



City of Charleston

PLANNING COMMISSION

January 21, 2026

5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/pc

This meeting is being recorded and live-streamed on YouTube.

Planning Commission – January 21, 2026

All items heard today are part of a **public meeting format**.

Written comments submitted by the deadline have been provided to Commissioners 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council for a second public hearing. Meeting results will be posted on the City’s website at www.charleston-sc.gov/pc.

Your City of Charleston Planning Commission Members are:

Charles Karesh <i>Chair</i>	Harry Lesesne <i>Vice-Chair</i>
Jimmy Bailey, Jr.	Steve Hirsch
Loquita Bryant-Jenkins	McKenna Joyce
Erika V. Harrison	Sunday Lempesis
Bart Jackson	Donna Jacobs <i>Alternate</i>

Your City of Charleston Assisting Staff are:

Christopher Morgan, <i>Planning Manager</i>	Mollie Conner, <i>Annexation Planner</i>
Amanda Cox, <i>Planner</i>	Philip Overcash, <i>Senior Planner</i>
Ana Harp, <i>Senior Zoning Planner</i>	Jasmine O’Neil, <i>Clerk</i>

Approval of Minutes

Request Approval of Minutes from December's Planning Commission Meeting.

City of Charleston Zoning Map

Rezoning 1

993 & 995 Morrison Dr

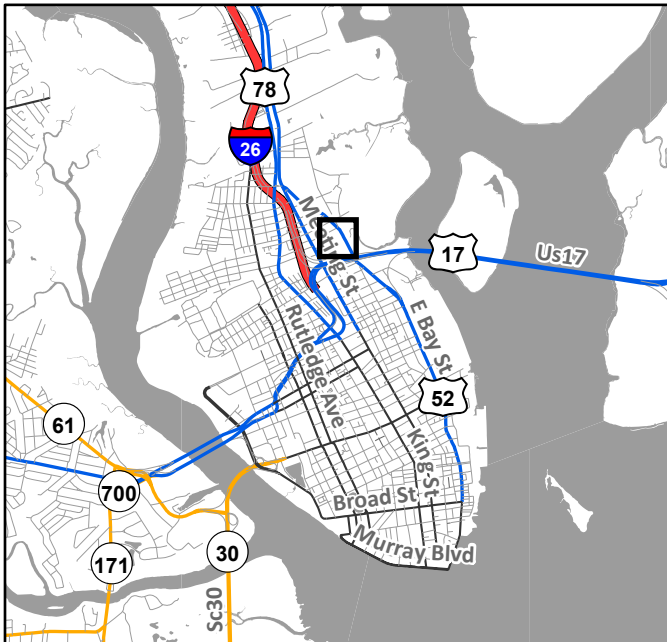
Peninsula | TMS# 4611303101 & 46113030241|
Council District 4

Approx. 6.43 ac.

Request to remove the Tech Overlay District

Owner:Charleston County

Area



Department of Planning & Preservation

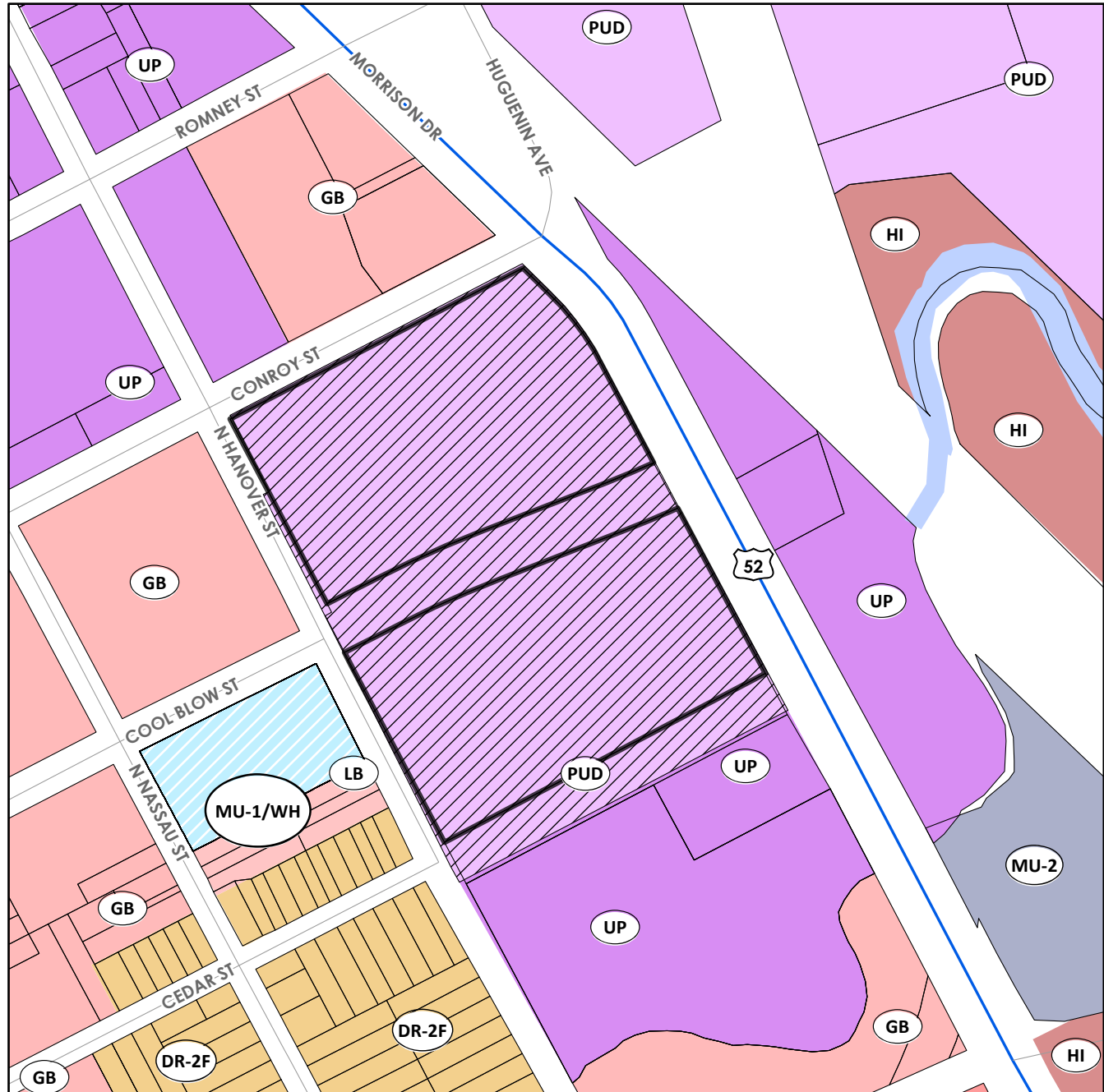
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location





ISABELLA ST

HUGUENIN AVE
MORRISON DR

ROMNEY ST

N HANOVER ST
CONROY ST
N NASSAU ST

ADDISON ST

MEETING ST

POINSETT ST

COOL BLOW ST

CEDAR ST

BUTLER ST

126 RAMP

MORRISON DR RAMP

MEETING ST RAMP

US17

US17 RAMP

995 Morrison: Site Photos



Sec. 54-229.1. Tech Corridor, TC Overlay Zone.

- a. Intent. The intent of the Tech Corridor "TC" overlay zone is to enable high technology and technology-related industries to anchor new development in the district. The City deems it necessary to provide additional protections to ensure these key properties are used predominately for tech office uses. Within this overlay zone, specific types of land uses are permitted only with the approval of a special exception and certain uses are specifically prohibited.
- b. Permitted uses. In any Tech Corridor overlay zoning district, land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the underlying zoning district as listed in Article 2, Part 3, provided, however, any type of residential use and any type of retail use where the total area of a retail use, including storage and office areas associated therewith, exceeds 25,000 square feet, shall be permitted only by way of a special exception approved by the Board of Zoning Appeals-Zoning, where the Board, after review, finds that the residential or retail uses are clearly incidental and subordinate to the primary use of the property for technology-related industry, it being the intent that residential use and large format retail use only be permitted in the district as a minor, incidental and subordinate use on properties within the Tech Corridor overlay zone.
- c. Prohibited uses. In any Tech Corridor overlay zoning district, the following uses shall be prohibited: public warehousing, mini-warehouse, self-storage facilities.
- d. Building height. In any Tech Corridor overlay zoning district, no part of a building or structure, including elevator penthouses and mechanical penthouses, shall exceed the height of eighty-five (85) feet, nor shall the principal structure be lower than thirty (30) feet.

(Ord. No. 2014-37, § 2, 3-25-14; Ord. No. 2014-125, § 1, 9-23-14)

Editor's note(s)—Ord. No. 2014-37, § 2, adopted March 25, 2014, added provisions numbered as § 54-228. In order to avoid conflicts in section numbering the editor has renumbered these provisions as § 54-229.1.

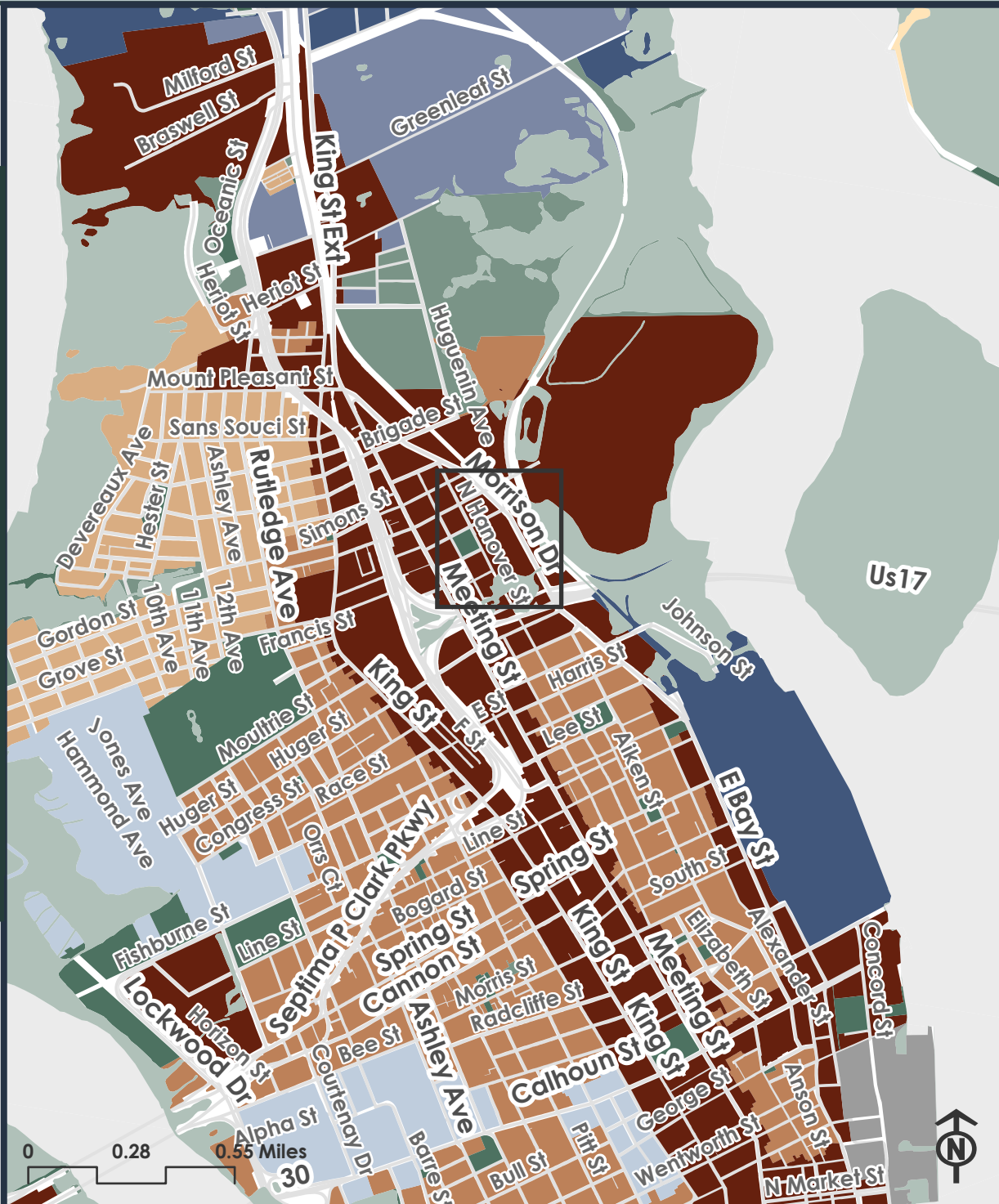
CHARLESTON CITY PLAN FUTURE LAND USE

993 & 995 Morrison Drive City Centers



LEGEND

	African American Settlement Area		Suburban		Industrial
	Urban Growth Boundary		Neighborhood		Park
	Rural		Neighborhood Edge		Low Impact/Conserved
	Suburban Edge		City Centers		Natural/Wetland
			Campus		Future Planning Area
			Job Center		



Subdivision 1: Thomas Island Subdivision

Request Concept Plan approval for a 38-lot conservation development. **With the conditions that:**

- **Prior to submitting to TRC for Preliminary Plat and Road Construction plans, Clements Ferry Road must be brought up to all City Standards, regardless of whether is annexed into the City of Charleston or not.**
- **The number of lots must be reduced to 37 if the highland acreage, after obtaining wetland fill permits, does not meet the minimum acreage required – 10.85 ac.**

STAFF RECOMMENDATION

Approval with Conditions

City of Charleston Zoning Map

Subdivision 1

Thomas Island Subdivision

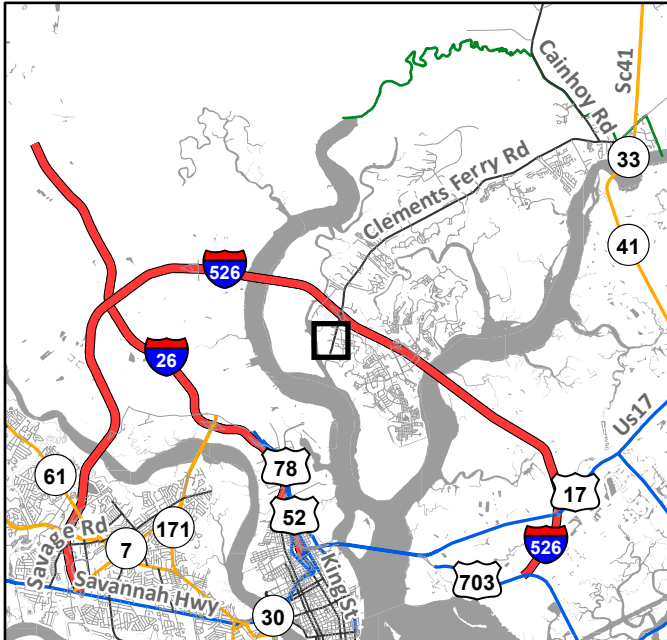
Cainhoy | TMS# 2750000005 | Council District 1

Approx. 14.41 ac.

Request Concept Plan approval for a 38-lot conservation development.

Owner: Clouter Creek Reserve LLC

Area



Department of Planning & Preservation

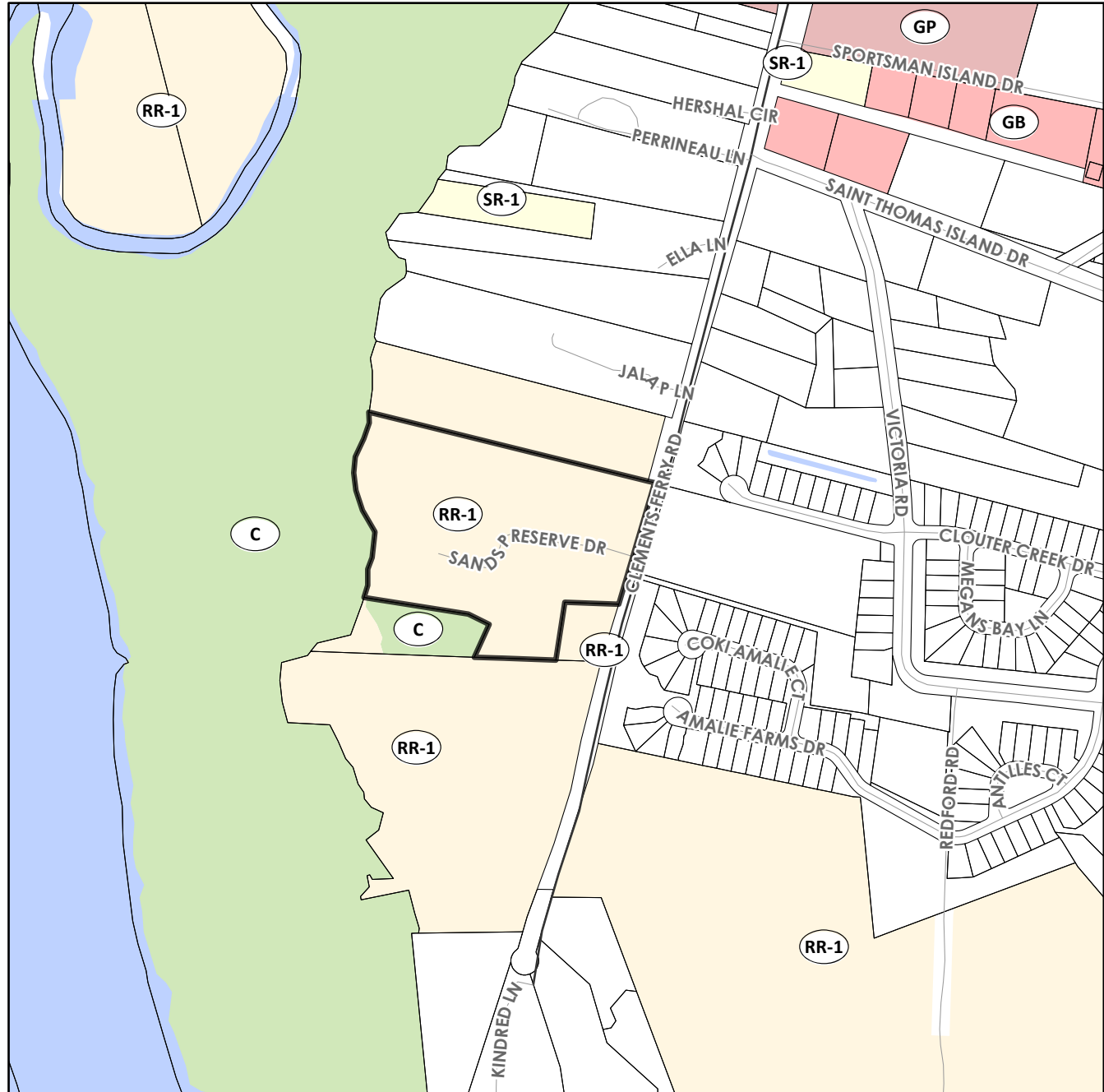
www.charleston-sc.gov

2 George St, Charleston, SC 29401

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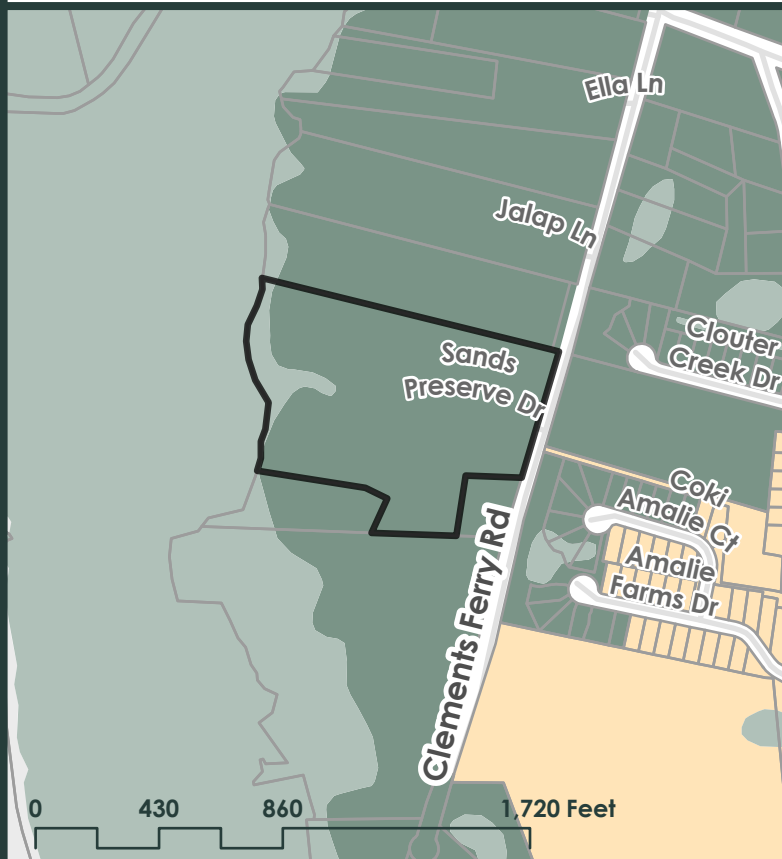
Location



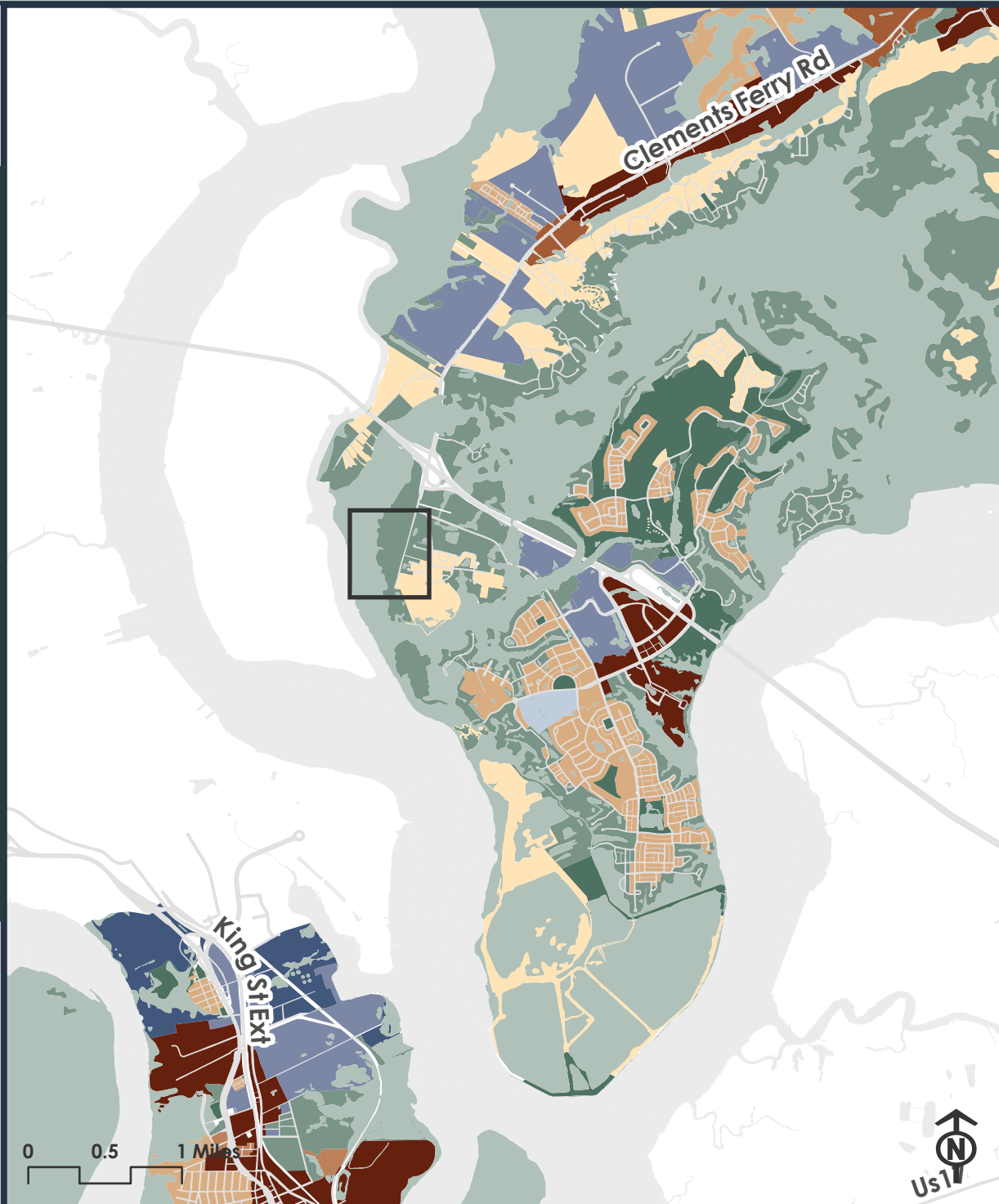
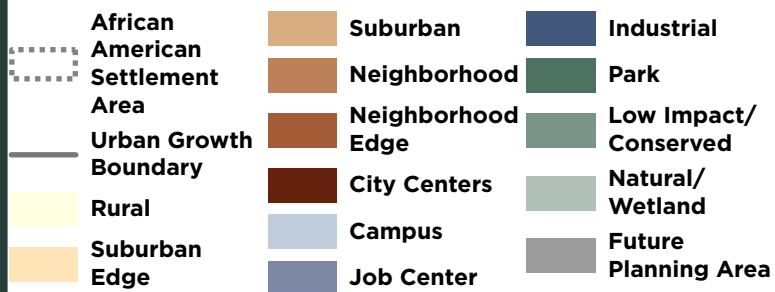


CHARLESTON CITY PLAN FUTURE LAND USE

Thomas Island Subdivision Low Impact/Conserved & Natural/ Wetland



LEGEND



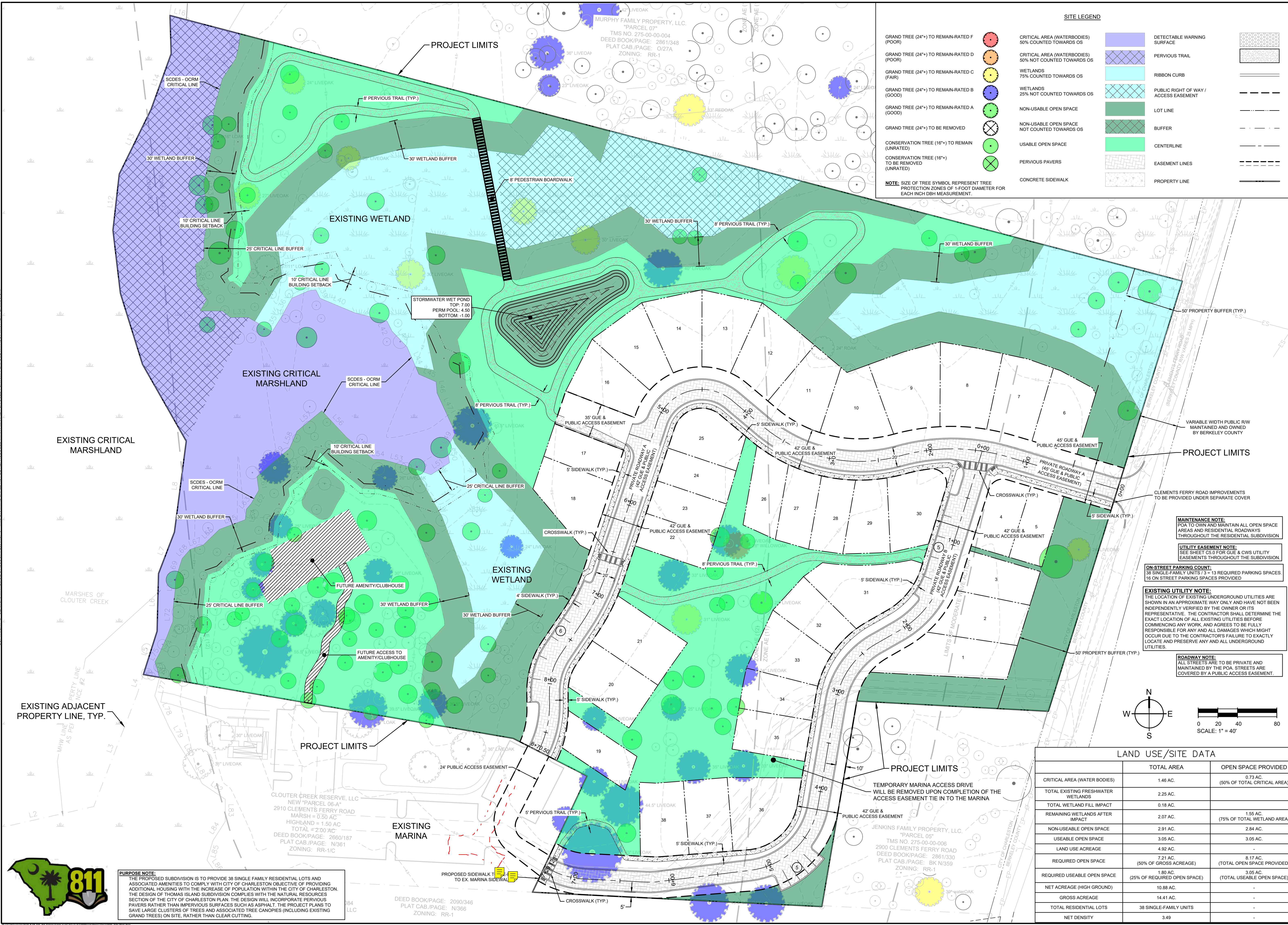
Thomas Island Subdivision: Site Photos



501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29504 | JUDSONVILLE BUILDING 600, 70 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29615 | 100 PETERSON DR., SUITE 200, SPARTANBURG, SC 29306
COPYRIGHT © SEAMON WHITESIDE & ASSOCIATES, INC. THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



PURPOSE NOTE:
THE PROPOSED SUBDIVISION IS TO PROVIDE 38 SINGLE FAMILY RESIDENTIAL LOTS AND ASSOCIATED AMENITIES TO COMPLY WITH CITY OF CHARLESTON OBJECTIVE OF PROVIDING ADDITIONAL HOUSING WITHIN THE INCREASE OF POPULATION WITHIN THE CITY OF CHARLESTON. THE DESIGN OF THOMAS ISLAND SUBDIVISION COMPLIES WITH THE NATURAL RESOURCES SECTION OF THE CITY OF CHARLESTON PLAN. THE DESIGN WILL INCORPORATE PERVIOUS PAVERS RATHER THAN IMPERVIOUS SURFACES SUCH AS ASPHALT. THE PROJECT PLANS TO SAVE LARGE CLUSTERS OF TREES AND ASSOCIATED TREE CANOPIES (INCLUDING EXISTING GRAND TREES) ON SITE, RATHER THAN CLEAR CUTTING.



GRAND TREE (24"*) TO REMAIN-RATED F (POOR)

GRAND TREE (24"*) TO REMAIN-RATED D (POOR)

GRAND TREE (24"*) TO REMAIN-RATED C (FAIR)

GRAND TREE (24"*) TO REMAIN-RATED B (GOOD)

GRAND TREE (24"*) TO REMAIN-RATED A (GOOD)

GRAND TREE (24"*) TO BE REMOVED

CONSERVATION TREE (16"*) TO REMAIN (UNRATED)

CONSERVATION TREE (16"*) TO BE REMOVED (UNRATED)

NOTE: SIZE OF TREE SYMBOL REPRESENT TREE PROTECTION ZONES OF 1-FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.

CRITICAL AREA (WATERBODIES) 50% COUNTED TOWARDS OS

CRITICAL AREA (WATERBODIES) 50% NOT COUNTED TOWARDS OS

WETLANDS 75% COUNTED TOWARDS OS

WETLANDS 25% NOT COUNTED TOWARDS OS

NON-USABLE OPEN SPACE

NON-USABLE OPEN SPACE NOT COUNTED TOWARDS OS

USABLE OPEN SPACE

PERVIOUS PAVERS

CONCRETE SIDEWALK

DETECTABLE WARNING SURFACE

PERVIOUS TRAIL

RIBBON CURB

PUBLIC RIGHT OF WAY / ACCESS EASEMENT

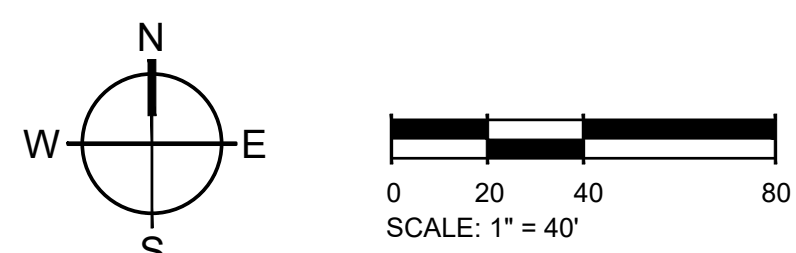
LOT LINE

BUFFER

CENTERLINE

EASEMENT LINES

PROPERTY LINE



LAND USE/SITE DATA		
	TOTAL AREA	OPEN SPACE PROVIDED
CRITICAL AREA (WATER BODIES)	1.46 AC.	0.73 AC. (50% OF TOTAL CRITICAL AREA)
TOTAL EXISTING FRESHWATER WETLANDS	2.25 AC.	
TOTAL WETLAND FILL IMPACT	0.18 AC.	
REMAINING WETLANDS AFTER IMPACT	2.07 AC.	1.55 AC. (75% OF TOTAL WETLAND AREA)
NON-USABLE OPEN SPACE	2.91 AC.	2.84 AC.
USEABLE OPEN SPACE	3.05 AC.	3.05 AC.
LAND USE ACREAGE	4.92 AC.	-
REQUIRED OPEN SPACE	7.21 AC. (50% OF GROSS ACREAGE)	8.17 AC. (TOTAL OPEN SPACE PROVIDED)
REQUIRED USEABLE OPEN SPACE	1.80 AC. (25% OF REQUIRED OPEN SPACE)	3.05 AC. (TOTAL USEABLE OPEN SPACE)
NET ACREAGE (HIGH GROUND)	10.88 AC.	-
GROSS ACREAGE	14.41 AC.	-
TOTAL RESIDENTIAL LOTS	38 SINGLE-FAMILY UNITS	-
NET DENSITY	3.49	-

SEAMON WHITESIDE & ASSOCIATES, INC.
No. C00477
SOUTH CAROLINA
PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

THOMAS ISLAND SUBDIVISION
CLOUTER CREEK RESERVE, LLC
100 SANDS PRESERVE DRIVE
CITY OF CHARLESTON, SOUTH CAROLINA

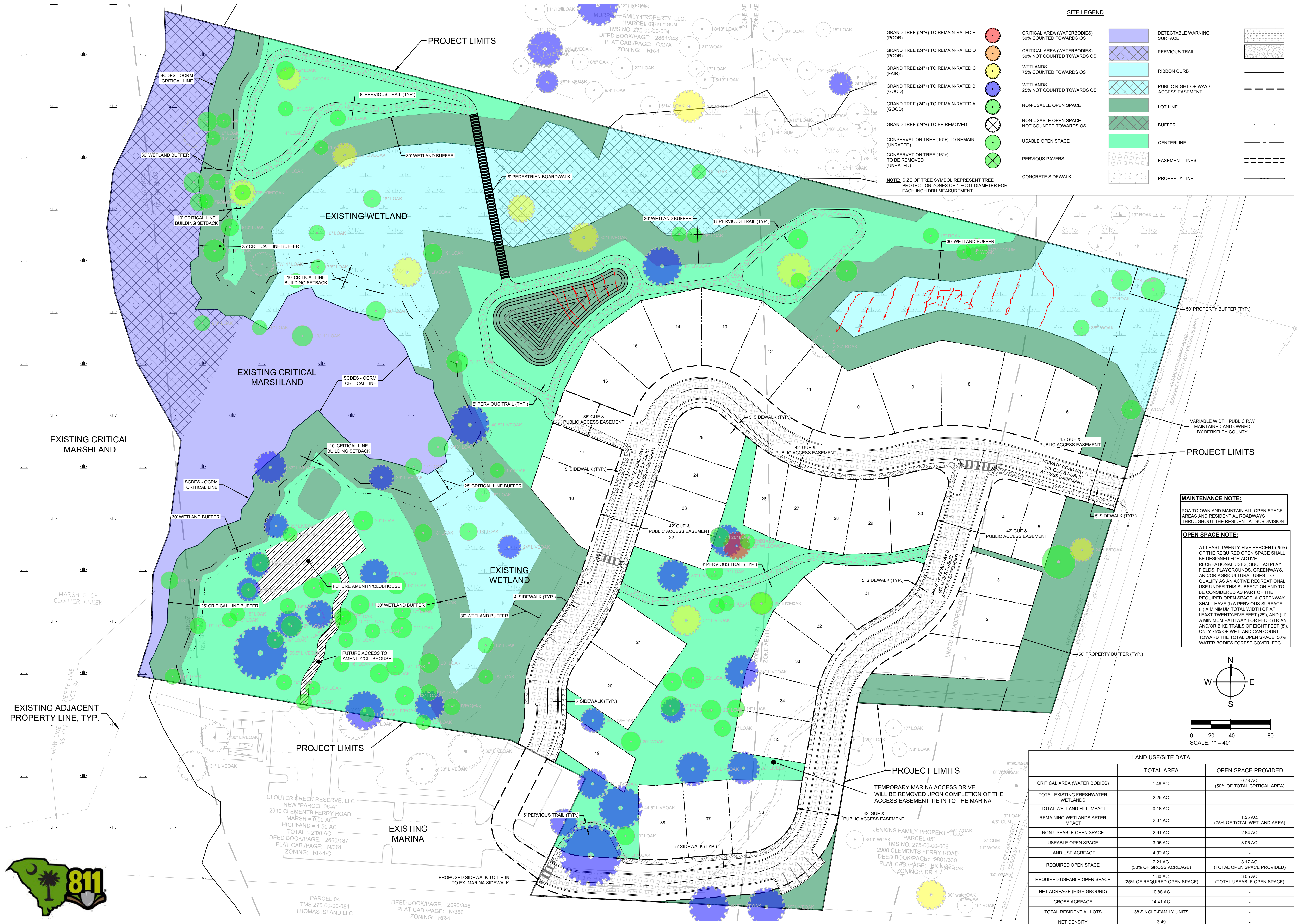
REVISION HISTORY

A.	02/24/25
B.	08/29/25
C.	10/27/25
D.	11/24/25

SITE PLAN

SW+ PROJECT: 11909
DATE: 02/24/25
DRAWN BY: ZW
CHECKED BY: PDP

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 711 E. 1ST STREET, SUITE 200, GREENVILLE, SC 29611 | 100 PETERSON DR., CHARLOTTE, NC 28207 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 101 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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GRAND TREE (24"+) TO REMAIN-RATED F (POOR)

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GRAND TREE (24"+) TO REMAIN-RATED B (GOOD)

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GRAND TREE (24"+) TO BE REMOVED

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PUBLIC RIGHT OF WAY / ACCESS EASEMENT

LOT LINE

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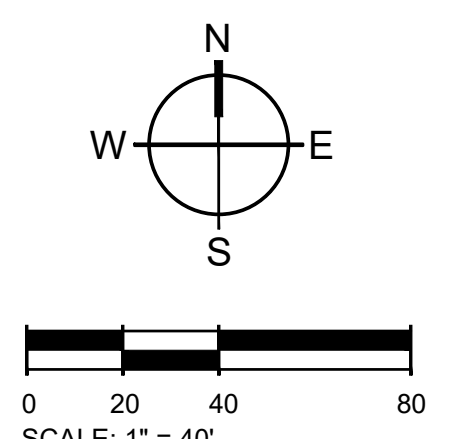
CENTERLINE

EASEMENT LINES

PROPERTY LINE

MAINTENANCE NOTE:
POA TO OWN AND MAINTAIN ALL OPEN SPACE AREAS AND RESIDENTIAL ROADWAYS THROUGHOUT THE RESIDENTIAL SUBDIVISION

OPEN SPACE NOTE:
- AT LEAST TWENTY-FIVE PERCENT (25%) OF THE REQUIRED OPEN SPACE SHALL BE DESIGNED FOR ACTIVE RECREATIONAL USES, SUCH AS PLAY FIELDS, PLAYGROUNDS, GREENWAYS, AND/OR AGRICULTURAL USES. TO QUALIFY AS AN ACTIVE RECREATIONAL USE UNDER THIS SUBSECTION AND TO BE CONSIDERED AS PART OF THE REQUIRED OPEN SPACE, A GREENWAY SHALL HAVE (I) A PERVIOUS SURFACE; (II) A MINIMUM TOTAL WIDTH OF AT LEAST TWENTY-FIVE FEET (25'); AND (III) A MINIMUM PATHWAY FOR PEDESTRIAN AND/OR BIKE TRAILS OF EIGHT FEET (8'). ONLY 75% OF WETLAND CAN COUNT TOWARD THE TOTAL OPEN SPACE; 50% WATER BODIES FOREST COVER, ETC.



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NET DENSITY	3.49	-

SEAMON WHITESIDE

MOUNT PLEASANT, SC 29306
GREENVILLE, SC 29611
SUMMERVILLE, SC 29586
SPARTANBURG, SC 29306
CHARLOTTE, NC 28207
RALEIGH, NC 27601
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00477
PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2025

SOUTH CAROLINA
DAVID PROBERT
No. C00477
PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2025

THOMAS ISLAND SUBDIVISION
CLOUTER CREEK RESERVE, LLC
100 SANDS PRESERVE DRIVE
CITY OF CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 11909
DATE: 02/24/25
DRAWN BY: ZW
CHECKED BY: POP

REVISION HISTORY

A.	02/24/25	
B.	08/29/25	
C.	10/27/25	
D.	11/24/25	

TRAILS & OPEN SPACE PLAN

C3.1

Conservation Development: Requirements

- Base Zoning: Conservation Developments are allowed in SR-1, SR-7, RR-1 or C.
- Minimum acreage: Conservation Developments may be permitted only on developments with a minimum of ten (10) contiguous gross acres.
- Net Density: Net Density shall comply with the standards set forth in the base zoning district for each property or portion thereof included in the Conservation Site, as set forth in Table 3.1 in [Sec. 54-301](#), except as follows:
 - When an accessory dwelling unit is permitted, such accessory dwelling unit shall not count toward Net Density; and **Workforce housing** units meeting the conditions in [Sec. 54-299.60\(4\)\(b\)](#) shall not count toward Net Density.
- Allowed Uses: All principal and accessory uses permitted in the base zoning district for each property or portion thereof included within a Conservation Development also shall be permitted on such property or portion thereof.
- Accessory dwelling units. Accessory dwelling units shall be permitted as part of a Conservation Development. If the accessory dwelling unit is located within an accessory building, the building height shall be limited to one and one-half (1 ½) stories and a parking level shall count as one (1) story.
- Workforce housing units. Workforce housing units included as part of a Conservation Development shall comply with each of the following conditions in order to qualify as such for purposes of [section 54-299.60\(3\)\(b\)](#) and [section 54-299.60\(4\)\(c\)](#):
 - The workforce housing unit is a one-family detached dwelling unit; a one-family attached dwelling unit; or an accessory dwelling unit;
 - The workforce housing unit has been approved by the City's Department of Housing and Community Development in conformity with the criteria applicable to such workforce housing unit; and
 - Once approved, a workforce housing unit shall be maintained as such in perpetuity as part of the zoning regulations applicable to the property.
- One-family attached dwelling units. One-family attached dwelling units may be permitted as part of a Conservation Development, whether or not permitted in the applicable base zoning district, only when each of the following conditions is met:
 - There are no more than six (6) one-family attached dwelling units located within a single row;
 - At least twenty percent (20%) of the one-family attached dwelling units on the Conservation Site have been set aside as workforce housing units complying with the conditions in [section 54-299.60\(4\)\(b\)](#);
 - The required workforce housing units shall be integrated throughout the Conservation Site, such that they are not concentrated together within a single row.
- Stormwater Regulations: Conservation Developments shall comply with the Stormwater Regulations in effect at the time a complete application for a development plan is submitted, and nothing in this Part amends, modifies, abrogates, or repeals the Stormwater Regulations.

Conservation Development: Process

- Pre-Application Site Review.
- Request. The applicant for approval of a Conservation Development shall submit a Request for Pre-Application Site Review on a checklist available from the Zoning Division
- Graphic exhibits to scale with the existing conditions survey, all existing features on the parcel(s) identified such as: all Conservation Trees; wetlands; OCRM critical areas; man-made and natural water bodies or watercourses, including without limitation ditches; phosphate mines; logging, farm and forest roads; structures; archeological sites; scenic views or vistas (into and out from the parcel); topographical features; elevation; floodplain; significant groves/plots of vegetation; and unique environmental characteristics
 - A preliminary stormwater management summary detailing the pre- and post-development runoff volumes for the site with a summary of the breakdown by area of planned stormwater management BMPs separated into detention pond versus GI practices.
- Pre-Application Site Review Meeting. Upon submission of a Request, the Zoning Administrator shall determine if the Request is complete. If so, a pre-application site review meeting will be scheduled
- Diagram. The applicant shall submit a bubble diagram showcasing the proposed land use plan, including where and how stormwater will be managed.
- Determination. Designated staff from the Planning Department and the Stormwater Department shall determine whether the Request complies with the Conservation development standards.
- Amendment. To the extent the area or location of the proposed Conservation Site changes at any time prior to approval of a development plan, the applicant shall be required to submit a new Request.

Conservation Development: Site Analysis

- Site Analysis. With respect to a Conservation Development, each application for concept plan approval shall include a site analysis presented in graphic form at the same scale as the existing conditions survey and shall provide the same information as required for the pre-application site review conducted prior to concept plan submission (the "Site Analysis"). The Site Analysis shall also include the following:
 - Narrative. A narrative as to how the concept plan aligns with the intent, purpose, and definition of a Conservation Development as delineated in [section 54-299.59](#).
 - Vegetation. An exhibit demonstrating that existing vegetation will be preserved as much as reasonably feasible.
 - Conservation Trees. A survey of all Conservation Trees within the Conservation Site, together with a tree risk assessment by a Certified Arborist for the Conservation Trees identified on the survey.
 - Soils. A preliminary soils investigation for the site that includes the soil types, hydrologic soil groups, infiltration characteristics, and seasonal high water table.
 - Other Information. All information required to show that the Conservation Site will comply with the requirements of this Part.

Subdivision 2: 0 Folly Rd

Request Concept Plan approval for mixed used commercial and single family attached residential development with 67 lots

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Subdivision 2

Grimball Folly Assemblage

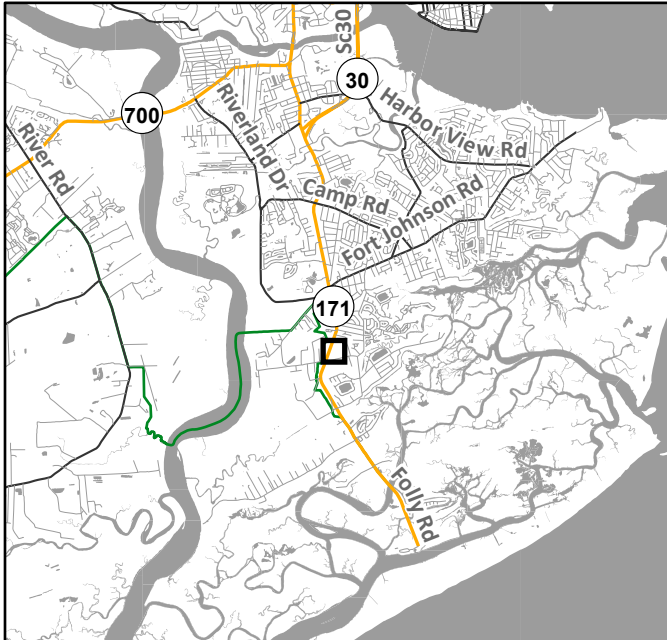
James Island | TMS# 4270000019, -020, -039, -106, -110, -111| Council District 12

Approx. 14.097 ac.

Request Concept Plan approval for mixed used commercial and single family attached residential development with 67 lots

Owner: Levi Granthan, LLC

Area



Department of Planning & Preservation

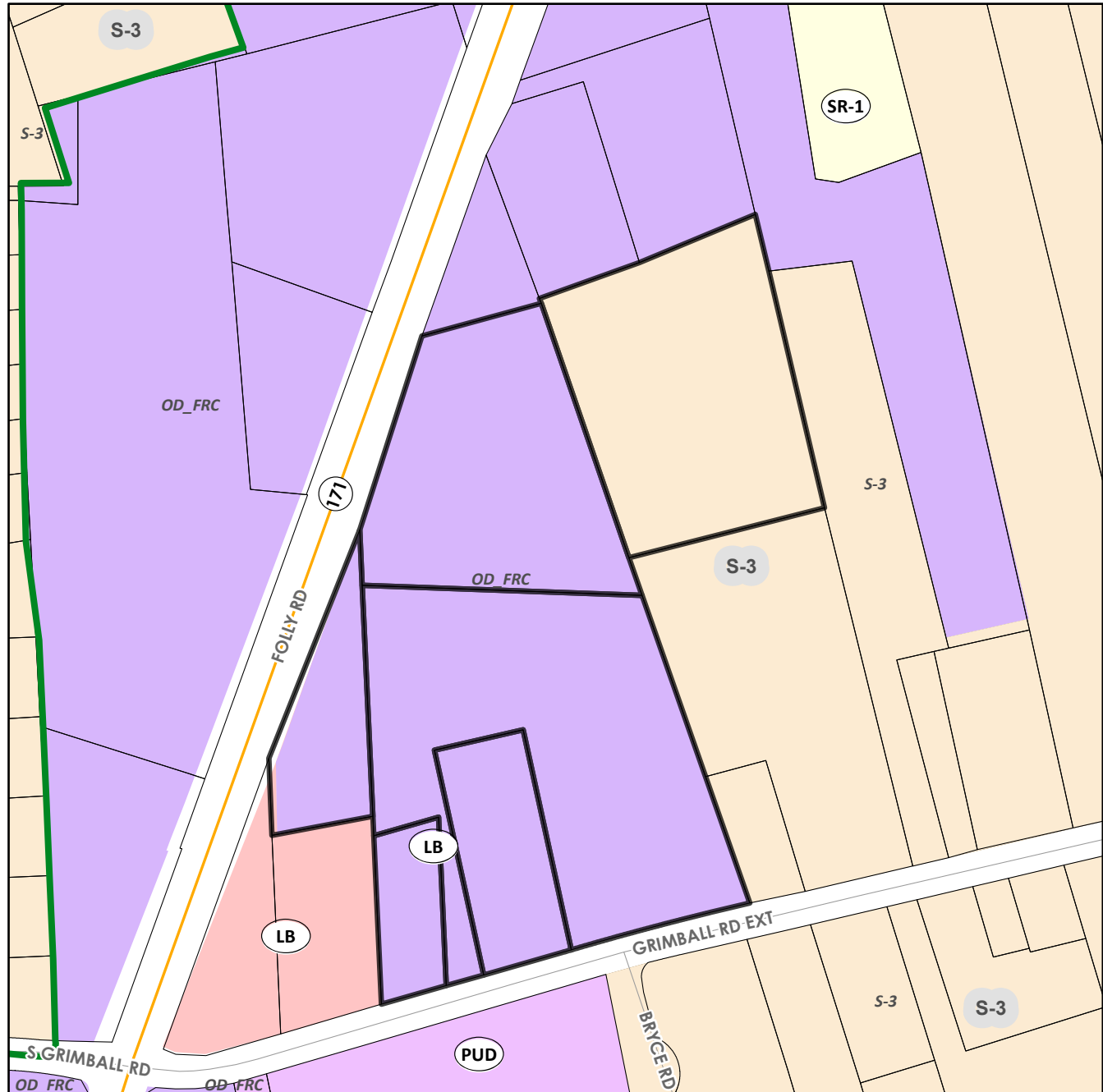
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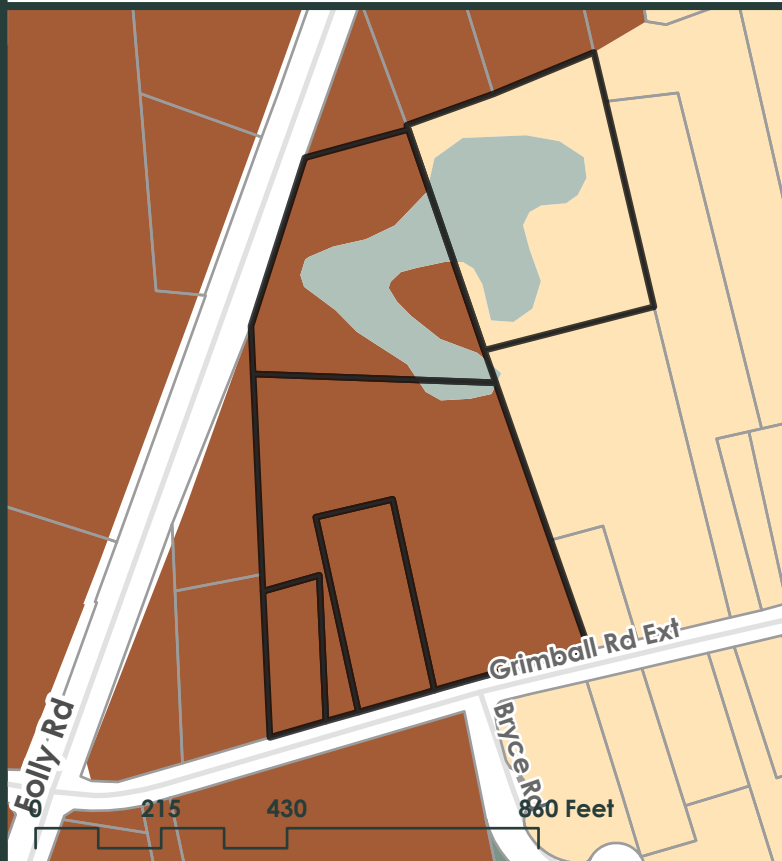
Location



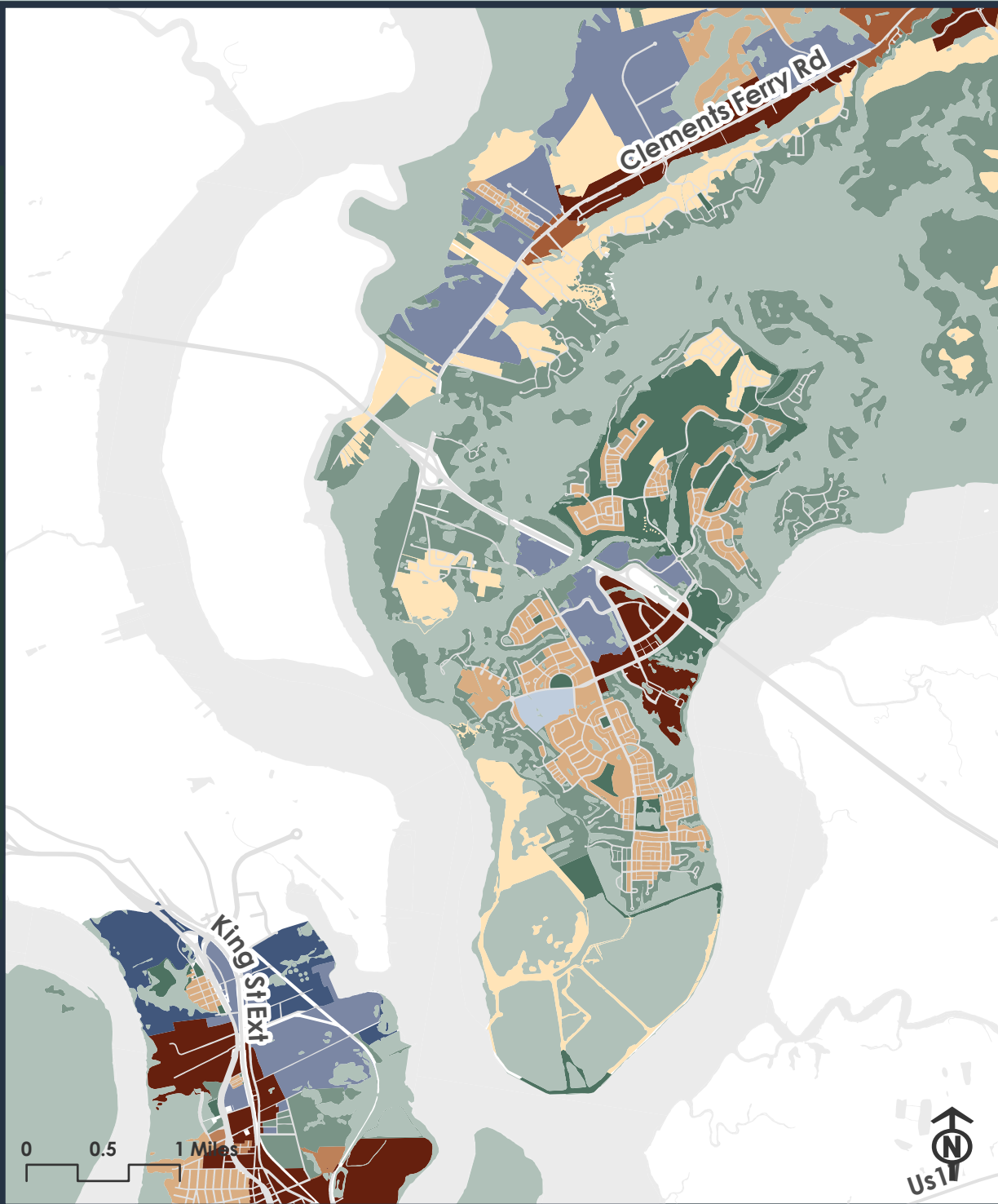
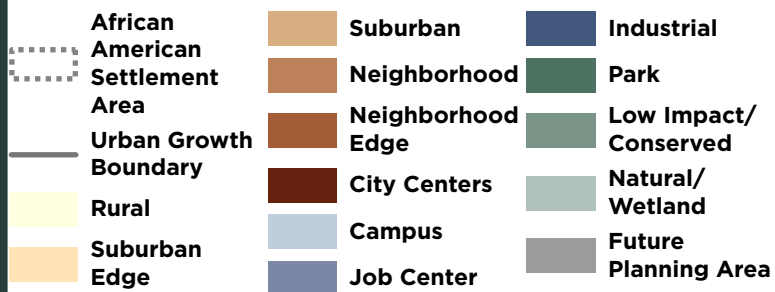


CHARLESTON CITY PLAN FUTURE LAND USE

Grimball Folly Assemblage
City Centers, Suburban Edge, &
Natural/ Wetland



LEGEND



Grimball Folly Assemblage: Site Photos



PROJECT INFORMATION

THIS PLANNED SUBDIVISION IS INTENDED TO MEET THE CRITERIA LISTED WITHIN THE CITY OF CHARLESTON ZONING CODE. THE PROJECT KNOWN AS GRIMBALL FOLLY ASSEMBLAGE IS A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON THE NORTHERN SIDE OF GRIMBALL ROAD EXTENSION AND EASTERN SIDE OF FOLLY ROAD WITHIN THE CITY OF CHARLESTON (JAMES ISLAND). THIS PROJECT IS A MIXED-USE SUBDIVISION THAT INCLUDES 67 SINGLE-FAMILY ATTACHED TOWNHOMES, 5 OF WHICH ARE LIVE-WORK TOWNHOMES, AND ONE COMMERCIAL BUILDING. ALONG WITH OTHER PERTINENT SITE IMPROVEMENTS INCLUDING LANDSCAPED AREAS, STORMWATER INFRASTRUCTURE AND PEDESTRIAN IMPROVEMENTS WITH ADA COMPLIANT SIDEWALKS. THE SUBDIVISION COMPLIES WITH THE OFFICIAL CITY PLAN (CHARLESTON CITY PLAN).

PARCEL TAX NUMBERS 427-00-00-020, -039, -106, -110, & -111

PROPOSED PARCEL USE RESIDENTIAL, COMMERCIAL
PROPOSED # OF UNITS: 67 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS (INCLUDING 5 LIVE-WORK UNITS) AND 1 COMMERCIAL UNIT

BUILDING STACKS PER ONE-FAMILY ATTACHED DWELLINGS: FRONT (VEHICLES PARKED IN FRONT); 25' SIDE (ADJACENT TO LOT); 6' SIDE (ADJACENT TO STREET); 10' REAR (NO VEHICLES PARKED IN REAR); 16'

FLOOD ZONE: ZONE X
ZONE AE
BFE 10' PER FEMA FIRM 45019C0679K FOR CITY OF CHARLESTON, EFFECTIVE JANUARY 29, 2021.

PARKING TABLE

	USE/REQUIREMENT	CALCULATION	REQUIRED	PROPOSED
COMMERCIAL	OFFICE = 1 PER 240 SF	8,120 SF * (1 SP/240 SF) * 0.85 = 28.76 (ASSUMES 15% OF BUILDING IS BATHROOMS, STAIRS, ECT)	29	29
LIVE-WORK	OFFICE = 1 SPACE PER 240 SF	5,000 SF * (1 SP/240 SF) = 20.83	21	21
RESIDENTIAL ON-STREET	LOTS LESS THAN 6,000 SF = 1 SPACE PER 3 LOTS	67 LOTS * (1 SP/3 LOTS) = 22.33	23	23
TOTAL			73	73
ADA			3	3

OVERALL LAYOUT NOTES

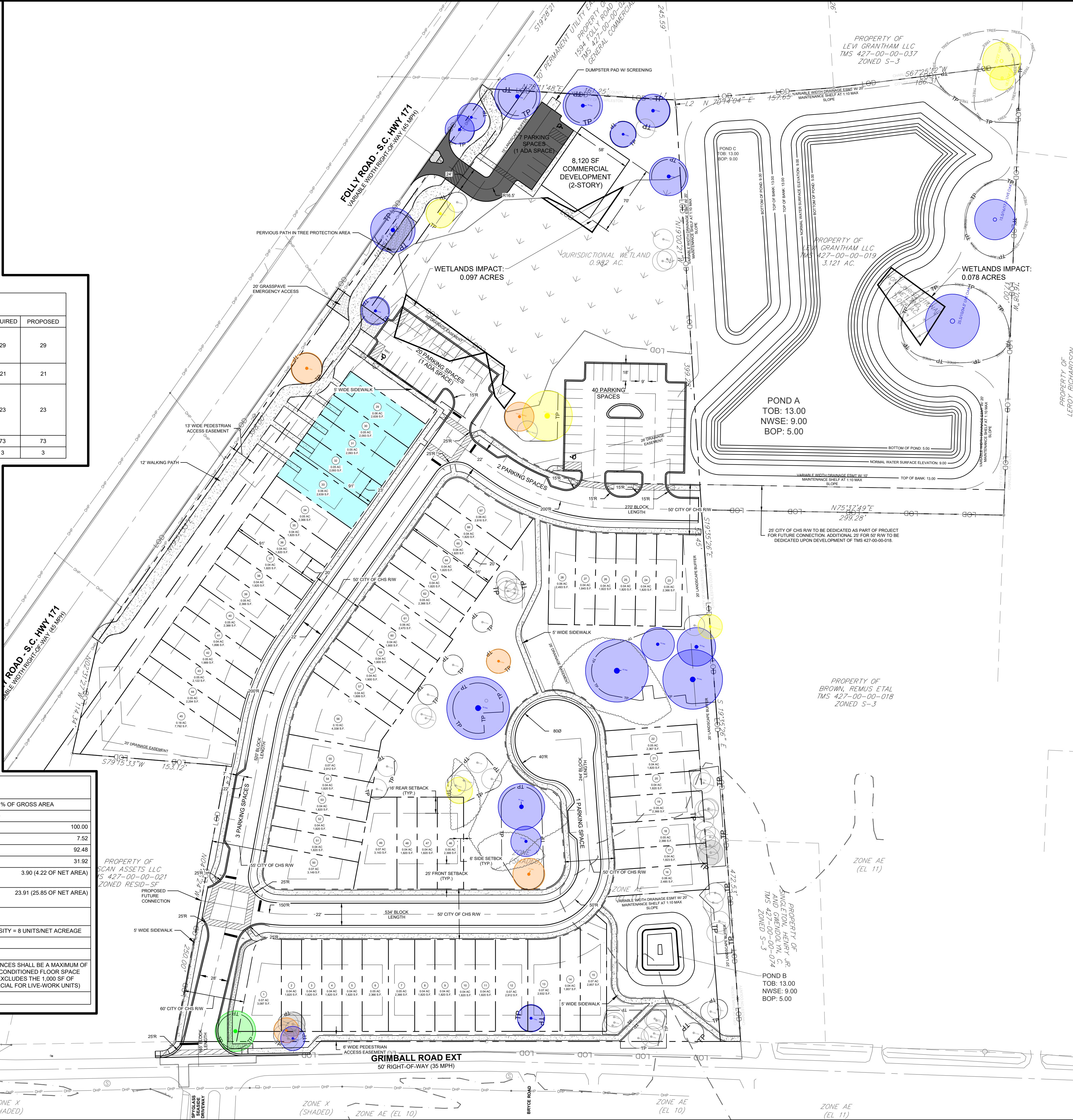
- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- ALL PROPOSED BUFFERS WITHIN THE SITE WILL BE OWNED AND MAINTAINED BY THE HOA.
- DRB APPROVAL IS REQUIRED FOR THE COMMERCIAL LOT.
- WETLAND DELINEATION FROM USACE LETTER DATED 10/07/2022 (SAC-2022-00440)

STREET LIGHTING NOTES

- ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
- ALL CONDUITS MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
- ALL STREET LIGHT POLE FOOTINGS SHALL BE STAKED OUT IN THE FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY POLE LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.
- THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING. THIS INCLUDES PROVIDING AND INSTALLING ALL STREET LIGHTING CONDUIT BASED ON APPROVED LIGHTING PLANS, POLE BASES (WHERE REQUIRED), AND ANY AID-TO-CONSTRUCTION FEES ASSOCIATED WITH THE PROPOSED LIGHTING.

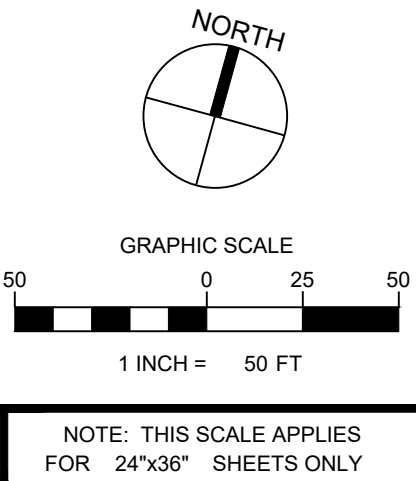
LAND USE/ SITE DATA TABLE

DESCRIPTION	ACRE (AC) OR LOTS	% OF GROSS AREA
CITY OF CHARLESTON (TMS# 427-00-00-020, -039, -106, -110, & -111, -019)		
GROSS ACREAGE	14.097	100.00
WETLANDS	1.060	7.52
NET ACREAGE	13.037	92.48
OPEN SPACE ACREAGE	4.500	31.92
COMMERCIAL ACREAGE	0.550	3.90 (4.22 OF NET AREA)
SINGLE FAMILY ACREAGE	3.370	23.91 (25.85 OF NET AREA)
TOTAL NUMBER OF LOTS	67	
NET DENSITY	67 / 13.037 = 5.14	MAX DENSITY = 8 UNITS/NET ACREAGE
TOTAL COMMERCIAL SPACE	8,120 + (1,000 X 5) = 13,120	
MAXIMUM TOTAL RESIDENTIAL SPACE	(13,120 / 0.1) - 13,120 = 118,080 SF	
MAXIMUM INDIVIDUAL RESIDENTIAL SPACE	118,080 / 67 = 1,762 SF	ALL RESIDENCES SHALL BE A MAXIMUM OF 1,762 SF CONDITIONED FLOOR SPACE (THIS EXCLUDES THE 1,000 SF OF COMMERCIAL FOR LIVE-WORK UNITS)
PRIMARY USE	SINGLE FAMILY ATTACHED & COMMERCIAL	



- LEGEND:**
- PROP. CENTERLINE
 - PROPERTY BOUNDARY
 - PROP. LOT BOUNDARY LINE
 - EASEMENT/BUFFER LINE
 - CITY / COUNTY LIMITS LINE
 - ADJACENT PROPERTY LINE
 - LIVE WORK UNITS
 - WETLANDS
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - LIMITS OF DISTURBANCE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - FLOOD ZONE LINE

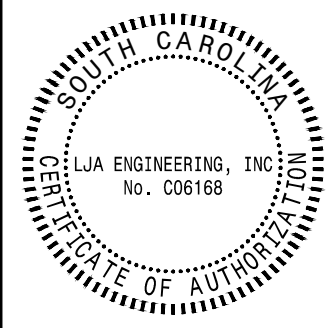
TREE LEGEND		
GRADE	KEEP	REMOVE
GRADE A		
GRADE B		
GRADE C		
GRADE D		
GRADE F		
PROTECTED		
UNGRADED	KEEP	REMOVE



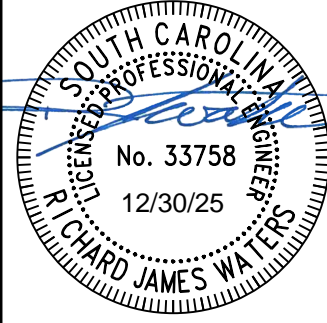
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



GRIMBALL FOLLY ASSEMBLAGE
FOLLY ROAD & GRIMBALL ROAD
FOR
LEVI GRANTHAM LLC
OVERALL LAYOUT PLAN



REVISIONS	DESCRIPTION	BY	DATE
NO.			
DATE:	AUGUST 12, 2025	RAW	
DESIGNED BY:	RAW	RAW	
DRAWN BY:	RAW	RAW	
CHECKED BY:	RAW	RAW	
JOB NUMBER:	0401		
FILE PATH:	SC4572		



LJA Engineering, Inc.
171 Church Street
Suite 100
Charleston, South Carolina 29401
Phone 843.405.5140
www.lja.com
FRN-006168

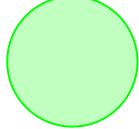
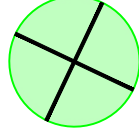
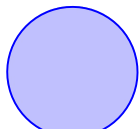
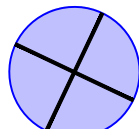
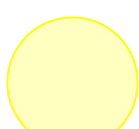
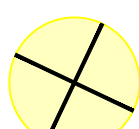
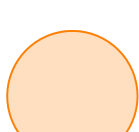
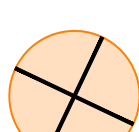
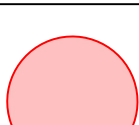
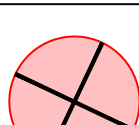
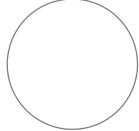
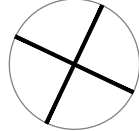
LJA Engineering, Inc.
171 Church Street
Suite 100
Charleston, South Carolina 29401
Phone 843.405.5140
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FRN-006168

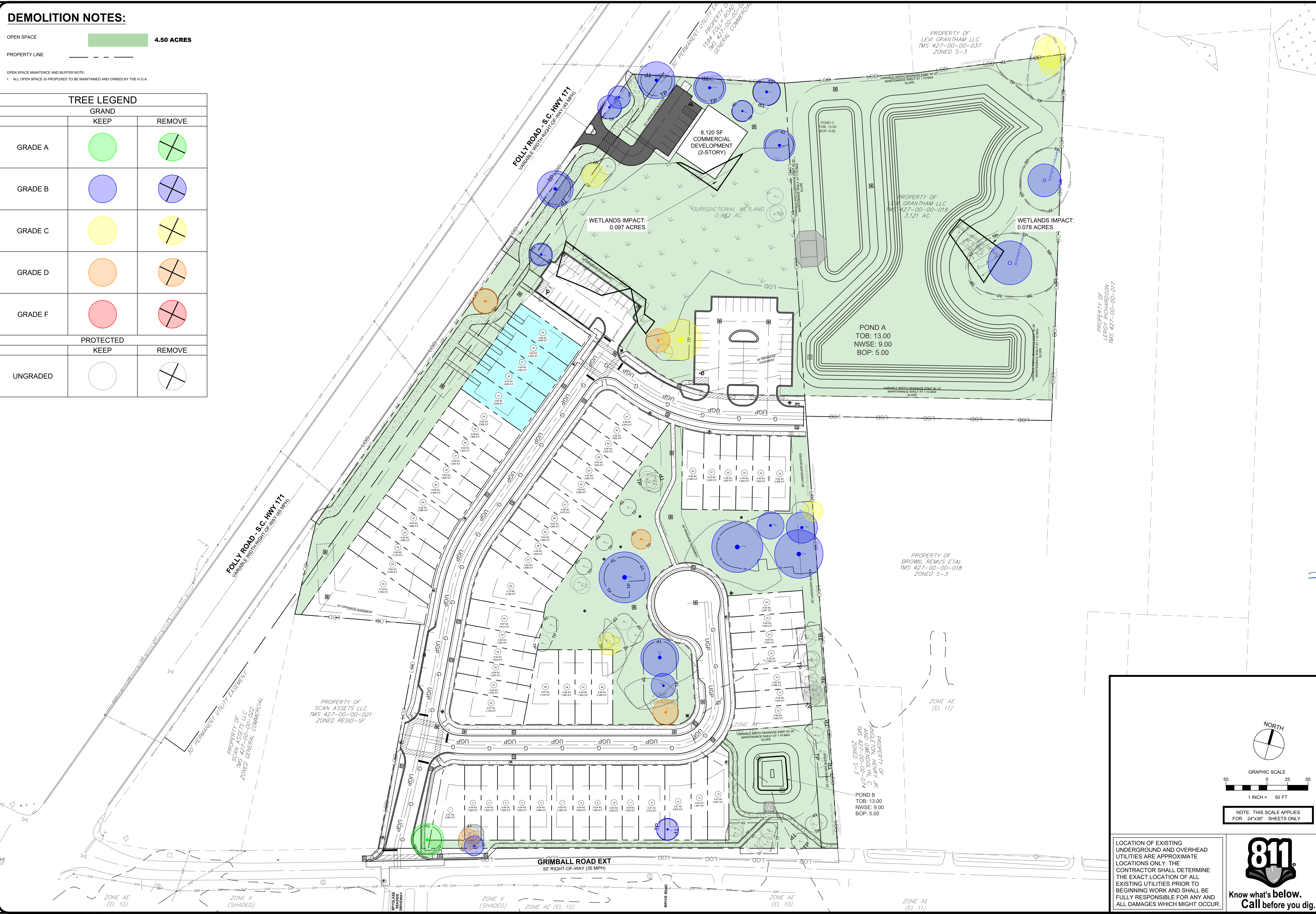
NOT FOR CONSTRUCTION
SHEET NO.
C201
OF SHEETS

PROPERTY LINE _____

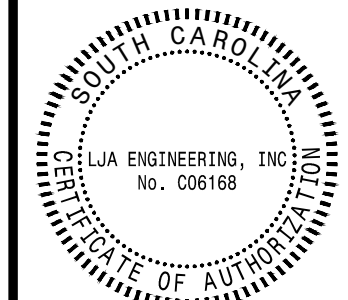
OPEN SPACE MAINTENANCE AND BUFFER NOTE:

1. ALL OPEN SPACE IS PROPOSED TO BE MAINTAINED AND OWNED BY THE H.O.A.

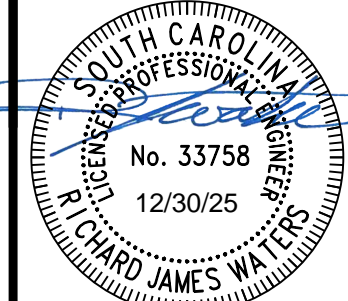
TREE LEGEND		
	GRAND	
	KEEP	REMOVE
GRADE A		
GRADE B		
GRADE C		
GRADE D		
GRADE F		
PROTECTED		
	KEEP	REMOVE
UNGRADED		




GRIMBALL FOLLY ASSEMBLAGE
FOLLY ROAD & GRIMBALL ROAD
FOR
LEVI GRANTHAM LLC
OPEN SPACE PLAN

[illegible]

DATE:	AUGUST 12, 2025
DESIGNED BY:	RJW
DRAWN BY:	RJW
CHECKED BY:	RW
JOB NUMBER:	0401
FILE PATH:	SC4572



LJA Engineering, Inc. 
1771 Church Street
Suite 100
Charleston, South Carolina 29401
Phone 843.405.5140
www.LJA.com
FRN-C06168

NOT FOR
CONSTRUCTION

SHEET NO.
C203

OF SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's **below**.
Call before you dig.

Ordinance Amendment 1: MU-3/WH

Request approval to amend the City of Charleston Zoning Code to create the Mixed-Use/ Workforce Housing District (MU-3/WH).

PART 15 WORKFORCE HOUSING DISTRICTS AND OPPORTUNITY ZONES

Sec. 54-297. Findings.

- a. City Council finds that its urban areas have traditionally included mixed use developments that incorporate housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. City Council finds that these mixed-use developments have contributed significantly to the economic success and unique fabric of its urban environment by enhancing diversity and providing job opportunities, and that it is in the public interest that incentive-driven districts be established to encourage the continued development of mixed use projects.
- b. City Council finds that opportunity zones, which were added to the federal tax code by the Tax Cuts and Jobs Act (the "Act") on December 22, 2018, provide for preferential tax treatment for new investments in economically-distressed areas, including areas within the City designated as qualified opportunity zones under the procedures set forth in the Act.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2019-132, § 1, 12-17-19)

Sec. 54-298. Purpose.

- a. The MU-1/WH, ~~and~~ MU-2/WH, MU-3/WH base zoning districts are intended to promote a mixture of housing opportunities within a single development, along with appropriate nonresidential uses, by providing incentives for the creation of such developments in urban areas of the City where on street parking or other public parking is customary and can be reasonably accommodated.
- b. The creation of qualified developments in areas of the City designated as qualified opportunity zones is intended to take advantage of the Act and the economic development tools provided therein to spur economic development and job creation in distressed communities, while ensuring appropriate housing is provided in these areas.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2019-132, § 1, 12-17-19)

Sec. 54-299. Availability.

- a. Except as set forth in Section 54-299.b, The MU-1/WH ~~and~~ MU-2/WH, and MU-3/WH districts, being incentive based, ~~are only available to owners who apply for the district designation.~~
- b. Subject to the terms, conditions, and restrictions set forth in this Part, notwithstanding Section. 54-299.a, any owner may apply for the incentives applicable to the MU-1/WH, ~~or~~ MU-2/WH, or MU-3/WH districts without applying for the district designation, by demonstrating to the Zoning Administrator that the proposed development on the owner's property meets all of the following criteria:
 - i. The development is funded wholly or in part by a qualified opportunity zone fund.
 - ii. The development lies wholly or in part within a designated qualified opportunity zone.
 - iii. The development will occur on property lying entirely in at least one of the following base zoning districts: UC, GB, LB, CT, GO, BP, LI, or HI.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2019-132, § 1, 12-17-19)

Sec. 54-299.1. Definitions.

Terms in this part shall be defined as follows:

- a. Owner occupied workforce housing unit: A dwelling unit where at least one occupant is an owner, and where all occupants have, in the aggregate, household income less than or equal to one hundred twenty (120%) percent of the area median income (AMI) for owner occupied units.
- b. Rental workforce housing unit: A dwelling unit, where occupants have, in the aggregate, household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units.
- c. Qualified household: Households where occupants have, in the aggregate, (1) a household income less than or equal to one hundred twenty (120%) percent of the area median income (AMI) for owner occupied workforce housing units; (2) a household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental workforce housing units; or (3) a household income less than or equal to sixty (60%) percent of the area median income (AMI).
- d. Initial maximum allowable sales price: An amount equal to three (3) times one hundred twenty (120%) percent of AMI plus any subsidy available to the purchaser.
- e. Affordable rent: An amount equal to thirty (30%) percent of eighty (80%) percent of the annual AMI. Affordable rent for efficiency/studio units is the High HOME rents as published annually by the United States Department of Housing and Urban Development, or its successor, for the Charleston-North Charleston Metropolitan Statistical Area, as may be adjusted by the City of Charleston Department of Housing and Community Development, or their successors. In the absence of such information, the total annual rent charged by the owner shall not exceed thirty (30%) percent of the annual household income.
- f. Household income: All sources of financial support, both cash and in kind, of adult occupants of the housing unit, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, and awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the household members' families for medical, personal or educational needs.
- g. Area Median Income (AMI): Area median income (AMI) shall be as determined annually by the United States Department of Housing and Urban Development, as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.
- h. Designated qualified opportunity zone: A designated qualified opportunity zone is a qualified opportunity zone, as defined in subsection (a) of Section 1400Z-1 of Title 26 of the United States Code, that has received a designation pursuant to that section.
- i. Qualified opportunity zone fund: The term "qualified opportunity zone fund" is defined in subsection (d) of Section 1400Z-2 of Title 26 of the United States Code.
- j. Qualified development: A development satisfying the criteria in Sec. 54-299.b, as determined by the Zoning Administrator.
- k. WH district(s): The term "WH district" means the MU-1/WH zoning district, ~~the or the~~ MU-2/WH zoning district, ~~or the~~ MU-3/WH zoning district. The term "WH districts" means the MU-1/WH district, ~~and the~~ MU-2/WH district, ~~and the~~ MU-3/WH zoning district.

-
- l. Workforce housing units: Workforce housing unit means owner occupied workforce housing units and rental workforce housing units.
 - m. Required workforce housing units: Required workforce housing units means workforce housing units required to be provided by the terms of this Part.
 - n. First generation properties: Any property which is zoned to a WH District as of January 10, 2017; or any property for which, as of January 10, 2017, an application has been filed for rezoning to a WH district and for which City Council later grants the rezoning application.
 - o. Second generation properties: Any property, other than first generation properties, for which the City has received an application for a rezoning to a WH district on or before March 9, 2021, to the extent City Council later approves the rezoning application.
 - p. Gross square footage ("GSF"): Gross square footage or GSF means the number of gross square feet within the development, whether residential, retail, commercial, or otherwise, inclusive of heated and unheated square footage, but excluding parking garages. Any portion of the GSF initially used solely for a grocery store or pharmacy shall be excluded from GSF for purposes of calculating any fee-in-lieu of providing required workforce housing units; provided; however, if, at any time within thirty (30) years after receipt of a certificate of occupancy or completion for the development, the use of such GSF as a grocery store or pharmacy lapses for a period of twelve (12) months or is used for any other purpose, then the owner of the development shall be required, as a condition of occupancy of such space, to pay a sum equal to the difference between the fee per unit that would have been payable had the space not been excluded from the per unit calculation and the fee per unit initially paid.
 - q. Consumer Price Index ("CPI"): The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services published by the United States Department of Labor and available for the pertinent geographical area, as determined annually by the City's Department of Housing and Community Development.
 - r. First tier unit(s): First tier units are calculated by dividing the required workforce housing units by four and rounding down to the nearest whole number.
 - s. Second tier unit(s): Second tier units are calculated by dividing the required workforce housing units by two, then subtracting the first tier units. If this calculation results in a number other than a whole number, then the resulting number shall be rounded down to the nearest whole number.
 - t. Third tier unit(s): Third tier units are calculated by dividing the required workforce housing units by four, then multiplying the resulting number by three, then subtracting first tier units and second tier units. If this calculation results in a number other than a whole number, then the resulting number shall be rounded down to the nearest whole number.
 - u. Fourth tier unit(s): Fourth tier units are calculated by subtracting the ~~first-tier~~first-tier units, second tier units, and third tier units from the required workforce housing units; provided, however, if the required workforce housing units is one (1), then such workforce housing unit shall be a fourth-tier unit.
 - v. Small efficiency dwelling unit (micro-unit): A dwelling unit no smaller than 250 square feet and no larger than 375 square feet but still containing cooking, living, sanitary and sleeping facilities that are not shared with any other dwelling unit. Any unit larger than 375 square feet does not qualify as a small efficiency dwelling unit.
 - w. Full-service supermarket/grocery store: A licensed retail establishment with a minimum contiguous size of 10,000 square feet that carries a variety of food and grocery items for sale including, but not limited to, fresh produce and meats, prepared meals, canned and boxed food, bread and dairy, and household items. A full-service supermarket/grocery shall also provide parking within 600 feet,

measured from the closest point of the grocery store space to the closest point of the parking lot or structure.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2014-81, § 1, 6-17-14; Ord. No. 2017-069, § 1, 7-11-17; Ord. No. 2019-132, § 1, 12-17-19; Ord. No. 2021-039, § 1, 4-13-21; Ord. No. 2022-065, § 1, 4-26-2022)

Sec. 54-299.2. Land uses for WH districts.

The permitted land uses in the WH districts are those listed under Article 2, Part 3, Table of Permitted Land Uses, in the column headings having the applicable district designation, to wit: MU-1/WH, ~~H or~~ MU-2/WH, or MU-3/WH, respectively, modified as follows:

- a. Every development in a WH district that has less than five (5) dwelling units must include at least one (1) workforce housing unit.
- b. Every development within a WH district which includes five (5) or more dwelling units shall include workforce housing units comprising at least twenty percent (20%) of the total number of dwelling units in the development, rounded up to the next whole number, with the exception of MU-3/WH which shall include housing units comprising at least fifty percent (50%) of the total number of dwelling units in the development, rounded up to the next whole number. Notwithstanding the foregoing, with respect to first generation properties, every development within a WH district which includes five (5) or more dwelling units shall include workforce housing units comprising at least fifteen percent (15%) of the total number of dwelling units in the development, rounded up to the next whole number.
- c. Required workforce housing units shall be sized, in terms of square footage and number of bedrooms, comparable and proportional to the square footage and number of bedrooms of market rate dwelling units in the development as a whole. The smallest required workforce housing unit shall not be smaller than the smallest market rate dwelling unit and shall contain the same number of bedrooms as the smallest market rate dwelling unit. Required workforce housing units shall be integrated and intermixed with the market rate dwelling units in the development. Required workforce housing units shall not be clustered together or segregated from the market rate dwelling units. Developments that contain multiple buildings shall incorporate required workforce housing units into each building, and the required workforce housing units shall be proportional, in terms of square footage and number of bedrooms, to the number of market rate dwelling units in each building. Exterior finishes of required workforce housing units shall be the same type and quality as the development's market rate dwelling units.
- d. In lieu of providing required workforce housing units under section 54-299.2.a, a development may dedicate the greater of (1) fifty percent (50%) of the ground level square footage; or (2) 1,500 square feet on the ground level to nonresidential uses which front on a public right-of-way. Nonresidential uses in the MU-1/WH district shall be those allowable in the Limited Business (LB) zoning district. Nonresidential uses in the MU-2/WH district and MU-3/WH district shall be those allowable in the General Business (GB) zoning district.
- e. (1) In lieu of providing the required workforce housing units onsite, a developer may contribute a fee, on a per unit basis, to the City's Affordable/Workforce Housing Account for any or all of the number of required workforce housing units for the development, except within the MU-3/WH district. Fees shall be calculated at the time of building permit application and paid in full prior to the issuance of a certificate of occupancy or completion for any part of the development covered in such building permit application. The fee for a required workforce housing unit shall be calculated as follows:

-
- (a) For first tier units, the fee per unit shall be calculated by dividing the GSF in the development by four (4), then multiplying the resulting number by \$7.50, then dividing the latter number by the total number of first tier units.
 - (b) For second tier units, the fee per unit shall be calculated by dividing the GSF in the development by four (4), then multiplying the resulting number by \$10.00, then dividing the latter number by the total number of second tier units.
 - (c) For third quarter tier units, the fee per unit shall be calculated by dividing the GSF in the development by four (4), then multiplying the resulting number by \$12.50, then dividing the latter number by the total number of third tier units.
 - (d) For fourth tier units, the fee per unit shall be calculated by dividing the GSF in the development by four (4), then multiplying the resulting number by \$15.00, then dividing the latter number by the total number of fourth tier units.

The City's Department of Housing and Community Development (the "CDC") shall adjust the \$7.50 multiplier for first tier units, the \$10.00 multiplier for second tier units, the \$12.50 multiplier for third tier units, and the \$15.00 multiplier for fourth tier units annually based on any increase to the CPI or AMI, whichever is greater. The adjustment shall apply to (i) any properties which have not received a vested right for a site specific development plan as of the date of publication of the multiplier by the CDC; or (ii) any required workforce housing units resulting from an amendment to a vested site specific development plan as of the date of the publication of the multiplier by CDC.

- (2) Notwithstanding section 54-299.2.e.(1), with respect to first generation properties, the fee per required workforce housing unit shall be calculated based on GSF multiplied by \$3.40, with the resulting number then being divided by the total required workforce housing units. If a certificate of occupancy has been issued for the development or applicable phase, the fee per unit shall be prorated to account for the number of months the unit has already been subject to rental workforce housing covenants.
 - (3) Notwithstanding section 54-299.2.e.(1), with respect to second generation properties, the fee per required workforce housing unit shall be calculated based on GSF multiplied by \$5.10, with the resulting number then being divided by the total required workforce housing units.
- f. Land donation in lieu of required workforce housing units [in the MU-1/WH and MU-2/WH zoning districts](#). Upon approval by City Council by resolution, and in City Council's sole discretion, land may be donated to the City in lieu of required workforce housing units [in the MU-1/WH and MU-2/WH zoning districts](#), ~~except within the MU-3/WH district~~. The size, configuration, and location of any land proposed for donation shall be capable and appropriately zoned to support, at a minimum, the number of required workforce housing units such donation is intended to replace. City Council may accept or reject the donation for any reason. If City Council elects to accept land in lieu of required workforce housing units, the developer shall be solely responsible for all costs of acquiring the land and transferring the land to the City, including but not limited to the costs of surveys, plats, environmental investigation, title insurance, the City's attorneys' fees, and recording fees. Title to the land proposed for donation shall be conveyed to the City by general warranty deed prior to the issuance of a building permit for any part of the development.
- g. Prior to receiving a building permit for any portion of a development within a WH district, the owner thereof shall provide, in writing, to the satisfaction of the CDC, information identifying the total number of one bedroom dwelling units, two bedroom dwelling units, etc., and the respective square footages of the same; the total number of one bedroom workforce housing units, two bedroom workforce housing units, etc., and the respective square footages of the same; and the location of the required workforce housing units in the development. Prior to the issuance of a certificate of

occupancy or completion for any portion of a development within a WH district, the owner thereof shall identify, in writing, to the CDC, the dwelling units designated as owner occupied workforce housing units and/or rental workforce housing units.

- h. (1) Prior to the issuance of a certificate of occupancy or completion for any portion of a development, the owner shall execute covenants satisfactory to the CDC that identify the required workforce housing units and which restrict such units to occupancy, or, if applicable, ownership, by qualified households for at least thirty (30) years or in perpetuity for those units in the MU-3/WH district, and submit a copy of the recorded covenants to the CDC. Notwithstanding the foregoing, the affordability period shall be ten (10) years for first generation properties and twenty-five (25) years for second generation properties.
- (2) For the ~~owner-occupied~~ owner-occupied workforce housing units, the covenants shall identify the initial maximum allowable sales price, and provide that the initial maximum allowable sales price may be adjusted annually for inflation based on the increase in the area median income (AMI) or Consumer Price Index, whichever is greater. Each owner of such units, prior to initial occupancy, shall be required to submit to the CDC a verified income report of household income of all members of the household. The covenants shall require notice to the CDC of any transfer of the ~~owner-occupied~~ owner-occupied workforce housing units and verification that the purchaser is a qualified household. Owner occupied workforce housing units shall be subject to resale restrictions for no fewer than thirty (30) years from date of initial sale of the property, or in perpetuity for those units in the MU-3/WH district. Notwithstanding the foregoing, the affordability period shall be ten (10) years for first generation properties and twenty-five (25) years for second generation properties. Such restrictions will be recorded as deed restrictions against the subject property.
- (3) As for rental workforce housing units, the covenants shall require the owner to provide proof to the CDC, at inception of every tenancy, and on an annual basis thereafter, that no more than affordable rent is being charged for the unit(s), and verified income reports of household income of all occupants of rental workforce housing units. Rental workforce housing units shall be subject to these restrictions for no fewer than thirty (30) years from the initial occupancy as workforce housing, or in perpetuity for those units in the MU-3/WH district. Notwithstanding the foregoing, the affordability period shall be ten (10) years for first generation properties and twenty-five (25) years for second generation properties.
- (4) The covenants for rental workforce housing units shall provide: If a workforce housing unit is converted from rental occupied to owner occupied occupancy during the term of the rental workforce housing covenants, the unit shall be subject to the owner occupied workforce housing unit requirements as set out in section 54-299.h.(2), as amended, (to include an Initial Maximum Sales Price) for a term of months equal to the number resulting when subtracting from 312 months (or 300 months for second generation properties) the number of months the unit has been subject to rental workforce housing covenants. Conversion of a workforce housing unit from owner occupied to a rental workforce housing unit shall not be permitted. Covenants shall require written notice to the City prior to any conversion taking place.
- (5) The covenants shall accord the City of Charleston, or its assignee, rights to enforcement by any legal and/or equitable means, including the revocation of a certificate of occupancy or completion, and in all events be subject to approval by the City's corporation counsel.
- i. If the development is to be phased, each phase shall include workforce housing units concurrently with the market rate units in the particular phase. A phasing plan that brings the workforce housing units on line at the end of build out is not permitted.

-
- j. The upkeep of rental workforce housing units shall be of the same quality as the upkeep of the other market rate rental units within the development.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2008-147, § 1, 11-25-08; Ord. No. 2014-81, § 1, 6-17-14; Ord. No. 2017-069, § 1, 7-11-17; Ord. No. 2019-019, § 1, 3-26-19; Ord. No. 2019-132, § 1, 12-17-19; Ord. No. 2021-039, § 2, 4-13-21)

Sec. 54-299.3. Parking and loading.

Parking requirements for an ~~owner-occupied~~owner-occupied workforce housing unit or rental workforce housing unit shall be one (1) space per two units.

Parking requirements for an ~~owner-occupied~~owner-occupied market rate housing unit or rental housing unit shall be one (1) space per unit.

Parking requirements for nonresidential uses in developments shall be governed by the parking provisions of Article 3, Part 4, Off-Street Parking Requirements; provided however, there shall be no off-street parking requirements for nonresidential uses in developments for the first five thousand (5,000) square feet of area dedicated for nonresidential uses, not including restaurants and bars which shall follow the parking requirements of Article 3, Part 4, and further provided that the off-street parking requirement for office uses shall be one (1) space per 600 square feet (excluding halls, stairwells, storage/elevator shafts and bathrooms). There are no off-street loading requirements for nonresidential uses.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2016-011, § 1, 1-12-16)

Sec. 54-299.4. Height, area and setback regulations.

- a. The height, area and setback regulations for the MU-1/WH, ~~and~~ MU-2/WH, ~~and~~ MU-3/WH districts are listed under Part 1 of Article 3 (Site Regulations) of this Chapter in Table 3.1 (Height, Area and Setback Regulations).
- b. The height, area and setback regulations for the MU-1/WH, ~~and~~ MU-2/WH, ~~and~~ MU-3/WH districts, as set forth in Table 3.1, shall also apply within qualified developments.

(Ord. No. 2006-463, § 1, 10-17-06; Ord. No. 2019-132, § 1, 12-17-19)

Sec. 54-299.5. Affordable/workforce housing account.

There is hereby created a City of Charleston Affordable/Workforce Housing Account. Fees contributed to the account per this Part, along with all interest earnings, shall be used solely for the purpose of creating and/or preserving workforce and/or affordable housing, including but not limited to preserving or redeveloping existing housing stock, the acquisition of land, costs and fees for design and construction of affordable housing, and loans or grants to affordable housing providers. The terms of any assistance shall be developed by the City of Charleston Department of Housing and Community Development, or its successor, and approved by City Council.

(Ord. No. 2017-069, § 1, 7-11-17; Ord. No. 2021-039, § 3, 4-13-21)

Sec. 54-299.6. Lot frontage requirements.

- a. New lots created in the MU-1/WH, MU-2/WH, or MU-3/WH ~~MU-1/WH and MU-2/WH~~ zone districts shall not be required to have frontage on a street, as set forth in Section 54-824.

- b. New lots created within a qualified development shall not be required to have frontage on a street, unless such frontage would be required on a new lot created in the MU-1/WH, MU-2/WH, or MU-3/WH ~~MU-1/WH and MU-2/WH~~ zone districts.

(Ord. No. 2018-059, § 1, 5-8-18; Ord. No. 2019-132, § 1, 12-17-19; Ord. No. 2021-039, § 4, 4-13-21)

Ord. No. 2021-039, § 4, adopted April 13, 2021, repealed former § 54-299.6 in its entirety and renumbered former §§ 54-299.7, 54-299.8 as §§ 54-299.6, 54-299.7. Repealed former 54-299.6 pertained to existing MU-1/WH and MU-2/WH classifications and derived from Ord. No. 2017-069, § 1, adopted July 11, 2017.

Sec. 54-299.7. Land uses for qualified developments.

With respect to a qualified development, the following standards shall apply:

- a. Every qualified development containing dwelling units shall be subject to the same incentives and requirements applicable to a development in the MU-1/WH, ~~or~~ MU-2/WH, or MU-3/WH zoning districts except that the option of a fee payment in lieu of workforce housing units as set forth in Section 54-299.2(c) shall not apply.
- b. Nonresidential uses allowable in a qualified development are the nonresidential uses allowable in the base zoning district of the property.

(Ord. No. 2019-132, § 1, 12-17-19; Ord. No. 2021-039, § 4, 4-13-21)

Sec. 54-299.8. Small efficiency dwelling units.

Small efficiency dwelling units shall be permitted in MU-1/WH, ~~and~~ MU-2/WH, and MU-3/WH districts if the plans satisfy the following requirements.

- a. Buildings with small efficiency dwelling units shall not contain any other dwelling unit type unless specifically allowed by this section.
- b. Buildings with small efficiency dwelling units must conform to the provisions of Section 54-299.2
- c. Developments utilizing the reduced parking requirement for small efficiency dwelling units shall satisfy all requirements of this section and contain a minimum of fifteen (15) small efficiency dwelling units.
- d. Small efficiency dwelling units shall be located within the following distances, measured in a straight line from the closest point of the small efficiency dwelling property to the grocery store space or transit stop:
- (1) $\frac{3}{4}$ mile of a full-service, supermarket/grocery store, as defined herein; and
 - (2) $\frac{1}{4}$ mile or less from a public transit stop (bus, BRT).
- e. Buildings with small efficiency dwelling units shall provide an onsite enclosed and covered bicycle parking room that is secure and ventilated and which can accommodate one (1) bicycle parking space per three small efficiency dwelling unit, rounded up to the next whole number. The building shall include a bicycle work stand, a basic set of bicycle repair tools and an air pump in close proximity to the bicycle parking room. The use of security cameras and/or security personnel is encouraged. Spaces within dwelling units do not count toward the bicycle parking requirement.

General requirements for all bicycle parking rooms:

- (1) Bicycle rack selection criteria.

-
- (a) Provide at least two (2) points of contact for a standard bicycle frame (racks that are designed to support a bicycle primarily by a wheel are not allowed).
 - (b) Have rounded surfaces and corners.
 - (c) Be coated in a material that will not damage the bicycle.
 - (d) Be securely anchored or fastened to a hardscape surface.
 - (2) Bicycle parking space dimensions:
 - (a) Parking spaces shall accommodate a wide range of bicycle frame types and provide adequate space between bikes, especially those with wider handlebar stems. Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two (2) feet wide.
 - (b) An aisle or other space shall be provided for bicycles to enter and leave the facility.
 - (3) Lighting and site materials:
 - (a) Lighting shall be provided such that all bicycle parking facilities are thoroughly illuminated and visible from adjacent sidewalks, parking lots or buildings during hours of use.
 - (b) Bicycle parking shall be located on a hard surface material such as concrete, asphalt, brick or other stable surface the rack can be securely fastened to.
 - (c) Signage shall demarcate the bicycle parking and be placed in a visible and highly used location to inform users of the system in place.
 - (4) Proximity to building entrances.
 - (a) Bicycle parking shall be located within close proximity to, or inside, the main building. Bicycle parking shall be located no further from the building's main or secondary entrance than the closest automobile parking space to that entrance or no more than fifty (50) feet away, whichever is closer.
 - (b) If required bicycle parking is not clearly visible from the main entrance of the building, wayfinding signs shall be posted at the primary entrances indicating the location of the parking.
 - f. Any resident of a small efficiency dwelling unit shall not be eligible for a "neighborhood parking decal" (if located in such a district where they would ordinarily be eligible) and acknowledge that exclusion within the lease documentation or a separate rider.

(Ord. No. 2022-065, § 2, 4-26-22)

Sec. 54-299.9. Special Conditions for the MU-3/WH District.

- a. Affordability Restrictions. The workforce housing units in MU-3/WH District shall be distributed accordingly across AMI ranges as follows:
 - 1. 20% of the total workforce housing units shall not exceed 120% AMI;
 - 2. 10% of the total workforce housing units shall not exceed 100% AMI;
 - 3. 10% of the total workforce housing units shall not exceed 80% AMI; and
 - 4. 10% of the total workforce housing units shall not exceed 60% AMI.

b. Tree Protection Requirements. Article 3, Site Regulations, Part 6, Tree Protection Requirements shall not apply to those properties in the MU-3/WH District. Any removed trees on properties in the MU-3/WH District shall mitigate 1:1 of the D.B.H. of the removed tree. The replacement trees shall of a similar type, native, canopy, and understory trees and, where possible, sited to provide shade for pedestrians and address the heat island effect as well. Replacement locations of these trees shall be within the MU-3/WH District to provide an enhanced public realm.

Section 54-299.10. Reserved.

WORKING DRAFT

ARTICLE 3 SITE REGULATIONS

PART 1 HEIGHT, AREA AND SETBACK REGULATIONS

WORKING DRAFT

LB ^{1/11/21} Residential	3'	NR	3'	15'	9'	3'	4,000	3,000	2,250	50%	55'	NA	70'	9'	80'
GB ¹ Non-residential	NR	NR	NR	NR	NR	NR	NA	NA	NA	NA	55'	NA	NA	NA	NA
GB ^{1/11/14/21} Residential	3'	NR	3'	15'	9'	3'	2,500	2,000	1,650	50%	55'	NA	70'	9'	80'
UC ¹⁴ Urban commercial	NR	NR	NR	NR	NR	NR	1,000(43.6)	1,000(43.6)	1,000(43.6)	NA	55'	NA	NA	NA	NA
MU-1, MU-1/WH, MU-2, MU-2/WH, <u>MU-3/WH</u> and GP	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NA	NR	NR	NR	NR
BP	NR	NR	NR	NR	NR	NR	NA	NA	NA	NA	45'	NA	NA	NA	NA
UP	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
LI ¹ Non-residential	NR	NR	NR	NR	NR	NR	NA	NA	NA	NA	55'	NA	NA	NA	NA

ARTICLE 2 - LAND USE REGULATIONS
PART 3 TABLE OF PERMITTED USES

PRINCIPAL USES	ZONING DISTRICTS																		
<ul style="list-style-type: none"> • Permitted Use † Special Exception Use ‡ Conditional Use H Permitted use with limitation on hours of operation (see 54-204) 	C	RR-1	SR-3	STR	DR-6	DR-1F	DR-3	DR-4	RO	GO	CT	LB MU-1	GB UC MU-2	UP	BP	LI	HI	GP	JC
		SR-1	SR-4		DR-9	DR-1						MU-1/WH	MU-2/WH						
		SR-2	SR-5		DR-12	DR-2F													
		SR-7	SR-6			DR-2							<u>MU-3/WH</u>						
		SR-8																	
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												•	•	•	•	•	•	•	•

Zoning 1: 1744 E. Avalon Circle

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

CITY PLAN FUTURE LAND USE

Suburban

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 1

1744 E. Avalon Circle

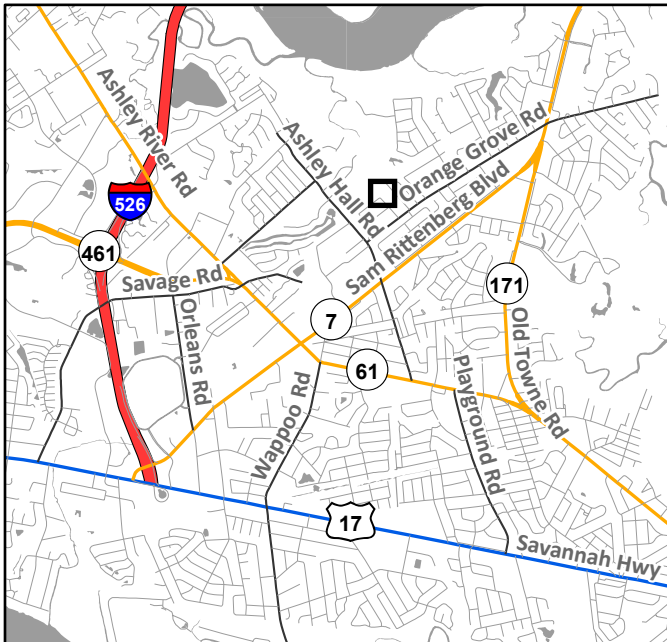
West Ashley | TMS# 3521300083 | Council District 9 |

Approx. .31 ac.

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

Owner: Bryn Hite

Area



Department of Planning & Preservation

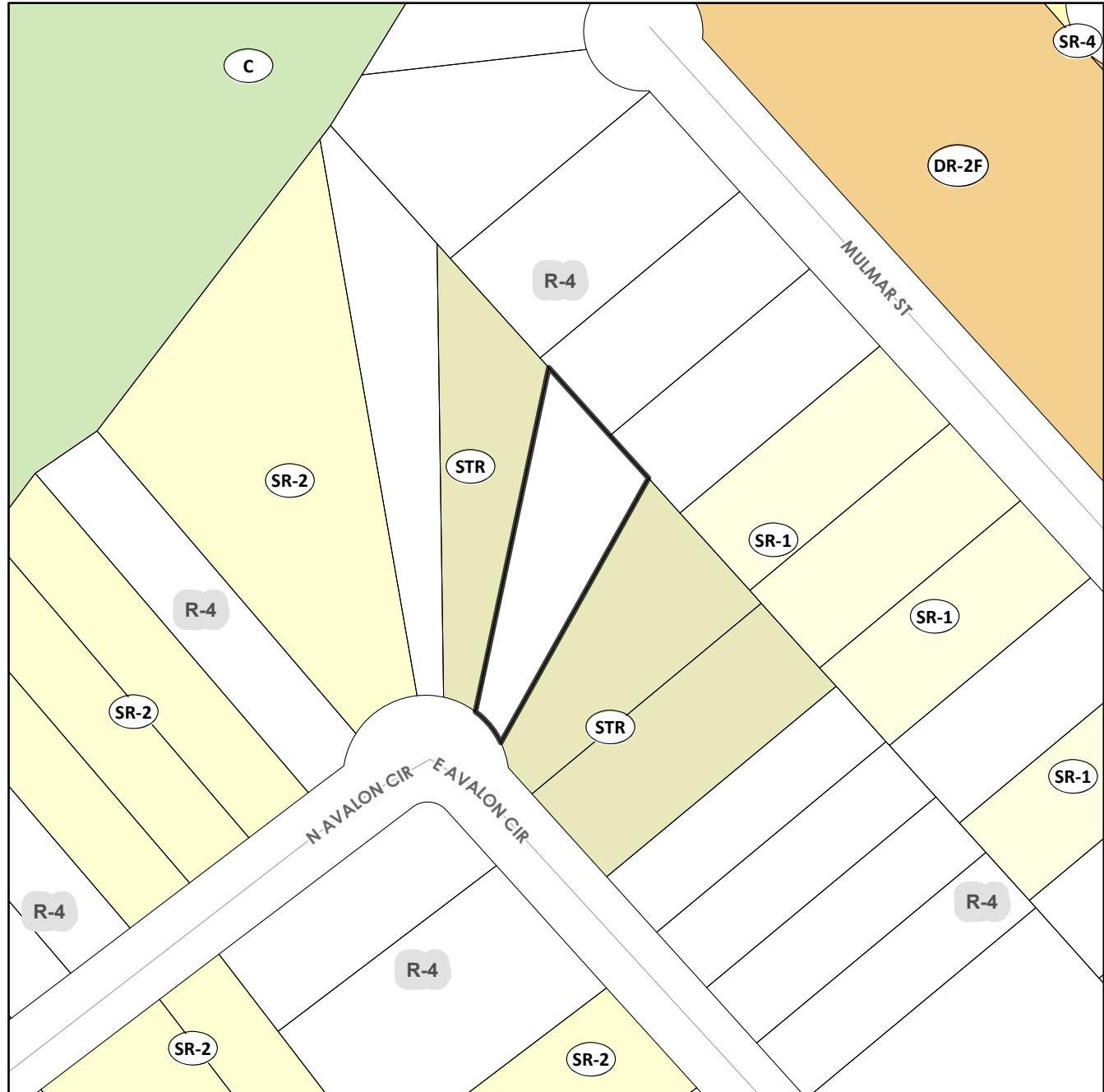
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



Zoning 2: 1352 S. Edgewater Drive

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

CITY PLAN FUTURE LAND USE

Suburban Edge

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 2

1352 S. Edgewater Drive

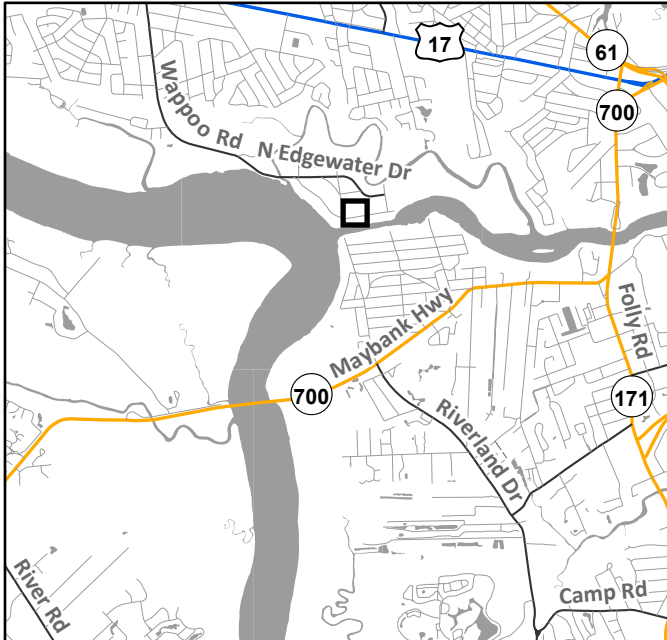
West Ashley| TMS# 3491300036| Council District 11

Approx. .58 ac.

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

Owner: Edward and Ruth Baer

Area



Department of Planning & Preservation

www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



Zoning 3: 32 Rosedale Drive

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

CITY PLAN FUTURE LAND USE

Suburban

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 3

32 Rosedale Drive

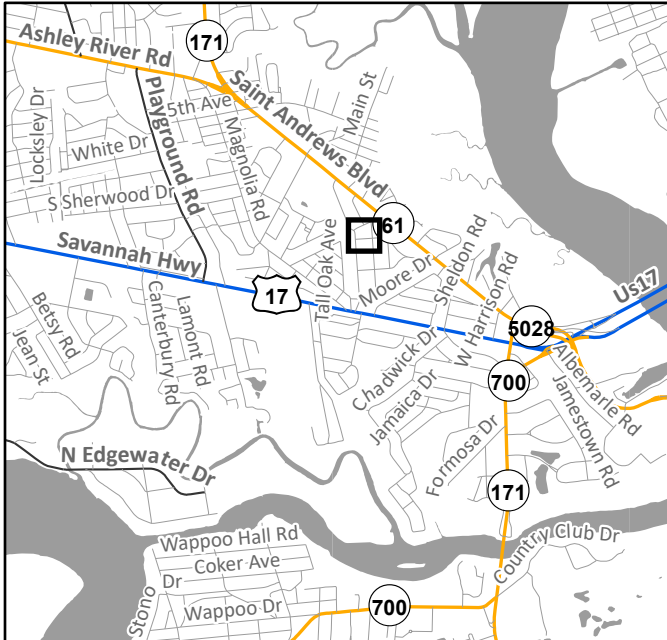
West Ashley | TMS# 4181400005 | Council District 9

Approx. .34 ac.

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

Owner: John & Mirella Mirabelli

Area



Department of Planning & Preservation

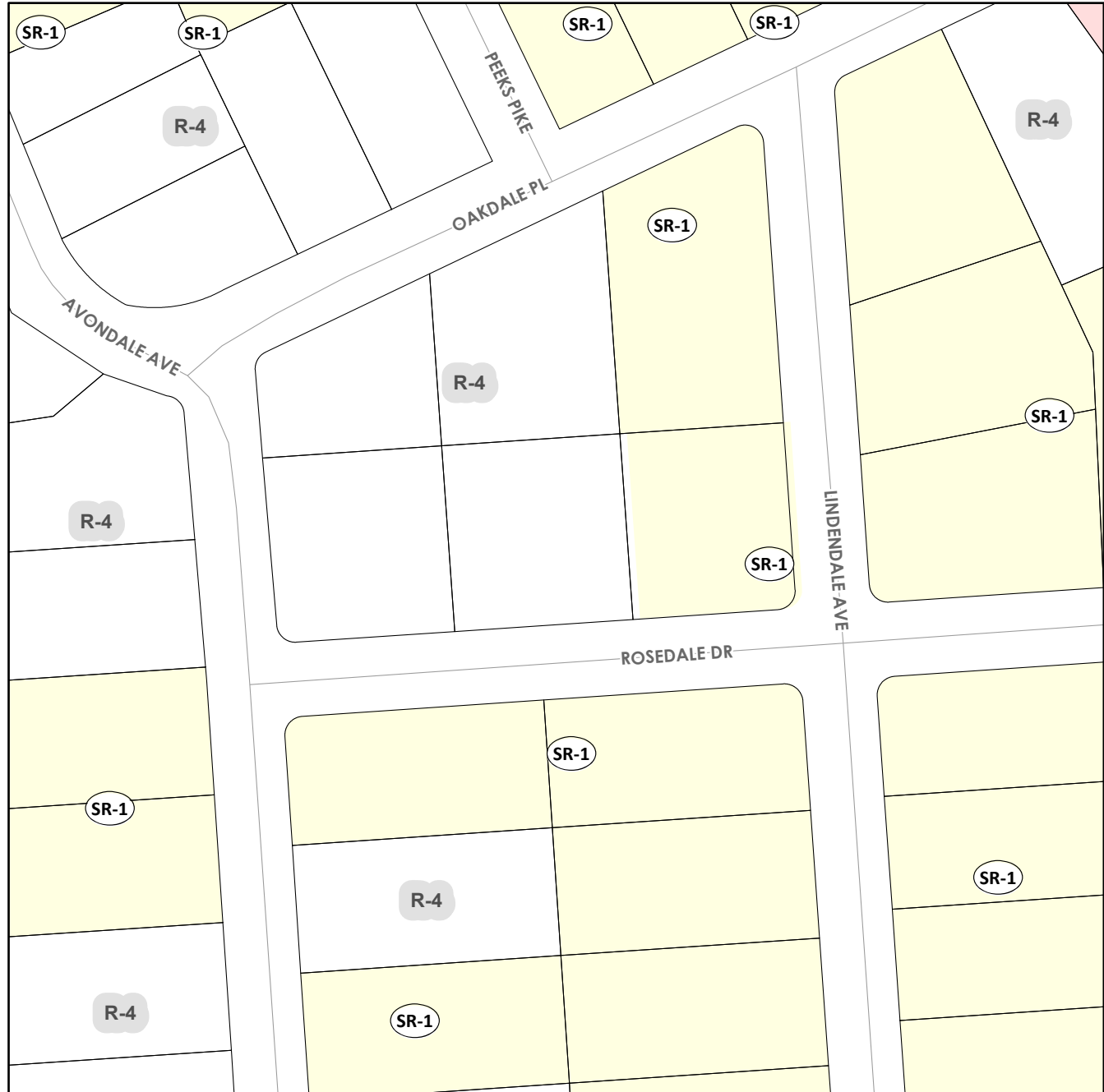
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



Zoning 4: 218 Island Drive

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

CITY PLAN FUTURE LAND USE

Low Impact/Conserved

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 4

218 Island Drive

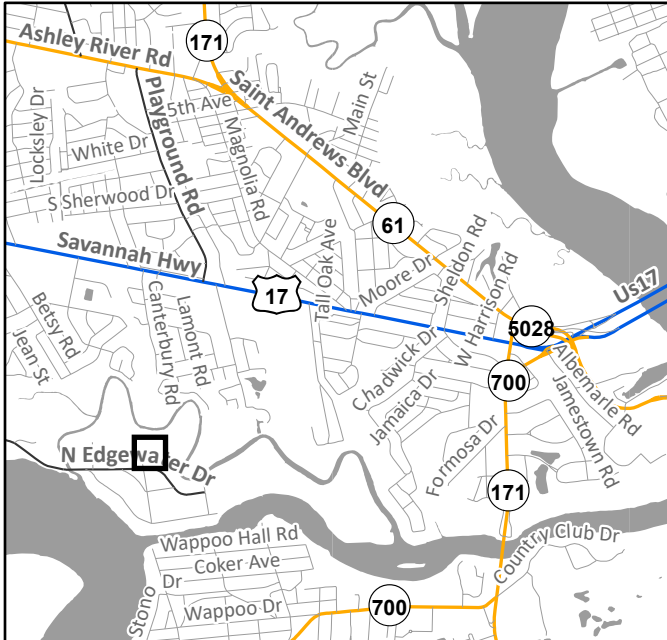
West Ashley | TMS# 3491400028 | Council District 11

Approx. .62 ac.

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

Owner: Dale J Aren and Scott Allan

Area



Department of Planning & Preservation

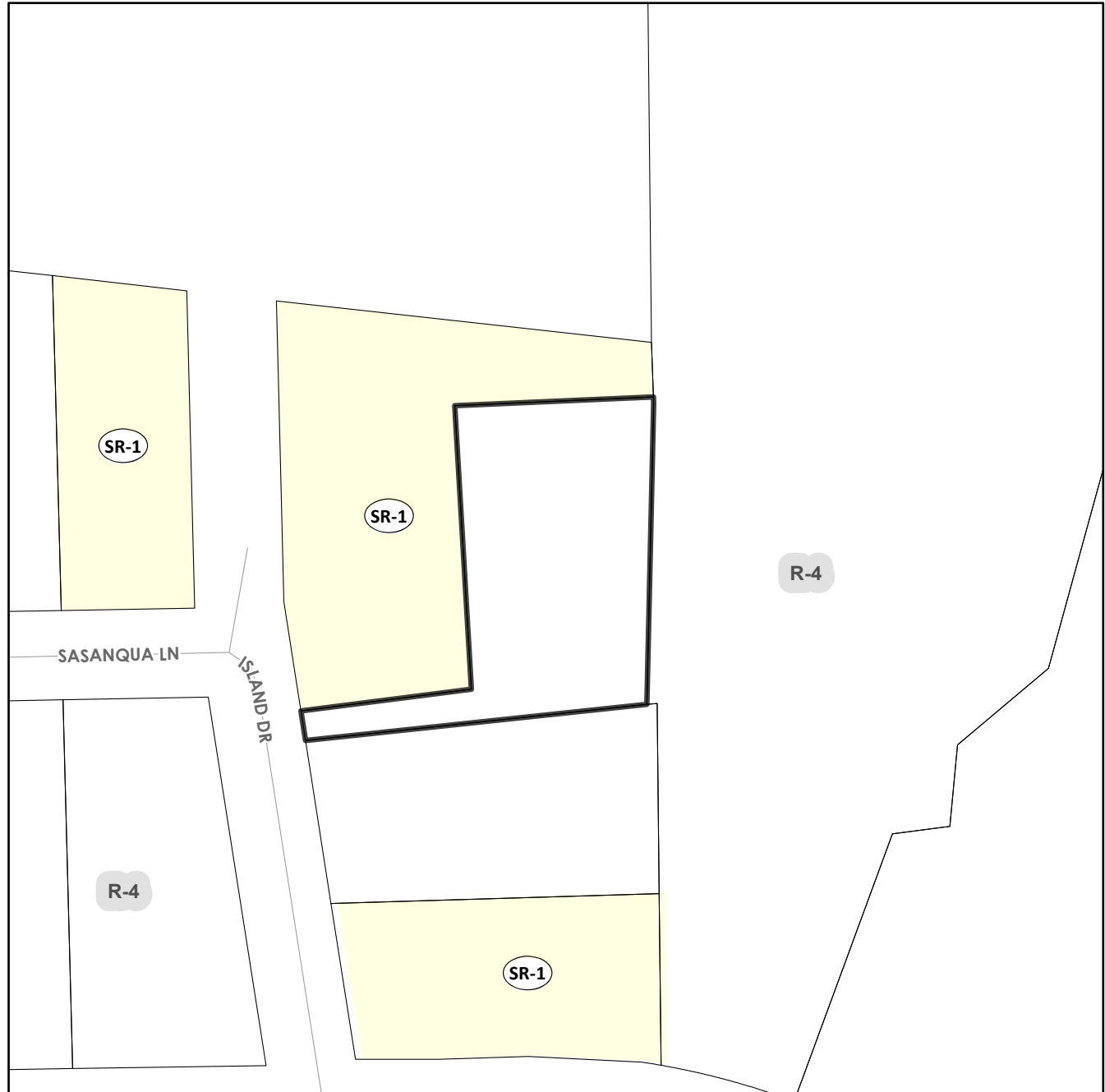
www.charleston-sc.gov

2 George St, Charleston, SC 29401

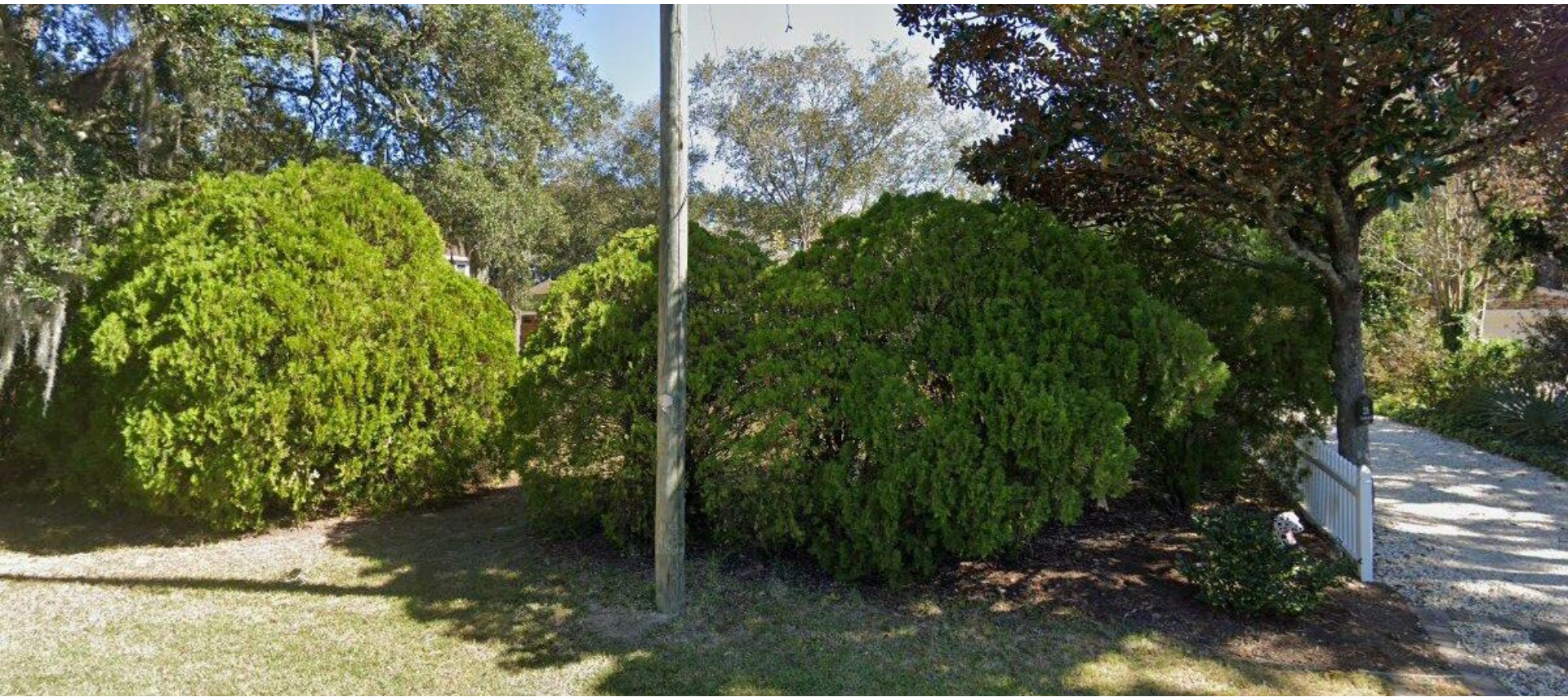
843.724.3765



Location



STREET VIEW: Subject Property



Zoning 5: 1598 Boone Hall Drive

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

CITY PLAN FUTURE LAND USE

Suburban Edge

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 5

1598 Boone Hall Drive

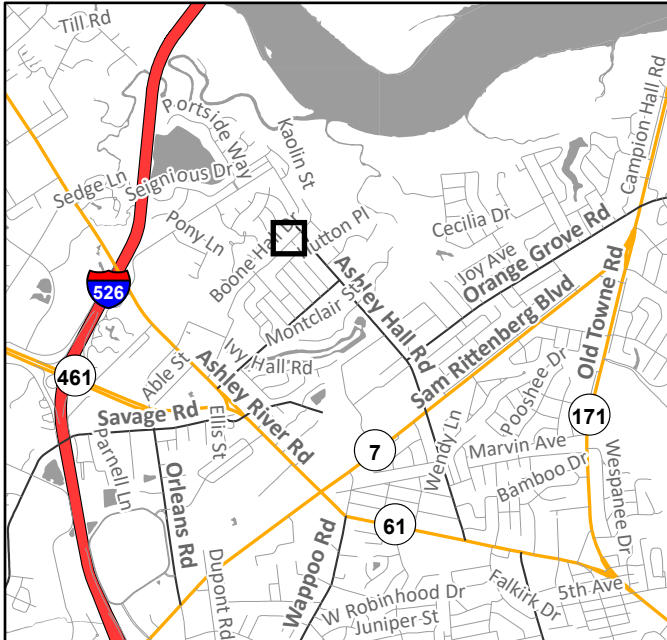
West Ashley | TMS# 3531400131 | Council District 7 |

Approx. .34 ac.

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

Owner: 1598 Boone Hall Trust

Area



Department of Planning & Preservation

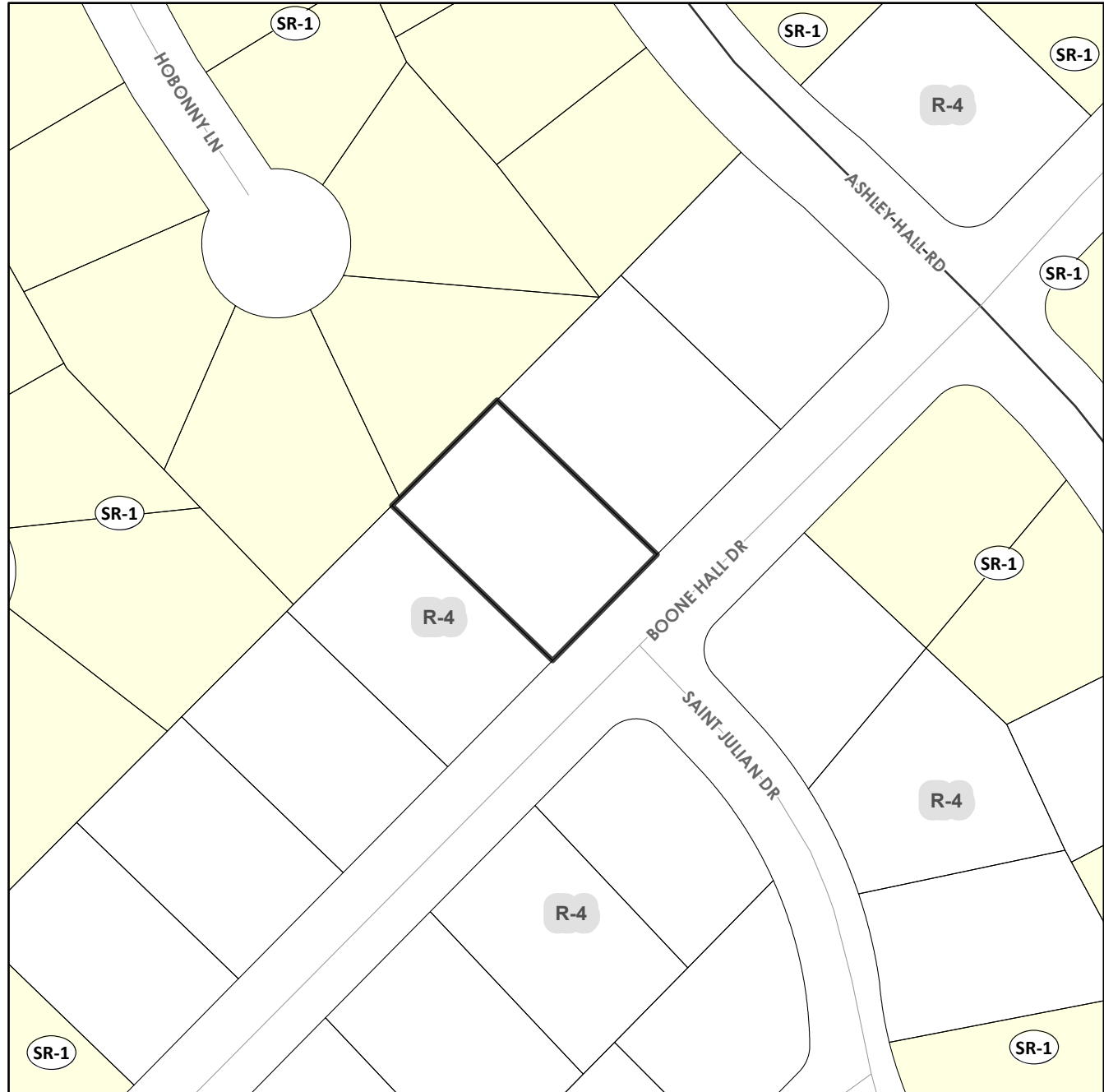
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



Zoning 6: 2206 Weepoolow Trail

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

CITY PLAN FUTURE LAND USE

Suburban Edge

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 6

2206 Weepoolow Trail

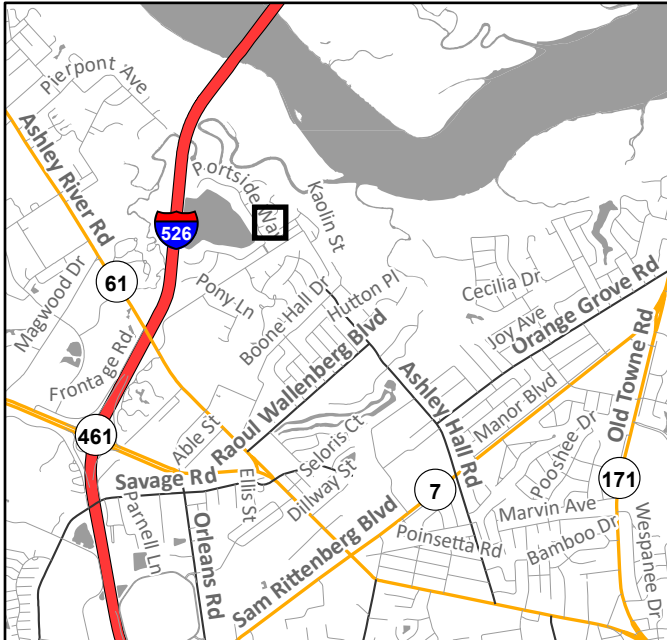
West Ashley | TMS# 3531200003| Council District 2

Approx. .3 ac.

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

Owner: Robin L. and William A. Daisley

Area



Department of Planning & Preservation

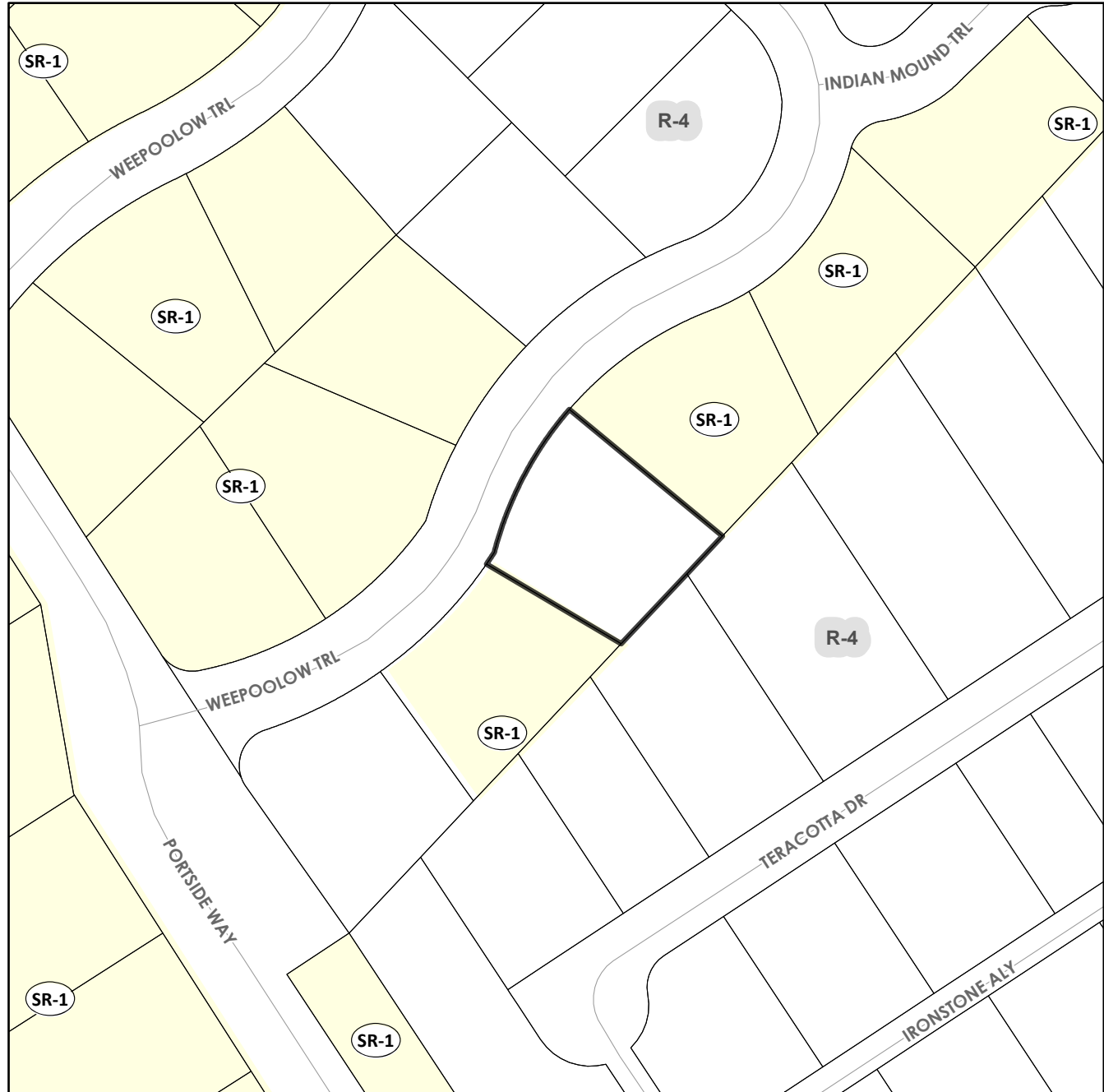
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



Zoning 7: 2520 Liverpool Drive

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

CITY PLAN FUTURE LAND USE

Suburban Edge

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 7

2520 Liverpool Drive

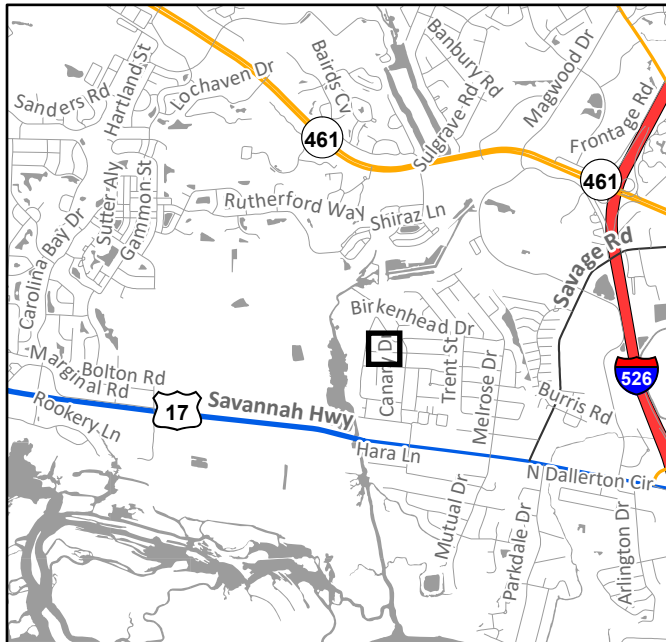
West Ashley | TMS# 3091300045 | Council District 2

Approx. .28 ac.

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

Owner: Christopher and Roxanna Troutman

Area



Department of Planning & Preservation

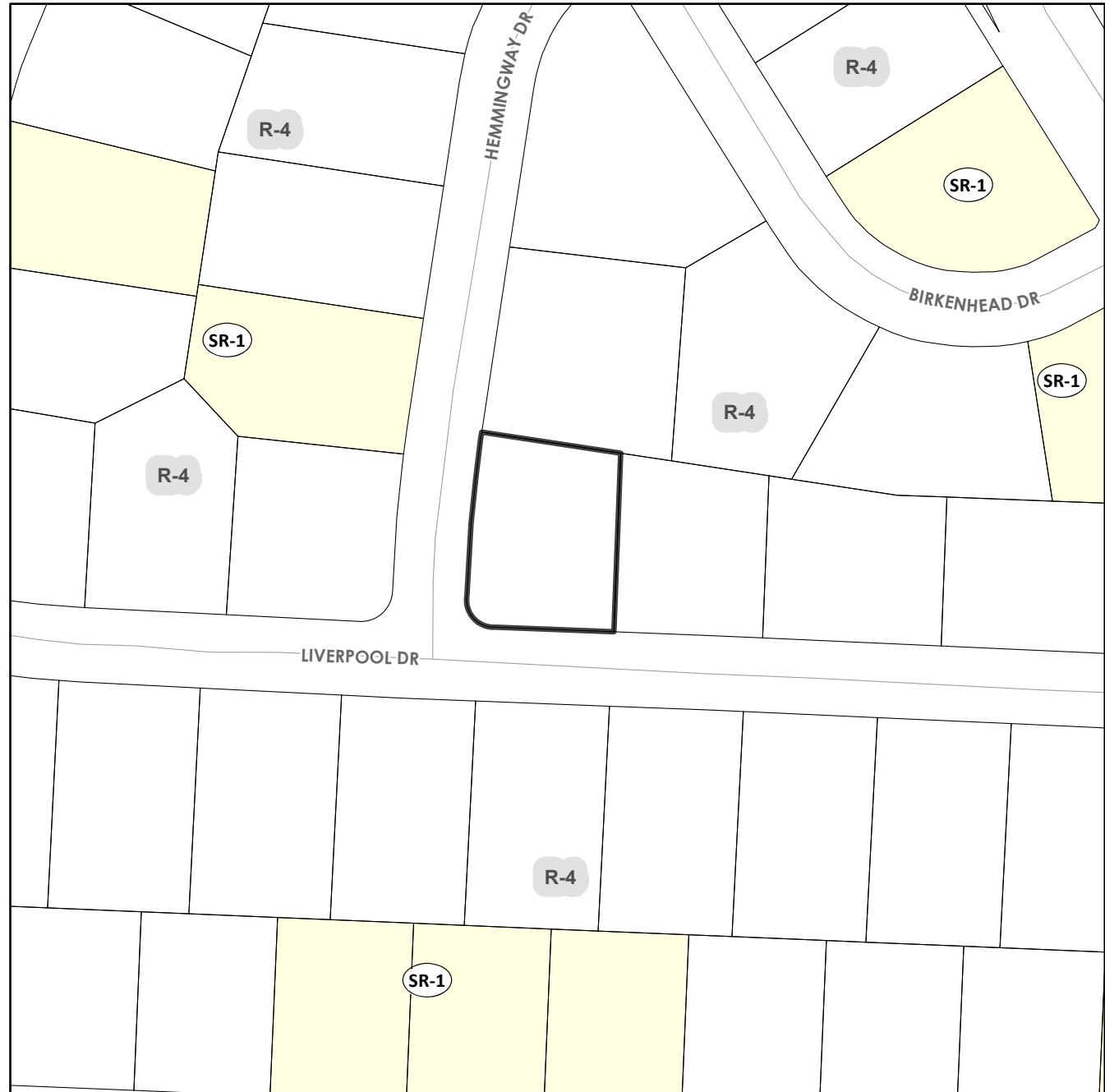
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



Zoning 8: 0 Folly Road

Request zoning Rural Residential (RR-1). Zoned Special Management District (S-3) in Charleston County.

***NOTE:** During the first read of the 0 Folly Road Zoning at City Council on January 13th, 2026; A motion to amend the zoning recommendation from Rural Residential (RR-1) to Conservation (C) was brought forward and unanimously voted in favor of.

CITY PLAN FUTURE LAND USE

Suburban Edge & Natural/Wetland

STAFF RECOMMENDATION

Approval

City of Charleston Zoning Map

Zoning 8

0 Folly Road

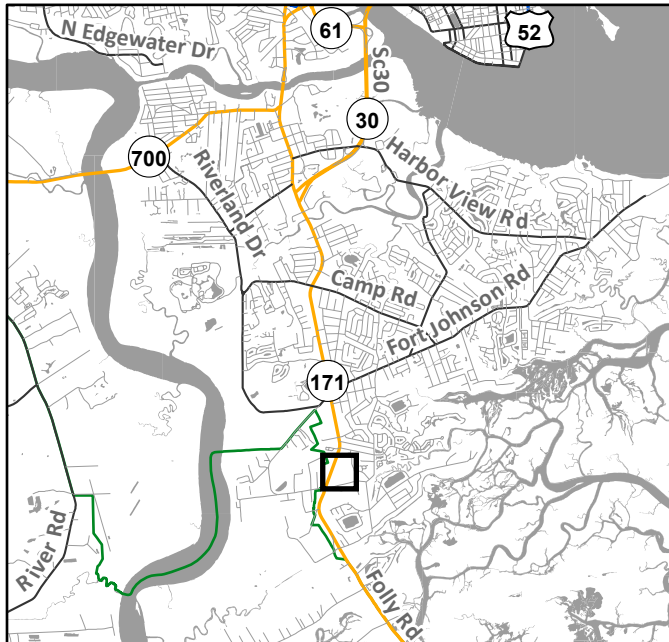
James Island | TMS# 4270000019| Council District 12

Approx. 3.12 ac.

Request zoning Rural Residential (RR-1). Zoned Special Management District (S-3) in Charleston County.

Owner: Levi Granthan, LLC

Area



Department of Planning & Preservation

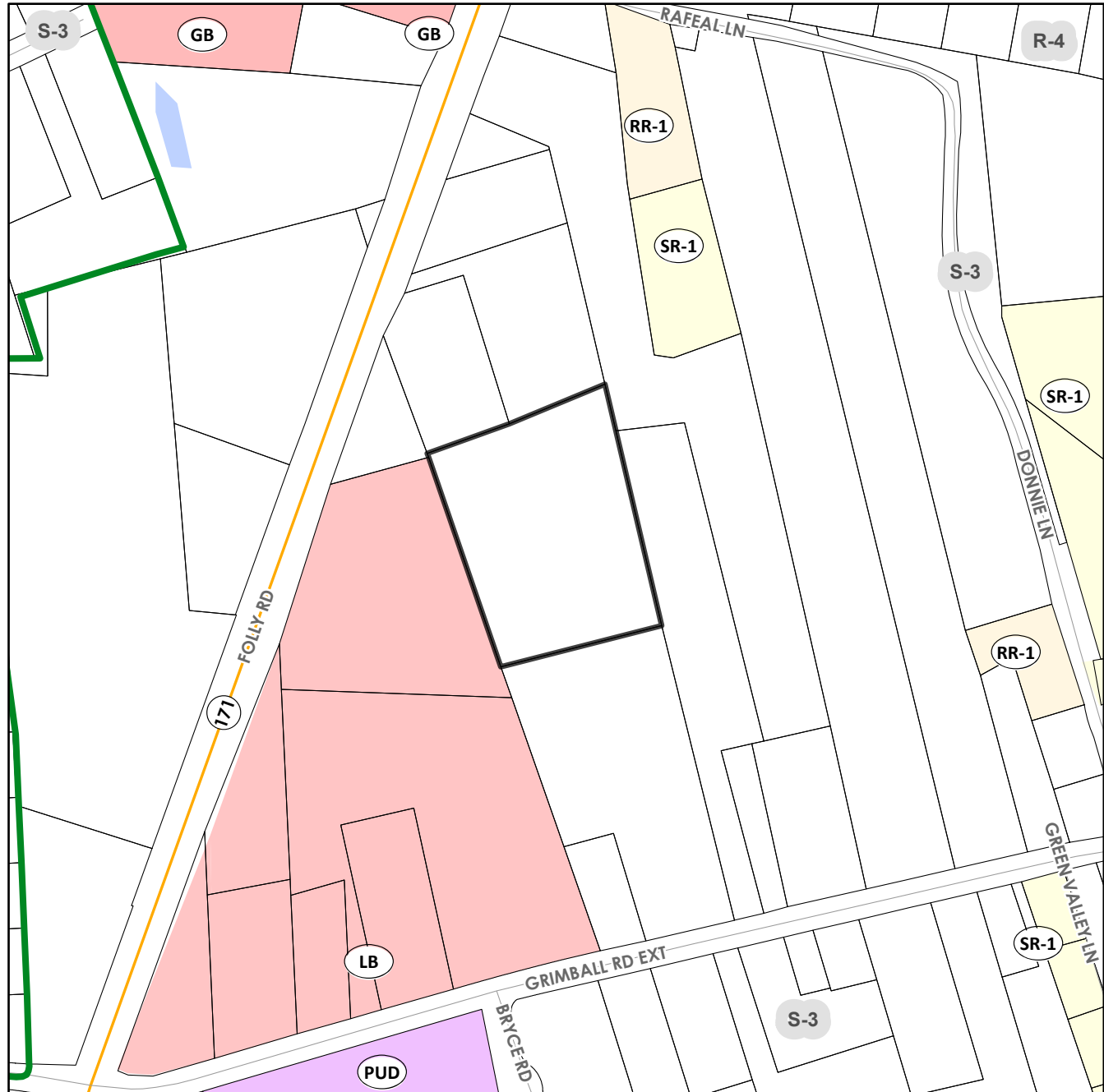
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



STREET VIEW: Subject Property



END OF SLIDES