City of Charleston

PLANNING COMMISSION
September 21, 2022
Special Presentation at 4:30 PM
Regular Meeting at 5:00 PM

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

This meeting is being recorded and livestreamed on YouTube.
All items heard today are part of a **public meeting format**.

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

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

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**Your City of Charleston Planning Commission Members are:**

Charles Karesh – Chair  
Harry Lesesne – Vice-Chair  
Jimmy Bailey, Jr.  
Loquita Bryant-Jenkins  
Erika V. Harrison  
Donna Jacobs  
Angie Johnson  
McKenna Joyce  
Sunday Lempesis

**Your City of Charleston Assisting Staff are:**

Christopher Morgan,  
Planning Manager  
Lee Batchelder,  
Zoning Administrator  
Ana Harp,  
Senior Zoning Planner  
Jim Hemphill,  
Planner  
Philip Overcash,  
Senior Planner  
Chloe Stuber, Senior Planner  
Philip Clapper, Clerk
Special Presentation - Charleston Redevelopment Corporation

Beginning at 4:30 PM
Start of Regular Meeting at 5pm

Request approval of minutes from July 20, 2022 and August 17, 2022 Planning Commission meetings.
REZONING RECONSIDERATION 1

179 & 181 Fishburne St (Westside- Peninsula)
TMS # 4600702173, 175 and 242 - approx. 0.23 ac.

Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Owner: Mt. Hermon Reformed Methodist Episcopal Church
Applicant: Matthew Campbell
City Plan Future Land Use Recommendation

REZONING RECONSIDERATION 1: 179 & 181 Fishburne St

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
AERIAL
REZONING
RECONSIDERATION 1

179 & 181 Fishburne St
(PENNINSULA)
Sec. 54-306:

15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
SUBJECT PROPERTIES TOWARD THE EAST
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE WEST
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE EAST
Apply Appendix F, Article V, Section 4 of the Zoning Ordinance, which outlines the rules of procedure for reconsideration by the Planning Commission:

Section 4. - Reconsideration.
The Commission may reconsider any review when so requested by the governing body, or when an applicant brings to the attention of the Commission new facts, a mistake of fact in the original review, correction of clerical error, or matters not the fault of the applicant which affect the result of the review.

https://library.municode.com/sc/charleston/codes/zoning?nodeId=APXFRUPRPLCOCH_ARTVREPR_S4RE
REZONING 1
313 Ashley Ave (Westside - Peninsula) TMS #4600702053- approx. 0.13 ac.

Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Owner: RCC Properties, LLC
Applicant: Synchronicity

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
OLD CITY HEIGHT DISTRICT MAP WITH REZONING REQUEST LOCATIONS IN THE WESTSIDE NEIGHBORHOOD

- 313 Ashley Ave
- 0 Orrs Ct
- 18 Orrs Ct
- 20 Orrs Ct
- 179-181 Fishburne St
313 Ashley Ave
(Neighborhood)
REZONING 1: 313 Ashley Ave

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
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SUBJECT PROPERTY (VACANT LOT) AND NEIGHBORING PROPERTIES TO THE SOUTH AND NORTH
NEIGHBORING PROPERTIES TO THE SOUTH
NEIGHBORING PROPERTIES TO THE NORTH
REZONING 2

0 Orrs Ct (Westside - Peninsula) TMS # 4600702070 - approx. 0.07 ac.

Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Owner: RCC Properties, LLC
Applicant: Synchronicity
CHARLESTON CITY PLAN FUTURE LAND USE

0 Orrs Ct
(Neighborhood)

LEGEND

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

CHARLESTON CITY PLAN FUTURE LAND USE
REZONING 2: 0 Orrs Ct

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
Sec. 54-306:

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Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
Orrs Ct. ROW Width

ROW Distance- 15 ft
SUBJECT PROPERTY NOT VISIBLE FROM THE STREET (VACANT LOT TO THE REAR OF HOUSE)
NEIGHBORING PROPERTIES
ORRS COURT TOWARD THE NORTH
ADJACENT PROPERTY TO SOUTH
REZONING 3

18 Orrs Ct (Westside - Peninsula) TMS #
4600702070 - approx. 0.06 ac.

Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Owner: RCC Properties, LLC
Applicant: Synchronicity
18 Orrs Ct
(Neighborhood)

LEGEND

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

REZONING 3: 18 Orrs Ct

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
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Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
ORRS COURT TOWARD THE NORTH
REZONING 4

20 Orrs Ct (Westside - Peninsula) TMS # 4600702069- approx. 0.12 ac.

Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Owner: RCC Properties, LLC
Applicant: Synchronicity
City Plan Future Land Use Recommendation

REZONING 4: 20 Orrs Ct

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
Sec. 54-306:

15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
NEIGHBORING PROPERTIES TO THE NORTH
ORRS COURT TOWARD THE NORTH FROM FISHBURNE STREET
City of Charleston Zoning Map

REZONING 5

1040 Gardner Rd.
Jenkins Woods - West Ashley
TMS # 3511500027 Approx. 0.94 ac.

Request rezoning from Job Center (JC) to Business Park (BP).

Owner: Molony Investments
Applicant: Kevin Molony

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

<table>
<thead>
<tr>
<th></th>
<th>Job Center (JC)</th>
<th>Business Park (BP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The JC District is intended to promote small entrepreneurial businesses and industries consisting of consumer, special trade, services, office/warehousing and limited business park uses. Uses that fit into this category are characterized by being incubators for new small and entrepreneurial business, uses are low traffic generators, and do not have external environmental effects across property lines. The scale of the buildings and uses in the JC District are an appropriate transition between residential uses and more intense zone districts.</td>
<td>The BP district is intended to accommodate service type commercial, wholesale, storage, and light manufacturing uses with relatively limited external effects in a high quality environment. Uses which fit into this category are characterized by being low traffic generators, having no external environmental effects across property lines, and having all outdoor storage screened from adjoining rights-of-ways and properties by a minimum six-foot tall solid fence or wall and landscape buffer, if required. Automotive repair shops and veterinary clinics are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>The hours of operation for uses that are open to the public are limited to 7:00 a.m. to 9:00 p.m.</td>
<td></td>
</tr>
</tbody>
</table>

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICTS.]
1040 Gardner Rd.  
(Job Centers)
City Plan Future Land Use Recommendation

REZONING 5: 1040 Gardner Rd

JOB CENTER

Job Center areas primarily contain light manufacturing, warehousing, office and some commercial uses that cannot conform to traditional urban block patterns. These areas serve as incubators for small and entrepreneurial businesses. Residential uses are very limited in order to help reserve these areas for business expansion and job generation. Examples include: areas along Clements Ferry Road, around the Dupont-Wappoo area, the Fort Johnson research area, and around the Charleston Executive Airport on Johns Island.
PLANNED UNIT DEVELOPMENT (PUD) 1

Properties on Battery Island Dr
Bee Field - James Island

TMS #3340500023, 022, 055 | Approx. 7.08 ac
Request rezoning of two properties (TMS# 3340500023 & 022) from Rural Residential (RR-1) and zoning of one property (TMS# 3340500055) to Planned Unit Development (Battery Island PUD).

Owner: Battery Island Community LLC
Applicant: Robinson Design Engineers/ Joshua Robinson, PE
Properties on Battery Island Dr (Low Impact/Conserved)

LEGEND

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

PUD 1: Properties on Battery Island Dr

Low Impact/Conserved

This designation encompasses two types of land area. 1) Low-elevation lands in potential tidal flood-risk areas and future marsh migration areas. Some of these areas may see limited development, but structures are likely to be elevated so as not to impair natural intertidal systems. Uses are limited and residential densities limited to less than one unit per acre. 2) Lands preserved via public ownership (not necessarily open to the general population) or private ownership with preservation or conservation easements that significantly restrict development.
AERIAL
PUD 1
Properties on Battery Island Dr
(James Island)
SUBJECT PROPERTY (looking westward)
CLICK HERE TO VIEW ALL TRC DOCUMENTS FOR BATTERY ISLAND PUD
Battery Island PUD Land Use Plan

- Commercial (Inn)
- Single Family Residential (Maximum 16 lots; Maximum density 2.41 DU/ac)
- ROW (approx. 1,250 LF of proposed City road)
- Pump Station
- Open Space
- Landscape Buffer
- Deeded Access Drive
- Existing Jurisdictional Wetland

- Grand tree (species and DBH)
  - LO = Live Oak
  - WO = Water Oak
  - LAO = Laurel Oak
  - CH = Black Cherry
  - CHB = Chinaberry
  - PEC = Pecan
  - MU = Mulberry
  - HAK = Hackberry
Battery Island PUD Site Plan

- Inn Building Envelopes
- Single-family Homes (Denoted with Lot Type 1, 2, or 3)
- Pump Station
- Roads, Drives, and Sidewalks
- Designated Parallel Parking (ten 7'x22' spaces)
- Stormwater Management Areas
- Existing Jurisdictional Wetland
- Playground
- Inn Pool and Pool Deck
- Grand Trees to remain
- Grand Trees for removal (due to invasive status or decay according to arborist)
- Nature Trail
- Typical Street Section A
- Typical Street Section B
- Typical Street Section C

New deeded access to Greene property (1857 Old Folly Beach Rd)
III. DEVELOPMENT GUIDELINES

A. Land use

The intended land use for the Battery Island PUD includes single family residential housing and commercial, as shown in the Land Use Plan and Site Plan in Appendix C. The existing area breakdown is:

<table>
<thead>
<tr>
<th>Type</th>
<th>Area (ac)</th>
<th>Percent of Total</th>
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</thead>
<tbody>
<tr>
<td>Wetland Area</td>
<td>0.45 ac</td>
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<tr>
<td>Highland Area</td>
<td>6.63 ac</td>
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<tr>
<td>Gross Area</td>
<td>7.08 ac</td>
<td></td>
</tr>
</tbody>
</table>

There are two Development Pods for this PUD, 1) Commercial Inn and 2) Single Family Residential. The proposed area breakdown is:

<table>
<thead>
<tr>
<th>Type</th>
<th>Area (ac)</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial (Inn)</td>
<td>0.75</td>
<td>10.6</td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>2.20</td>
<td>31.0</td>
</tr>
<tr>
<td>Pump Station</td>
<td>0.06</td>
<td>0.8</td>
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<tr>
<td>Total Open Space</td>
<td>2.16</td>
<td>30.5</td>
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<tr>
<td>Landscape Buffers</td>
<td>0.61</td>
<td>8.6</td>
</tr>
<tr>
<td>ROW</td>
<td>1.28</td>
<td>18.1</td>
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<tr>
<td>Deeded Entry</td>
<td>0.02</td>
<td>0.3</td>
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<tr>
<td>Gross Area</td>
<td>7.08</td>
<td>100</td>
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Proposed Density

Although the City of Charleston Comprehensive Plan assigns a density of one dwelling unit per acre (DU/ac) to properties outside the Urban Growth Boundary (UGB), the current RR-1 zoning of the project parcels allows density of 3.5 DU/ac. The inn would contain a maximum of 20 suites, 12 one-bedroom suites and 8 two-bedroom suites. The maximum number of proposed single-family homes is 16. Based on this, the maximum density would be reduced from 3.5 DU/ac to 2.41 DU/ac.

| Residential density using highland area (6.63 ac) | 2.41 DU/ac |

B. Zoning criteria

Existing Zoning

The existing zoning of most of the land (including TMS # 334-05-00-022 and -023) is RR-1. The existing zoning of the parcel to be annexed into the city from Charleston County, TMS # 334-05-00-055, is OD-FRC (Overlay District – Folly Road Corridor). Additionally, TMS # 334-05-00-055 is designated as CN (Neighborhood Commercial) under the County.
# TRC COMMENTS/RESULTS

**To:**
LUCY RUMMLER  
ROBINSON DESIGN ENGINEERS  
lr@robinsondesignengineers.com

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

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**Agenda Item #:** 10  
**BATTERY ISLAND PUD**  
**PUD MASTER PLAN**  
BATTERY ISLAND DRIVE  
334-05-00-022, -023, -055  
3RD REVIEW  
City Project ID:  
PUD2021-000021

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<table>
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<tr>
<th>Zoning</th>
<th>Parks</th>
<th>ADA</th>
<th>Traffic and Transportation</th>
<th>Engineering</th>
<th>Stormwater</th>
<th>GIS/Addressing</th>
<th>Planning</th>
<th>Fire Marshal</th>
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**Comments**  
**Paperwork and/or Permit(s)**  
**No Comments**  

**Staff Initials**  

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- REVISE PLANS AND RETURN TO TRC. SUBMIT PDF FILES OF REVISED PLANS, RESPONSES TO COMMENTS, COMPLETED APPLICATION, AND OTHER DOCUMENTATION AS REQUIRED. APPLICATION FEE REQUIRED.
- REVISE AND SEND PDF SUBMITTAL TO TRC COORDINATOR. ONCE COMMENTS RESOLVED, 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
- APPRORVED. 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

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_H. L. P. / P.C._

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**No Return:**
City of Charleston
Americans with Disabilities Act (ADA) Coordinator
Comments for Technical Review Committee

No ADA comments, thanks!

Janet Schumacher, ADA Coordinator
50 Broad Street Charleston, SC 29401  (843) 577-1389
schumacherj@charleston-sc.gov
1. As recommended in the traffic study, coordinate the type of stop control at the intersection of Old Folly Beach Rd. at Battery Island Dr. with SCDOT. I am fine leaving it as is with stop control on the Battery Island Dr. approaches. Provide correspondence.

2. Please have traffic consultant provide Folly Rd. at Grimball Rd. optimized signal timings.

3. Based on the results of the traffic study, transit improvements are required as part of this project per City ordinance (Part 15 – Transit Accommodations, Sec. 54-365). Provide a letter of coordination from CARTA.
   a. Coordination with City Traffic and Transportation and CARTA will be necessary. Contact Belen Vitello with the Charleston Area Regional Transit Authority (CARTA) at BelenV@BCDCOG.com or (843) 529-2128 to discuss existing and future transit routes and transit stop locations.
Zoning Division Comments
September 8, 2022
Prepared by: Eric Schultz, #843.724.3790 or Schultze@charleston-sc.gov
Agenda Item #10 – Battery Island Drive, Battery Island PUD.
TMS #334-05-00-022, etal.

No comments.
Date: 06-May-22, 07-July-22, 08-SEP-22
To: Robinson Design Engineers
From: Moshtaba Vedad, Civil Engineer I
vedadm@charleston-sc.gov or 843-619-6086

Project Name: Battery Island PUD
Project Type: Planned unit Development
Project TMS #: 334-05-00-022, -023, -055
Project ID #: PUD2021-000021

Submittal Review #: 1st review – Comments Provided
2nd Review-Comments Provided
3rd Review-Paperwork Only

Documents Reviewed:

<table>
<thead>
<tr>
<th>Ref#</th>
<th>Review #</th>
<th>Document Title:</th>
<th>Rev</th>
<th>Ref#</th>
<th>Review #</th>
<th>Document Title:</th>
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</thead>
<tbody>
<tr>
<td>SWDSM</td>
<td>all</td>
<td>City of Charleston Storm water Design Standards Manual, January 2020</td>
<td></td>
<td></td>
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<tr>
<td>C</td>
<td>3rd review 08-SEP-22</td>
<td>PUD-ENGG-TRC-PUD2021-000021_3rd Review- Battery Island PUD</td>
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<td></td>
<td>Battery Island PUD</td>
<td>2nd review 07-</td>
</tr>
</tbody>
</table>

Please provide a response to each review comment below (match text coloring to review for clarity) to show how the comment was addressed within your submittal. This will help provide a thorough project review and ensure proper communication between the reviewer and the applicant. Without responses to comments, subsequent submittals may not be reviewed. Resolution column is for City use only – A blank cell in this column indicates issue is still outstanding.

Please return completed Word document to Engineering Division concurrently with your next TRC (re)submittal.

<table>
<thead>
<tr>
<th>#</th>
<th>Sheet/Page #</th>
<th>Review Comment</th>
<th>Response (Applicant)</th>
<th>Resolution (City Staff)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>All PDF Files</td>
<td>Please provide functional PDF bookmarks with sheet/page numbers (and abbreviated sheet/chapter titles) to expedite review. Check function of ‘action’ prior to submitting.</td>
<td>The PDF submittal has been divided into separate files to address this comment (the single PDF became so large that it was very slow to navigate).</td>
<td>Noted</td>
</tr>
<tr>
<td>#</td>
<td>Sheet/Page #</td>
<td>Review Comment</td>
<td>Response (Applicant)</td>
<td>Resolution (City Staff)</td>
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<tr>
<td>2</td>
<td>Cover</td>
<td>Include City PUD ID# and relevant tax TMS numbers on cover. TMS# 334-05-00-062 on the plan shouldn’t be 334-05-00-023? Place PUD ID# (PUD2021-000021) on Cover</td>
<td>City PUD ID# and TMS numbers have been added to the cover sheet.</td>
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<tr>
<td>3</td>
<td>Site Plan - Lots</td>
<td>Although individual lots do not have to be shown, the types of lots/uses proposed should be provided (e.g. single-family, townhouse, multi-family, commercial, civic)</td>
<td>Lot types and proposed uses have been labeled and color-coded on the Site Plan in Appendix C, and a new schematic site plan showing typical lot dimensions, setbacks, and approximate house footprints has also been included in Appendix C.</td>
<td>Resolved</td>
</tr>
<tr>
<td>4</td>
<td>Site Plan</td>
<td>Open space, public use areas, amenity areas and recreational areas, identify location (more detail to be provided on Open Space)</td>
<td>Open space, public use areas, and amenity &amp; recreation areas have been labeled on the Open Space Plan.</td>
<td>Resolved</td>
</tr>
<tr>
<td>5</td>
<td>Site Plan - Streets</td>
<td>Show proposed street layout within the development including connections to existing streets and adjacent properties. Streets should be identified as public or private. Note R/W width and provide all right-of-way elements. For PUD projects, label Street Types and note linear footage.</td>
<td>The Site Plan has been updated to reflect the street types as ‘A’, ‘B’, or ‘C’—these street types correspond to new street section schematics also included in Appendix C.</td>
<td>Resolved</td>
</tr>
<tr>
<td>6</td>
<td>Site Plan - Streets</td>
<td>Rights-of-way/Streets: show the locations, names and ROW widths of all existing streets within 150 feet of the property boundary with ownership and maintenance (state, county, city, community, private etc.) noted. Show all proposed improvements to existing public roadways (i.e. widening existing streets for turn lanes, etc.). Provide ROW Cross-Section show future road length and width, sidewalk width, creating Open Spaces and any parking (width and length).</td>
<td>The adjacent streets have been labeled as SCDOT-maintained (Battery Island Drive) or City of Charleston (Old Folly Beach Road) maintained. No turn lanes are proposed, per the recommendations of the Traffic Impact Analysis. Proposed street section schematics have been included in Appendix C. Total length of proposed streets has been added to the land use plan exhibit included in Appendix C.</td>
<td>Resolved</td>
</tr>
<tr>
<td>#</td>
<td>Sheet/Page #</td>
<td>Review Comment</td>
<td>Response (Applicant)</td>
<td>Resolution (City Staff)</td>
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<tr>
<td>7</td>
<td>Site Plan</td>
<td>Pedestrian trails and bike paths: Show circulation within the Development if it will be in proposed design include connections to existing streets and adjacent properties. Identify whether items will be within or outside of proposed ROW areas. Note width of trails and bike paths.</td>
<td>Pedestrian circulation within the development has been shown. There are currently no sidewalks or paths along the public right-of-way connecting to the project area, and therefore no points of connection to off-site pedestrian paths are shown. However, a sidewalk is proposal along the entire road frontage of Old Folly Beach Road (City of Charleston maintained and is within the project area. The public Right-of-Way in this vicinity includes a large roadside ditch that doesn’t allow sufficient room for a sidewalk. Sidewalk widths have been shown on the schematic street sections and described in the PUD Master Plan.</td>
<td>Resolved</td>
</tr>
<tr>
<td>8</td>
<td>Site Plan - Streets</td>
<td>An important consideration in determining road geometry is the ability of emergency service vehicles to quickly reach a fire or medical emergency. Does the Roadways permit fire truck access / sufficient turning radius to accommodate these vehicles? Recommend using ‘Auto-Turn’ or similar program to determine if your design meets any requirements in this regard provided by the Fire Dept.</td>
<td>Noted; the road has been conceptually laid out following standard turning templates for emergency service vehicles. Emergency accessibility will be confirmed, and documentation provided during the engineering design and Road Plans phase.</td>
<td>Noted/Resolved</td>
</tr>
<tr>
<td>9</td>
<td>Site Plan - Streets</td>
<td>Sec. 54-821.s.2. Of the Zoning Code states that street connections to adjoining undeveloped tracts shall include a temporary turnaround, in the form of easements or right-of-way, until such time that the adjoining tract is developed and the temporary turnaround area can be abandoned. Please comply.</td>
<td>The proposed deeded access will serve an existing residential home to the immediate north of the project area. This is not intended for a future phase of development. Nonetheless, the proposed street system within the project area will serve as the required temporary and permanent turnaround area.</td>
<td>Noted/Resolved</td>
</tr>
<tr>
<td>#</td>
<td>Sheet/Page #</td>
<td>Review Comment</td>
<td>Response (Applicant)</td>
<td>Resolution (City Staff)</td>
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<tr>
<td>10</td>
<td>Site Plan</td>
<td>OCRM critical area: Show label OCRM critical line and/or Wetlands, any required critical line buffers and buffer setbacks.</td>
<td>Jurisdictional wetlands have been labeled. The project area does not include and is not adjacent to critical area.</td>
<td>Resolved</td>
</tr>
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<td></td>
<td>Zoning Inventory figures have been included in Appendix A. Part of the project area is currently within Charleston County and is being annexed in parallel to the PUD Master Plan phase. The surveyor has communicated to us that they cannot issue a new plat until the annexation and parcel combination process is complete. Once Planning Commission &amp; City Council have approved the annexation and we have a new plat, we will update the PUD documents to reflect the final jurisdictions and zoning and we will submit the updated plat as part of TRC process for Concept Plan / Road Plans review. At this stage, we feel that labeling the current jurisdictions on the Site Plan is confusing and have therefore created separate exhibits to clearly communicate the existing jurisdictions. We have included a new, combined survey that includes the Charleston city / county lines, and notes the parcel proposed for annexation into the city. The survey has been sealed but has not yet been signed because it is still preliminary.</td>
<td>Noted/Resolved</td>
</tr>
</tbody>
</table>
| 12 | PUD | **Show any proposed major transmission lines and associated proposed easements for electrical, gas, wastewater/sewer, and water.**
*Respond to comment* | We have included a new exhibit in Appendix C that depicts our conceptual design layout for water, sewer, and electric / gas lines and easements. As the project progresses, we will refine the water and sewer alignments and we will coordinate with Dominion Energy to finalize their electric & gas utility plan. |
| 13 | PUD | **Provide letter from James Island Public Service District indicating public water and/or sewer capacity and availability for all the proposed new development.**
*Respond to comment.* | We have included e-mail correspondence from JIPSD engineering staff stating the following: “We’ve estimated the available capacity of the existing 12” force main coming from Folly Rd to be 145,300 GPD or 484 ERU’s. So, there is sufficient capacity for your estimated 19-22 ERU’s for the PUD development.” Potable water is provided by CWS and we have included a commitment letter. |
City of Charleston
Department of Parks
Technical Review Committee Comments

PROJECT ID: PUD2021-000021
PROJECT NAME: BATTERY ISLAND PUD
ADDRESS: BATTERY ISLAND DRIVE
TMS #: 334-05-00-022
AGENDA #: 10
DATE: 09/08/2022
REVIEW: 3RD REVIEW
REVIEW TYPE: PUD MASTER PLAN

COMMENTS

_____ COMMENTS  _____ 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)
Permit Application & Plan Review Comments

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Status</th>
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<tbody>
<tr>
<td>Name: Battery Island PUD</td>
<td>Status: Approved w/ comments</td>
</tr>
<tr>
<td>Address: Battery Island Drive</td>
<td>Received: August 29, 2022</td>
</tr>
<tr>
<td>Type: Site Plan Review</td>
<td>Reviewed: September 7, 2022</td>
</tr>
<tr>
<td>Submittal: Revised submittal review</td>
<td>Revised plans required: Yes</td>
</tr>
<tr>
<td>Permit #: PUD2021-000021</td>
<td>Written response required: Yes</td>
</tr>
</tbody>
</table>

Project Contact

<table>
<thead>
<tr>
<th>Name: Lucy Rummler</th>
<th>Name: Rick Fluegge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company: Robinson Design Engineers</td>
<td>Title: Deputy Fire Marshal</td>
</tr>
<tr>
<td>Phone: 843-870-4668</td>
<td>Phone: (843)724-5893</td>
</tr>
<tr>
<td>Applicant’s Email: <a href="mailto:lr@robinsondesignengineers.com">lr@robinsondesignengineers.com</a></td>
<td>Reviewer’s Email: <a href="mailto:fluegger@charleston-sc.gov">fluegger@charleston-sc.gov</a></td>
</tr>
</tbody>
</table>

Thank you for your recent submittal. We look forward to working with you throughout this project in order to ensure the safety of our citizens and our emergency responders.

Please submit a written response to the following comments and annotate these corrections on the revised drawings. Response letters must list explanations in the same order as the comments appear on this review letter. Permits will not be issued until all items have been reviewed and work shall not commence until the issuance of the permit. Please be sure to address all items on the review in order to expedite the review process.

General:

2. The project appears to be in a fire district as defined by City of Charleston municipal ordinances. Type V construction is not permitted within the fire district. Please clarify the intended type of construction that will apply to the commercial use buildings for the project.
3. Please clarify the easement access is intended to be for fire department vehicles and if the easement will be recorded on the plat.
4. The inn is required to be protected by an automatic fire sprinkler system as indicated by the 2018 International Fire Code (IFC) section 903.2.8. IFC section 503.1.1 allows in the required fire department vehicle access to be increased with an automatic fire sprinkler system and we have established 200’ is the maximum distance allowed to comply with this allowance.
5. 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 as required by IFC section 505.1. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. 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.

Plan review by this office does not include a check of every item and does not relieve the owner, contractor, or designer of meeting all code requirements. Issuance of a permit shall not be construed as authority to violate local, State, or Federal rules or regulations. Work commencing prior to permitting may result in double permit fees and/or fines.
To: Robinson Design Engineers

From: Ana Harp, Zoning Division
harpa@charleston-sc.gov

Date: September 8, 2022

Re: Battery Island PUD
Planned Unit Development – 3rd Rev

TMS#: 3340500022, 023, 055
City ID: PUD2021-000021

Comments: Yes

Land Use Plan:
1. Density: Note that the Comprehensive Plan assigns a density of one dwelling unit per acre to properties outside the Urban Growth Boundary (UGB). The proposed density of 2.41 du per acres exceeds that density.

Sec. II D:
1. Third paragraph – Revise third sentence as it does not make sense. There may be an extra word that makes it confusing.

"According to the Land and Water Analysis, the Battery Island PUD site is located in the Compound Flood Zone and the Tidal Flood Zone, both extremely sensitive to flooding. The plan states that it is crucial that any development in these zones must "maintain or reduce the net volume of stormwater runoff" (66). The designers intend to achieve this using by reserving land, as made possible by the PUD, and using a combination of water management measures appropriate for these elevation zones.”

Sec. III B – Zoning Criteria
1. Permitted Uses: Indicate that no restaurant/bar facilities or rooftop used are permitted.

2. Height: Per Sec. 54-255.5(5) the PUD needs to include the minimum or maximum height (in feet and stories) allowed. Ensure the maximum height is measured in both feet and stories.
- What is the maximum number of stories? 2? 2 \( \frac{1}{2} \)? 3?
- For the commercial portion, add 3 as the maximum number of stories (2 stories over parking).

**Sec. III C – Open Space**

1. Eliminate that as it does not make sense in sentence:
   “The size of the pocket park will not change and that the size of the stormwater management areas on the pocket park parcel will not increase

**Sec. III F – ROW**

1. The 42’ ROW has not been approved by the City of Charleston. I am still waiting to hear back from the Public Service department to determine if the proposed 42’ public right-of-way is acceptable.

**Sec. III J – Signage**

1. Not sure of the meaning of the first sentence. Are you referring to the room numbers for the inn? What kind of subdivision are you anticipating that will require suite numbers? Revise or eliminate as needed.

   “Individual suites or subdivision within the building shall include the suite designation in a 4-inch minimum letter/number.”

**Additional notes:**

1. What is the public good provided to justify the PUD?
2. PUD must be approved by Planning Commission and City Council after receiving TRC approval.
3. Additional comments may be provided upon review of future submittals and/or upon review of the project by the Zoning Administrator.
City of Charleston Zoning Map

ZONINGS

827 Trent St  
Melrose - West Ashley  
TMS # 3100200155 | Approx. 0.31 ac.

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

Owner: Taylor Green

<table>
<thead>
<tr>
<th>Area</th>
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<tbody>
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<td>827 Trent St</td>
<td></td>
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</tbody>
</table>
Melrose - West Ashley  
TMS # 3100200155 | Approx. 0.31 ac.  
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Taylor Green |
827 Trent St
(Suburban Edge)
SUBURBAN EDGE

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

2 Trail Hollow Dr
Shadowmoss - West Ashley
TMS # 3580700051 | Approx. 0.63 ac.

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

Owner: Jose A. Torres, Tracie A. Stemmer-Torres, Ann Stemmer

City of Charleston Zoning Map

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

ZONING 2: 2 Trail Hollow Dr

SUBURBAN EDGE

Generally suburban in character, but lower densities than typical suburban residential areas. Suburban Edge occurs mainly inside and next to the Urban Growth Boundary and often adjacent to neighborhoods in low-lying areas. Uses are almost exclusively residential and densities range from one to four dwelling units per acre (1 du/a to 4 du/a). Examples include: Sandhurst, Shadowmoss, and Stiles Point neighborhoods.
City of Charleston Zoning Map

ZONING 3

7 Oakdale Pl
Avondale - West Ashley
TMS # 4181500055 | Approx. 0.25 ac.

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

Owner: Greta Pierson

Area

Location

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
ZONING 3: 7 Oakdale Pl

SUBURBAN

Low intensity, suburban-style areas, adjacent to higher-intensity areas that include a mix of uses. Limited mixed-use occurs at key cross roads. Densities range from four to eight dwelling units per acre (4 du/a to 8 du/a). Examples include: Wagener Terrace, Riverland Terrace, Avondale, and St. Johns Woods neighborhoods.
Request zoning of Single Family Residential (SR-2). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Joshua Mitchell
7 Oakdale Pl
(Suburban)
ZONING 4: 1630 Wappoo Dr

SUBURBAN

Low intensity, suburban-style areas, adjacent to higher-intensity areas that include a mix of uses. Limited mixed-use occurs at key cross roads. Densities range from four to eight dwelling units per acre (4 du/a to 8 du/a). Examples include: Wagener Terrace, Riverland Terrace, Avondale, and St. Johns Woods neighborhoods.
1592 Southwick Dr
Fenwick Hills - Johns Island
TMS # 2790700057 | Approx. 0.36 ac.

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

Owner: Matthew Antol
City Plan Future Land Use Recommendation

ZONING 5: 1592 Southwick Dr

SUBURBAN

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