PLANNING COMMISSION
May 18, 2022
Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/pc

This meeting is being recorded and livestreamed on YouTube.
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 – Chair
Harry Lesesne – Vice-Chair
Jimmy Bailey, Jr.
Loquita Bryant-Jenkins
Erika V. Harrison

Donna Jacobs
Angie Johnson
McKenna Joyce
Sunday Lempesis

Your City of Charleston Assisting Staff are:

Christopher Morgan,
Planning Manager
Lee Batchelder,
Zoning Administrator
Ana Harp,
Senior Zoning Planner
Jim Hemphill,
Planner
Philip Overcash,
Senior Planner
Chloe Stuber, Senior Planner
Philip Clapper, Clerk
REZONING 1

1332 Ashley River Rd and adjacent parcel (Old Towne Acres - West Ashley) TMS # 4180200107 & 155 - approx. 1.4 ac.

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

Owner: Jane Jarrard Hill, Elaine Jarrard Starr, MKJ Properties, LLC

Applicant: Barrier Island Engineering and Consulting, Andrew Bajoczky

Area

Location

Charleston County St Andrews Area Overlay District
1332 Ashley River Rd
(Neighborhood Edge & Suburban Edge)
City Plan Future Land Use Recommendation

REZONING 1: 1332 Ashley River Rd and adjacent parcel

**Neighborhood Edge**
These areas are found on the periphery of existing neighborhoods and future neighborhoods. Uses vary widely but are mainly those things that residents need such as offices, stores and restaurants that are typically found along roads and transit routes forming the edges of neighborhoods rather than the centers. While traditionally threaded along major roads, over time, these areas could transition to more urban compact design patterns and contain more residential uses; especially along major transit routes. Residential densities can range from 6-20 units per acre.

**Suburban Edge**
Generally suburban in character, but lower densities than typical suburban residential areas. Suburban Edge occurs mainly inside and next to the Urban Growth Boundary and often adjacent to neighborhoods in low-lying areas. Uses are almost exclusively residential and densities range from one to four dwelling units per acre (1 du/a to 4 du/a).
ADJACENT PROPERTY TO THE EAST OF SUBJECT PROPERTY
ADJACENT PROPERTY TO THE WEST OF SUBJECT PROPERTY
## ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th>Intent</th>
<th>Single Family Residential (SR-1)</th>
<th>General Office (GO)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The Single-family Residential (SR) districts allow for one-family detached dwellings.</td>
<td>The GO district is intended to provide for professional, administrative, executive and government offices including, but not limited to, medical, insurance, real estate, attorney, engineering, and financial offices. Accessory uses intended to compliment office uses are permitted pursuant to Section 54-212.</td>
</tr>
<tr>
<td>Density</td>
<td>4.8 units/acre</td>
<td>2 units/acre</td>
</tr>
</tbody>
</table>
Rezoning 1: 1332 Ashley River Rd and Adjacent Parcel

STAFF RECOMMENDATION

APPROVAL

City Plan Cultural Resources Recommendations (p. 53):

“02. Support policies, incentives and plans that stimulate historic preservation, restoration and reuse of cultural resources, especially resources relating to African American heritage and history.”

“08. Uphold historic preservation as a form of sustainable development by promoting and creating incentives for rehabilitating and adapting historic buildings for new uses.”
PUD AMENDMENT 1

2310 Henry Tecklenburg Dr (Essex Farms - West Ashley)
TMS # 3090000483 - approx. 2.39 ac.

Request amendment to a portion of the Essex Farms Village Center Planned Unit Development (PUD) Master Plan and Development guidelines to change the use for TMS # 3090000483 from EFVC-BD (Business District) to EFVC-LI (Light Industrial) and to limit the uses on EFVC-LI as amended herein.

Owner:  Dominion Energy South Carolina, Inc.
Applicant: Forsberg Engineering & Surveying Inc.
CHARLESTON CITY PLAN FUTURE LAND USE

2310 Henry Tecklenburg Dr
(Job Center)

LEGEND

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

0 0.5 1 1.5 2 Miles
City Plan Future Land Use Recommendation

PUD Amendment 1: 2310 Henry Tecklenburg Dr (Essex Farms Village Center)

Job Center

The Job Center areas primarily contain light manufacturing, warehousing, office, and some commercial uses that cannot conform to traditional urban block patterns. These areas serve as incubators for small and entrepreneurial businesses. Residential are very limited in order to help reserve these areas for business expansion and job generation. Examples include: areas along Clements Ferry Road, around the Dupont-Wappoo area, the Fort Johnson research area, and around the Charleston Executive Airport on Johns Island.
AERIAL

PUD Amendment 1

2310 Henry Tecklenburg Dr
(WEST ASHLEY)
Amended Development Guidelines
for the
Essex Farms Village Center
Planned Unit Development
(Ratification #2020-____)
Dated March 16, 2022
Original ordinance # 1987
Amended ordinance # 2003-42
Amended ordinance # 2008-145
City Project ID#: PUD2022-000023
Proposed Revision April 28, 2022 (Major PUD amendment)

City of Charleston, South Carolina
Prepared for:
Dominion Energy South Carolina, Inc.

Prepared By:
Forsberg Engineering & Surveying Inc
1587 Savannah Hwy
P.O. Box 30575
Charleston, South Carolina 29417
Phone: (843) 571-2622
Table of Contents

Relationship to City Ordinance______________________________________ 1
Purpose and Intent________________________________________________ 1, 2
Land Use Table__________________________________________________ 3
Permitted Uses and District Regulations_______________________________ 3, 4

Attached Exhibits

Exhibit 1A- Charleston County Tax Map Excerpt
Exhibit 1B- Charleston County Tax Map Excerpt
Exhibit 2- City of Charleston Zoning Map
Exhibit 3- Subdivision Plat
Relationship to the official zoning ordinance

The development guidelines for Essex Farms Village Center Planned Unit Development, attached hereto and made a part hereof, are part of the P.U.D. conditional use master plan submitted in accordance with the zoning ordinance of the City of Charleston article 2, part 7 section 54-250 ET SEQ. The zoning ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any buildings, structure, or sign on any tract of land or use any tract of land within the Essex Farms Village Center Planned Unit Development, except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the development guidelines shall follow definitions listed in the Zoning Ordinance of The City of Charleston, as amended from time to time. Administration and enforcement of the adopted Essex Farms Village Center P.U.D. master plan shall follow article 9 of the Zoning Ordinance of The City of Charleston.

Purpose and Intent

The development guidelines describe the criteria for the development of the P.U.D. The site is located on Henry Tecklenburg Drive. This proposed amendment is associated with TMS 309-00-00-0483 (“Parcel -483”) totaling 2.391 acres and currently owned by Dialysis Clinic LLC and under contract by Dominion Energy SC. This amendment also intends to amend zoning for Parcel 483.
Land Uses (Amended)

<table>
<thead>
<tr>
<th>Parcel (TMS)</th>
<th>Current Use</th>
<th>Amended Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>309-00-00-483</td>
<td>PUD – EFVC – BD</td>
<td>PUD EFVC-L.I. (Light Industrial)</td>
</tr>
</tbody>
</table>

Permitted Use and District Regulations

The parcels drainage system throughout the site will be designed to conform to the City of Charleston Stormwater Design Standards Manual and other State regulatory agencies standards.

The property is subject to DRB review with emphasis on the principal building to ensure the building is oriented towards Henry Tecklenburg Drive and consists of quality materials. The created EFVC-L.I. Parcels (TMS 309-00-00-483) will comply with City of Charleston Zoning Ordinance unless amended herein.

A) Allowed uses: Utility agency operations office, equipment laydown yard and truck parking (only); No other uses under LI permitted. All permitted uses for the Essex Farms Village Business Center District (EFVC-BD).

B) All accessory structures shall be setback from Henry Tecklenburg Drive a minimum of 75’.

C) All parking, vehicle use areas shall be screened from Henry Tecklenburg Drive by maintaining existing protected trees or the installation of earthen berms or a fence or wall with minimum height of 8’ that blends with the landscape or a combination of the above mentioned.

D) The driveway on the south side of parcel 309-00-00-262 shall be shared with CWS easement access drive. Access driveways will require at least 100’ of hard paved surface.

E) There shall be an 8’ opaque fence or wall between the CWS access drive and utility yard. A 10’ wide strip of vegetation shall be preserved adjacent to the CWS access road in combination with screen wall.

F) All lights shall be oriented inward to the utility yard and not spillover south of the parcel 309-00-00-262 and -483.

G) There shall be a structure constructed on parcel 309-00-00-262, at the corner of Henry Tecklenburg Drive and Savage Road at the end of the Essex Farms Open Space Multi-use Path which shall include two of the following: seating for bus stop, interpretive signage, benches, bike racks, garden or landscape plantings. The structure shall be permitted to encroach into the Savage Road landscape buffer.
H) The utility agency shall provide a DRB approved fence and plantings on the Town Center Drive and Savage Road frontages, including easements, of the existing utility agency’s facility on the southeast corner of Town Center Drive and Savage Road. The existing facility will remain active until the new facility is constructed. The fence and plantings at the existing site shall be added within 6 months of new building construction completeness being issued.

I) The drive surface material of the traffic areas of truck and laydown yard shall be dust free. Access driveways will require at least 100’ of hard paved surface.

The parcels drainage system throughout the site will be designed to conform to the City of Charleston Stormwater Design Standards Manual and other State regulatory agencies standards.

Traffic Analysis

An updated traffic analysis will be provided as necessary to the City of Charleston Department of Traffic & Transportation at such time when the utility agency operations office plan is submitted to the City’s Technical Review Committee (TRC).
Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.
Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.
Planned Unit Development (PUD) Amendment 1: 2310 Henry Tecklenburg Dr.

STAFF RECOMMENDATION

APPROVAL
PUD AMENDMENT 2
0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 - approx. 0.28 ac.

Request approval of an ordinance to amend the Zoning Ordinance of the City of Charleston, by amending Ordinance 2006-187, which adopted the Hemmingwood Planned Unit Development (HW-PUD) Master Plan and Development Guidelines for a property located on Castlereagh Road (TMS# 3530200167) as Appendix L of the Zoning Ordinance, to delete references to a park common area, including subsection “VIII. Park Area” in its entirety, and increase the total number of single-family lots within the Hemmingwood PUD to 64 lots from 63 lots, to permit TMS# 3530200167 to be used for a single-family detached home.

Owner: 782A Rutledge, LLC
Applicant: O’Shea Law Firm
CHARLESTON CITY PLAN FUTURE LAND USE

0 Castlereagh Rd
(Suburban)
City Plan Future Land Use Recommendation

PUD Amendment 2: 0 Castlereagh Rd (Hemmingwood)

**Suburban**

Low intensity, suburban-style areas, adjacent to higher-intensity areas that include a mix of uses. Limited mixed-use occurs at key cross roads. Densities range from four to eight dwelling units per acre (4 du/a to 8 du/a). Examples include: Wagener Terrace, Riverland Terrace, Avondale, and St. Johns Woods neighborhoods.
AERIAL

PUD Amendment 2

0 Castlereagh Rd
(WEST ASHLEY)
I. STATEMENT OF PURPOSE

The Hemmingwood PUD is a 14.68 acre neighborhood located off Dogwood Road. The original tract, and one adjoining parcel which is not part of the Hemmingwood neighborhood, was given a "Planned Development" zoning by Charleston County and developed under the jurisdiction of Charleston County before the Hemmingwood neighborhood was annexed into the City of Charleston.

The development guidelines listed below incorporate the original guidelines adopted by Charleston County with updates to reflect the neighborhood as it currently exists.

II. LAND USES

The Hemmingwood PUD consists of 63 single-family detached homes, two ponds and a park common area. Landscape buffers 30 feet in width run along Dogwood Road and Pierpont Avenue.

III. SETBACK CRITERIA

The following building setback, lot coverage and height requirements shall apply:

A. Front Setback: 18 feet minimum
B. Rear Setback: 10 feet minimum
C. Side Setback: Minimum of 4 feet on one side, and minimum of 8 feet total both sides
D. Corner Lots: Front setback shall be measured to roadway which house faces. Side setbacks shall be applicable to the other roadway.
E. Lot Coverage: Maximum of 35% building lot coverage
F. Height Limit: 35 feet maximum measured from flood elevation. Additional setback of one foot required for each foot of height over 35 feet.

IV. LOT SIZE CRITERIA

A. Total Number of Single-family Lots = 63
B. Average Lot Size = 6,750 Square Feet
C. Minimum Lot Size = 6,000 Square Feet
AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING APPENDIX L (HEMMINGWOOD PUD “HW-PUD” DEVELOPMENT GUIDELINES) BY DELETING REFERENCES TO A PARK COMMON AREA (VIII. PARK AREA) AND INCREASING THE TOTAL NUMBER OF SINGLE-FAMILY LOTS FROM 63 TO 64 TO PERMIT TMS# 353-02-00-167 TO BE USED FOR A SINGLE-FAMILY DETACHED HOME.

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

Section 1. Appendix L, Sections IV and VIII of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in with double underline and deleted text with strikethrough):

“IV. - Lot size criteria.
A. Total Number of Single-family Lots = 63 64.
B. Average Lot Size = 6,750 Square Feet
C. Minimum Lot Size = 6,000 Square Feet

VIII. - Park area.
A park common area exists and was dedicated to the common use and enjoyment of the homeowners in Hemmingwood. Maintenance shall be the responsibility of the Homeowners Association.”

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of

________________ in the Year of Our Lord, 2022

and in the ____ Year of the Independence of

the United States of America

_____________________________________

John J. Tecklenburg, Mayor
Planned Unit Development (PUD) Amendment 2:
0 Castlereagh Rd.

STAFF RECOMMENDATION

APPROVAL
SUBDIVISION PROPERTY CONVERSION 1

0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 – approx. 0.28 ac.

Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

Owner: 782A Rutledge, LLC
Applicant: O'Shea Law Firm
Suburban
Low intensity, suburban-style areas, adjacent to higher-intensity areas that include a mix of uses. Limited mixed-use occurs at key cross roads. Densities range from four to eight dwelling units per acre (4 du/a to 8 du/a). Examples include: Wagener Terrace, Riverland Terrace, Avondale, and St. Johns Woods neighborhoods.
AERIAL
Subdivision Property Conversion
0 Castlereagh Rd (WEST ASHLEY)
DEDICATION STATEMENT

THE SQUIRES HOME, INC, IN RECORDING THIS PLAT OF HEMMINGWOOD SUBDIVISION COMMUNITY HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR THE USE BY THE HOMEOWNERS IN HEMMINGWOOD SUBDIVISION COMMUNITY FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN HEMMINGWOOD SUBDIVISION COMMUNITY AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO HEMMINGWOOD SUBDIVISION COMMUNITY DATED AND SIGNED. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

ALSO, BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL EASEMENTS AND ROAD RIGHT OF WAYS TO THE USE OF THE PUBLIC FOREVER.

SIGNATURE: [Signature]
OWNERS OR REPRESENTATIVE.
Subdivision Property Conversion 1: 0 Castlereagh Rd

PROPERTY: 0 Castlereagh Rd, TMS# 353-02-00-167

BACKGROUND

This property is located in the Hemingwood Subdivision in West Ashley. The subdivision was built under Charleston County jurisdiction in 1989 and was annexed into the City of Charleston in 1993. On the final subdivision plat recorded on August 24, 1989, the lot in question is shown as a 12,390.33 square feet “park (common area)”. The owner of the property wishes to remove the park/common area status of the parcel and convert it to a building site in order to build a new single family residence on the parcel. The Hemmingwood PUD requires a minimum lot size of 6,000 square feet for a residential parcel.

Per Sec. 54-815 of the City of Charleston Zoning Ordinance, this conversion requires approval by the Planning Commission.

Sec. 54-815. - Miscellaneous platting situations.

Converting parcels to building sites. A land parcel created by deed or land parcel identified as a reserve parcel on a plat may be converted to a building site within the limits set forth in this chapter. Removal of the reserve status shall require Planning Commission approval.
Subdivision Property Conversion 1: 0 Castlereagh Rd

STAFF RECOMMENDATION

APPROVAL
SUBDIVISION 1

16 Cross Creek Dr (Cross Creek - James Island)
TMS # 4240000013 – approx. 4.48 ac.

Request approval of a subdivision concept plan for 51 townhome units. Zoned General Business (GB).

Owner: Cross Creek Shopping Center Two, LLC
Applicant: Seamon Whiteside
AERIAL
SUBDIVISION 1
16 Cross Creek Dr (JAMES ISLAND)
CROSS CREEK SITE DATA TABLE

<table>
<thead>
<tr>
<th>AREA</th>
<th>PROJECT ACREAGE</th>
<th>NET ACREAGE</th>
<th>TOTAL MAXIMUM LOTS</th>
<th>UNITS PROVIDED</th>
<th>LARGEST LOT SIZE</th>
<th>SMALLEST LOT SIZE</th>
<th>SITE DENSITY</th>
<th>COMMUNITY GATHERING SPACE</th>
<th>MAX UNITS ALLOWED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>4.48 AC</td>
<td>78 D.U.</td>
<td>51 UNITS</td>
<td>2,450 SF</td>
<td>1,475 SF</td>
<td>11.4 DU/AC</td>
<td>0.40 AC</td>
<td>78 UNITS</td>
</tr>
</tbody>
</table>

PARKING DATA

| TOTAL REQUIRED PARKING (2 SPACES / UNIT) X 54 UNITS = | 108 SPACES |
| TOTAL PROVIDED PARKING x 2 | 120 SPACES |
| INCLUDE 1 ADA VAN ACCESSIBLE SPACE | 120 SPACES |
| INCLUDE 5 GARAGE PARKING SPACES (2 SPOTS/UNIT) | 102 SPACES |

CONTACT: HENRY MALONEY

EOP

1. IT IS THE INTENT AND PURPOSE OF THIS CONCEPT PLAN IS FOR THE

ZONE: ZONING (DETERMINED SUBSEQUENTLY)

REFINEMENTS: MEL DITCH LF

2. THIS CONCEPT PLAN IS DEVELOPED AND IS DEDICATED TO THE

CHARLOTTE, NC PROJECT IS LOCATED IN ZONE X PER F.E.M. MAP COMMUNITY PANEL NO.

3. THIS CONCEPT PLAN INCLUDES PLANS FOR TMS #424-00-00-013 WHICH WILL BE

REFERENCE SURVEY.

4. ALL AREAS DESIGNATED BY "H.O.A." SHALL BE OWNED AND MAINTAINED BY THE

PROJECT PROPOSES A COMPACT DEVELOPMENT PATTERN THAT

5. ALL MEASUREMENTS ARE CALCULATED AND ARE NOT SURVEYED UNLESS

CHARLESTON DRAINAGE SYSTEM. THE PROJECT PROPOSES A COMPACT DEVELOPMENT PATTERN THAT

6. BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER

PEDESTRIAN BRIDGE AS RECOMMENDED IN IN THE TRANSPORTATION SECTION

7. THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

8. THE FOLLOWING ITEMS ARE OF MARKET INTEREST FOR THE PROJECT:

PEDESTRIAN CONNECTIONS TO SURROUNDING DEVELOPMENTS VIA

9. ARTICLES, STRUCTURES, AND OTHER ITEMS OWNED OR MAINTAINED AT THE

PEDESTRIAN BRIDGE AS RECOMMENDED IN IN THE TRANSPORTATION SECTION

10. FLOOD ZONE: A. SINGLE FAMILY HOUSES MAINTAINED AND OWNED BY THE

NOTED.

11. ARTICLES, STRUCTURES, AND OTHER ITEMS OWNED OR MAINTAINED AT THE

PRIVATE R/W, EASEMENT EXTENSION

12. ALL AREAS DESIGNATED BY "H.O.A." SHALL BE OWNED AND MAINTAINED BY THE

PEDESTRIAN BRIDGE AS RECOMMENDED IN IN THE TRANSPORTATION SECTION

DEVELOPMENT AS RECOMMENDED IN THE LAND USE SECTION OF THE

PRIVATE R/W, EASEMENT EXTENSION

13. THIS CONCEPT PLAN INCLUDES PLANS FOR TMS #424-00-00-013 WHICH WILL BE

REFERENCE SURVEY.

14. ALL AREAS DESIGNATED BY "H.O.A." SHALL BE OWNED AND MAINTAINED BY THE

PROJECT PROPOSES A COMPACT DEVELOPMENT PATTERN THAT

PRIVATE R/W, EASEMENT EXTENSION

15. THIS CONCEPT PLAN INCLUDES PLANS FOR TMS #424-00-00-013 WHICH WILL BE

REFERENCE SURVEY.

16. THIS CONCEPT PLAN INCLUDES PLANS FOR TMS #424-00-00-013 WHICH WILL BE

REFERENCE SURVEY.

DEVELOPMENT AS RECOMMENDED IN THE LAND USE SECTION OF THE

PRIVATE R/W, EASEMENT EXTENSION

17. THIS CONCEPT PLAN INCLUDES PLANS FOR TMS #424-00-00-013 WHICH WILL BE

REFERENCE SURVEY.

18. THIS CONCEPT PLAN INCLUDES PLANS FOR TMS #424-00-00-013 WHICH WILL BE

REFERENCE SURVEY.
Subdivision 1: 16 Cross Creek Dr

Date of first submission: 12/21/21
Number of TRC reviews: 4

CLICK HERE TO VIEW FULL CONCEPT PLAN AND TRC REVIEW COMMENTS
Subdivision 1: 16 Cross Creek Dr.

STAFF RECOMMENDATION

APPROVAL AS SUBMITTED FOR CONCEPT PLAN
ZONING 1

1804 Able St (Trotty Woods - West Ashley) TMS # 3510200035 – approx. 0.25 ac.

Request zoning of Single Family Residential (SR-1). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD.ARRC_CC) and Single-Family Residential (R-4) in Charleston County.

Owner: Lanita Brown
CHARLESTON CITY PLAN FUTURE LAND USE

1804 Able St
(Neighborhood Edge)

LEGEND

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

0 0.5 1 2 Miles
NEIGHBORHOOD EDGE

These areas are found on the periphery of existing neighborhoods and future neighborhoods. Uses vary widely but are mainly those things that residents need such as offices, stores and restaurants that are typically found along roads and transit routes forming the edges of neighborhoods rather than the centers. While traditionally threaded along major roads, over time, these areas could transition to more urban compact design patterns and contain more residential uses; especially along major transit routes. Residential densities can range from 6-20 units per acre.
ZONING 1: 1804 Able St.

STAFF RECOMMENDATION

APPROVAL
ZONING 2

2506 Birkenhead Dr (Shaftesbury - West Ashley) TMS # 3091300051 – approx. 0.34 ac.

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

Owner: Christopher R Jefferies

City of Charleston Zoning Map

May 18, 2022

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
2506 Birkenhead Dr
(Suburban Edge)
City Plan Future Land Use Recommendation

ZONING 2: 2506 BIRKENHEAD DR

SUBURBAN EDGE

Generally suburban in character, but lower densities than typical suburban residential areas. Suburban Edge occurs mainly inside and next to the Urban Growth Boundary and often adjacent to neighborhoods in low-lying areas. Uses are almost exclusively residential and densities range from one to four dwelling units per acre (1 du/a to 4 du/a).
ZONING 2: 2506 Birkenhead Dr.

STAFF RECOMMENDATION

APPROVAL
ZONING 3

1940 Capri Dr (Capri Isles - West Ashley) TMS # 3501400039 – approx. 0.6 ac.

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

Owner: Jeffery and Meredith Fox
1940 Capri Dr
(Low Impact/Conserved)
City Plan Future Land Use Recommendation

ZONING 3: 1940 CAPRI DR

LOW IMPACT/ CONSERVED

This designation encompasses two types of land area. 1) Low-elevation lands in potential tidal flood risk areas and future marsh migration areas. Some of these areas may see limited development, but structures are likely to be elevated so as not to impair natural intertidal systems. Uses are limited and residential densities limited to less than one unit per acre. 2) Lands preserved via public ownership (not necessarily open to the general population) or private ownership with preservation or conservation easements that significantly restrict development.
ZONING 3: 1940 Capri Dr.

STAFF RECOMMENDATION

APPROVAL
ZONING 4

1776 & 1766 Ashley River Rd (Dupont Area - West Ashley) TMS # 3511100003 & 004 – approx. 1.05 ac.

Request zoning of General Business (GB). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD_ARRC_CC) and Community Commercial (CC) in Charleston County.

Owner: Morris N. and Nancy B. Harper

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

Ashley River Road Corridor Community Commercial Overlay District
1777 & 1776 Ashley River Rd (Neighborhood Edge)
These areas are found on the periphery of existing neighborhoods and future neighborhoods. Uses vary widely but are mainly those things that residents need such as offices, stores and restaurants that are typically found along roads and transit routes forming the edges of neighborhoods rather than the centers. While traditionally threaded along major roads, over time, these areas could transition to more urban compact design patterns and contain more residential uses; especially along major transit routes. Residential densities can range from 6-20 units per acre.
ZONING 4: 1776 and 1766 Ashley River Rd.

STAFF RECOMMENDATION

APPROVAL
END OF SLIDES