



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

February 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
- 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
- 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 # 340000099** – 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 # 345000090** – 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.
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

REZONING 1

1320 King Street Ext (Peninsula)

TMS # 4641400191 (a portion)

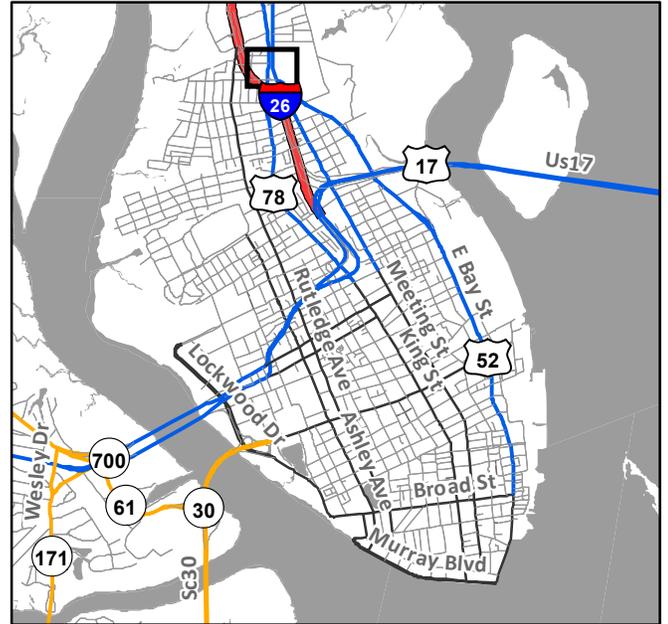
approx. 0.94 ac.

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 District

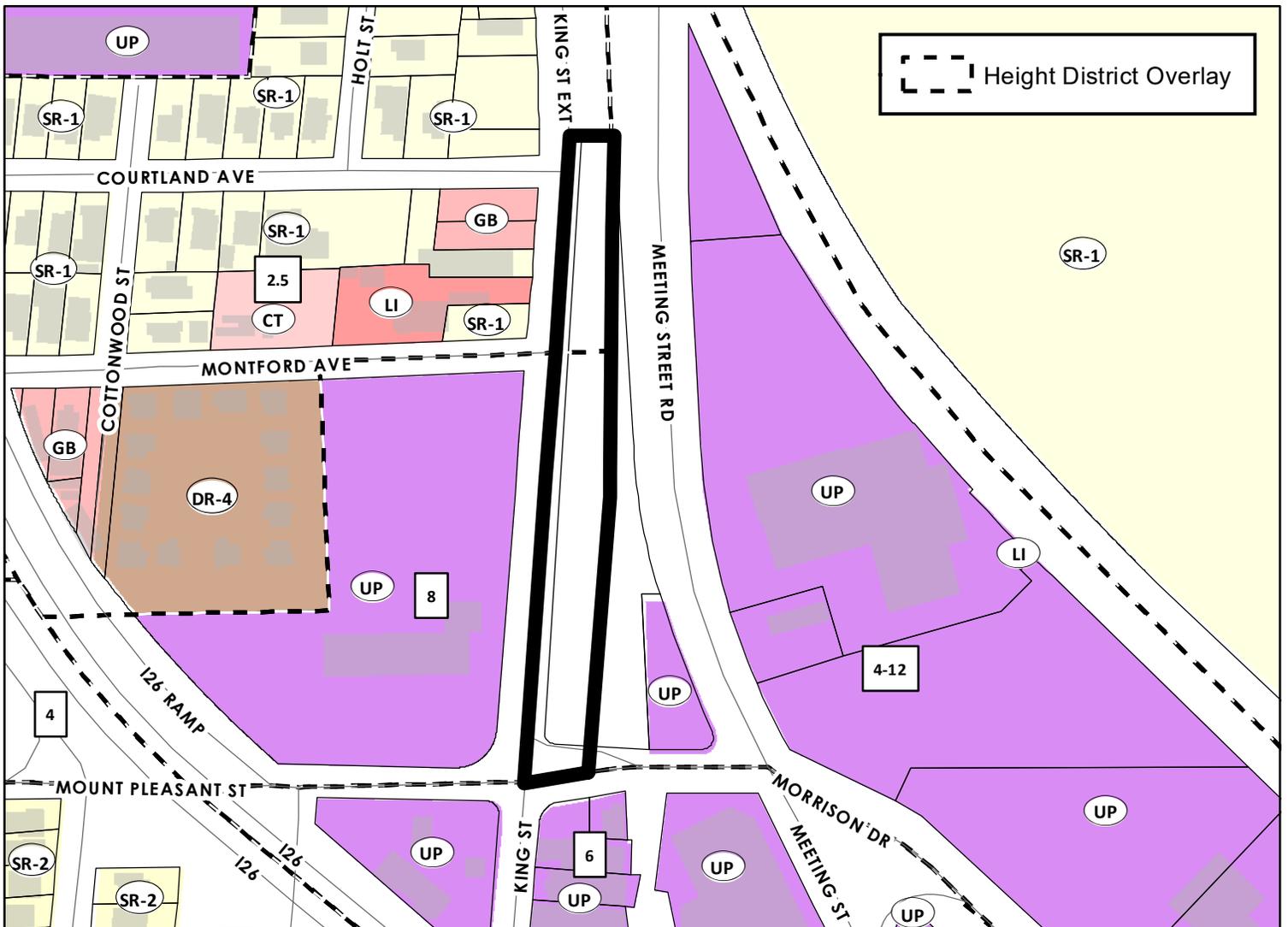
Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)

Applicant: City of Charleston

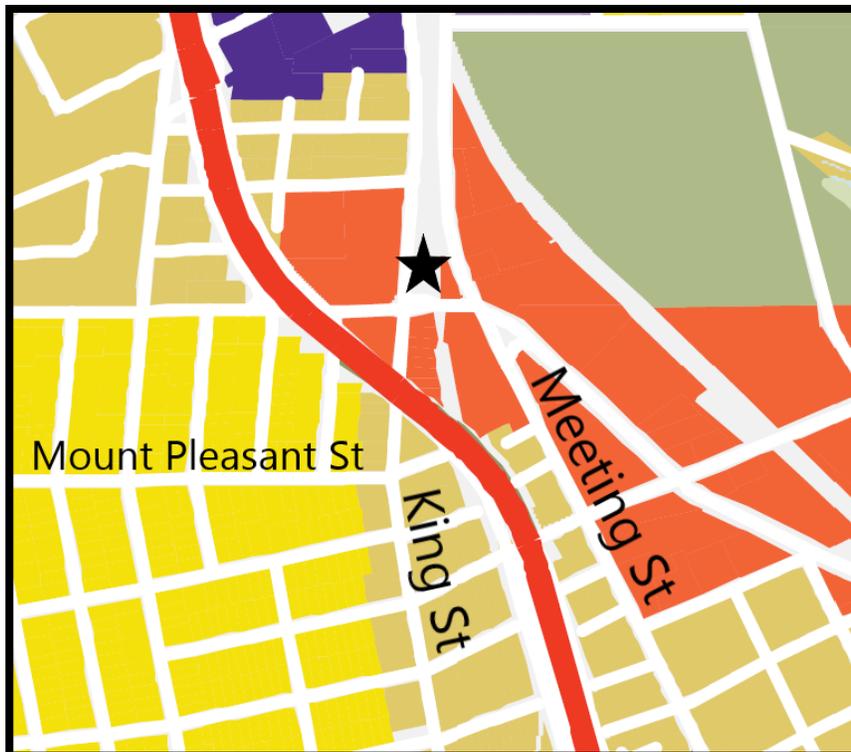
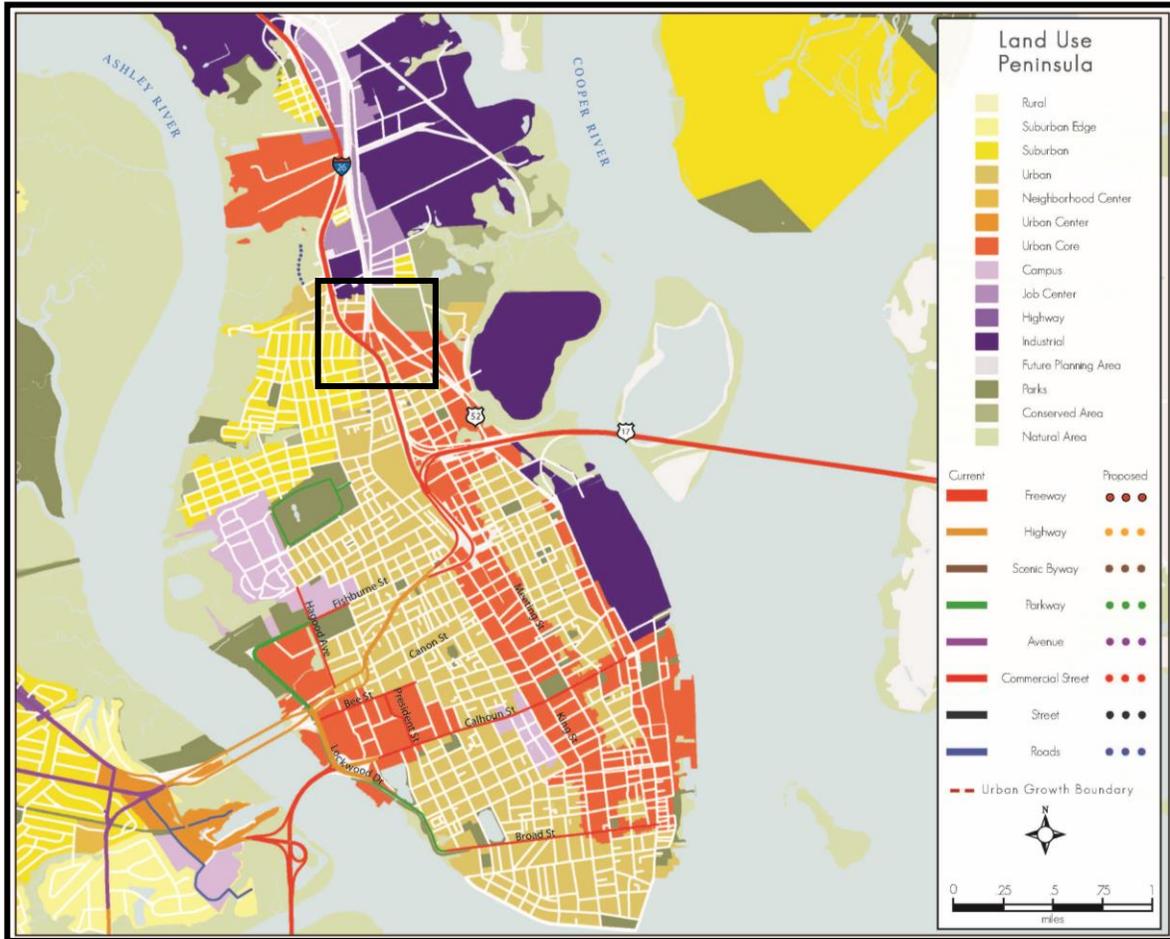
Area



Location



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.

REZONING 2

220 Nassau St (Peninsula)

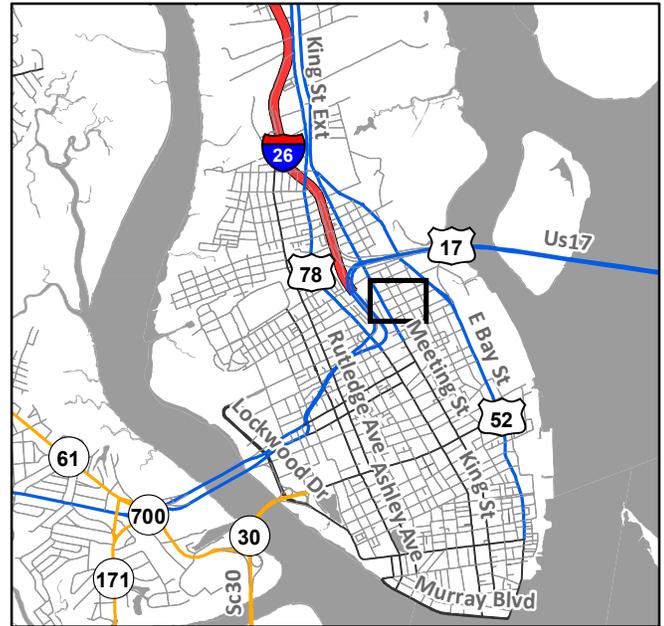
TMS # 4590501067

approx. 0.89 ac.

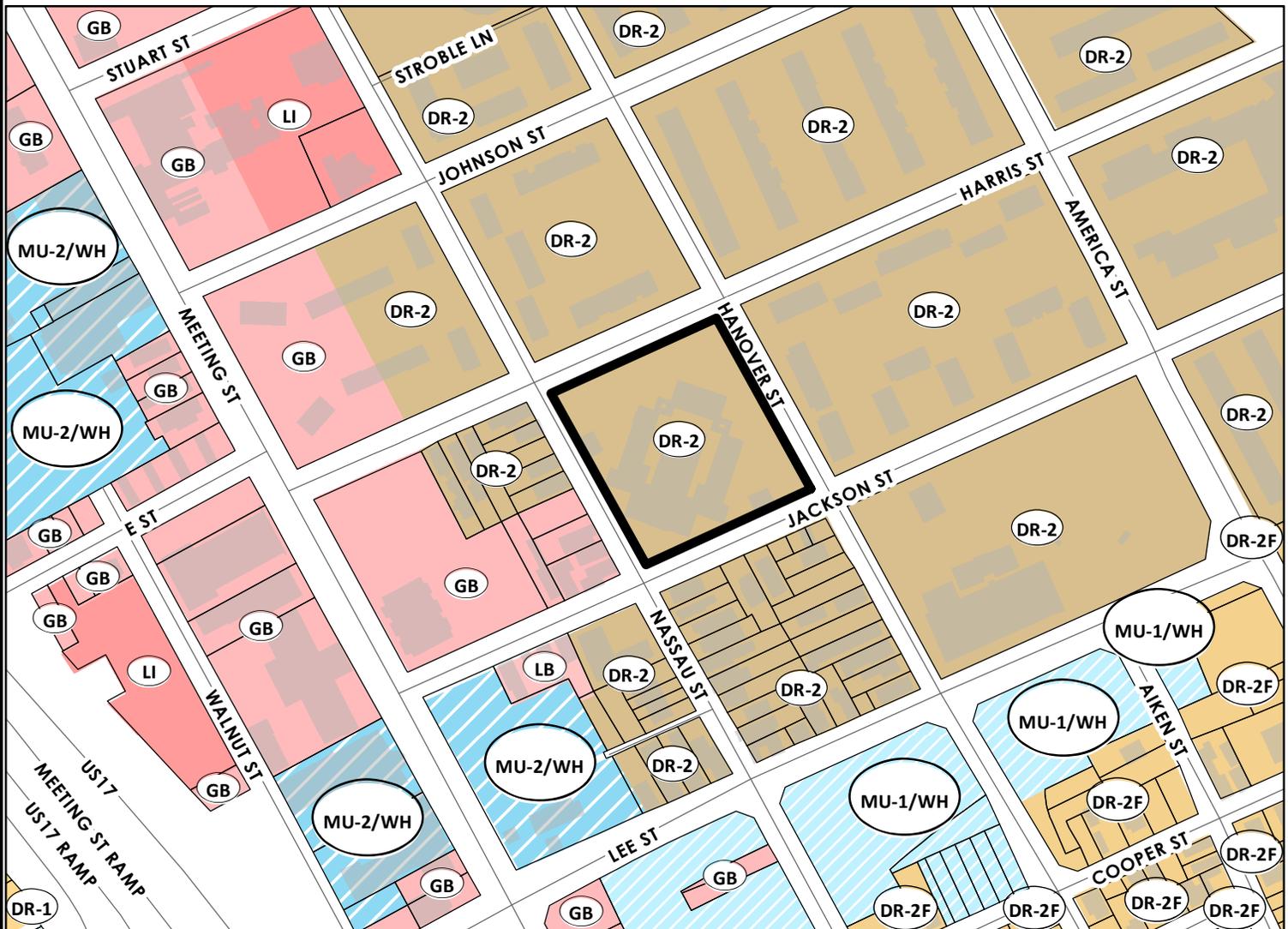
Request rezoning from Diverse-Residential (DR-2) to
Mixed-Use/Workforce Housing (MU-1/WH).

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

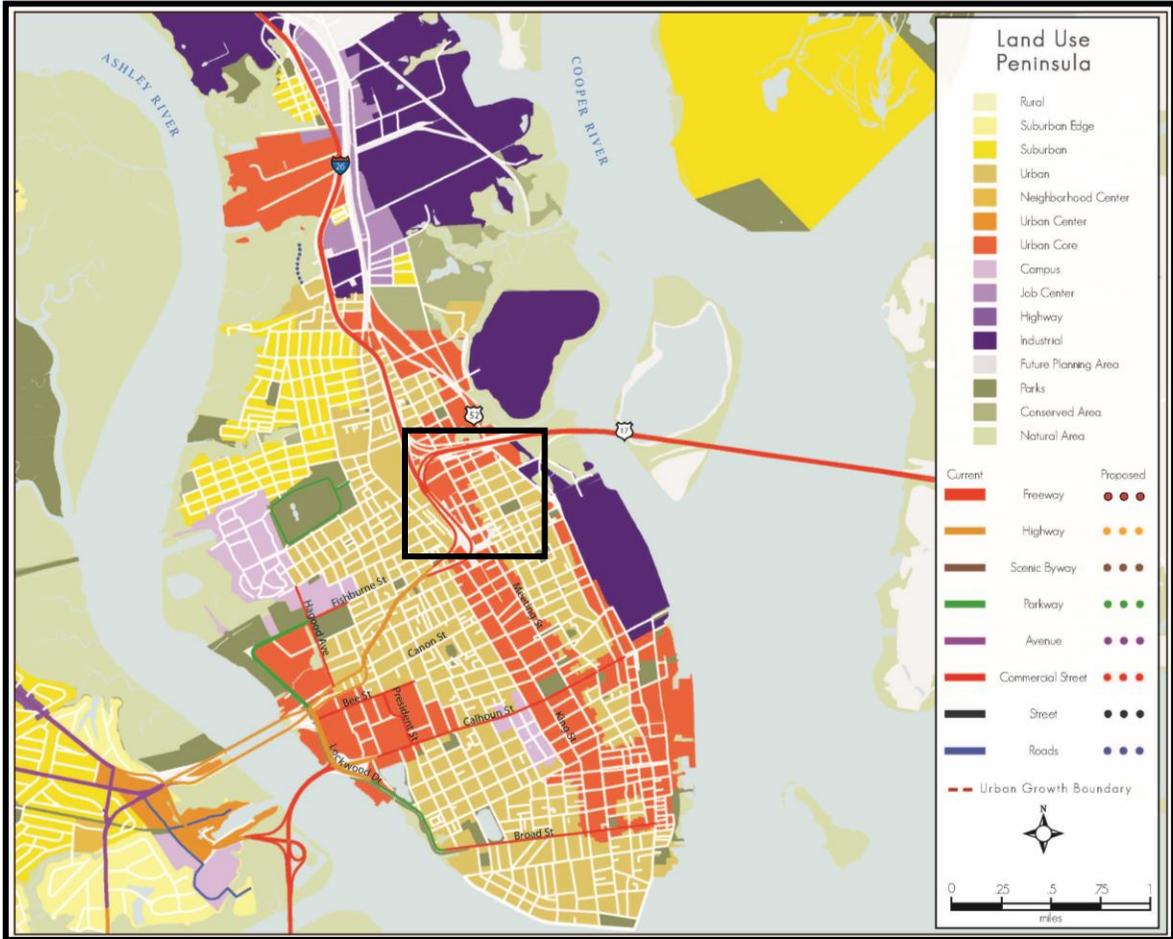
Area



Location



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 | <p>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</p> <p>With limited hours: Paint, glass, and wallpaper stores; Hardware stores; Retail nurseries, lawn and garden supply stores; Department stores; Variety stores; Miscellaneous general</p> |

| | | |
|-------------------|---|---|
| | | 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

REZONING 4

Ashley River Rd (West Ashley)

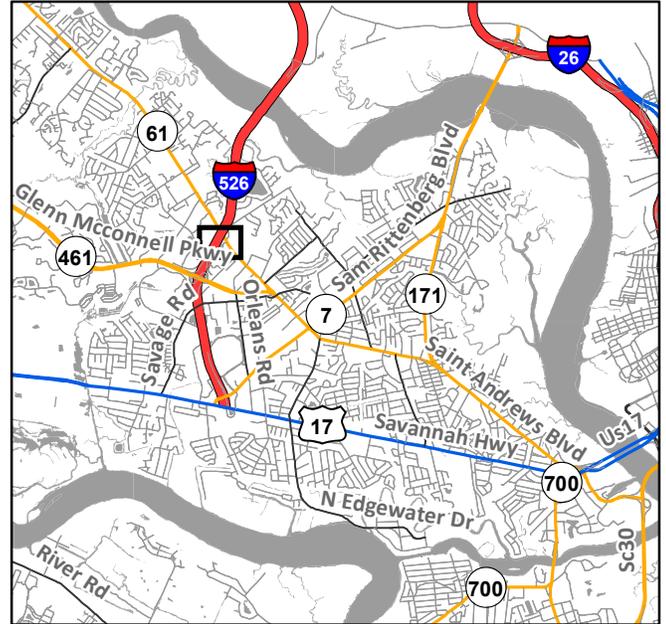
TMS # 3541200004

approx. 1.53 ac.

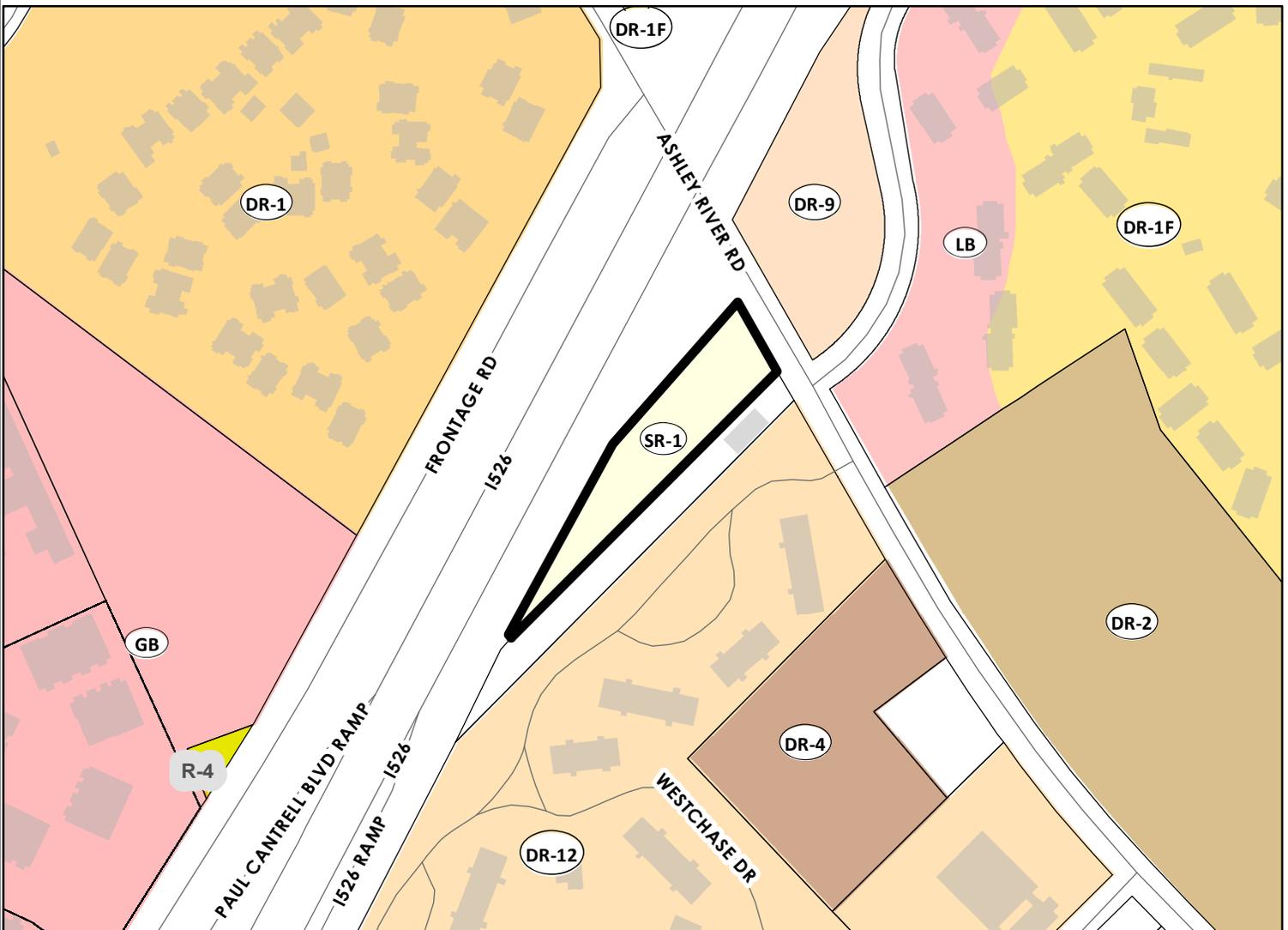
Request rezoning from Single-Family Residential (SR-1)
to Limited Business (LB).

Owner and Applicant: Laura M. Smith

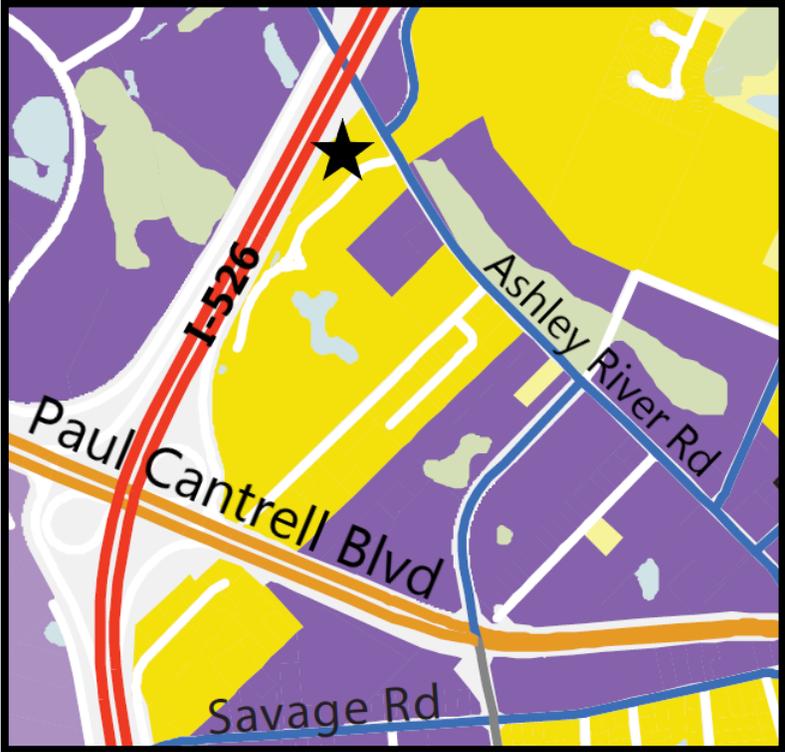
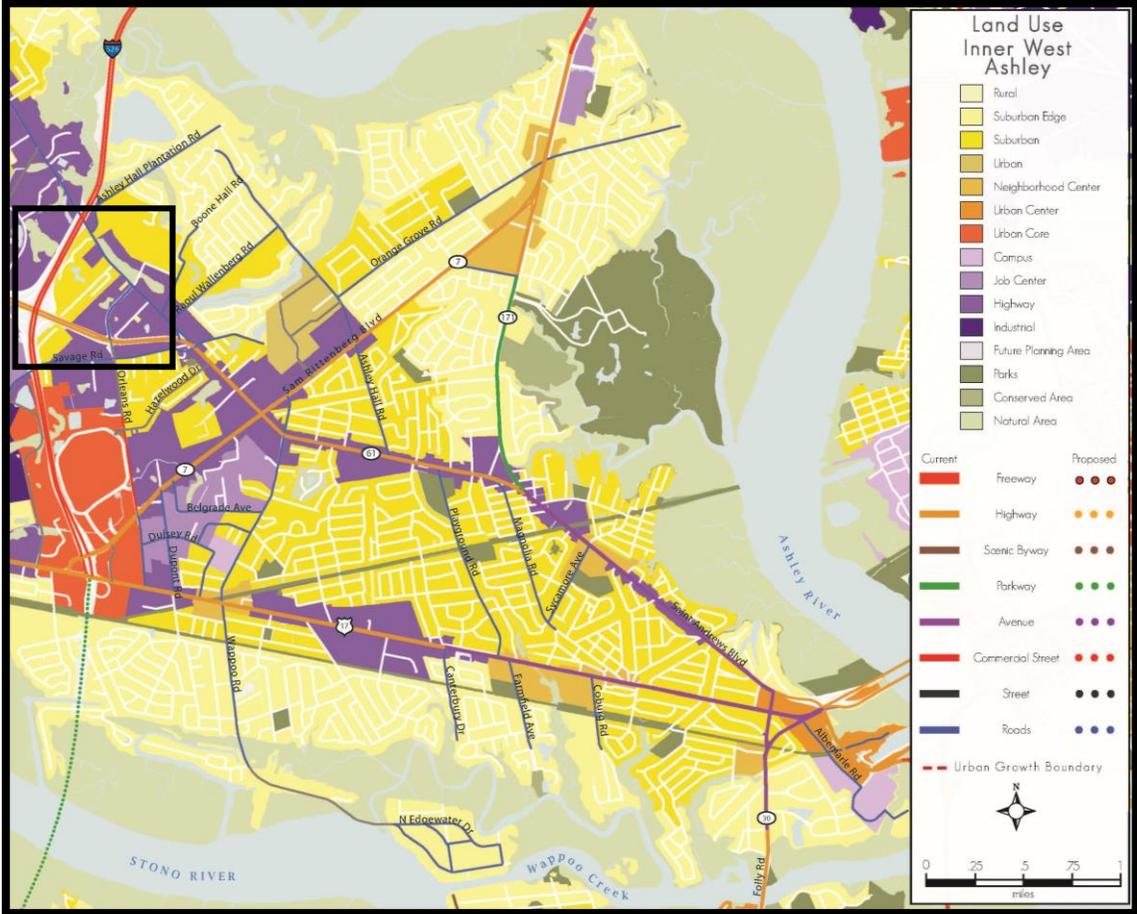
Area



Location



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 |

| | | |
|-------------------|--|--|
| | | <p>protection</p> <p>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</p> |
| 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 5:

295 Calhoun St (Harleston Village – Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 story) Classification. The base zoning of the property is Mixed-Use/Workforce Housing (MU-1/WH). The subject property, located on the south side of Calhoun Street at the corner of Halsey Boulevard, is surrounded by Limited Business (LB) Commercial Transitional (CT) and Single-Family Residential (SR-2) zonings. Surrounding uses include the main Roper Hospital across Calhoun Street, parking lots for medical district offices to the east and west, and the adjacent Governor Thomas Bennet House. The property also backs up to Long Lake Park. The subject property is occupied by a one-story MUSC medical office building and a surface parking lot. The properties immediately across from the hospitals on Calhoun Street, including the subject property, are candidates for redevelopment given the underutilization of the land in such an urban context.

The neighboring height districts include Height District 3 and 4 to the south and east, and 85/125 across Calhoun Street. Buildings across the street range from 7 to over 10 stories in height. The current owner, MUSC, is seeking a height district to complement the flexible provisions offered in the existing MU-1/WH zoning classification in order to develop a mixed-use building to serve the medical district and nearby community.

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. The 7 Story Old City Height District encourages excellent urban design by providing incentivization of merit-based story increases and required urban-scale sidewalks. The Century V Plan indicates the area in which the subject property lies to be Urban Core and suitable for higher residential densities and mixture of uses. Given the context of the medical district, urban core plan designation and provisions of the height district code, staff are comfortable with the requested Height District for this property.

STAFF RECOMMENDATION

APPROVAL

REZONING 5

295 Calhoun St (Peninsula)

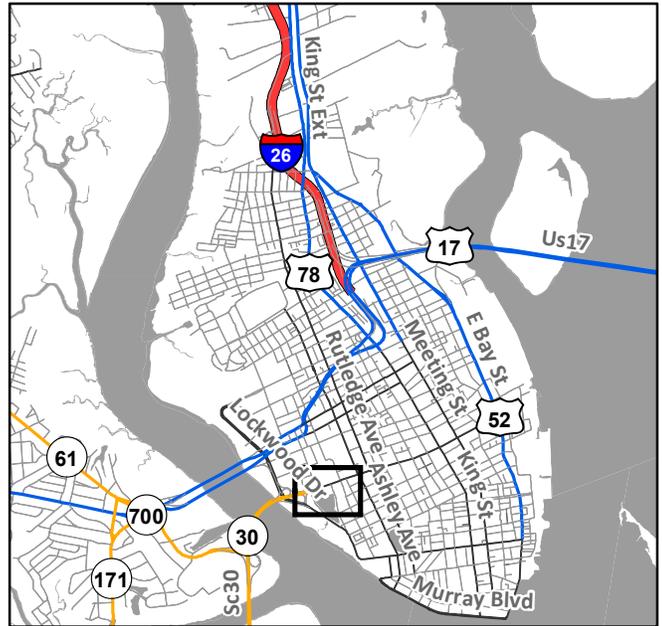
TMS # 4570202001

approx. 2.1 ac.

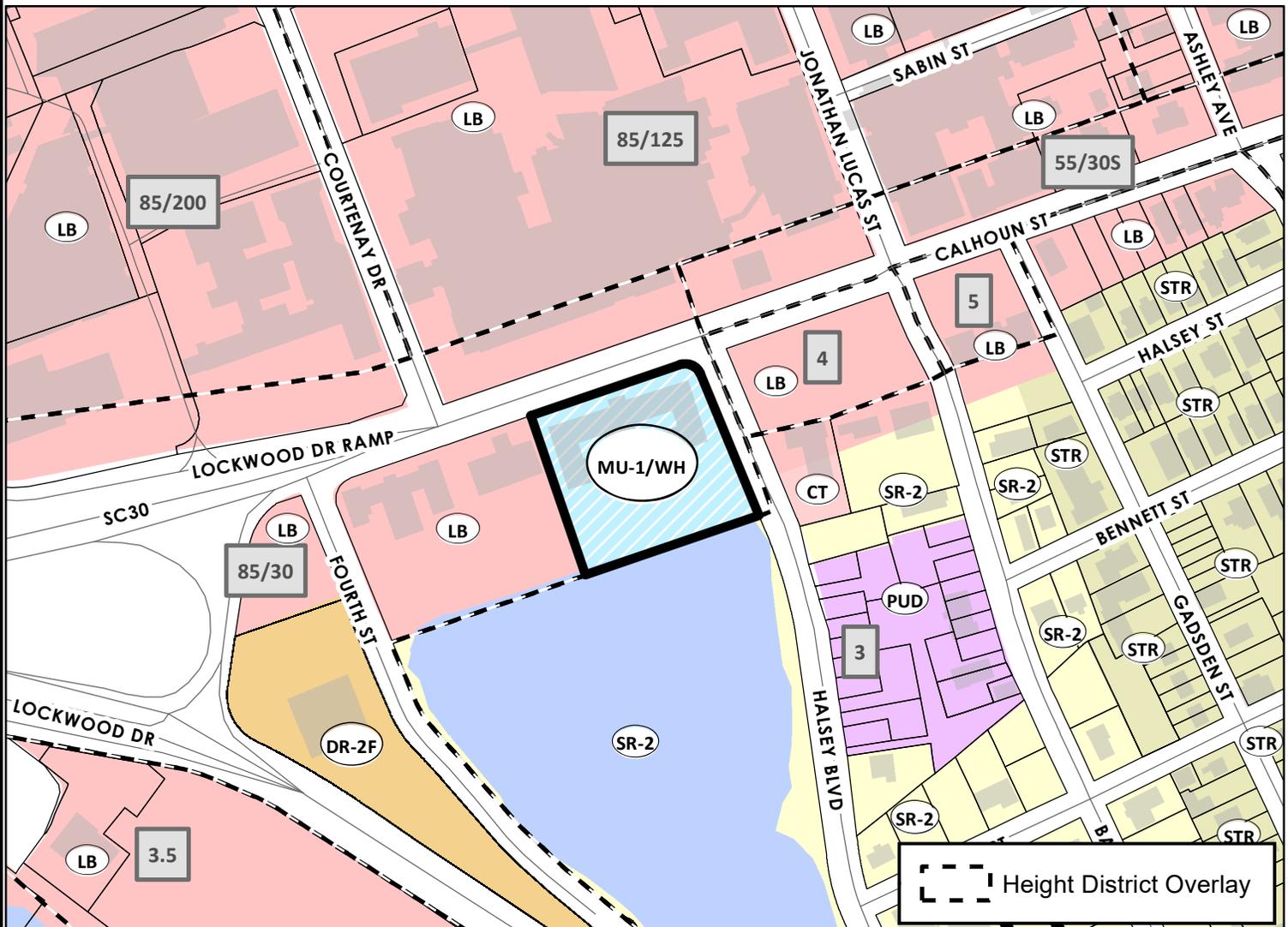
Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.

Owner and Applicant: The Medical University of South Carolina (MUSC)

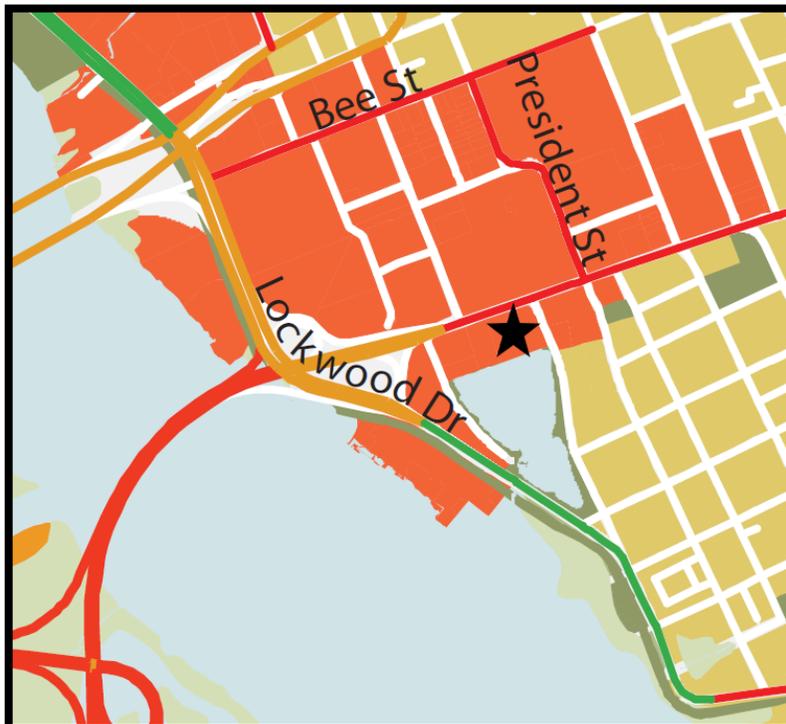
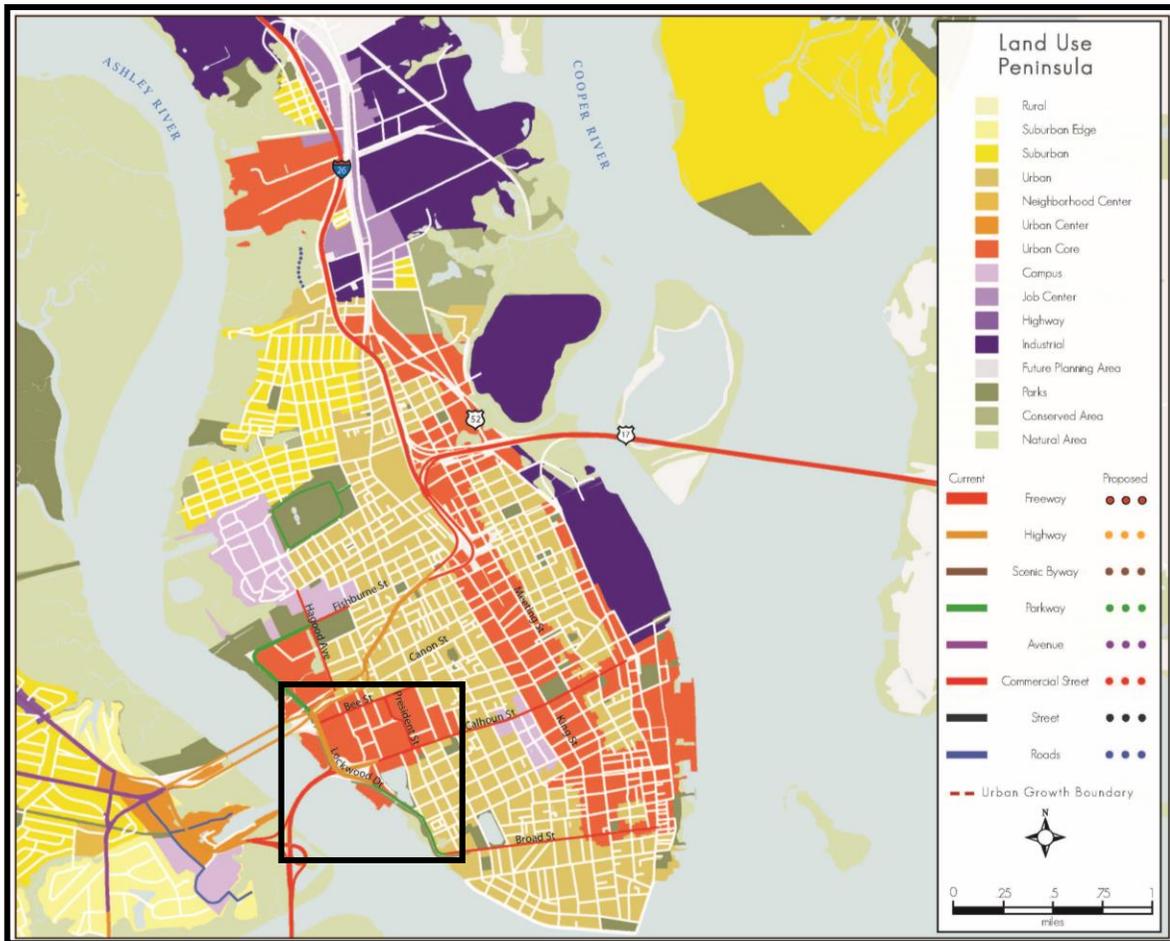
Area



Location



295 CALHOUN ST CENTURY V PLAN – URBAN CORE



**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

REZONING 6

St. Andrews Blvd (West Ashley)

TMS # 4210200240

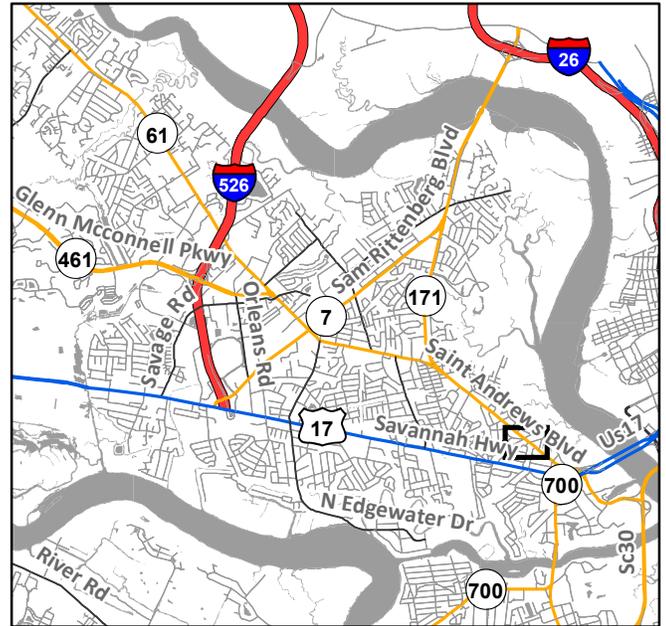
approx. 0.33 ac.

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

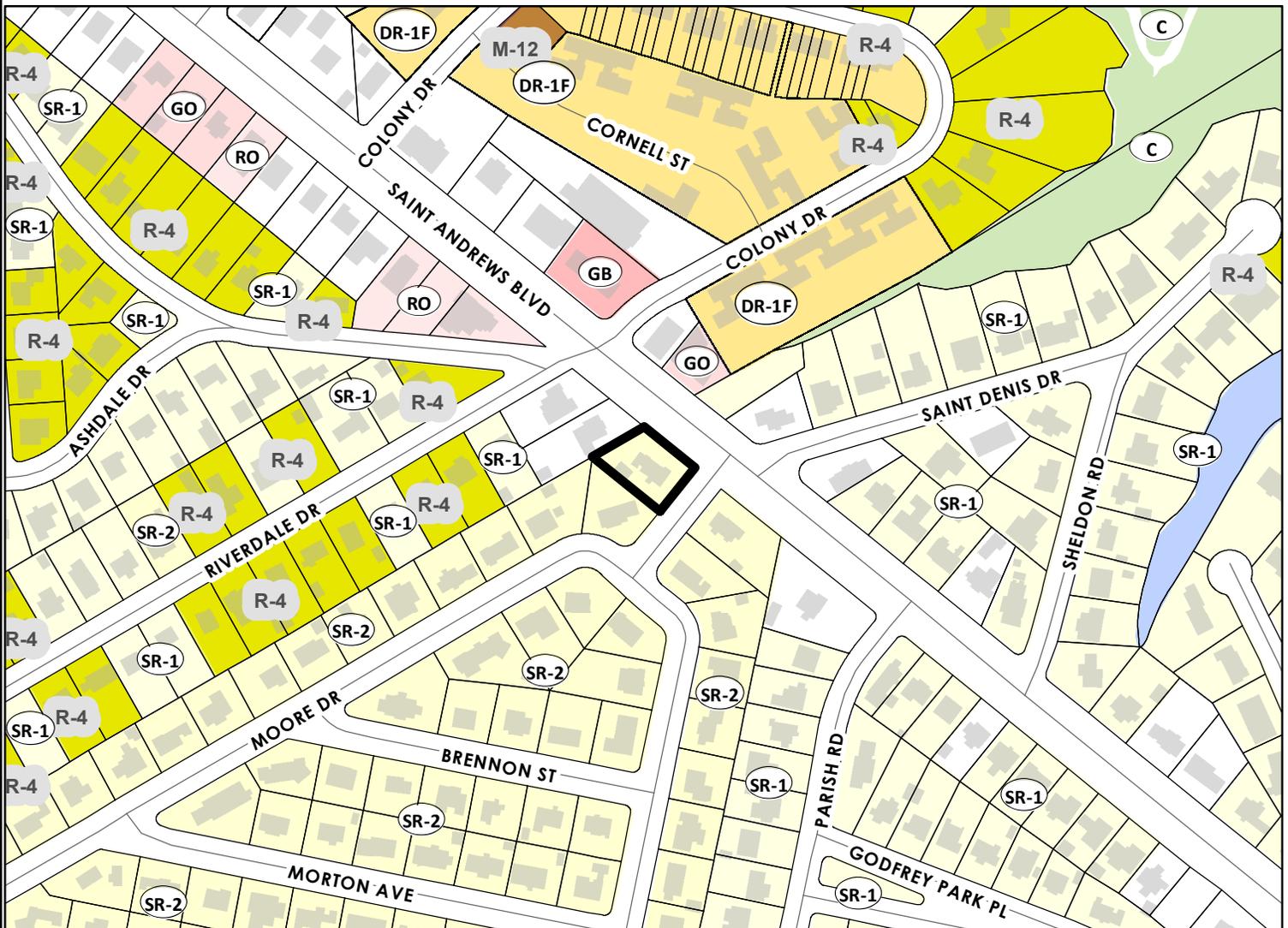
Owner: Dennis Howard Taylor

Applicant: Jared Rahnamoon

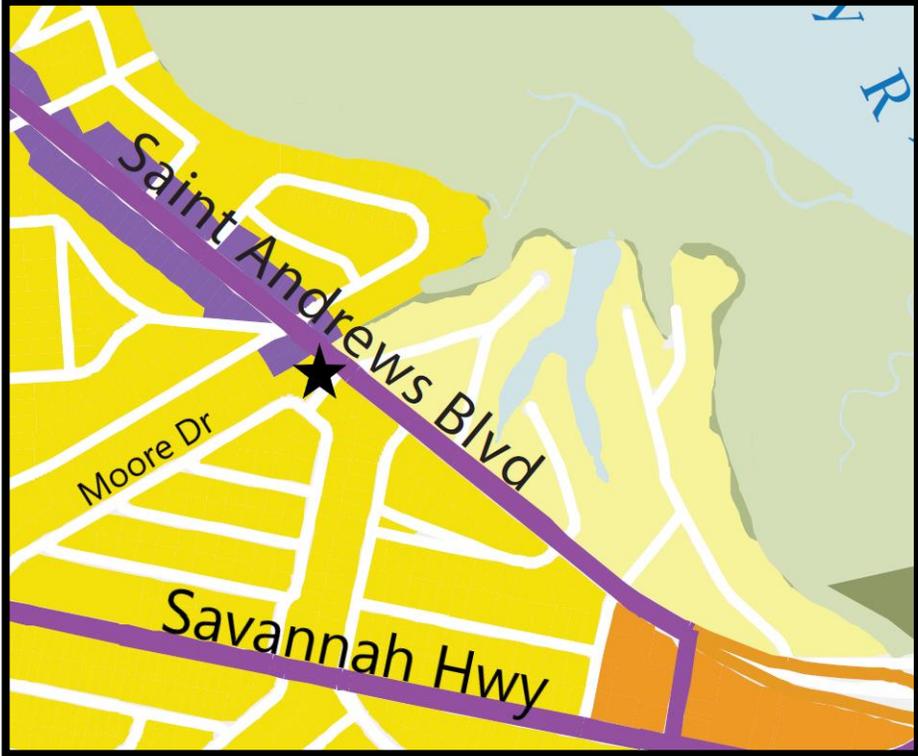
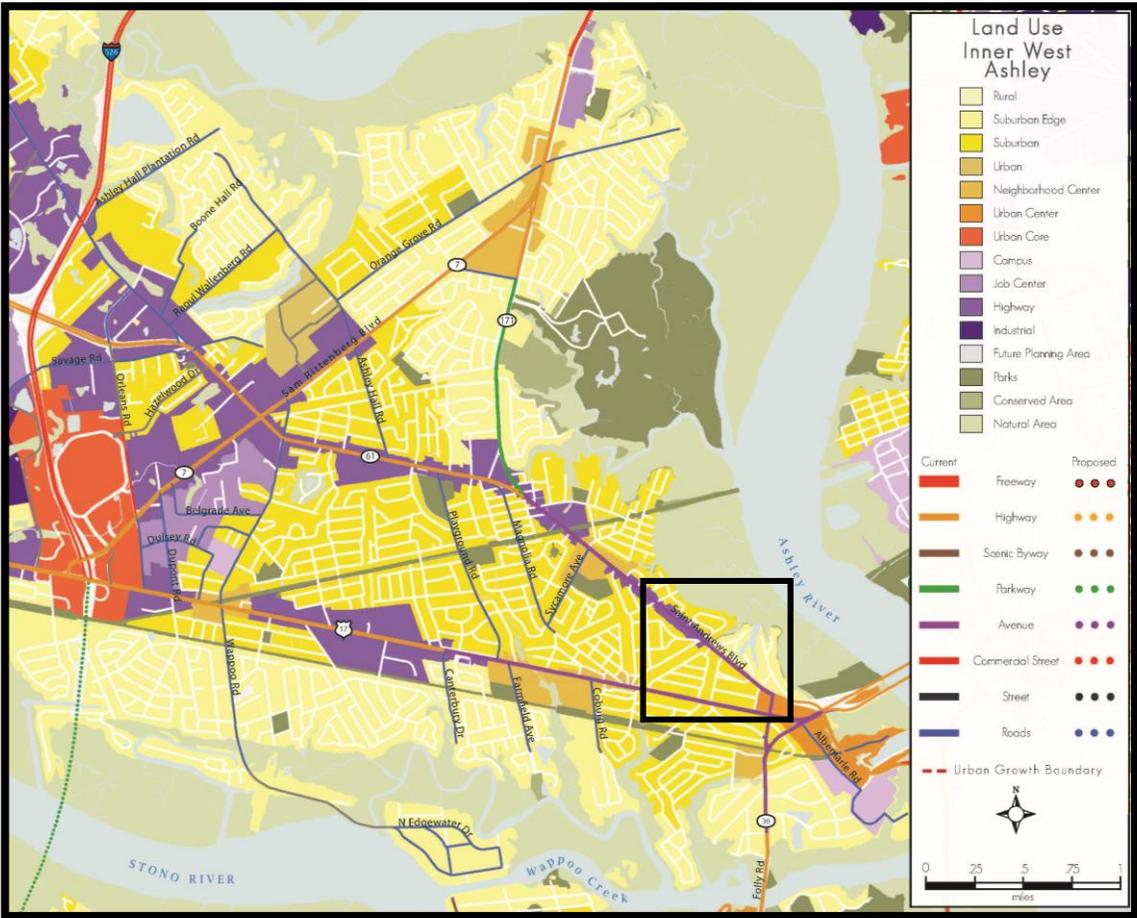
Area



Location



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; Engineering, 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

REZONING 7

1970 Delaney Rd (James Island)

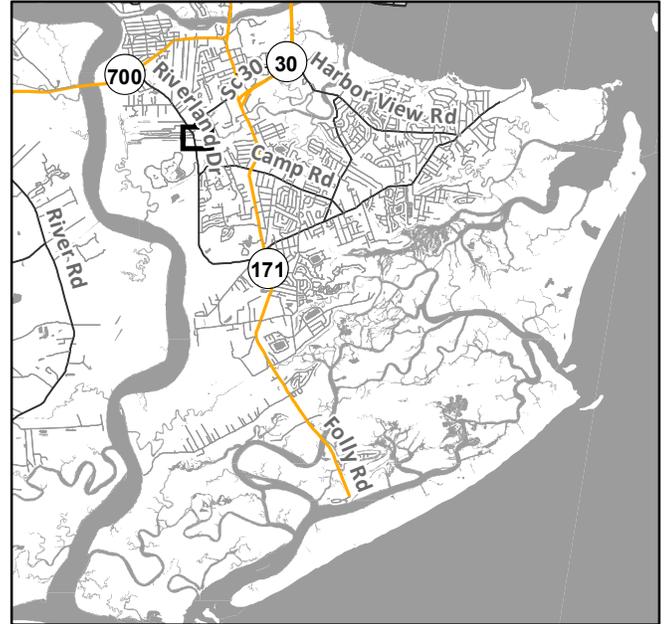
TMS # 3400000099

approx. 0.303 ac.

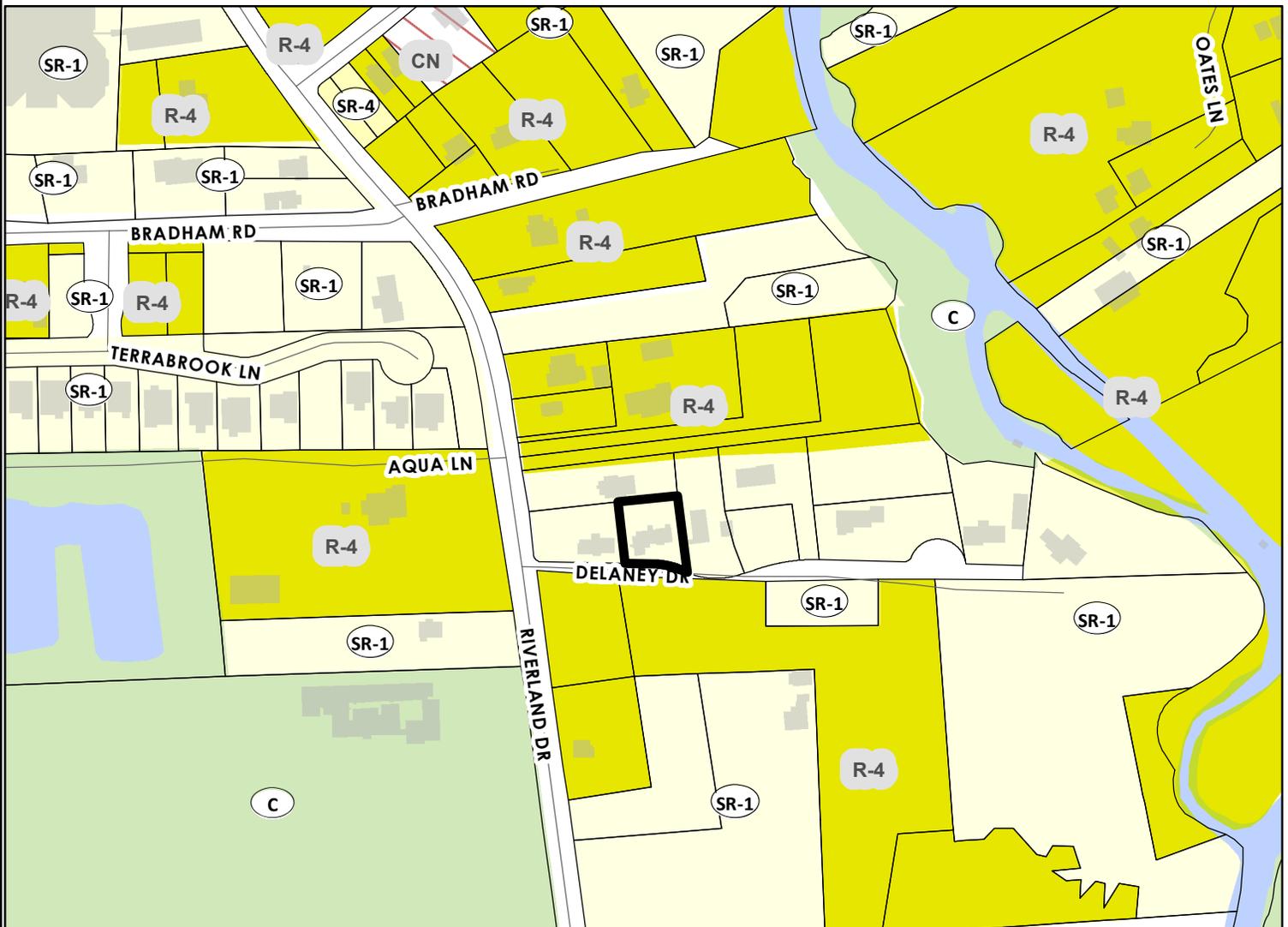
Request rezoning from Single-Family Residential (SR-1)
to Single-Family Residential (SR-4)

Owner and Applicant: Jesse J. Richardson III

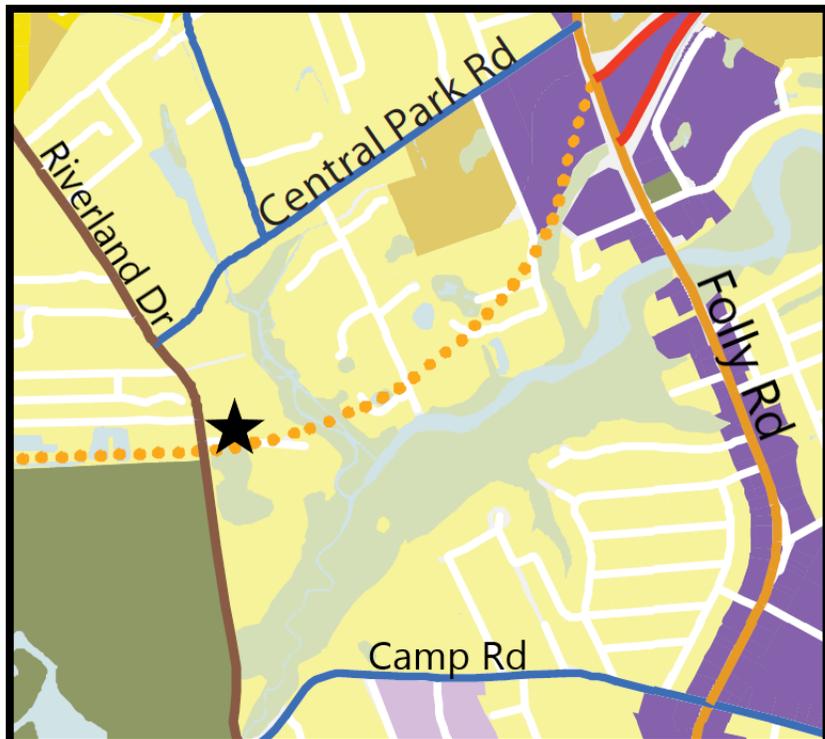
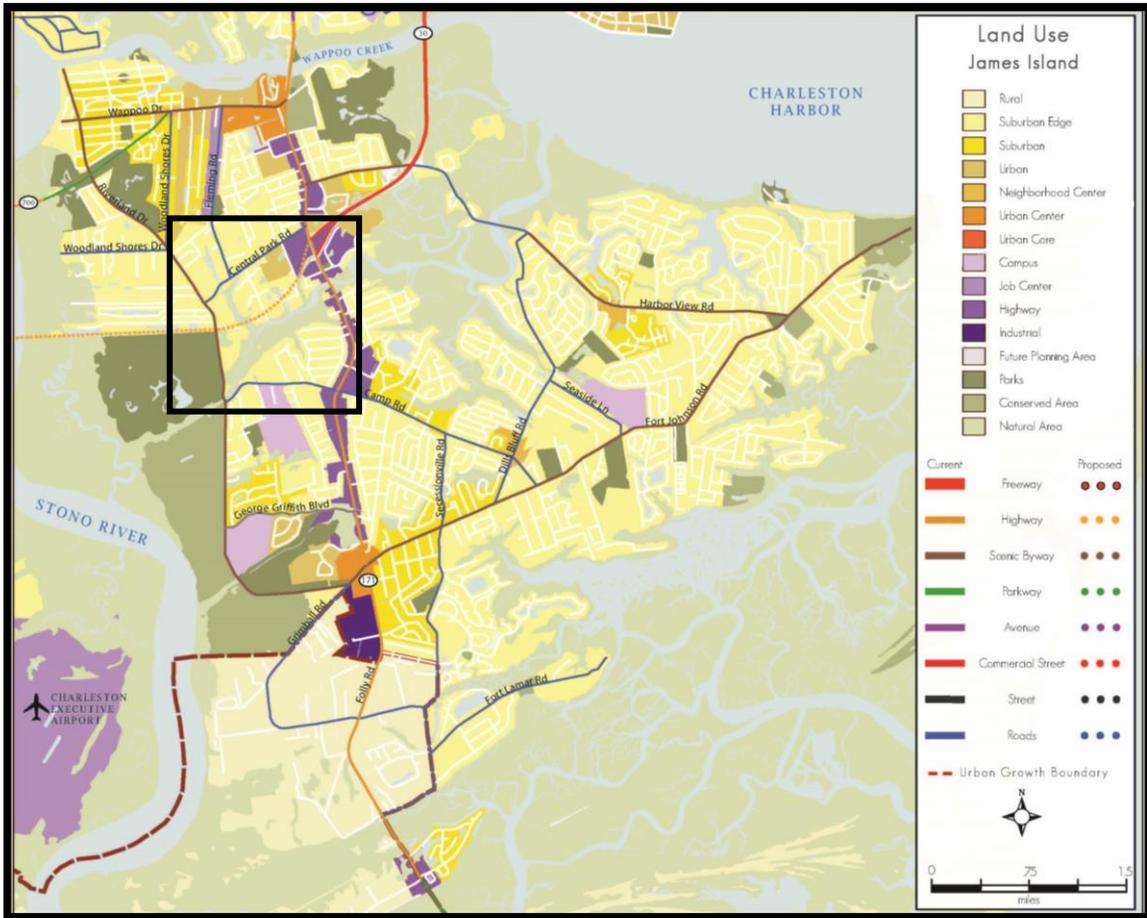
Area



Location



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

TBD

Attached are comments presented at the October 24, 2019 TRC meeting, and applicant's responses.

SUBDIVISION 1

Maybank Highway
(Indigo Grove – Johns Island)

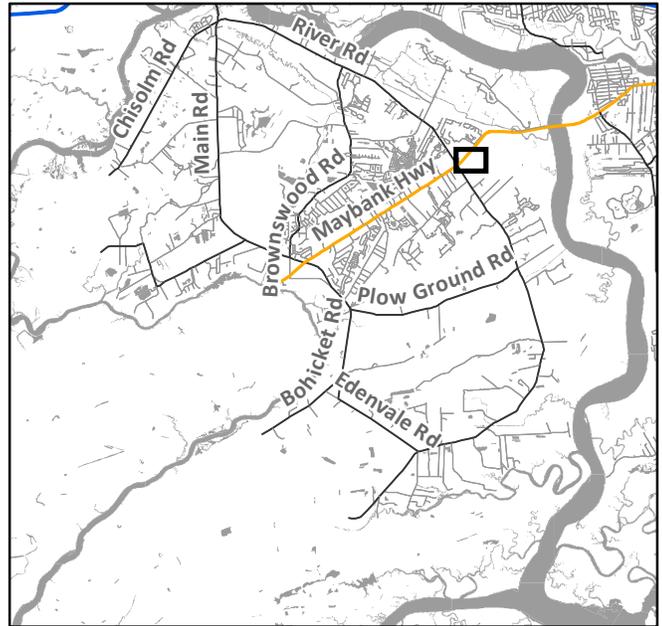
TMS # 3450000090

approx. 32.83 ac.

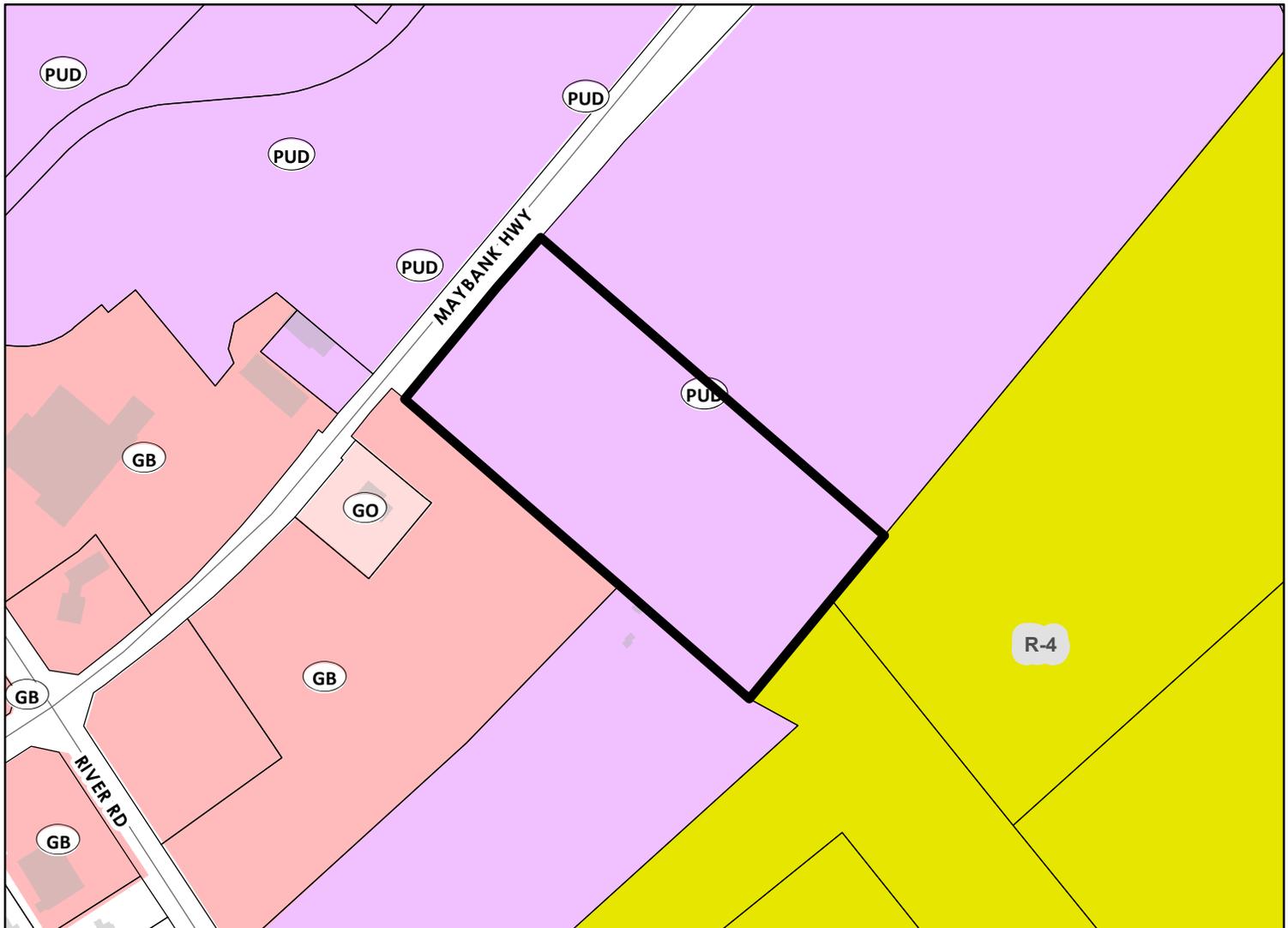
118 lots. Request for subdivision concept plan approval.
Zoned Planned Unit Development (PUD) (Kerr Tract).

Owner: RHK, LLC
Applicant: Seamon Whiteside & Associates

Area



Location





CITY OF CHARLESTON
 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 | * TO BE PROVIDED: FURTHER STUDY REGARDING TREES / OUTSIDE OF TRC. |
|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------|---|
| Zoning | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>ES</u> | |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Call</u> | |
| ADA | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>JWS</u> | |
| Traffic and Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>ABH for MM</u> | |
| Engineering | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KH for BG</u> | |
| Stormwater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>KH to provide vic email</u> | |
| GIS/Addressing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>JH</u> | |
| Planning | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>Ash</u> | |
| Fire Marshal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>Ash for RF</u> | |

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.



**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/P age # | Comment | Resolution |
|----|------------------|---|--|
| 8 | C3.0 - 3.1 | Drawings are stamped. Add contour labels to the existing conditions survey. | <p>Response:</p> <p><i>"Updated existing conditions and tree survey have been provided Southeastern Surveying formally known as Seamon Whiteside. Please see sheets C3.0-C3.9."</i></p> <p>Complied.</p> |
| 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. | <p>Response:</p> <p><i>"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."</i></p> <p>Complied.</p> |
| 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. | <p>Response:</p> <p><i>"The SWDSM and SW design checklist has been referenced for the preliminary drainage plan."</i></p> <p>Complied.</p> |



| # | Sheet/P age # | 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 top 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/P age # | 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: <i>"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."</i> 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: <i>"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."</i> 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: <i>"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."</i> |



| # | Sheet/P age # | Comment | Resolution |
|----|------------------|--|--|
| 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. | <p>Complied.</p> <p>Response:</p> <p><i>"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 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 minimize impacts within the access easement that will be platted Within a jurisdictional wetland."</i></p> |
| 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 | <p>Complied.</p> <p>Response:</p> |



| # | Sheet/P age # | Comment | Resolution |
|---|------------------|--|--|
| | | and maintenance and operation will need to be addressed in the Covenants for Permanent Maintenance of Stormwater Facilities. | <i>“Water quality devices will be necessary to meet the requirements in the SDSMI Coordination efforts with the stormwater department throughout the TRC process and future submittals establish maintenance and operations of the devices will be on-going.”</i> Complied. |



City of Charleston
Department of Parks
Technical Review Committee Comments

PROJECT ID: TRC-SUB2019-000117
PROJECT NAME: KERR TRACT RESIDENTIAL
ADDRESS: MAYBANK HIGHWAY
TMS #: 3450000090

AGENDA #: 8
DATE: OCTOBER 24, 2019
REVIEW: 2ND REVIEW
REVIEW TYPE: SUBDIVISION CONCEPT PLAN

COMMENTS

MAJOR MINOR NO COMMENT

1. There are no comments.

Submitted by:

A handwritten signature in black ink, appearing to read "Rodney H. Porter", written over a horizontal line.

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

Thursday, October 24, 2019



Date: 05/02/2019*, [10/24/2019**](#)
To: Seamon, Whiteside & Associates, Inc.
From: Kinsey Holton, Stormwater Program Manager
holtonk@charleston-sc.gov or 843.724.3757
cc: TRC Administrator; File Copy
 *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 via email on [12/17/2019](#). Review completed by Kinsey Holton.

Project Name: Kerr Tract Residential
Project Type: Conceptual Plan
Project TMS #: 345-00-00-090
Project ID #: TRC-SUB2019-000117
Submittal Review #: [2nd Review](#) – Major Comments Provided

| # | Sheet/ Page # | Comment | Resolution |
|---|------------------|---|---|
| 1 | --- | <p>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.</p> <p>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.</p> | <p>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.</p> <p><i>“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 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</i></p> |



| # | Sheet/ Page # | Comment | Resolution |
|---|------------------|---------|---|
| | | | <p>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.</p> <p>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</p> |



| # | Sheet/ Page # | Comment | Resolution |
|---|------------------|--|---|
| 2 | PDR | <p>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 3.1.1.1 of the City's Stormwater Design Standards Manual (SWDSM).</p> <ul style="list-style-type: none"> - Selecting portions of the site where the drainage pattern, topography, and soils are favorable for the intended use. - 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. | <p><i>drainage easement agreement has been included in the PDF."</i></p> <p>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. <i>"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-</i></p> |



| # | Sheet/ Page # | Comment | Resolution |
|---|--------------------------|--|---|
| 3 | PDR / Concept Plan | <p>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.</p> <p>Following response to comment provided.</p> <p><i>“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.”</i></p> <p>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.</p> | <p><i>development. Infiltration results will be used to during design effort to ensure every opportunity to reduce stormwater flows will be taken into consideration.”</i></p> |
| 4 | PDR/ Concept Plan | <p>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.</p> | <p>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.</p> <p><i>“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</i></p> |



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| | | | <p><i>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.”</i></p> |
| 5 | PDR | <p>Incorporate language in the PDR regarding issues relating to other State and Federal permits needed or regulations to be followed for the development.</p> | <p>Complied. Comment addressed per following response to comment. <i>“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.”</i></p> |
| 6 | PDR | <p>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.</p> | <p>Complied. Comment generally addressed per following response to comment and will be further assessed/documentated as part of the road construction plans submittal process. <i>“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</i></p> |



| # | Sheet/ Page # | Comment | Resolution |
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| 7 | PDR | <p>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).</p> <p>Following response to comment provided.</p> <p><i>“Existing boundary conditions from offsite parcels will be maintained. Future developments will be restricted to meet boundary conditions or prove no adverse effects downstream.”</i></p> <p>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.</p> | <p>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.”</p> |
| 8 | PDR | <p>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.</p> | |



| # | Sheet/ Page # | Comment | Resolution |
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| | | <p>Following response to comment provided.</p> <p><i>“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.”</i></p> <p>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 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.</p> | |
| 9 | USACE/ PDR | <p>Provide a USACE jurisdictional wetland determination for the subject property as part of the PDR.</p> <p>Following response to comment provided.</p> <p><i>“There are on-going coordination with Newkirk Environmental Inc to obtain a JD letter for the property.”</i></p> <p>Resolution to comment outstanding. Please provide a USACE jurisdictional wetland determination for the subject property as part of the PDR.</p> | |
| 10 | PDR | <p>In section 1.1.A.1 of the Preliminary Drainage Report (PDR), there is a typo for the word Tract.</p> | <p>Complied. Comment addressed per following response to comment.</p> <p><i>“Typo has been revised as requested. See PDR.”</i></p> |
| 11 | PDR | <p>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</p> | |



| # | Sheet/ Page # | Comment | Resolution |
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| | | <p>consistent with the City's Stormwater Design Standards Manual and PUD for the development.</p> <p>Following response to comment provided.</p> <p><i>"Permanent Water Quality Measures will be addressed and calculated with later submittals."</i></p> <p>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.</p> | |
| 12 | PDR | <p>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."</p> <p>Following response to comment provided.</p> <p><i>"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."</i></p> <p>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.</p> | |
| 13 | PDR | <p>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.</p> | <p>Complied. Comment addressed per following response to comment.</p> <p><i>"Tail water conditions have been adjusted to show peak elevations at all times; hence, peak tailwater conditions"</i></p> |



| # | Sheet/ Page # | Comment | Resolution |
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| 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. | <p><i>will be synced with peak site runoff flow."</i></p> <p>Complied. Comment addressed per following response to comment. <i>"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."</i></p> |
| 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." | <p>Complied. Comment addressed per following response to comment. <i>"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."</i></p> |
| 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. | <p>Complied. Comment addressed per following response to comment. <i>"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</i></p> |



| # | Sheet/ Page # | Comment | Resolution |
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| 17 | PDR | Address why the residential lots and open space were assigned the "Fair" soil condition in the CN determinations. | <i>undeveloped areas are assumed to be good soils conditions.</i> |
| 18 | PDR | <p>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.</p> <p><i>Following response to comment provided.</i></p> <p><i>"Pre and post-development drainage basin maps have been updated to incorporate all areas of the offsite drainage included for analysis."</i></p> <p>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.</p> | <p>Complied. Comment addressed per following response to comment.</p> <p><i>"Please see previous response."</i></p> |
| 19 | PDR | <p>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.</p> <p><i>Following response to comment provided.</i></p> | |



| # | Sheet/ Page # | Comment | Resolution |
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| 20 | PDR | <p><i>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.</i></p> <p>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.</p> <p>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.</p> <p>Following response to comment provided.</p> <p><i>“The variance letter has been revised in the Preliminary Drainage report to be directed to the Director of the Department of Stormwater Management, Mr. Matthew Fountain. It is understood that the request will be further considered with the revised PDR and review comments.”</i></p> <p>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.</p> <p>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</p> | |



| # | Sheet/ Page # | Comment | Resolution |
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| 21 | C3.X Series | <p>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.</p> <p>Incorporate the vertical datum reference on the existing conditions survey sheets provided.</p> <p>Following response to comment provided.</p> <p><i>“Vertical Datum has been provided with within the north arrow of the existing conditions sheets (NAD 83).”</i></p> <p>Response to comment seems errant as NAVD 88 appears to have been used. Please clarify and/or revise accordingly.</p> | |
| 22 | C7.0 | <p>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, <u>the vegetated shelf will provide a location for an appealing, diverse population of native, emergent wetland vegetation</u> 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 <u>natural deterrent to Canadian Geese</u> 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 <u>safety feature</u> prior to the deeper permanent pool.</p> | <p>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.</p> <p><i>“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.”</i></p> |



| # | Sheet/ Page # | Comment | Resolution |
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| 23 | C7.0 | <p>Eliminate conflicts between the proposed drainage easements and existing/preserved trees as preserved trees are not to be located in the drainage easements.</p> <p>Following response to comment provided.</p> <p><i>“Drainage easements, particularly along the stormwater conveyance within the wetlands, have been adjusted to maintain adequate maintenance and access while preserving tree protection.”</i></p> <p>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.</p> | |
| 24 | C7.0 | <p>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.</p> | <p>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.</p> <p><i>“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.”</i></p> |
| <p>No new comments issued for 10/24/2019 TRC resubmittal.</p> | | | |



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.

Department of Zoning prepared by Eric Schultz

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 grand 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 be 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 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 be 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 I -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

**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 ~~striketrough~~ 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

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 (1) 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:

“(1) 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 (1) 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:

| <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. | 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

ZONING 1

1320 King St Ext (Peninsula)

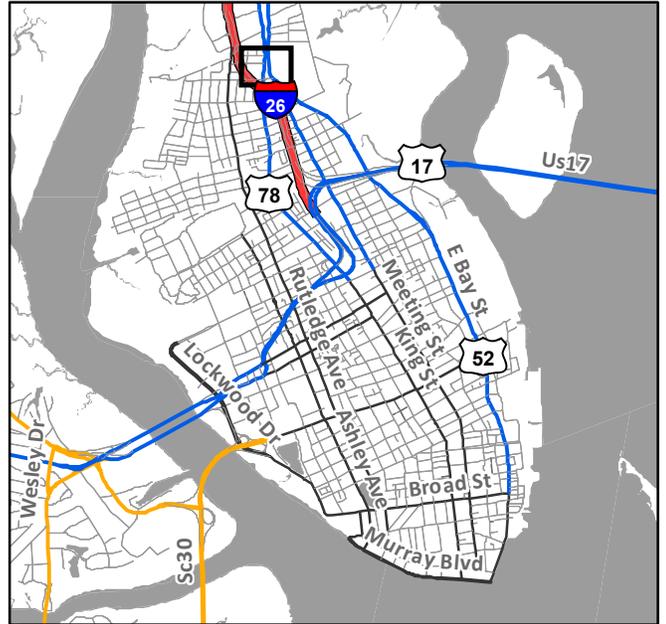
TMS # 4641400191

approx. 1.5 ac.

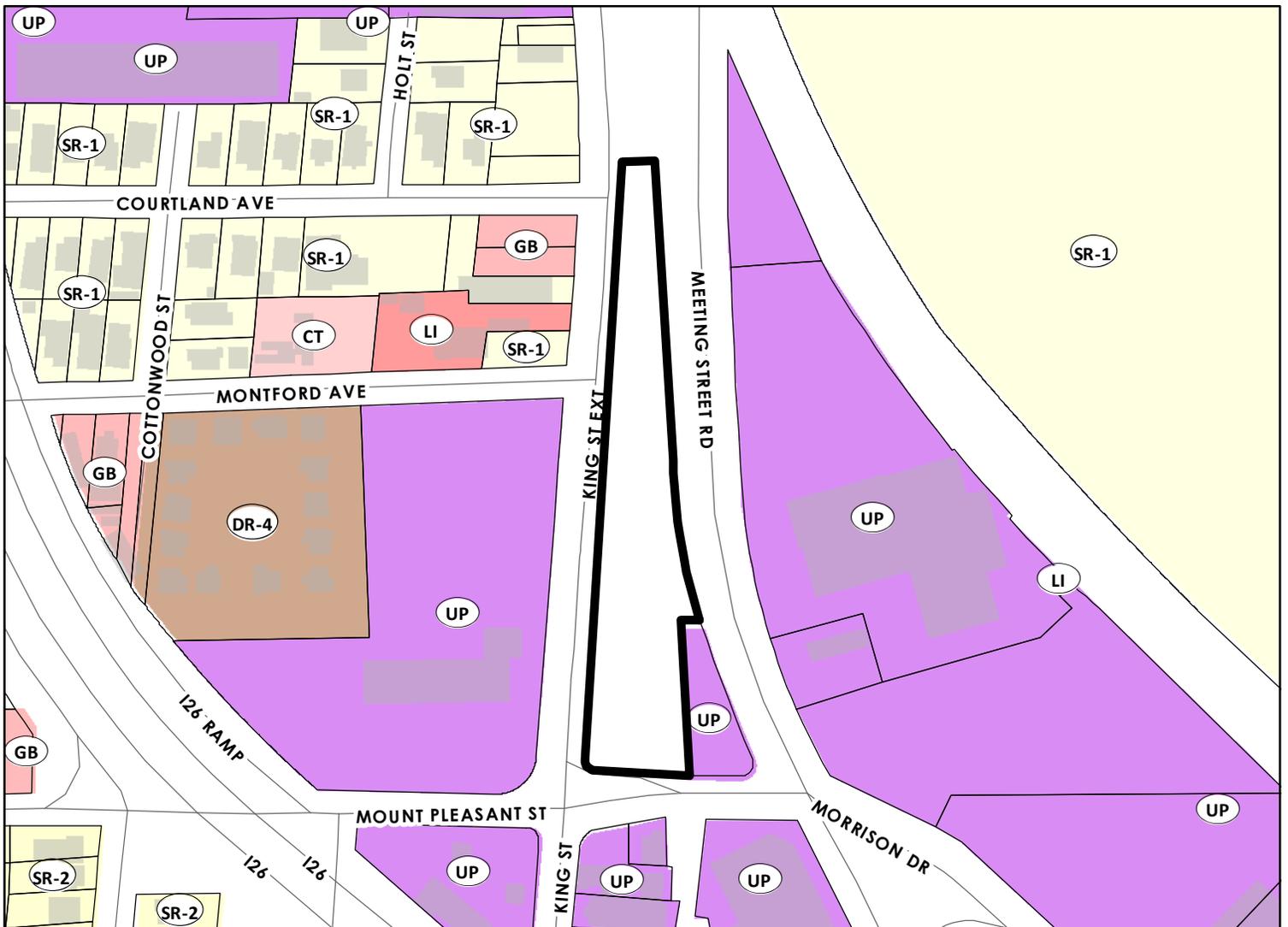
Request zoning of Upper Peninsula District (UP).
Previously unzoned right-of-way.

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

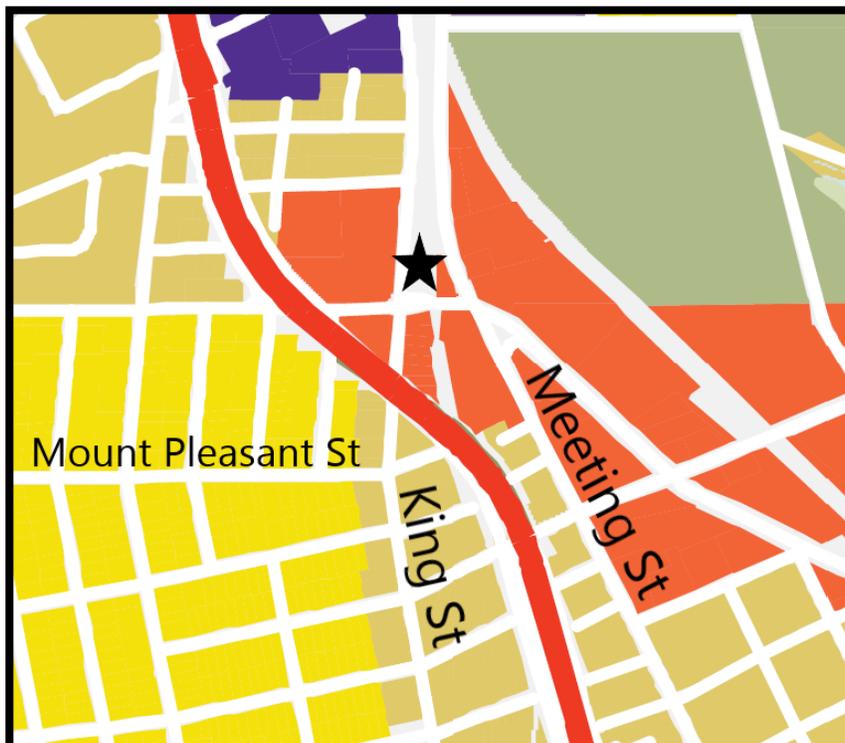
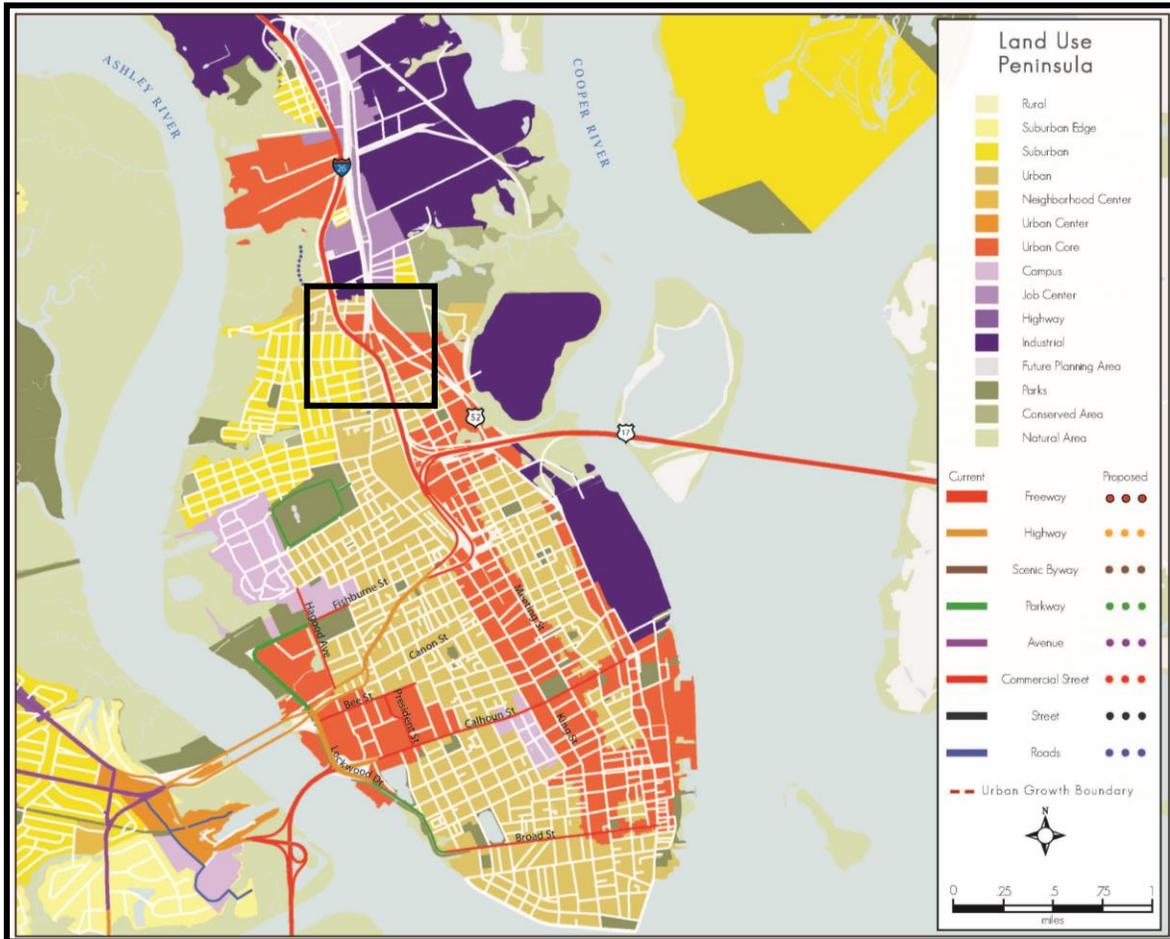
Area



Location



1320 KING ST EXT CENTURY V PLAN – URBAN CORE



ZONING 2

a portion of Bender St (West Ashley)

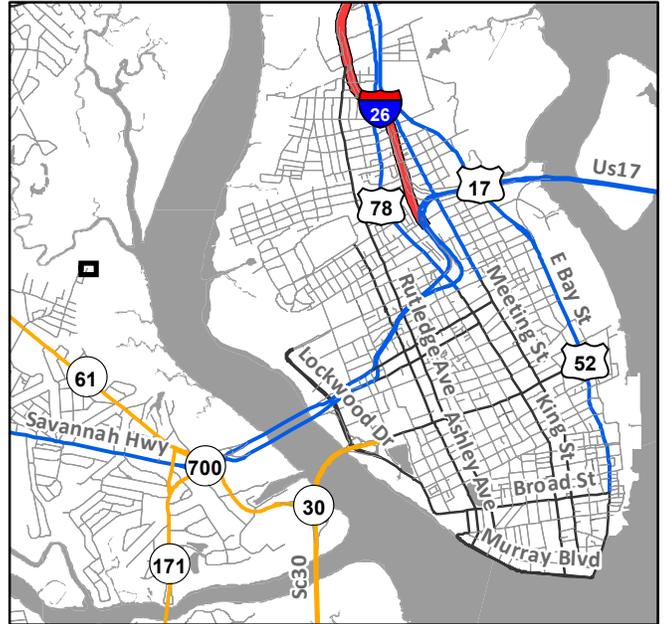
TMS # to be assigned

approx. 0.13 ac.

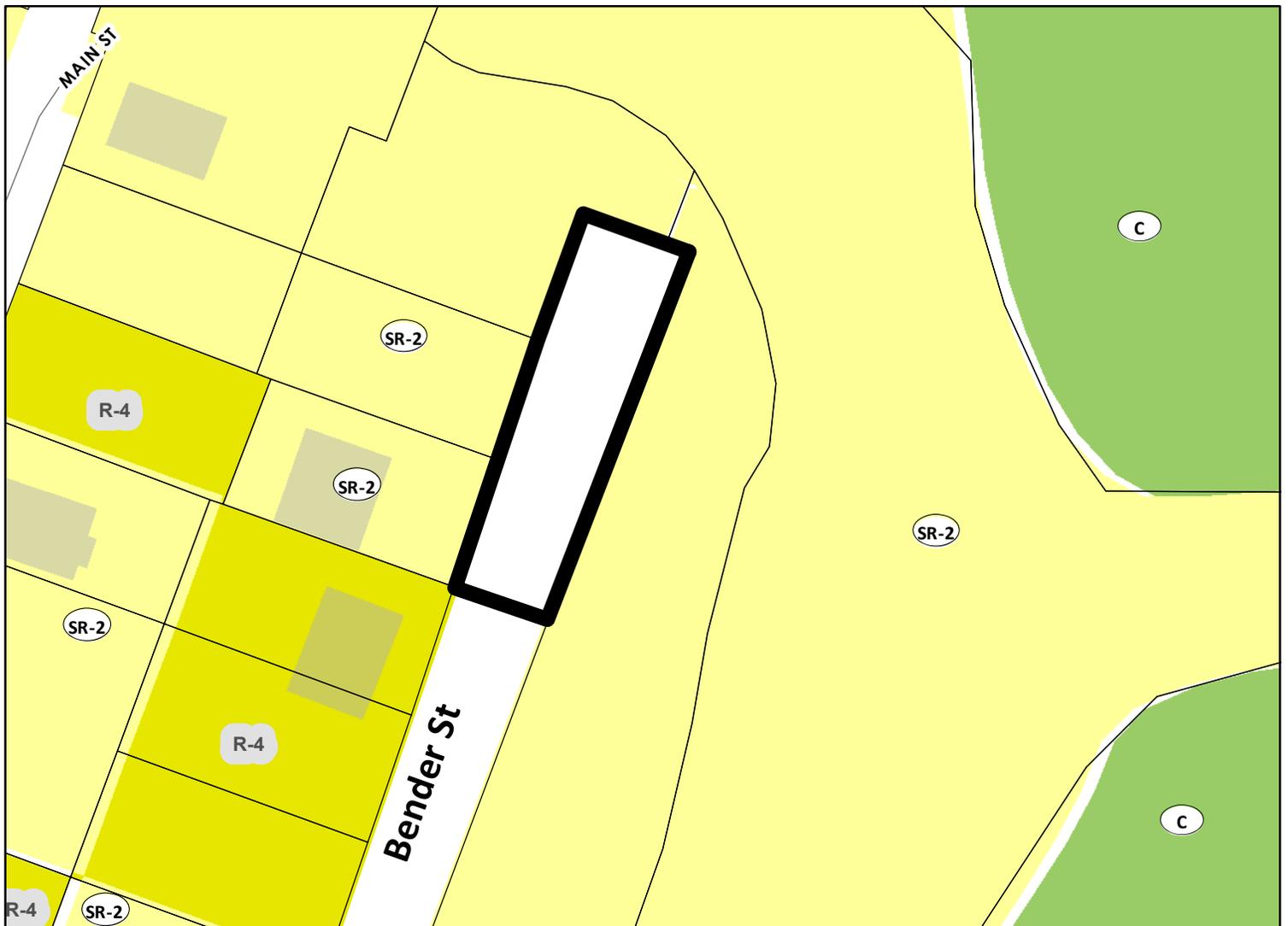
Request zoning of Single-Family Residential (SR-2).
Previously unzoned right-of-way.

Owner: City of Charleston
Applicant: City of Charleston

Area



Location



PORTION OF BENDER ST CENTURY V PLAN – SUBURBAN

