CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

Feburary 19, 2020 2 George St, Charleston, SC

5:00PM - Regular Meeting

CITY OF CHARLESTON

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON
PLANNING COMMISSION

MEETING OF FEBRUARY 19, 2020

A special meeting of the City of Charleston Planning Commission will be held at **3:30 p.m. on Wednesday, February 19, 2020** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, February 19, 2020** in the Public Meeting Room, 1st Floor, 2 George St. The applications below will be considered at the regular meeting:

SPECIAL MEETING

CHARLESTON CITY PLAN ORIENTATION

Orientation to the 2020 update of the City's Comprehensive Plan: Charleston City Plan. The orientation will provide an overview of the state requirements for comprehensive plans, the role of Planning Commissioners, a summary of efforts undertaken thus far and the proposed planning schedule for 2020.

REGULAR MEETING

APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission January 2020 meeting.

REZONINGS

1. **a portion of 1320 King Street Extension (Silver Hill/Magnolia - Peninsula) TMS # 4641400191** – approx. 0.94 ac. Request rezoning from 8 and 2.5 Old City Height District Classification to 4-12 Old City Height District Classification.
   Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)
   Applicant: City of Charleston

2. **220 Nassau St (Meeting St Manor/Cooper River Court – Peninsula) TMS # 4590501067** – approx. 0.89 ac. Request rezoning from Diverse Residential (DR-2) to Mixed-Use/Workforce Housing (MU-1/WH).
   Owner: Charleston County School District
   Applicant: The Humanities Foundation, Inc.

3. **Laurel Island, TMS # 4640000006, 002, 023, 038, 4590200013, and 4611393924 –** approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).
   Owners: Charleston County and LRA Promenade North LLC
   Applicant: CC&T, Reveer Group

   deferred

4. **Ashley River Rd (West Ashley) TMS # 3541200004** – approx. 1.53 ac. Request rezoning from Single-Family Residential (SR-1) to Limited Business (LB).
   Owner: Laura M. Smith
   Applicant: Same as Owner

5. **295 Calhoun St (Harleston Village – Peninsula) TMS # 4570202001** – approx. 2.1 ac. Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.
   Owner: The Medical University of South Carolina (MUSC)
   Applicant: Same as Owner

   deferred

6. **625 Saint Andrews Blvd (Westwood – West Ashley) TMS # 4210200240** – approx. 0.33 ac. Request rezoning from Single-family Residential (SR-2) to Residential Office (RO).
   Owner: Dennis Howard Taylor
   Applicant: Jared Rahnamoon

7. **1970 Delaney Dr (James Island) TMS # 3400000099** – approx. 0.303 ac. Request rezoning from Single-Family Residential (SR-1) to Single-Family Residential (SR-4).
   Owner: Jesse J. Richardson III
   Applicant: Same as Owner

SUBDIVISION

1. **Maybank Highway (Indigo Grove – Johns Island) TMS # 3450000090** – 32.83 ac. 118 lots. Request for subdivision concept plan approval. Zoned Planned Unit Development (PUD - Kerr Tract).
   Owner: RHK, LLC
   Applicant: Seamon Whiteside & Associates

ORDINANCE AMENDMENTS

1. Request approval of an ordinance providing for an amendment of the Daniel Island Master Plan Section 3.2(4)(2)(7) by deleting "or day care facilities" and adding attached Section 3.2(4)(8) "Day care facility."
   Owner: The Daniel Island Company, Inc.
   Applicant: Chad Colman

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by deleting Part 16 Cluster Development, and replacing said part with a new Part 16 Conservation Development, to increase provisions to preserve natural features of the existing landscape; allow for a variety of housing types; reaffirm the importance of smart and creative stormwater management that integrates natural systems and minimizes impervious surfaces; and provide for the incorporation of low-impact development techniques to support overall health and sustainability of the neighborhood.

   deferred

3. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission rules and procedures.

4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone for corrections and clarifications.

ZONINGS

1. **1320 King St Ext (Silver Hill/Magnolia - Peninsula) TMS # 4641400191 – approx. 1.50 ac.** Request zoning of Upper Peninsula District (UP). Previously unzoned right-of-way.
   Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)
   Applicant: City of Charleston

2. **a portion of Bender St (Maryville/Ashleyville - West Ashley) TMS # to be assigned** – approx. 0.13 ac. Request zoning of Single-Family Residential (SR-2). Previously unzoned right-of-way.
   Owner: City of Charleston
   Applicant: City of Charleston

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Rezoning 1:

A portion of 1320 King Street Extension (Silver Hill/Magnolia – Peninsula)

BACKGROUND

The City of Charleston, on behalf of the Berkeley Charleston Dorchester Council of Governments (BCDCOG) is requesting a change in the height district of a portion of the parcel from 8 and 2.5 Old City Height District Classification to 4-12 Old City Height District Classification. This item received first reading approval by City Council on January 14, 2020. The property is currently owned by the BCDCOG who acquired it during the process of transferring the former Norfolk Southern rail right-of-way (between King St, Meeting St, Mt Pleasant St and Courtland Ave) for use by the Low Country Lowline. A new parcel was created thereby necessitating a zoning district be assigned to the property by the City and for the existing Height District (currently 8 story and 2.5 story) to be changed to suit. The lot will be temporarily used by the HOP shuttle service but will ultimately also contain a transit station for the future Lowcountry Rapid Transit (LCRT). Given its location in the Upper Peninsula, and to match zoning on the surrounding blocks, the City is proposing the Upper Peninsula (UP) zoning district for this site. The UP zoning district is an incentive based zoning district that also requires it to be coupled with the unique regulations of the 4-12 Old City Height District. The surrounding blocks contain both UP and 4-12 districts and multi-story buildings such as the Joseph Floyd Manor and the apartment building undergoing the permitting process on Meeting Street Road. The BCDCOG is currently in the permitting process for the HOP parking lot and having a zoning is necessary to that process.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan does not directly address height limitations, but does recommend that buildings reflect rather than be foreign to the neighborhood scale. Height Districts are one tool used to achieve this goal. Given the location of Joseph Floyd Manor, a building rising over 10 stories, immediately west of the largest developable section of the subject property; and the fact that a portion of the parcel is already zoned 4-12 Old City Height District Classification; the requested Height District is suitable for this property.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
February 19, 2020

REZONING 1

1320 King Street Ext (Peninsula)

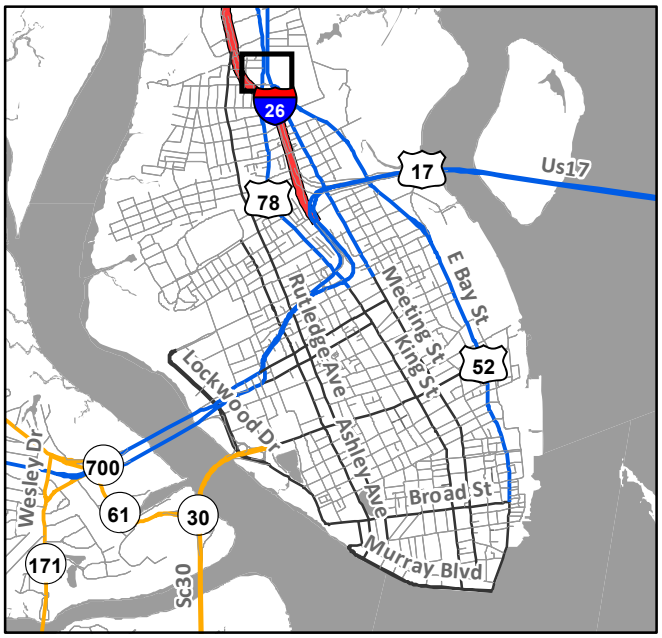
TMS # 4641400191 (a portion)

approx. 0.94 ac.

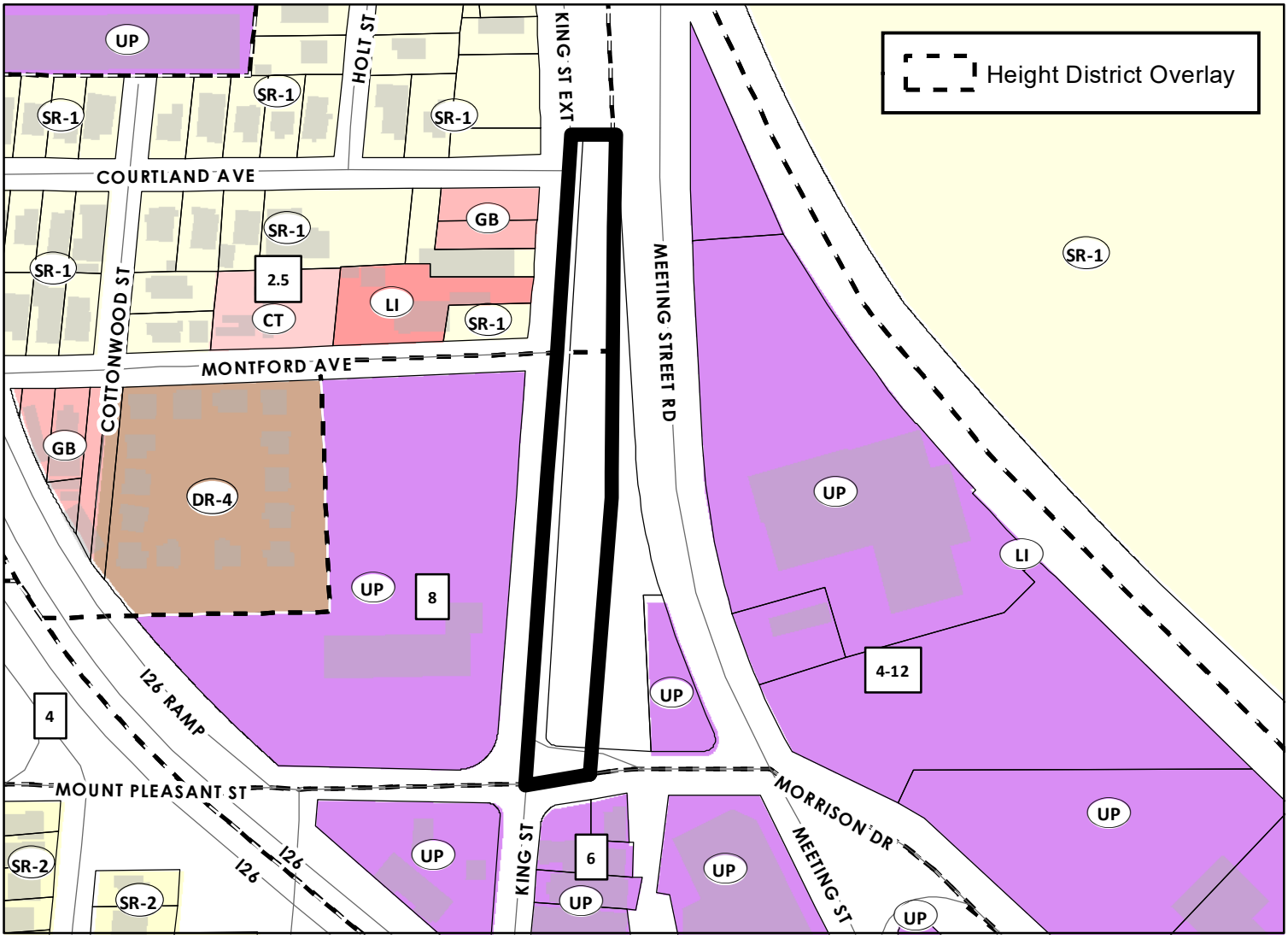
Request rezoning of a portion of previous rail right-of-way from 8 and 2.5 Old City Height Districts to 4-12 Old City Height Disrict

Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)
Applicant: City of Charleston

Area



Location



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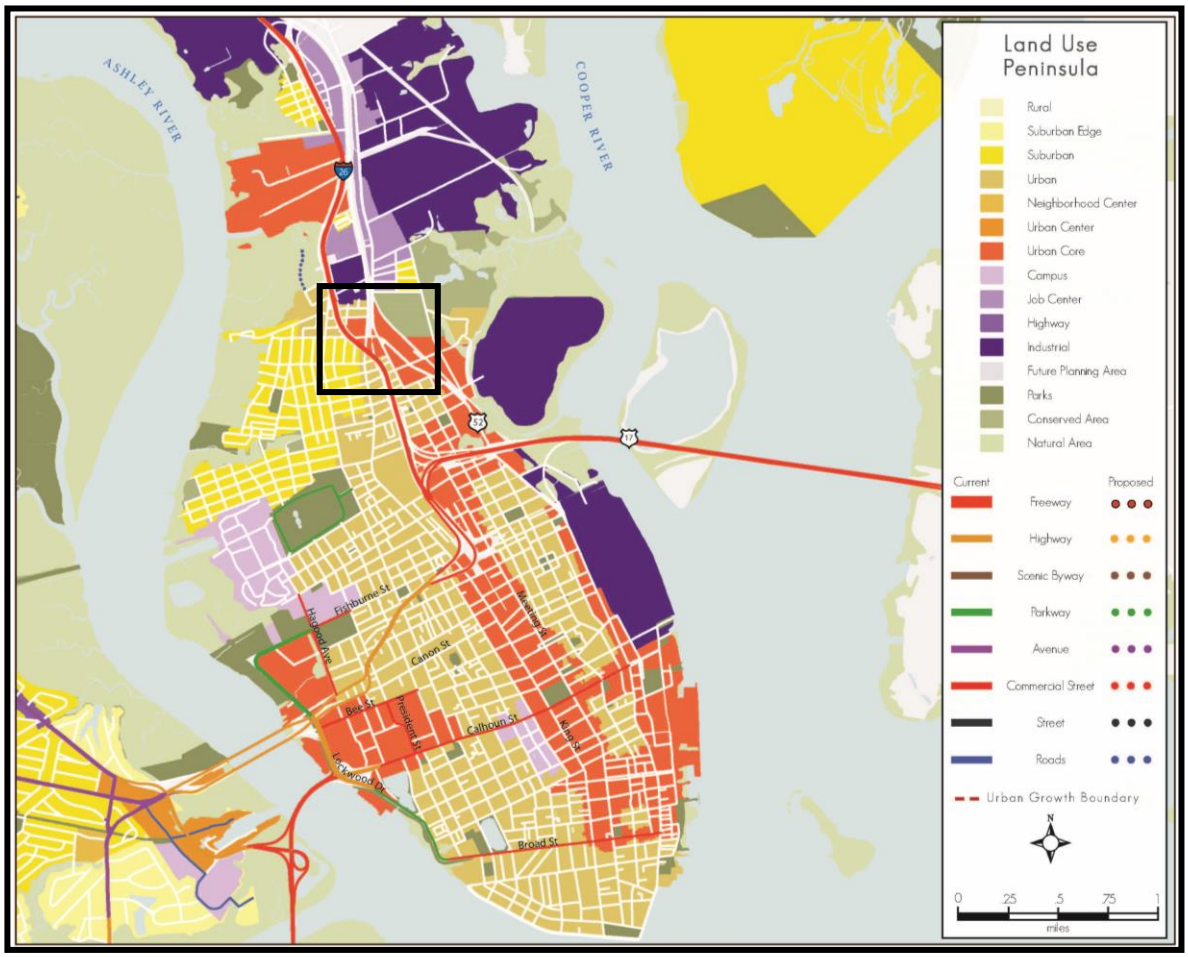
1320 King St Ext
Century V Plan – URBAN CORE



CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Rezoning 2:

220 Nassau St (Meeting St Manor/Cooper River Court – Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Diverse-Residential (DR-2) to Mixed-Use/Workforce Housing (MU-1/WH). The subject property is located in Meeting Street Manor/Cooper River Court neighborhood of the Peninsula. The property was formerly the Archer School and is surrounded by all residential uses with the exception of a church on the Southwest corner facing the property. The surrounding zonings are primarily DR-2, though fronting the subject property on the west side are several properties zoned General Business (GB). The Humanities Foundation is request rezoning in order to support current plans to redevelop the Archer School to provide affordable rental housing. The MU-1/WH zoning provides more flexibility in terms of residential density than the current zoning DR-2. Previously, the neighborhood has expressed support for the preservation of the historic structure and the development of affordable housing at this site.

See zoning comparison table on the following pages.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Urban** which is intended to be mixed-use, but primarily residential areas with a wide range of building types and setbacks. The requested MU-1/WH zoning district is most appropriate for the Urban Core designation, but can be suitable for areas designated as Urban, depending on the immediate context. Additionally, the project supports the City's priority for the development of affordable housing.

STAFF RECOMMENDATION

APPROVAL

MEETS THE DEFINITION OF AFFORDABLE/WORKFORCE HOUSING DETERMINED BY THE CITY OF CHARLESTON DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

City of Charleston

Planning Commission
February 19, 2020

REZONING 2

220 Nassau St (Peninsula)

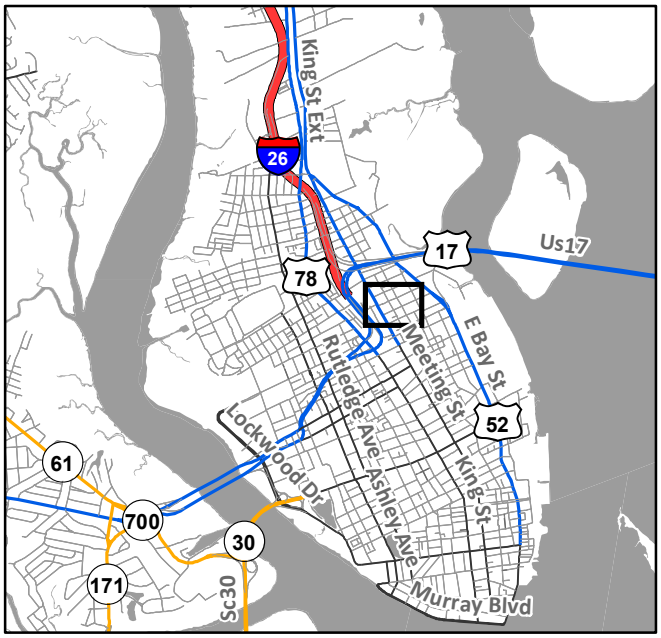
TMS # 4590501067

approx. 0.89 ac.

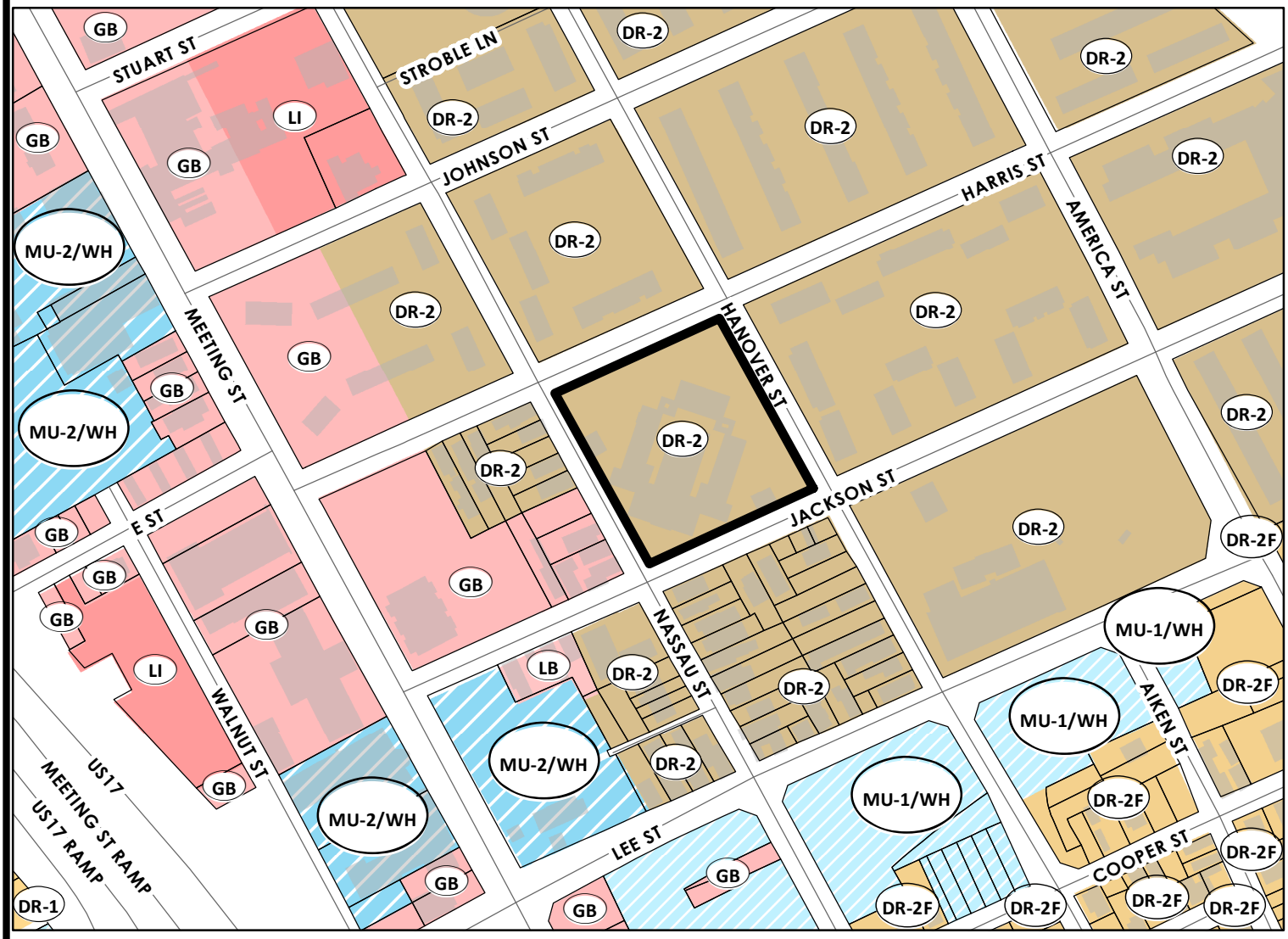
Request rezoning from Diverse-Residential (DR-2) to Mixed-Use/Workforce Housing (MU-1/WH).

Owner: Charleston County School District
Applicant: The Humanities Foundation, Inc.

Area



Location



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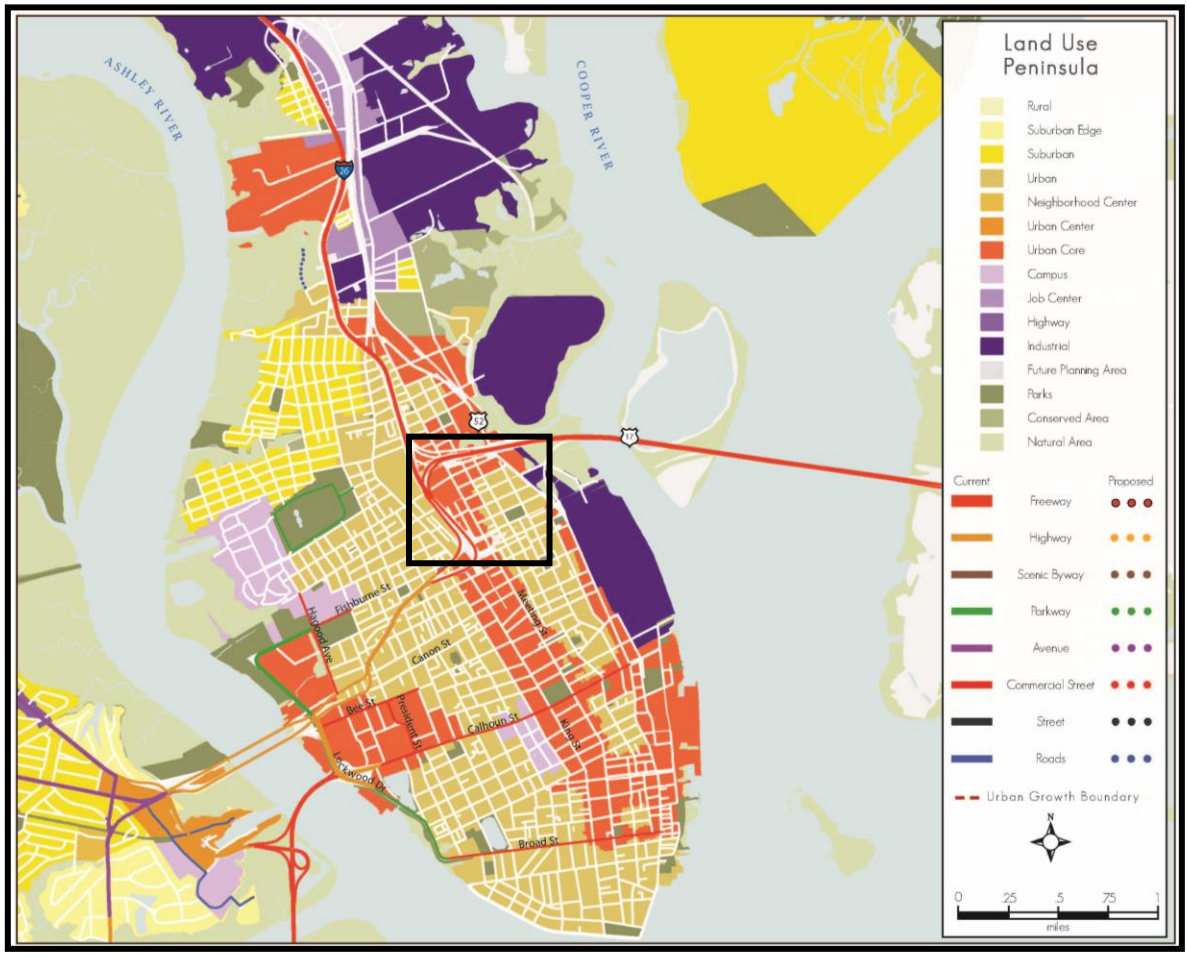
220 NASSAU ST
CENTURY V PLAN - URBAN



ZONING COMPARISON TABLE

DIVERSE RESIDENTIAL (DR-2) AND MIXED-USE/WORKFORCE HOUSING (MU-1/WH)

	DR-2	**MU-1/WH**
Description	The DR districts allow multi-family residential (3 or more) dwellings and one-family attached dwellings as well as single- and two-family dwellings.	The MU-1/WH district is incentive based and is intended to permit high density residential uses with a mixture of housing opportunities, along with limited neighborhood nonresidential uses and services in urban areas of the city. The MU-1/WH and MU-1/WH districts are only available to property owners who apply for the district designation.
Permitted Uses	Public, not for profit, golf courses; one family detached dwellings; two family dwelling; multi-family dwelling	Horticultural Specialties; General Farms, Primarily Crop; Dog grooming; Landscape counseling and planning; Lawn and garden services; Office only; Local and suburban transit and interurban highway passenger transportation; Water taxis; Marinas; Offices for arrangement of passenger transportation; Offices for arrangement of transportation of freight and cargo; Telephone communications, except towers; Telegraph and other message communications, except towers; Radio and television broadcasting systems, except towers; Cable and other pay television services, except towers; Electric substations and gas regulator station; Water storage tanks; Depository institutions with or without drive thru or ATM facilities; Nondepository credit institutions; Security and commodity brokers, dealers, exchanges and services; Insurance carriers; Insurance agents, brokers and service; Real estate; Cemeteries; Fraternity and sorority houses; Dormitories; Advertising; Consumer credit reporting agencies; Mailing, reproduction, commercial art and photography, and stenographic services; Cleaning and maintenance services to dwellings and other buildings not elsewhere classified; Computer and data processing services; Research and development labs; Management, consulting and public relations services; Public automobile parking; Electrical repair shops; Watch, clock and jewelry repair; Reupholster and furniture repair; Public or private, not for profit, and golf courses; Membership sports and recreation clubs; Offices and clinics of health practitioners; Nursing and personal care facilities; Hospitals; Medical and dental laboratories; Legal services; Nursey, preschool, kindergarten, elementary and secondary schools; Colleges, universities, professional schools and junior colleges; Libraries, Correspondence schools and vocational schools; Labor unions and similar labor organizations; Civic, social and fraternal associations; Political organizations; Religious organizations; Engineering, architectural, and surveying services; Accounting, auditing and bookkeeping services; One family detached dwelling; Two family dwelling; Multi-family dwelling; Miscellaneous services not elsewhere classified; General government not elsewhere classified; Courts; Police protection; Fire protection ***With limited hours***: Paint, glass, and wallpaper stores; Hardware stores; Retail nurseries, lawn and garden supply stores; Department stores; Variety stores; Miscellaneous general

		merchandise stores; Food stores; Produce markets; Apparel and Accessory stores; Furniture, Home furnishings and Equipment stores; Eating places without drive thru or drive up service; Drug stores and proprietary stores; Used merchandise stores; Miscellaneous shopping goods stores; Non store retailers; Florists; Tobacco stores and stands; News dealers and newsstands; Optical goods; Art gallery or dealers; Retail stores, not elsewhere classified; Power laundries; Garment pressing, and agents for laundries and dry cleaners; Coin operated laundries and dry cleaning; Dry cleaning plants, except rug cleaning; Photographic studios, portrait; Beauty shops; Barber shops; Shoe repair shops, shoe shine parlors, and hat cleaning shops; Funeral service; Crematories; Miscellaneous personal services, except massage parlors and spas; Equipment rental and leasing services; Trading stamp services; Commercial testing laboratories; Yacht brokering; Business services not elsewhere classified; Theaters, including motion picture; Dance studios and schools; Coin operated amusement devices; Individual and family social services; Job training and vocational rehabilitation services; Museums; Art galleries
Special Exception	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations; Multi-family dwelling for the elderly	Mining and quarrying of nonmetallic minerals, except fuels; Gasoline service stations; Multi-family dwelling for the elderly;
Conditional	Water storage tanks; Community parking lots; One family attached dwelling	Veterinary services; Auto and home supply stores; Short-term lender; Video tap rental; Day care centers; One family attached dwelling; Affordable housing
Density	26.4 units/acre	No minimum lot size requirement
Other	Front setbacks not required	Every development in the MU-1/WH or MU-2/WH zoning district that has five (5) or more residential units must include owner occupied workforce housing units and/or rental workforce housing units. Every development in the MU-1/WH or MU-2/WH zoning district that has less than five (5) units must include at least one (1) owner occupied or rental workforce housing unit or nonresidential use(s) that face the street on the ground level in accordance with the provisions of subsection b; or pay a fee-in-lieu; or donate land by discretion of City Council. Parking and loading: one (1) space per two units for workforce and one (1) space per unit for market-rate. Frontage not required for new lots.

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Rezoning 4:

Ashley River Rd (West Ashley)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to Limited Business (LB). The subject property, located in West Ashley, is located immediately east of I-526 and fronts Ashley River Rd. The property is currently undeveloped and is situated between a former dry cleaning business, interstate highway, and another undeveloped lot across Ashley River Road to the north. There is nearby multi-family housing to the east and south. Surrounding zonings include Diverse Residential (DR-9) and (DR-12), and Limited Business (LB). The property to the east is zoned to allow 'Neighborhood Commercial' uses in Charleston County.

See zoning comparison table on the following pages.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Suburban** which is intended to be low density, suburban-style areas, adjacent to higher zones that include some mixed-use. Limited mixed-use is allowed at key cross roads. The LB zoning would typically not be suitable for the Suburban designation; however in this location the property is surrounded by high-density residential use, low-intensity commercial property, and is adjacent to a major interstate. Therefore, a zoning allowing for higher densities and lower intensity mixed-use is suitable for this property.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
February 19, 2020

REZONING 4

Ashley River Rd (West Ashley)

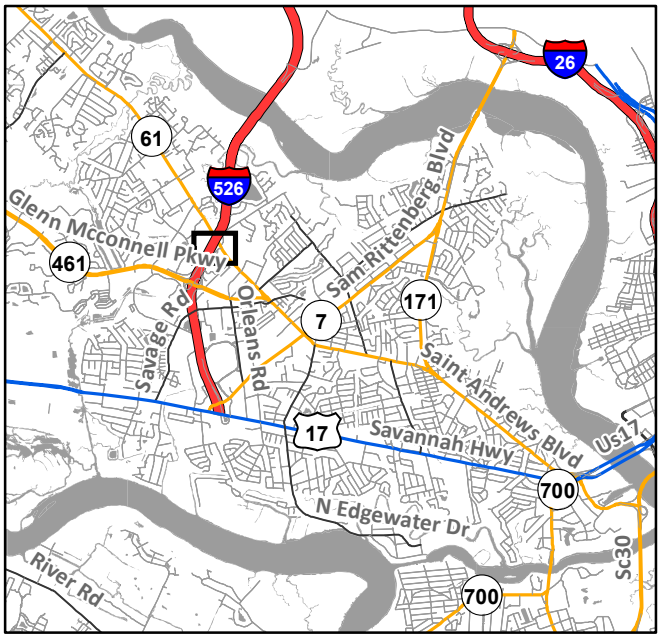
TMS # 3541200004

approx. 1.53 ac.

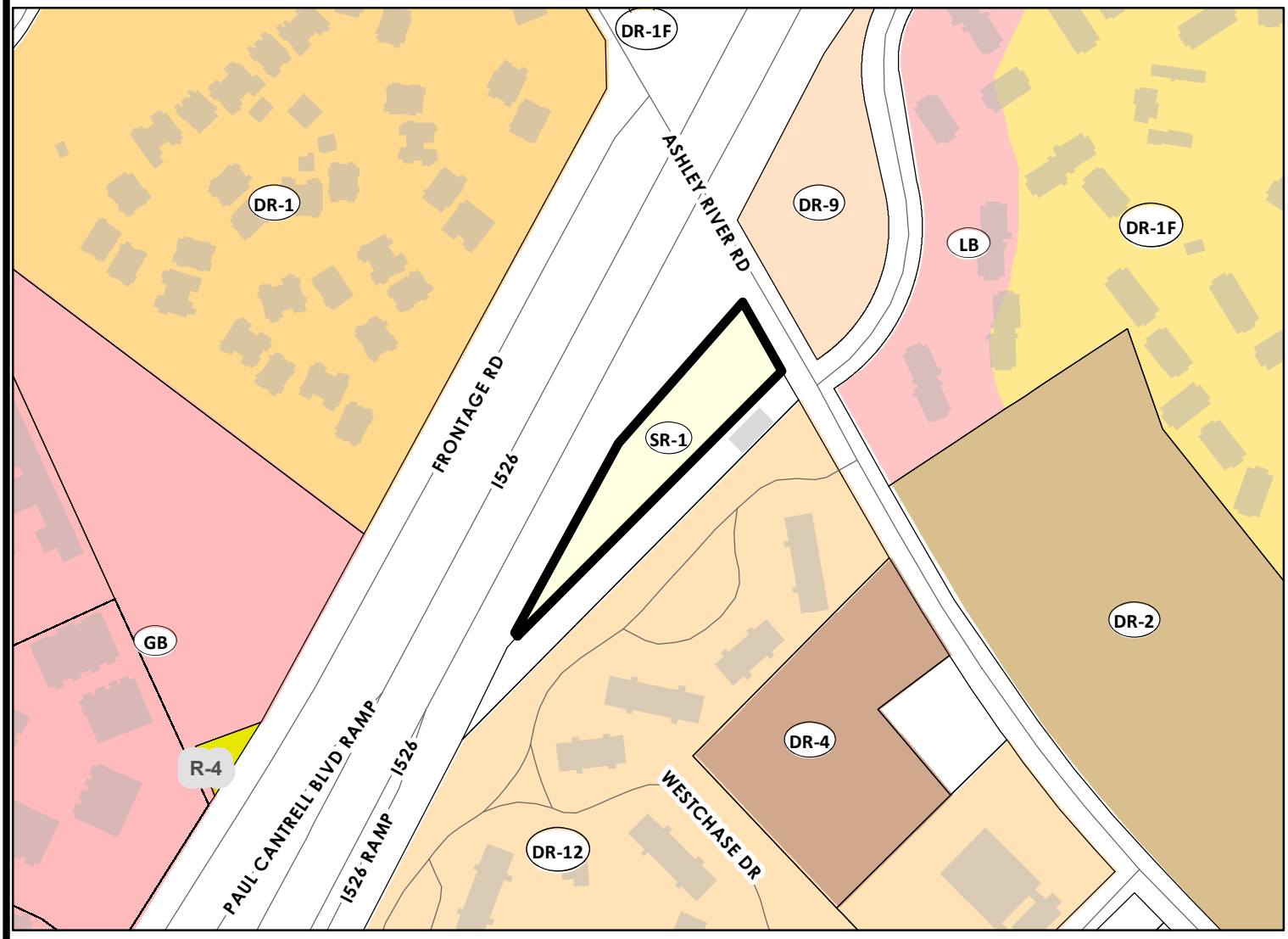
Request rezoning from Single-Family Residential (SR-1) to Limited Business (LB).

Owner and Applicant: Laura M. Smith

Area



Location



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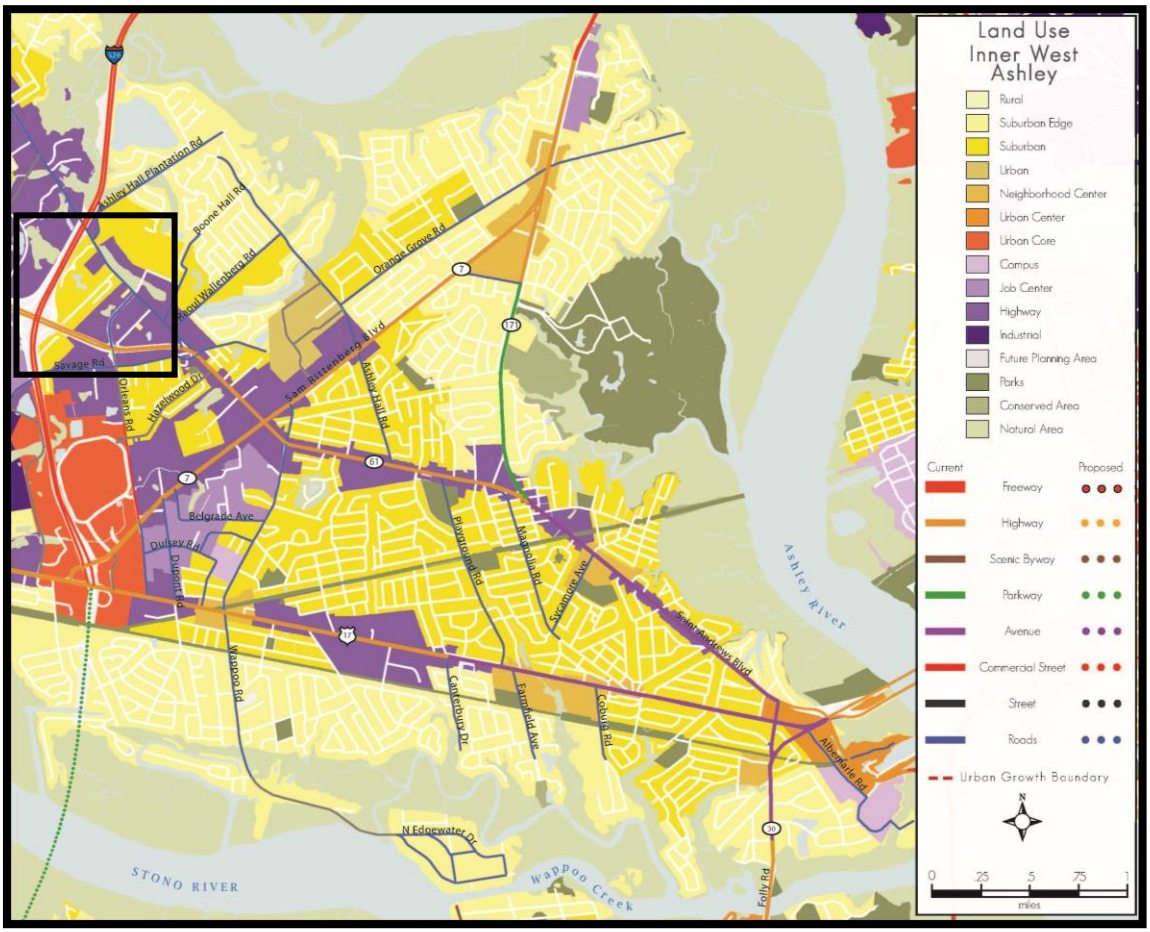
Ashley River Rd
Century V Plan - SUBURBAN



ZONING COMPARISON TABLE

SINGLE-FAMILY RESIDENTIAL (SR-1) AND LIMITED BUSINESS (LB)

	SR-1	**LB**
Description	The Single-family Residential (SR) districts allow for one-family detached dwellings.	The LB district is intended to provide for a limited variety of commercial uses and services associated with neighborhood retail, financial and office activities which are compatible with residential areas. The hours of operation for most permitted commercial uses are restricted to between 7 a.m. and 11 p.m. Gasoline service stations are permitted as a conditional use. Prohibited uses include, but are not limited to bars, liquor stores, car washes as a principal use, bowling alleys, billiard parlors, dance halls, restaurants with drive-thru service windows, and automobile sales.
Permitted Uses	Public, not for profit, golf courses; one family detached dwellings;	Horticultural Specialties; General Farms, Primarily Crop; Dog grooming; Landscape counseling and planning; Lawn and garden services; Office only; Local and suburban transit and interurban highway passenger transportation; Water taxis; Marinas; Offices for arrangement of passenger transportation; Offices for arrangement of transportation of freight and cargo; Telephone communications, except towers; Telegraph and other message communications, except towers; Radio and television broadcasting systems, except towers; Cable and other pay television services, except towers; Electric substations and gas regulator station; Water storage tanks; Depository institutions with or without drive thru or ATM facilities; Nondepository credit institutions; Security and commodity brokers, dealers, exchanges and services; Insurance carriers; Insurance agents, brokers and service; Real estate; Cemeteries; Fraternity and sorority houses; Dormitories; Advertising; Consumer credit reporting agencies; Mailing, reproduction, commercial art and photography, and stenographic services; Cleaning and maintenance services to dwellings and other buildings not elsewhere classified; Computer and data processing services; Research and development labs; Management, consulting and public relations services; Public automobile parking; Electrical repair shops; Watch, clock and jewelry repair; Reupholster and furniture repair; Public or private, not for profit, and golf courses; Membership sports and recreation clubs; Offices and clinics of health practitioners; Nursing and personal care facilities; Hospitals; Medical and dental laboratories; Legal services; Nursey, preschool, kindergarten, elementary and secondary schools; Colleges, universities, professional schools and junior colleges; Libraries, Correspondence schools and vocational schools; Labor unions and similar labor organizations; Civic, social and fraternal associations; Political organizations; Religious organizations; Engineering, architectural, and surveying services; Accounting, auditing and bookkeeping services; One family detached dwelling; Two family dwelling; Multi-family dwelling; Miscellaneous services not elsewhere classified; General government not elsewhere classified; Courts; Police protection; Fire

		protection ***With limited hours***: Paint, glass, and wallpaper stores; Hardware stores; Retail nurseries, lawn and garden supply stores; Department stores; Variety stores; Miscellaneous general merchandise stores; Food stores; Produce markets; Apparel and Accessory stores; Furniture, Home furnishings and Equipment stores; Eating places without drive thru or drive up service; Drug stores and proprietary stores; Used merchandise stores; Miscellaneous shopping goods stores; Non store retailers; Florists; Tobacco stores and stands; News dealers and newsstands; Optical goods; Art gallery or dealers; Retail stores, not elsewhere classified; Power laundries; Garment pressing, and agents for laundries and dry cleaners; Coin operated laundries and dry cleaning; Dry cleaning plants, except rug cleaning; Photographic studios, portrait; Beauty shops; Barber shops; Shoe repair shops, shoe shine parlors, and hat cleaning shops; Funeral service; Crematories; Miscellaneous personal services, except massage parlors and spas; Equipment rental and leasing services; Trading stamp services; Commercial testing laboratories; Yacht brokering; Business services not elsewhere classified; Theaters, including motion picture; Dance studios and schools; Coin operated amusement devices; Individual and family social services; Job training and vocational rehabilitation services; Museums; Art galleries
Special Exception	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations	Mining and quarrying of nonmetallic minerals, except fuels; Gasoline service stations; Multi-family dwelling for the elderly;
Conditional	Horticultural Specialties; General Farms, Primarily Crop; Water storage tanks; Community parking lots; One family detached dwellings (up to four per lot)	Veterinary services; Auto and home supply stores; Short-term lender; Video tape rental; Day care centers; One family attached dwelling; Affordable housing
Density	4.8 units/acre	10.9 units/acre
Other		

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Rezoning 6:

625 Saint Andrews Blvd (Westwood - West Ashley)

BACKGROUND

The applicant is requesting a rezoning from Single-family Residential (SR-2) to Residential Office (RO). The subject property, located in the Westwood neighborhood of West Ashley, is located on the corner of Saint Andrews Boulevard and Moore Drive, Saint Andrews Boulevard. The property currently contains a residential structure and is surrounded by a mixture of residential and commercial (office) uses, though it is located at the entrance of a well-established low density residential neighborhood. From West Harrison Road to the South up to the subject property, the zonings are all single-family residential for approximately 0.25-mile to both the north and south of Saint Andrews Boulevard. Moving north from the subject property toward Riverdale Drive, the Saint Andrews Boulevard begins to transition to primarily commercial uses.

See zoning comparison table on following pages.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Suburban** which is intended to be low density, suburban-style areas, adjacent to higher zones that include some mixed-use. Limited mixed-use is allowed at key cross roads. Due to the location of this subject property at the boundary of a low density commercial corridor and an established residential area, the requested zoning could be considered suitable for this property depending on how the surrounding character is defined. However, the property is most closely associated with the residential area to its north, east and south, so a commercial zoning for this property would potentially impact the character of the surrounding area and is incongruous for this site.

STAFF RECOMMENDATION

DISAPPROVAL

City of Charleston

Planning Commission
February 19, 2020

REZONING 6

St. Andrews Blvd (West Ashley)

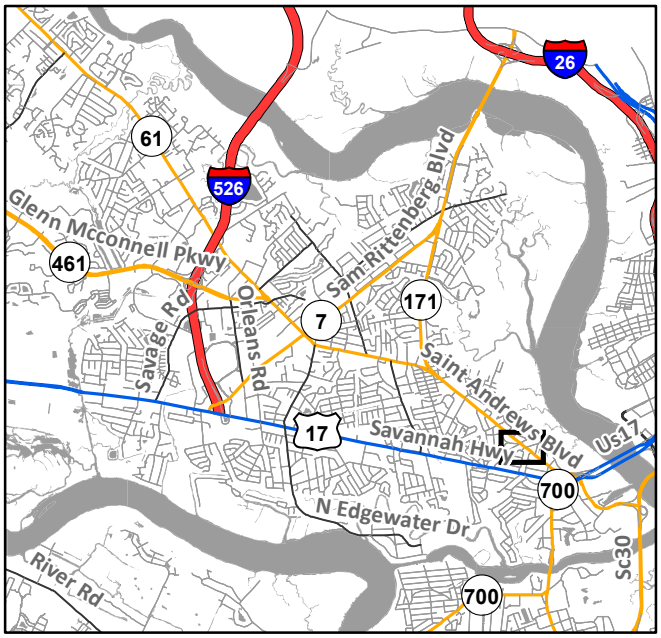
TMS # 4210200240

approx. 0.33 ac.

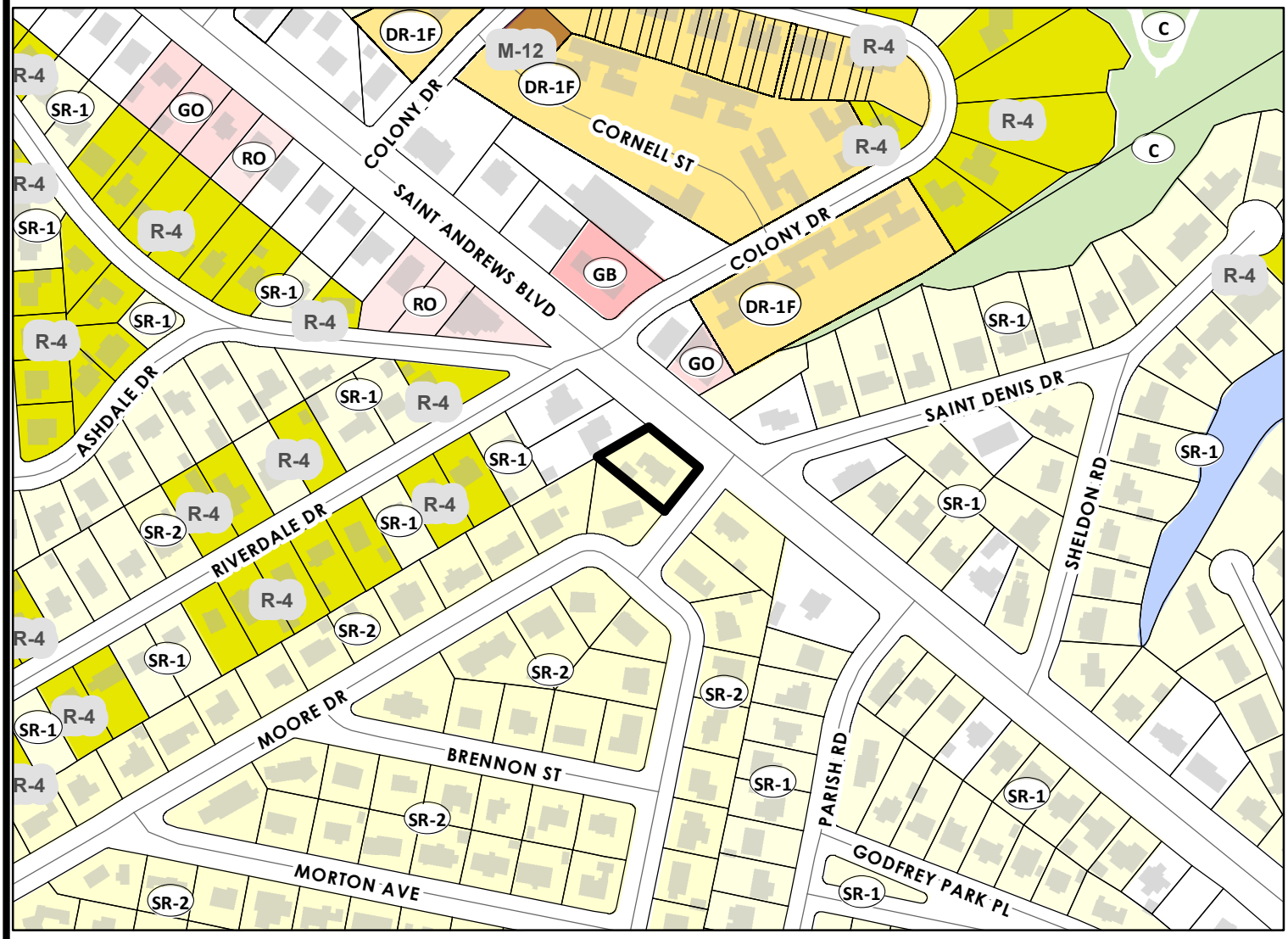
Request rezoning from Single-Family Residential (SR-2) to Residential Office (RO)

Owner: Dennis Howard Taylor
Applicant: Jared Rahnamoon

Area



Location



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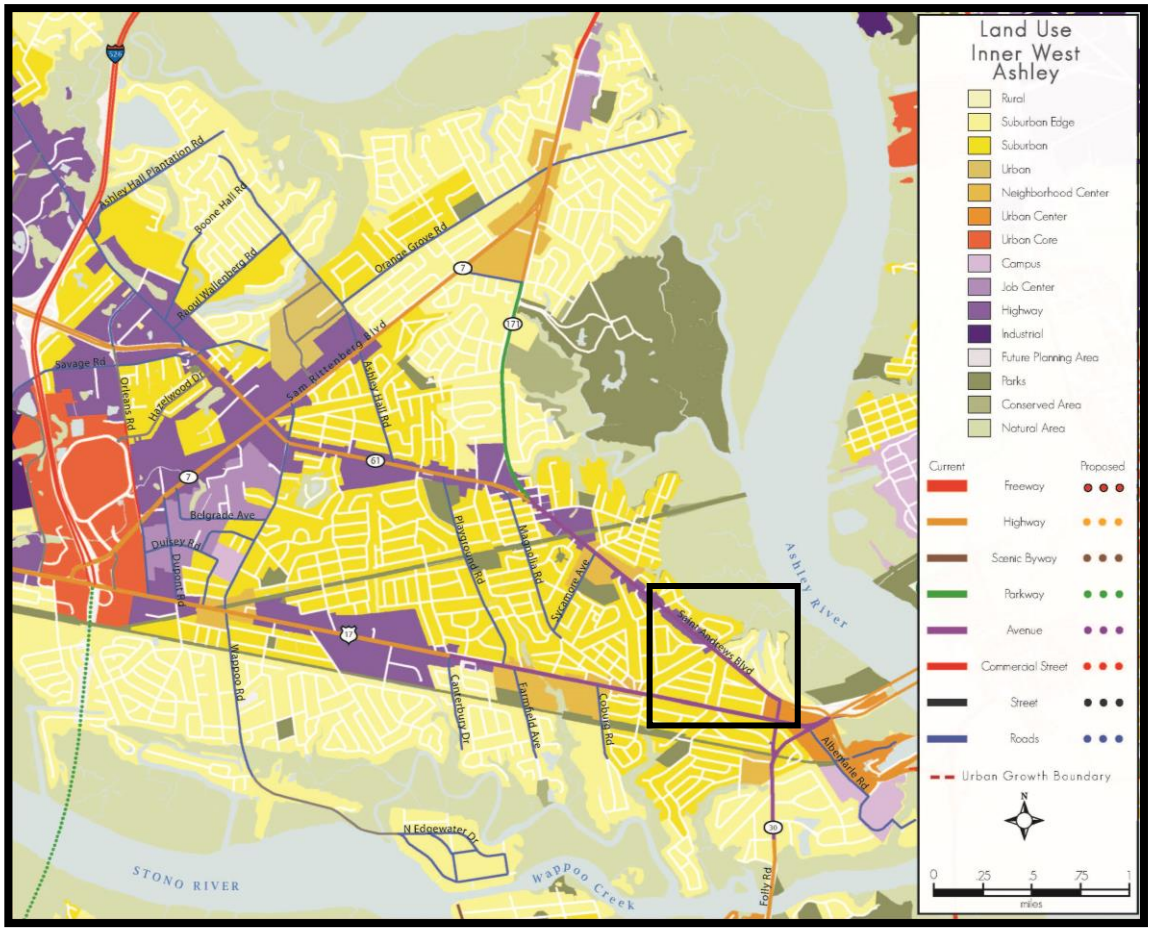
625 Saint Andrews Blvd
Century V Plan - SUBURBAN



ZONING COMPARISON TABLE

SINGLE-FAMILY RESIDENTIAL (SR-2) AND RESIDENTIAL OFFICE (RO)

	SR-2	**RO**
Description	The Single-family Residential (SR) districts allow for one-family detached dwellings.	The RO District is intended to allow limited office uses within converted residential structures along major roadways. This district shall provide for the daily convenience and personal service needs of the surrounding community and shall be designed to mix compatibly and aid in the preservation and stabilization of the local neighborhood. The RO zoning district is not intended to permit the loss of viable housing stock.
Permitted Uses	Public, not for profit, golf courses; one family detached dwellings;	Public, not for profit, golf courses; private or for-profit golf courses; one family detached dwelling;
Special Exception	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Multi-family dwelling;
Conditional	Horticultural Specialties; General Farms, Primarily Crop; Water storage tanks; Community parking lots; One family detached dwellings (up to four per lot)	Landscape counseling and planning; Office only; Offices for arrangement of passenger transportation; Water storage tanks; Security and Commodity Brokers, Dealers, Exchanges and Services; Insurance Carriers; Insurance Agents, Brokers and Service; Real Estate; Beauty Shops; Barber Shops; Advertising; Consumer credit reporting agencies; Management, consulting, and public relations services; Offices and clinics of health practitioners; Medical and dental laboratories; Engingeering, architectural, and surveying services; Accounting, auditing and bookkeeping services
Density	7.3 units/acre	7.3 units/acre
Other		

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Rezoning 7:

1970 Delaney Dr (James Island)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to Single-family Residential (SR-4). The subject property, located off of Riverland Drive in James Island is located in a residential area characterized by a variety of lot sizes and single-family housing types. The property has historically contained a duplex, despite its SR-1 zoning. Due to its history, the current owner has received approval from the Board of Zoning Appeals (BZA-Z) to replace the original duplex with a newer two-family residence. The owner plans to further subdivide the property and build an additional single-family residence, requiring a smaller lot size minimum than the SR-1 zoning allows. The SR-4 zoning has a minimum lot size of 4,000 sq ft, versus 9,000 sq ft in SR-1.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Suburban Edge** which is intended to contain the lowest densities found inside the urban growth boundary, ranging from one to four dwelling units per acre. Uses are almost exclusively residential. The request zoning allows for a higher density than is recommended in the Century V Plan. However, the character of the immediate surrounding is atypical compared to other areas within the Suburban Edge designation, with homes of varying sizes clustered together and lot lines difficult to distinguish from the street. Given the existing character of the block and surrounding single-family zonings, staff feel comfortable with the requested zoning.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
February 19, 2020

REZONING 7

1970 Delaney Rd (James Island)

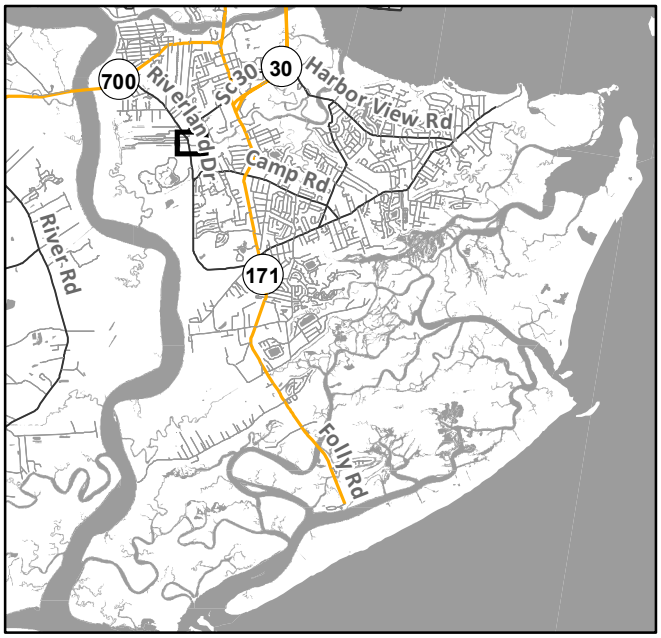
TMS # 3400000099

approx. 0.303 ac.

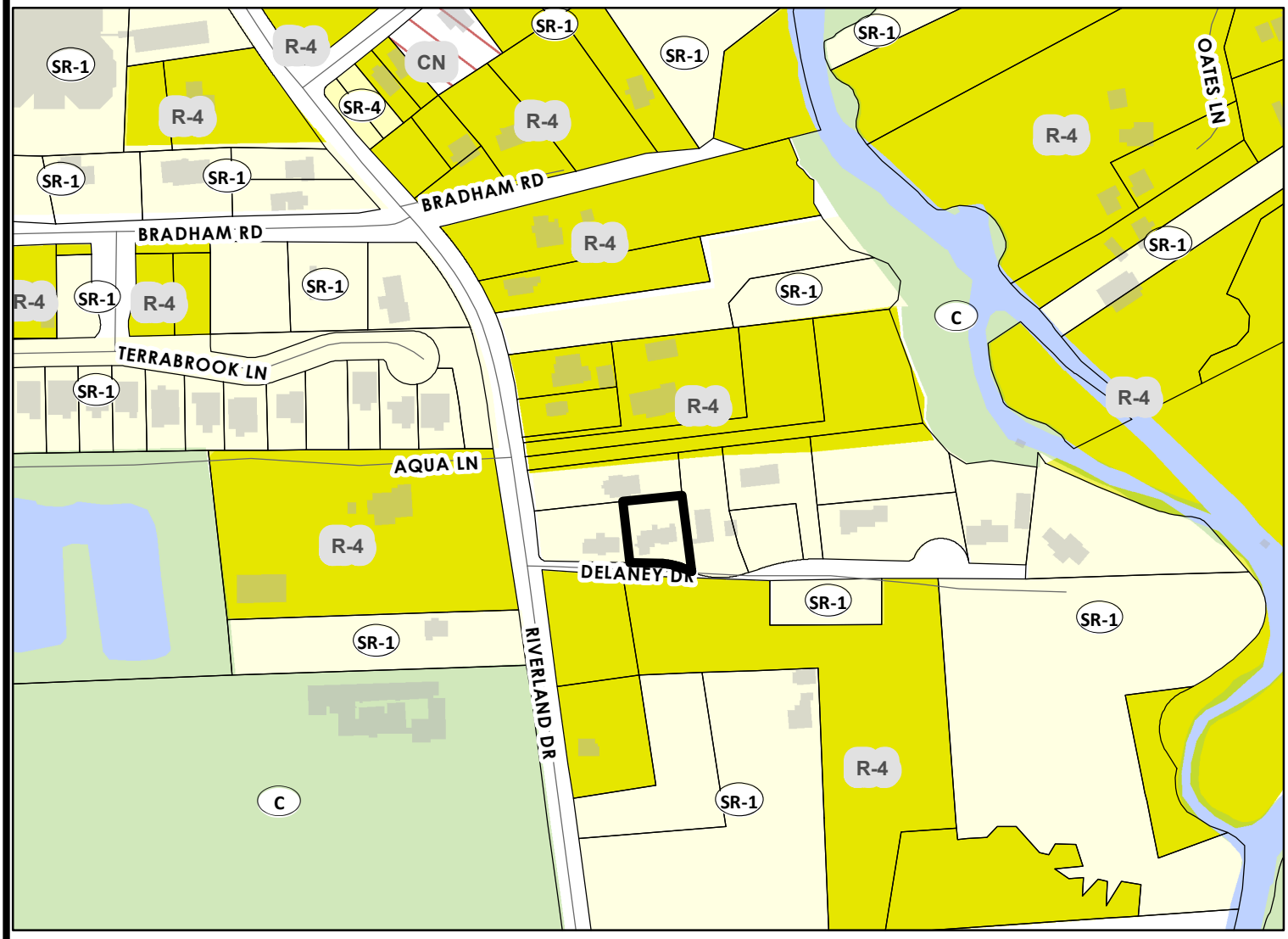
Request rezoning from Single-Family Residential (SR-1) to Single-Family Residential (SR-4)

Owner and Applicant: Jesse J. Richardson III

Area

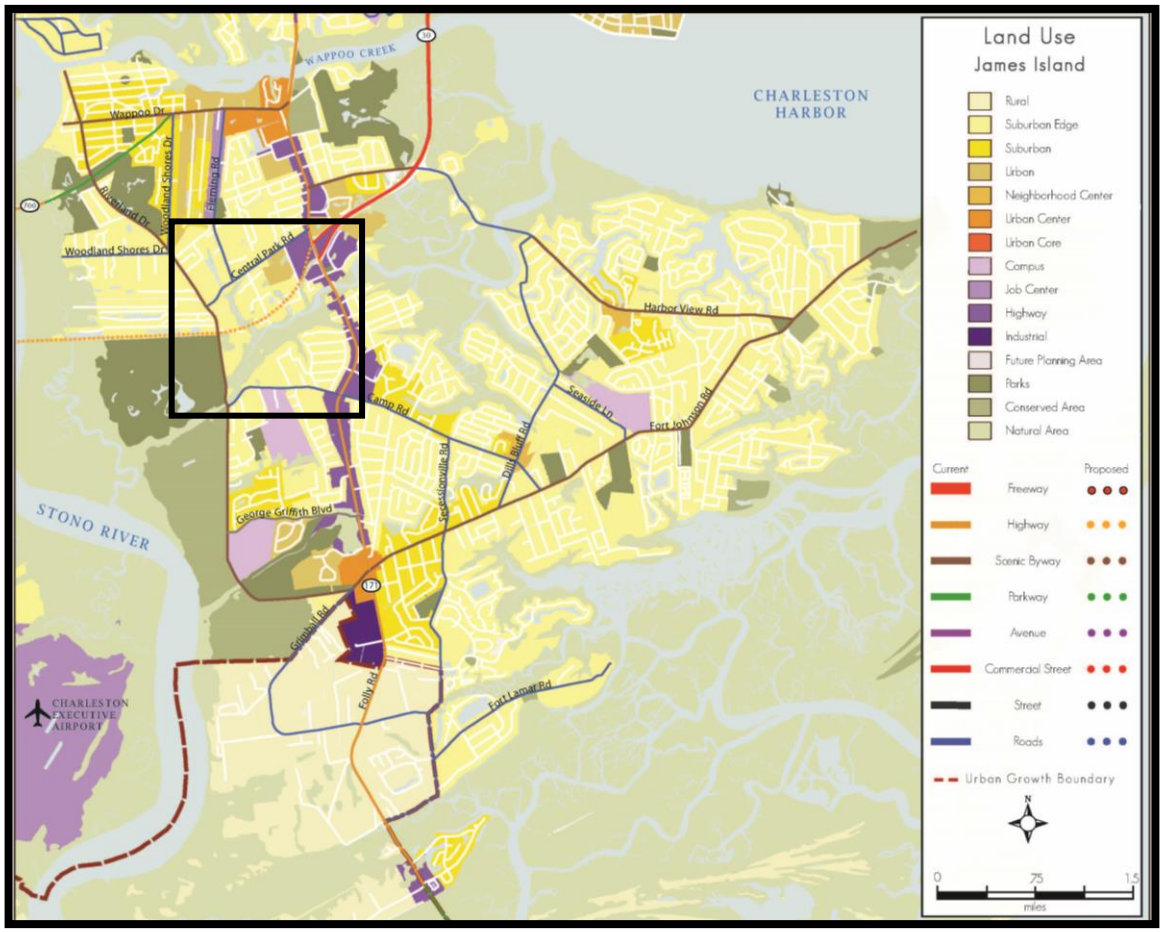


Location



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

1970 Delaney Dr
Century V Plan – SUBURBAN EDGE



CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Subdivision 1

Indigo Grove – Concept Plan
(Maybank Hwy – Johns Island)

BACKGROUND

Date of first submission: 4/1/19
Dates of Technical Review Committee (TRC) review: 5/2/19, 10/24/19

The applicant is requesting subdivision concept plan approval for 32.83 acres off of Maybank Highway in Johns Island. This project consists in the creation of new rights-of-way to serve 118 parcels for single-family attached and detached homes as well as open space. The property is zoned Planned Unit Development (PUD) under the Kerr Tract PUD. The PUD allows for single-family detached and attached residential units. The proposed rights-of-way and the new parcels conform to the subdivision requirements set forth in the Kerr Tract PUD document. The surrounding existing uses include single and multi-family residential and commercial uses are proposed as future development continues. There are wetlands on the parcel; wetlands are proposed to be impacted by the proposed subdivision.

CONCEPT PLAN APPROVAL

Approval of a concept plan by Planning Commission, including a default approval, does not guarantee final subdivision plan approval; it merely permits the applicant to proceed to the next step in the review process. Final approval of the subdivision plan by the Technical Review Committee (TRC), which is required prior to applying for a construction permit, is contingent upon:

1. **Approval of the preliminary plat:** which requires full compliance with regulations regarding maximum number of lots, lot size and layout; drainage, access and utility easements; GIS addressing; standards for new streets, open space and protected trees.
2. **Approval of road construction plans:** which requires full compliance with regulations related to zoning, the Americans with Disabilities Act (ADA), street trees and lights, stormwater engineering, fire safety, and traffic flow.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Attached are TRC staff comments

City of Charleston

Planning Commission
February 19, 2020

SUBDIVISION 1

Maybank Highway
(Indigo Grove – Johns Island)

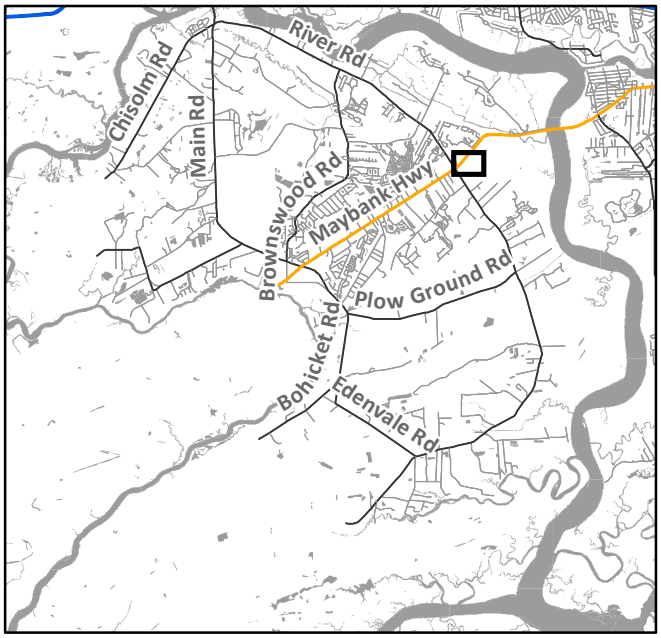
TMS # 3450000090

approx. 32.83 ac.

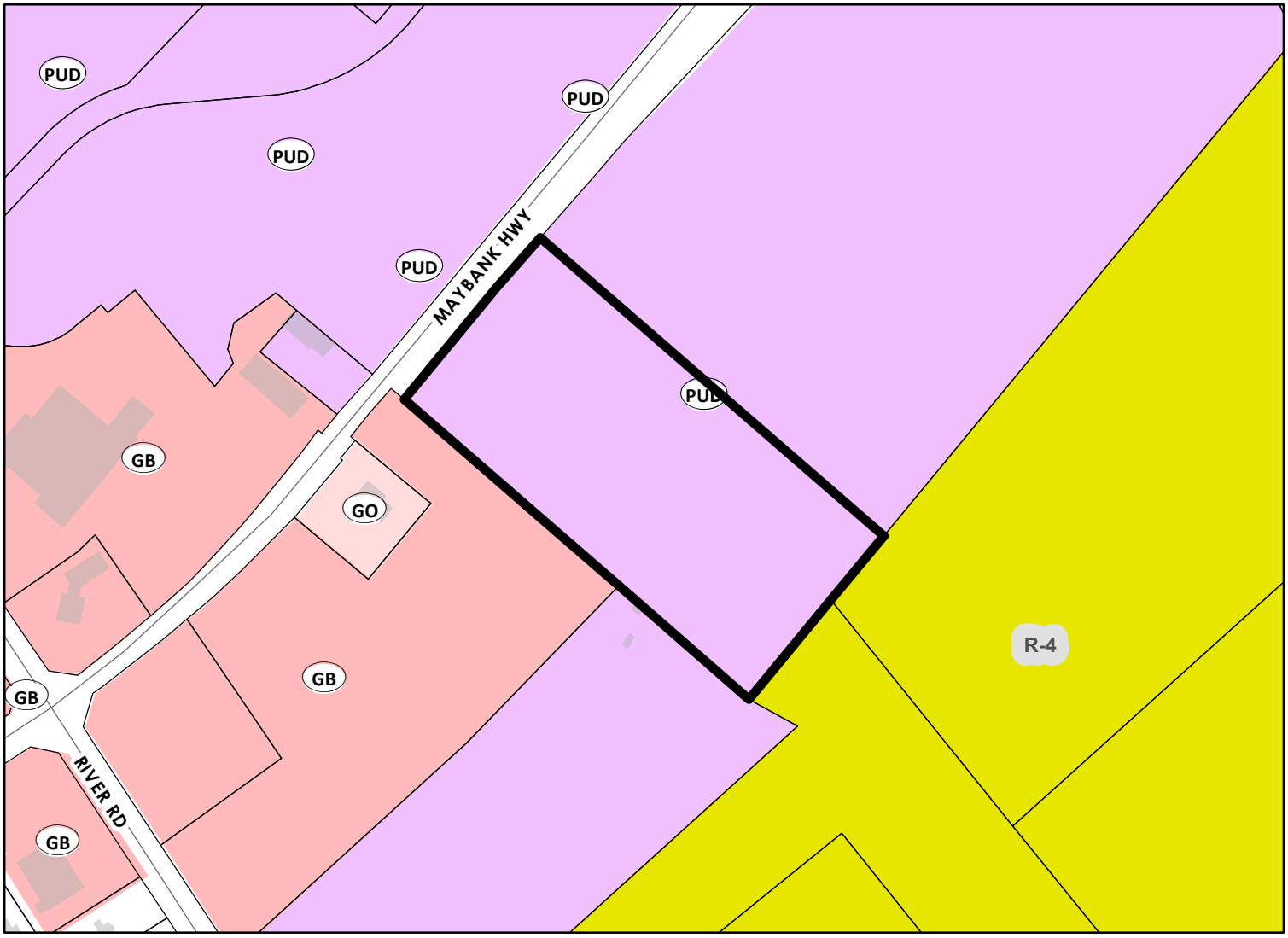
118 lots. Request for subdivision concept plan approval.
Zoned Planned Unit Development (PUD) (Kerr Tract).

Owner: RHK, LLC
Applicant: Seamon Whiteside & Associates

Area



Location



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

CITY OF CHARLESTON
TRC COMMENTS/RESULTS
10/24/2019

To:
AMIE BELANGER
SEAMONWHITESIDE & ASSOCIATES
abelanger@seamonwhiteside.com

From:
Eric Schultz, TRC Administrator
Dept. of Planning, Preservation, and Sustainability
schultze@charleston-sc.gov
843.724.3790

Agenda Item #: 8
KERR TRACT RESIDENTIAL
SUBDIVISION CONCEPT PLAN
MAYBANK HIGHWAY
3450000090
2ND REVIEW

City Project ID:
TRC-SUB2019-000117

	Major Comments	Minor Comments	No Comments	Staff Initials
Zoning	☒	☐	☐	DCS
Parks	☐	☐	☒	
ADA	☐	☐	☑	
Traffic and Transportation	☐	☒	☐	ABH for MM
Engineering	☐	☐	☒	KH for BG
Stormwater	☐	☐	☐	KH to provide via email
GIS/Addressing	☐	☐	☒	
Planning	☒	☐	☐	ABH
Fire Marshal	☒	☐	☐	ABH for RF

* TO BE PROVIDED; FURTHER STUDY REGARDING TREES / OUTSIDE OF TRC.

☒ APPLICANT WAS PRESENT AT MEETING

☒ WRITTEN COMMENTS PROVIDED

☒ REVISE PLANS AND RETURN TO TRC. PREPARE WRITTEN RESPONSES TO COMMENTS. SUBMIT 8 COPIES OF THE REVISED PLANS, RESPONSES TO COMMENTS, COMPLETED APPLICATION, AND FEE. ??

☐ REVISE AND SEND PDF BY E-MAIL TO TRC MEMBERS WITH COMMENTS, THEN SUBMIT FOR STAMPING:
- ☐ PLAT: 2 copies of plans and pdf to PLANNING
- ☐ SITE PLAN: 6 copies of plans and pdf to ZONING
- ☐ ROAD PLANS: 6 copies of plans, 1 copy of landscape plan, and pdf to ENGINEERING

☐ APPROVED. SUBMIT FOR STAMPING:
- ☐ PLAT: 2 copies of plans and pdf to PLANNING
- ☐ SITE PLAN: 6 copies of plans and pdf to ZONING
- ☐ ROAD PLANS: 6 copies of plans, 1 copy of landscape plan, and pdf to ENGINEERING

☐ Please include the following supplemental materials with the next TRC submittal:
- ☐ Construction Activity Application
- ☐ CSWPPP
- ☐ Stormwater Technical Report
- ☐ Addressing Plan
- ☐ Street Name Reservation
- ☐ Traffic Impact Study
- ☐ Other:

City of Charleston
Department of Planning, Preservation and Sustainability
John J. Tecklenburg, Mayor Jacob Lindsey, Director

TECHNICAL REVIEW COMMITTEE COMMENTS

To: Seamon Whiteside and Associates

From: Ana Harp, Zoning Division

Date: October 24, 2019

Re: Kerr Tract – Concept Plan
Maybank Hwy – 2nd Review

TMS# : 3450000090

City ID: TRC-SP2019-000117

Comments: Major

Title Sheet:

1. No comments.

Aerial exhibit:

1. No comments.

Survey of Existing Conditions:

1. No comments

Master Plan – Site Layout

1. On site data table, provide information for lot area as it shows blank. What information should be included?
2. On site data table correct spelling of wetlands.
3. Show tree protective areas as required.
4. Add names of existing streets within 150 feet of the property boundary with **ownership and maintenance.**
5. Per PUD document, VI-D, the location of the access point on Maybank Highway must be resolved with the Concept Plan submittal. Is this matter resolved?
6. Per PUD document, VI-G, "stand up curb is required where curb and gutter is used". At the present time we are not in favor of the plans for rolled curb throughout the entire development. If you want to modify some sections, provide your reasons for the proposed modification and it will be taken into consideration by the Zoning Administrator.

7. Are you providing enough on-street parking for visitors? Study plans.
8. Lots 1 -19 and 49-63: which direction are they facing? Will they be facing the alley?
9. Trees will require further study. Eric Schultz will coordinate.

Open Space Plan:
1. No comments.

Phase Plan:
1. No comments.

Grading and Drainage Plan:
1. Refer to Engineering/Stormwater comments.

Utility Plan:
1. No comments.

Fire Protection Plan:
1. Refer to Fire Marshal comments.

Other:
1. Board of Zoning Appeals – Site Design approval for tree removal is required prior to presenting Subdivision Concept Plan to Planning Commission. With the proposed trees to be removed, the City is not supportive of the lot layout as lots can be reconfigured to protect trees. Study the number of lots and reduce the number of lots if needed.
2. Eric Schultz to coordinate site visit/additional meetings to address tree concerns.
3. Subdivision Concept Plan requires approval by the Planning Commission. The Concept Plan as submitted shows removal and impact to a large number of trees and, as presented, will not be supported.
4. Additional comments may be provided after review of future submittals.

Comments provided are: Major **Minor** No Comments Agenda Item # 08

CITY OF CHARLESTON
DEPARTMENT OF TRAFFIC & TRANSPORTATION REQUIREMENTS
SITE PLAN APPROVALS
(843) 724-7368
*** CONCEPT PLAN ***

SITE: Maybank Highway – Kerr Tract – CONCEPT PLAN **DATE:** 10/24/2019
TMS #: 345-00-00-090 **PLEASE NOTE:** Final approval is contingent upon implementation of comments.

2nd Review Comments: *TRC-SUB2019-000117*

1. Charleston County's comments provided on May 21, 2019 should be taken into consideration. All of their comments are valid concerns that may be issues in the future when the southern pitchfork is constructed.

*Additional new comments may be provided with future reviews.

Date: 5/2/2019, 10/24/2019
To: Seamon Whiteside
From: Barry Givens, E.I.T., Civil Engineer I
givensb@charleston-sc.gov or (843) 619-6086

Project Name: Kerr Track Residential
Project Type: Concept Plan
Project TMS #: 345-00-00-090
Project ID #: TRC-SUB2019-000117
Submittal Review #: 2nd Review – All Comments Addressed

#	Sheet/Page #	Comment	Resolution
1	General	Refer to the SWDSM and SW Design Checklist for the next submittal.	Response: *"The SWDSM and SW design checklist has been referenced for the preliminary drainage plan."* Complied.
2	General	Provide a preliminary drainage plan.	Provided.
3	General	Provide a preliminary drainage study in accordance with section 7.3.A of the TRC Manual. The majority of the in depth review of the drainage study will be performed through the MS4/Stormwater review.	Provided.
4	General	Provide a preliminary utility plan.	Provided.
5	General	Provide a preliminary Grading & Drainage Plan.	Provided.
6	General	Provide a typical right-of-way section(s) for all roadway types. The minimum width for the upright curb and gutter shall be 18" and 24" for roll curb and gutter.	Provided.
7	General	An important consideration in determining minimum road width is the ability of emergency service vehicles to quickly reach a fire or medical emergency. The turning radius provided for an intersection must be also designed to accommodate these vehicles. This also applies to buses, sanitation, delivery, and maintenance vehicles. Recommend using Auto-Turn or similar program to determine if your design meets this requirement. How will parking be restricted to allow the proposed maneuvers?	Response: "AASHTO Standards and Auto-Turn was used to establish minimum radii." Complied.

#	Sheet/Page #	Comment	Resolution
8	C3.0 - 3.1	Drawings are stamped. Add contour labels to the existing conditions survey.	Response: *"Updated existing conditions and tree survey have been provided Southeastern Surveying formally known as SeamonWhiteside. Please see sheets C3.0-C3-9."* Complied.
9	C7.0	(SDSM Sect. 3.6.1.i) Storm drainage pipe shall be placed to minimize the length running under pavement. Where it is necessary for pipe to cross the roadway, it preferably shall be placed at a ninety (90) degree angle and in no case at less than forty-five (45) degrees.	Response: *"Storm drainage has been placed to minimize the length running under the pavement. Junctions have been verified to not contain acute angles with regard to flow direction, Culvert pipes under roadways are placed to follow the natural flow of existing ditch. Placing pipes perpendicular to roadway will cause an unnecessary amount of disturbance to an existing area that is to have limited impact."* Complied.
10	C7.0	Extend the City drainage easements into the detention ponds past the outfalls a minimum of half the easement width for access and maintenance. This will need to be a dashed line in a rectangular or trapezoidal shape depending on the angle of the piping entering the pond.	Response: *"The SWDSM and SW design checklist has been referenced for the preliminary drainage plan."* Complied.

#	Sheet/Page #	Comment	Resolution
11	C7.0	A separate access easement (from the drainage easement) per section 3.8.3 of the SDSM a minimum of 10 feet outward from the top of bank of the pond is provided. Also be sure to label the top of bank/pond on the plat relative to this access easement.	Response: *"A separate access easement around the tap of pond has been on sheets C4.0, C7-0 & C8.0. Additional label locating the top of pond has been included on sheets C4.0, C7.0, 08.0."* Complied.
12	C7.0	(SDSM Sect. 3.8.3) An access easement with a width of twenty feet, minimum, is provided from the right-of-way to the pond.	Response: *"An additional label providing both a drainage easement and an access easement has been included on sheets C4.0, C7.0, & C8.0."* Complied.
13	C7.1	Ensure all easements shown are consistent with the width requirements of section 3.8.1 of the City's Stormwater Design Standards Manual (SDSM). This needs to be confirmed with a table that clearly lists all pipes, diameters, depths and resultant easement widths for each proposed pipe installment per section 3.8.1 of the City's Stormwater Design Standards Manual.	Response: *"Drainage easements be confirmed with the construction documents submitted during TRC site plan review. Full design documents are not required at the conceptual level of the review process. A table will be supplied on the construction documents during site plan review through the TRC process."* Complied.

#	Sheet/Page #	Comment	Resolution
14	C7.1 and Plat	Label the landscaped island to be maintained by H.O.A. This needs to be reflected on the Preliminary Plat as well. This is required for islands containing landscaping.	Response: *"Sheet C7.1 does not contain a proposed landscape island. Preliminary Plat is not required at the conceptual of the review process. All landscaped islands will be noted to be maintained by HOA in the future preliminary plat review submittal."* Complied.
15	SWTR	Address any variances to be requested in accordance with Section 2.10 of the City's SDSM. Explain why the project cannot meet the established requirements and why the variance is requested.	Response: *"Per Section 210 of the City's SDSM' 'The City is cognizant that the need for a variance may not be known during planning stages and only evident after considerable design work has been completed." Conceptual level plans have not reached a design stage to solidify variance requests at this time."* Complied.
16	C7.1 &SWTR	It is not clear from the documents provided if there are easements established to a drainage easement or water of the state. Please clarify.	Response: *"A drainage agreement with downstream property owners has been established for conveyance of water from and through the project site, through the downstream adjacent property, to the ultimate outfall at the critical area on Penny's Creek."*

#	Sheet/Page #	Comment	Resolution
			Complied.
17	General	There needs to be a discussion with the city regarding the discharge to the wetlands, seasonal fluctuations of the wetlands and maintenance of easements in the wetlands. Drainage must be accessible for maintenance.	Response: *"On-site discussions with both Eric Shultz and Kinsey Holton have determined a 40' drainage easement would be supplied far the varying width ditch. There would be 5' undisturbed area on one side of a 15' natural ditch line. On the opposite side of the 15' natural ditch line would be a typical 20' maintenance shelf of which 12 would he hand cut vegetation with no stump removal. For access and maintenance purposes. The 20' maintenance shelf may vary to avoid grand tree protection zones. The 12' access easement will be part of the USACOE wetland permit. Access along the ditch will be Clear of above ground vegetation. No grading, stump removal or fill will be proposed along the access easement. Vegetation shall be removed with the least disturbance to the ecology as possible. No typical forestry equipment is to be used in order minimize impacts within the access easement that will be platted Within a jurisdictional wetland."* Complied.
18	General	Water quality devices are typically not permitted in the right-of-way and are not maintained by the city. Location will need to be discussed with the city	Response:

#	Sheet/Page #	Comment	Resolution
		and maintenance and operation will need to be addressed in the Covenants for Permanent Maintenance of Stormwater Facilities.	*"Water quality devices will be necessary to meet the requirements in the SDSMI Coordination efforts with the storrnwater department throughout the TRC process and future submittals establish maintenance and operations of the devices will be on-going."* Complied.

City of Charleston
Department of Parks
Technical Review Committee Comments

PROJECT ID:	TRC-SUB2019-000117	**AGENDA #:**	8
PROJECT NAME:	KERR TRACT RESIDENTIAL	**DATE:**	OCTOBER 24, 2019
ADDRESS:	MAYBANK HIGHWAY	**REVIEW:**	2ND REVIEW
TMS #:	3450000090	**REVIEW TYPE:**	SUBDIVISION CONCEPT PLAN

COMMENTS

_____ **MAJOR** _____ **MINOR** ___■___ **NO COMMENT**

1. There are no comments.

Submitted by:

Rodney H. Porter, PLA
porterr@charleston-sc.gov
City of Charleston, Department of Parks, 823 Meeting Street, Charleston, SC 29403
843.637.9518 (m), 843.724.7322 (o)

City of Charleston
Department of Information Technology
GIS Division
2 George Street Suite 2800 Charleston, SC 29401 843.805.3222 www.charleston-sc.gov

TRC SITE PLANS REVIEW:

REVIEW DATE:	10/24/2019	TYPE OF REVIEW:	2ND REVIEW
ITEM:	8	COMMENT LEVEL:	NONE
REFERENCE TMS:	C3450000090		
CITY PROJECT ID:	TRC-SUB2019-000117		
CONTACT:	Seamon Whiteside & Associates		
DESCRIPTION:	KERR TRACT RESIDENTIAL		

COMMENTS: No GIS comments on the concept plan documents. Energov approval on 4/25/2019 with the following conditions. The final street naming network must meet 9-1-1 standards with only one name per street and no duplicate street names within the City of Charleston. Any new street names must be approved by the Charleston County Consolidated 9-1-1 office. Meeting these conditions may require changes to any street names shown in the concept plan documents. This will be determined during the plat and road construction review process. Please be sure that the preliminary and final plats include the name that you wish to use for the subdivision, as approval of residential subdivision signage will be affected by this information and subdivision name changes after recording must be approved by Planning Commission.

If there are any questions concerning addressing or unit numbers, feel free to contact:
Jonathan Herrin 843-577-1105 herrinj@charleston-sc.gov

January 7, 2020

City of Charleston
Technical Review Committee
2 George Street
Charleston, SC 29401

Kerr Tract Residential
Subdivision Concept Plan
City Project ID: TRC-SUB2019-000117
City Project Name:
Comment Responses

Dear Technical Review Committee,

Thank you for reviewing Indigo Grove/Kerr Tract. Below you will find responses to the comments provided to us on 10/24/2019.

<u>Department of Zoning prepared by Eric Schultz</u>

a. Since the 6/19/19 field walk and tree grade verification a new exhibit was sent to me indicating additional grand trees on the site (it appears that jibes with the CP submittal). I suggest that a post-H. Dorian a field visit be arranged to verify damaged/felled trees and to inspect/verify additional grand tree grades (a lot more time).
Response: A filed visit was performed by and certified arborist to verify damaged/fallen trees.

b. As per my comments from the 5/2/19 TRC Meeting the following issues do not seem to have been studied:

5. it appears lots are very tight on grand trees. The City will not be supporting variances to impact grad tree protection zones; study adjusting the proposed lot lines to avoid TPZ's (density of lot may have to be loosened up a bit) and it may that grand trees canopies will need to be surveyed to ensure no impact to a trees crown in order to build vertical. As suggested in previous conversation - 2 X the DBH for the TPZ is preferred if fill is to be introduced.
Response: The site was adjusted to avoid tree protection zones. All together 3 single family lots and 2 townhouses were removed to create more separation from TPZ's. Also, the grading plan was restudied to be closer to existing grade. This will help reduce the introduction of fill.

8. Study and select appropriate street types to accommodate the adjacent land use and context of the site; curb and gutter sections, non curb and gutter sections, on street parking, off street visitor parking, sidewalks to right of way versus off right of way via paths/trails, etc.

Response: Added visitor parking and adjusted street types to accommodate the adjacent land use.

10. This site requires innovated uses of LID techniques to address stormwater quantity and quality, use existing ditches shallow swales, bio swale and retention. Use available to the site's advantage.
Response: Bio Swales, vegetated buffers, shallow swales and level spreaders were added to reduce the amount of pipe and incorporate LID techniques. The City reviewed the LID approach and supports the proposed design.

11. Avoid excessive fill
Response: lowered the proposed grade to mimic the existing surface and reduce impact to existing trees.

c. The PUD calls for a 'highly sensitive site plan' therefore I suggest that the lot size and product type by studied; consider providing larger SF detached lots in areas congested with large trees and smaller SF attached lots in areas devoid of large trees, see quick staff study for a portion of the site attached; product lot fits may have to be studied earlier than later to ensure the no impacts to the TPZ's, including the crowns of the trees.
Response: The site was adjusted to avoid tree protection zones. A Lot fit study was performed to ensure no impact to tree protection zones.

d. The framework roads may need to be modified; both cross-sections and alignment to provide the necessary on-street parking and to avoid grand tree removal; the PUD calls for stand up curb with the allowance of rolled curb in some locations upon Zoning approval; provide cross-sections for all street types. LID drainage techniques should be applied where site conditions allow. Keep in mind that grand trees proposed to exist in a public right-of-way will require Parks Department approval.
Response: Bio Swales, vegetated buffers, shallow swales and level spreaders were added to reduce the amount of pipe and incorporate LID techniques. The City reviewed the LID approach and supports the proposed design. The corridors are designed so that low points/ discharge points go directly into a proposed LID.

e. Please study all future ped and vehicular connections to future phases and parcels in order to avoid grand tree removals and to provide the necessary connectivity.
Response: Adjusted the site to avoid the removal of grand trees for the connection of future roads. See Road E adjusted alignment.

f. I suggest that a preliminary grading study to conducted (similar to the exercise done for apartment plan at Fenwick Hall) to ensure that grand trees will not be impacted by road and lot fill; the PUD calls for 'alternative grading strategies'; best to keep site at grade and utilize the natural topography.
Response: A Grading and Drainage plan was included to show the minimal impact to existing trees. Also, the grading plan was restudied to be closer to existing grade. This will help reduce the introduction of fill.

g. It appears the proposed maintenance shelf is too tight on the existing ditch thus requiring the removal of vegetation the 'field discussion' was attempting to preserve and the character of the 'green/blue way'.
Response: The maintenance shelf was rework around existing vegetation/grand trees.

h. Provide all the grand trees (including those proposed to be removed) on the trail and open space.
Response: all grand trees to be removed shown on trail and open space plan

Zoning Division Ana Harp

Master Plan - Site Layout
1. On site data table, provide information for lot area as it shows blank. What information should be included?
Response: Lot information provided on Site Data Table

Single Family Detach:	Minimum 2,500 SF	Average Size 6,300 SF
Single Family Attached:	Minimum 1,280 SF	Average Size 1,600 SF

2. On site data table correct spelling of wetlands,
Response: Corrected Spelling

4. Add names of existing streets within 150 feet of the property boundary with ownership and maintenance.
Response: Existing Street name and ownership provided. Maybank Highway (R/W varies) (SC Highway 700)

5. Per PUD document, VI-D, the location of the access point on Maybank Highway must be resolved with the Concept Plan submittal.
Response: This matter has been resolved

6. Per PUD document, VI-G, "stand up curb is required where curb and gutter is used", At the present time we are not in favor of the plans for rolled curb throughout the entire development. If you want to modify some sections, provide your reasons for the proposed modification and it will be taken into consideration by the Zoning Administrator.
Response: Discussions will be furthered with staff. Rolled Curb and Ribbon curb will be replaced per staff recommendation.

7. Are you providing enough on-street parking for visitors? Study plans.
Response: Provided on-street parking for visitors. Will study the addition of more spaces.

8. Lots l -19 and 49-63: which direction are they facing? Will they be facing the alley?
Response: Lots 1-19 face away from the alley and have driveway access from the alley. The front of the buildings will face open space/green areas. Lots 49 – 63 face the Indigo vat or open space area.

9. Trees will require further study. Eric Schultz will coordinate.
Response: Met with the City to review the impact to Grand Trees. The new site layout provided more separation from TPZ's and reduced the amount of retaining walls around grand trees. No Tree wells are proposed.

Department of Traffic & Transportation
Comments:

1. Charleston County's comments provided on May 21, 2019 should be taken into consideration. All of their comments are valid concerns that may be issues in the future when southern pitchfork is constructed

Response: All comments have been considered and analyzed.

Charleston Fire Marshal Division- prepared by Rick Fluegge
Comments:

1. Provide the available fire flow test data for review.
Response: A flow Test has yet to be requested from St. Johns Water Company. To perform flow

2. Indicate the locations of Fire Department Connection. Connections must be at least 40 feet away from the building and no closer than 20' but no further than 100' from a hydrant. Fire department connections are to be on the street address side of the building by IFC section 912.2.1. Requests for locations other than the street address side of the building must be approved.
Response: To be at shown at later step in TRC process.

3. The State of South Carolina intends the effective date for the 2018 International series of codes with South Carolina amendments as January 1, 2020. Please review the proposed codes at the South Carolina Building Code Council www.llr.sc.state.us.com website.
Response: Code have been reviewed and will incorporated to the design.

4. Please coordinate with City GIS regarding the address for the property. Street address shall be posted in not less than 4 inch letters/numbers (recommend 6 inch) in a manner that is plainly visible from the street or road fronting the property. Individual suites or subdivision within the building shall include the suite designation in a 4 inch minimum letter/number. Street marquees shall include the site address. (IFC 505.1)
Response: To coordinate the address of the property with GIS. Signage will comply with required sizing.

Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Davis McNair
Civil Engineering

CC: Anna Lewis, Entitlements Manager SW+

Job #8068

Date: 05/02/2019*, 10/24/2019**, 02/06/2020***, 02/17/2020^ 02/19/2020^^

To: Seamon, Whiteside & Associates, Inc.

From: Kinsey Holton, Stormwater Program Manager
holtonk@charleston-sc.gov or 843.724.3757

cc: TRC Administrator; File Copy

Project Name: Indigo Grove (f.k.a. Kerr Tract Residential)

Project Type: Conceptual Plan

Project TMS #: 345-00-00-090

Project ID #: TRC-SUB2019-000117

Submittal Review #: 5th Review – All Comments Resolved.

*Review comments for the 05/02/2019 TRC meeting submittal were provided via email on 05/14/2019. Review completed by Laura Cabiness of JLA, Inc. as a third party reviewer.

**Review comments for 10/24/2019 TRC meeting submittal were provided vie email on 12/17/2019. Review completed by Kinsey Holton.

***Review based upon 01/09/2020 pdf resubmittal. Remaining comments were discussed between the owner, SWA, and City during a 02/06/2020 review meeting to discuss outstanding preliminary drainage design comments.

^Review based upon 02/10/2020 pdf resubmittal in response to 02/06/2020 meeting.

^^Review based upon 02/18/2020 pdf resubmittal. Approval of concept plan provided in EnerGov on condition the preliminary plat and road construction plans will meet the minimum requirements of the City's SWDSM.

#	Sheet/ Page #	Comment	Resolution
1	---	Per Section 54-822(c) of the Zoning Code: Easements, when required for drainage or sewage for the area to be subdivided, shall be of such width as necessary to permit proper construction of drainage facilities based on the drainage system of the area. No subdivision shall block or obstruct the natural drainage of an adjoining area. Existing natural drainage shall be maintained or replaced where possible or feasible. **Please address how this requirement has been satisfied.** It is not clear from the documents provided if there are to be drainage easements established through the site and/or from downstream properties. Please clarify in accordance with the above requirement.	Complied. Comment generally addressed per following response to comment and will be fully assessed as part of the preliminary plat and road construction plans submittal process. *"There are two conveyances from offsite property that converge onsite thru existing ditches. A 40' Drainage Easement will be established thru the wetland RPW ditch all the way thru our site and downstream offsite to tidal critical wetlands. The minimum easement requirement for ditch conveyance per the*

#	Sheet/ Page #	Comment	Resolution
			SDSM 3.8.2 for existing ditches based on width and depth. On-site discussions with both Eric Shultz and Kinsey Holton have determined a 40' drainage easement would be supplied for the varying width ditch. There would be a 5' undisturbed area on one side of a 15' natural ditch line. On the opposite side of the 15' natural ditch line would be a typical 20' maintenance shelf of which 12' would be hand cut vegetation with no stump removal. For access and maintenance purposes. The 20' maintenance shelf may vary to avoid grand tree protection zones. The 12' access easement will be part of the USACOE wetland permit. Access along the ditch will be clear of above ground vegetation. No grading, stump removal or fill will be proposed along the access easement. Vegetation shall be removed with the least disturbance to the ecology as possible. No typical forestry equipment is to be used in order to minimize impacts within the access easement that will be platted within a jurisdictional wetland. *A 50' drainage easement agreement has been established with the off-site downstream properties to ensure stormwater conveyance to tidal wetlands on the Stono River. The drainage easement agreement has been included in the PDF."*

#	Sheet/ Page #	Comment	Resolution
2	PDR	Revise the PDR to clearly account for how the site designs will minimize the generation of stormwater and maximize pervious areas as follows per the following requirements from section 3.1.1 of the City's Stormwater Design Standards Manual (SWDSM).	
		- Selecting portions of the site where the drainage pattern, topography, and soils are favorable for the intended use.	Complied. Comments generally addressed per following response to comment and will be fully assessed as part of the preliminary plat and road construction plans submittal process. *"The Preliminary Drainage Report has been revised to add language with regards to the above comments. There are large portions of the site that will have tree save areas that will maintain pervious drainage patterns. Most of the tree save areas will be established around grand trees. A self-imposed buffer has been proposed along Maybank Hwy as well as a buffer along the future southern pitchfork R/W. Except for drainage and infrastructure crossing, the residential portion of the project will be retaining and protecting natural vegetation and wetlands on site. A geotechnical engineer will be consulted to study existing infiltration rates on site at pre-development. Infiltration results will be used to during design effort to ensure every opportunity to reduce stormwater flows will be taken into consideration."*
		- Exposing the smallest practical area of land for the least possible time during construction, development and re-development. This includes maintaining or creating buffers and preserving natural areas.	
		- Limiting the drainage area to all BMPs and installing BMPs as soon as practical in the development process.	
		- Retaining and protecting natural vegetation and saving topsoil, for replacement on graded areas.	
		- Using temporary plant cover, mulching, hydroseeding, or BMPs to control runoff and protect areas subject to erosion during and after construction.	
		- Maintaining pre-development infiltration rates through soil amendments/ treatments.	

#	Sheet/ Page #	Comment	Resolution
3	PDR / Concept Plan	Clearly address in the PDR how the requirements and considerations of the PUD relative to stormwater management and are to be incorporated into the site design approaches. Following response to comment provided. *"The Preliminary Drainage Report has been revised and language has been added stating how some LID considerations will be studied and quantified later once the plans have advanced in the TRC review process."* The PDR submitted for the 10/24/2019 TRC meeting needs to be revised to account for the LID techniques presented to the City on 12/12/2019 with the modified design drawings.	Complied. Comment generally addressed per following response to comment per the 01/09/2020 pdf submittal. This will be further assessed as part of the preliminary plat and road construction plans submittal process. *"The PDR has been revised to incorporate the LID systems into the report and ICRP model. The proposed system analyzes the implementation of rain gardens, vegetated swales and level spreaders. WQ calculations are also provided."*
4	PDR/ Concept Plan	It is unclear how low impact development (LID) design was considered and/or incorporated into this project as noted would be encouraged as part of the PUD. The design provided utilizing concentrated, piped conveyances and manufactured treatment devices seems to be counter to the LID site design. Please clearly address how such considerations were made and/or incorporated into the proposed conceptual plan.	Complied. Comment generally addressed per following response to comment along with later revisions presented to the City on 12/12/2019. This will be further assessed as part of the preliminary plat and road construction plans submittal process. *"LID is addressed in the PDR, Post Development description on page 5. It is difficult to quantify the water quality at the conceptual level. Accepted LID practices being utilized include saving large portions of tree save areas, engaging Geotechnical Engineers for percolation and infiltration rates, utilizing roadside swales where topography permits, using pond buffers, and creating wetland buffers to protect natural areas."*

#	Sheet/ Page #	Comment	Resolution
5	PDR	Incorporate language in the PDR regarding issues relating to other State and Federal permits needed or regulations to be followed for the development.	Complied. Comment addressed per following response to comment. *"Page 6 of the PDR lists additional permits needed for development. Agencies included are USACE (wetland fill permit), CZC, DHEC Water & Sewer permit, and SHPO review and approval."*
6	PDR	Demonstrate that the wetlands located on your property can act to manage the water generated by your development with reasonable assumptions regarding their condition. With this, a baseline functionality will need to be provided for the existing wetlands relative to water surface elevations and conveyance capacity. This would be used in the event the wetland system is not functioning hydraulically as designed and some level of maintenance within the wetland would need to be accomplished by the City. The City would then have to coordinate with the USACE on work within the wetland to return the system to that baseline functionality.	Complied. Comment generally addressed per following response to comment and will be further assessed/documented as part of the road construction plans submittal process. *"Wetlands have been modeled along the watercourse conveyance system every 100'. 400' cross-sections along the system have been surveyed and entered into the ICPR model to determine baseline functionality of the existing wetlands to provide a baseline for existing conditions. Pictures every 5' along the conveyance system have also been provided per onsite discussions with Eric Shultz and Kinsey Holton. Post-development modeling has shown no adverse effects to the wetland system regarding staging nor increased flow. Future TRC submittals will include detailed calculations regarding water quality throughout the network."*

#	Sheet/ Page #	Comment	Resolution
7	PDR	Provide a method ensuring the on-site wetlands that would be a component of stormwater management on your site are not impacted by future projects (operating BMP might be an approach that would work). Following response to comment provided. *"Existing boundary conditions from offsite parcels will be maintained. Future developments will be restricted to meet boundary conditions or prove no adverse effects downstream."* Response to comment is noted, however the design engineer must confirm that adjacent property within the overall wetland system is not utilized for staging and storage of any additional runoff generated from the site associated with the post-development conditions. Please further address the initial comment by examining the elimination of any such off-site storage areas built into the H&H modeling used for the project.	Complied. Comment generally addressed per following response to comment per the 01/09/2020 pdf submittal. This will be further assessed as part of the preliminary plat and road construction plans submittal process. *"See PDR Part 1 Post development. The design Note that adjacent properties within the overall wetland system is not utilized for staging and storage of any* runoff generated from the site. This is also reflected in the ICPR model"
8	PDR	Demonstrate that your site stormwater does not have offsite impacts in the 100 year storm event. This would include the adjacent properties that share the wetland system. Following response to comment provided. *"Per preliminary calculations and comparisons from the PDR, there is no offsite impacts to the adjacent properties due to increased staging nor increased runoff rates. See Pre and Post-developed Runoff Summary at ZBN table on page 9 of the PDR and Appendix B: Calculations from the PDR."* The resubmittal provided accounts for no increase in peak flow discharges onto adjacent properties, but the comment is not focused solely on peak flow rates. Please address how the 100-yr, 24-hr storm	Complied. Comment generally addressed with revised PDR per following response to comment. However the analysis provided does show a slight increase in the maximum stage elevations from the pre-development to post-development conditions between STA 26+00 to STA 28+18.56. Given these differences are in the hundredths of a foot range, these can be further refined to meet the no increase in water surface elevations as part of the preliminary plat and road construction plans submittal process.

#	Sheet/ Page #	Comment	Resolution
		event water surface elevations upstream and downstream (and adjacent to as applicable) to the site do not increase from the pre-development to the post-development conditions. Following response to comment provided. *"A staging table showing pre and post staging at the ditch nodes is provided in section 3.2 of the PDR. The post development conditions does not create an increase in staging."* The resubmittal provided shows increases in water surface elevations (WSE) for the 100-yr, 24-hr storm event. For example, the PDR shows an increase in the 100-yr, 24-hr WSE at node "N +18.56-A" from elevation 11.869' in the pre-development condition to 14.133' in the post-development condition. This results in over a 2' increase in WSE on the upstream properties and is not acceptable. Please continue to revisit the analysis to show no increase in staging on the adjacent properties for the 2, 10, 25, & 100-yr, 24-hour storm events and account for any bank overtopping through the project as well to ensure that is not impacting adjacent properties either. This is critical to support the quantitative stormwater management variance through showing no adverse impacts on adjacent properties.	*"See Part 3 Design information of the Drainage Report. The Pre and post development Node staging Chart provides the level of staging at the 100 year storm event. The proposed design shows that there is no increase in staging for the 2, 10, 25, & 100 storm events. Please reference results in Appendix B: ICPR Node Min-Max Report."*
9	USACE/ PDR	Provide a USACE jurisdictional wetland determination for the subject property as part of the PDR. Following response to comment provided. *"There are on-going coordination with Newkirk Environmental Inc to obtain a JD letter for the property."*	Complied. Comment generally addressed per 01/16/2020 email containing a Delineation Concurrence (DC) notification from the USACE. Per follow-up correspondence from the USACE, the DC does not make a determination of the jurisdictional status of any waters on a site (i.e. jurisdictional vs. non-jurisdictional under the Clean Water Act). However, the DC does provide a response

#	Sheet/ Page #	Comment	Resolution
		Resolution to comment outstanding. Please provide a USACE jurisdictional wetland determination for the subject property as part of the PDR. Following response to comment provided. *"Waiting on USACE JD approval. We expect the JD letter prior to Planning Commission and will submit to the City upon approval."* Resolution to comment outstanding. Please provide a USACE jurisdictional wetland determination for the subject property as part of the PDR.	regarding the delineation and footprint of waters onsite, as the DC states that the delineation is "a reasonable representation of the aquatic resources located onsite."
10	PDR	In section 1.1.A.1 of the Preliminary Drainage Report (PDR), there is a typo for the word Tract.	Complied. Comment addressed per following response to comment. *"Typo has been revised as requested. See PDR."*
11	PDR	Revise section 3.1.C to account for the applicable qualitative stormwater management requirements for the project as well as the conceptual approaches to meet those requirements. Such approaches will need to be consistent with the City's Stormwater Design Standards Manual and PUD for the development. Following response to comment provided. *"Permanent Water Quality Measures will be addressed and calculated with later submittals."* Response to comment is not acceptable as the PDR must account for the qualitative stormwater management approaches. Revise to account for those approaches outlined in revised design discussed with the City on 12/12/2019.	Complied. Comment generally addressed per following response to comment per the 01/09/2020 pdf submittal. This will be further assessed as part of the preliminary plat and road construction plans submittal process. *"Water quality calculations provided in section 3.1.C of the PDR. The revised submittal proposed LID systems to meet stormwater quality requirements."*

#	Sheet/ Page #	Comment	Resolution
12	PDR	Verification in the form of pre- and post-development water surface elevations will be required to confirm the statement from section 3.2.A.1 that the increase in peak flow from the 2-yr storm event will have "no adverse impacts downstream." Following response to comment provided. *"Per preliminary calculations and comparisons from the PDR, there is no offsite impacts to the adjacent properties due to increased staging nor increased runoff rates. See Pre and Post-developed Runoff Summary at ZBN table on page 9 of the PDR and Appendix B: Calculations from the PDR."* Response to comment was noted, however, the submittal provided still included a variance request for an increase in peak flow from the 2-yr, 24-hr storm event. Please clarify and/or revise the variance request accordingly to be consistent with the PDR. Following response to comment provided. *"Varaince request letter was confusing and has been revise to read "A variance to Section 3.1.2. which requires stormwater runoff generated from construction, development and re-development shall be controlled to predevelopment rates. Due to proximity of the site to the Stono River, the project will seek a stormwater detention variance per Section 2.10 of the City of Charleston Stormwater Design Standards Manual (SWDSM) for the 2, 5, 10, 25, 50, and 100 year storm events, provided that the release rates will have no significant adverse impact on the receiving natural waterway or downstream properties."* As noted in comment #8, the resubmittal provided shows increases in water surface elevations (WSE) for the 100-yr, 24-hr storm event. Please continue to revisit the analysis to show no increase in staging on the adjacent properties for the 2, 10, 25, & 100-yr, 24-hour storm	Complied. Comment generally addressed with revised PDR per resolution outlined in comment #8.

#	Sheet/ Page #	Comment	Resolution
		events and account for any bank overtopping through the project as well to ensure that is not impacting adjacent properties either. This is critical to support the quantitative stormwater management variance through showing no adverse impacts on adjacent properties.	
13	PDR	For the tailwater conditions provided, the use of a dynamic tailwater based on the tidal cycle is acceptable. However the peak tailwater elevation must be synced with the peak flow timing from the site's runoff. Clearly address how this is incorporated into the design in the narrative of the PDR.	Complied. Comment addressed per following response to comment. *"Tail water conditions have been adjusted to show peak elevations at all times; hence, peak tailwater conditions will be synced with peak site runoff flow."*
14	PDR	For sites with dual HSG classifications, the City's requirement is to utilize the undrained soil type condition (i.e. for Type A/D soils, the Type D HSG classification is to be used in the hydrologic determinations) for new development and redevelopment projects unless adequate soil testing and groundwater monitoring can be provided to substantiate permanent well-drained conditions. Please revise the design accordingly for this requirement and be sure to list the appropriate soil classification for those dual HSG soils.	Complied. Comment addressed per following response to comment. *"The CN values have been adjusted to meet the Type D HSG classifications for dual classifications. An update CN table has been provided in the PDR."*
15	PDR	In order to allow the use of the "Fair" hydrologic condition for the woods cover type, proper justification must be provided to show this condition is consistent with TR-55 manual for woods that "are grazed but not burned, and some forest litter covers the soil."	Complied. Comment addressed per following response to comment. *"Calculations for note pertaining to "fair" conditions determination. Note states "Commercial, single family, and right-of-way areas are assumed to be fair conditions while natural undeveloped areas are assumed to be good soils conditions."*

#	Sheet/ Page #	Comment	Resolution
16	PDR	The minimum CN values to be used for existing wetland areas is 98. Please revise accordingly as well as justify why the wetlands were considered to be "Fair" as noted in the above comment for woods.	Complied. Comment addressed per following response to comment. *"CN value for wetland areas have been updated to 98. See PDR Appendix B: Calculations for note pertaining to "fair" conditions determination. Note states "Commercial, single family, and right-of-way areas are assumed to be fair conditions while natural undeveloped areas are assumed to be good soils conditions."*
17	PDR	Address why the residential lots and open space were assigned the "Fair" soil condition in the CN determinations.	Complied. Comment addressed per following response to comment. *"Please see previous response."*
18	PDR	The pre- and post-development drainage basin maps are incomplete as the off-site drainage areas have not been delineated or shown. Revise accordingly to account for all off-site drainage areas and incorporate the runoff from those areas in the H&H modeling. Following response to comment provided. *"Pre and post-development drainage basin maps have been updated to incorporate all areas of the offsite drainage included for analysis."* Response to comment noted and the maps appear to have been adjusted accordingly, but the 11x17 print outs of the basin maps cannot be fully discerned as all linetypes are not visible. Provide maps on at least 24x36 size sheets for better legibility and confirmation this comment has been fully addressed.	Complied. Comment addressed per following response to comment. *"Noted. Additional 2017 SCDNR LIDAR data will be utilized for the road construction plan submittal* *The time of concentration flow path for Offsite 3 has been corrected so that it does not cross Basin 6. The Pond in basin "Offsite 3" has been removed. There is no pond proposed in Basin Offsite 2. This has been removed from the Post Development Basin Exhibit.* *The flow path crossing basin "24+00" was a Pre Condition flow path that was not frozen.*

#	Sheet/ Page #	Comment	Resolution
		Following response to comment provided. *"Drainage Basins Exhibits have been provided on 24 x 36 size sheets"* As discussed during the 02/06/2020 review meeting, the contributing drainage area west of River Road requires revisions based on the City's Johns Island Drainage Basin delineation work. Analyze offsite drainage basin per the City's Drainage Map. Following response to comment provided. *"Offsite Basin 1 has been updated to reflect the drainage map provided by the City. The new design accounts for nearly 15 additional acres. The additional area has been determined to be Commercial and Business and 25% Residential."* The revised maps were evaluated and found to be generally acceptable, with exception to the following minor remaining comments. ➢ Note that while the USGS quadrangle maps were used for the drainage basin analysis associated with this preliminary drainage report (as referenced in the Pre-Development portion of Part 1), the road construction plans submittal will be required to use more detailed 2017 SCDNR LiDAR data of the area. No revisions required as this comment is provided for reference and applies to the future road construction plans submittal. ➢ In the post-development drainage basin map, the time a concentration flow path crosses over between basins "Offsite 3" and "Basin 6." There also appears to be a pond in basin "Offsite 3" that is not accounted for in the drainage basin analysis. The later circumstance also occurs for basin "A-24+00" as well. Please clarify and/or revise accordingly.	*This has been removed form the Post exhibit. See updated Post Development basin maps in appendix B."*

#	Sheet/ Page #	Comment	Resolution
19	PDR	Show the cross sections incorporated into the ICPR model on the pre- and post-development drainage basin maps and confirm which side of the cross sections the stationing begins. Appropriate cross sections will be needed to understand how proper analysis points have been provided to account for no adverse impact on adjacent properties as a result of the quantitative stormwater management approach for the site. Following response to comment provided. *Cross-sections, both numerical and graphically, have been provided in the preliminary drainage report for the water conveyance through the wetlands. Maps have also been provided that include stationing of the channel cross-sections."* Response to comment noted and the maps appear to have been adjusted accordingly, but the 11x17 print outs of the basin maps cannot be fully discerned as all linetypes are not visible. Provide maps on at least 24x36 size sheets for better legibility and confirmation this comment has been fully addressed.	Complied. Comment generally addressed per following response to comment per the 01/09/2020 pdf submittal. This will be further assessed as part of the preliminary plat and road construction plans submittal process. *"Surveyed Ditch Information provided in Appendix C of the PDR. Print out are on a 24 x 36 size sheet. Ditch cross sections in the ICPR model are displayed in the Pre & Post input summary."*
20	PDR	Please revise the variance letter included in the PDR to be directed to Matthew Fountain, Director of the Department of Stormwater Management as that department has oversight of the SWDSM requirements for quantitative and qualitative stormwater management. The variance request will be further considered upon receipt of a revised PDR per these review comments. Following response to comment provided. *"The variance letter has been revised in the Preliminary Drainage report to be directed to the Director of the Department of Stormwater*	Complied. Comment generally addressed per following response to comment (and as accounted for in comment #8) per the 01/09/2020 pdf submittal. This will be further assessed as part of the preliminary plat and road construction plans submittal process. *"The varance letter has been revised to remove confusion. The new letter states "A variance to Section 3.1.2. which requires stormwater runoff generated from*

#	Sheet/ Page #	Comment	Resolution
		Management, Mr. Matthew Fountain. It is understood that the request will be further considered with the revised PDR and review comments." Response to comment was noted, however, the submittal provided still included a variance request for an increase in peak flow from the 2-yr, 24-hr storm event. Please clarify and/or revise the variance request accordingly to be consistent with the PDR. Additionally, the variance request includes a reduction from the drainage easement width to only a 40' section with 5' for one side of the ditch, 15' for the ditch section, and 20' for a maintenance shelf. This appears to be missing a 5' portion for both sides of the ditch as discussed during the site visit for any channel erosion/migration. Please revise the open channel easement variance request to provide this requirement. Be sure this easement is shown on the revised grading and drainage plans for the concept plan.	*construction, development and re-development shall be controlled to predevelopment rates. Due to proximity of the site to the Stono River, the project will seek a stormwater detention variance per Section 2.10 of the City of Charleston Stormwater Design Standards Manual (SWDSM) for the 2, 5, 10, 25, 50, and 100 year storm events, provided that the release rates will have no significant adverse impact on the receiving natural waterway or downstream properties."* *See revised variance request letter. "The typical section will have a five (5) foot undisturbed width on each side of the ditch, a fifteen (15) foot ditch section, and then a twenty (20) foot maintenance shelf adjacent to the opposite bank which sometimes varies to preserve existing grand trees." The Easement is shown on C-7.0 Grading & Drainage Plan"*
21	C3.X Series	Incorporate the vertical datum reference on the existing conditions survey sheets provided. Following response to comment provided. *"Vertical Datum has been provided with within the north arrow of the existing conditions sheets (NAD 83)."* Response to comment seems errant as NAVD 88 appears to have been used. Please clarify and/or revise accordingly.	Complied. Comment addressed with general note #2 on the cover sheet indicating the plans are based on the NGVD29 datum.

#	Sheet/ Page #	Comment	Resolution
		Following response to comment provided. *"Vertical Datum is NAVD 88 and is shown on plans."* Response to comment is not consistent with revised design provided that incorporates NGVD29 datum. Please clarify and confirm the vertical datum is clearly referenced in the concept plans consistent with the PDR.	
22	C7.0	For the use of the wet detention ponds, the City strongly encourages the incorporation of a 10-foot-wide vegetated shelf around the perimeter of the proposed stormwater management pond with the inside edge of the shelf 6" below the permanent pool level and the outside edge 6" above the permanent pool level with a resulting slope of 10:1. With half the shelf below the water and half the shelf above the water, **the vegetated shelf will provide a location for an appealing, diverse population of native, emergent wetland vegetation** that enhances biological pollutant removal, provides a habitat for wildlife, protects the shoreline from erosion, promotes ecological mosquito control (i.e., attracts a variety of predator insects for natural mosquito control) and improves sediment trapping efficiency. Additionally, the incorporation of a vegetated shelf is a **natural deterrent to Canadian Geese** as they do not like waterbodies where their visual line of sight between the water and the adjacent grass area is broken by the shelf plantings. Finally, such a shelf would also provide **a safety feature** prior to the deeper permanent pool.	Complied. Comments generally addressed per following response to comment and will be fully assessed as part of the preliminary plat and road construction plans submittal process. *"With future TRC submittals and a more extensive drainage analysis, a 10' littoral shelf will be considered with the inside edge beginning 6" below the water surface elevation and the outside edge ending at 6" above the water surface elevation."*
23	C7.0	Eliminate conflicts between the proposed drainage easements and existing/preserved trees as preserved trees are not to be located in the drainage easements. Following response to comment provided.	Complied. Comment generally addressed per following response to comment (and as accounted for in comment #8) per the 01/09/2020 pdf submittal. This will be further

#	Sheet/ Page #	Comment	Resolution
		"Drainage easements, particularly along the stormwater conveyance within the wetlands, have been adjusted to maintain adequate maintenance and access while preserving tree protection." Response to comment noted, however based on the revised plans, this needs to be confirmed with showing the proposed easements on the revised concept plans in order to confirm conflicts have been addressed.	assessed as part of the preliminary plat and road construction plans submittal process. *"The proposed drainage easement has been revised per direction of City and is represented on C-7.0 Grading and Drainage Plan"*
24	C7.0	If used on the site, manufactured treatment devices (MTDs) are typically not permitted in the right-of-way and are not to be maintained by the City. Location will need to be discussed with the City and the long term operation and maintenance will need to be addressed in the Covenants for Permanent Maintenance of Stormwater Facilities agreement.	Complied. Comments generally addressed per following response to comment and will be fully assessed as part of the preliminary plat and road construction plans submittal process. *"Water quality devices will be necessary to meet the requirements in the SDSM. Coordination efforts with the stormwater department throughout the TRC process and future submittals to establish maintenance and operations of the devices will be on-going."*
No new comments issued for 10/24/2019 TRC resubmittal.			
The following comments were discussed between the owner, SWA, and City during a 02/06/2020 review meeting based upon the 01/09/2020 pdf resubmittal.			
25	PDR	Adjust the land use breakdown to account for the future commercial property to the West of the Indigo Grove development.	*See Appendix B, Manual Basin Breakdown for Offsite 2. The Pre and Post Development Land Use is analyzed as "commercial and business" to account for the future development. This*

#	Sheet/ Page #	Comment	Resolution
			assumption is made to ensure that the drainage improvements do not restrict the construction of upstream properties.
26	PDR	Update the drainage report to reflect new project name	*Report correctly references project name, Indigo Grove*
27	PDR	Update the distance to the receiving water body.	*See Part 3 of the drainage report. The project is 1,110' to the nearest receiving water body.*
Review comments based upon 02/10/2020 pdf resubmittal.			
28	PDR	In the "Existing off-site pre-development conditions" portion of the pre-development narrative under Part 1 of the PDR, the second paragraph indicates the runoff from the "commercial area along Maybank Highway, south of River Road, drains through pipes and roadside ditches to the intersection of River Road and Maybank Highway and crosses Maybank Highway and proceeds west." This description does not appear to be consistent with the drainage basin mapping provided. Please clarify and/or revise accordingly.	Complied. Comment addressed per following response to comment. *"The pre-developmetn narrative has been updated to reflect the basin map provided by the City.* *"As depicted in the drainage basin map provided by the City of Charleston stormwater department, the commercial and noncommercial areas between Pineland Drive and River Road drain to the roadside ditch along River Road. The runoff eventually crosses at a single CMP under River Road, approximately 940lf south of the intersection of Maybank Highway and River Road. Drainage continues through a series of channels and wetlands that intersect with the onsite conveyance channel system located ar*

#	Sheet/ Page #	Comment	Resolution
			node A-28+18.56 and through the project. See drainage basin map in Appendix B.""
29	PDR	Update section 1.2.A.4 (proposed drainage infrastructure) of the PDR based upon the 12/2019 conceptual plan modifications.	Complied. Comment addressed per following response to comment. *"Section 1.2.A.4 of the PDR has been revised to reflect the current drianage system:* *"4. Proposed Infrastructure: Stormwater conveyance, Rain gardens, Vegetated Swales, Level Spreaders, vegetated buffers and Wet Detention Pond."*
30	PDR	The tailwater data section provides a description of how a tide range was established for NOAA tide data table. The NOAA tide table provides a tidal elevation (NGVD29) range from -2.16' for MLLW to 3.52' for MHHW. Since the City requirement is to use a minimum of 4.5' for MHHW, that value was used, but the low end value remained the same. This results in a tidal cycle having an additional 0.98' in range, which is inaccurate. Therefore, given 0.98' was added to the MHHW elevation, then the same needs to be applied to the MLLW elevation for consistency in a tidal cycle range. Please revise accordingly or provide further justification for the additional tidal cycle range. Additionally, when using a dynamic tailwater condition to replicate the tidal cycles, the intention is to match the timing of the peak runoff for the cumulative drainage basin analysis to the MHHW elevation (or 3.52' NAVD, whichever is higher). Please confirm how the analysis provided accomplishes this intent.	Complied. Comment addressed per following response to comment. *"The Tidal condition has been removed (See Section 2.5 of the PDR). A static condition of 4.5' has been applied to the ZBN1. This is a conservative approach to running the model and removes the need to adjust the peak runoff time.* *time (hr) stage (ft)* *0 4.50'* *12 4.50'* *40 4.50'"*

#	Sheet/ Page #	Comment	Resolution
31	PDR	Clarify why the stage series for ZBN 2 is different in the pre-development than in the post-development conditions. The post-development conditions only utilize three time-stage values (0 HR, 12 HR, 40 HR) versus the eight 6-hour time-stage values used in the pre-development condition. Also clarify why the stage elevations vary and what the associated time intervals represent.	Complied. Comment addressed per following response to comment. *"The comment was due to an input error. The model has been corrected so that the tailwater condition and the pre and post match.* *time (hr) Stage (ft)* *0 6.66* *12 9.15* *40 6.66"*
32	PDR	Update section 3.1.A of the PDR to reflect the requirement for no increase in the 2, 10, 25, 50, & 100-yr, 24-hr water surface elevations in support of the proposed quantitative stormwater management variance.	Complied. Comment addressed per following response to comment. *"Section 3.1.A has been revised to reflect the staging requirement. The post development conditions must not show an increase in staging.* *'2.To ensure the development does not have a significant adverse impact on adjacent properties, there will be no increase in the water surface elevation for the 2, 10, 25, 50, and 100-yr storm events.'"*
33	PDR	Update section 3.2.A.c of the PDR to reflect the current PDR where the summary table provided in section 3.2 does not show an increase in the 10-yr storm event. Also update the description of the proposed waiver as well.	Complied. Comment addressed per following response to comment. *"c. The Pre- and Post- Development Staging Table shows that there is not an increase in water surface elevation. The purpose of this*

#	Sheet/ Page #	Comment	Resolution
			result is to prove that the development will not adversely impact downstream or upstream properties. Matching existing staging suggest that the system does not over top in post developed condition and therefore does not adversely impact adjacent properties."
34	PDR	Note the soils map was not updated in accordance with the revised drainage basin boundaries. Please clarify how the pre- and post-development hydrologic conditions were updated for the additional contributing drainage areas. As long as those areas were updated for the ICPR model, then the soils map can be updated as part of the preliminary plat and road construction plan submittal process.	Complied. Comment addressed per following response to comment. *"In the previous model, the soil map was updated in accordance to the revised drainage basin boundaries however the map in appendix A was not updated. The correct Soil map has been included in Appendix A of the Drainage Report. Reference the Manual Basin Report to review the expanded limits of the soil map."*
35	PDR	The redlined elevations listed in the tide gage data sheet contain an error for the MHHW elevation as the resultant value of 3.20' is listed instead of the 3.52' elevation. Please revise accordingly.	Complied. Comment addressed per following response to comment. *"The redlined tide gage data has been corrected to show a MHHW of 3.52'. A static tailwater condition of 4.5' has been applied to ZBN1."*
36	PDR	Provide reasoning for the use of elevation 9.50' for "Node: N: B 1+00" given the existing topography shown at that location ranges from 11-12'.	Complied. Comment addressed per following response to comment. *"In the Post Conditions, channel B is rerouted to eliminate two crossing under the proposed roadway. The new channel will tie into the*

#	Sheet/ Page #	Comment	Resolution
			main channel at STA: 24+00 instead of STA: 23+00. The elevation has been adjust to 9.16 to keep the new channel on a constant slope. STA 24+00 and STA: 02+00 are existing channel elevations. *STA Bottom of Channel* *A 24+00 06.98'* *B 01+00 09.16'* *B 02+00 11.34' "*
37	Concept Plans	The professional engineer stamp and signature needs to be updated on the concept plans submittal from Betty Niermann to Robert Patterson Farmer based on the PDR submitted.	Complied. Comment addressed per following response to comment. *"Robert Patterson Farmer has stamped and signed the plans in submitted to the Planning Commission for the Meeting on 02/19/20."*
38	Concept Plans	Note that qualitative stormwater management must be provided for the drainage for the portions of lots not draining towards the wet detention ponds. The utilization of aquatic/vegetative buffers would be a consideration, but the City would need for confirmation to what design criteria will be utilized for said buffers. Be sure to address whether there are any proposed freshwater wetland buffers and whether they can be used for qualitative stormwater management.	Complied. Comment addressed per following response to comment. *"A 10' undisturbed Wetland buffers will be established when conditions permit between development areas and natural areas to be reserved. A vegetated buffers or vegetated filter strip is an example of low impact development. They mimic the site's predevelopment hydrology and treat the lot runoff that is not routed towards the drainage system. An ideal model will be performed to confirm that the runoff is treated within the*

#	Sheet/ Page #	Comment	Resolution
			10' vegetated buffer. Vegetated buffer descriptions have been added to the PDR (Part 1: Post Development, 1.2.4 Proposed Infrastructure, Appendix B: Water Quality Analysis. *https://scdhec.gov/sites/default/files/docs/Environment/docs/Mitigation_Guidelines.pdf* *'Sizes of buffers: Buffers in single family residential developments should average 35 feet in width; high density residential and light commercial (total commercial site development less than two acres) must average 50 feet; and heavy commercial and industrial developments must maintain an average 75 feet buffer area. The widths are averages; consideration will be given to physical and design constraints. Buffer areas must be plainly marked before, during, and after any construction activities to ensure that no encroachment occurs. Permanent signs saying "Protected Natural Area" are preferred. Buffer widths may be reduced by 10 feet in accordance in the 1st bulleted paragraph above if set aside as completely undisturbed natural areas.'"*

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Ordinance Amendment 1:

Request approval of an ordinance providing for an amendment of the Daniel Island Master Plan Section 3.2(4)(2)(7) by deleting "or day care facilities" and adding attached Section 3.2(4)(8) "Day care facility."

BACKGROUND

The attached Exhibit describes the proposed zoning text amendments.

STAFF RECOMMENDATION

APPROVAL

3.2(4) Daniel Island General Office Zone ("Daniel Island General Office" or "Daniel Island General Office Zone") (DI-GO)

In Daniel Island General Office Zones, land may be used for the following permitted uses (see Section 4.2 for lot, building, and parking regulations):

3.2(4)(1) Residential Uses, subject to the provisions of Section 4.2 below, including that, in any areas where residential development is to occur, only uses permitted in DI-R Zones are permissible for further development in that area once any residential development has occurred.

3.2(4)(2) Office buildings, professional, executive, administrative and governmental, including but not limited to:

3.2(4)(2)(1) testing and research facilities and laboratories,

3.2(4)(2)(2) general office buildings,

3.2(4)(2)(3) government administrative offices.

3.2(4)(2)(4) insurance, real estate, architects, engineers, attorneys, and other professional business services,

3.2(4)(2)(5) financial institutions, banks, savings and loan, mortgage loan and similar financial institutions without detached drive-in or automated teller facilities.

3.2(4)(2)(6) The Retail and Service uses permitted by Section 3.2(3)(4) shall be considered accessory uses of an office building.

3.2(4)(2)(7) Cafeteria and/or coffee shop or snack bar, apothecary, communication facilities, recreational facilities, ~~or day care facilities~~ may be included as tenants' accessory uses.

3.2(4)(3) Hospitals, medical and dental clinics and offices.

3.2(4)(4) Hotels

3.2(4)(5) Nursing Homes.

3.2(4)(6) Free-standing parking structures and surface parking lots

3.2(4)(7) Sewage disposal and water pumping facilities, if the Board of Zoning Appeals-Zoning finds, after review, that the facility is essential for service of the immediate area, will be enclosed with an appropriate woven iron or solid fence, will be suitably landscaped, and no storage of vehicles or equipment will occur.

3.2(4)(8) Day care facilities

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Ordinance Amendment 3:

To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission rules and procedures.

BACKGROUND

This ordinance will be presented in detail during the Planning Commission meeting.

STAFF RECOMMENDATION

TO BE DISCUSSED DURING THE MEETING

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING APPLICABLE SECTIONS RELATED TO PLANNING COMMISSION COMPOSITION TO ESTABLISH COMMISSION MEMBER ALTERNATES AND TO UPDATE OTHER APPLICABLE SECTIONS RELATED TO PLANNING COMMISSION RULES AND PROCEDURES.

Section 1. That Section 54-941 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"Sec. 54-941. - Planning Commission composition; terms; organization; meetings; procedural rules.

a. The Planning Commission shall consist of the nine (9) members and two (2) alternates ~~citizens of the city of Charleston~~ who do not hold an elected public office in the City of Charleston and are appointed by City Council. Board members shall be citizens of the City of Charleston, with the exception of the professions required by this ordinance whom may be non-citizen owners or principals of a business within the City of Charleston. Of the members appointed, one (1) shall be an attorney, one (1) shall be in real estate, and one (1) shall be a representative of the development community. Members of the commission and alternates ~~first to serve~~ shall serve ~~be appointed for~~ staggered terms of three (3) years or until their successors are appointed as described in the Code of the City of Charleston Sec. 2-152 ~~the agreement of organization and shall serve until their successors are appointed by City Council~~. A vacancy on the Planning Commission must be filled for the unexpired term in the same manner as the

original appointment. City Council may remove any member of the commission for cause.

b. The Planning Commission shall organize itself electing one of its members as chairman and one as vice-chairman whose terms must be for one year. It shall appoint a secretary who may be an officer or employee of the governing authority or of the Planning Commission.

c. The Planning Commission shall meet at the call of the chairman and at such times as the chairman or commission may determine.

~~d.~~ The commission shall adopt rules of organizational procedure (Appendix F) and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. ~~The Planning Commission may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated.~~

e. Alternate members, when seated, have all the powers and duties of regular members. Alternate members may always attend meetings but shall only participate in Planning Commission deliberations and debate, make motions and vote in the absence or voting disqualification of a regular member or the vacancy of a regular member's seat."

Section 2. That Appendix E of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting all sections and text and reserving Appendix E for future use as the information and references in this appendix are no longer in accordance with applicable State and City codes.

Section 3. That Appendix F, Article I, Section 1, Section 2 and Section 3 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) are hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"**Section 1. - Rules.**

These rules of procedure ~~are adopted pursuant to S.C. Code 6-29-360~~ for the City of Charleston Planning Commission, which consists of nine (9) members and two (2) alternates appointed by City Council, are adopted pursuant to applicable State codes, the Code of the City of Charleston Sec. 2-152, and Article 9, Part 3 of this Zoning Ordinance. ~~Initially, three members shall be appointed for a one (1) year term, three members shall be appointed for a two (2) year term and three members shall be appointed for a three (3)~~

~~year term. Thereafter, all appointments to the Commission shall be for a three (3) year term to keep the terms of appointments staggered.~~

Section 2. - Office of the Commission.

The office of the Commission shall be the ~~Zoning Division office in the~~ Department of Planning, Preservation & Sustainability, or its successor department. ~~and Urban Development, 3rd floor, 75 Calhoun Street, Charleston, South Carolina 29401~~.

Section 3. - Officers.

The officers of the Commission shall be a chairman and vice-chairman elected for one year terms or until their successors are elected and qualified. ~~at the first meeting of the Commission in each calendar year.~~ The Commission shall appoint a member of the staff of the City as secretary of the Commission."

Section 3. That Appendix F, Article II, Section 1 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"**Section 1. - Time and Place.**

The Planning Commission shall meet ~~on the third Wednesday of each month at 5 p.m., unless such day is a legal holiday~~ in accordance with~~. An~~ an annual schedule of regular meetings and submittal deadlines ~~for the upcoming year shall be~~ that is published by the Department of Planning, Preservation and Sustainability, or its successor department, and posted ~~in the Zoning Division office~~ by December of each year. Special meetings may be called by the chairman upon 24 hours notice, posted and delivered to all members and local news media. Meetings shall be held at the place stated in the notices, and shall be open to the public."

Section 4. That Appendix F, Article V, Section 3 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"**Section 3. - Comprehensive Plan.**

All zoning and land development regulation amendments shall be reviewed first for conformity with the comprehensive plan. Conflicts with the comprehensive plan shall be noted in any report to the governing body on a proposed amendment. The elements of the comprehensive plan shall be reviewed and updated on a schedule adopted by the Commission meeting the requirements of applicable State codes. ~~S.C. Code 6-29-510(E).~~"

Section 5. That Appendix F, Article VI, Section 1 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"**Section 1. - Adoption.**

These rules were adopted by vote of a majority of the members of the Commission at a regular public meeting on May 19, 1999. Amendments to these rules were adopted by vote of a majority of the Commission at a regular public meeting on _ *(insert date of meeting)*___."

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2020, and in the _____ Year of the Independence of the United States of America

_____

John J. Tecklenburg, Mayor

ATTEST: _____

Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Ordinance Amendment 4:

An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone for corrections and clarifications.

BACKGROUND

This ordinance will be presented in detail during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-220 ACCOMMODATIONS OVERLAY ZONE FOR CORRECTIONS AND CLARIFICATIONS.

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

Section 1. That Section 54-220, b. 1., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by revising subsection (l) to correct the description of hotels that count toward the cap on the total number of full-service hotels on the peninsula by making the following changes:

"(l) the proposed accommodations use will not result in there being more than eight (8) Full-Service Hotels on the peninsula, inclusive of those Full-Service Hotels existing on the peninsula and those with approved special exceptions as of the effective date of this ordinance; for purposes of this subsection (l) only, a Full-Service Hotel means ~~**(1)**~~ a Full-Service Hotel as defined in subsection (i)~~**; and (2) any accommodations use on the peninsula**~~ having in excess of 150 sleeping units; and"

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2019,
and in the _____ Year of the Independence of
the United States of America

_____
John J. Tecklenburg, Mayor

ATTEST: _____
Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

February 19, 2020

Zoning 1:

Zoning Item	Property Address	Approx. Acres	Land Use	Previous Zoning	Recommended Zoning
1.	1320 King St Ext (Peninsula)	1.50	Abandoned Right-of-Way	Unzoned	Upper Peninsula (UP)
2.	Portion of Bender St (West Ashley)	0.13	Abandoned Right-of-Way	Unzoned	Single-Family Residential (SR-2)

BACKGROUND

The subject properties located on the Peninsula and West Ashley were both previously unzoned right-of-ways. The items first received first reading approval by City Council on January 14, 2020. Please see rezoning #1 for more information about zoning #1. For zoning #2, this property was previously a section of right-of-way owned by SCDOT but recently given to the City. The City is undertaking the abandonment of a section of the right-of-way at the end of the Bender Road which will be added to the total programmable acreage of the surrounding new Bender Park. The requested Single-Family Residential (SR-2) zoning district matches the surrounding neighborhood and will be the same zoning district as the rest of Bender Park.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property on the Peninsula is designated in the Century V Plan as Urban Core and the subject property in West Ashley is designated in the Century V Plan as Suburban. Given the surrounding zonings and existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
February 19, 2020

ZONING 1

1320 King St Ext (Peninsula)

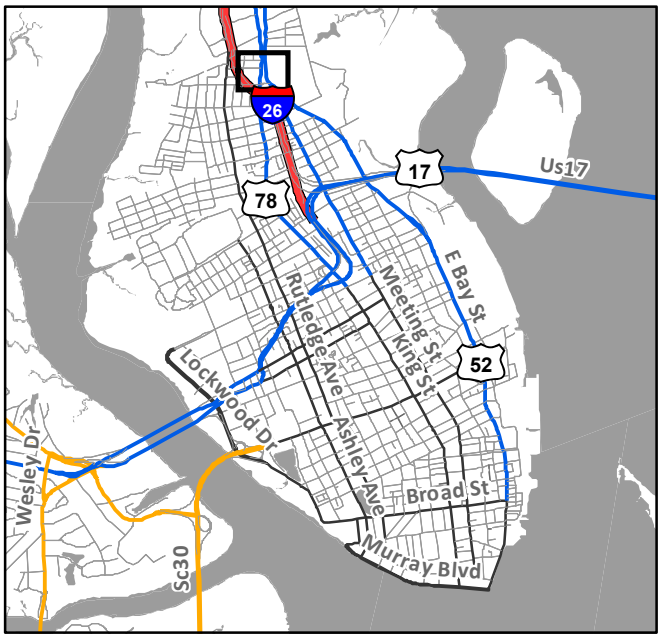
TMS # 4641400191

approx. 1.5 ac.

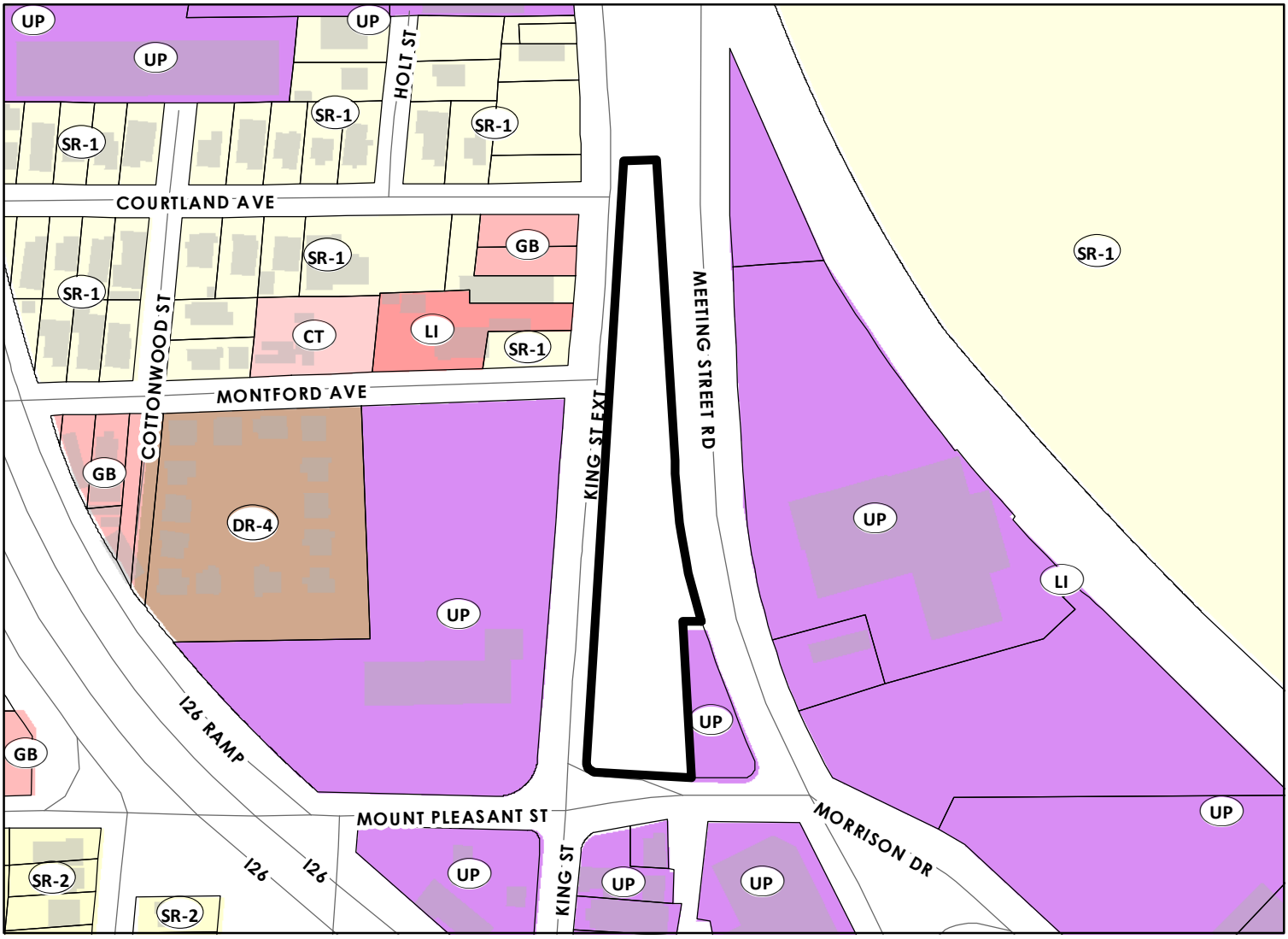
Request zoning of Upper Peninsula District (UP).
Previously unzoned right-of-way.

Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)
Applicant: City of Charleston

Area

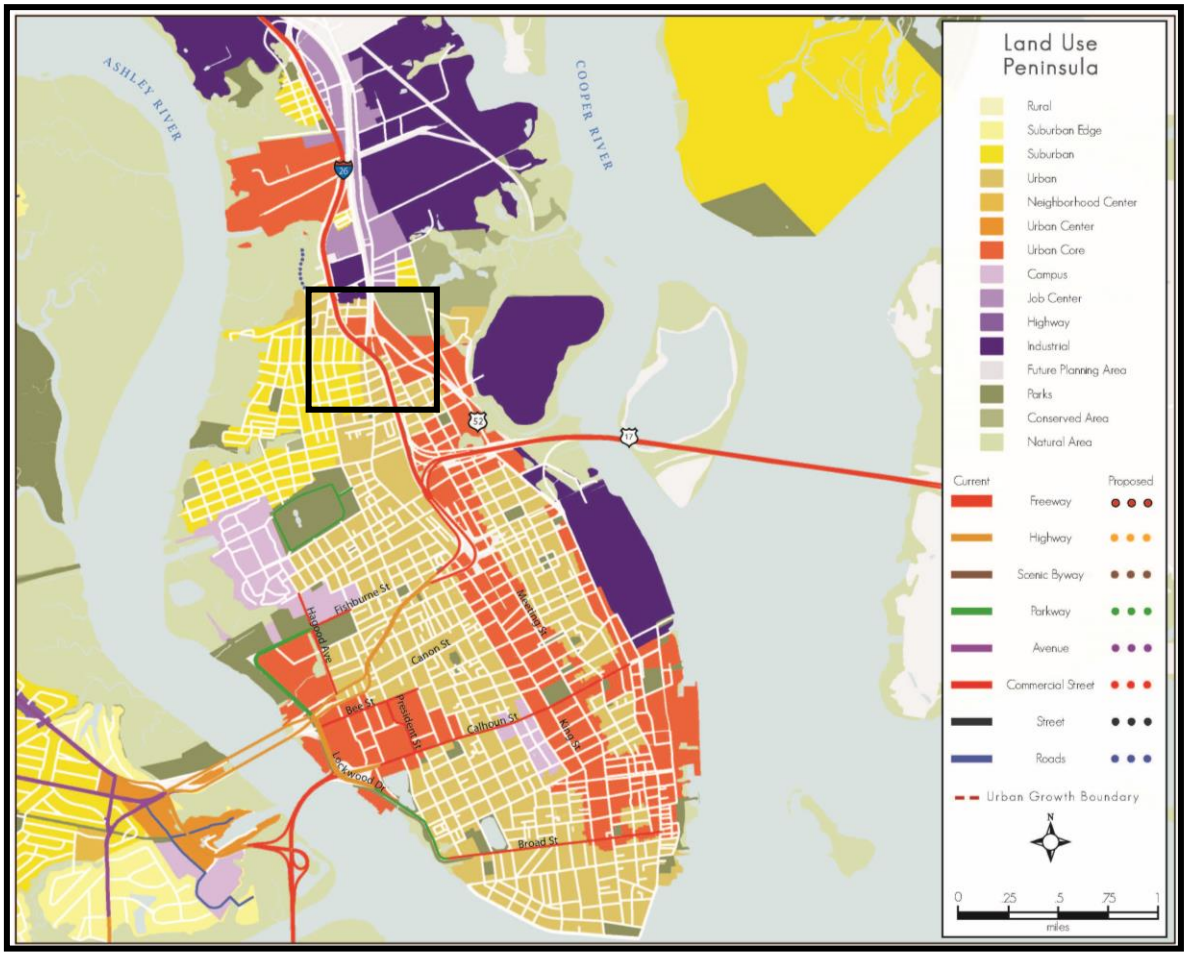


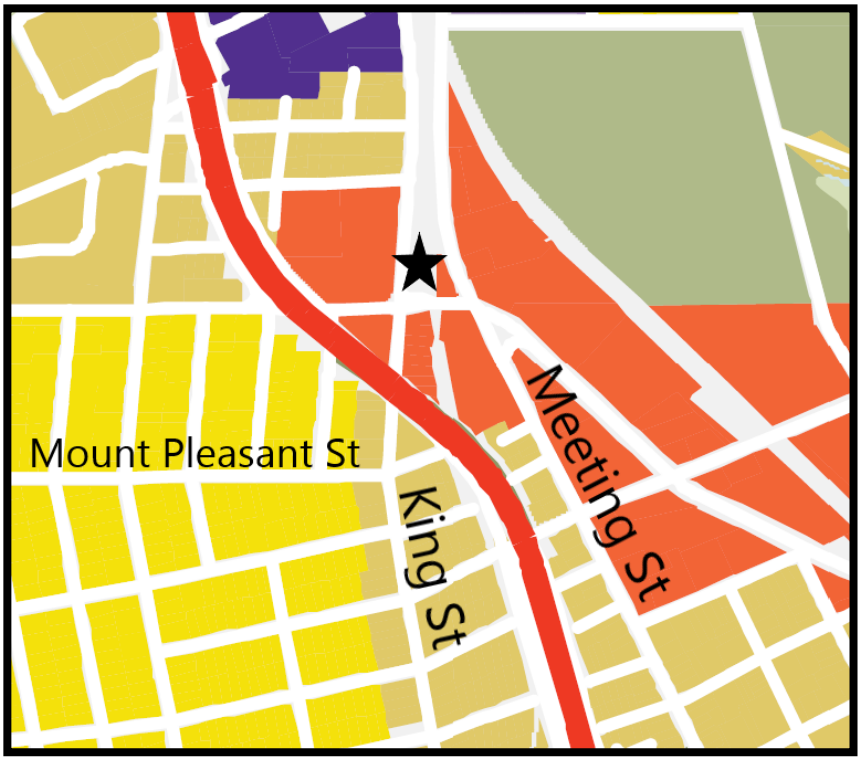
Location



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

1320 King St Ext
Century V Plan – URBAN CORE





City of Charleston

Planning Commission
February 19, 2020

ZONING 2

a portion of Bender St (West Ashley)

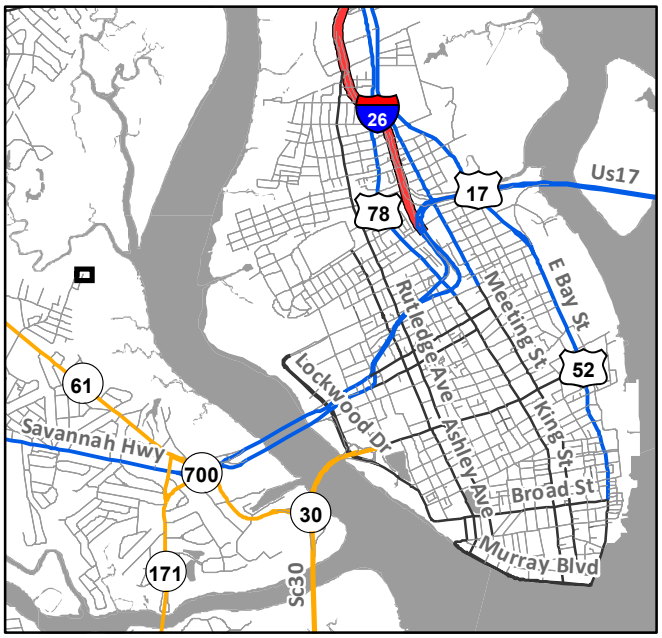
TMS # to be assigned

approx. 0.13 ac.

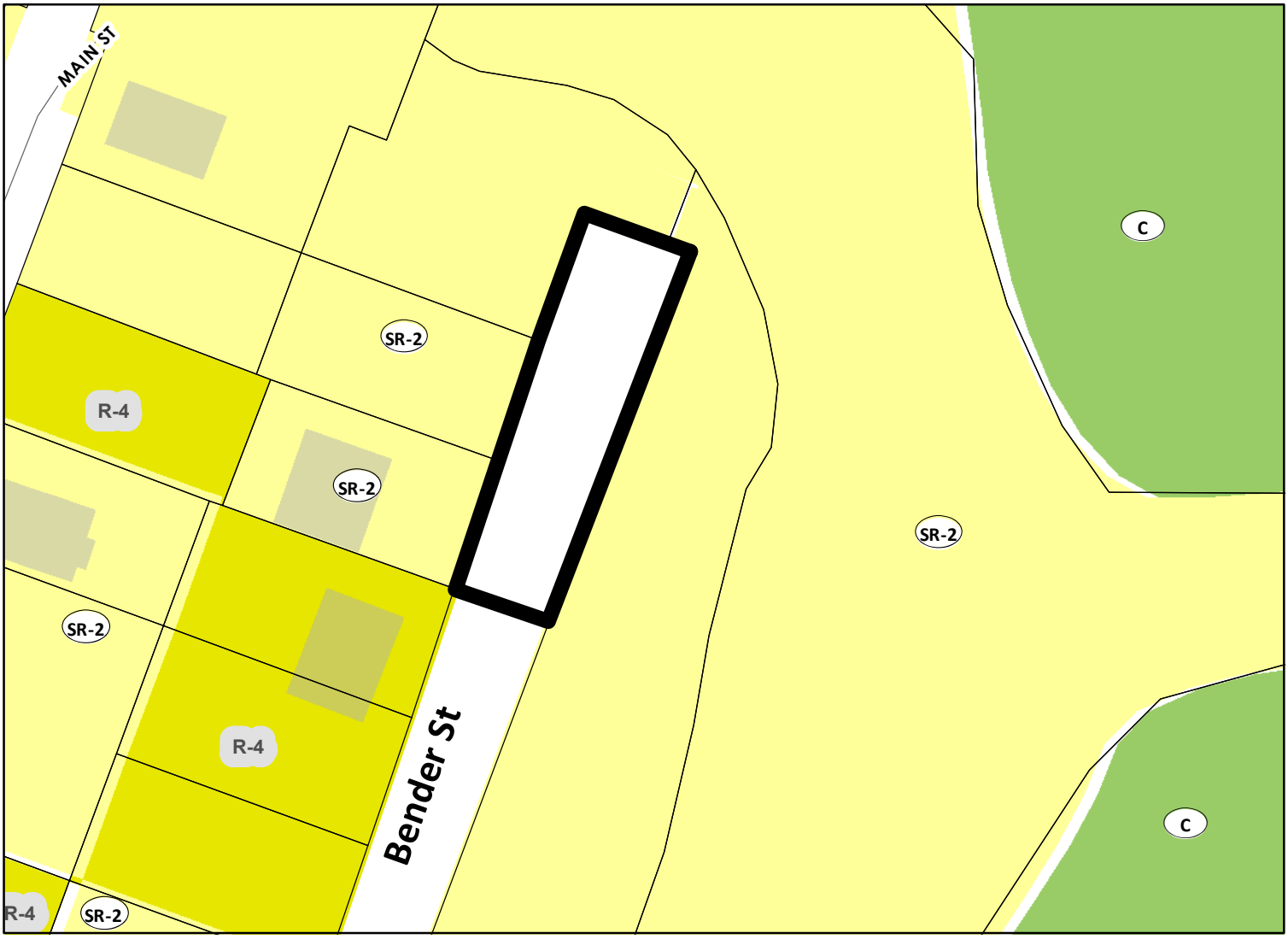
Request zoning of Single-Family Residential (SR-2).
Previously unzoned right-of-way.

Owner: City of Charleston
Applicant: City of Charleston

Area



Location



Department of Planning, Preservation & Sustainability
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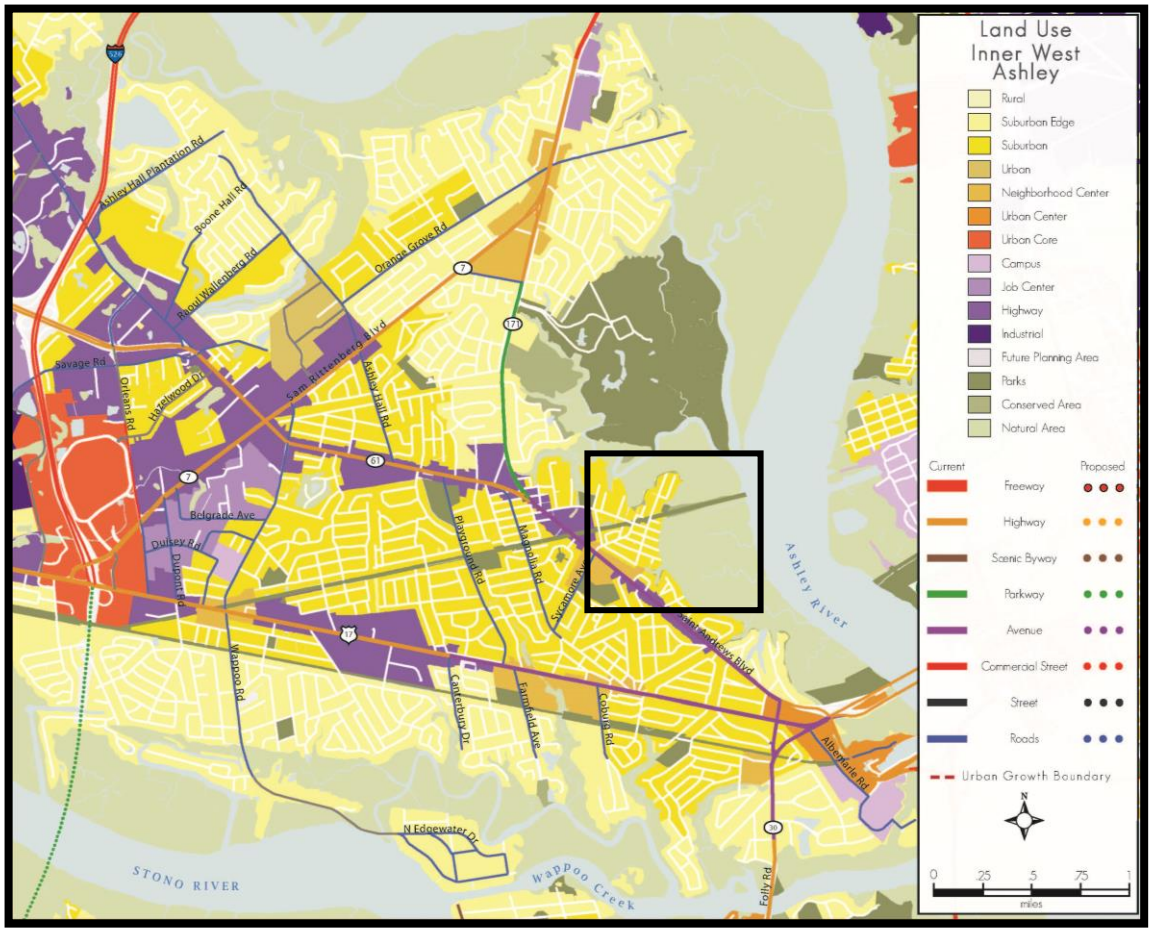
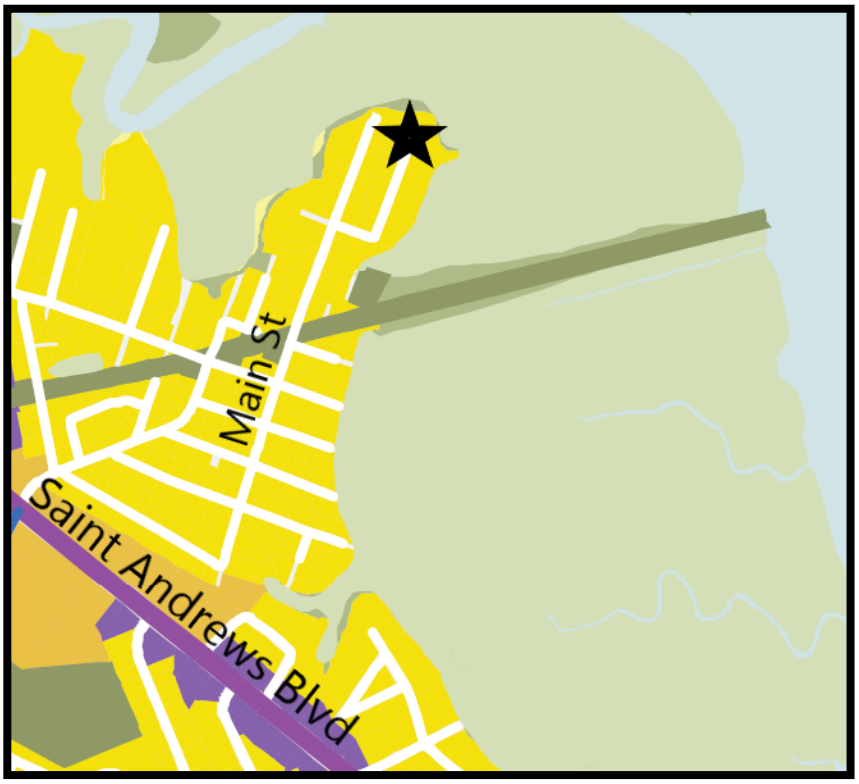
PORTION OF BENDER ST

CENTURY V PLAN – SUBURBAN