



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

September 21, 2016 5:00PM 2 George St, Charleston, SC

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF SEPTEMBER 21, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, September 21, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. 53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner: 53 Bogard Street LLC
Applicant: Christopher Wyatt
- 2. 813 Dupont Rd (Dupont | Wappoo – West Ashley) TMS# 3511300047** – 1.665 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-2).
Owner: The Oaks at Dupont LLC
Applicant: SGA Architecture
- 3. 718 Riley Rd (James Island) TMS# 3400700009 (a portion)** – approx. 2.35 ac. Request rezoning of property from Single-Family Residential (SR-1) to Conservation (C).
Owner: Derek and Kathlyn Wade
- 4. 3 & 4 Maple St and adjacent vacant lot (Peninsula) TMS# 4631202013, 014 & 084** – approx. 0.15 ac. Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB).
Owner: JJR Development and SCDOT
Applicant: JJR Development

SUBDIVISIONS

- 1. Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).
Owner: MSP NOMO MF LLC
Applicant: Thomas & Hutton Engineering Co.
- 2. Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Pulte Home Corporation
Applicant: Seamon Whiteside & Associates Inc.
- 3. Brisbane Cluster (James Island) TMS# 3400100011 & 050** – 6.58 ac. 30 lots. Request subdivision concept plan approval. Single-Family Residential (SR-1).
Owner: Southwind Homes
Applicant: Empire Engineering

ZONINGS

1. **4 Forest Creek Ct (Shadowmoss - West Ashley) TMS# 3580700034** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: James and Hannah Lynch
2. **303 Stinson Dr (West Ashley) TMS# 3500900100** – 0.35 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Richard Benson
3. **2027 Woodcliff St (West Ashley) TMS# 3551500060** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Nicholas & Elaine Boyer
4. **614 Stoneboro Ct (James Island) TMS# 3431500099** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Erin Hitchinson
5. **Grimball Road Ext (James Island) TMS# 4270000086** – 0.79 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: Johnny Troutman and Eunice Troutman
6. **Secessionville Road (James Island) TMS# 4270000006, 116, 117, 250 & 251** – 2.14 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: Ion Venture LLC
7. **1830 Maybank Hwy (James Island) TMS# 3430400007** – 1.0 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maria and Steven Mungo

ORDINANCE AMENDMENTS

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending the height restrictions for fences in residential zoning districts.**
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-343 Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas, to allow understory trees to be planted in perimeter landscape areas when an overhead powerline easement exists.**

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

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. **Swyger's Landing Phase 4 (Johns Island) TMS 3120000050** – 29.1 ac. 26 lots. C(ND). Preliminary subdivision plat pending approval.
2. **Fenwick Hills Phase 3 (Johns Island) TMS 2790000672 & 2790800202** – 16.7 ac. 49 lots. SR-1. Final subdivision plat under review.
3. **St. Johns Square (Johns Island) TMS 3130000018** – 23.0 ac. 2 lots + R/W. PUD. Final subdivision plat pending approval.
4. **Fleming Park (James Island) TMS 3400300024** – 14.1 ac. 49 lots. SR-1 (cluster). Final subdivision plat recorded.
5. **Point Hope Parkway & Seven Sticks Drive (Cainhoy) TMS 2620000008** – 12.0 ac. R/W. PUD. Final subdivision plat recorded.
6. **1109 Brownswood Road (Johns Island) TMS 3120000181** – 0.8 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
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. **Hollyberry Road (James Island) TMS 3431500120** – 0.6 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
9. **Brownswood Village Phase 2 (Johns Island) TMS 2790700264** – 12.5 ac. 48 lots. PUD. Final subdivision plat pending approval.
10. **Parcel F Phase 4 (Daniel Island) TMS 2750000249** – 11.8 ac. 24 lots. DI-R. Final subdivision plat recorded.
11. **WestEdge Infrastructure (Westside) TMS 4600000014, 021 & 4601002004, 019, 020, 023** – 12.0 ac. 5 lots + R/W. MU-2/WH. Preliminary subdivision plat pending approval.
12. **Parcel BB Phase 4 (Daniel Island) TMS 2770000011** – 16.8 ac. 25 lots. DI-R. Final subdivision plat pending approval.

Road Construction Plans

1. **Swyger's Landing Phase 4 (Johns Island) TMS 3120000050** – 29.1 ac. 26 lots. C(ND). Road construction plans pending approval.
2. **Harbor View Oaks (James Island) TMS 4240700029** – 2.6 ac. 4 lots. SR-1. Road construction plans pending approval.
3. **WestEdge Infrastructure (Westside) TMS 4600000014, 021 & 4601002004, 019, 020, 023** – 12.0 ac. 5 lots + R/W. MU-2/WH. Road construction plans under review.
4. **West Ashley Senior Center (West Ashley) TMS 3090000028 & 3510100021-023, 035, 040** – 1.0 ac. 2 lots + R/W. GB. Road construction plans pending approval.
5. **The Marshes at Cooper River (Cainhoy) TMS 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Road construction plans under review.
6. **Parcel CC Peninsula (Daniel Island) TMS 2750000203** – 7.6 ac. 17 lots. DI-RI. 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**

September 21, 2016

Rezoning 1 :

53 Bogard St (Peninsula - Cannonborough/Elliottborough)

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT). The subject property, located on the south side of Bogard Street between Sires Street and Rose Lane, is surrounded by Diverse Residential (DR-2F) zoning with some Limited Business and PUD zonings nearby. The property is surrounded by mostly multi- and single-family residential properties but one commercial use exists across Bogard Street at the corner of Rose Lane. Although, built and used historically as a commercial building, the existing use in the subject property is residential.

Corner commercial uses are a Charleston tradition. As in most urban areas, small commercial uses such as offices, food stores, delis, restaurants and cafes have historically co-existed among residential uses. The Charleston peninsula and the Cannonborough/Elliottborough neighborhood have many mixed-use corner properties and they are often a desirable feature in neighborhoods both new and old. Some of the existing corner commercial uses throughout Charleston are zoned commercially, but many are considered 'legal non-conforming' because their commercial uses historically pre-date their existing zoning district.

The CT zoning district allows many commercial and residential uses considered to be compatible with predominantly residential neighborhoods. The intensity of uses, hours of operation, size and outdoor activity are restricted in this zoning district moreso than other commercial zoning districts.

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 **Urban** which is characterized by a mix of residential and commercial uses. Given the urban character of the surrounding blocks, and the restrictions of the CT zoning district, the requested CT zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

53 Bogard St
(Peninsula - Cannonborough/Elliottborough)

TMS# 4600803105

0.118 ac.

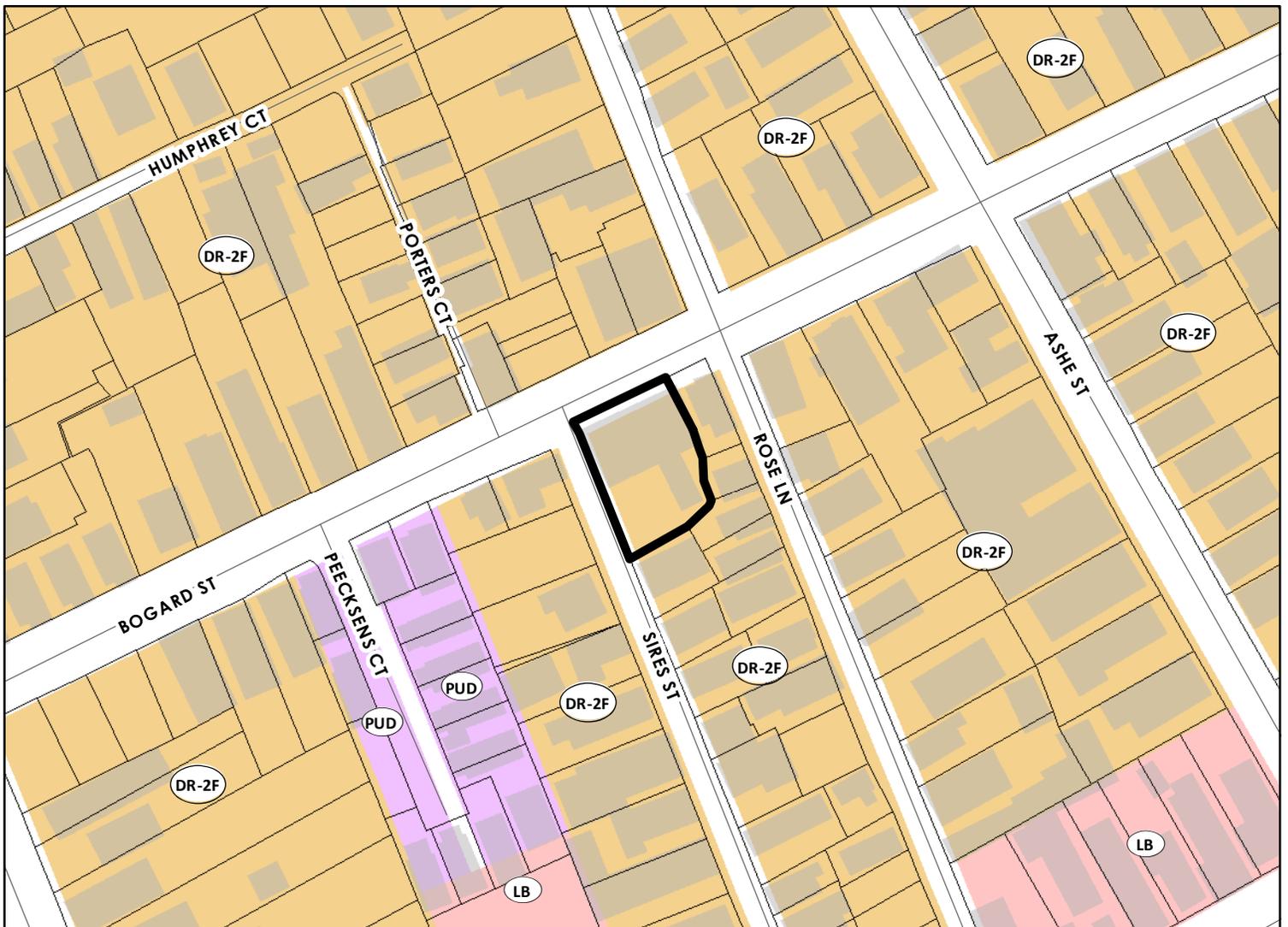
Request rezoning from Diverse Residential (DR-2F)
to Commercial Transitional (CT).

Owner: 53 Bogard Street LLC
Applicant: Christopher Wyatt

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Rezoning 2 :

813 Dupont Rd (Dupont | Wappoo – West Ashley)

BACKGROUND

The applicant is requesting a rezoning from General Business (GB) to Diverse Residential (DR-2). The subject property, located at the corner of Dupont Road and Dulsey Road, is surrounded on two sides by General Business (GB) zoning and Diverse Residential (DR-1F and DR-3) zoning immediately across the street. Both GB and Diverse Residential zonings are prevalent within the neighborhood. The property is surrounded by a single-family home, a bank, townhomes, apartments, contractors, and many other commercial uses. The subject property is currently vacant and was most recently used as a mobile home park. The current development proposal for the subject property is a multi-unit residential development for seniors.

The reason for the rezoning request is related to the building/fire code standards currently required for residential buildings in commercial zonings. The standards required for residential zonings are more appropriate for the proposed residential development on the subject property. The permitted residential density in the DR-2 zoning is the same as the GB zoning.

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 **Job Center** which is characterized by many commercial uses but often contains residential uses in a neighborhood going through a transition such as this one. The Dupont | Wappoo Area is a diverse neighborhood with a wide variety of uses, building types and lot sizes. Given the existing pattern of development in the surrounding neighborhood and the existing surrounding zoning, the requested DR-2 zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

813 Dupont Rd (Dupont | Wappoo – West Ashley)

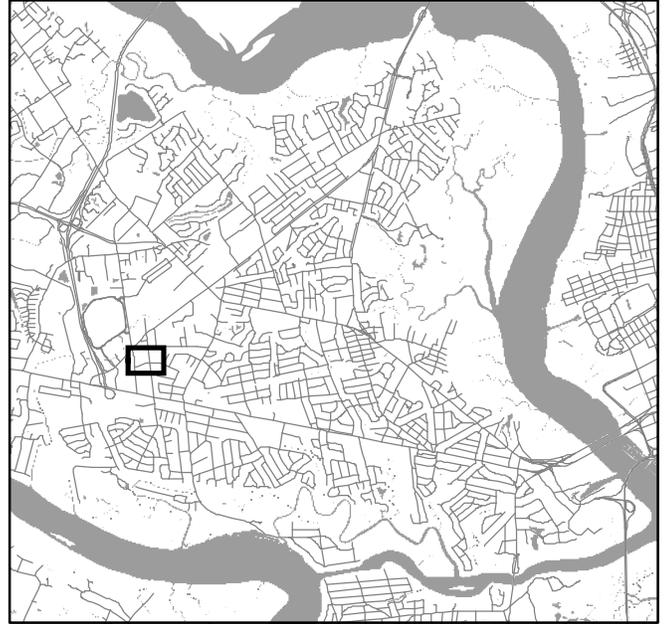
TMS# 3511300047

1.665 ac.

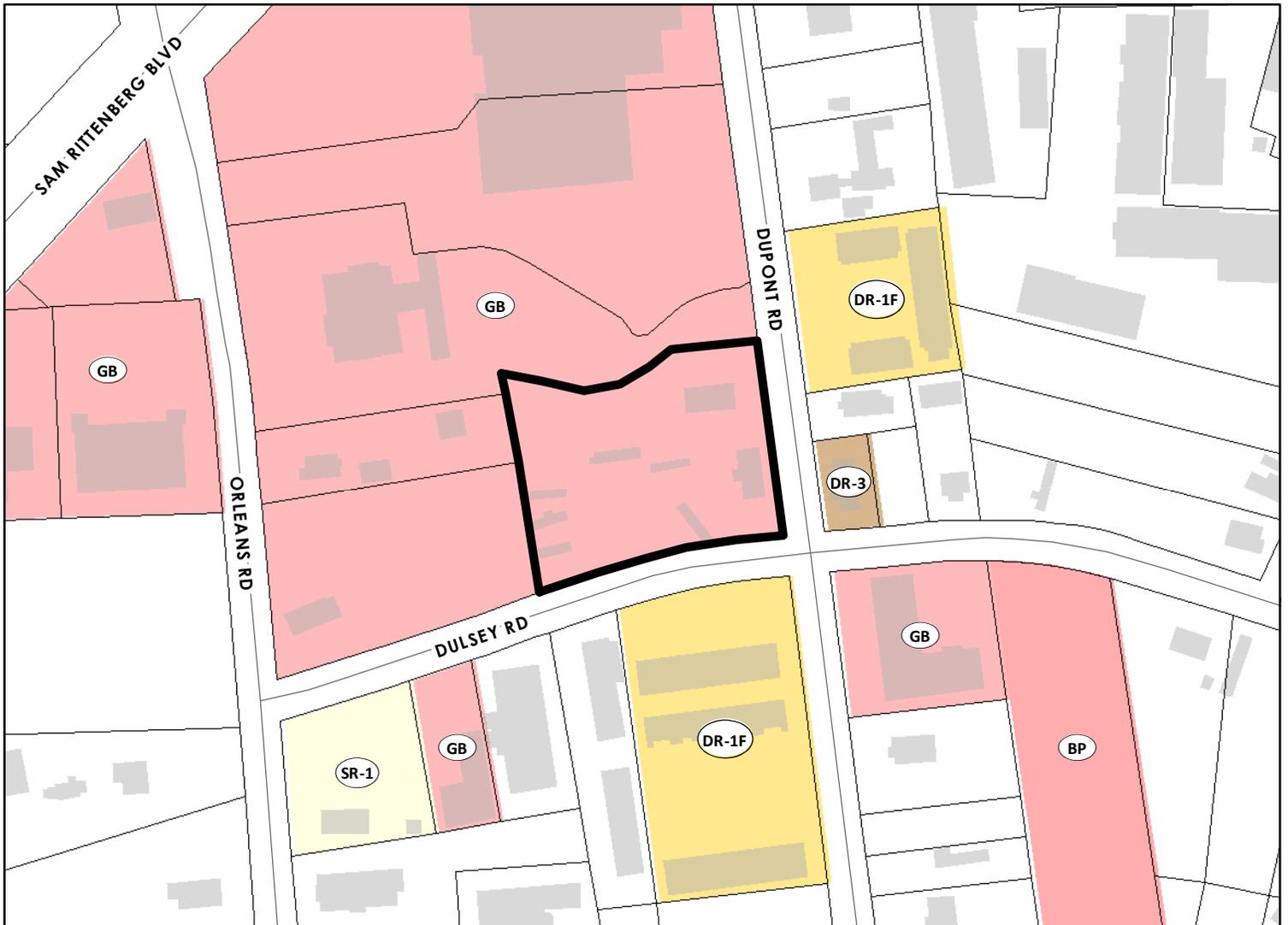
Request rezoning from General Business (GB) to
Diverse Residential (DR-2).

Owner: The Oaks at Dupont LLC
Applicant: SGA Architecture

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

September 21, 2016

Rezoning 3 :

718 Riley Road (James Island)

BACKGROUND

The applicant is requesting a rezoning, for a portion of a property, from Single-Family Residential (SR-1) to Conservation (C). The property, predominantly wooded, is located near the end of Riley Road off Central Park Road on James Island. The properties surrounding the subject property are zoned Conservation and Single-Family Residential (SR-1) in the City of Charleston and Single-Family Residential (R-4) in Charleston County. The adjacent uses include single-family homes, vacant lots and a landscape nursery.

The Conservation zoning district allows only a few types of uses on minimum 1.5 acre lots. Allowed uses include horticultural specialties, farms, forestry, campgrounds, golf courses, riding stables, religious organizations and single-family homes.

This area of Riley Road is shown on City, County and SCDOT plans as a potential location for the proposed extension of Interstate 526. Subdivision or development of the property would trigger rules that require exception from the City's Master Road Plan or acquisition by the State or City.

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 Edge** which is characterized by low density residential uses and limited appropriate non-residential uses. The City must be sensitive to the character of existing neighborhoods when considering rezoning requests. Given the residential and agricultural nature of the subject lot and surrounding neighborhood the request for Conservation (C) zoning meets the objectives of the Century V Plan.

STAFF RECOMMENDATION

APPROVAL

Rezoning 3

718 Riley Rd (James Island)

TMS# 3400700009 (a portion)

approx. 2.35 ac.

Request rezoning of property from Single-Family Residential (SR-1) to Conservation (C).

Owner: Derek and Kathlyn Wade

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Rezoning 4 :

3 & 4 Maple St and adjacent vacant lot (Peninsula)

BACKGROUND

The applicant is requesting rezoning from Diverse Residential (DR-1F) to Limited Business (LB). The properties are located adjacent to the elevated portion of Interstate 26 on the peninsula. The lots front onto a very short segment of Maple Street that was cut-off from the rest of the street when the interstate highway was constructed. Surrounding zonings include Limited Business (LB) and Diverse Residential (DR-1F). Surrounding uses include single-family homes, multi-family homes and a small store at the corner of Meeting Street and Maple Street. The subject properties are vacant.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within an area designated as **Urban**. Areas designated as such typically include a wide variety of uses and building types. Given the plan map designation, the existing mixed-use character of the area and the immediate proximity to a highway, the LB zoning is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

3 & 4 Maple St and adjacent vacant lot (Peninsula)

TMS# 4631202013, 014 & 084

approx. 0.15 ac.

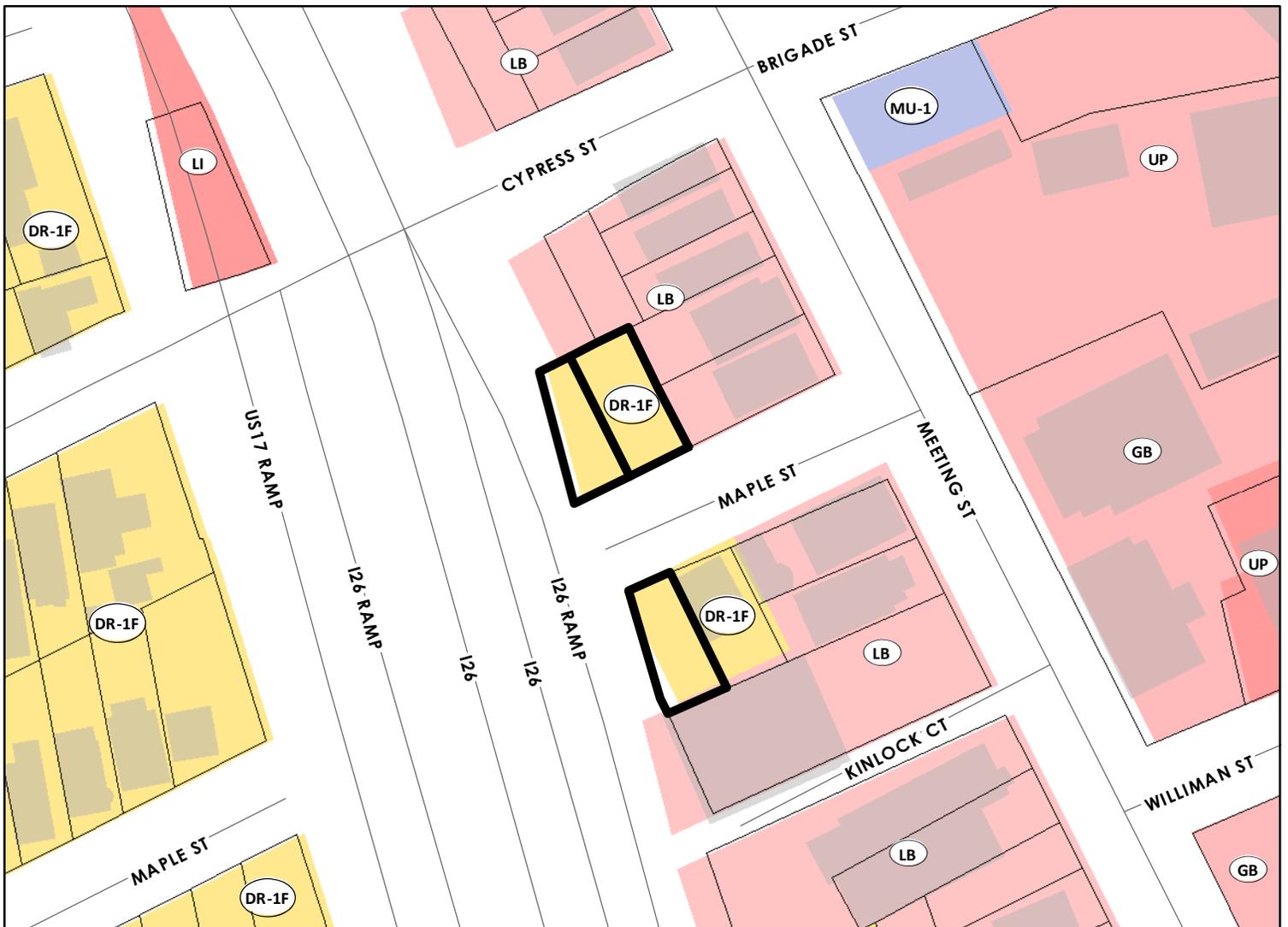
Request rezoning from Diverse Residential (DR-1F)
to Limited Business (LB).

Owner: JJR Development and SCDOT
Applicant: JJR Development

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Subdivision 1:

**Brigade Street
(Peninsula)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 15.85 acres at Brigade, North Romney, and Huguenin Streets on the Peninsula. This project consists of the creation of new public rights-of-way that will connect to Brigade Street and North Romney Street. As a result of the creation of these rights-of-way, three parcels will be created for future development. There are OCRM Critical Area and some grand trees on the site, but these will not 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 single-family, multi-family, and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Brigade St (Peninsula)

TMS# 4640000003 & 017

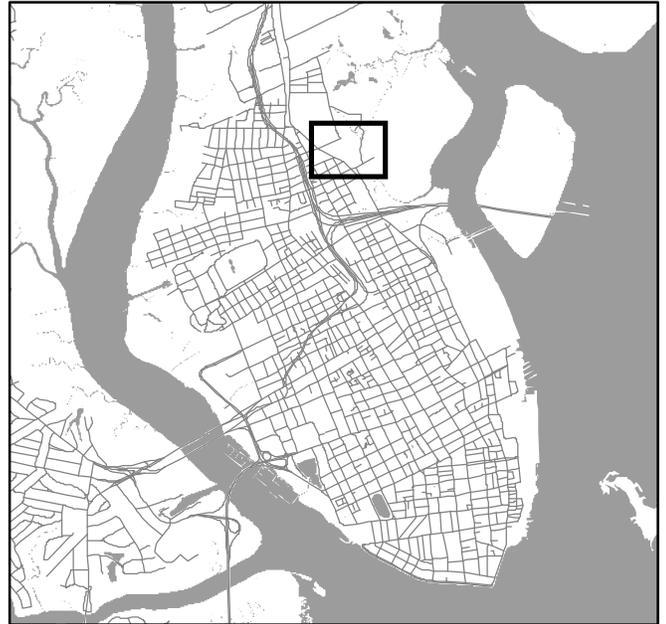
15.85 ac

3 lots. Request subdivision concept plan approval.
Zoned Mixed-Use Workforce Housing (MU-2/WH).

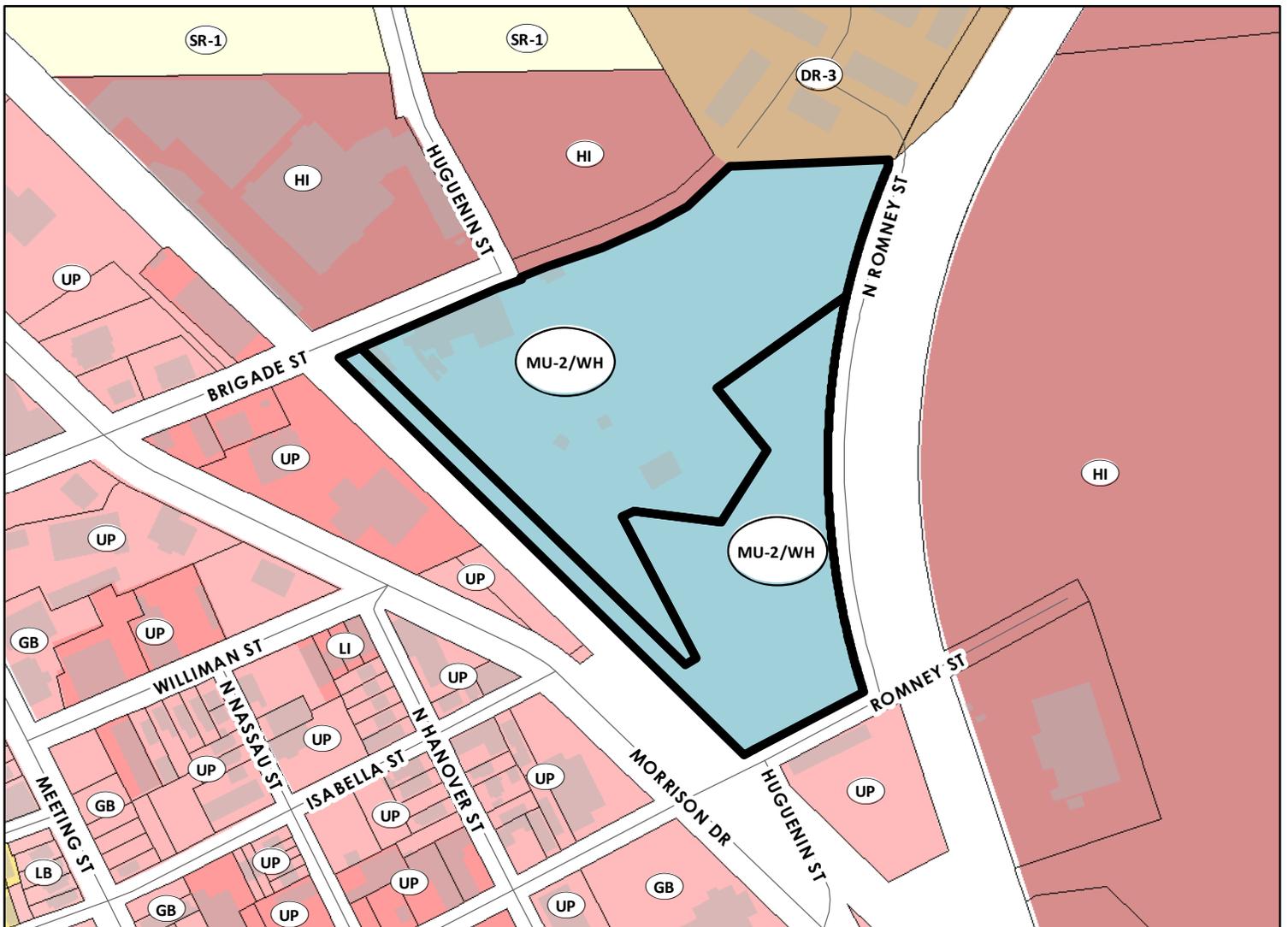
Owner: MSP NOMO MF LLC

Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Subdivision 2:

**Carolina Bay, Phase 22
(Carolina Bay Drive – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 3.03 acres at Carolina Bay Drive and Parklawn Drive in West Ashley. This project consists of the creation of a new public alley right-of-way that connects Carolina Bay Drive and Parklawn Drive to serve 10 new single-family lots. The site contains grand trees around which the right-of-way and homes will be situated. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The surrounding area includes primarily single-family uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

**Carolina Bay, Phase 22
(Carolina Bay - West Ashley)**

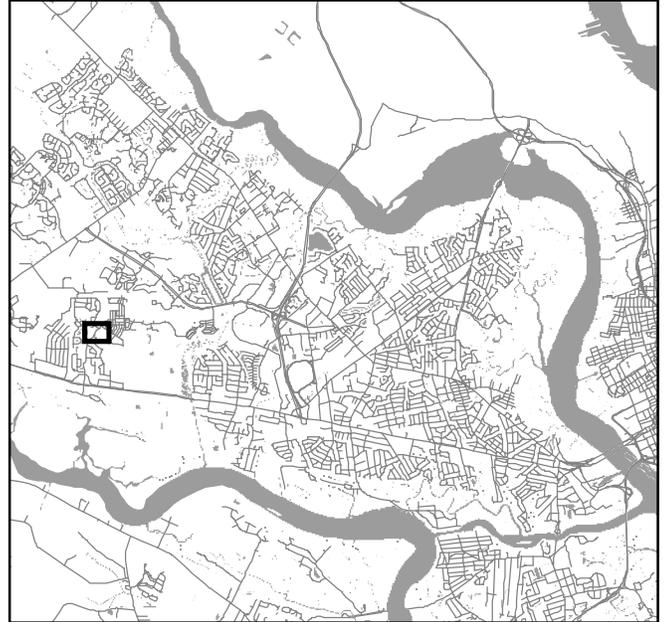
TMS# 3070000005

3.03 ac.

**10 lots. Request subdivision concept plan approval.
Zoned Planned Unit Development (PUD).**

**Owner: Pulte Home Corporation
Applicant: Seamon Whiteside & Associates Inc.**

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

September 21, 2016

Subdivision 3:

Brisbane Cluster Development (James Island)

BACKGROUND

The applicant is requesting subdivision concept plan approval for 6.58 acres at Central Park Road and Fleming Road on James Island. This project is being developed under the Cluster Development regulations and consists of the creation of new rights-of-way to serve 30 new single-family residential lots. All of the new lots will be accessed from the new rights-of-way and not from Central Park or Fleming Roads. The site contains grand trees, OCRM critical area, and an existing cemetery, around which the rights-of-way and homes will be situated.

Under the regulations of the Cluster Development ordinance, 6.3 acres of high land allows 30.2 lots. There are no requirements for minimum lot area, lot frontage, or building setbacks (except from the OCRM critical area buffer) and a minimum of 40% of the gross site acreage must be preserved as open space. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

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

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 3

Brisbane Cluster (James Island)

TMS# 3400100011 & 050

6.58 ac.

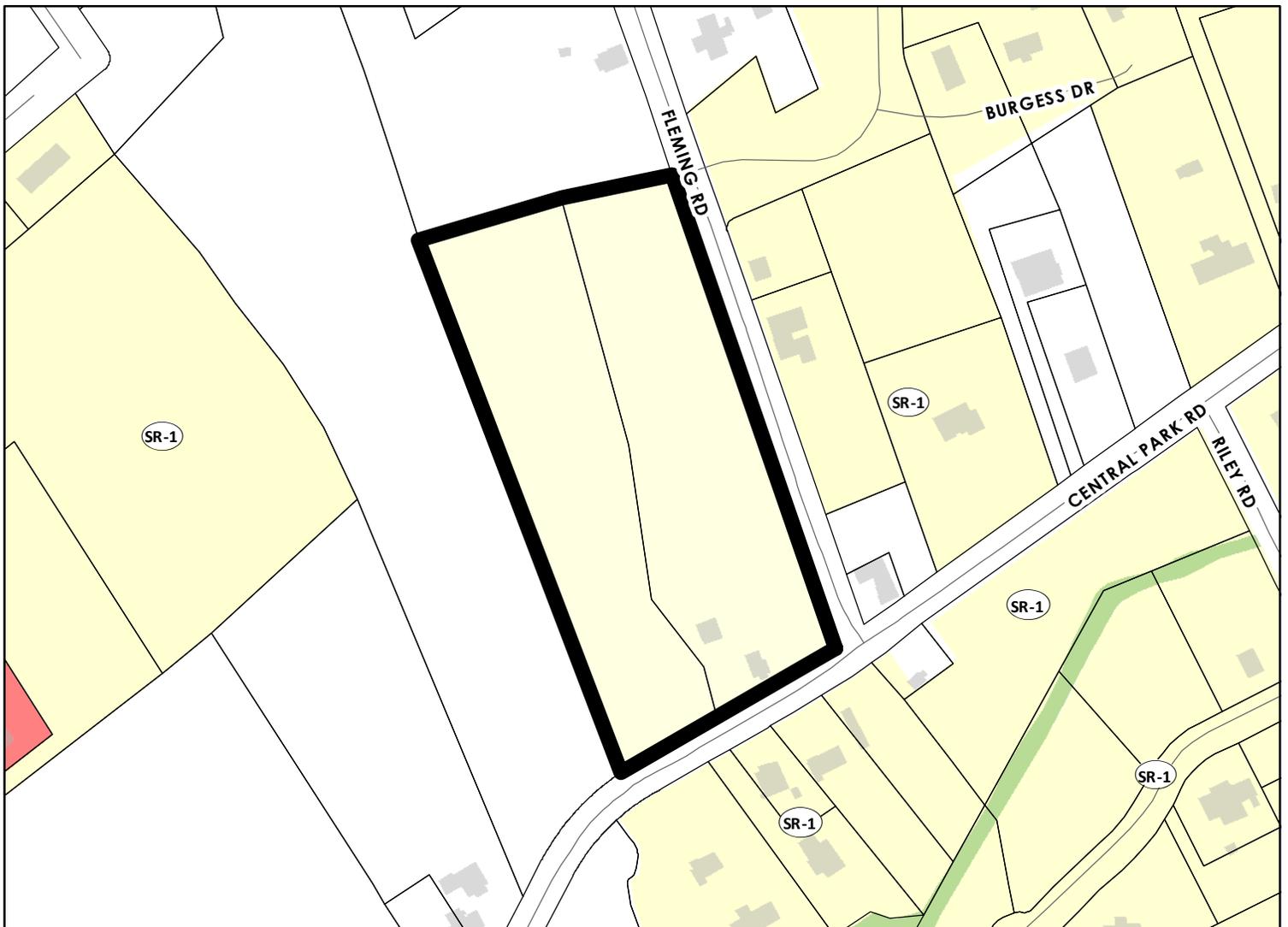
**30 lots. Request subdivision concept plan approval.
Single-Family Residential (SR-1).**

**Owner: Southwind Homes
Applicant: Empire Engineering**

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Zonings 1 through 4 :

Recently Annexed Properties in West Ashley & James Island

BACKGROUND

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

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
<u>West Ashley</u>					
1.	4 Forest Creek Ct	0.34	Single-Family Residential	R-4	SR-I
2.	303 Stinson Dr	0.35	Single-Family Residential	R-4	SR-I
3.	2027 Woodcliff St	0.23	Single-Family Residential	R-4	SR-I
<u>James Island</u>					
4.	614 Stoneboro Ct	0.23	Single-Family Residential	R-4	SR-I

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **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 THROUGH 4

Zoning 1

4 Forest Creek Ct (Shadowmoss - West Ashley)

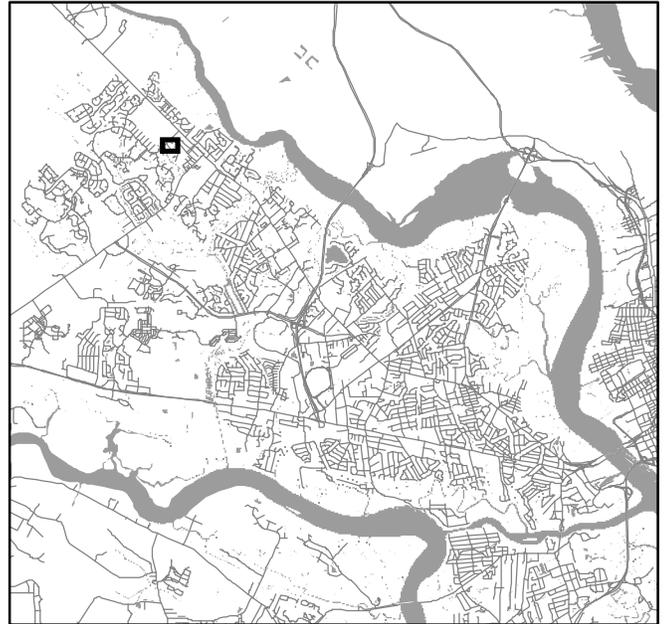
TMS# 3580700034

0.34 ac.

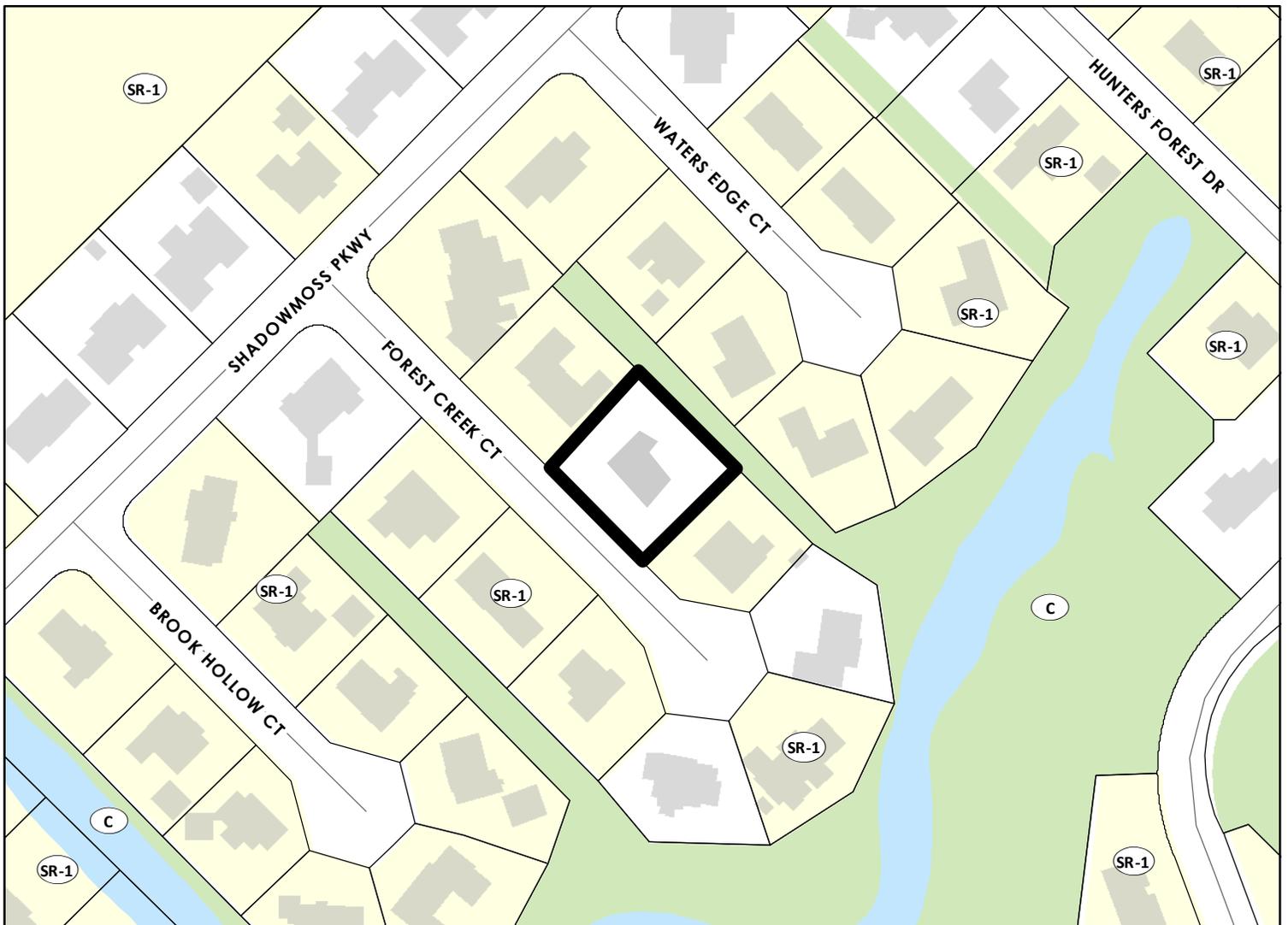
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: James and Hannah Lynch

Area



Location



Zoning 2

303 Stinson Dr (West Ashley)

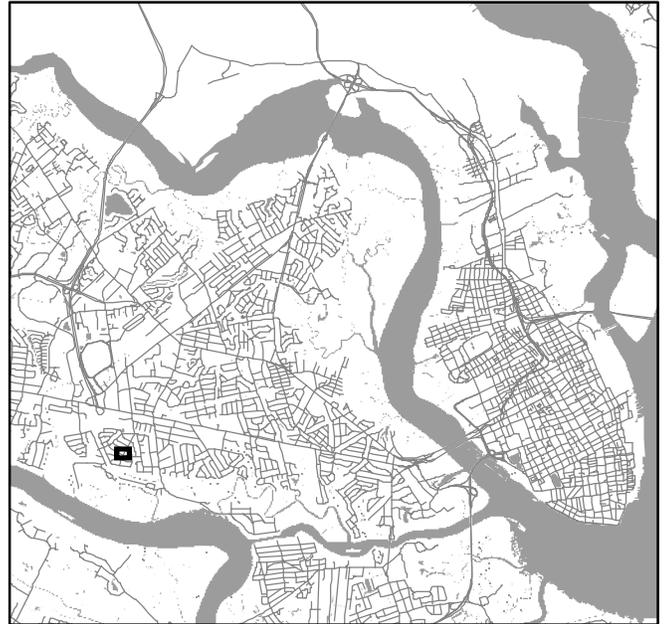
TMS# 3500900100

0.35 ac.

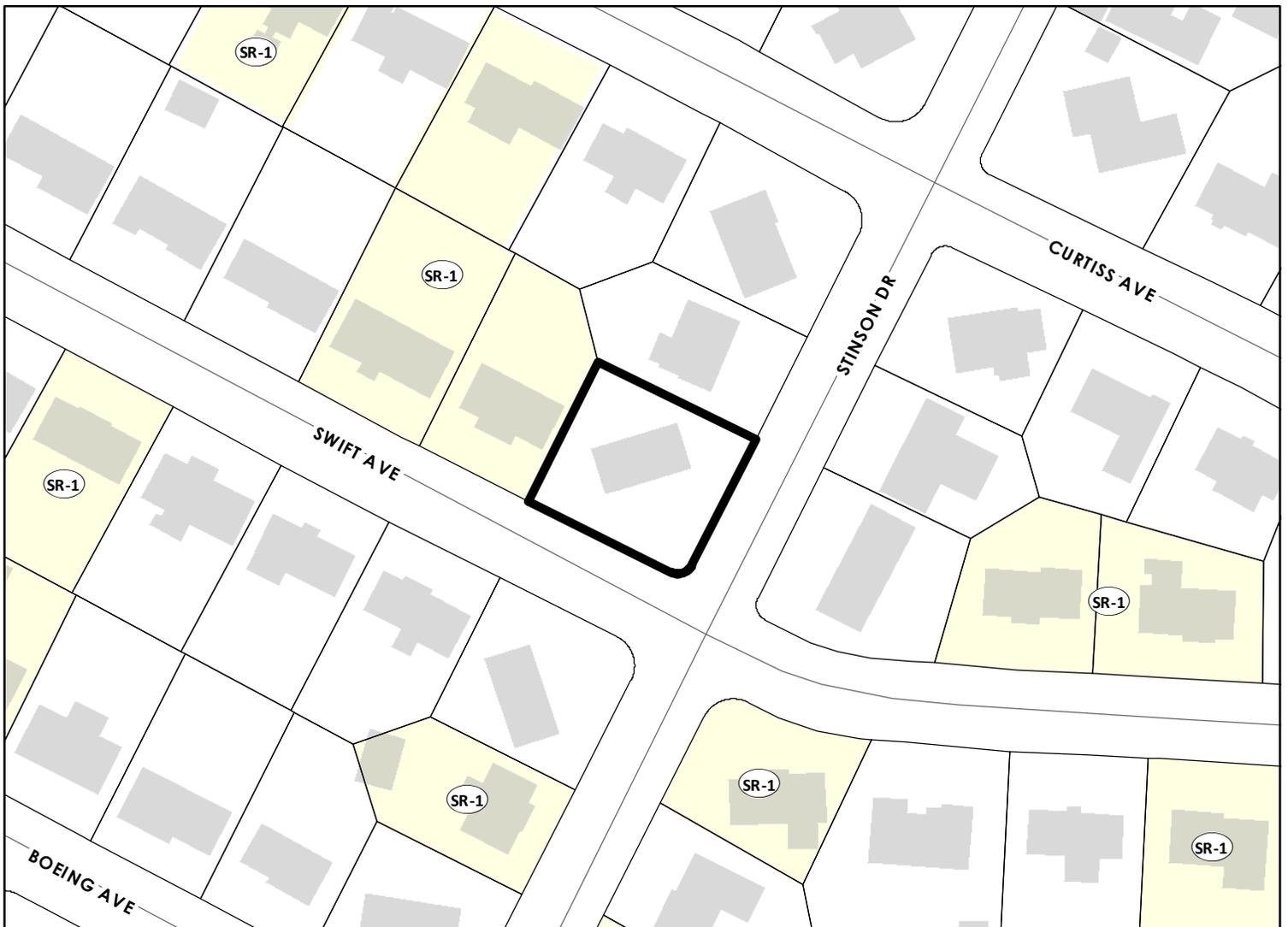
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Richard Benson

Area



Location



Zoning 3

2027 Woodcliff St (West Ashley)

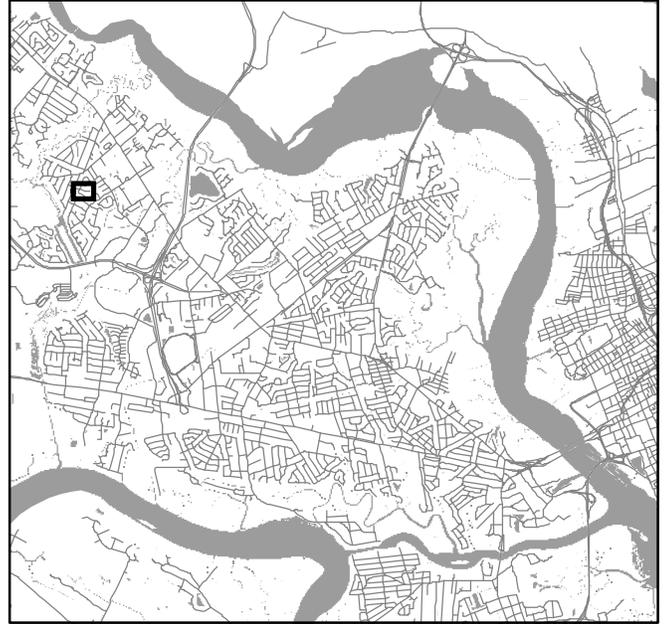
TMS# 3551500060

0.23 ac.

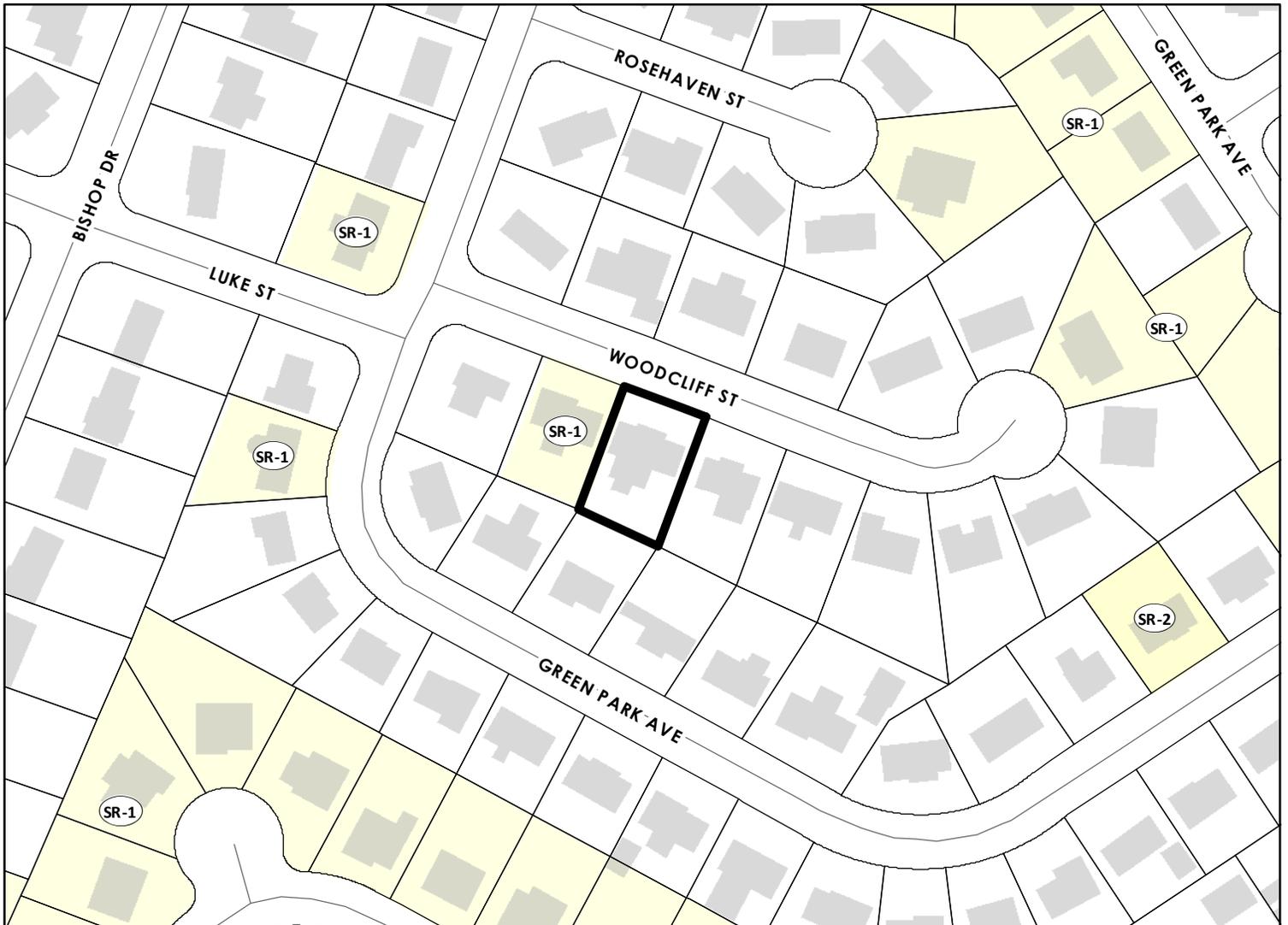
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Nicholas & Elaine Boyer

Area



Location



Zoning 4

614 Stoneboro Ct (James Island)

TMS# 3431500099

0.23 ac.

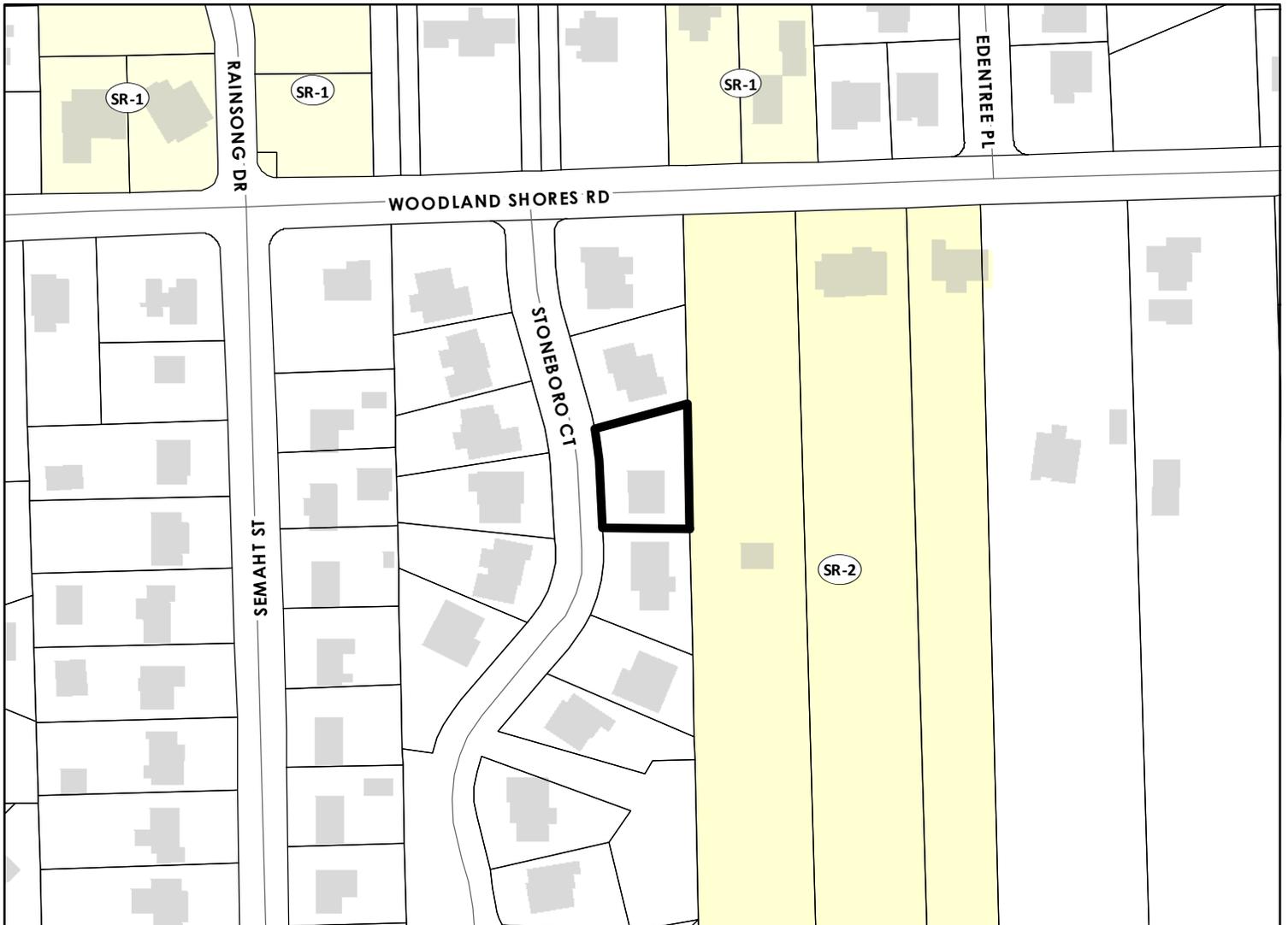
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Erin Hitchinson

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Zonings 5 & 6 :

Recently Annexed Properties on James Island

BACKGROUND

The following zoning items are located on **James Island** area of the City and were recently annexed or the annexation is pending. The property is zoned Special Management (S-3) in Charleston County. The property is surrounded by SR-1 zoning in the City and S-3 zoning in Charleston County. The property is surrounded by single-family homes on large lots, and undeveloped lots of varying size.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
	<u>James Island</u>				
5.	Grimball Road Ext	0.79	Vacant Residential Lot	S-3	SR-1
6.	Secessionville Road	2.14	5 Vacant Residential Lots	S-3	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 **Rural** which is characterized by low residential density and agricultural uses. The properties are located just outside of the City's Urban Growth Boundary in an area of James Island that has a semi-rural and suburban context, but has seen some suburban residential development of late. Given the existing zoning and existing pattern of development in the surrounding area the Single-Family Residential (SR-1) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 5 & 6

Zoning 5

Grimball Road Ext (James Island)

TMS# 427000086

0.79 ac.

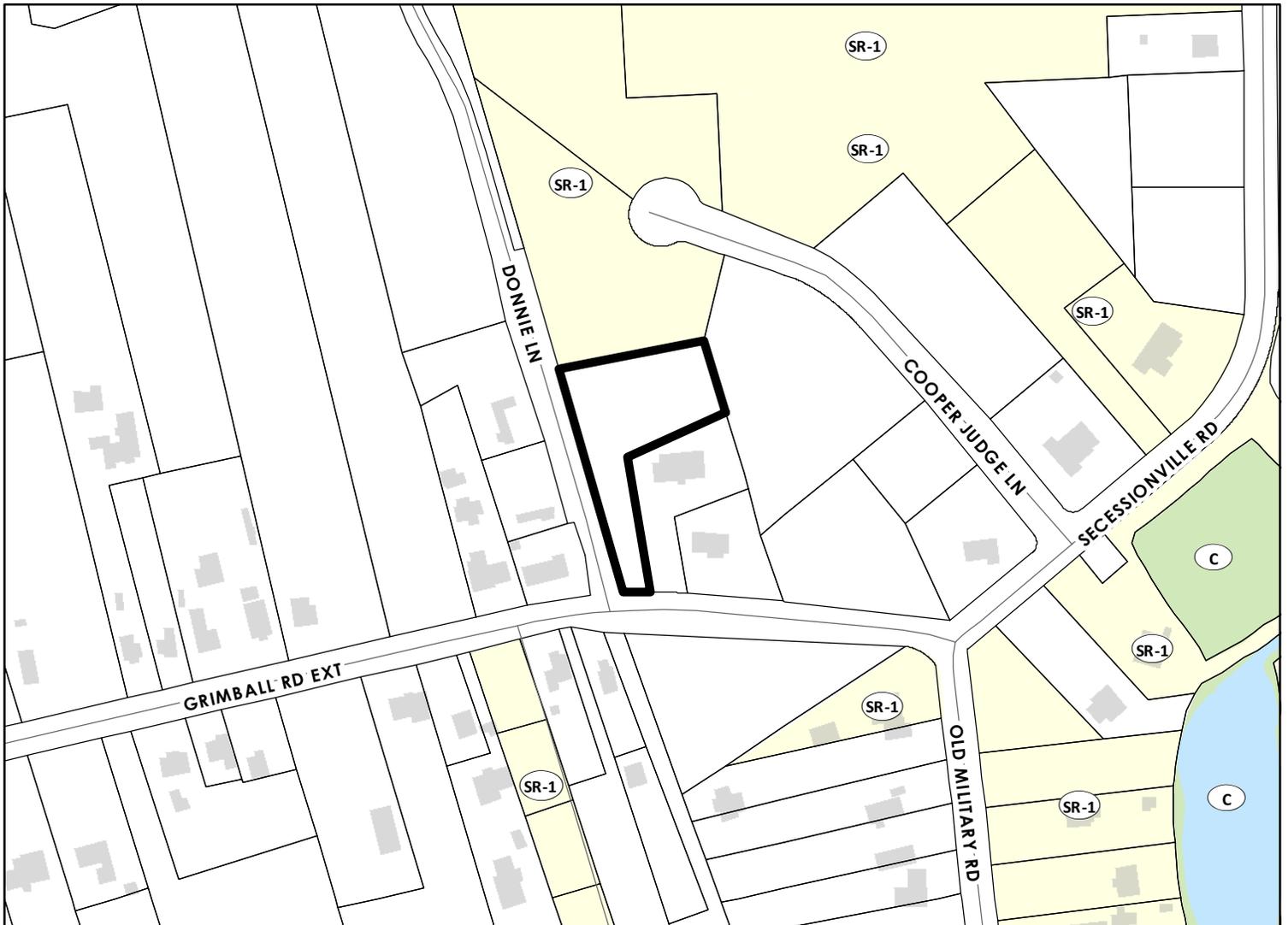
**Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3) in Charleston County.**

Owner: Johnny Troutman and Eunice Troutman

Area



Location



Zoning 6

Secessionville Road (James Island)

TMS# 4270000006, 116, 117, 250 & 251

2.14 ac.

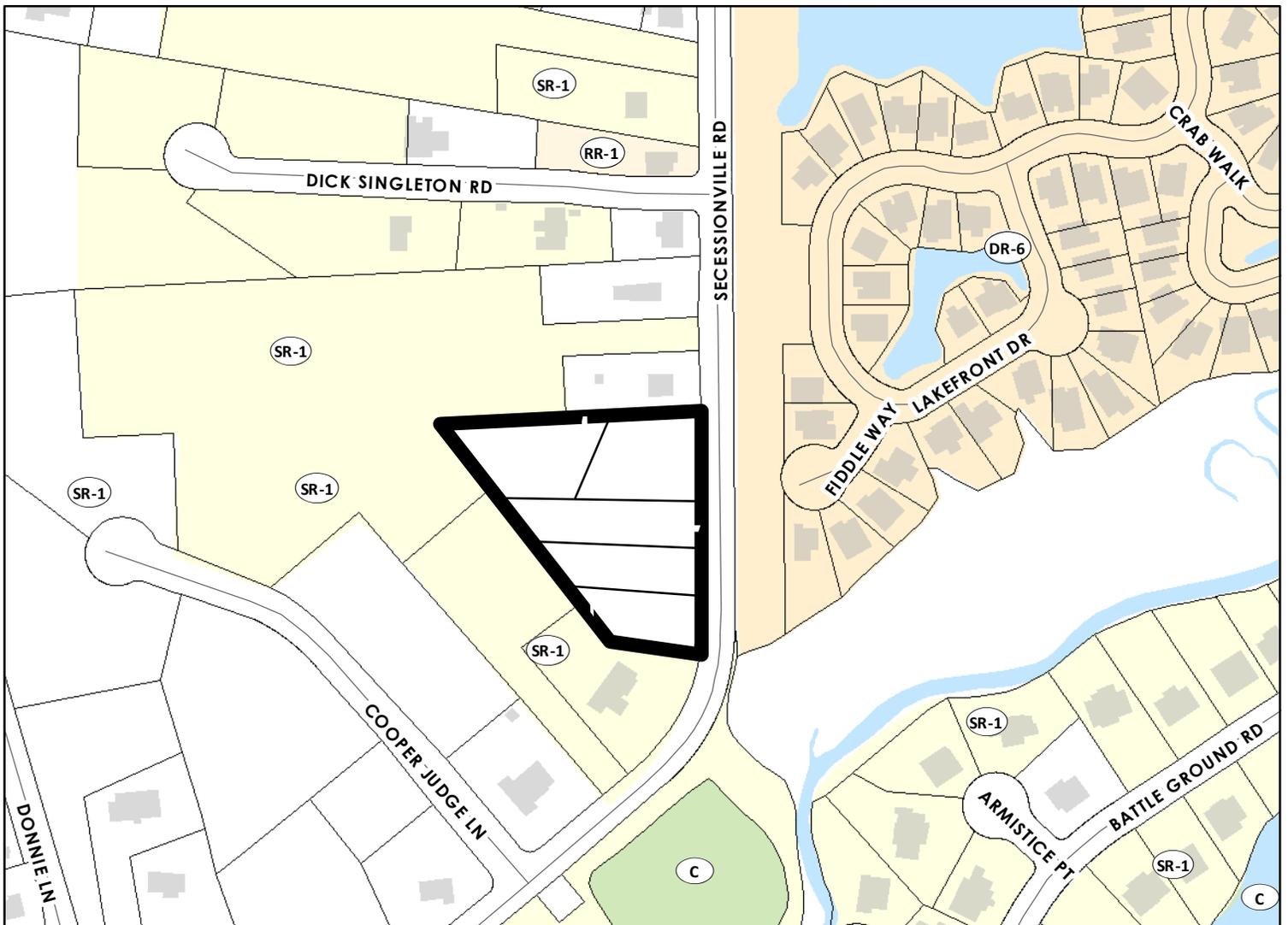
**Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3) in Charleston County.**

Owner: Ion Venture LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Zoning 7 :

1830 Maybank Hwy (James Island)

BACKGROUND

The subject property, located on the Wappoo Cut on James Island, is pending annexation into the City of Charleston. The property owner is requesting Single-Family Residential (SR-1) zoning in the City. The property is zoned Single-Family Residential (R-4) in Charleston County. The zonings surrounding the subject property include SR-1, Gathering Place (GP) and Diverse Residential (DR-1F) in the City and R-4 and Multi-Family Residential (M-12) in Charleston County. The property is surrounded by single-family homes on large lots and multi-family homes nearby and across Maybank Highway.

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 **Urban** district in which the character of the area is typified by higher density residential and many types of commercial uses. Given the existing zoning and existing pattern of development in the surrounding area the (SR-1) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 7

1830 Maybank Hwy (James Island)

TMS# 3430400007

approx. 1.0 ac.

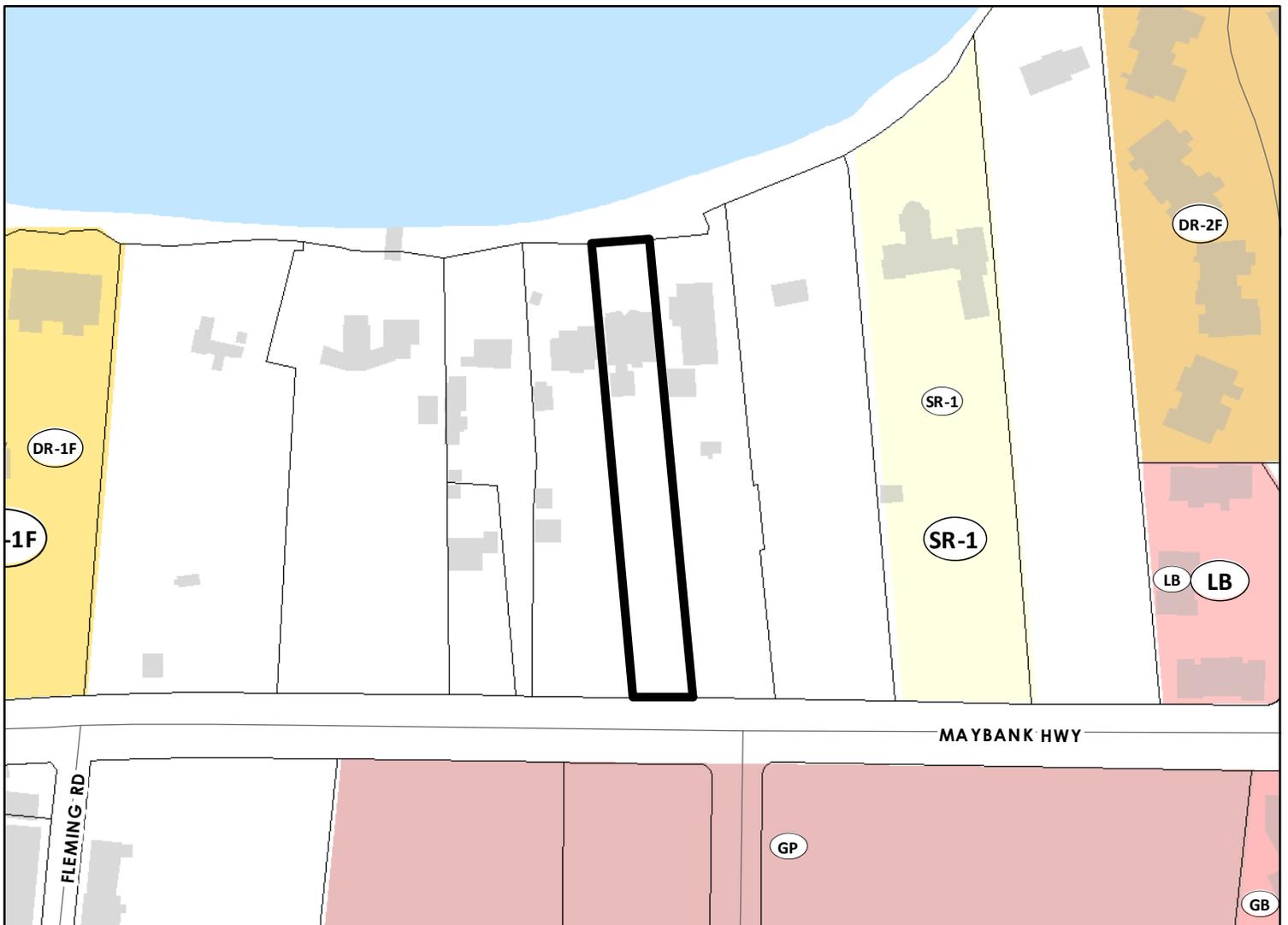
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Maria & Steven Mungo

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Ordinance Amendment 1 :

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

BACKGROUND

Charleston City Council initiated this Zoning Ordinance amendment and gave it first reading approval on February 9, 2016. The item went to the April 20, 2016 meeting of Planning Commission where the recommendation by members was disapproval.

City Council has not taken a vote on the item but decided to request a second look by Planning Commission.

STAFF RECOMMENDATION

TO BE DISCUSSED AT THE MEETING

AN ORDINANCE

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

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

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

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

Section 2. This Ordinance shall become effective upon ratification.

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

John J. Tecklenburg, Mayor

ATTEST:

Clerk of Council

**CITY OF CHARLESTON
PLANNING COMMISSION**

September 21, 2016

Ordinance Amendment 3 :

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-343 Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas, to allow understory trees to be planted in perimeter landscape areas when an overhead powerline easement exists.

BACKGROUND

This item will be presented in detail during the meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE (DRAFT)

To amend Section 54-343. Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas.

Amendment to allow understory trees to be planted in perimeter landscape areas when an overhead electric easement exists.

- b. The landscaping area shall be planted with either one (1) recommended tree for each twenty five (25) linear feet of landscaping area and an evergreen hedge or other durable landscape material of at least three (3) feet in height to provide a continuous landscape element; or one (1) recommended tree for each twenty-five (25) linear feet of landscaping area in combination with a screen wall and/or fence of at least three (3) feet in height to provide a continuous landscape element, **except in cases where the perimeter of the parking lot is located within an existing easement in which case the landscape area may be planted with an understory tree in place of each required recommended tree.** Screen walls and fences shall not exceed height limitations set forth in Table 3.1 (Section [54-301](#)) and are subject to the BAR or CCDRB approval where applicable. (See Figure 343:1 and 343:2).

Language from Section 54-343.1 -

‘... except in cases where a parking lot is located within an existing utility easement in which case landscape islands may be planted with one (1) understory tree in place of each required recommended tree.’