CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

May 18, 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 MAY 18, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, May 18, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **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.

deferred

2. **28 F St (Peninsula) TMS# 4631603048** – 0.11 ac. Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).
   Owner: Sam Pisasale

3. **3201 Maybank Hwy (Johns Island) TMS# 3130000248 (a portion)** – approx. 1.50 ac. Request rezoning from Light Industrial (LI) to General Business (GB).
   Owner: Tidelands Bank
   Applicant: The Primesouth Group LLC

4. **7 Wesley Dr (Old Windermere – West Ashley) TMS# 4210600110** – 0.26 ac. Request rezoning to be included in the Savannah Highway Overlay Zone (SH).
   Owner: Jeff Harbit

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. **1897 Sam Rittenberg Blvd (West Ashley) TMS# 3511400078** – 0.33 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
   Owner: Sam Rittenberg Properties LLC

2. **1715 W Avalon Cir (Orange Grove Estates - West Ashley) TMS# 3521300116** – 0.48 ac. Request zoning of Single & Two Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Walter A. Davis

ORDINANCE AMENDMENTS

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Article 2, Part 3, Table of Permitted Uses to establish permitted uses for microbreweries and fresh fruits and vegetables in the "GB, UC, MU-2, MU-2/WH", "LI", "HI", "GP" and "UP" districts, and to establish conditional uses for microbreweries and fresh fruits and vegetables in the "BP" district, to wit:**

2. To amend Chapter 54 of the Code of Charleston (Zoning Ordinance) **by amending Article 3, Part 8, Landscape Buffer Requirements, Section 54-347. d. 1 to delete 'Mount Pleasant Street' and insert 'City Limits'.**

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. **Parcel CC, Phase 4 (Daniel Island) TMS# 2770000116.** 7.9 ac. 26 lots. DI-R. Final subdivision plat pending approval.
2. **Lawton Park, Phase 2 (James Island) TMS# 4260900136.** 2.8 ac. 10 lots. SR-1. Final subdivision plat pending approval.
3. **West Ashley Circle (West Ashley) TMS# 3010000048.** 12.9 ac. 1 lot. GB. Final subdivision plat pending approval.
4. **The Crossings at West Ashley (West Ashley) TMS# 3090000003.** 6.1 ac. 1 lot. PUD. Final subdivision plat pending approval.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Preliminary subdivision plat pending approval.
6. **Maybank Village, Phases 2A & 2B (Johns Island) TMS# 3130000054, 056, 057.** 35.2 ac. 108 lots. SR-6. Preliminary subdivision plat pending approval.
7. **Magnolia, Phase 2 (Peninsula – Silver Hill) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. R/W. PUD. Preliminary subdivision plat under review.
8. **Maybank Village, Phase 2A (Johns Island) TMS# 3130000056.** 1.5 ac. 8 lots. SR-6. Final subdivision plat under review.
9. **Oak Bluff, Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Preliminary subdivision plat pending approval.

Road Construction Plans

1. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans under review.
2. **Maybank Village, Phases 2A & 2B (Johns Island) TMS# 3130000054, 056, 057.** 35.2 ac. 108 lots. SR-6. Road construction plans pending approval.
3. **Woodbury Park (Johns Island) TMS# 3130000048-050.** 52.9 ac. 48 lots. SR-1. Road construction plans under review.
4. **WestEdge Infrastructure, Phase 1 (Peninsula – Westside) TMS# 4600000014, 021, 4601002004, 019, 020, 023.** 7.4 ac. R/W. MU-2/WH. Road construction plans under review.
5. **West Ashley Senior Center (West Ashley) TMS# 3510100021-023, 035, 040, 3090000028.** 1.0 ac. 2 lots. GB. Road construction plans under review.
6. **Ashley Pointe, Phase 1 (West Ashley) TMS# 2860000444.** 84.1 ac. 60 lots. SR-6. Road construction plans under review.
7. **Oak Bluff, Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Road construction plans pending approval.

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

May 18, 2016

Rezoning 2 :

28 F St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F). The subject property, located between F Street and the Norfolk Southern Rail right-of-way along Interstate 26, is surrounded by Diverse Residential zoning (DR-1 and DR-2F). The DR-1 zonings occur on the east side of F Street while the DR-2F zonings occur all along the west side. A majority of the residential zoning in the neighborhood (F, H & I Streets) are zoned DR-2F.

Surrounding uses include single-family attached and detached homes, duplexes and triplexes and small apartments on small lots. The subject property and all the properties on the east side of F Street back up to the Norfolk Southern Railway which is planned to become the Lowcountry Lowline, a park-like corridor including a bicycle and pedestrian path. Just on the other side of the railway is the raised ramp from Interstate 26 leading to the Septima Clark Parkway.

The subject property is currently occupied by a small single-family house.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan notes that this area is adjacent to the area's key mass transit routes on King and Meeting Streets as well as the future Lowcountry Lowline. 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 designated as **Urban** and suitable for high residential densities and mixture of uses. Given the context of existing structures, existing uses, and proximity to existing and potential transportation routes/nodes, the DR-2F zoning is recommended for this area.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
May 18, 2016

Rezoning 2

28 F St (Peninsula)

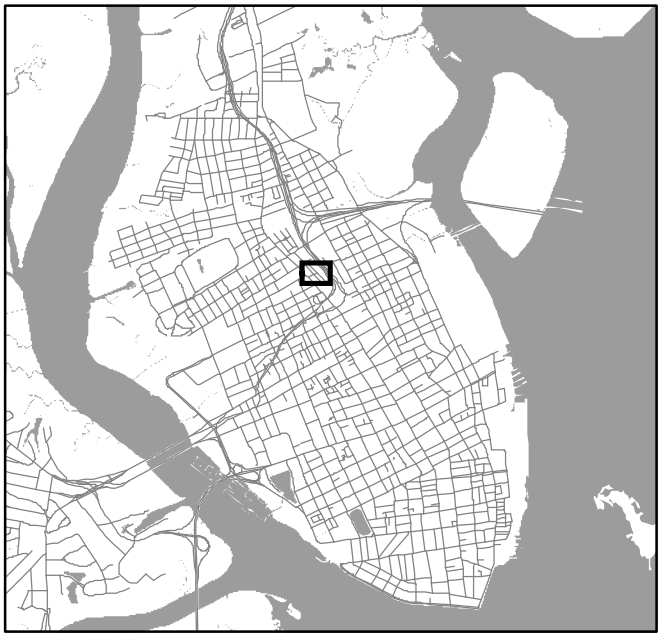
TMS# 4631603048

0.11 ac.

Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).

Owner: Sam Pisasale

Area



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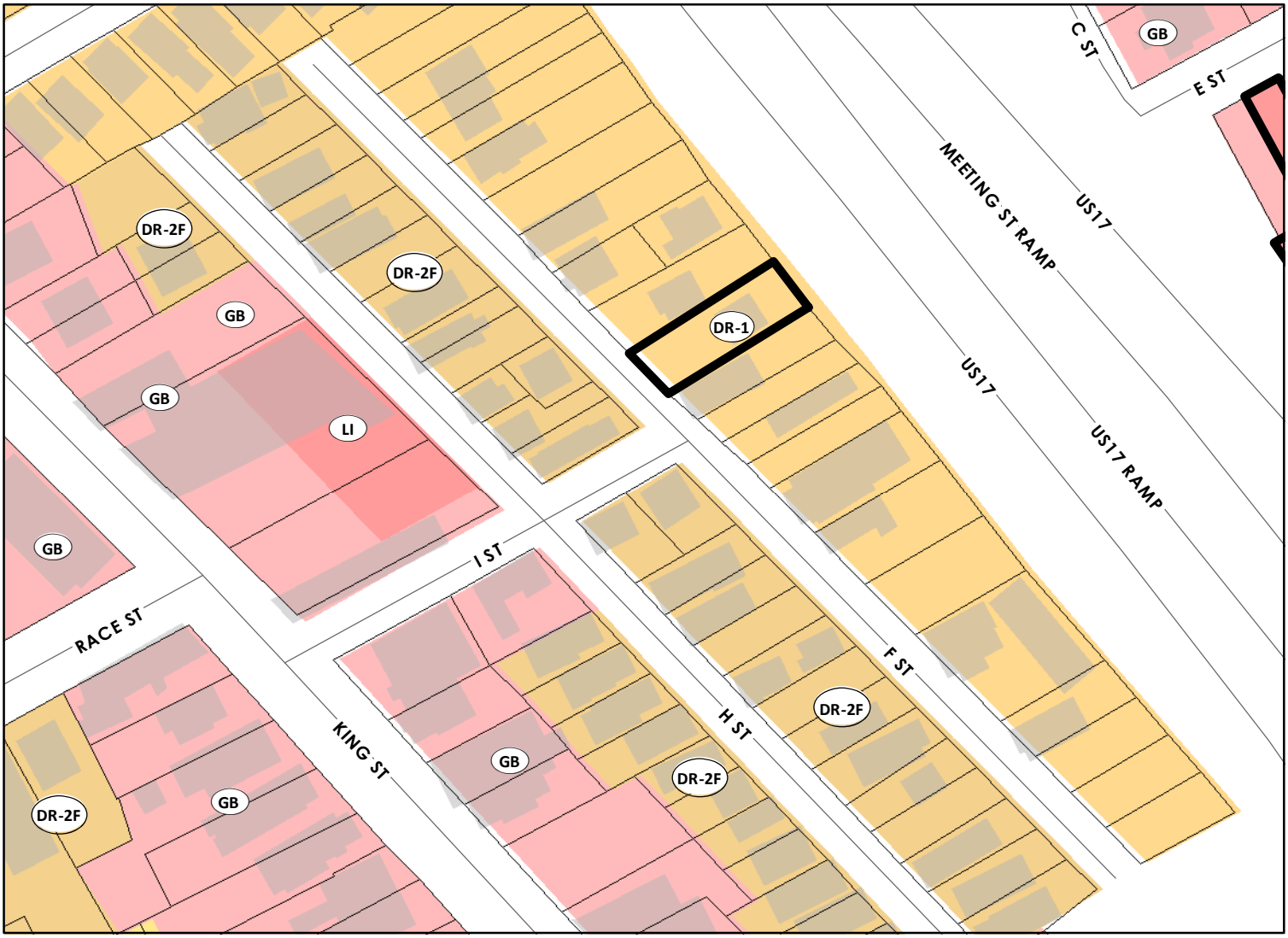

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CITY OF CHARLESTON
PLANNING COMMISSION

May 18, 2016

Rezoning 3 :

3201 Maybank Hwy (Johns Island)

BACKGROUND

The applicant is requesting a rezoning of a portion of property from Light Industrial (LI) to General Business (GB). The subject property, located off Maybank Highway near Meeks Farm Road, is surrounded by GB, Business Park (BP) and single-Family Residential (SR-6) zonings in the City. The property to be rezoned (approximately 1.5 acres) is situated at the back of the property adjacent to a new subdivision of single-family homes. The bulk of the property is already zoned General Business. Surrounding uses include offices, contractor space, mini-storage, vacant parcels and single-family residential lots. The subject property is currently vacant.

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 **Neighborhood Center** which consists of a mixture of uses and medium residential density (8 to 20 units per acre). Given the existing pattern of development in the surrounding area of the subject property, the proposed General Business (GB) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
May 18, 2016

Rezoning 3

3201 Maybank Hwy (Johns Island)

TMS# 3130000248 (a portion)

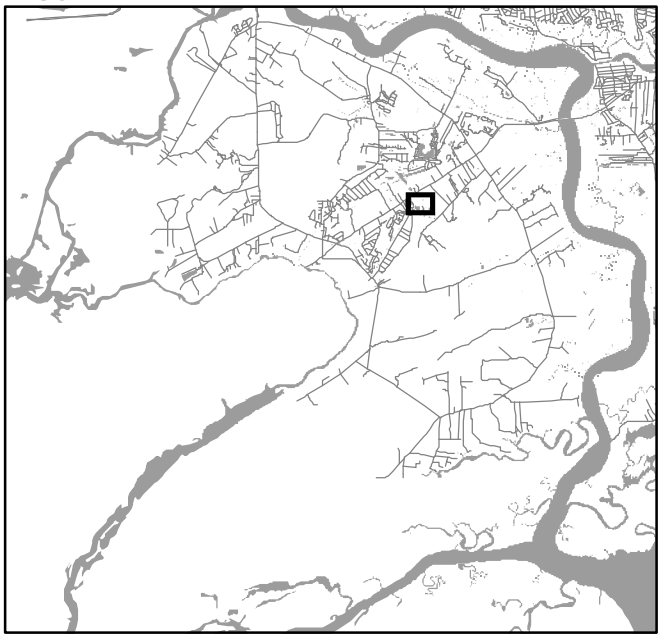
approx. 1.50 ac.

Request rezoning from Light Industrial (LI) to General Business (GB).

Owner: Tidelands Bank

Applicant: The Primesouth Group LLC

Area



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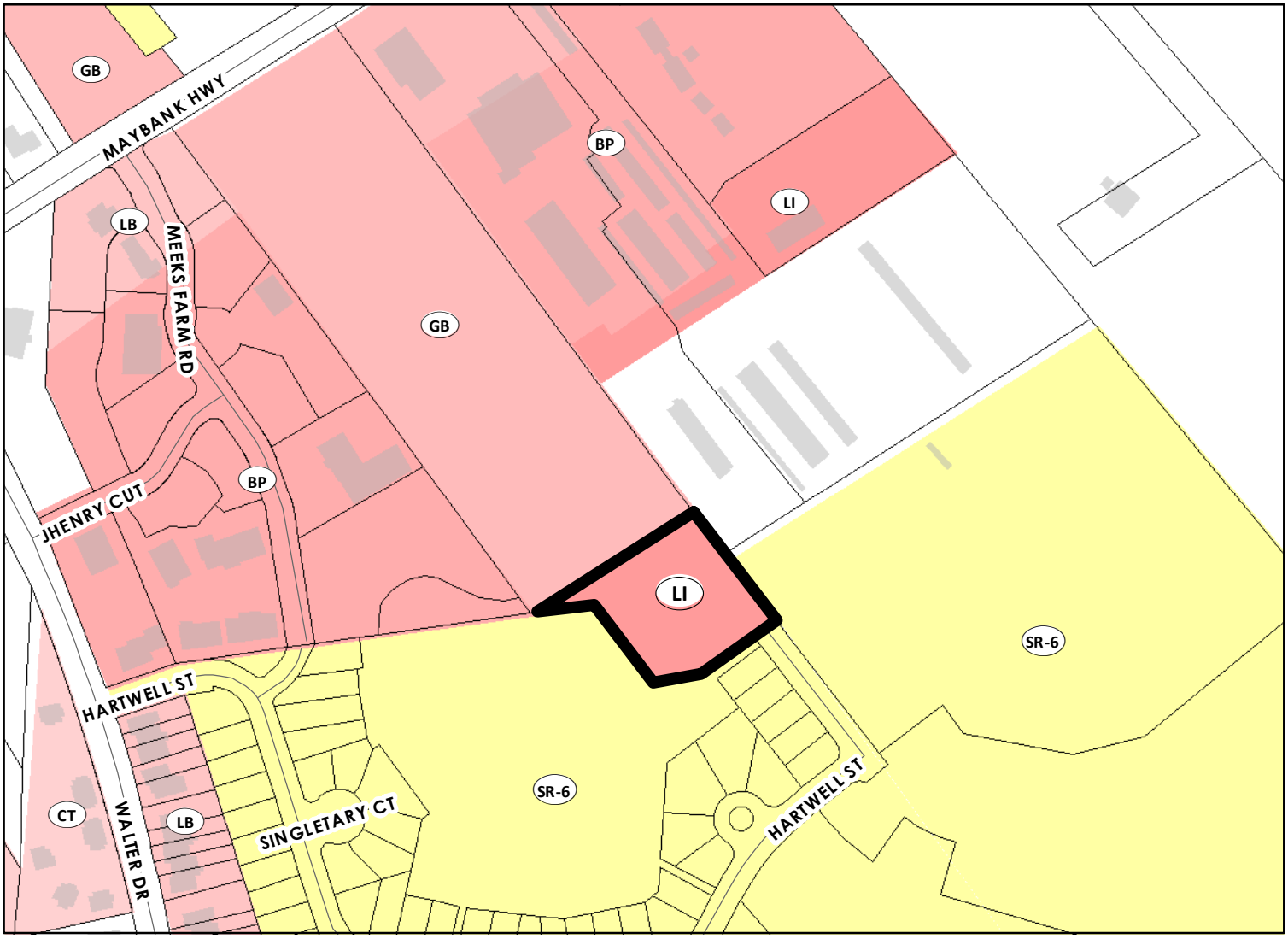


CITY OF CHARLESTON
PLANNING COMMISSION

May 18, 2016

Rezoning 4 :

7 Wesley Dr
(Old Windermere – West Ashley)

BACKGROUND

The applicant is requesting a rezoning to include the subject property in the Savannah Highway Overlay Zone (SH). The subject property, located at the corner of Wesley Drive and Stocker Drive, is zoned and surrounded by Single-Family Residential (SR-2) zoning. Several nearby parcels are also in the Savannah Highway Overlay. The surrounding adjacent uses are single family and duplex (mainly across Wesley Drive).

The property is unique in that it fronts on Wesley Drive, but has driveway access on Wesley Drive and on Stocker Drive, an entirely residential street.

The intent of the Savannah Highway Overlay Zone is to allow office and neighborhood service uses in addition to the uses allowed in the base zoning district. The existing principal buildings will be retained to every extent possible. Additionally, existing structures in the SH zone that are used for a non-residential use shall retain their residential appearance. Building additions and new structures shall be designed to look like the existing residential structures. Parking shall be restricted to the side or rear of the principal buildings and buffering from adjoining residential lots shall be required.

In the City's Zoning Code, the permitted conditional uses in the SH Overlay include:

1. Owner-occupied, single-family residential properties shall be permitted to have one of the following accessory uses if the building requirements listed in Section 54-224.c., are met:
   (a) one bed and breakfast unit utilizing only one bedroom within the principal structure with one parking space in addition to the parking spaces required for the residential use. The Bed and Breakfast parking space must be accessible without affecting the accessibility of the other required spaces.
   (b) One accessory apartment with no more than one bedroom.
2. Use of properties within the SH zone as offices for professional services including accounting, financial, insurance, legal, design, engineering, surveying, medical, dental, travel, real estate, and similar professional services, excluding tattooing services; offices for non-client based civic and non-profit agencies; and neighborhood services including only the following uses: beauty salons, barber shops, computer repair, shoe repair, watch, clock, camera and jewelry repair, tailor/ seamstress, acting and music instruction, artist studios, and photographic studios shall be allowed if the building requirements listed in Section 54-224.c., and the following conditions are met:
   (a) Business hours of operation involving clients shall be limited to between 8 a.m. and 8 p.m.;
   (b) Goods shall not be visible from the exterior;

(c) Additional driveways shall not be permitted, except that an existing driveway may be shifted to a side property line to allow it to be shared with the adjoining lot;

(d) No more than two (2) lots shall be combined for an allowed non-residential use and the principal structure on each lot, if existing on the date of this ordinance's adoption, shall be retained;

(e) Parking and drives shall be unpaved except for the driveway entrance(s) at the street which shall be paved to a depth of 20 feet. All parking shall be provided to the rear or sides of the principal building and not in the front yard. If any part of a residential property in the Savannah Highway Overlay Zone is used for a non-residential use, including parking in conjunction with a non-residential use, parking for the residential use shall no longer be permitted in the front yard;

(f) Exterior lighting, if used, shall be shielded, residential lighting, installed to minimize glare on adjacent properties (e.g. motion sensor lights, shoebox lights). The light source(s) shall be concealed so as not to be visible from adjoining properties. Pole mounted lights shall not be taller than eight feet (8′);

(g) If no street tree exists in front of the property, as part of the landscaping requirements a new canopy tree shall be planted in the front yard within five (5) feet of the right-of-way to enhance tree canopy in the area.

(h) Landscape buffers or screens shall be installed as follows:

(1) If parking spaces are provided in the side yard, a landscape hedge or screen of at least three feet (3′) in height and five feet (5′) in width shall be installed parallel to the street to screen the parking spaces from the street.

(2) Landscape buffers with a width of five feet (5′) shall be installed adjacent to all residentially zoned lots not in the SH overlay zone and along any part of a property line which is within twenty-five feet of a residentially zoned lot not within the SH overlay zone. Where utility easements run along property lines, the required buffer shall be located adjacent to the easement. These buffers shall include a six-foot (6′) high solid wooden fence, four-inch (4″) caliper recommended trees from Appendix B planted forty feet (40′) on center, and minimum eight-foot (8′) tall recommended understory trees from Appendix B centered between the recommended trees required above. Fences along side property lines shall extend from the rear buffer fence to the front facade of the abutting principal building. Beyond the fence, a minimum four-foot (4′) tall hedge shall continue to within fifteen feet (15′) of the front property line.

(3) Along property lines which abut lots within the SH overlay zone with residential units, a six-foot (6′) high solid wooden fence shall be erected running from the rear buffer fence to the front facade of the abutting residential building.

Building Requirements in the SH Overlay include:

1. Existing principal buildings shall be retained, unless deemed structurally unsound by the Chief Building Official. Additionally, the City's Design Review Board has purview over the demolition of any structures over fifty (50) years old in the Savannah Highway Overlay.

2. All new construction, additions or renovations must be similar to existing structures in terms of their character, height, compatibility of materials, roof pitch and slope. A residential appearance on all sides of structures is required:

(a) The street facade of additions shall utilize windows and doors of a size similar to those on the existing street facade.

(b) The street facade existing on the date of this ordinance's adoption shall be retained, with no window displays or exterior display of merchandise.

(c) The roof pitch and slope shall remain similar to adjacent structures.

Properties included in the SH Overlay should be able to minimally meet the conditions of the overlay as laid out in the Zoning Code. The subject property has been requested at least twice in the past to be included in the SH Overlay but was ultimately denied based on its unique situation at the entrance to a residential neighborhood with substantial frontage and access on a residential street. Commercial traffic should be limited to Wesley Drive; however, because of the road design and traffic on this road it is not ideal for commercial activity to this particular site.

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 **Suburban** in which the character is typified by predominantly residential uses with residential densities between 4 to 8 units per acre. Some compatible non-residential uses may also occur where appropriate. Careful consideration has been given to each property included in the Savannah Highway Overlay Zone over the years, but given the existing pattern of development in the surrounding area of the subject property, and the unique situation of the subject property, the proposed SH Overlay zoning is not appropriate for this site.

STAFF RECOMMENDATION

DISAPPROVAL

City of Charleston

Planning Commission
May 18, 2016

Rezoning 4.

7 Wesley Dr (Old Windermere – West Ashley)

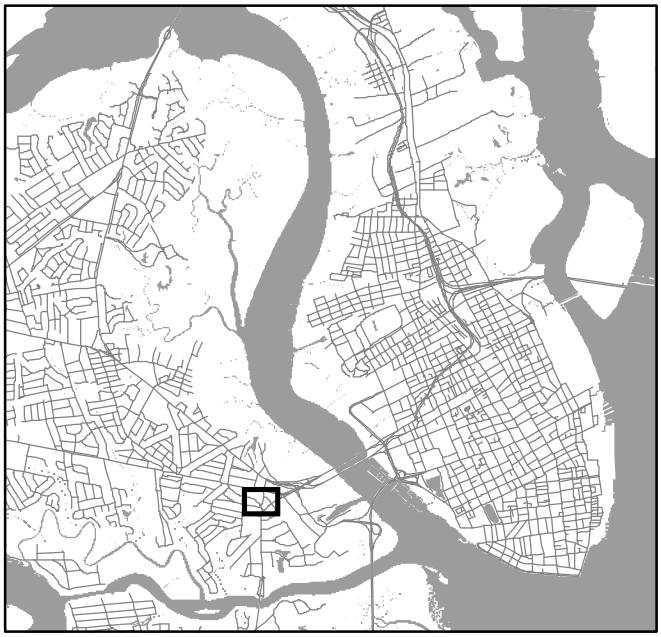
TMS# 4210600110

0.26 ac.

Request rezoning to be included in the Savannah Highway Overlay Zone (SH). Zoned Single-Family Residential (SR-2).

Owner: Jeff Harbit

Area



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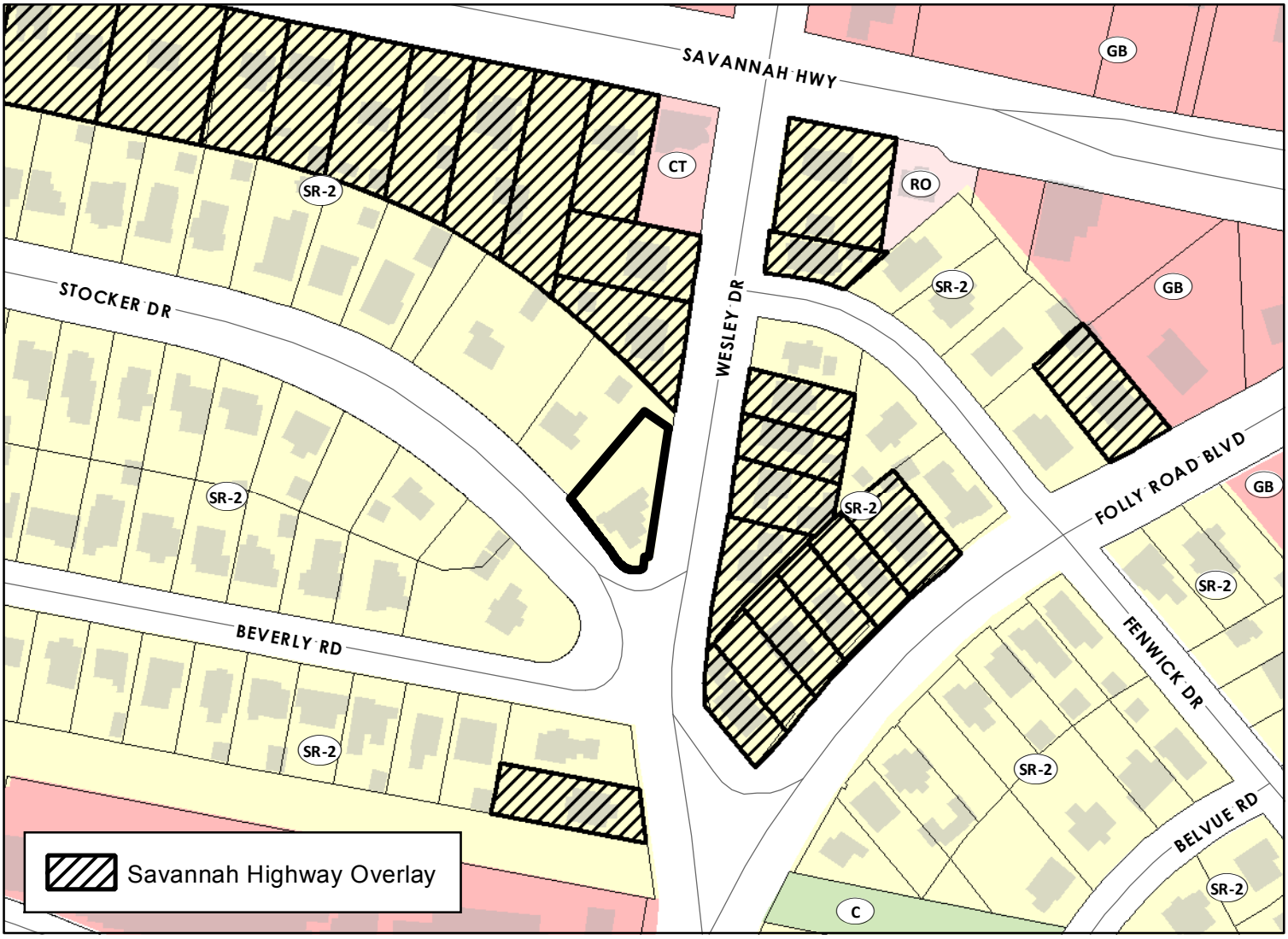

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City of Charleston

Planning Commission
May 18, 2016

Subdivision 1

Sanders Road Townhomes (West Ashley)

TMS# 2860000001

22.3 ac. 113 lots.

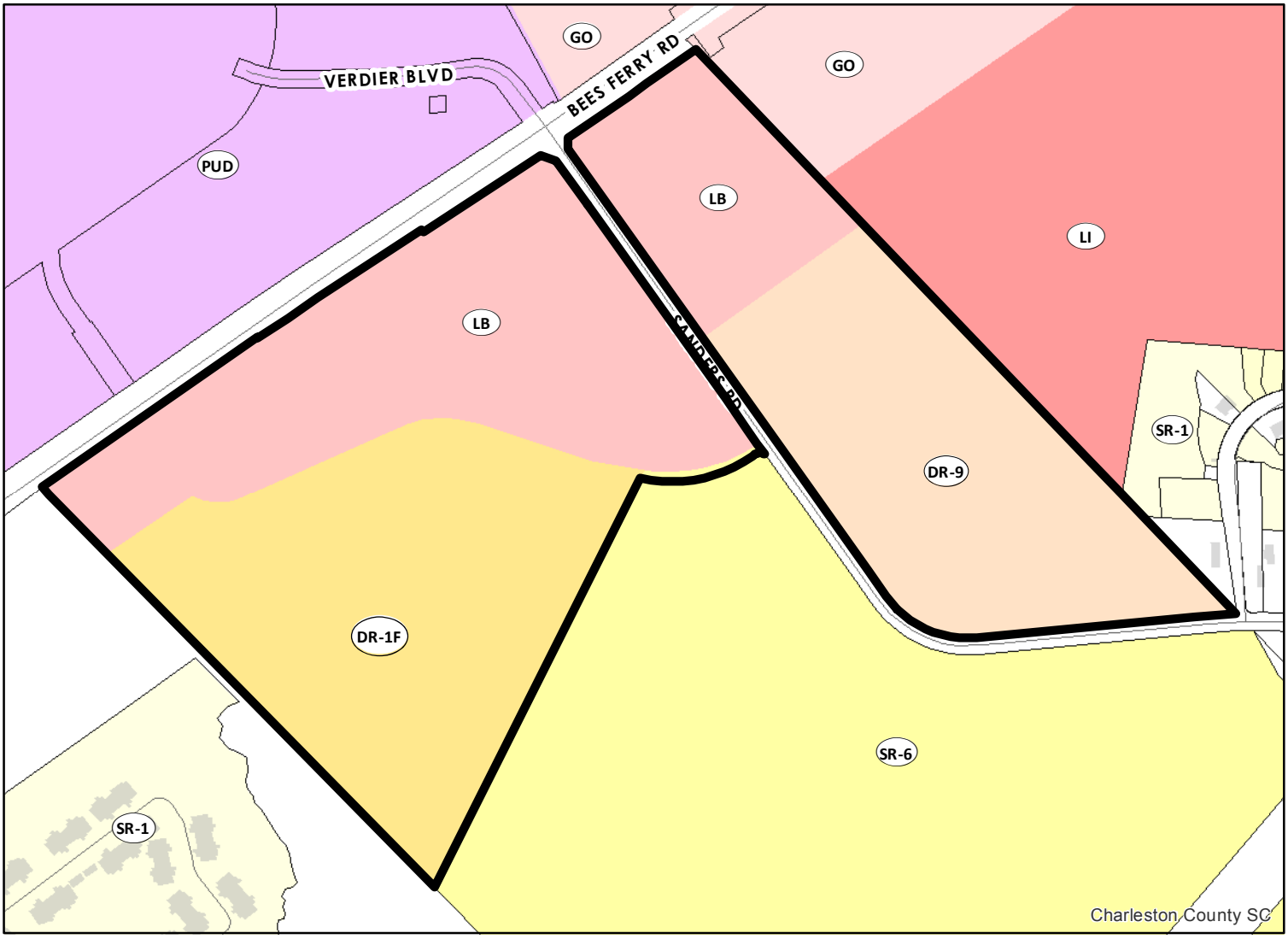
Request subdivision concept plan approval.
Zoned Diverse Residential (DR-9).

Owner: Lennar Coastal Carolina, Inc.

Applicant: Thomas & Hutton Engineering Co.

Area

Location



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CITY OF CHARLESTON
PLANNING COMMISSION

May 18, 2016

Zoning 1 :

1897 Sam Rittenberg Blvd
(West Ashley)

BACKGROUND

The subject property is pending annexation into the City and the property owner is requesting zoning of General Business (GB). The property is zoned Community Commercial (CC) in Charleston County. The property is surrounded by GB zonings in the City and CC zonings in the County. Adjacent and nearby uses include retail stores, an auto repair shop and a daycare center. The subject property was previously used as Moose Lodge.

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** which is predominately commercial with many automobile oriented businesses. This part of Sam Rittenberg Boulevard has a wide variety of mostly commercial uses and has building types typical of a Highway District. Given the existing pattern of development in the surrounding area of the subject property, the proposed General Business (GB) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
May 18, 2016

Zoning 1

1897 Sam Rittenberg Blvd (West Ashley)

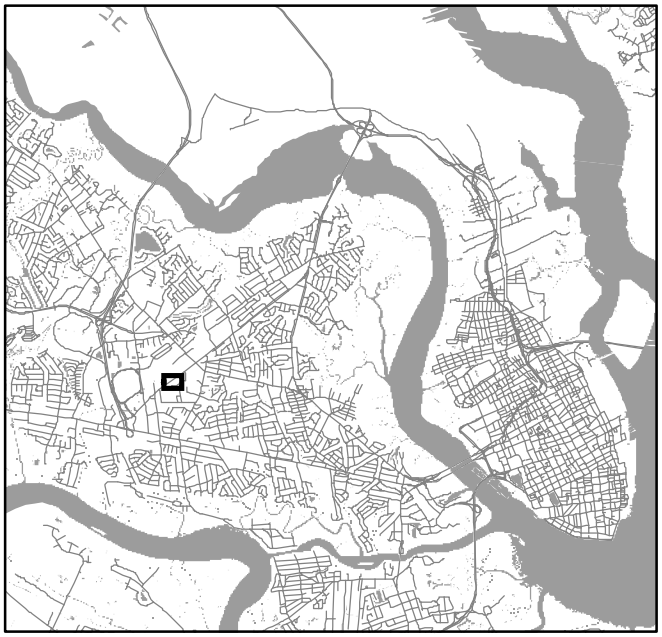
TMS# 3511400078

0.33 ac.

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

Owner: Sam Rittenberg Properties LLC

Area



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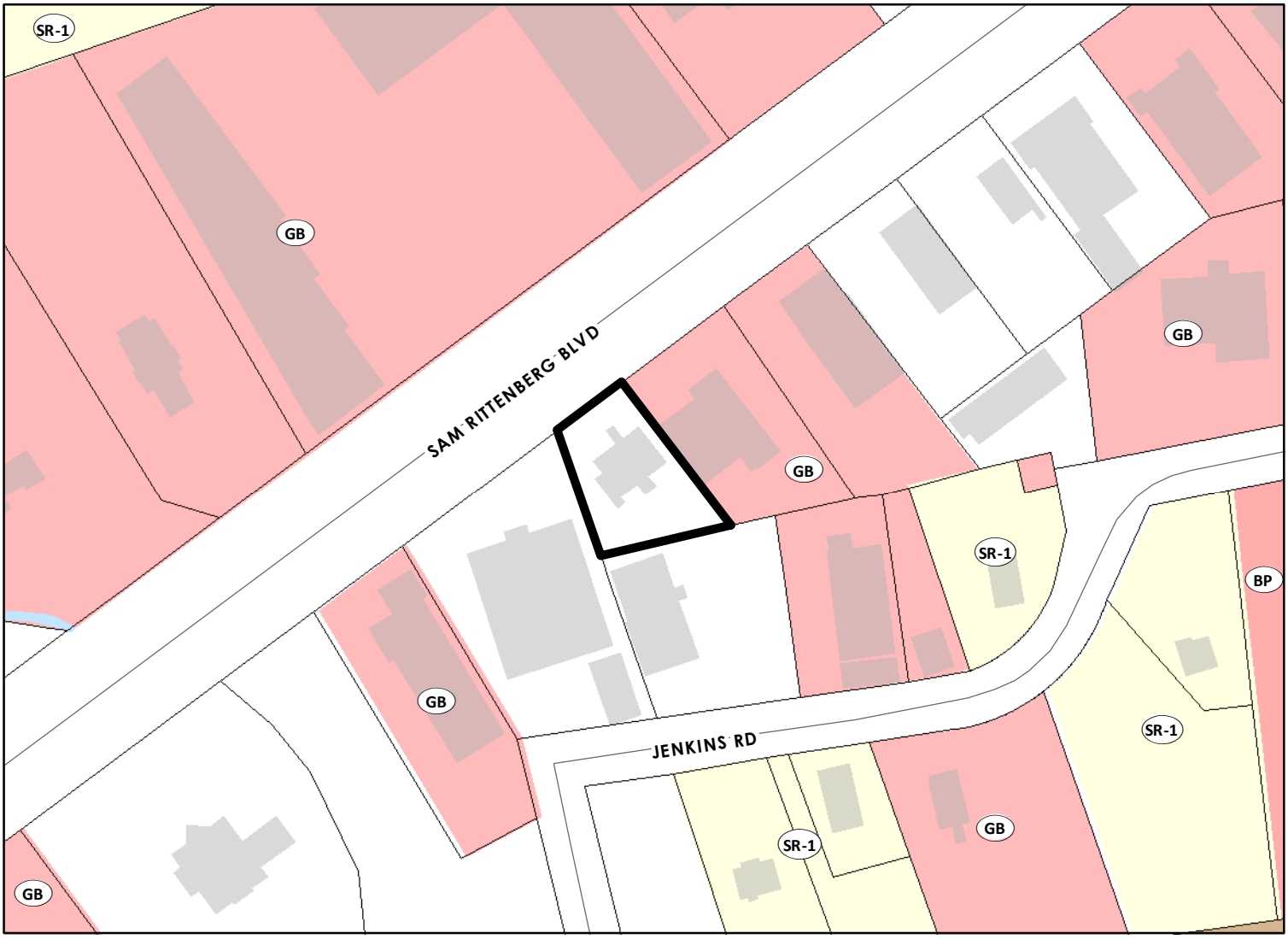


CITY OF CHARLESTON
PLANNING COMMISSION

May 18, 2016

Zoning 2 :

1715 W Avalon Cir
(Orange Grove Estates - West Ashley)

BACKGROUND

The subject property is pending annexation into the City and the property owner is requesting Single and Two-Family Residential (STR) zoning. The property is zoned Single-Family Residential (R-4) in Charleston County. The property is surrounded by General Office (GO) and Single-Family Residential (SR-2) zonings in the City and Single-Family Residential (R-4) zoning in Charleston County. There are STR zonings on several adjacent blocks in the neighborhood. Adjacent uses include a small office building to the rear of the subject property, a residential duplex to the north, and single-family residences on other sides. The subject property is currently vacant and its size is equivalent to a double-lot.

The surrounding neighborhood contains a variety of lot sizes from large to very small. The neighborhood contains many duplexes, triplexes and small apartment buildings.

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** in which the character of the area is typified by predominantly residential uses with residential densities between 4 to 8 units per acre. Given the existing zonings and existing pattern of development in the surrounding area the Single and Two-Family Residential (STR) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
May 18, 2016

Zoning 2

1715 W Avalon Cir
(Orange Grove Estates - West Ashley

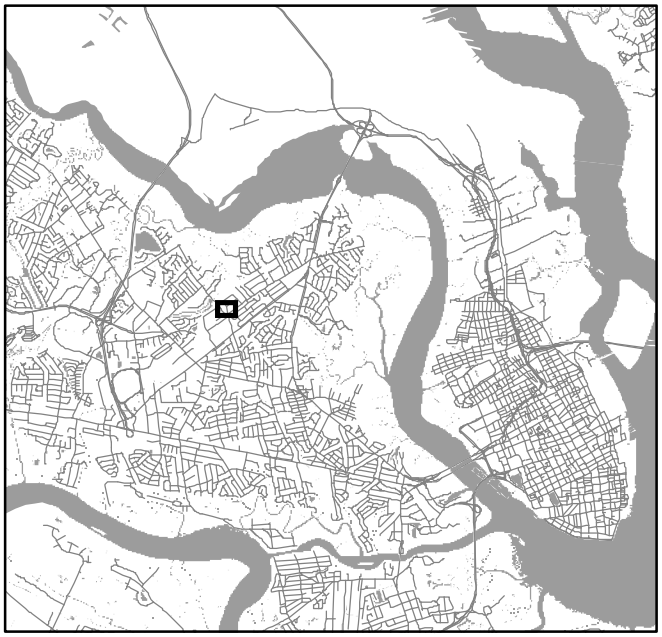
TMS# 3521300116

0.48 ac.

Request zoning of Single and Two Family Residential (STR).
Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Walter A. Davis

Area



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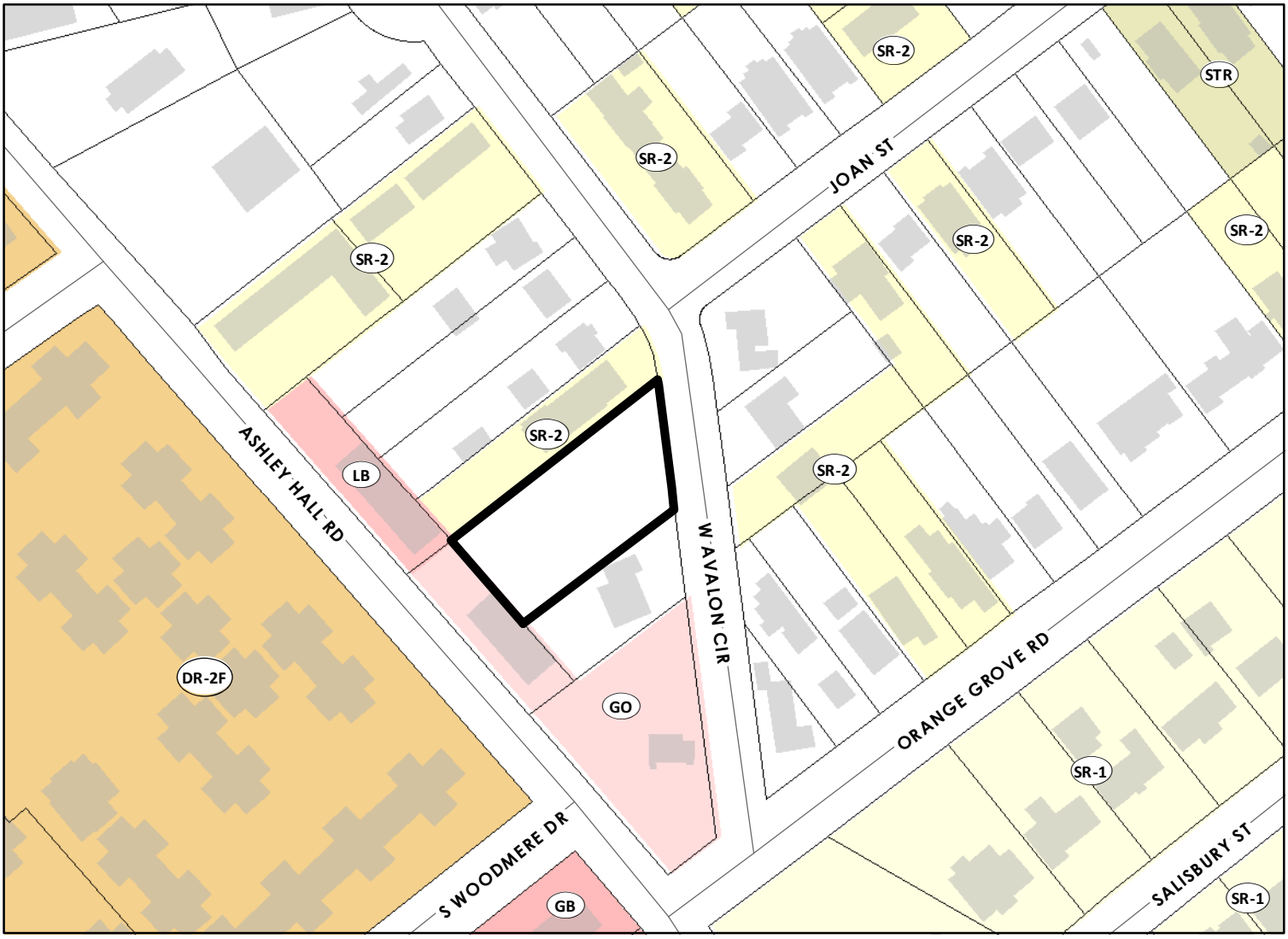

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

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CITY OF CHARLESTON
PLANNING COMMISSION

May 18, 2016

Ordinance Amendment 1 :

To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Article 2, Part 3, Table of Permitted Uses to establish permitted uses for microbreweries and fresh fruits and vegetables in the "GB, UC, MU-2, MU-2/WH", "LI", "HI", "GP" and "UP" districts, and to establish conditional uses for microbreweries and fresh fruits and vegetables in the "BP" district, to wit:**

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 2, PART 3, TABLE OF PERMITTED USES TO ESTABLISH PERMITTED USES FOR MICROBREWERIES AND FRESH FRUITS AND VEGETABLES IN THE "GB, UC, MU-2, MU-2/WH", "LI", "HI", "GP" AND "UP" DISTRICTS, AND TO ESTABLISH CONDITIONAL USES FOR MICROBREWERIES AND FRESH FRUITS AND VEGETABLES IN THE "BP" DISTRICT, TO WIT:

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

Section 1. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting "●" within the principle use row titled "20.1 Microbreweries" in the following columns: "GB, UC, MU-2, MU-2/WH", "LI", "HI", and "GP".

Section 2. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting "ǂ" within the principle use row titled "20.1 Microbreweries" in the following columns: "BP".

Section 3. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting "54-207, b." after the principle use row titled "20.1 Microbreweries", so it reads as follows: "20.1 Microbreweries 54-207, b."

Section 4. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting "●" within the principle use row titled "5148 Fresh fruits and vegetables" in the following columns: "GB, UC, MU-2, MU-2/WH", "LI", "HI", "GP" and "UP".

Section 5. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting "‡" within the principle use row titled "5148 Fresh fruits and vegetables" in the following columns: "BP".

Section 6. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting "54-207, b." after the principle use row titled "5148 Fresh fruits and vegetables", so it reads as follows: "5148 Fresh fruits and vegetables 54-207, b."

Section 7. 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, City of Charleston

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

May 18, 2016

Ordinance Amendment 2 :

To amend Chapter 54 of the Code of Charleston (Zoning Ordinance) **by amending Section 54-347 to change the Landscape Buffer for properties on the Peninsula of Charleston.**

BACKGROUND/STAFF RECOMMENDATION

This item will be presented in detail during the meeting. Staff Recommends Approval.

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-347 TO CHANGE THE LANDSCAPE BUFFER REQUIREMENTS FOR PROPERTIES ON THE PENINSULA OF CHARLESTON

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

Section 1. Sec. 54-347 Landscape Buffer Requirements, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~strikethrough~~):

"d. Exceptions.

1. All properties located **within the City limits** on the peninsula of Charleston ~~lying south of Mount Pleasant Street, and the extension thereof across the entire peninsula,~~ shall not require installation of landscape buffers along street frontages; and landscape buffers required pursuant to Table 3.5: Schedule of Required Buffers, to separate and screen incompatible uses, shall only be required to consist of a landscaping area with a minimum width of five (5) feet in which a wall of at least six (6) feet in height is placed and one (1) recommended non-deciduous tree is planted for each twenty-five (25) feet linear feet of landscaping area. **For the purposes of this Section, "peninsula" shall mean the area of the City of Charleston bounded by the Cooper River to the east, the Ashley River to the west and south, and the Charleston City Limits to the north.**"

Section 2. This Ordinance shall become effective upon ratification.

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 J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council