pursuant to City requirements; that a hard surfaced paved apron is constructed at each driveway entrance from a public street; and that the type of material and design of the paving material(s) used are found by the City to be suitable for the intended land use of the property. In making a determination of the suitability of the parking area material and design, the types of vehicles which will typically use the parking lot, the anticipated amount of daily or weekly traffic, the drainage conditions of the site and surrounding area, and the character of the property and surrounding area shall be considered.”

Section 5. Article 3, Part 1, Sec. 54-301, Table 3.1: Height, Area and Setback Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to insert a new zoning district designation row for JC zone district, to be inserted at the bottom of the table after HI zone district, to read as follows (new text in **bold double underline** type):

TABLE 3.1: HEIGHT, AREA AND SETBACK REGULATIONS^{5/9}															
Abbreviations: N/A - Not Applicable, NR - Not required. Numbers in () indicate number of units per acre. May 15, 1996															
Zone District Designation	Front and Rear ^{10/17} Setback Minimum Depths			Side Setbacks- Minimum Widths			Minimum Lot ¹³ Area per Family in square Feet-Type Dwelling Unit			Maximum ² Percent of Lot Occupied by Buildings	Max Height Limits ⁵ Structures	Max. Height Limits ¹⁶ Fences/Walls	Accessory Bldgs. to Residences Setback Required		Add'l Dwelling Distance from Front Lot Line
	Total	Front	Rear	Total	South/ West	North/ East	1- Fam.	2- Fam.	Multi- Fam.				From Front Street	From Side Street	
<u>JC</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>2 ½ str.</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

DRAFT # 9: DuWap Overlay Zone & Job Center District

Section 6. Article 4, Table 1.2: Allowed Sign Types by Zoning Districts, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **double underline** type):

Sec. 54-420 Sign Regulations.

TABLE 1.2: ALLOWED SIGN TYPES BY ZONING DISTRICTS

Zoning District	SH, RO	CT	DI-TC, GP, ND, <u>JC</u>	HI, LI, GB, LB, GO, BP, MU,	All Residential Districts
Sign Type:					
Freestanding	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed)	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed)	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed in DI-TC, GP, NC) <u>In JC: > 3 businesses 20 sq. ft. per side /5 ft. ht.</u>	≤ 3 businesses 40 sq. ft. per side/12 ft. ht. > 3 businesses 60 sq. ft. per side /14 ft. ht.	Institutional uses only = 1 sign =24 sq. ft. per side/6 ft. ht.
Additional Freestanding	Not permitted	Not permitted	Not permitted	≥ 2 street fronts w/drive access 35 sq. ft. per side/10 ft. ht. per additional street	Not permitted
Reader Board	Not permitted	Not permitted	Not permitted	50% of allowable freestanding sign face (no internal illumination)	Institutional uses only =50% of allowable freestanding sign face (no internal illumination)
Kiosk/Directory	Not permitted	Not permitted	Not permitted	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed)	Not permitted
Directional	Not permitted	Not permitted	Not permitted	4 sq. ft. side/3 ft. ht. (no illumination)	Not permitted
Wall/Fence	Not permitted	Not permitted	Not permitted	2 per drive access, 24 sq. ft. (if used, no freestanding signs allowed) (no internal illumination)	2 per drive access, 24 sq. ft. (if used, no freestanding signs allowed)(no internal illumination)
Sandwich Board	Not permitted	Not permitted	2 ft. wide/3 ft. ht.	2 ft. wide/3 ft. ht.(in lieu of freestanding sign)	Not permitted

DRAFT # 9: DuWap Overlay Zone & Job Center District

Façade	Not permitted	1 sign per business unit = 9 sq. ft. (no illumination)	1 sign per business unit = 10% of façade (no internal illumination)	1 sign per business unit = 10% of façade	Institutional uses only = 10% of façade (no internal illumination)
Window	Not permitted	20% of ea. window (limited to ground flr. windows only)	20% of ea. window (limited to grnd. flr. windows only)	20% of ea. window (limited to grnd. flr. windows only)	Not permitted
Awning/Canopy	Not permitted	20% of surface area (no illumination)	2/3 awning valance or canopy face; max. 16" tall (no illumination)	2/3 awning valance or canopy face; max. 16" tall (no illumination)	Not permitted
Right Angle for individual business units	Not permitted	1 sign per business unit = 9 sq. ft. per side	1 sign per business unit = 9 sq. ft. per side	1 sign per business unit = 9 sq. ft. per side	Not permitted
Right Angle in lieu of freestanding	Not permitted	Not permitted	1 sign per development = 18 sq. ft. per side ≥ 3 stories + 40,000 sf = 40 sq. ft. per side	1 sign per development = 18 sq. ft. per side ≥ 3 stories + 40,000 sf = 40 sq.ft. per side	Not permitted
Residential/ Multi-family	2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	For ND only = 2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	2 per entrance, single face, 24 sq. ft./6 ft. ht.(no internal illumination)

Section 7. Article 2, Part 2, Sec. 54-206, subsection q., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold double underline** type):

“q. Electric substation or gas regulator station. Such station shall be permitted within the Conservation District, all residential districts, the CT district, ~~and~~ the RO district, **and the JC district** only as an exception where the Board, after review, finds that such station is essential for service of the immediate area, will be enclosed within an appropriate woven wire or solid fence, will be suitably landscaped and no storage of vehicles or equipment will occur.”

Section 8. Article 2, Part 2, Sec. 54-207, subsections b., i., q., and r., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold double underline** type):

DRAFT # 9: DuWap Overlay Zone & Job Center District

“b. BP district and JC district conditions:

1. Conditional uses within the BP and JC districts shall not generate high volumes of traffic, have external environmental effects across property lines or have outdoor storage, unless said storage is part of the permitted principal use of the property and is screened from adjoining rights-of-way and properties by a minimum six-foot tall solid fence or wall in addition to a landscape buffer, if required under Article 3, Part 8: Landscape Buffer Requirements.
2. **The hours of operation in the JC district for uses that are open to the public are limited to 7:00 am to 9:00 pm.**

i. Manufacturing:

1. Within the BP and JC districts, light manufacturing shall be permitted if the proposed facility meets standards in 54-207, b., and does not exceed 7,000 square feet of light manufacturing space per establishment and is only engaged in the manufacture, processing or preparation of finished products from previously prepared materials. This category includes the processing, preparation, fabrication, assembly, treatment, packaging and storage of such products and incidental sales and distribution.
2. Within the LI and JC districts, the following types of food and kindred products, textile mill products, lumber and wood products manufacturing or processing or other types of manufacturing or processing are prohibited:
 - a) Cottonseed products manufacture, crabmeat or seafood processing involving cooking, tallow, grease, or lard manufacture, dye-stuff or oil cloth manufacture, tanning, curing or sorting of raw hides or skins, paper or pulp manufacture, creosote manufacture or processing or other types of manufacturing or processing which are noxious or offensive by reason of the omission of odor, dust, smoke, gas, vibration, or noise.
3. Within the LI district, Principal Use categories 26, 30, 31, 32, 34, 35, 36, 37, 39, and 7692, shall be permitted if the Zoning Administration finds that the use meets the following Performance Standards:
 - a) A total ambient noise level of no more than 67 decibels (dBA) is created at all external lot lines adjacent to residential zoning districts or 72 decibels at all external lot lines adjacent to non-residential zoning districts, measured at least 1,000 feet from adjacent roadways and rail lines if possible;
 - b) A total vibration level of no more than 65 velocity decibels (VdB) is created at any internal lot line;
 - c) Glare will be less than 50 foot lamberts or one-half of a foot candle on land within residential zoning districts when measured at the lot line; and
 - d) All existing South Carolina State air pollution control regulations are met to insure no significant adverse air quality or odor impacts.

Demonstration that the proposed use meets the above standards must be submitted by the property owner to the Zoning Administration for review. The Zoning Administration may require the property owner to conduct periodic monitoring to ensure the standards are continuously met or may undertake such on its own. Equipment used for

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measurement must meet the standards of the American National Standards Institute. All costs associated with such measurements shall be the responsibility of the property owner.

- q. Veterinary services shall only be permitted within the GP, GB, UC, MU-2, MU-2/WH, BP, JC, CT, LB, MU-1, and MU-1/WH districts as a conditional use if the use satisfies, as evidenced by a site plan, floor plans and written description of the proposed facility, the following conditions:
 1. Boarding of animals shall be completely indoors;
 2. Buildings in which animals are kept or exercised shall be designed and constructed utilizing appropriate soundproofing and ventilation so that noise and odor shall not be perceptible beyond the premises;
 3. No cremation of animals shall occur on the property. All dead animals and refuse shall be disposed of in accordance with City and other governmental agency regulations.

- r. Automotive repair shops, shall be permitted within the GB, UC, MU-2, MU-2/WH, JC and BP zone districts as a conditional use where the applicant has provided sufficient documentation to demonstrate compliance with the following conditions:
 1. Buildings will not be within one hundred (100) feet of any existing school, church, hospital, or public library.
 2. Buildings will not be within fifty (50) feet of any residential zone district.
 3. Exposed repair facilities will not be on the front portion of the lot.”

Section 9. Article 2, Part 3, Table of Permitted Uses, of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to insert a new zoning district column row for JC zone district, to be inserted after the GP zone district column, with corresponding permitted use symbols to read as follows (new column, new text and new symbols **highlighted in gray**):

“PART 3 - TABLE OF PERMITTED USES

PRINCIPAL USES	ZONING DISTRICTS																
	RR-1	SR-3	DR-1F	DR-1	DR-3	DR-4	RO	GO	CT	LB MU-1 MU-2/WH	GB UC MU-2 MU-2/WH	BP	LI	HI	GP	JC	
• Permitted Use																	
+ Special Exception Use																	
‡ Conditional Use	C	STR															
H Permitted use with limitation on hours of operation (see 54-204)																	

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DIVISION A: AGRICULTURE, FORESTRY AND FISHING													
01. Agricultural Production-Crop													
018. Horticultural Specialties 54-207, h.	•	‡							•	•	•	•	•
019. General Farms, Primarily Crop 54-207, h.	•	‡							•	•	•	•	•
02. Agricultural Production-Livestock	†										•	•	
021. Livestock, except dairy farms											•	•	
022. Dairy farms 54-206, d.	†										•	•	
07. Agricultural Services													
074. Veterinary services 54-207, q.								‡	‡	‡	‡	•	•
074.1 Kennels												•	•
0752. Dog grooming									•	•	•	•	•
078. Landscape and horticultural services													
0781. Landscape counseling and planning 54-207, j.								‡	•	•	•	•	•
0782. Lawn and garden services									•	•	•	•	•
0783. Ornamental shrub and tree services										•	•	•	•
08. Forestry 54-206, m.	†												
09. Fishing, Hunting and Trapping													
091. Commercial fishing										•	•	•	•
092. Fish hatcheries and preserves											•	•	
DIVISION B: MINING													

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14. Mining and Quarrying of Nonmetallic Minerals, Except Fuels 54-206, v.	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	
DIVISION C: CONSTRUCTION																				
15. Building Construction-General Contractors and Operative Builders 54-207, b.																	‡	•	•	‡
151. Office only 54-207, j.											‡	•		•		•	•	•	•	•
16. Heavy Construction Other Than Building Construction-Contractors																		•	•	
17. Construction-Special Trade Contractors 54-207, b.																	‡	•	•	‡
DIVISION D: MANUFACTURING																				
20. Food and Kindred Products 54-207, i.																	‡	‡	•	‡
22. Textile Mill Products 54-207, i.																	‡	‡	•	•
23. Apparel and Other Finished Products Made From Fabrics and Similar Materials 54-207, i.																	‡	•	•	‡
24. Lumber and Wood Products, Except Furniture 54-207, i.																	‡	‡	•	‡
25. Furniture and Fixtures 54-207, i.																	‡	•	•	‡
26. Paper and Allied Products 54-207.i.																		‡	•	
27. Printing, Publishing, and Allied Industries 54-207, i.																	‡	•	•	‡
28. Chemicals and Allied Product																			•	
29. Petroleum Refining and Related Industries																			•	
30. Rubber and Miscellaneous Plastics Products 54-207.i.																		‡	•	

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6553. Cemeteries 54-206, b.	†	†	†	†	†	†	†	†	†	•	•	•	•	•	•	•	•	
66. Short-term Lender, 54-207, u.														‡	‡	‡		
DIVISION I: SERVICES																		
70. Hotels, Rooming Houses, Dormitories, Camps and Other Lodging																		
701. Hotels, motels and inns														see 54-220 Accommodations Overlay Zone				†
702. Rooming and boarding house														see 54-220 Accommodations Overlay Zone				†
703. Camps and trailering parks	•												•		•	•		
704. Organization hotels and lodging houses, on membership basis																		
7041. Fraternity and sorority houses												•	•	•	•			
7042. Dormitories												•	•	•	•			
7043. Organizational hotels and lodging, not elsewhere classified														See 54-220, Accommodations Overlay Zone				†
72. Personal Services																		
721. Laundry, cleaning, and garment services																		
7211. Power laundries 54-207, b.												H	•	‡	•	•	•	‡
7212. Garment pressing, and agents for laundries and dry cleaners 54-207, e.											‡	H	•	•	•	•	•	‡
7213. Linen supply 54-207, b.														‡	•	•		‡
7214. Diaper service 54-207, b.														‡	•	•		‡
7215. Coin operated laundries and dry												H	•	•	•	•	•	•

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Ratified in City Council this ____ day of
_____ in the Year of Our Lord 2016, in the
___ Year of Independence of the United States of America.

By: _____
John Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council