



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

January 15, 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 JANUARY 15, 2020

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 15, 2020** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

PRESENTATION

Recognition of former member and Chair of Planning Commission, Gordon Geer.

REZONINGS

- 1. 276 Coming Street (Cannonborough-Elliottborough – Peninsula) TMS # 4600404003** – 0.07 ac. Request rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT).
Owner: Matthew Blake Lineberger
Applicant: Same as Owner
- 2. 23 Felix Street (Cannonborough-Elliottborough – Peninsula) TMS # 4601201011** – 0.04 ac. Request rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT).
Owners: Laura Paris Paton and Christopher Paton
Applicant: Same as Owners
- 3. Laurel Island (Peninsula Neck Area) TMS # 4640000006, 002, 023, 038, 4590200013, and 4611303024** – 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

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 AMENDMENT

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone to correct a scrivener's error.
Changes are to correct a scrivener's error only; no changes are being made to content. Review by Planning Commission and public hearing is not required.

ZONING

- 1. 114 Tall Oak Ave (Ashley Forest – West Ashley) TMS # 4181300092** – 0.24 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Myrtle Graves Rahn Mixson

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

January 15, 2020

Rezoning 1:

276 Coming St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT). The subject property, located in the Cannonborough-Elliottborough neighborhood of the Peninsula, is located on the corner of Coming St and the access ramp to Septima Clark Pkwy. The property currently contains a residential structure and is surrounded by a mixture of residential and office. The entire block facing Coming St is zoned DR-2F. The closest commercially-zoned properties, fronting Line St, include CT and Mixed-Use/Workforce Housing (MU-1/WH). One block east, the predominant zoning shifts to General Business (GB).

See zoning comparison table on next page.

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. In the Cannonborough-Elliottborough neighborhood, the non-residential uses are clustered on certain roads and blocks and there are many exclusively residential blocks. Given the existing surrounding zoning and uses, a commercial zoning district would be out of character for this block.

STAFF RECOMMENDATION

DISAPPROVAL

ZONING COMPARISON TABLE

DIVERSE RESIDENTIAL (DR-2F) AND COMMERCIAL TRANSITIONAL (CT)

	DR-2F	CT
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 CT District is intended to protect, preserve and enhance residential areas while allowing commercial uses which are compatible with the adjacent residential areas. In addition to allowing a limited number of commercial uses, the size and hours of operation of certain uses are restricted.
Permitted Uses	Public, not for profit, golf courses; one family detached dwellings; two family dwelling; multi-family dwelling	Landscape counseling and planning, Water storage tanks; Security and commodity brokers, dealers, exchanges and services; insurance carriers; insurance agents, brokers and service; real estate; cemeteries; Photographic studios, portrait; Shoe repair shops, shoe shine parlors and hat cleaning shops; Advertising; Consumer credit reporting agencies; Mailing, reproduction, commercial art and photography, and stenographic services; Computer and data processing services; Management, consulting and public relations services; Watch, clock and jewelry repair; Golf courses; Nursery, preschool, kindergarten, elementary and secondary schools; Libraries; Civic, social and fraternal associations; Religious organizations; Miscellaneous services; One family detached dwelling; Two family dwelling; Miscellaneous services not elsewhere classified;
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; Electric substations and gas regulator station; Day care centers; Multi-family dwelling for the elderly;
Conditional	Water storage tanks; Community parking lots; One family attached dwelling	Veterinary services; Offices for arrangement of transportation of freight and cargo; Hardware stores; Retail nurseries, lawn and garden supply stores; General Merchandise Store; Food Stores; Apparel and Accessory Stores; Eating places without drive thru or drive up service; Drug stores and proprietary stores; Used merchandise stores; Miscellaneous shopping goods stores; Retail stores, not elsewhere classified; Art gallery or dealers; Depository institutions without drive-thru or ATM facilities; Non-depository credit institutions; Garment pressing and agents for laundries and dry cleaners; Beauty shops, Barber shops; Funeral service; Offices and clinics of health practitioners; Legal services; Museums; Art galleries; One family attached dwelling; Police protection
Density	26.4 units/acre	19.4 units/acre
Other	No short-term rental	Short-term rental by permit

REZONING 1

276 Coming St (Peninsula)

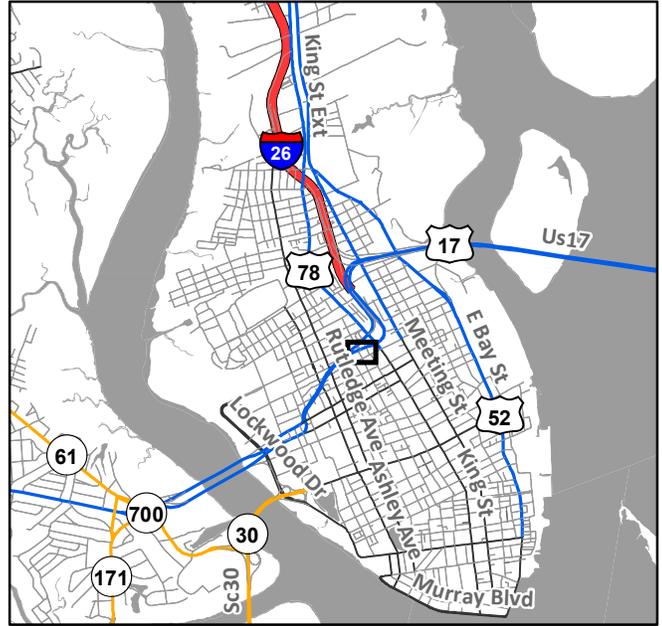
TMS # 4600404003

approx. 0.07 ac.

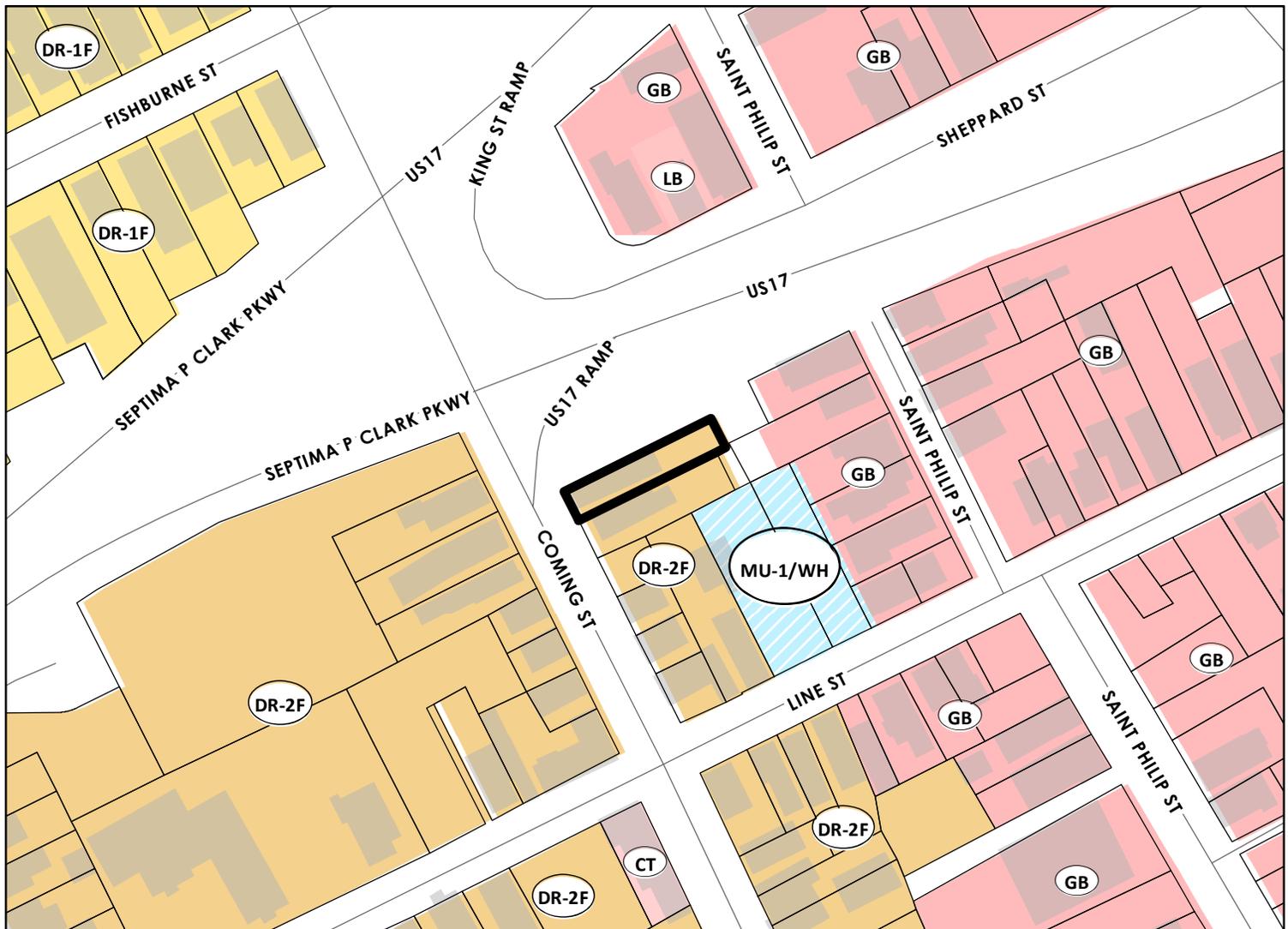
Request rezoning from Diverse-Residential (DR-2F) to
Commercial Transitional (CT).

Owner and Applicant: Matthew Blake Lineberger

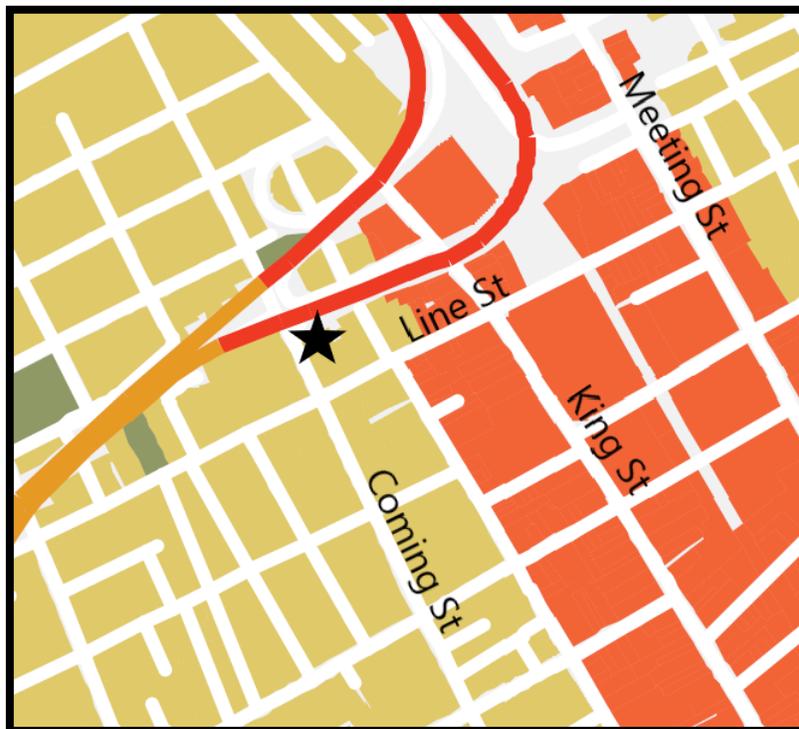
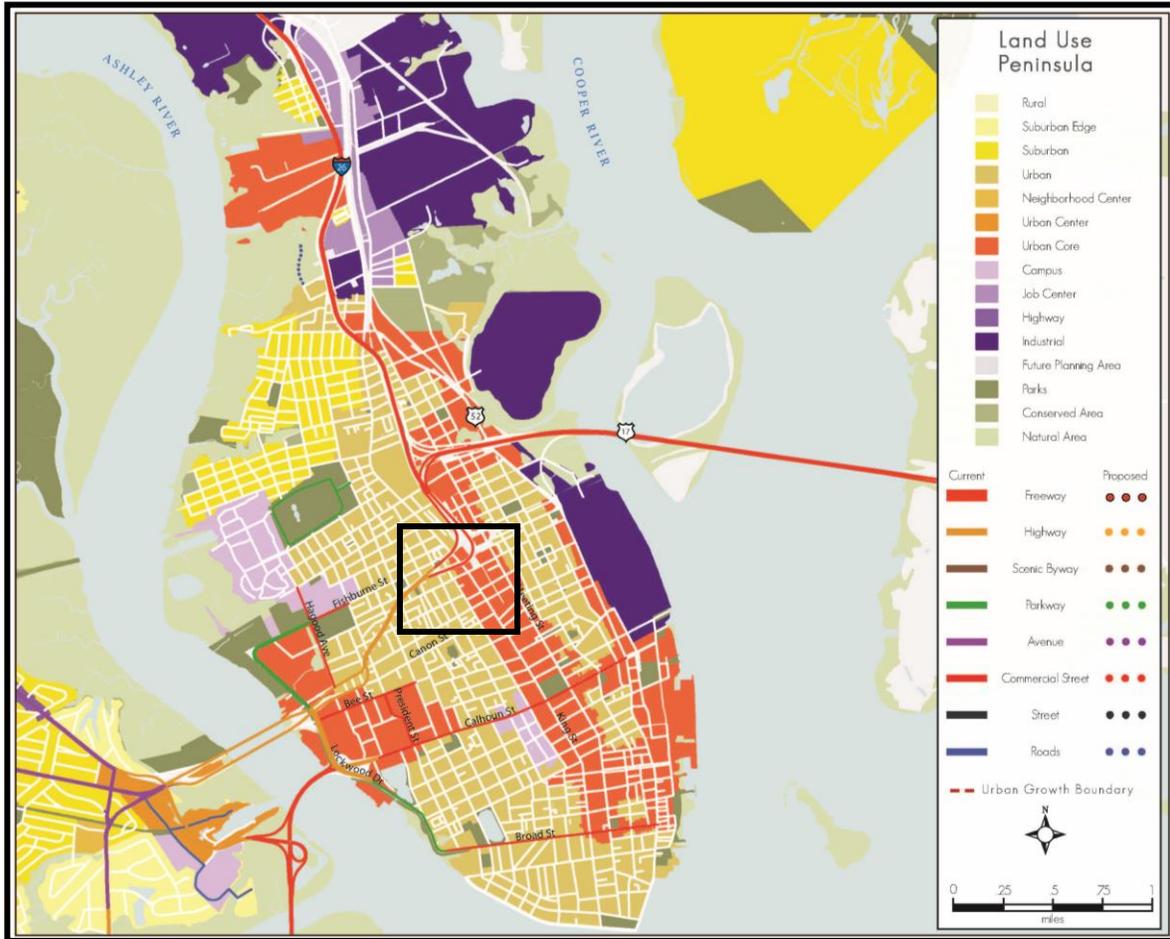
Area



Location



276 COMING ST CENTURY V PLAN – URBAN



CITY OF CHARLESTON PLANNING COMMISSION

January 15, 2020

Rezoning 2:

23 Felix St (Cannonborough-Elliottborough – Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT). The subject property, located in the Cannonborough-Elliottborough neighborhood of the Peninsula, is located on a residential block of Felix St off Cannon St to the south. The property currently contains a residential structure and is surrounded by all residential uses fronting Felix St, with more commercial uses fronting Cannon St. Of the properties fronting Felix St, the zonings include DR-2F, Diverse Residential (DR-2) and Mixed-Use (MU-1) (with residential use). The nearby commercially-zoned properties front either Cannon St or Morris St and include Limited Business (LB) and Mixed-Use (MU-1).

See previous zoning comparison table.

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. In the Cannonborough-Elliottborough neighborhood, the non-residential uses are clustered on certain roads and blocks and there are many exclusively residential blocks. Given the existing surrounding zoning and uses, a commercial zoning district would be out of character for this block.

STAFF RECOMMENDATION

DISAPPROVAL

REZONING 2

23 Felix St (Peninsula)

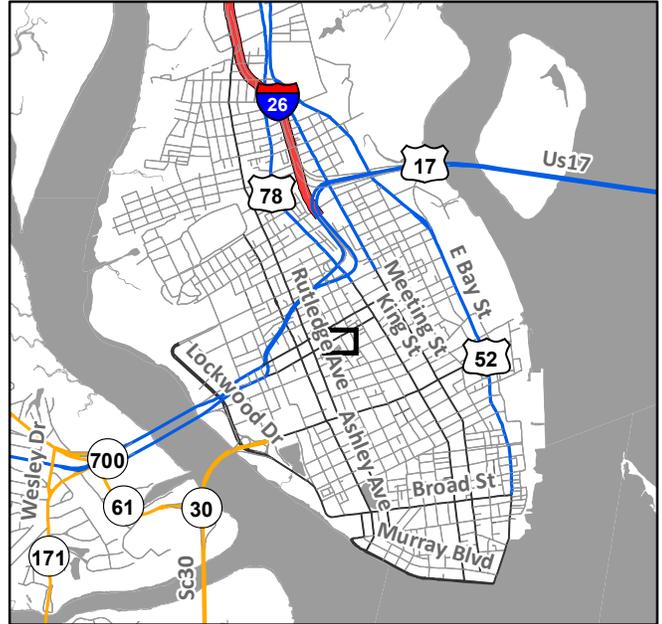
TMS # 4601201011

approx. 0.04 ac.

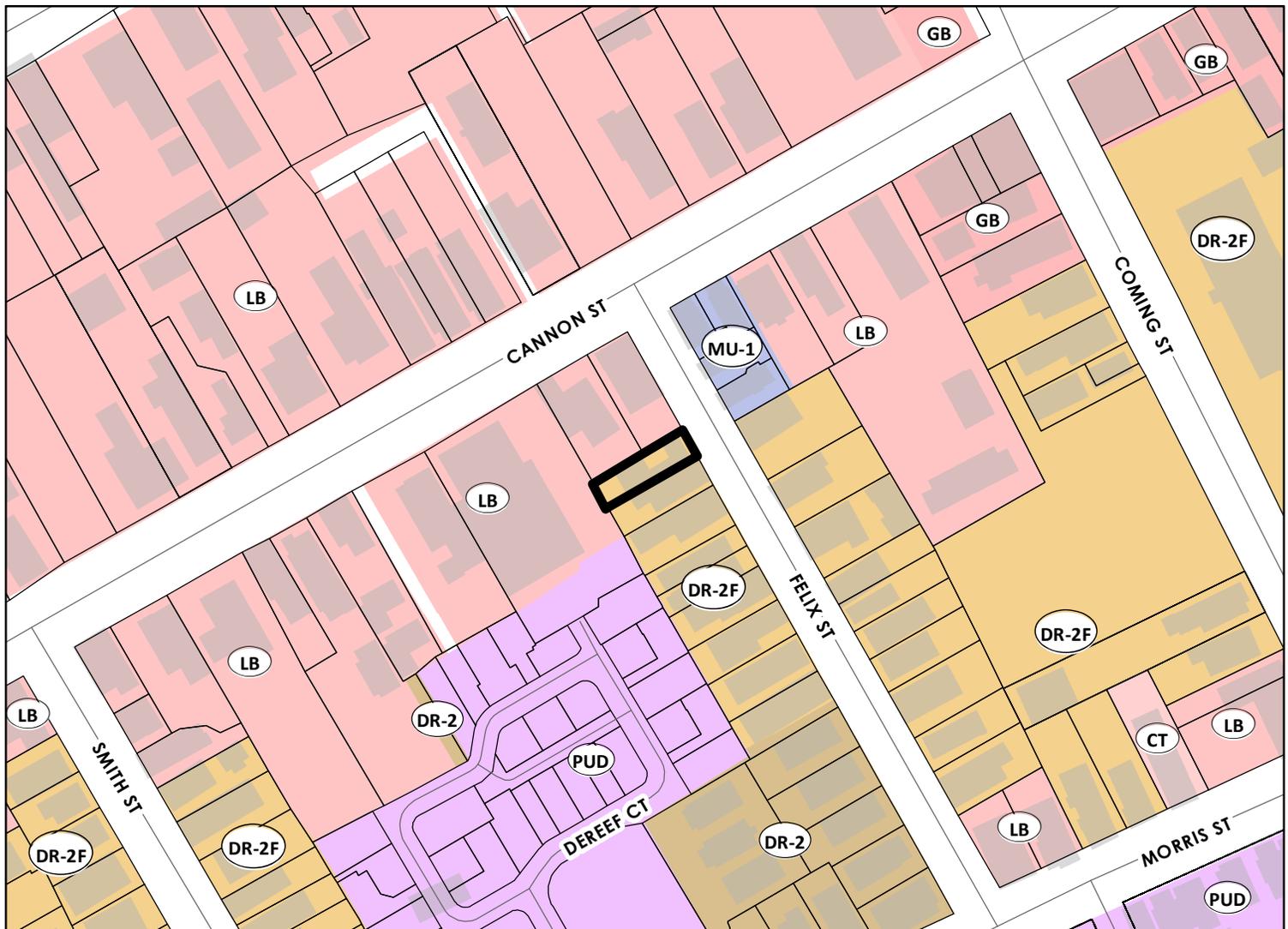
Request rezoning from Diverse-Residential (DR-2F) to
Commercial Transitional (CT).

Owners and Applicants: Laura Paris Paton and
Christopher Paton

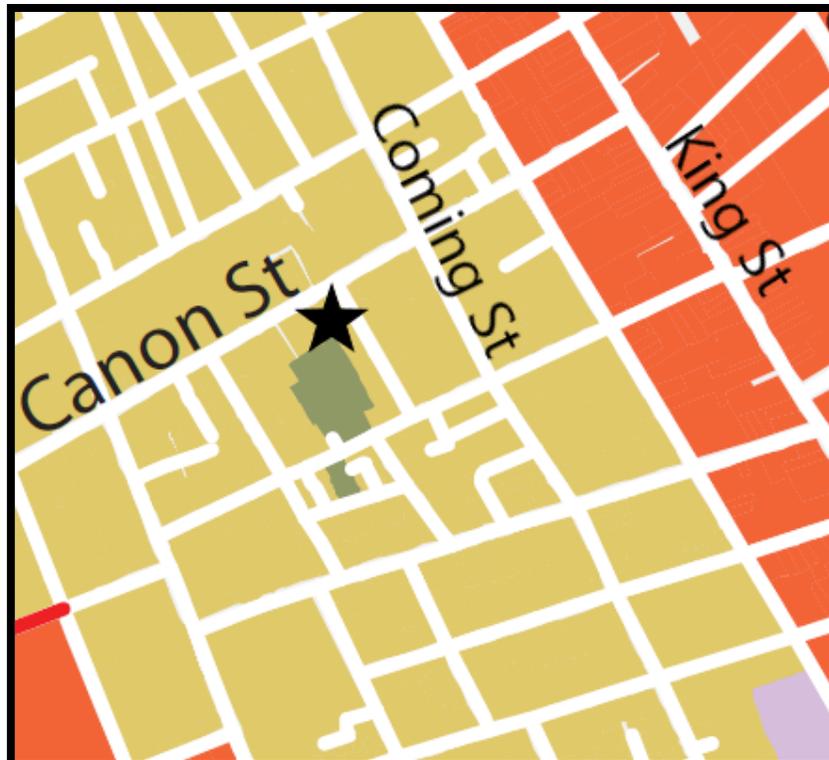
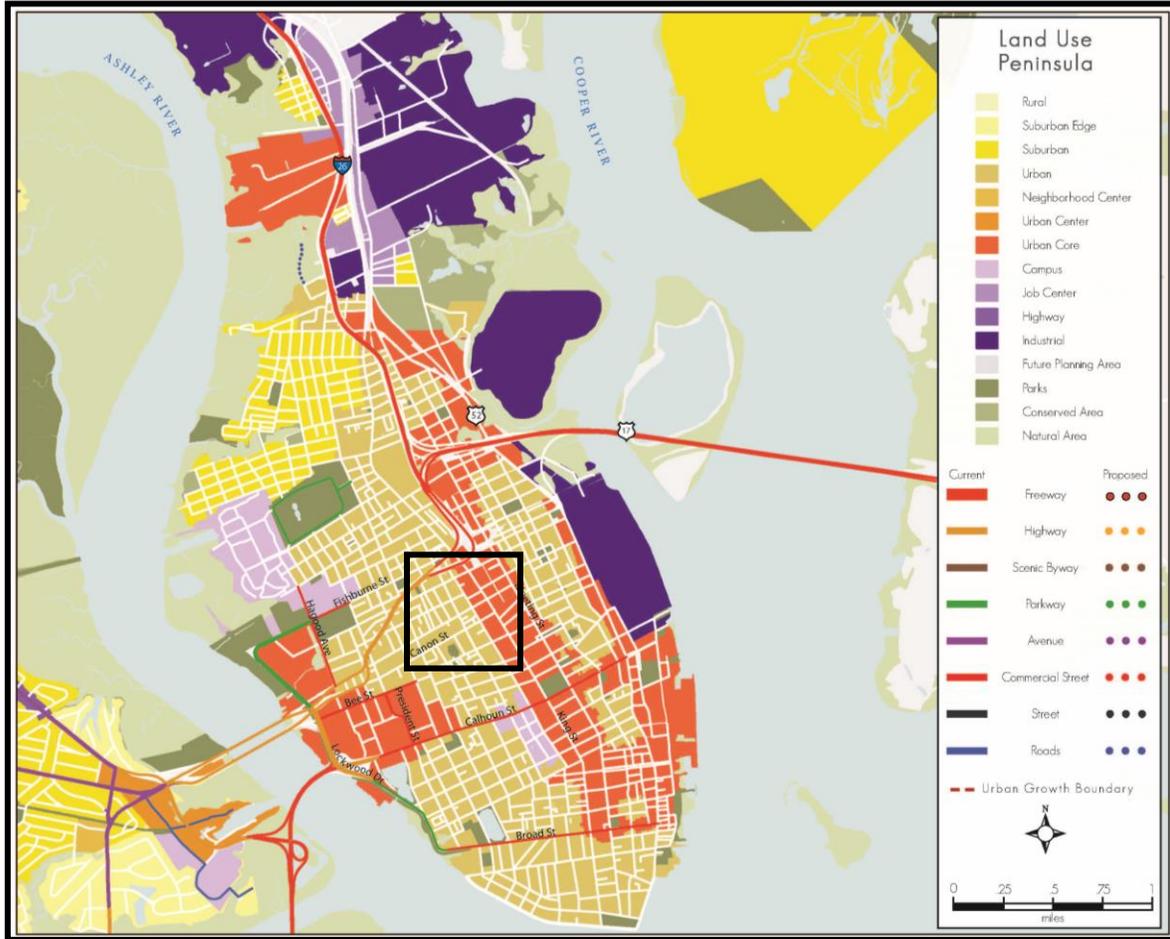
Area



Location



23 FELIX ST CENTURY V PLAN - URBAN



CITY OF CHARLESTON PLANNING COMMISSION

January 15, 2020

Subdivision 1:

**Indigo Grove - Concept Plan
(Maybank Hwy - Johns Island)**

BACKGROUND

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 proposed rights-of-way and the new parcels conform to the subdivision requirements set forth in the Kerr Tract PUD document. There are wetlands on the parcel; wetlands are proposed to be impacted by the proposed subdivision. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

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 surrounding existing uses include single and multi-family residential and commercial uses are proposed as future development continues.

STAFF RECOMMENDATION

TBD

SUBDIVISION 1

Maybank Highway
(Indigo Grove – Johns Island)

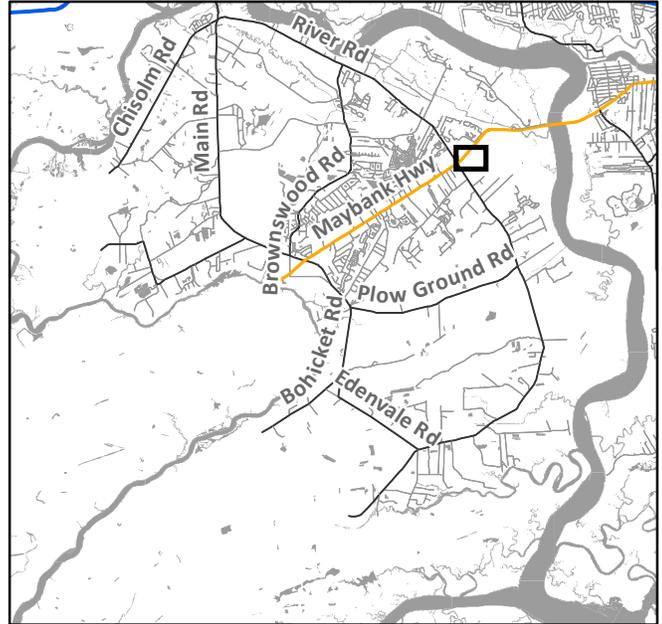
TMS # 3450000090

approx. 32.83 ac.

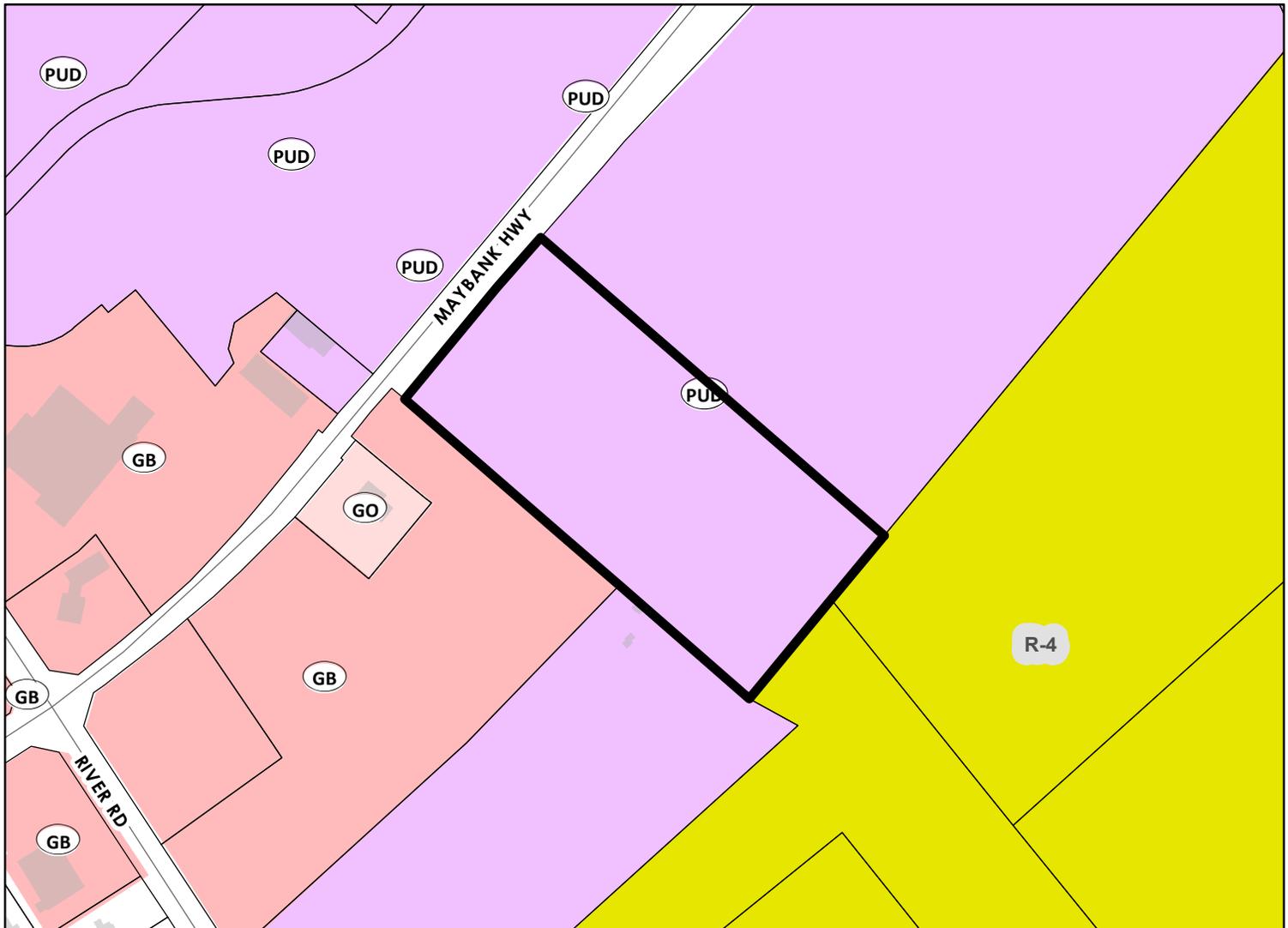
118 lots. Request for subdivision concept plan approval.
Zoned Planned Unit Development (PUD) (Kerr Tract).

Owner: RHK, LLC
Applicant: Seamon Whiteside & Associates

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

January 15, 2020

Zoning 1:

<u>Zoning Item</u>	<u>Property Address</u>	<u>Approx. Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	114 Tall Oak Ave	0.24	Single-Family Residential	R-4	SR-2

BACKGROUND

The subject property located in West Ashley was recently annexed into the City of Charleston. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.

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 West Ashley is designated in the Century V Plan as Suburban which is predominately residential and low density. Given the existing zonings and existing pattern of development in the surrounding area the proposed zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

ZONING 1

114 Tall Oak Ave (West Ashley)

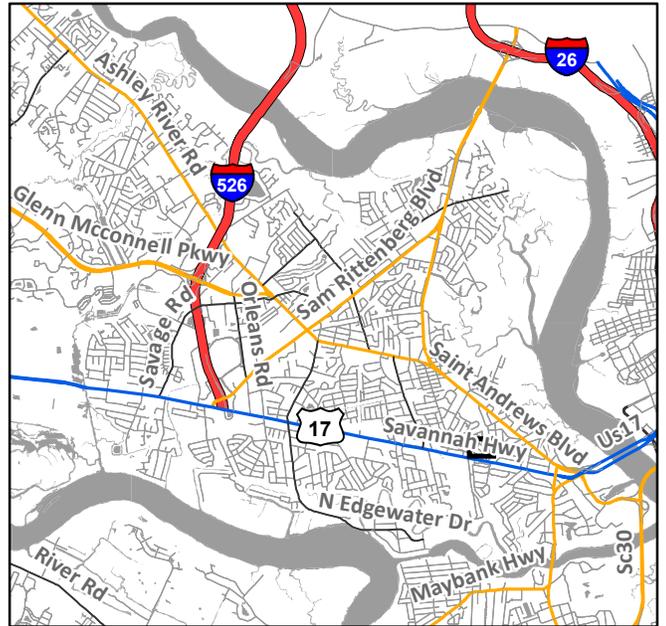
TMS # 4181300092

approx. 0.24 ac.

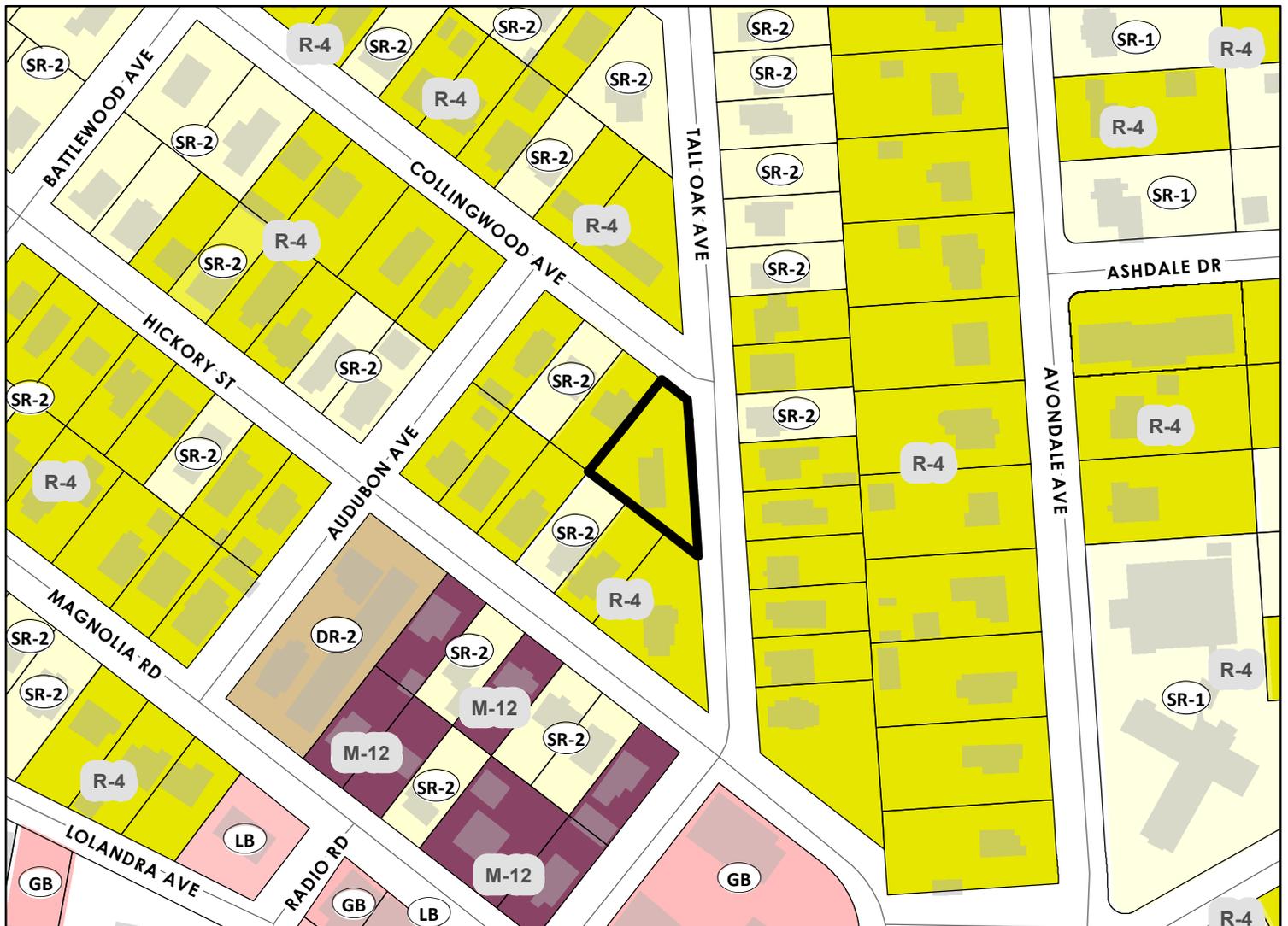
Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4) in
Charleston County.

Owner: Myrtle Graves Rahn Mixson

Area



Location



114 TALK OAK AVE (WEST ASHLEY) CENTURY V PLAN – SUBURBAN

