CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

June 17, 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

June 17, 2020

Rezoning 1:

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

City of Charleston

Planning Commission
June 17, 2020

REZONING 1

295 Calhoun St (Harleston Village – Peninsula)

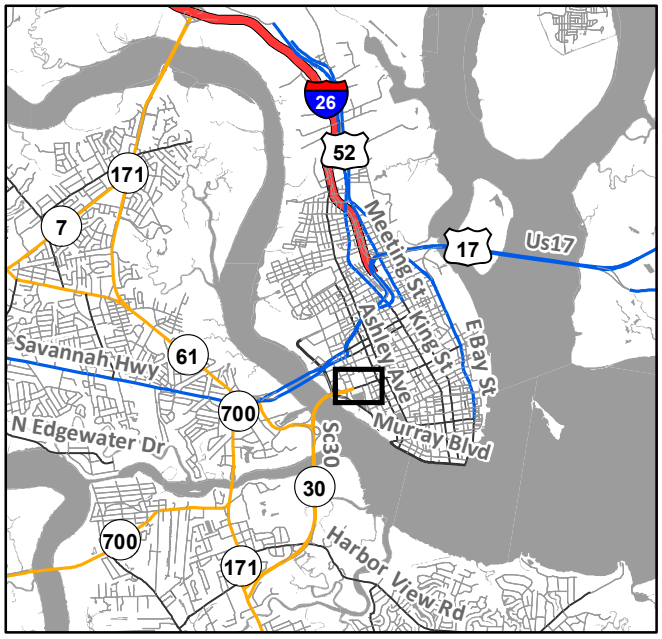
TMS # 4570202001

approx. 2.1 ac.

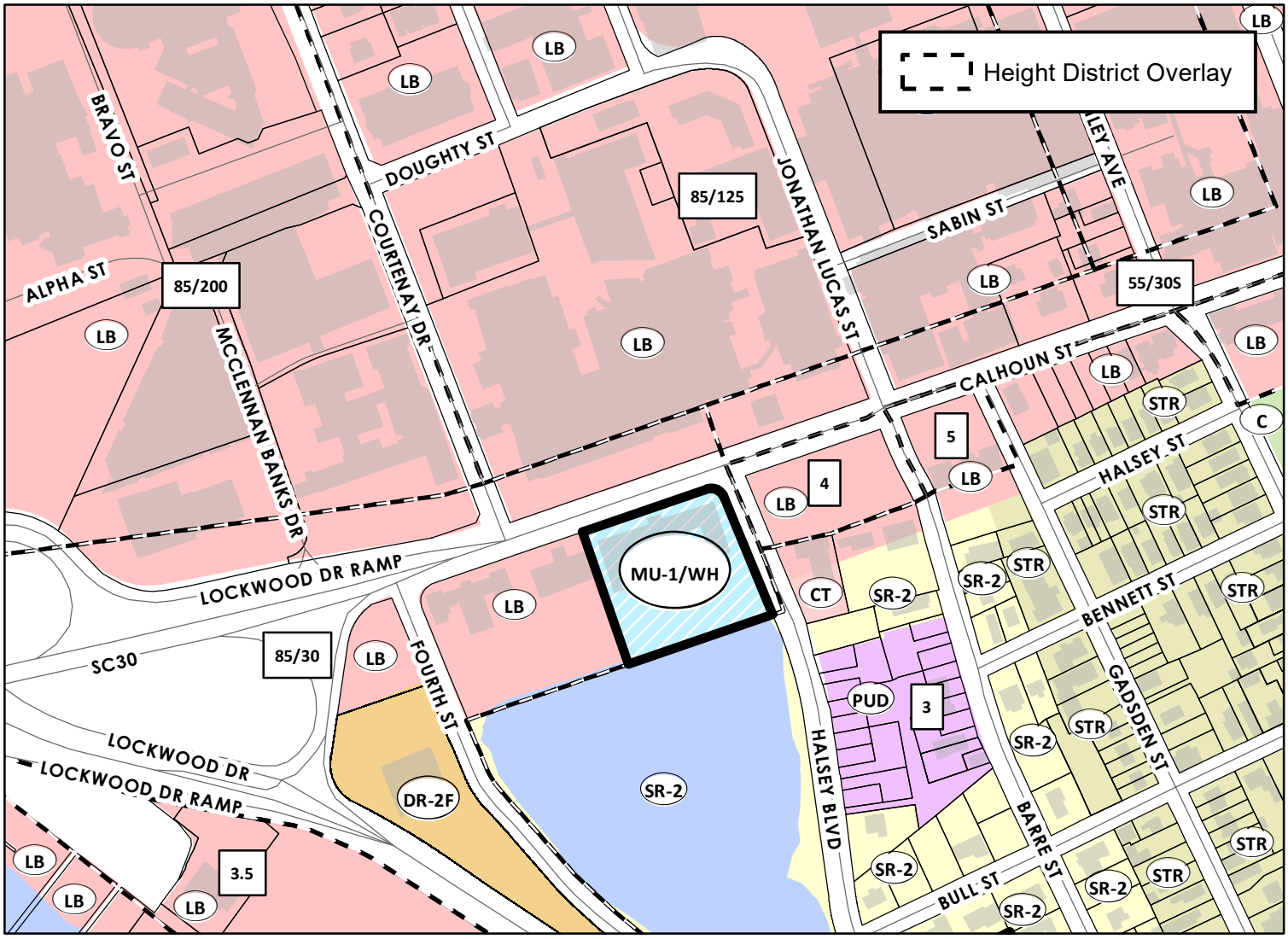
Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.

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

Area



Location



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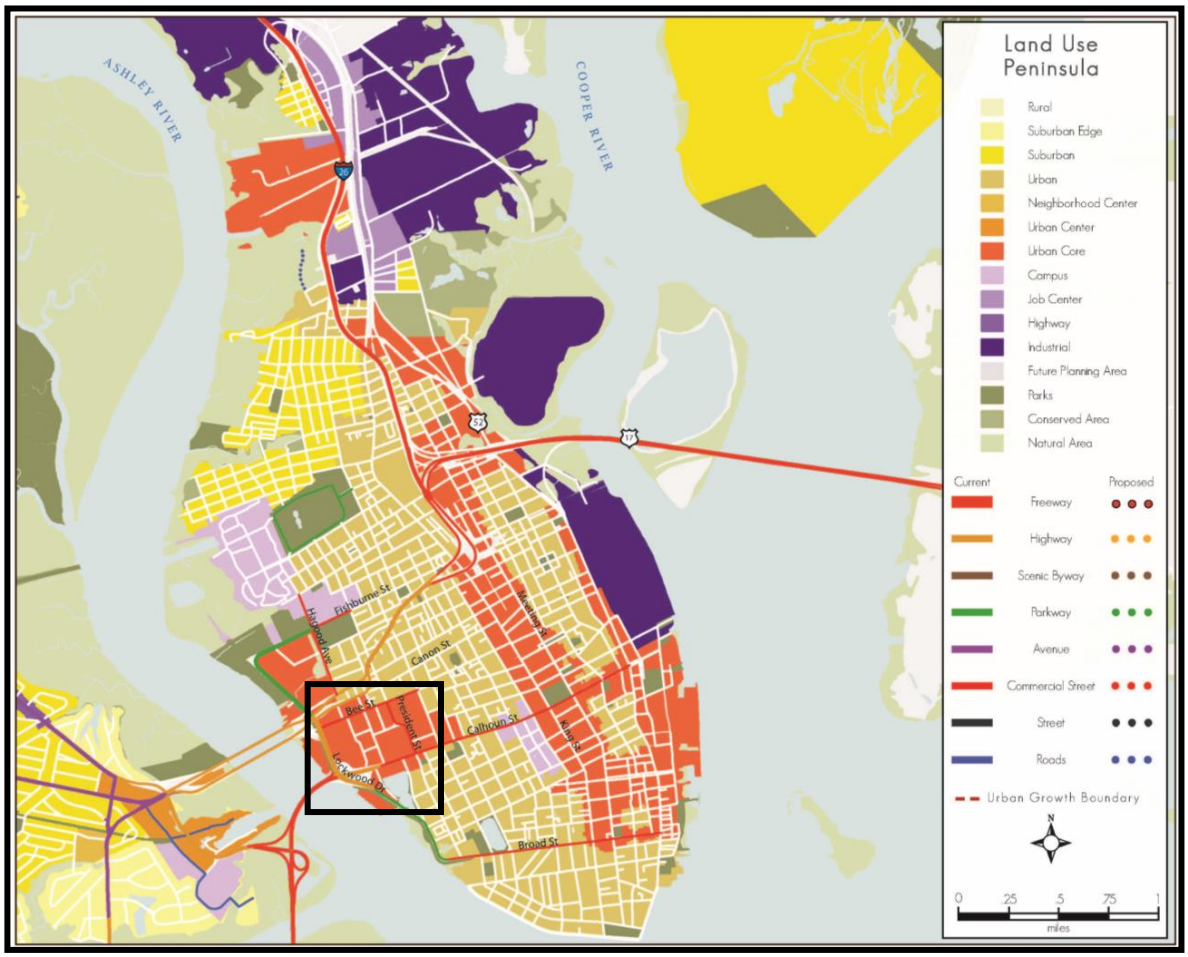
295 Calhoun St
Century V Plan – URBAN CORE



CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Rezoning 2:

1144 Folly Rd (McCalls Corner- James Island)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to Residential Office (RO) and Folly Road (FR) Overlay Zone. The subject property, located in James Island, fronts Folly Road (east side) and sits south of Camp Road. The property is occupied by a single family house which is being used as an insurance office and is situated between a dentist office, Folly Road, and a single family residence to east. Across Folly road is the Queensborough Plaza shopping center with restaurants retail space. Surrounding zonings include SR-1, RO, and Limited Business (LB).

The subject property falls within the South Village Sub-Area of the Folly Road (FR) Overlay Zone. The intent of the FR overlay zone is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County concerning land use and design standards. The South Village sub-area extends from Prescott Street to Grimball Road Extension. This area currently consists of mixed medium to high intensity commercial development, such as shopping centers big box stores and consumer services, along the west side of Folly Road and primarily small scale office and residential uses along the east side of Folly Road. This area is intended for a mix of medium to high intensity uses along the west side of Folly Road and lower intensity development on the east side of Folly Road. Future development in this area is to be a mix of commercial and residential uses with increased right-of-way buffers along the west side of Folly Road and increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to single family detached residential uses.

See zoning comparison table on the following page regarding the differences between SR-1 and RO.

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 **Highway.** The highway areas primarily house more auto intensive commercial uses, although residential and office uses in a more urban format would still be permitted as well. Over time, if auto dependence begins to decline, these areas could be converted to one of the denser, primary land use designations. Examples include: many portions of Folly Road and some portions of Savannah Highway.

STAFF RECOMMENDATION

APPROVAL

ZONING COMPARISON TABLE

SINGLE-FAMILY RESIDENTIAL (SR-1) AND RESIDENTIAL OFFICE (RO)

	SR-1	**RO**
Description	The Single-family Residential (SR) districts allow for one-family detached dwellings.	The RO District is intended to allow limited office uses within converted residential structures along major roadways. This district shall provide for the daily convenience and personal service needs of the surrounding community and shall be designed to mix compatibly and aid in the preservation and stabilization of the local neighborhood. The RO zoning district is not intended to permit the loss of viable housing stock.
Permitted Uses	Public, not for profit, golf courses; one family detached dwellings;	Public, not for profit, golf courses; private or for-profit golf courses; one family detached dwelling;
Special Exception	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Multi-family dwelling;
Conditional	Horticultural Specialties; General Farms, Primarily Crop; Water storage tanks; Community parking lots; One family detached dwellings (up to four per lot)	Landscape counseling and planning; Office only; Offices for arrangement of passenger transportation; Water storage tanks; Security and Commodity Brokers, Dealers, Exchanges and Services; Insurance Carriers; Insurance Agents, Brokers and Service; Real Estate; Beauty Shops; Barber Shops; Advertising; Consumer credit reporting agencies; Management, consulting, and public relations services; Offices and clinics of health practitioners; Medical and dental laboratories; Engingeering, architectural, and surveying services; Accounting, auditing and bookkeeping services
Density	4.8 units/acre	7.3 units/acre

City of Charleston

Planning Commission
June 17, 2020

REZONING 2

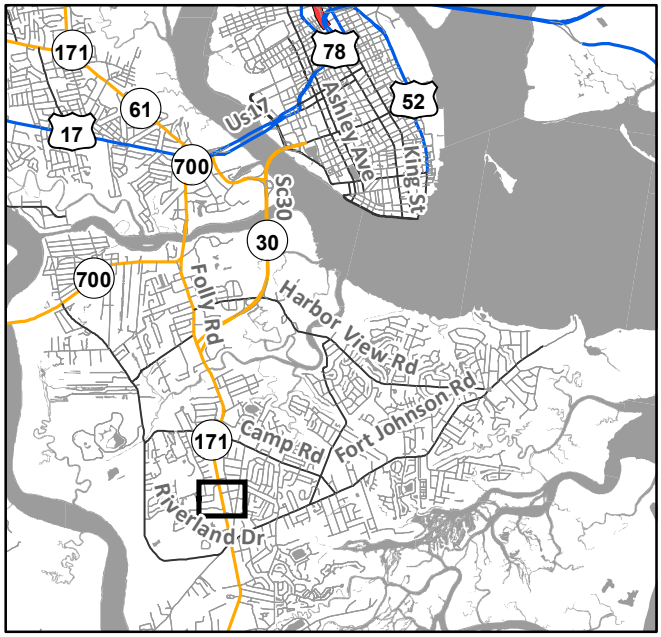
1144 Folly Rd (McCalls Corner – James Island)

TMS # 4251300031

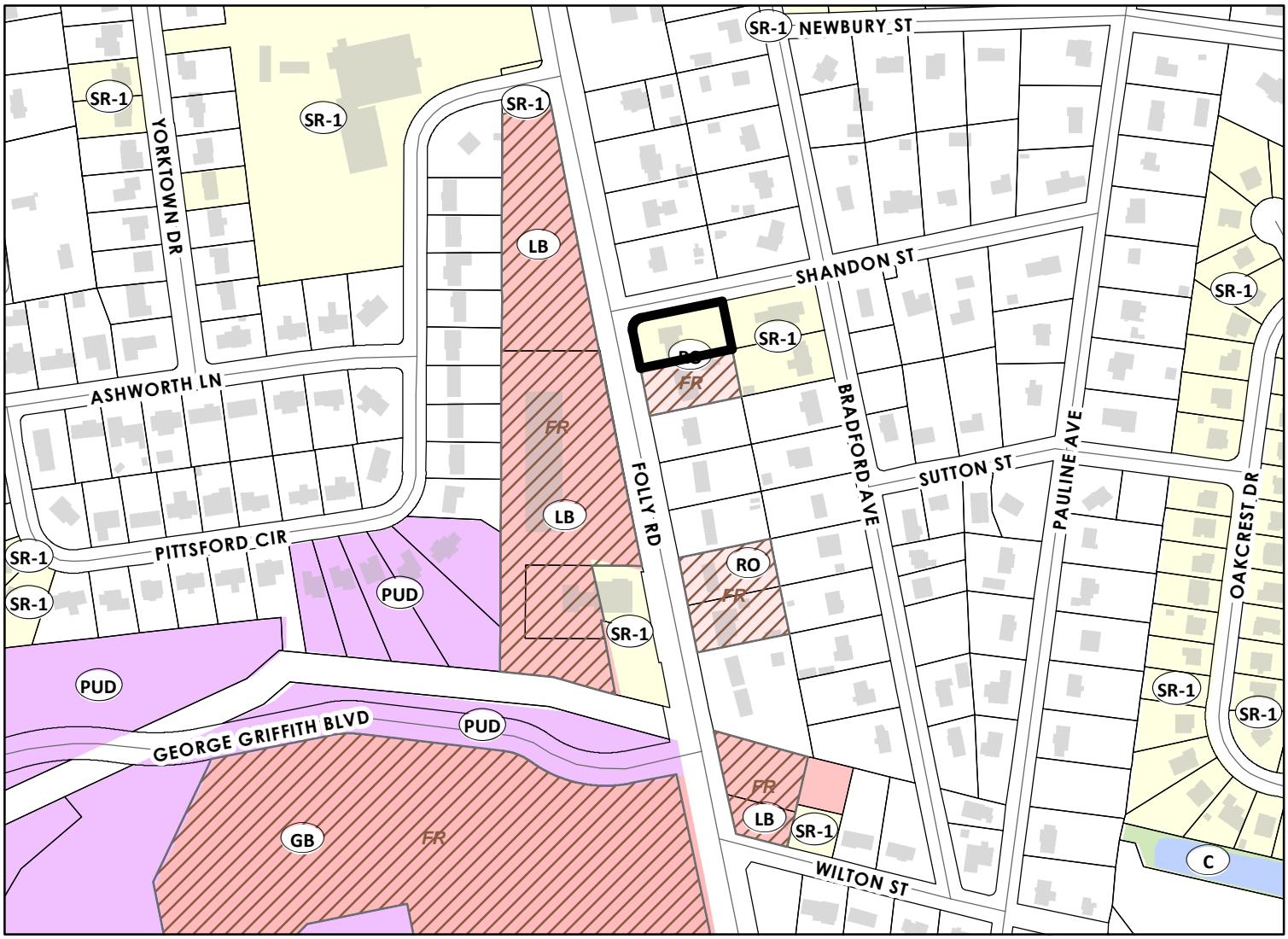
approx. 0.38 ac.

Request rezoning from Single-Family Residential (SR-1) to Residential Office (RO) and Folly Road Overlay (FRO).

Area



Location



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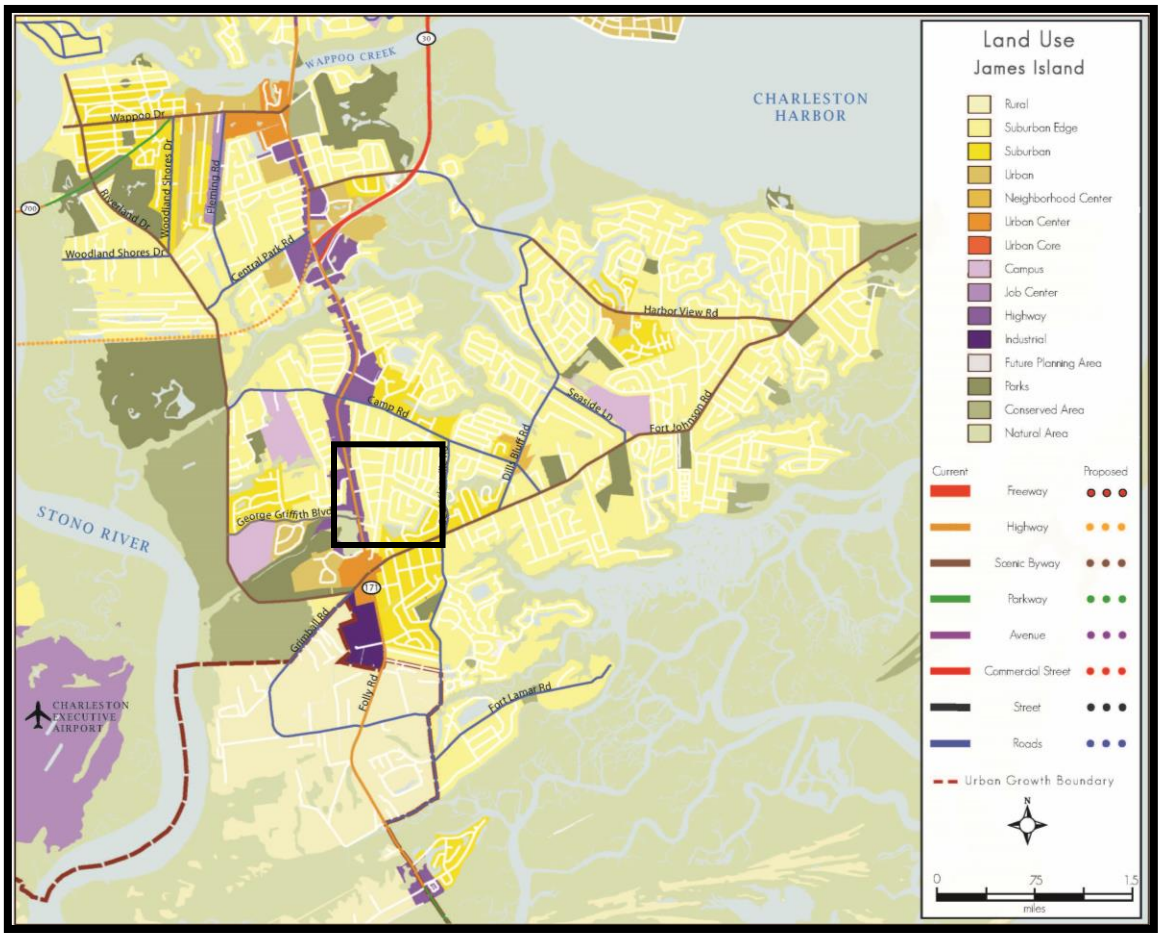
1144 Folly Rd
Century V Plan - Highway



CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Rezoning 3:

Maybank Hwy (Johns Island)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-6), General Business (GB) and Maybank Hwy Corridor Overlay District in Charleston County (OD-MHC) to Planned Unit Development (PUD) (South Station). Three (3) of the six (6) parcels are pending annexation into the City of Charleston. The subject properties are currently undeveloped and is bordered by commercial uses. The surrounding zonings include Limited Business (LB), GB and OD-MHC in Charleston County. The South Station PUD will provide three land use designations: Business Park District (BPD), Recreation Business District (RBD) and Small Industrial District (SID). It will allow flexibility in a commercial/business park design to create an urban walkable node for Johns Island while providing open space, protecting grand trees and allowing traffic improvements. The proposed PUD aligns with the goals of Mixed-Use Centers outlined in the 2007 Johns Island Community Plan as well as the priorities of the Maybank Overlay District. It also reduces residential density by excluding private households from permitted land uses and provides a connected road network.

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 properties span both **Urban** and **Neighborhood Center** designations. Neighborhood Centers are intended to be medium density with mixed-use buildings and a very connected and walkable layout; and Urban areas are intended to be mixed-use but primarily residential areas with a wide range of building types and setbacks. Given the existing zonings and existing pattern of redevelopment in the surrounding area the proposed PUD is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
June 17, 2020

REZONING 3

Maybank Hwy (Johns Island)

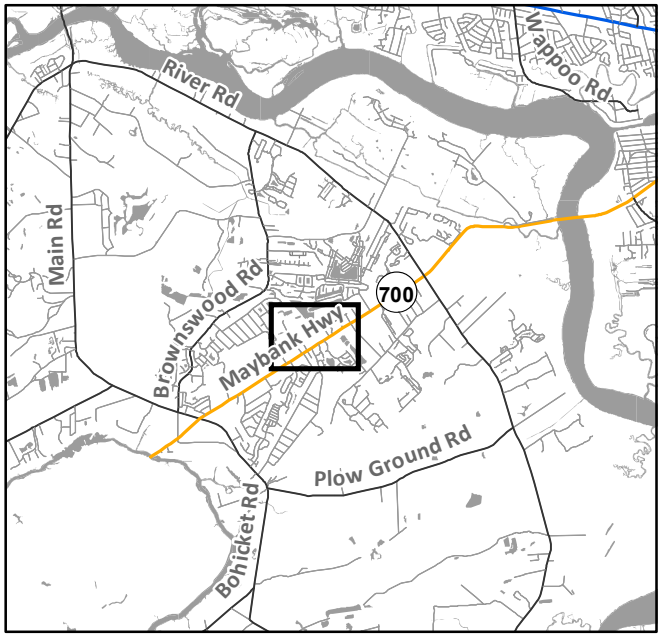
TMS # 3130000043, 031, 306, 307, 034 & 035

approx. 22.37 ac.

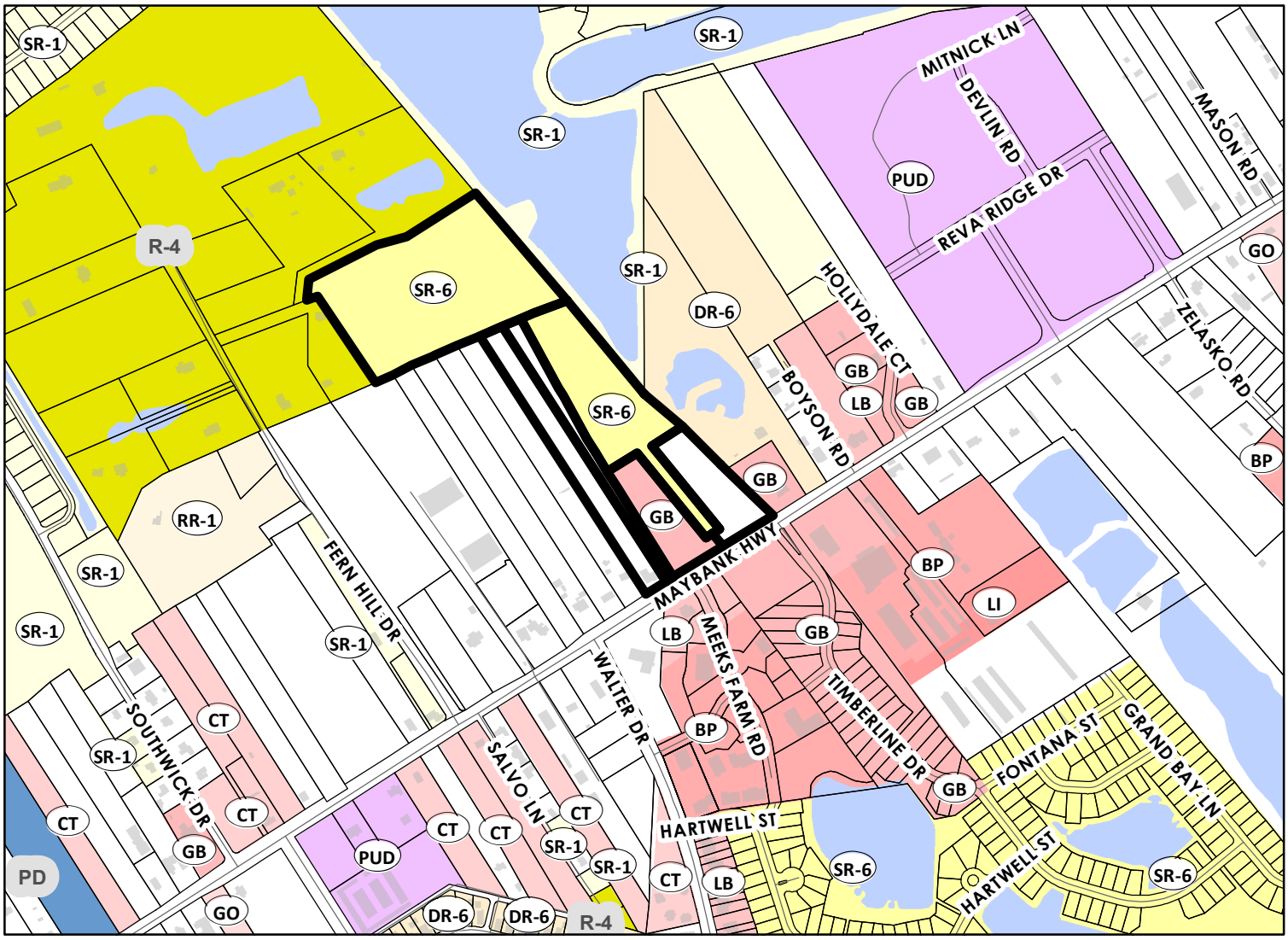
Request rezoning from Single-Family Residential (SR-6), General Business (GB) and Maybank Hwy Corridor Overlay District in Charleston County (OD-MHC) to Planned Unit Development (PUD) (South Station).

Owners: LMC, LLC; Pomona/Maybank, LLC; Bank of Walterboro; Pomona-Maybank, LLC; William Stephen Harris, Jr.
Applicant: HLA, Inc.

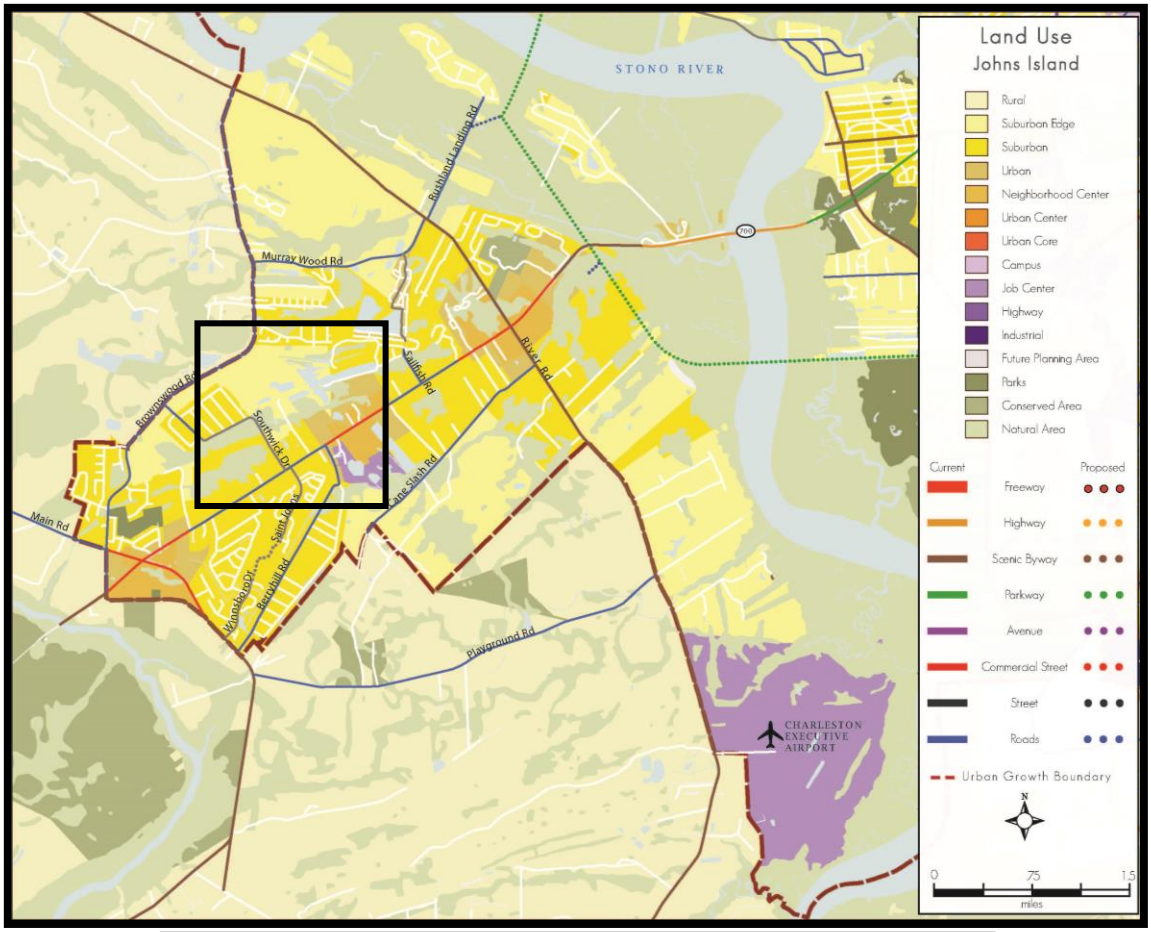
Area

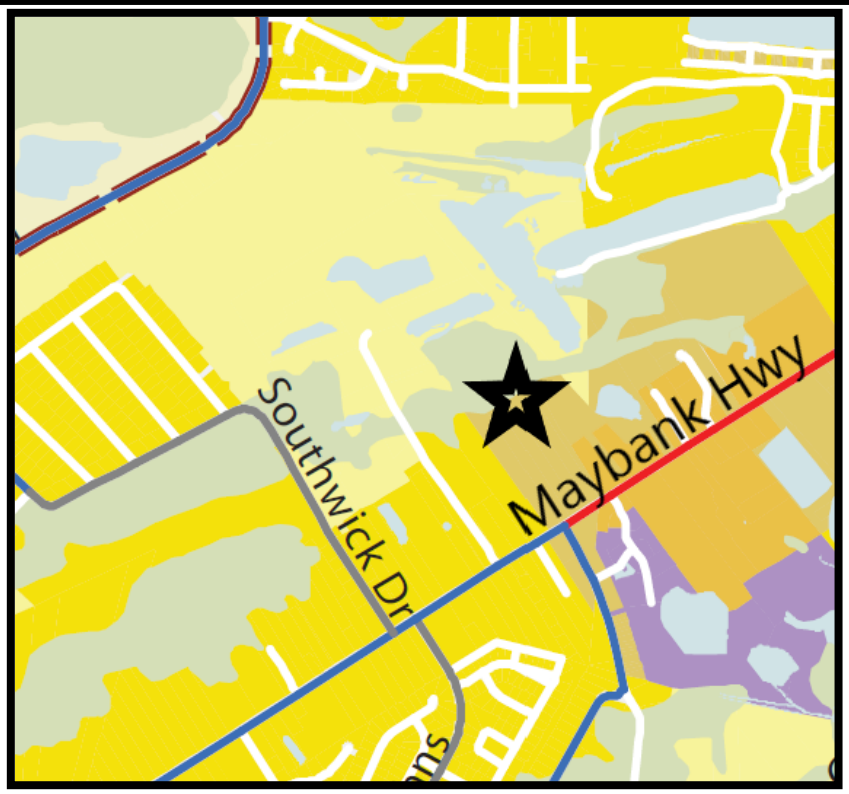


Location



MAYBANK HWY
CENTURY V PLAN – URBAN & NEIGHBORHOOD CENTER





CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Rezoning 4:

276 Coming St (Cannonborough-Elliottborough – Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT). The applicant submitted the same request to Planning Commission at the January 2020 meeting and the Planning Commission recommended disapproval with a 3-2 vote. The subject property, located in the Cannonborough-Elliottborough neighborhood of the Peninsula, is located on the corner of Coming St and the access ramp to Septima Clark Pkwy. The property currently contains a residential structure and is surrounded by a mixture of residential and office. The entire block facing Coming St is zoned DR-2F. The closest commercially-zoned properties, fronting Line St, include CT and Mixed-Use/Workforce Housing (MU-1/WH). One block east, the predominant zoning shifts to General Business (GB).

See zoning comparison table on next page.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Urban** which is intended to be mixed-use, but primarily residential areas with a wide range of building types and setbacks. In the Cannonborough-Elliottborough neighborhood, the non-residential uses are clustered on certain roads and blocks and there are many exclusively residential blocks. Given the existing surrounding zoning and uses, a commercial zoning district would be out of character for this block.

STAFF RECOMMENDATION

DISAPPROVAL

ZONING COMPARISON TABLE

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

	DR-2F	**CT**
Description	The DR districts allow multi-family residential (3 or more) dwellings and one-family attached dwellings as well as single- and two-family dwellings.	The CT District is intended to protect, preserve and enhance residential areas while allowing commercial uses which are compatible with the adjacent residential areas. In addition to allowing a limited number of commercial uses, the size and hours of operation of certain uses are restricted.
Permitted Uses	Public, not for profit, golf courses; one family detached dwellings; two family dwelling; multi-family dwelling	Landscape counseling and planning, Water storage tanks; Security and commodity brokers, dealers, exchanges and services; insurance carriers; insurance agents, brokers and service; real estate; cemeteries; Photographic studios, portrait; Shoe repair shops, shoe shine parlors and hat cleaning shops; Advertising; Consumer credit reporting agencies; Mailing, reproduction, commercial art and photography, and stenographic services; Computer and data processing services; Management, consulting and public relations services; Watch, clock and jewelry repair; Golf courses; Nursery, preschool, kindergarten, elementary and secondary schools; Libraries; Civic, social and fraternal associations; Religious organizations; Miscellaneous services; One family detached dwelling; Two family dwelling; Miscellaneous services not elsewhere classified;
Special Exception	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations; Multi-family dwelling for the elderly	Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Day care centers; Multi-family dwelling for the elderly;
Conditional	Water storage tanks; Community parking lots; One family attached dwelling	Veterinary services; Offices for arrangement of transportation of freight and cargo; Hardware stores; Retail nurseries, lawn and garden supply stores; General Merchandise Store; Food Stores; Apparel and Accessory Stores; Eating places without drive thru or drive up service; Drug stores and proprietary stores; Used merchandise stores; Miscellaneous shopping goods stores; Retail stores, not elsewhere classified; Art gallery or dealers; Depository institutions without drive-thru or ATM facilities; Non-depository credit institutions; Garment pressing and agents for laundries and dry cleaners; Beauty shops, Barber shops; Funeral service; Offices and clinics of health practitioners; Legal services; Museums; Art galleries; One family attached dwelling; Police protection
Density	26.4 units/acre	19.4 units/acre
Other	No short-term rental	Short-term rental by permit

City of Charleston

Planning Commission
June 17, 2020

REZONING 4

276 Coming St (Peninsula)

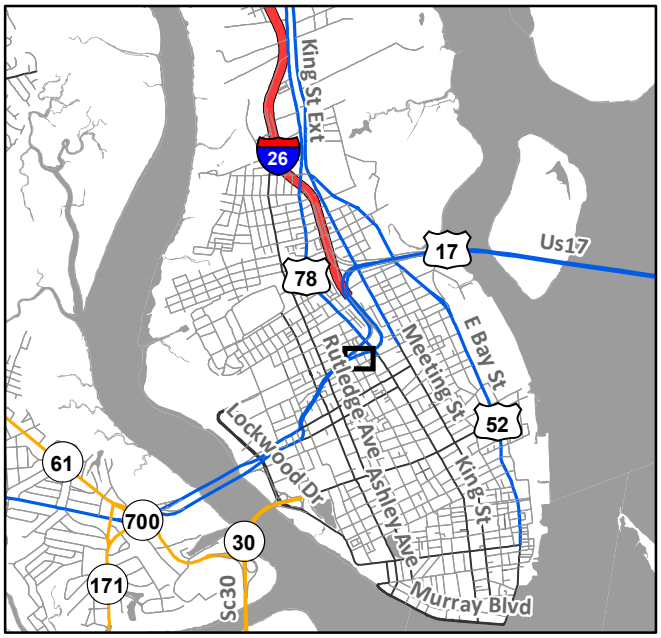
TMS # 4600404003

approx. 0.07 ac.

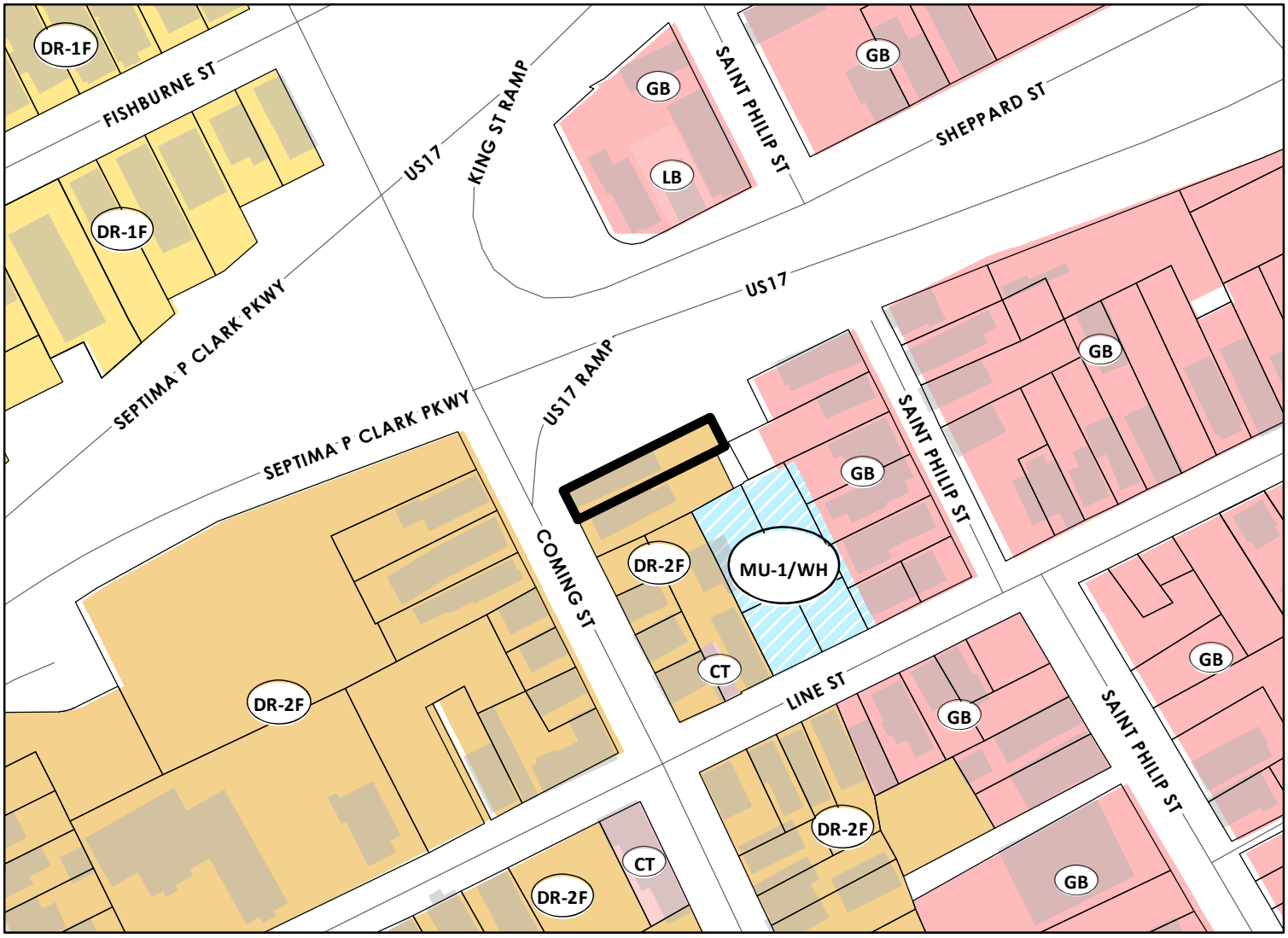
Request rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT).

Owner and Applicant: Matthew Blake Lineberger

Area



Location



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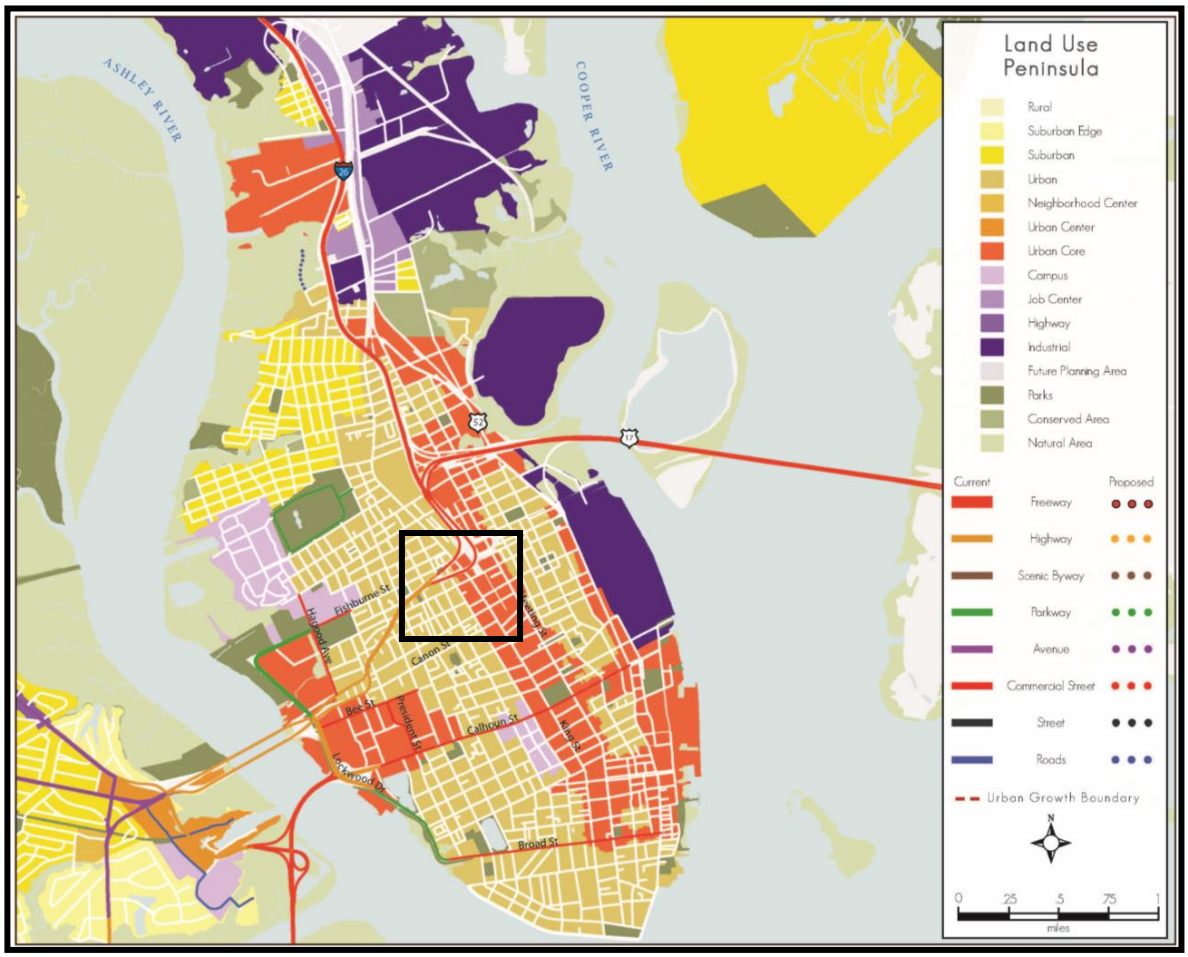
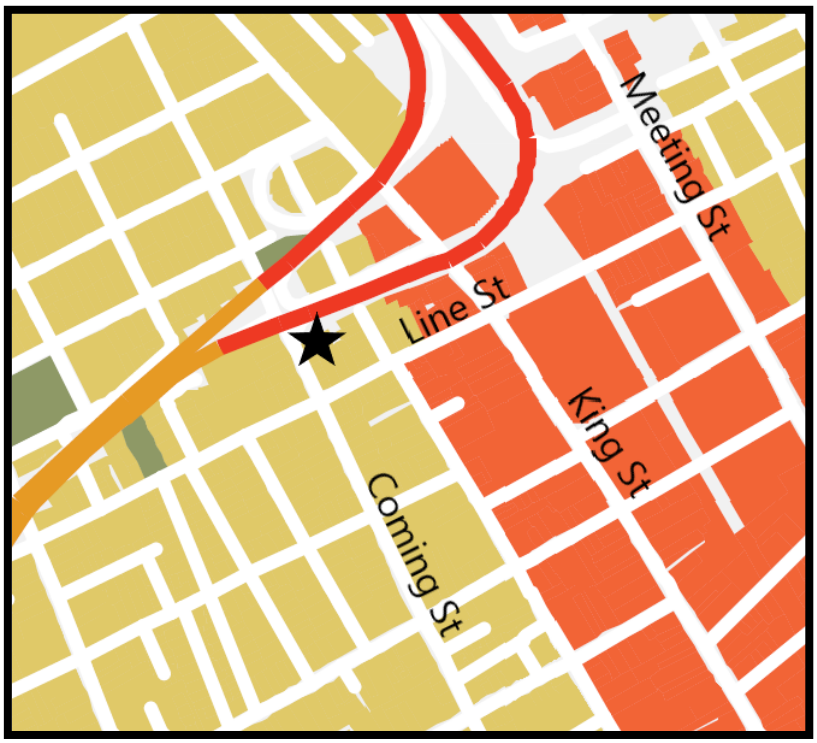
276 Coming St
Century V Plan – Urban





CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2019

Property Conversion 1:

Jobee Dr (Ashleytowne Village – West Ashley)

BACKGROUND

This property is located in the Ashleytowne Village neighborhood in West Ashley. The property was annexed into the City of Charleston in 1979. On a plat recorded on August 10, 1983 the lot in question is labeled "common area". The owner of the property wishes to remove the common area status of the parcel and convert it to a building site in order to build a new single family residence on the parcel. The property is zoned DR-1 – Diverse Residential and a minimum lot area of 4,000 square feet is required for one single family dwelling. The lot has a 35' drainage easement on the East side and a 17.5' drainage easement to the South.

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

> ***Sec. 54-815. - Miscellaneous platting situations.***
>
> *Converting parcels to building sites. A land parcel created by deed or land parcel identified as a reserve parcel on a plat may be converted to a building site within the limits set forth in this chapter. Removal of the reserve status shall require Planning Commission approval.*

STAFF RECOMMENDATION

TBD

City of Charleston

Planning Commission
June 17, 2020

PROPERTY CONVERSION 1

Jobee Dr (Ashleytowne Village - West Ashley)

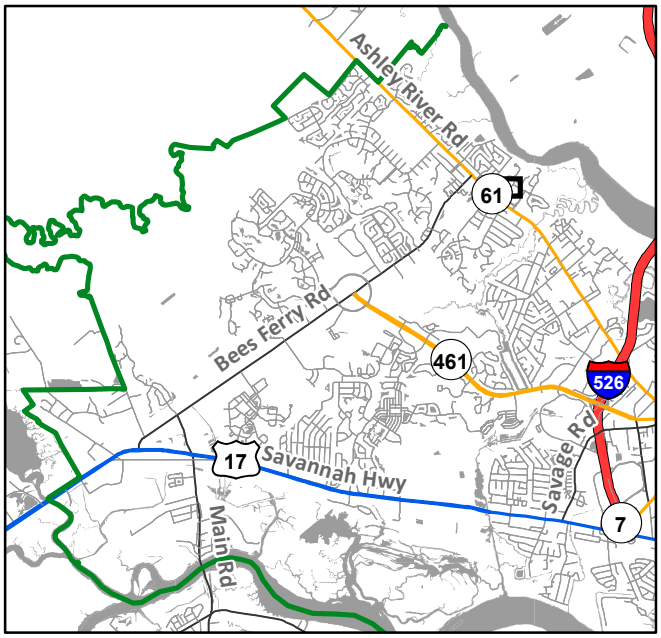
TMS # 3581600218

approx. 0.196 ac.

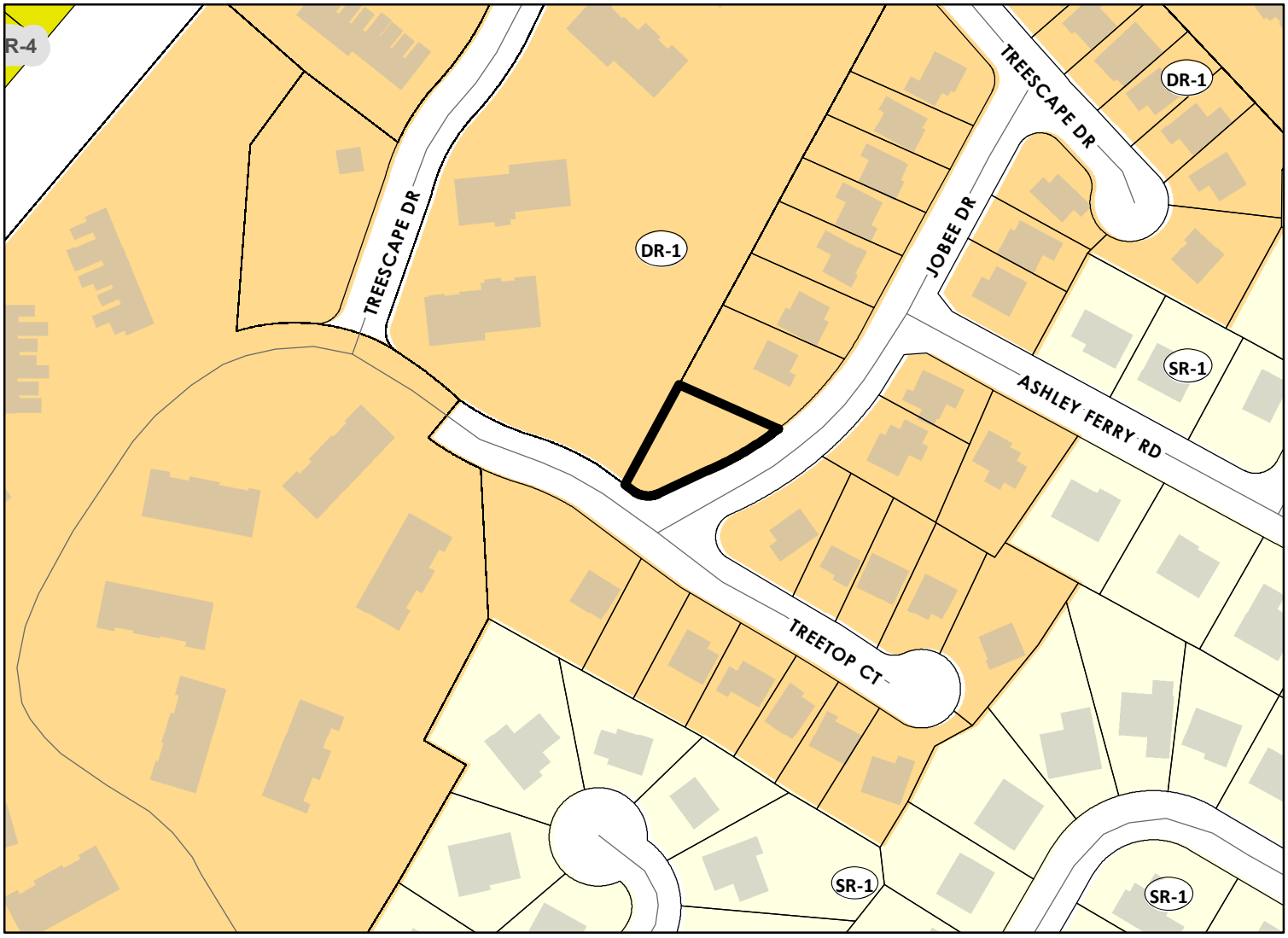
Request conversion of property designation from Common Area to Building Site. Zoned Diverse-Family Residential (DR-1) Classification.

Owner: MGB Invest, LLC
Applicant: Galina Bogatkevich

Area



Location



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BK R 148PG003

I hereby dedicate the 50' road right of way and all easements to the use of the public forever

Albert V Estee
A V E Construction Co, Inc

I hereby dedicate the 10' roadway & utility easement to the use of the public forever

Albert V Estee
A V E Construction Co, Inc.

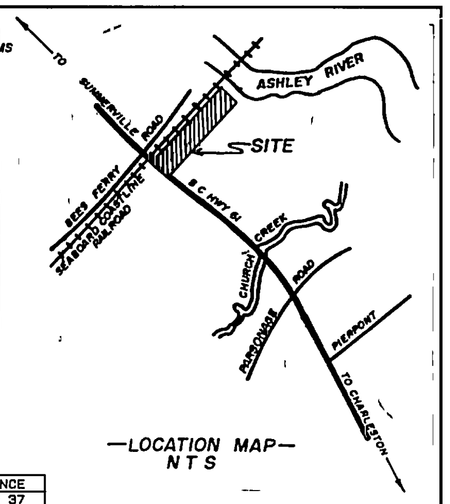
Charleston South Carolina
Office of Register Mesne Conveyance

Plat recorded this 4 day of Oct 1985 at 3:22 o clock in Plat Book BF Page 128 and tracing cloth copy filed in File 1 Drawer — Folder 01 Drawing No. 09 Original plat (plus 2 prints) delivered to Jones Gaud, Kaufman & Williams

Robert N King
Register Mesne Conveyance

REFERENCES:

1. PLAT BY G.E LOHR COMPANY RECORDED JULY 14 1979 PLAT BOOK AN PAGE 117 R M C CHAS CO, S C
2. PLAT BY G E LOHR COMPANY RECORDED APRIL 25 1977 PLAT BOOK AH PAGE 99 R M.C. CHAS CO, S C
3. PLAT BY DAVIS & FLOYD ENGRS INC RECORDED MARCH 16 1972 PLAT BOOK AA PAGE 150 R M C CHAS CO, S C
4. PLAT BY W H MATHENY DATED JUNE 14, 1960 RECORDED PLAT BOOK 'M' PAGE 137 R M C CHAS CO, S C
5. DEED BOOK J-40 PAGE 325 WITH PLAT BY A L GLEN DATED MARCH 24, 1938
6. PLAT BY GIFFORD & NIELSON DATED MAY 4, 1981 PLAT BOOK 'AT PAGE 53' R M C CHAS CO, S C
7. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED NOVEMBER 30 1981 PLAT BOOK 'AU' PAGE 83' R.M C CHAS CO, S C
8. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED DECEMBER 15, 1981 APPROVED BY BOARD OF ADJUSTMENT APPLICATION NUMBER 8210-5 4 DATED OCTOBER 10, 1982
9. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED DECEMBER 15, 1981 PLAT BOOK 'AU' PAGE 84' R M C CHAS CO, S C.
10. PLAT BY GIFFORD NIELSON & WILLIAMS DATED AUGUST 10, 1983 PLATBOOK AY, PAGE 114 RMC CHAS CO. S C



—LOCATION MAP—
NTS

TOTAL ACRES=17 986
LOTS = 4 890 ACRES
ROADWAY = 4 585 ACRES

LINE DATA

LINE	BEARING	DISTANCE
1	N 45 32 00 W	45 37
2	S 42 28 38 E	74 54
3	S 31 43 15 W	27 88
4	S 01 33 18 W	57 71
5	S 31 33 08 W	50 00
6	S 58 24 51 E	80 00
7	S 58 21 20 E	84 79
8	S 38 29 58 W	74 85
9	N 44 28 00 E	50 00
10	S 50 07 53 W	15 00
11	N 45 32 00 W	45 37
12	S 48 58 31 E	52 71
13	N 35 44 55 E	15 00
14	N 18 27 29 W	35 81
15	S 42 22 18 W	21 81
16	N 54 15 05 W	23 84
17	N 54 15 05 W	13 30
18	N 31 33 08 E	18 67
19	N 54 15 05 W	18 12
20	N 54 15 05 W	17 08

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	33°55 40	223 73	132 48	68 25	130 55	N 62 29 50 W
2	78 08 58	20 00	27 28	16 24	25 22	N 81 27 22 E
3	3 53 44	275 00	18 70	9 35	18 69	N 24 18 15 E
4	21 47 01	121 38	46 15	23 36	45 88	N 58 25 33 W
5	22 32 58	250 00	98 38	49 84	97 78	N 33 38 51 E
6	18 09 08	295 38	98 74	49 84	98 28	N 35 20 38 E
7	23 52 20	340 93	142 05	72 07	141 02	N 37 42 14 E
8	60 02 07	156 33	163 81	90 32	156 41	N 78 38 24 E
9	32 03 29	208 64	116 85	60 00	115 33	S 54 17 48 E
10	47 38 33	353 34	293 81	156 06	285 51	S 55 22 54 W
11	51 48 48	81 78	55 85	30 00	53 97	N 74 52 55 W
12	28 05 38	293 38	129 05	65 66	127 93	N 62 01 19 W
13	29 32 08	98 38	49 69	25 41	49 14	N 80 18 03 W
14	23 31 50	198 73	81 62	41 39	81 04	N 57 17 55 W
15	8 53 28	843 12	88 80	50 00	88 70	S 53 25 15 E
16	18 48 59	40 00	11 72	5 80	11 67	S 31 28 38 E
17	32 28 15	40 00	22 67	11 65	22 37	S 08 51 01 E
18	122 59 12	40 00	85 66	73 65	70 30	S 70 52 42 W
20	87 45 35	40 00	47 31	28 86	44 80	N 13 44 54 W
21	80 00 00	20 00	20 94	11 55	20 00	
22	108 34 45	20 00	37 80	27 82	32 48	S 85 50 30 W
23	7 34 57	328 34	43 45	21 76	43 42	S 35 20 30 W
24	16 48 26	328 34	98 32	49 51	95 87	S 47 32 19 W
25	23 18 10	328 34	133 35	67 61	132 43	S 67 34 39 W
26	51 48 48	38 76	33 25	17 86	32 13	N 74 52 55 W
27	0 31 04"	308 38	2 79	1 39	2 78	N 49 14 03 W
28	7 20 37	378 34	48 49	24 28	48 46	S 35 13 28 W
29	13 40 15	378 34	90 27	45 35	90 08	S 45 43 52 W
30	17 29 34	378 34	115 51	58 21	115 08	S 61 18 48 W
31	125 24 28	20 00	43 78	38 76	35 55	S 07 21 20 W
32	2 31 08	818 12	27 17	13 59	27 17	S 59 38 28 E
33	88 12 57	40 00	39 25	21 37	37 89	S 88 08 38 E
34	63 47 03	40 00	85 47	42 73	59 41	S 11 08 38 E
35	80 00 00	40 00	62 83	40 00	56 57	S 80 44 55 W
36	2 47 58	888 12	32 84	16 33	32 84	N 58 28 00 W
37	5 10 12	888 12	80 29	30 18	80 27	N 52 28 55 W
38	2 04 21	233 84	8 46	4 23	8 46	S 39 18 13 E
39	71 25 15	20 00	24 93	14 38	23 35	S 04 08 30 E
40	0 55 18	888 12	10 75	5 37	10 75	N 49 28 10 W

PLAT OF ASHLEYTOWNE VILLAGE SECTIONS II and III

CITY OF CHARLESTON, SOUTH CAROLINA

DATE AUGUST 10, 1983
REVISED SEPTEMBER 19, 1985 TO SHOW 10 UTILITY & ROADWAY EASEMENT FOR LOTS 19,20,21

GIFFORD, NIELSON and WILLIAMS
architecture • engineering • landscape architecture • surveying
TWO WAPPOO CREEK DRIVE — SUITE A3
CHARLESTON, SOUTH CAROLINA 29412 — 803-795-0920

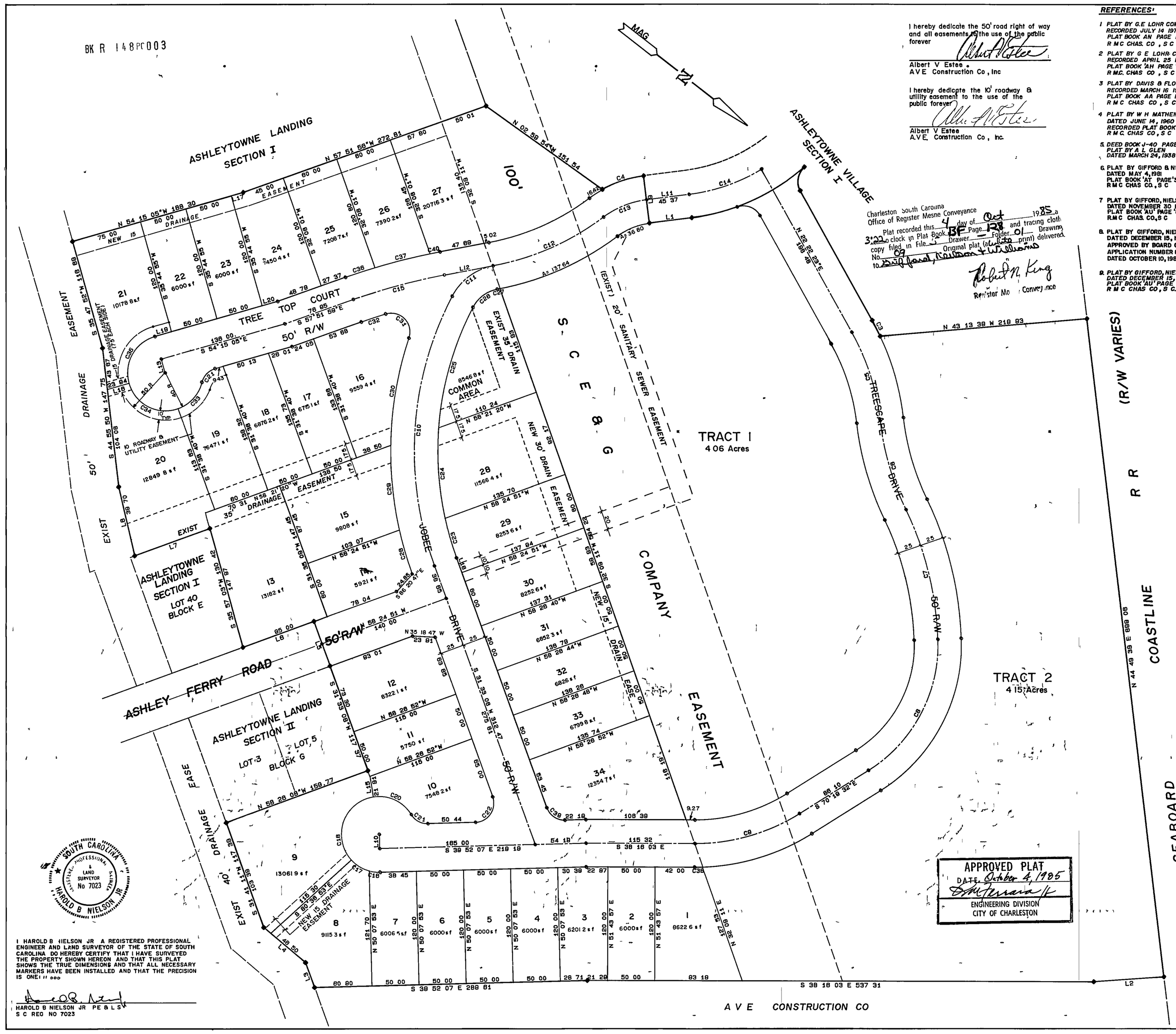
SCALE IN FEET: 50 25 0 50 100 150

APPROVED PLAT
DATE: October 4, 1985
D M Terrance
ENGINEERING DIVISION
CITY OF CHARLESTON

SOUTH CAROLINA PROFESSIONAL ENGINEER & LAND SURVEYOR No 7023 HAROLD B NIELSON JR

I HAROLD B NIELSON JR A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THAT THE PRECISION IS ONE: 11 000

HAROLD B NIELSON JR PE & LS
S C REG NO 7023

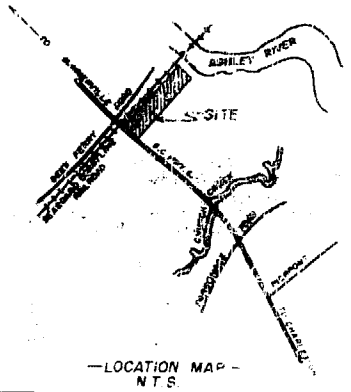


I hereby dedicate the 50' road right-of-way and all easements to the use of the public forever.

Albert V. Estes
A.V.E. Construction Co., Inc.

REFERENCES:

1. PLAT BY G.E. LOHR COMPANY
   RECORDED JULY 14, 1979
   PLAT BOOK 'AN' PAGE '117'
   R.M.C. CHAS. CO., S.C.
2. PLAT BY G.E. LOHR COMPANY
   RECORDED APRIL 25, 1977
   PLAT BOOK 'AM' PAGE '99'
   R.M.C. CHAS. CO., S.C.
3. PLAT BY DAVIS & FLOYD ENGRS., INC
   RECORDED MARCH 15, 1972
   PLAT BOOK 'AA' PAGE '190'
   R.M.C. CHAS. CO., S.C.
4. PLAT BY W. H. MATHENY
   DATED JUNE 14, 1960
   RECORDED PLAT BOOK 'M' PAGE '157'
   R.M.C. CHAS. CO., S.C.
5. DEED BOOK J-40, PAGE 325 WITH
   PLAT BY A.L. ELZER
   DATED MARCH 26, 1931
6. PLAT BY GIFFORD & NIELSON
   DATED MAY 4, 1981
   PLAT BOOK 'AT' PAGE '33'
   R.M.C. CHAS. CO., S.C.
7. PLAT BY GIFFORD, NIELSON & WILLIAMS
   DATED NOVEMBER 30, 1981
   PLAT BOOK 'AU' PAGE '83'
   R.M.C. CHAS. CO., S.C.
8. PLAT BY GIFFORD, NIELSON & WILLIAMS
   DATED DECEMBER 18, 1981
   APPROVED BY BOARD OF ADJUSTMENT
   APPLICATION NUMBER 820-5-4
   DATED OCTOBER 10, 1982
9. PLAT BY GIFFORD, NIELSON & WILLIAMS
   DATED DECEMBER 15, 1981
   PLAT BOOK 'AU' PAGE 84
   R.M.C. CHAS. CO., S.C.



—LOCATION MAP—
N.T.S.

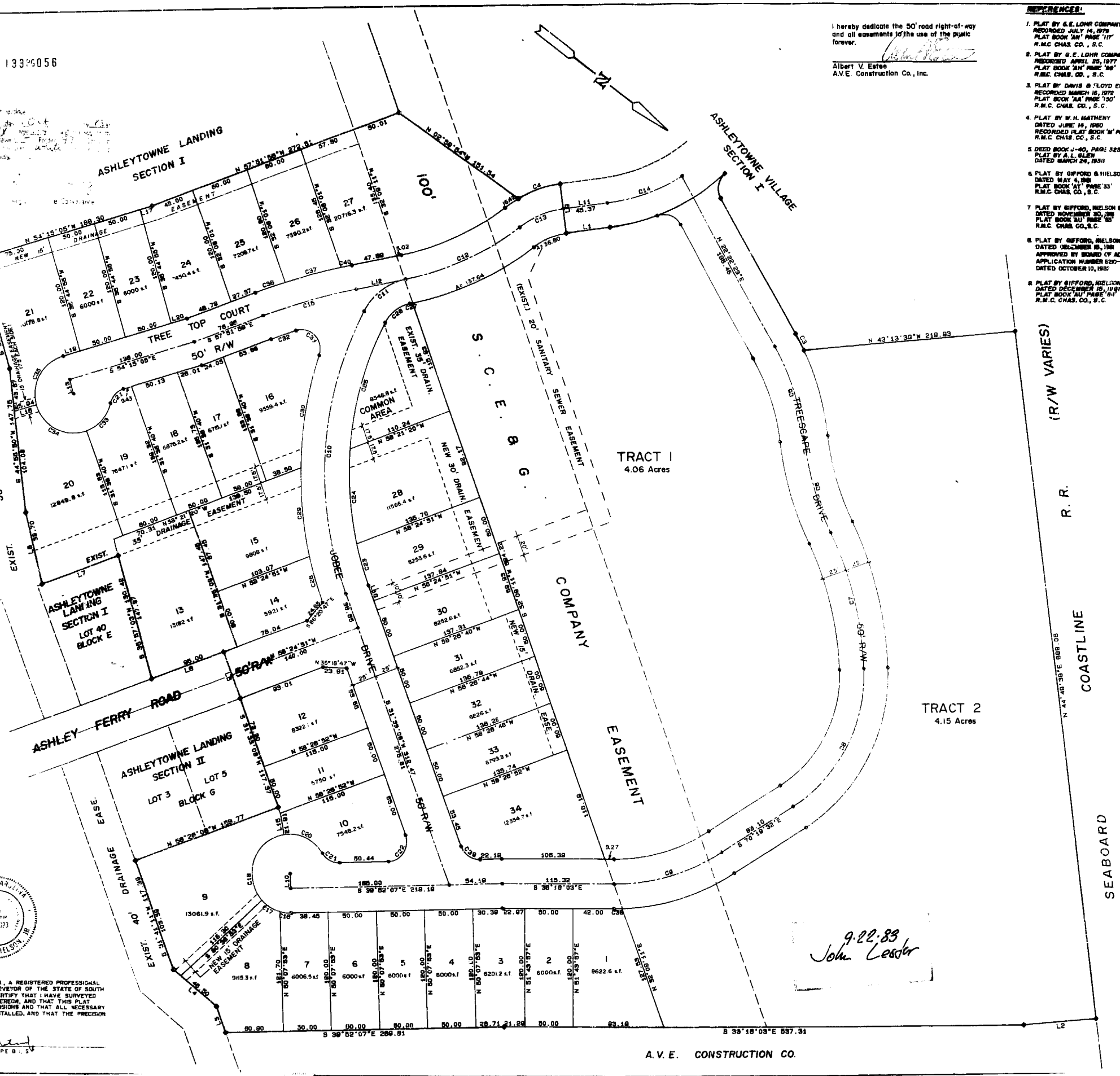
LINE DATA

LINE	BEARING	DISTANCE
1	N 45°32'00"W	45.37
2	S 42°28'39"E	74.54
3	S 31°43'15"W	27.88
4	S 01°33'18"W	57.71
5	S 31°33'08"W	50.00
6	S 58°24'51"E	80.00
7	S 58°21'20"E	84.79
8	S 38°29'58"W	74.85
9	N 44°26'00"E	50.00
10	S 50°07'53"W	15.00
11	N 45°32'00"W	45.37
12	S 48°51'31"E	52.71
13	N 35°44'55"E	15.00
14	N 18°27'28"W	35.81
15	N 42°22'18"W	21.91
16	N 54°15'05"W	23.94
17	N 54°15'05"W	13.30
18	N 31°33'08"E	18.87
19	N 54°15'05"W	18.12
20	N 54°15'05"W	17.08

TOTAL ACRES = 17.986
LOTS = 4.890 ACRES
ROADWAY = 4.585 ACRES

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	33°35'40"	223.73	132.48	68.25	130.55	N 62°28'50"W
2	78°09'58"	20.00	27.28	16.24	25.22	N 81°27'22"E
3	3°59'44"	275.00	19.70	9.85	19.69	N 24°19'15"E
4	21°47'01"	121.38	46.15	23.38	45.88	N 58°05'33"W
5	22°32'58"	250.00	98.39	49.84	97.76	N 33°38'51"E
6	16°09'08"	265.38	88.74	46.84	88.28	N 35°20'38"E
7	23°52'20"	40.93	16.95	12.05	16.82	N 37°42'14"E
8	80°02'07"	58.33	183.81	80.32	156.41	N 79°38'24"E
9	32°03'29"	208.84	116.85	60.00	115.33	S 54°17'48"E
10	47°39'33"	353.34	293.91	158.08	285.51	S 55°22'54"W
11	14°48'48"	81.78	55.85	30.00	53.87	N 14°52'55"W
12	29°05'38"	283.36	128.05	65.86	127.03	N 62°01'19"W
13	28°32'08"	86.36	49.68	25.41	49.14	N 80°18'03"W
14	28°31'50"	198.73	81.02	41.38	81.04	[illegible]
15	6°53'28"	845.12	98.80	50.00	98.[illegible]	S 53°25'15"E
16	18°48'59"	40.00	11.72	5.80	11.[illegible]	S 31°28'38"E
17	32°28'15"	40.00	22.67	11.65	22.37	S 08°51'01"E
18	122°59'12"	40.00	85.86	73.65	70.30	S 70°32'43"W
20	87°45'35"	40.00	47.31	28.86	44.80	N 13°44'54"W
21	80°00'00"	20.00	20.94	11.55	20.00	[illegible]
22	108°34'45"	20.00	37.80	[illegible]	32.46	S 85°50'30"W
23	7°34'57"	328.34	43.45	21.73	43.42	S 35°20'30"W
24	18°48'28"	328.34	88.32	48.51	88.[illegible]	S 47°32'18"W
25	23°16'10"	328.34	133.35	67.61	132.43	S 67°14'38"W
26	51°48'48"	38.78	33.25	17.86	32.13	[illegible]
27	0°31'04"	308.38	2.78	1.39	2.78	N 49°[illegible]"W
28	7°20'37"	378.34	48.48	24.28	48.46	S 35°11'[illegible]"W
29	13°40'15"	378.34	90.27	45.35	90.08	S 45°43'50"[illegible]
30	17°28'34"	378.34	115.51	58.21	115.08	S 61°18'48"W
31	125°24'28"	20.00	43.78	38.76	35.55	S 01°21'20"[illegible]
32	2°31'08"	618.12	27.17	13.59	27.[illegible]	S 56°36'26"E
33	58°12'57"	40.00	36.25	21.37	37.68	S 66°[illegible]'38"E
34	93°47'03"	40.00	65.47	42.73	58.41	S 11°[illegible]'38"E
35	80°00'00"	40.00	62.83	40.00	56.57	S 8[illegible]'44"[illegible]
36	2°47'58"	888.12	32.84	16.33	32.64	N 56°28'00"[illegible]
37	5°10'12"	888.12	80.26	30.18	80.[illegible]	N 52°22'55"[illegible]
38	2°04'21"	233.04	8.46	4.23	8.46	S 38°16'13"[illegible]
39	71°25'15"	20.00	24.93	14.36	23.35	S 64°[illegible]'[illegible]
40	0°55'18"	888.12	10.75	[illegible]	10.75	N 45°2[illegible]



9-22-83
John Lesser

I, HAROLD B. NIELSON, JR., A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED, AND THAT THE PRECISION IS ONE:[illegible]

HAROLD B. NIELSON, JR., PE & LS
S.C. REG. NO. 7023

SOUTH CAROLINA
HAROLD B. NIELSON, JR.
No. 7023

PLAT OF ASHLEYTOWNE VILLAGE SECTIONS II and III

CITY OF CHARLESTON, SOUTH CAROLINA

DATE: AUGUST 10, 1983

GIFFORD, NIELSON and WILLIAMS
architecture · engineering · landscape architecture · surveying
TWO WAPPOO CREEK DRIVE
CHARLESTON, SOUTH CAROLINA 29412
SUITE A3
803-795-0920

50 25 0 50 100 150
SCALE IN FEET

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Subdivision 1

American Star – Extension of Concept Plan Approval
(Oakville Plantation Rd – Johns Island)

The applicant is seeking a one-year extension of the Concept Plan approval granted by the Planning Commission on April 18, 2018 pursuant to Sec. 54-962 of the City of Charleston Zoning Ordinance:

> Sec. 54-962. - Term. The approval of a site specific development plan results in a two-year vested right in the approved site specific development plan. Upon application by the landowner of property with a vested right at the end of the two-year vested right term to the local governing body that approved the site specific development plan, the term shall be extended on an annual basis for up to five (5) annual extensions, provided there have been no amendments to this Chapter which precludes or prohibits any aspect of the site specific development plan. (Ord. No. 2005-99, § 1, 6-21-05)

The American Star Concept Plan was approved on April 18, 2018 with the following conditions:

1. Re-verification of the OCRM critical area shall be received prior to submittal of development plan; and
2. Transportation improvements to include resurfacing of impacted section of Burden Creek Road and other improvements identified in the Traffic Impact Study for this project after consultation with Charleston County and South Carolina DOT.

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 Review Committee (TRC), which is required prior to applying for a construction permit, is contingent upon:

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

STAFF RECOMMENDATION

Approval of one-year extension to April 18, 2021 with the same conditions.

City of Charleston

Planning Commission
June 17, 2020

SUBDIVISION 1

Oakville Plantation Rd
(American Star – Johns Island)

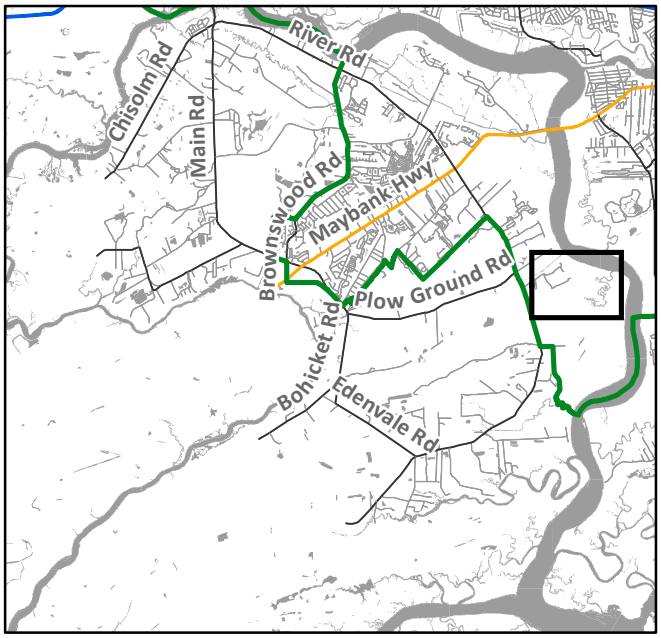
TMS # 3170000011, 055 & 089

approx. 201.6 ac.

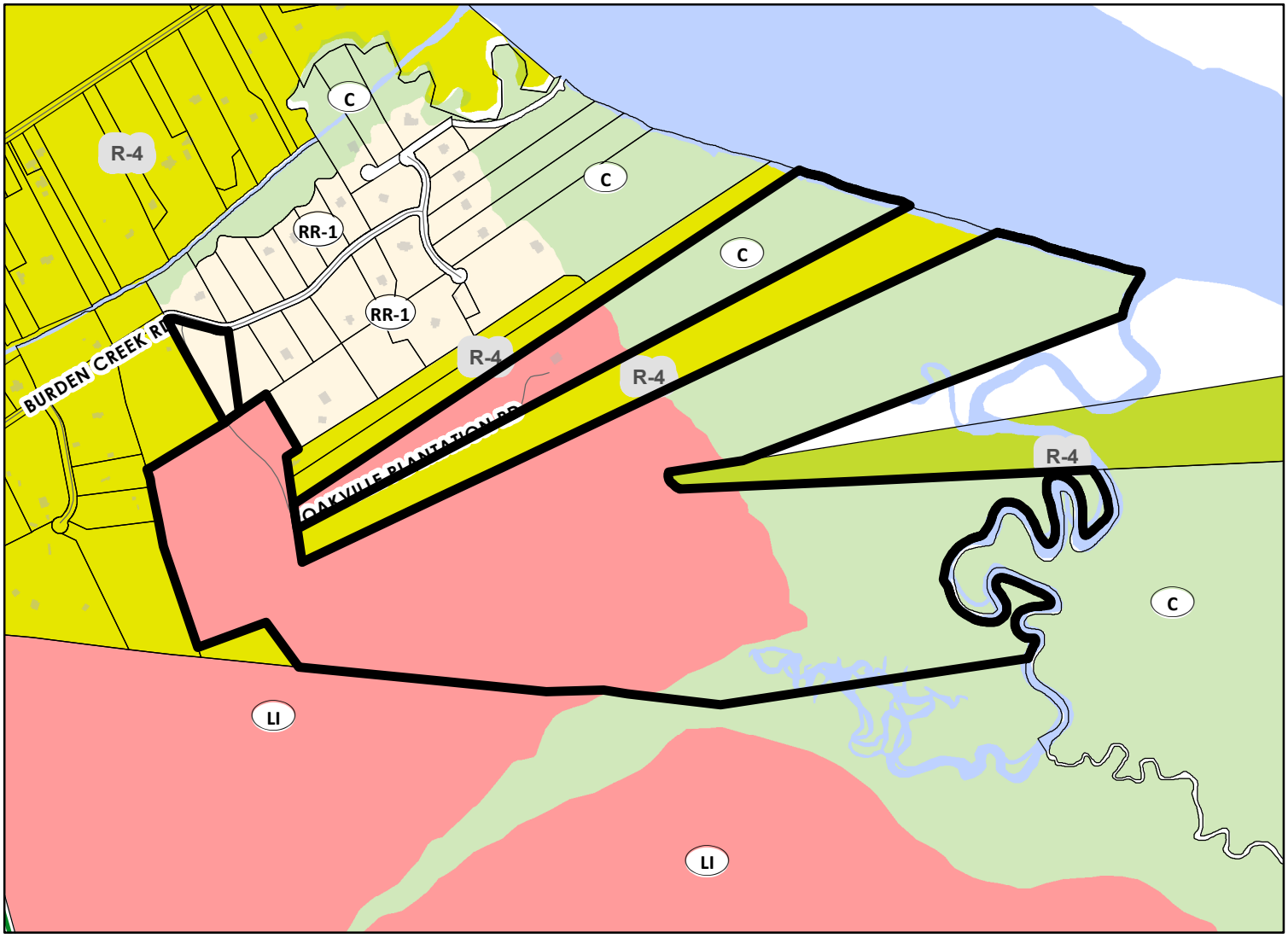
205 lots. Request for one (1) year extension of subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

Owner: Keith Lackey, Et. Al.
Applicant: Synchronicity

Area



Location



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

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Subdivision 2

St Mary's Field Residential and Park – Concept Plan
(Broad and Barre St - Peninsula)

BACKGROUND

Date of first submission: 2/26/19
Dates of Technical Review Committee (TRC) review: 3/14/19, 5/14/20, 6/11/20

The applicant is requesting subdivision concept plan approval for 2.25 acres at the intersection of Barre and Broad Streets on the Peninsula. This project consists in the creation of a new right-of-way to serve lots for 19 parcels for single-family attached homes as well as new park overlooking the harbor across Lockwood Dr. The proposed development will be accessed by a private alley that connects to Barre St. The new parcels conform to the subdivision requirements for new parcels as required in Sec. 54-352 and 353 in the City of Charleston Zoning ordinance for One-Family Attached dwellings. The property has received variances from the Board of Zoning Appeals – Zoning. The parcel contains critical area; no impacts to critical area are proposed for this subdivision as most of the critical area is located in the proposed park. There are grand trees on the property. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned GB – General Business. GB Zoning allows for single-family attached residential units. The surrounding existing and proposed uses include single and multi-family residential, commercial uses and institutional uses.

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 June 11th, 2020 TRC meeting, and applicant's responses to previous TRC meeting comments.

City of Charleston

Planning Commission
June 17, 2020

SUBDIVISION 2

Broad and Barre St
(St Mary's Field Residential and Park - Peninsula)

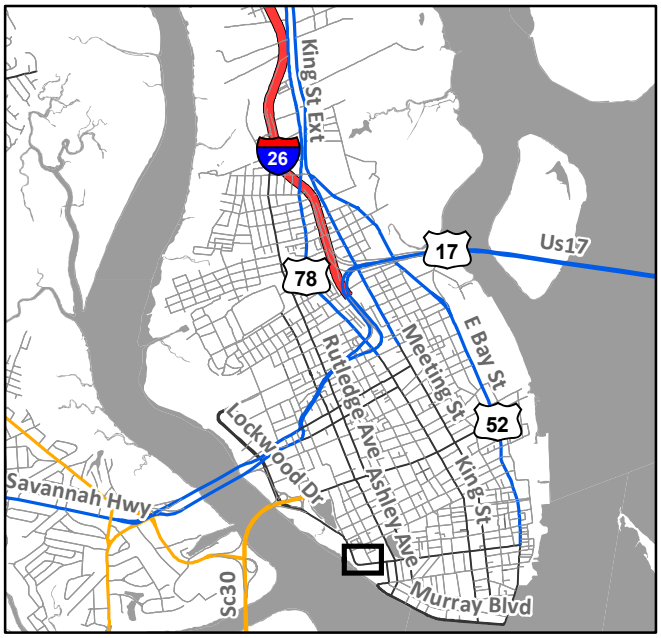
TMS # 4570701030

approx. 2.25 ac.

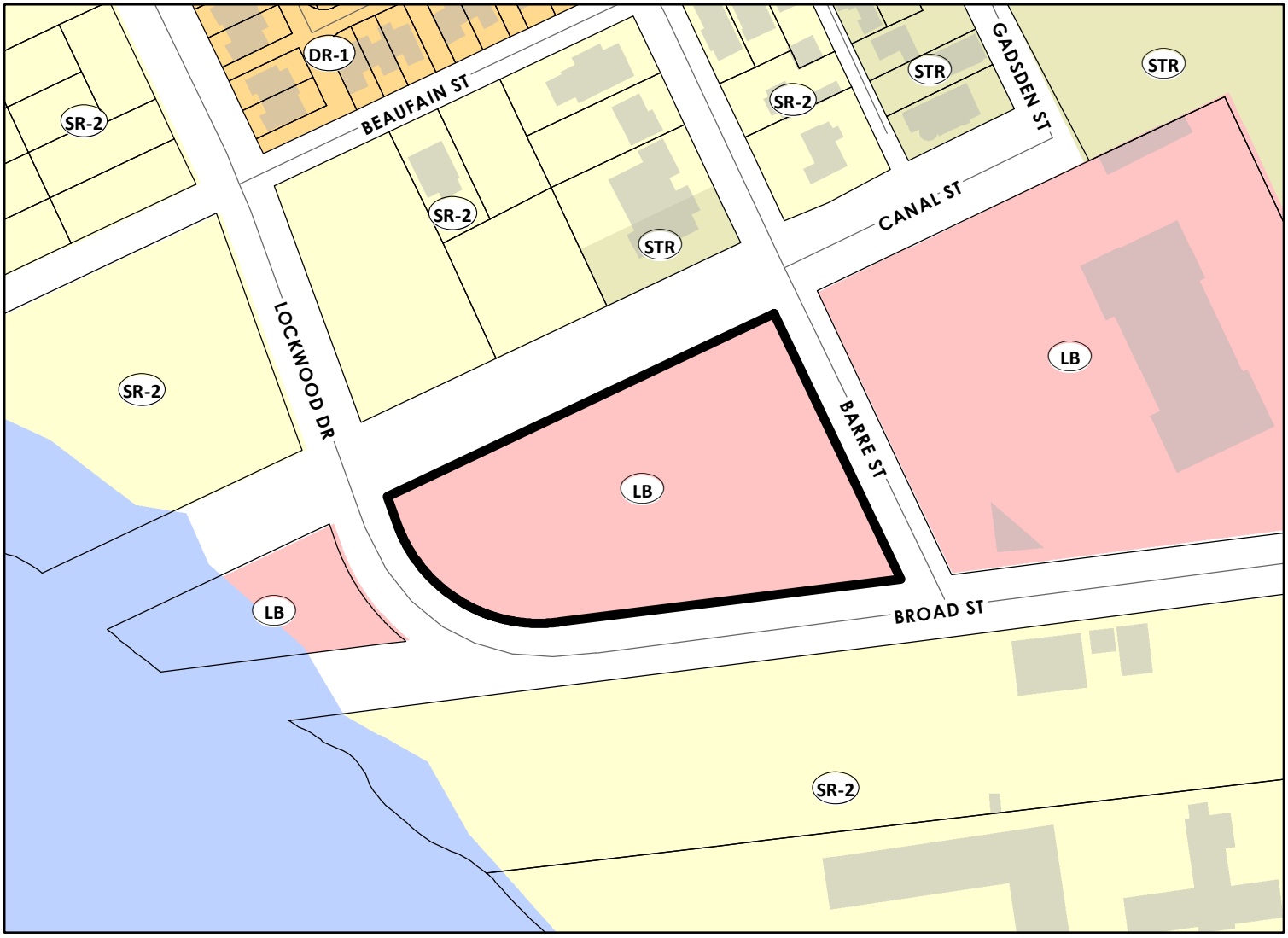
21 lots. Request subdivision concept plan approval.
Zoned Limited Business (LB).

Owner: The Beach Company – Dan Doyle
Applicant: Forsberg Engineering & Surveying, Inc.

Area



Location



CITY OF CHARLESTON
TRC COMMENTS/RESULTS
6/11/2020

To:
TREYLINTON
FORSBERG ENGINEERING& SURVEYING, INC.
tlinton@forsberg-enginnering.com

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

Agenda Item #: 7

ST. MARY'S RESIDENTIAL & PARK CONCEPT PLAN
SUBDIVISION CONCEPT PLAN

BROAD STREET

4570701030

3RD REVIEW

City Project ID:

TRC-SUB2019-000113

	Major Comments	Minor Comments	No Comments	Staff Initials
Zoning	☐	☐	☒	ECS.
Parks	☐	☐	☒	ECS / R.P.
ADA	☐	☐	☒	ECS / J.S.
Traffic and Transportation	☐	☐	☒	ECS / M.M.
Engineering	☐	☐	☒	ECS / B.G.
Stormwater	☒	☐	☐	ECS / A.G.
GIS/Addressing	☐	☐	☒	ECS / R.H.
Planning	☐	☐	☒ ?	ECS / A.H.
Fire Marshal	☒	☐	☐	ECS / R.F.

☒ APPLICANT WAS PRESENT AT MEETING

☒ WRITTEN COMMENTS PROVIDED

NO RETURN / WORK TRC MEMBERS VIA P.D.F. / CONF. CALL

☐ 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: * DOCS TO A.H. FOR P.C.

- ☐ 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

TECHNICAL REVIEW COMMITTEE (TRC)

John J. Tecklenburg, Mayor
Eric Schultz, TRC Administrator

Department of Information Technology
GIS Division

To: Forsberg Engineering

Comment Level: NONE

ID: TRC-SUB2019-0000113

Review: THIRD

TMS: 457-07-01-030

From: Robyn Howell
GIS 911 Addressing Coordinator
Phone: 843-805-3230
Email: howellr@charleston-sc.gov

Date: June 11, 2020

Subject: St. Mary's Townhomes

COMMENTS: The response to GIS comments regarding addressing: GIS will address the two buildings on, "St. Mary's Way" using even numbers and not 1 and 3. This is because the side (right) of the road the buildings will be located and Barre Street being addressed as odd on the left side. The addresses will probably be 4 St. Mary's Way and 8 St. Mary's Way. We need to address this way for accurate geocoding, room for possible future addressing and to assure the easiest spatial information for emergency vehicles to access the buildings.

Once Charleston County has approved your reserved street name please send me a pdf of the approval and I will enter the approved street name in our database.

There are no further comments on this concept plan.

Please contact me with any questions, I will be happy to assist you!

City of Charleston
Department of Parks
Technical Review Committee Comments

PROJECT ID:	TRC-SUB2019-000113	**AGENDA #:**	7
PROJECT NAME:	ST. MARY'S RESIDENTIAL & PARK SUBDIVISION CONCEPT PLAN	**DATE:**	06/11/2020
ADDRESS:	BROAD STREET	**REVIEW:**	3RD REVIEW
TMS #:	4570701030	**REVIEW TYPE:**	SUBDIVISION CONCEPT PLAN

COMMENTS

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

1. There are no comments. As plans develop in the site plan submittal phase there may be additional comments. Looks very nice.

Submitted by:

_____

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

Date: 02/22/2018, 05/14/2020, 06/11/2020
To: Forsberg Engineering
From: Barry Givens, Civil Engineer I
givensb@charleston-sc.gov or (843) 619-6086

Project Name: St. Mary's Residential & Park
Project Type: Concept Plan
Project TMS #: 457-07-01-030
Project ID #: TRC-SUB2019-000113
Submittal Review #: 3rd – No Comments

#	Sheet/ Page #	Comment	Resolution
1	Cover	Provide a brief description of the project highlighting the most pertinent work.	Response: *"Narrative added to cover sheet."* Complied.
2	---	Entrance Details. Details must conform to the 2008 – SCDOT Access & roadside Management Standards (ARMS).	Response: *"Entrance is identical to approved adjacent Sargent Jasper driveway. Site distance added to C300."* Complied.
3	---	Provide a topographic survey and boundary survey properly certified by a Registered Land Surveyor responsible for the preparation of the survey.	Response: *"Topographic survey has statement and signature."* Complied.
4	---	Provide a SCDOT encroachment permit as applicable.	Response: *"This is just Concept plan. Permit will be provided with construction document submittal. Requirement noted on C400 (note #15)."* Complied.
5	---	Provide a demolition plan if applicable.	Response:

#	Sheet/ Page #	Comment	Resolution
			"Demo plan provided, see C200." Complied.
6	---	Provide a complete dimension plan.	Response: *"Site plan provided, see C300."* Complied.
7	---	Provide a complete grading and drainage plan, label all drainage stormwater pipes and structures.	Response: *"See C400 for grading and drainage."* Complied.
8	---	Provide Stormwater Pollution Prevention Plan, including notes and details.	Response: *"This is just concept plan. CSWPPP will be provided with construction plan submittal. Requirement noted on C400 (note #16)."* Complied.
9	---	Provide a Utility Plan for water and sanitary sewer.	Response: *"See C401 for utility plan."* Complied.
10	---	Provide construction details.	Response: *"Details now included."* Complied.

#	Sheet/ Page #	Comment	Resolution
11	---	Add the new **811 number with logo** for the Palmetto Utility Protection Service (PUPS).	Response: *"811 logo on plans."* Complied.
12	---	Stormwater Technical Report: In accordance with the requirements of Chapter 2 - Construction Activity Application and Approval Procedures of the Stormwater Design Standards Manual (SDSM), please submit two copies of the Stormwater Technical Report for review and approval.	Response: *"SWTR included in submittal."* Complied.
13	---	Check the finish floor elevations. FF must be 1 foot above base flood elevation. Response: *"Noted on C400, #17."* Note is not on the drawing.	Response: *"The plans have been coordinated with flood plain manager Steven Julka. The ground floor is garage and basement space. The first floor livable space is 12' above the ground floor. The lowest garage floor is lot 1 (elevation 9.0). The lowest livable space floor would be elevation 21.0. I have added a note to C400 for clarity (Note 17 on C400)."* Complied.
No New Comments 5/14/2020			
No New Comments 6/11/2020			

Comments provided are: Major Minor No Comments Agenda Item #____

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

SITE: Broad Street – St. Mary's Residential & Park – CONCEPT PLAN ONLY **DATE:** 06/11/2020
TMS #: 457-07-01-030 **PLEASE NOTE:** Final approval is contingent upon implementation of comments.

Concept Plan Comments – 3rd Review:

1. No additional comments at this time.

Date: 03/14/2019, 05/14/2020*, 06/11/2020
To: Forsberg Engineering & Surveying, Inc.
From: Anthony Giralo, Stormwater Development Manager
giraloa@charleston-sc.gov or 843.724.3785
cc: Kinsey Holton, Stormwater Program Manager
holtonk@charleston-sc.gov or 843.724.3757
TRC Administrator; File Copy

Project Name: St. Mary's Residential & Park
Project Type: Subdivision Concept Plan
Project TMS #: 457-07-01-030
Project ID #: TRC-SUB2019-000113
Submittal Review #: 3rd Review – Major Comments Provided

*These reviews have been completed using the current Stormwater Design Standards Manual (SWDSM). Our Corporation Counsel has determined that based upon the ordinance passed by City Council on 02/25/2020, only construction activities that have provided a complete Construction Activity Application (CAA) submittal per the SWDSM prior to 07/01/2020 may be covered under the current version of the SWDSM. As a result, the approval of a subdivision concept plan by the City Planning Commission would not allow a submission of a complete CAA past 07/01/2020 to utilize the version of the SWDSM from the time of the approved concept plan, but would instead require compliance with the SWDSM current at the time of submittal of a complete CAA.

#	Sheet/ Page #	Comment	Resolution
1	---	Per Section 54-822(c) of the Zoning Code: Easements, when required for drainage or sewage for the area to be subdivided, shall be of such width as necessary to permit proper construction of drainage facilities based on the drainage system of the area. No subdivision shall block or obstruct the natural drainage of an adjoining area. Existing natural drainage shall be maintained or replaced where possible or feasible. **Please address how this requirement is to be satisfied with this proposed major subdivision.** The following response to comment was provided: *"The drainage within the private driveway will be public. All other drainage within the public right of way has adequate width and complies with the stormwater design manual standards."*	

#	Sheet/ Page #	Comment	Resolution
		Indicate the size of the existing pipe along Barre Street to verify that the appropriate easement width is proposed/provided per section 3.8 of the City's SWDSM. Also, the proposed storm infrastructure within the private alley area should be contained within a private easement, not a public easement as stated in the above response to comment. If any public drainage easements are to be proposed, please abbreviate all City of Charleston Drainage Easements as "COC DE" verbatim. This will be especially important when preparing plat plans. The following response to comment was provided: *"The Alley will be private and I have revised the private alley notation on the plat to say "Access, Utility, and Stormwater Easement" The discharge will cross the park property within the 3,500 sq.ft. "New Access and Stormwater Easement"* *The existing parcel is a high area adjacent to critical area that is surrounded by right of ways. The adjoining parcels drain to the adjacent critical area or within the right of way storm systems. The proposed development does not block or obstruct any adjoining properties from getting to the right of ways or critical areas.* *The storm pipe in Barre Street is part of the Sargent Jasper project and will be installed prior to St. Mary's Townhome construction. The pipe size has been added to the topo and plans. It is an 18" RCP and it is over 8' from the property line which meets the SWDM requirement. The pipe was previously behind curbing which is why a 5.5' easement was shown across the front of the Barre Street properties. The drainage pipe was shifted to avoid a conflict to the easement is no longer needed and has been removed from the plat and plans."*	

#	Sheet/ Page #	Comment	Resolution
		The 18" pipe along Barre Street is shown as having a maximum depth to invert of 6.37' at the curb inlet near the northeastern property corner, which requires a 22' wide easement per section 3.8 of the SWDSM. This means 11' from the center of the pipe to the edge of the required width falls within the subject property, so a COC DE will be needed along the eastern property line to accommodate the balance of this required width past the right-of-way line. Please add this required COC DE with a width label and dimension to the plans.	
2	---	In support of the proposed subdivision, please provide a general description of the site, purpose of the activity, any conflicts or special considerations with adjacent properties and owners, waterbodies receiving stormwater runoff, any potential problems with site soils, existing water quality and flooding considerations, anticipated impacts (quality, downstream structures, etc.) and benefits (open space, treatment, maintenance, etc.) of the activity. The following response to comment was provided: *"Narrative now on cover sheet and within the SWTR."* Please revise the narrative on the cover sheet of the plans so that the references to page numbers in the stormwater report are removed.	The following response to comment was provided: *"Page number have been removed from the cover page narrative."* Complied.
3	---	Please address any anticipated variance requests from the City's Stormwater Design Standards Manual (SWDSM).	The following response to comment was provided: *"No variances requested, required block added to coversheet of plans."* This will be revisited as the design progresses. Comment satisfied for concept plan submission.

#	Sheet/ Page #	Comment	Resolution
4	---	Effective January 1, 2015 an ordinance revision passed by Charleston City Council requires buildings to be elevated 1 foot above National Flood Insurance Program (NFIP) minimum height requirements (Freeboard). Additionally, the City is currently considering a revised requirement to require buildings to be elevated 2 feet above NFIP minimum height requirements. This may be effective on or around 08/01/2019. Please contact the City's Floodplain Manager, Stephen Julka, julkas@charleston-sc.gov or 843.724-3760 for more information on these requirements. Please address how the finished floor elevations will meet the above listed requirements. The following response to comment was provided: *"Noted."* Charleston City Council has approved an ordinance amendment to take effect for all building permit applications submitted on or after July 1, 2020 to require new buildings to be elevated at least two feet above the base flood elevation noted for the property on the FEMA Flood Insurance Rate Map. The concept plan shows FFEs proposed between 9.0' and 9.5', and the site is located within the AE (15) and AE (13) zones. Please address this.	The following response to comment was provided: *"The plans have been coordinated with Flood Plain Manager Steven Julka. The ground floor is garage and basement space. The First Floor livable space is 12' above the ground floor. The lowest garage floor is lot1 (elevation 9.0). The lowest livable space floor would be elevation 21.0. I have added a note to C400 for clarity (Note 17 on C400)"* Complied.
The following comments are based upon the revised documentation provided for the 05/14/2020 TRC meeting.			
5	PDS	Provide explanation of how the critical area buffer requirements are met with this project's design. A retaining wall is being proposed within several feet of the critical area limits.	The following response to comment was provided: *"Buffer not required per 54-347.1.b.3 exception. Noted on C300 now, SITE NOTE #3."*

#	Sheet/ Page #	Comment	Resolution
			Complied.
6	PDS	Provide a more detailed explanation of how the tailwater elevation was chosen and why the tailwater should not affect the project. It must be proven that no downstream impacts at the Lockwood Drive crossing will be caused by this project.	The following response to comment was provided: *"To be conservative we used a tailwater of elevation 5, well above mean high water and the top of the pipe under Lockwood Blvd (IE: -1.61 per 1984 Davis and Floyd Study). The Road Construction Plan will analyze the Colonial Lake Basin. For Conceptual Approval we show our post construction discharges and volumes have been reduced. We also included a new 18" pipe under Broad Street which should help lower the existing WSE."* Complied.
7	PDS	The narrative and results summary should contain the pre and post runoff volumes in addition to the runoff rates already provided.	The following response to comment was provided: *"Volumes added."* Complied.
8	PDS	Ensure the underground detention design meets all requirements of section 3.3 #5 of the City's SWDSM, specifically regarding water quality and sediment storage/maintenance. Provide an explanation of how the design will generally meet the requirements.	The following response to comment was provided: *"Additional information added to the Underdrain section of the narrative on page 6 of the PDS."*

#	Sheet/ Page #	Comment	Resolution
			Comment satisfied for concept plan submission. Please submit the revised geotechnical report with the site plan submission to support the groundwater elevations and infiltration rates presented.
9	PDS & Plans	The grate elevation in the outlet control box detail is inconsistent between the two section views. Please ensure consistency between the details, plans, and stormwater report. Also, the stormwater model of the detention system should include the grate as a weir structure.	The following response to comment was provided: *"The detail has been revised."* Complied.
10	C-100	The existing 9' contour should be generated and shown in the center of the site.	The following response to comment was provided: *"9' Contour added to topo."* Complied.
11	C-300	The plan shows a large area of the proposed private alley running off into the Barre Street right-of-way. Consider revising the grading or adding additional storm infrastructure to capture more of this runoff.	The following response to comment was provided: *"New Trench drain added to collect runoff prior to Barre St R/W."* Complied.
12	C-300	The plan sheets should make it more clear of the location of the pervious surfaces. Note that plantation mix is not considered pervious for stormwater calculations.	The following response to comment was provided: *"Plantation Mix is a pervious surface. We are using a CN value of 90 for it which we feel is appropriate (halfway*

#	Sheet/ Page #	Comment	Resolution
			between impervious 98 and 83 for urban soils. Materials now labelled on C300." Complied.
13	C-300	Several callouts are overlapping near the proposed storm pipe in Broad Street. Please revise so that all callouts are fully visible. Also, please provide clarification about where this new storm line across Broad Street discharges/connects. The following response to comment was provided: *"The storm pipe in Barre Street is now labelled as an 18"RCP. That pipe is part of the Sargent Jasper project."* This comment relates to the storm line crossing Broad Street, not Barre Street. Please provide clarification about where this inlet on the south side of Broad Street discharges. Show the outlet pipe if one exists.	
14	C-300	The plan should explain/show where the roof runoff will be directed.	The following response to comment was provided: *"Roof drain note added to the grading and drainage plan."* Complied.
15	C-300	The plan should make it more clear where the outlet structure is proposed.	The following response to comment was provided: *"Now Outlet Control Structure labelled on C300."* Complied.

#	Sheet/ Page #	Comment	Resolution
16	Plans	All plans, information, and details that are not necessary for a concept plan submission need to be removed from the plan set, including but not limited to all SWPPP plans/measures/details and extraneous stormwater details that are not needed at this time. This type of detailed EPSC/stormwater information is not required nor desired for a concept plan approval. Please remove, since an approval with this information in the plan set will not translate to the same information being approved during the site plan application process. The following response to comment was provided: *"Some information has been removed. If you want additional removals just let me know and I will remove it."* Please remove the Erosion Control Plan, since this is not needed for a concept plan approval. Please also remove the variances block and pre/post runoff summary table from the cover sheet. Please also remove the BMP Maintenance Requirements table from sheet C504 since it is not necessary for concept plan approval and since it is inconsistent with the design presented in the plan views.	
The following comments are based upon the revised documentation provided for the 06/11/2020 TRC meeting.			
17	PDS	The drainage basins need to be revised to include points of analyses for each flow direction from the site. The pre-development condition has runoff flowing from the site to Barre Street, to Broad Street, and to the critical area on the north side of the site (and eventually to Lockwood Drive). Points of analyses should be chosen to represent each of these flow directions to compare between the pre-development and post-development conditions. A theoretical summary node analysis for	

#	Sheet/ Page #	Comment	Resolution
		watersheds flowing in different directions will not be accepted. This is especially important for the point where the proposed outlet control structure will discharge. It must be shown that the pre-development runoff rates and volumes are matched at each analysis point. These revised watersheds will also help in the calculations for pipe sizing as requested in the below comment.	
18	PDS	For the site plan submission, sizing calculations will need to be included for the proposed pipe crossing Broad Street and to show that the pipe along Barre Street will be able to handle the flow resulting from this development.	

City of Charleston

Americans with Disabilities Act (ADA) Coordinator
Comments for Technical Review Committee

No ADA comments, thanks!

Janet Schumacher, ADA Coordinator
50 Broad Street Charleston, SC 29401 (843) 577-1389
schumacherj@charleston-sc.gov

TRC COMMENTS CITY ID #: TRC-SUB2019-000113

TRC Review Committee Comments- Broad Street, St Mary's Residential & Park C.P.

5/14/2020

Zoning Division:
No Comments.

Traffic & Transportation:
No Comments.

Fire Marshal Division:

1. The project appears to be for 3 separate buildings with only 1 FDC. Suggest adding FDC connections to the separate buildings to speed an emergency response to the site. We looked at adding the additional FDC connections but we would have to add at least one fire hydrant within 100' of the 2 requested FDC connections. Ultimately it was decided to proceed with the one FDC connection on Barre Street.
2. The required fire department vehicle access is listed at 225'. This is 25' past the maximum distance we will extend the access with an automatic fire sprinkler system. Please review and adjust as needed. We have revised the curbing and converted the curb inlet to a drop box in Barre Street to allow the fire apparatus to get closer so we meet the 200' requirement.
3. 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 inches) 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. The above addressing note is General Note #1 on the Fire Protection Plan. We have been coordinating the addressing with GIS. We are in the process of reserving a street name for the new private alley. In the meantime I am using St. Mary's Alley as a placeholder. The building facing Barre Street will have the street address #1 Barre Street. It will have units #1-#7. The building facing Broad Street will have the address #1 "St. Mary's Alley" with units #1-#5, The Building that faces the new park will be #3 "St. Mary's Alley" with units #1-#7.

Charleston ADA Coordinator:

1. On the 'Accessible Route Plan', is there any reason that all of the pedestrian route are not ADA compliant? This was an oversight on the original submittal. All paths are ADA compliant.
2. The Landscape Plan is not congruous with the Accessible Route Plan. Both plans have been coordinated.

GIS:
No Conceptual Plan Comments. Per conversations this past week we have added the following to the Fire Protection Plan pending street name reservation and GIS approval: We are in the process of reserving a street name for the new private alley. In the meantime I am using St. Mary's Alley as a placeholder. The building facing Barre Street will have the street address #1 Barre Street. It will have units #1-#7. The building facing Broad Street will have the address #1 "St. Mary's Alley" with units #1-#5, The Building that faces the new park will be #3 "St. Mary's Alley" with units #1-#7.

Department of Parks:
No Comments.

Zoning Division:
Title Sheet:
1. No Comments

Aerial Exhibit:
1. No Comments.

Survey of Existing Conditions:
1. Registered Land Surveyor certification of the preparer of the survey. Certificate of Accuracy provided by the registered professional land surveyor that the survey is a "Class A" survey. Appropriate Statement was used per S.C. Land Surveyor Standards of Practice.

Master Plan- Site Layout
1. Purpose note: The first note on the plan describing the purpose of the subdivision. This note should identify how the proposed project complies with the official City plans (e.g. Century V Comprehensive Plan) Narrative revised to reflect Century V plan compliance.
2. Flood Zone: Show and label flood zone line(s). Flood Zone Line was previously shown on all non-plat sheets. Look to the left of the North arrow.
3. Include land use/ site data table for the entire project with the following information: gross acreage, net acreage, wetland/ critical line acreage, total maximum number of lots, largest and smallest lot, net density, square footage of park parcel (highland acreage, critical line acreage) Table revised and information provided on C300.
4. Show OCRM critical line buffer and buffer setback if applicable. Buffer not required per 54-347.1.b.3 exception. Noted on C300 now, SITE NOTE #3.
5. On BZAZ approval, include the variance to construct 7 attached dwelling units in a row. Variance added to C300.

ADA:
1. Refer to ADA comments ADA comments addressed.

Open Space Plan:
1. Not Required

Phase Plan:
1. Not Required

Grading and Drainage Plan:

1. Refer to Engineering/ Stormwater comments. Stormwater/Engineering comments addressed

Utility Plan:

1. No Comments

Fire Protection Plan:

1. Refer to Fire Marshall Comments. Fire Marshal comments addressed.

Other:

1. Concept Plan requires Planning Commission approval. Noted on T100 and C300.
2. Additional comments may be provided after review of future submittals.

Engineering Division:

1.- 12. Complied

13. Check the finish floor elevations. FF must be 1 foot above base flood elevation. (Note in not on the drawing.) The plans have been coordinated with Flood Plain Manager Steven Julka. The ground floor is garage and basement space. The First Floor livable space is 12' above the ground floor. The lowest garage floor is lot 1 (elevation 9.0). The lowest livable space floor would be elevation 21.0. I have added a note to C400 for clarity (Note 17 on C400)

Stormwater Division:

1. Per Section 54-822(c) of the Zoning Code: Easements, when required for drainage or sewage for the area to be subdivided, shall be of such width as necessary to permit proper construction of drainage facilities based on the drainage system of the area. No subdivision shall block or obstruct the natural drainage of an adjoining area. Existing natural drainage shall be maintained or replaced where possible or feasible. **Please address how this requirement is to be satisfied with this proposed major subdivision.** *(Previous FES Response: The drainage within the private driveway will be public. All other drainage within the public right of way has adequate width and complies with the stormwater design manual standards.)*
   Additional Comment: Indicate the size of the existing pipe along Barre Street to verify that the appropriate easement width is proposed/ provided per section 3.8 of the City's SWDSM.
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   The Alley will be private and I have revised the private alley notation on the plat to say "Access, Utility, and Stormwater Easement" The discharge will cross the park property within the 3,500 sq.ft. "New Access and Stormwater Easement"

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The storm pipe in Barre Street is part of the Sargent Jasper project and will be installed prior to St. Mary's Townhome construction. The pipe size has been added to the topo and plans. It is an 18" RCP and it is over 8' from the property line which meets the SWDM requirement. The pipe was previously behind curbing which is why a 5.5' easement was shown across the front of the Barre Street properties. The drainage pipe was shifted to avoid a conflict to the easement is no longer needed and has been removed from the plat and plans.

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   (FES Response: *Narrative now on cover sheet and within the SWTR*.)
   Additional Comment: Please revise the narrative on the cover sheet of the plans so that the references to page numbers in the stormwater report are removed.
   Page number have been removed from the cover page narrative.
3. Comment Satisfied for Concept Plan submission.
4. Effective January 1, 2015 an ordinance revision passed by Charleston City Council requires buildings to be elevated 1 foot above National Flood Insurance Program (NFIP) minimum height requirements (Freeboard). Additionally, the City is currently considering a revised requirement to require buildings to be elevated 2 feet above NFIP requirements. This may be effective on or around 08/01/2019. Please contact the City's Floodplain Manager, Stephen Julka, julkas@charleston-sc.gov or 843.724.3760 for more information on these requirement.
   Please address how the finished floor elevations will meet the above listed requirements.
   (FES Response: *Noted.)*
   Additional Comment: Charleston City Council has approved an ordinance amendment to take effect for all building permit applications submitted on or after July 1, 2020 to require new buildings to be elevated at least two feet above the base flood elevation noted for the property on the FEMA Flood Insurance Rate Map.
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6. Provide a more detailed explanation of how the tailwater elevation was chosen and why the tailwater should not affect the project. It must be proven that no downstream

impacts at the Lockwood Drive crossing will be caused by this project. To be conservative we used a tailwater of elevation 5, well above mean high water and the top of the pipe under Lockwood Blvd (IE: -1.61 per 1984 Davis and Floyd Study). The Road Construction Plan will analyze the Colonial Lake Basin. For Conceptual Approval we show our post construction discharges and volumes have been reduced. We also included a new 18" pipe under Broad Street which should help lower the existing WSE.

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12. The plan sheets should make it more clear of the location of the pervious surfaces. Note that plantation mix is not considered pervious for stormwater calculations. Plantation Mix is a pervious surface. We are using a CN value of 90 for it which we feel is appropriate (halfway between impervious 98 and 83 for urban soils. Materials now labelled on C300.
13. Several callouts are overlapping near the proposed storm pipe in Broad Street. Please revise so that all callouts are fully visible. Also, please provide clarification about where this now storm line across Broad Street discharges/ connects. The storm pipe in Barre Street is now labelled as an 18"RCP. That pipe is part of the Sargent Jasper project.
14. The plan should explain/show where the roof runoff will be directed. Roof drain note added to the grading and drainage plan.
15. The plan should make it more clear where the outlet structure is proposed. Now Outlet Control Structure labelled on C300.
16. All plans, information, and details that are not necessary for a concept plan submission need to be removed from the plan set, including but not limited to all SWPPP plans/ measures/ details and extraneous stormwater details that are not needed at this time. This type of detailed EPSC/ stormwater information is not required nor desired for a concept plan approval. Please remove, since an approval with this information in the plan set will not translate to the same information being approved during the site plan application process. Some information has been removed. If you want additional removals just let me know and I will remove it.

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Subdivision 3

First Light Phase 4 – Concept Plan
(Point Hope Pkwy – Cainhoy South)

BACKGROUND

Date of first submission: 3/16/20
Dates of Technical Review Committee (TRC) review: 4/9/20, 5/14/20, 6/4/20, 6/8/20

The applicant is requesting subdivision concept plan approval for 22.9 acres at the intersection of Point Hope Parkway and Seven Sticks Dr. in Cainhoy Plantation. This project consists in the creation of new rights-of-way to serve lots for 26 parcels for single-family detached homes as well as open space, including a neighborhood park. The proposed rights-of-way are typical for Residential Streets in the PUD and the new parcels conform to the subdivision requirements for new parcels in the PUD. There are wetlands and critical area on the parcel; no impacts to wetlands or critical area are proposed for this subdivision. The trees on the property are being evaluated on an on-going basis. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Planned Unit Development under the Cainhoy South Timber PUD. The PUD allows for single-family attached residential units. The surrounding existing uses include single and multi-family residential, commercial uses and educational uses.

CONCEPT PLAN APPROVAL

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

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

STAFF RECOMMENDATION

Approval with conditions:

1. The subdivision must be designed in accordance with the requirements of the City's Stormwater Design Standards Manual (SWDSM)

Attached are comments presented at the June 4th, 2020 TRC meeting, and applicant's responses to previous TRC meeting comments.

City of Charleston

Planning Commission
June 17, 2020

SUBDIVISION 3

Point Hope Pkwy
(First Light Ph 4 - Cainhoy South)

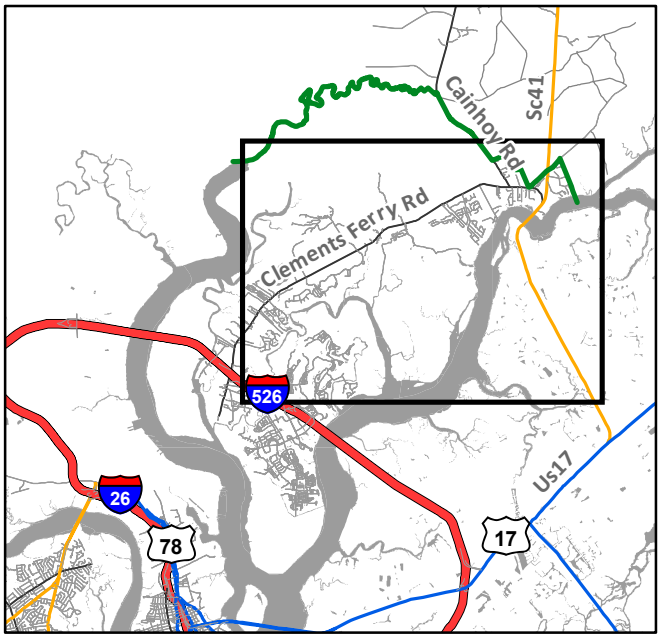
TMS # 2620000008

approx. 22.9 ac.

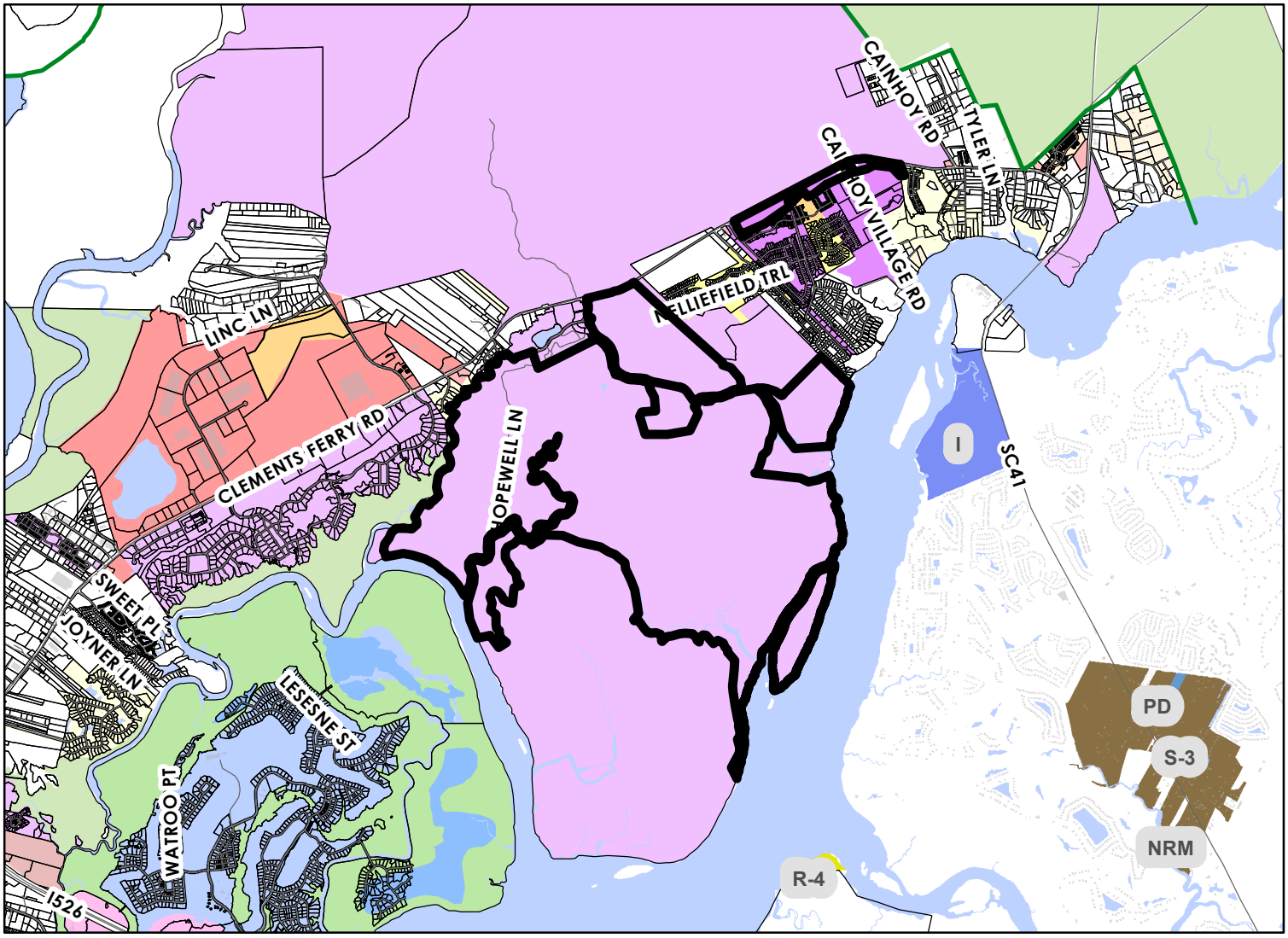
26 lots. Request subdivision concept plan approval.
Zoned Planned Unit Development (PUD) (Cainhoy).

Owner: Cainhoy Lumber & Timber, LLC
Applicant: Thomas & Hutton Engineering Co.

Area



Location



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

CITY OF CHARLESTON
TRC COMMENTS/RESULTS
6/4/2020

To:
WILL COX
THOMAS & HUTTON
cox.w@tandh.com

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

Agenda Item #: 1
CAINHOY SOUTH - FIRST LIGHT - PHASE 4
SUBDIVISION CONCEPT PLAN
POINT HOPE PKWY & SEVEN STICKS
2620000008
3RD REVIEW

City Project ID:
TRC-SUB2020-000145

	Major Comments	Minor Comments	No Comments	Staff Initials
Zoning	☐	☐	☒	ECS
Parks	☐	☐	☒	ECS / R.P.
ADA	☐	☐	☒	ECS / J.S.
Traffic and Transportation	☐	☐	☒	ECS / M.M.
Engineering	☐	☐	☒	ECS / B.G.
Stormwater	☐	☒	☐	ECS / A.G.
GIS/Addressing	☐	☐	☒	ECS / R.H.
Planning	☐	☐	☒	ECS / A.H.
Fire Marshal	☐	☐	☒	ECS / R.F.

☒ APPLICANT WAS PRESENT AT MEETING
☒ WRITTEN COMMENTS PROVIDED

NO RETURN / DOCS TO TRC MEMBERS / DOCS TO PLANNING FOR PC MTG.

☐ 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
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- ☐ 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:

Comments provided are: Major Minor **No Comments** Agenda Item # **01**

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

SITE: Seven Sticks Drive – Cainhoy First Light Phase 4 – CONCEPT PLAN ONLY **DATE:** 06/04/2020
TMS #: 262-00-00-008 **PLEASE NOTE:** Final approval is contingent upon implementation of comments.

3rd Review Comments: *TRC-SUB2020-000145*

1. No additional comments at this time.

JOHN TECKLENBURG
MAYOR

City of Charleston

JACOB LINDSEY
DIRECTOR

Department of Planning, Preservation and Sustainability

TECHNICAL REVIEW COMMITTEE

Zoning Division Comments
June 4, 2020
Prepared by: Eric Schultz, # 843.724.3790 or Schultze@charleston-sc.gov
Agenda Item #1 – Point Hope Parkway, First Light, Phs. 4, C.P.
TMS # 263-00-04-001.

No comments.

2 GEORGE STREET • CHARLESTON, SOUTH CAROLINA • 29401-3506
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Date: 04/09/2020, 05/14/2020*, 06/04/2020
To: Thomas & Hutton Engineering
From: Anthony Giralo, Stormwater Development Manager
giraloa@charleston-sc.gov or 843.724.3785
cc: Kinsey Holton, Stormwater Program Manager
holtonk@charleston-sc.gov or 843.724.3757
TRC Administrator; File Copy

Project Name: Cainhoy South – First Light – Phase 4
Project Type: Subdivision Concept Plan
Project TMS #: 262-00-00-008
Project ID #: TRC-SUB2020-000145
Submittal Review #: 3rd Review – Minor Comments Provided

*These reviews have been completed using the current Stormwater Design Standards Manual (SWDSM). Our Corporation Counsel has determined that based upon the ordinance passed by City Council on 02/25/2020, only construction activities that have provided a complete Construction Activity Application (CAA) submittal per the SWDSM prior to 07/01/2020 may be covered under the current version of the SWDSM. As a result, the approval of a subdivision concept plan by the City Planning Commission would not allow a submission of a complete CAA past 07/01/2020 to utilize the version of the SWDSM from the time of the approved concept plan, but would instead require compliance with the SWDSM current at the time of submittal of a complete CAA.

#	SHEET / PAGE #	COMMENT	RESOLUTION
1	The preliminary drainage study (PDS) must include or address the following:		
1a	PDS	A summary table of existing and proposed runoff flows and volumes (including flows specific to this phase as they relate to the Larger Common Plan), along with all supporting H&H modeling input and output. Verify that all information contained in the summary is consistent with the output from the model and other supporting calculations. This includes stage, storage, discharge rates, and volumes for each basin and each design storm. The following response to comment was provided: *"A summary table has been provided showing the peak runoff rates and a separate table of the pond staging with the proposed pond*	The following response to comment was provided: *"A summary table with pre and post volumes for each outfall point has been provided."* Complied.

#	SHEET / PAGE #	COMMENT	RESOLUTION
		highlighted. The Stage/Area relationship of the ponds can be found in the ICPR Input report. *This project is not with is SPA and thus does not require volume control."* Even though the project is not within a SPA, the City requires that the runoff volumes be provided in a summary table within the narrative. Please provide pre and post volumes for each outfall point.	
1b	PDS	USGS quadrangle map with project location noted. A flood map was provided, but please also include the FEMA FIRM panel map. The following response to comment was provided: *"The USGS quadrangle map with project location has been added as well as the FEMA FIRM panel."* The provided flood map references the FIRM panels, but the actual panel maps should be included as well.	The following response to comment was provided: *"The FEMA FIRMette has been provided with the figures."* Complied.
1c	PDS	Address the project's flood zones and tailwater effects considered in the design within the design narrative. Include an explanation for the use of 3.5' as the tailwater condition. The following response to comment was provided: *"Explanation has been provided in the STWR under Flooding Issues and Tailwater Conditions."* Please provide your reference for the MHHW elevation of 2.6' to ensure the proper higher elevation is used as the tailwater condition per section 3.6.3.d of the City's SWDSM. It is noted that the new SWDSM will have a tailwater requirement with a higher elevation.	The following response to comment was provided: *"The NOAA Tides & Currents station datum has been provided in the Figures section and referenced in the tailwater section of the SWTR."* Complied.

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1d	PDS	Address any variances to be requested in accordance with Chapter 2 of the SWDSM.	The following response to comment was provided: *"At this time, variances for this specific project are not anticipated. The need will be further evaluated during the Road Construction Plan Process."* Complied.
1e	PDS	Address how the elevations of the proposed stormwater system will comply with Section 3.6.3.d of the SWDSM. The following response to comment was provided: *"At this time, the conceptual design intent is for the outlet pipes to comply with this section. Further evaluation will be completed with final design during the Road Construction Plan process."* The normal water elevation of POND10 is proposed at 3.5' (NAVD 88), and Section 3.6.3.d of the SWDSM requires that all discharge pipes have an invert elevation not less than 3.5' (NAVD 88) or MHHW, whichever is greater. Review this section of the SWDSM and provide the necessary revisions to comply. It is noted that the new SWDSM will have a tailwater requirement with a higher elevation.	The following response to comment was provided: *"NWL and outfall pipe has been raised to be higher than 3.5' (NAVD 88)."* Complied.
1f	PDS	Revise the narrative to address what permanent water quality requirements apply to the project and how they will be satisfied. The City strongly encourages the designer to consider the incorporation of low impact development (LID) or green infrastructure (GI) stormwater management techniques into the project to provide runoff reduction from the site along with enhanced water quality. Utilization	The following response to comment was provided: *"A brief summary of the requested information can be found under the Post Development Drainage System and Post-Construction Water Quality sections of the*

#	SHEET / PAGE #	COMMENT	RESOLUTION
		of such practices may reduce the overall footprint of any proposed detention pond area(s). Consideration of these approaches are further detailed in Section 1.7.4 of the SWDSM and the resubmittal must specifically account for how these site planning and design considerations were addressed. The qualitative stormwater management must be provided for the drainage of the lots along the critical area and jurisdictional wetlands. The utilization of aquatic/vegetative buffers would be a consideration, but the City would need for confirmation to what design criteria will be utilized for said buffers. Be sure to address whether the proposed wetland buffer or the OCRM critical area buffer can be used for stormwater management.	*STWR. Additional information will be provided as part of the C-SWPPP and road construction plans.* *As encouraged by section 1.7.4.4, natural, vegetative buffers along the freshwater wetlands & critical area will be used for qualitative treatment of the rooftop runoff for lots that abut these natural features. We will work with the City during the CAA process for each phase of development to identify restrictive covenant language to ensure the buffers remain.* *OCRM and ACOE buffers are indeed intended for qualitative treatment of runoff for development. If there was not any development, there would be no need for the buffer. The buffer width depends on the type of development. Commercial developments with high impervious coverage generally require buffers of greater width. The ACOE generally requires an average 25 ft buffer for residential developments and that is the intent of the proposed concept plan."* Thank you for the detailed response. All of this information should be include in the C-SWPPP/SWTR as the project moves forward, as well as a response to each item

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			of section 1.7.4 of the SWDSM. Comment satisfied for concept plan submission.
1g	PDS	For the use of the wet detention ponds, the City strongly encourages the incorporation of a 10-foot-wide vegetated shelf around the perimeter of the proposed stormwater management pond with the inside edge of the shelf 6" below the permanent pool level and the outside edge 6" above the permanent pool level with a resulting slope of 10:1. With half the shelf below the water and half the shelf above the water, **the vegetated shelf will provide a location for an appealing, diverse population of native, emergent wetland vegetation** that enhances biological pollutant removal, provides a habitat for wildlife, protects the shoreline from erosion, promotes ecological mosquito control (i.e., attracts a variety of predator insects for natural mosquito control) and improves sediment trapping efficiency. Additionally, the incorporation of a vegetated shelf is a **natural deterrent to Canadian Geese** as they do not like waterbodies where their visual line of sight between the water and the adjacent grass area is broken by the shelf plantings. Finally, such a shelf would also provide **a safety feature** prior to the deeper permanent pool.	The following response to comment was provided: *"Understood and this will be taken into consideration during the road construction plan process."* Comment satisfied for concept plan submission.
1h	PDS	For the outfall routing into and through the wetlands, the following will need to be addressed as part of the Road Construction Plan submission. Please provide a response on the planned approach to address these requirements as part of the Road Construction Plan design. • 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	The following response to comment was provided: *"A baseline wetland survey will be prepared for this project similar to what is being done for the Hopewell Neighborhood and what was done on previous projects.* *The entire project is part of an overall wetland fill permit and has been*

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		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. • Clarify if any of the on-site wetlands will be a component of stormwater management on your site, and if so, provide a method ensuring those wetlands are not impacted by future projects. • 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. The following response to comment was provided: *"Understood and we will work with the City during the Road Construction Plan process to address this comment."* Even though these items do not have to be completed at this time, please provide a response on the planned approach that will be used in the next design phase to address these requirements.	*masterplanned to minimize impacts and maintain all outfalls.* *The SWTR analyzes for the project includes the entire drainage basin & including upstream properties. The area downstream to the ultimate outfall (Wando River) is un-developed. The SWTR analyzes the 100 year event and there are no off-site impacts."* Thank you for your detailed response. This will be further discussed and analyzed as part of the Road Construction Plan design. Comment satisfied for concept plan submission.
1i	PDS	As part of Road Construction Plan design, verify that the existing pond in the northeast corner of the property (Basin B-AMEN-002 containing pond with node L-SCH-RD-POND3) is functioning correctly and being appropriately maintained in order to ensure that the additional proposed flow to the pond can be properly managed. Explain whether or not any modifications will need to be made to this existing pond to handle the additional proposed flow.	The following response to comment was provided: *"At the time of the conceptual design, the intent is not to modify the existing pond."* As part of the Road Construction Plan design, the freeboard requirements need to be revisited for the existing pond, since

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		The following response to comment was provided: *"Understood and we will work with the City during the Road Construction Plan process to address this comment."* Provide an explanation of whether or not any modifications will need to be made to this existing pond to handle the additional flow.	the contours shown on the plans indicate that insufficient freeboard is provided above the 100-year design storm elevation based on the results presented in the drainage report. The existing pond and surrounding area may need to be regraded in order to achieve compliance. Comment satisfied for concept plan submission.
1j	PDS	Please use a CN of 98 for roads with curbs and storm sewers per TR-55.	The following response to comment was provided: *"The CN value used is based on the inclusion of the full ROW (paved & grassed shoulder) as compared to just the paved area."* Understood. Complied.
1k	PDS	For the wetland areas of the site, a curve number of 98 needs to be used. Alternatively, site specific geotechnical testing can be used to support the use of other curve numbers based on the soil types and conditions within the wetland areas. The following response to comment was provided: *"The subject concept plan is a ridge between Martin & Hopewell Creek. There are not any wetlands than drain thru the subject area. Thus, it would not have any impact to the subject plan. Given the time constraint on response time, we respectfully request this be a condition to work with City on future analysis during the RC plan process."*	The following response to comment was provided: *"Correct, a CN of 89 is a composite CN for wetlands and woods."* Understood. Complied.

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		Curve numbers can be further discussed as part of the Road Construction Plan process. A curve number of 89 for "forested wetland" is only acceptable if the area is a composite of wetlands and woods. Please confirm if this was the approach taken.	
1l	PDS	Ensure that the water surfaces (CN = 100) of the existing ponds that have recently been built are included in the CN calculations of the "Basins Found in To-Date Model Only" section. It was noticed that the existing pond within Basin B-AMEN-002 is not included in the land use areas of that basin.	The following response to comment was provided: *"A CN of 100 has been applied to all existing ponds and the calculations and report have been updated accordingly."* Complied.
1m	PDS	The maximum flow length for overland flow is 100' per SCDHEC requirements and most current TR-55 methodology. Please check the calculations.	The following response to comment was provided: *"The maximum flow length for overland flow has been revised to not exceed 100' per SCDHEC requirements and the most current TR-55 methodology."* Complied.
1n	PDS	Discuss the project's anticipated EPSC measures to be used during construction within the design narrative. The following response to comment was provided: *"Added to narrative as requested."* This section in the narrative should mention at a minimum the specific major EPSC measures that are anticipated (e.g., sediment basins or sediment traps).	The following response to comment was provided: *"Added to narrative as requested.* *Additional information provided regarding the use of sed. basins and vegetated buffers."* Complied.

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1o	PDS	If possible in the future, please provide clear labeling (possibly with tab markers) that indicates the location within the modeling data of the proposed basin/pond analyses that are new to the data set and are associated with the phase being submitted/reviewed.	The following response to comment was provided: *"Tabs have been added. To use them you will have to have Bluebeam."* Tabs were not available in the file when using Bluebeam. Moving forward, please provide functioning tabs to label the information as mentioned in the original comment. Comment satisfied for concept plan submission.
2	USACE	Provide a Unites States Army Corps of Engineers (USACE) Jurisdictional Determination (JD) and the accompanying wetland survey plat to confirm the wetland boundaries and buffers presented in the concept plan are acceptable.	The following response to comment was provided: *"JD included with resubmittal"* Complied. The JD and wetland surveys must be included in the C-SWPPP document moving forward.
3	OCRM	Provide a current SCDHEC Ocean and Coastal Resource Management (OCRM) critical line boundary approval and certification to confirm the critical area boundaries and buffers presented in the concept plan are acceptable. The following response to comment was provided: *"Signed statement added to V1.1 – Existing Conditions and copies of the approved plat have been included as sheets V1.2 and V1.3."* The qualitative stormwater management must be provided for the lot drainage for the lots along the critical area and jurisdictional wetlands.	The following response to comment was provided: *"OCRM and ACOE buffers are indeed intended for qualitative treatment of runoff for development. If there was not any development, there would be no need for the buffer. The buffer width depends on the type of development. Commercial developments with high impervious coverage generally require buffers of*

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		The utilization of aquatic/vegetative buffers would be a consideration, but the City would need for confirmation to what design criteria will be utilized for said buffers. Be sure to address whether the proposed freshwater wetland buffer (possibly created for wetland impacts mitigation) or the OCRM critical line buffer can be used for qualitative stormwater management.	*greater width. The ACOE generally requires an average 25 ft buffer for residential developments and that is the intent of the proposed concept plan. The buffers will be owned and maintained by the HOA."* Thank you for the detailed response. This information should be included in the Stormwater Technical Report moving forward. Comment satisfied for concept plan submission.
4	A1.1	The wetland buffer hatch in plan view does not match the corresponding Legend hatch.	The following response to comment was provided: *"The buffer hatch and legend have been updated to be consistent."* Complied.
5	V1.1	In the notes, indicate the vertical datum used.	The following response to comment was provided: *"Vertical datum can be found as part of note #9 under survey notes."* Complied.
6	C1.1 & V1.1	Make the critical line boundary linetype easier to identify in the plan views (increase line thickness and/or line weight).	The following response to comment was provided: *"The lineweight of the critical line boundary has been increased to make it more visible."*

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			Complied.
7	C1.1	Move the callout covered by the Legend.	The following response to comment was provided: *"All text/label overwrites have been revised."* Complied.
8	C2.0	Move the callout covered by the General Notes.	The following response to comment was provided: *"All text/label overwrites have been revised."* Complied.
9	C3.0 & PDS	Provide an explanation for the ditch rerouting and proposed stormwater pipes (at the back of lots 22 and 23) on the west side of the property. The following response to comment was provided: *"The ditch relocation is to ensure adequate buildable area depth for the proposed lots."* Verify and provide clarification that the proposed pipes and easements within the wetland buffer areas are not in conflict with any restrictions of these buffers. The following response to comment was provided: *"The restrictive covenants allow for construction of ditches, swales, outfalls, etc and maintenance of the said items."*	

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		Please provide copies of the restrictive covenants mentioned.	
10	C3.0 & PDS	Existing and proposed contours are to be included on the drainage plan and/or a separate grading plan. The following response to comment was provided: *"Existing and proposed contours have been provided."* The proposed contours within the roadway area are covered by the road hatch. Please revise to make visible.	The following response to comment was provided: *"Plan has been revised so the proposed contours can be seen."* Complied.
11	C3.0	The buffers will need to be in HOA common areas. Please provide an approach to meeting this requirement as part of the conceptual plan so as to ensure the lot layouts are conceptually accurate.	The following response to comment was provided: *"The buffers are outside of the lots and will be located in residual open space and subsequently owned by HOA."* Complied.
The following comments are based upon the revised documentation provided for the 05/14/2020 TRC meeting.			
12	PDS	Please provide the necessary time vs. elevation/discharge data of this phase's two wet ponds to show that the design generally meets the 72-hour recovery time and water quality requirements as outlined in the City's SWDSM, since this may affect the size and shape of the ponds needed to affectively manage the stormwater as required.	The following response to comment was provided: *"The routing simulation was increased to run to hour 72 for the detention storms. A time series report for the two ponds has been added to the post-development output appendix. The report demonstrates the ponds recover within 72 hours."*

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			Recovery time data provided and a water quality explanation is included in the drainage study. Full time series data and detailed water quality calculations will be required as part of the Road Construction Plan design submission. Also, even though it is shown that the recovery time requirement is reasonably met, the data shows the stages of the existing pond below the listed NWL elevation. This needs to be revisited as part of the Road Construction Plan design. Comment satisfied for concept plan submission.
13	C3.0	All City of Charleston Drainage Easements should be abbreviated as "COC DE" verbatim. This will be especially important when preparing plat plans. The following response to comment was provided: *"Noted and revised on sheet C3.0."* The legend at the bottom of the sheet lists the easements as "COC SD Easement". Please revise this legend to show "COC DE". Also revise the legend at the top of the sheet so that the abbreviation "DE" does not contain periods between the letters and "COC" matches how it is shown in plan view.	
14	C3.0	The proposed normal water surface elevations of the wet ponds should be included in the pond labels on the plans.	The following response to comment was provided:

#	SHEET / PAGE #	COMMENT	RESOLUTION
			"Normal water surface elevations have been provided for the wet ponds on sheet C3.0." Complied.

City of Charleston

Americans with Disabilities Act (ADA) Coordinator
Comments for Technical Review Committee

No ADA comments, thanks!

Janet Schumacher, ADA Coordinator
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schumacherj@charleston-sc.gov

City of Charleston
Department of Parks
Technical Review Committee Comments

PROJECT ID:	TRC-SUB2020-000145	**AGENDA #:**	1
PROJECT NAME:	CAINHOY SOUTH - FIRST LIGHT - PHASE 4	**DATE:**	06/04/2020
ADDRESS:	POINT HOPE PKWY & SEVEN STICKS	**REVIEW:**	3RD REVIEW
TMS #:	2620000008	**REVIEW TYPE:**	SUBDIVISION CONCEPT PLAN

COMMENTS

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

1. There are no comments.

Submitted by:

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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)

Division	Comment #	Division Comment	Thomas & Hutton Response
Department of Planning, Preservation and Sustainability Zoning Division	1.	No comments.	
Survey of Existing Conditions	1.	Add source for North arrow.	*The source for the North arrow has be added to all sheets.*
Open Space Plan	1.	Make sure location of mail kiosk and parking do not interfere with access from Seven Sticks Dr.	No parking signs will be provided as part of RC review to make sure the mail kiosk and associated parking doesn't interfere with access to Seven Sticks Dr.
Grading and Drainage Plan	1.	Refer to Engineering/Stormwater comments.	Engineering/Stormwater comments have been addressed.
Fire Protection Plan	1.	Refer to Fire Marshal comments.	Fire Marshall comments have been addressed.
Other	1.	Concept Plan require approval from Planning Commission.	Noted.
	2.	Additional comments may be provided after review of future submittals.	Noted.
Department of Public Service – Stormwater Division	1.	The preliminary drainage study (PDS) must include or address the following:	
	1a. PDS	Even though the project is not within a SPA, the City requires that the runoff volumes be provided in a summary table within a narrative. Please provide pre and post volumes for each outfall point.	A summary table with pre and post volumes for each outfall point has been provided.
	1b. PDS	The provided flood map references the FIRM panels, but the actual panel maps should be included as well.	The FEMA FIRMette has been provided with the figures.

Division	Comment #	Division Comment	Thomas & Hutton Response
	1c. PDS	Please provide your reference for the MHHW elevation of 2.6' to ensure the proper higher elevation is used as tailwater condition per section 3.6.3.d of the City's SWDSM. It is noted that the new SWDSM will have a tailwater requirement with a higher elevation.	The NOAA Tides & Currents station datum has been provided in the Figures section and referenced in the tailwater section of the SWTR.
	1e. PDS	The normal water elevation of POND10 is proposed at 3.5' (NAVD 88), and Section 3.6.3.d of the SWDSM requires that all discharge pipes have an invert elevation not less than 3.5' (NAVD 88) or MHHW, whichever is greater. Review this section of the SWDSM and provide the necessary revisions to comply. It is noted that the new SWDSM will have a tailwater requirement with a higher elevation.	NWL and outfall pipe has been raised to be higher than 3.5' (NAVD 88).

	1h. PDS	For the outfall routing into and through the wetlands, the following will need to be addressed as part of the Road Construction Plan submission. Please provide a response on the planned approach to address these requirements as part of the Road Construction Plan design. • 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 he USACE on work within the wetland to return the system to that baseline functionality. • Clarify is any of the on-site wetlands, will be a component of stormwater management on your site, and if so, provide a method ensuring those wetlands are not impacted by future projects. • 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.	A baseline wetland survey will be prepared for this project similar to what is being done for the Hopewell Neighborhood and what was done on previous projects. The entire project is part of an overall wetland fill permit and has been masterplanned to minimize impacts and maintain all outfalls. The SWTR analyzes for the project includes the entire drainage basin & including upstream properties. The area downstream to the ultimate outfall (Wando River) is un-developed. The SWTR analyzes the 100 year event and there are no off-site impacts.

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		Even though these items do not have to be completed at this time, please provide a response on the planned approach that will be used in the next design phase to address these requirements.	
	1i. PDS	As part of Road Construction Plan design, verify that the existing pond in the northeast corner of the property (Basin B-AMEN-002 containing pond with node L-SCH-RD-POND3) is functioning correctly and being appropriately maintained in order to ensure that the additional proposed flow to the pond can be properly managed. Explain whether or not any modifications will need to be made to this existing pond to handle additional proposed flow. Provide an explanation of whether or not any modifications will need to be made to this existing pond to handle the additional flow.	At the time of the conceptual design, the intent is not to modify the existing pond.
	1k. PDS	Curve numbers can be further discussed as part of the Road Construction Plan process. A curve number of 89 for "forested wetland" is only acceptable if the area is a composite of wetlands and woods. Please confirm if this was the approach taken.	Correct, a CN of 89 is a composite CN for wetlands and woods.
	1n. PDS	Discuss the project's anticipated EPSC measures to be used during construction within the design narrative. This section in the narrative should mention at a minimum the specific major EPSC measures that are anticipated (e.g., sediment basins or sediment traps).	Added to narrative as requested. Additional information provided regarding the use of sed. basins and vegetated buffers.

Division	Comment #	Division Comment	Thomas & Hutton Response
	3. OCRM	Provide a current SCDHEC Ocean and Coastal Resource Management (OCRM) critical line boundary approval and certification to confirm the critical area boundaries and buffers presented in the concept plan are acceptable. The qualitative stormwater management must be provided for the lot drainage for the lots along the critical area and jurisdictional wetlands. The utilization of aquatic/vegetative buffers would be a consideration, but the City would need for confirmation to what design criteria will be utilized for said buffers. Be sure to address whether the proposed freshwater wetland buffer (possibly created for wetland impacts mitigation) or the OCRM critical line buffer can be used for qualitative stormwater management.	Previously provided. OCRM and ACOE buffers are indeed intended for qualitative treatment of runoff for development. If there was not any development, there would be no need for the buffer. The buffer width depends on the type of development. Commercial developments with high impervious coverage generally require buffers of greater width. The ACOE generally requires an average 25 ft buffer for residential developments and that is the intent of the proposed concept plan. The buffers will be owned and maintained by the HOA.
	9. C3.0 & PDS	Verify and provide clarification that the proposed pipes and easements within the wetland buffer areas are not in conflict with any restrictions of these buffers.	The restrictive covenants allow for construction of ditches, swales, outfalls, etc and maintenance of the said items.
	10. C3.0 & PDS	The proposed contours within the roadway area are covered by the road hatch. Please revise and make visible.	Plan has been revised so the proposed contours can be seen.
	12. PDS	Please provide the necessary time vs. elevation/discharge data of this phase's two wet ponds to show that the design generally meets the 72-hour recovery time and water quality requirements as outlined in the City's SWDSM, since this may affect the size and shape of the ponds needed to effectively manage the stormwater as required.	The routing simulation was increased to run to hour 72 for the detention storms. A time series report for the two ponds has been added to the post-development output appendix. The report demonstrates the ponds recover within 72 hours.

Division	Comment #	Division Comment	Thomas & Hutton Response
	13. C3.0	All City of Charleston Drainage Easements should be abbreviated as "COC DE" verbatim. This will be especially important when preparing plat plans.	Noted and revised on sheet C3.0.
	14. C3.0	The proposed normal water surface elevations of the wet ponds should be included in the pond labels on the plans.	Normal water surface elevations have been provided for the wet ponds on sheet C3.0.
Department of Information Technology – GIS Division	1.	No GIS Comments on the concept plan. Energov approval on 4/9/2020.	Thank you
City of Charleston Department of Parks	1.	There are no comments.	Thank you
Department of Traffic & Transportation	1.	On-street parking will only be allowed on the side of the street where the mail kiosk is shown. Signage and possibly markings will be required as part of future road construction reviews.	Noted and will be provided during RC review.
	2.	What is the existing/proposed use of the existing driveway/stub street shown on the plans that is located just to the west on the same side of the street as the proposed project? a) Provide intersection separation distance for existing and future road intersections. Plans must indicate driveway separation distances and distance to the nearest intersection.	The existing stub is for the continuation of Point Hope Parkway and is for a future road to access the southern portion of development. Intersection separation distance for existing and future road intersections was previously provided on sheet C1.0

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Subdivision 4

Harleston Village – Concept Plan
(4 Gadsden St - Peninsula)

BACKGROUND

Date of first submission: 2/11/20
Dates of Technical Review Committee (TRC) review: 3/5/20, 4/23/20, 5/26/20

The applicant is requesting subdivision concept plan approval for 0.345 acres at the intersection of Gadsden and Beaufain Streets on the Peninsula. This infill project consists in the creation of 6 parcels for existing single-family detached homes and new attached homes The proposed development will be accessed by an ingress/egress easement. The new parcels have been approved by the Board of Zoning Appeals – Zoning for the configuration presented. Otherwise they conform to the subdivision requirements for new parcels as required in Sec. 54-352 and 353 in the City of Charleston Zoning ordinance for One-Family Attached dwellings. There are no grand trees on the property. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned STR – Single and Two Family Residential. STR Zoning allows for single-family detached and attached residential units. The surrounding existing and proposed uses include single and multi-family residential.

CONCEPT PLAN APPROVAL

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

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

STAFF RECOMMENDATION
Approval with conditions:

1. The Department of Stormwater Management approves the concept plan on the condition that any later new, complete Construction Activity Application (CAAs) submittals prior to 07/01/2020 will meet the minimum requirements of the current City Stormwater Design Standards Manual (SWDSM). For new CAAs submitted to the City after the new City SWDSM effective 07/01/2020, those submittals will be subject to and must meet the minimum requirements of the new City SWDSM. Refer to the City's Department of

Stormwater Management Technical Procedure Document #1 - City Permitting, Construction, and Close-Out Process on the City's website for clarification on the criteria for a complete CAA submittal.

Attached are comments presented at the April 23, 2020 TRC meeting, and applicant's responses to previous TRC meeting comments.

City of Charleston

Planning Commission
June 17, 2020

SUBDIVISION 4

4 Gadsden St
(Harleston Village - Peninsula)

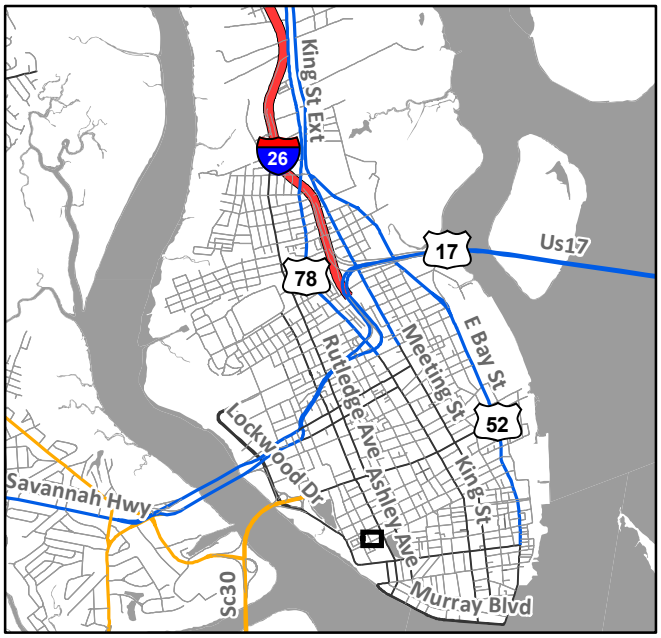
TMS # 4570303001

approx. 0.342 ac.

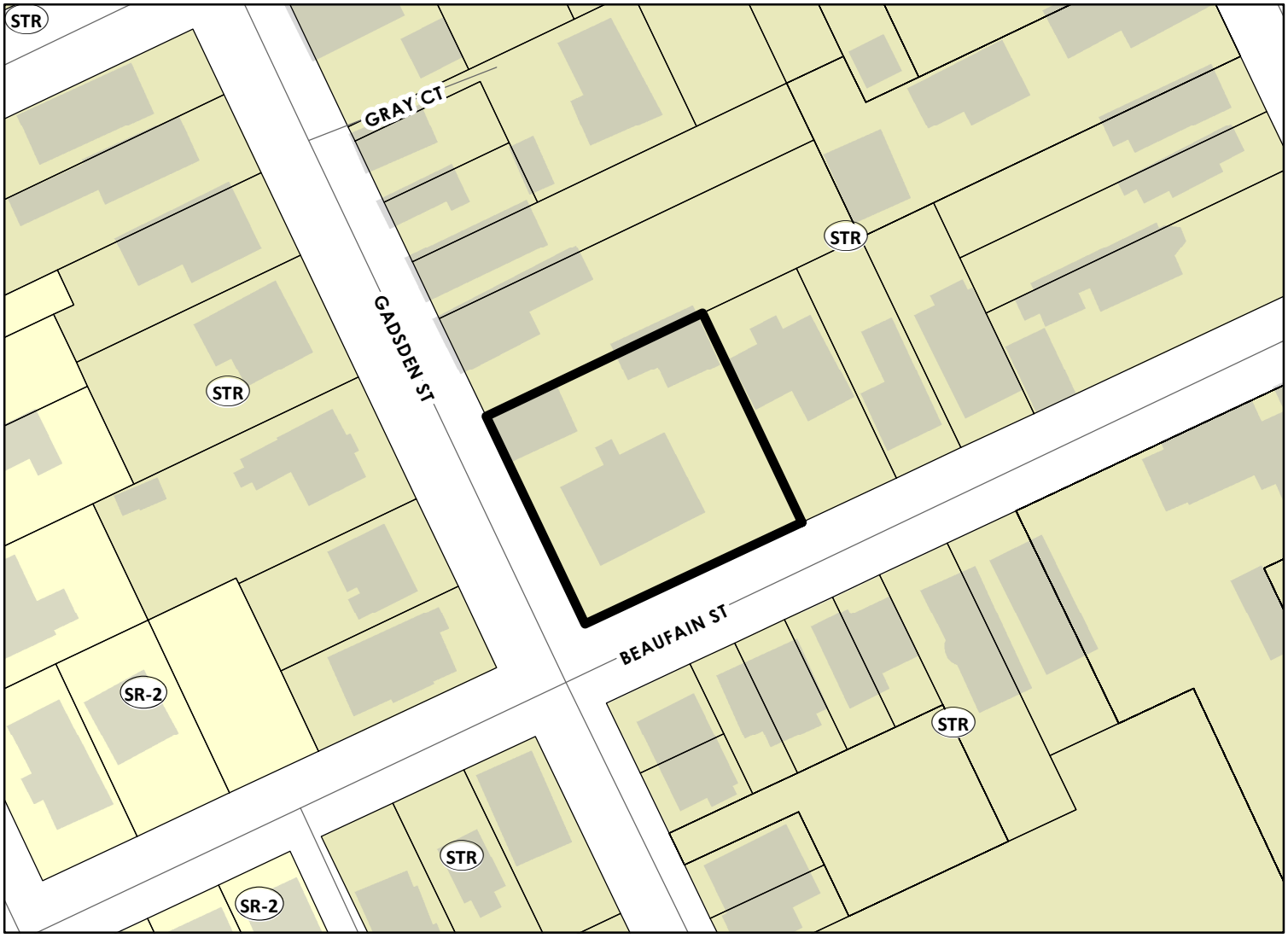
6 lots. Request subdivision concept plan approval.
Zoned Single- and Two-Family Residential (STR).

Owner: Ian Walker c/o Hank Hofford
Applicant: HLA, Inc.

Area



Location



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

CITY OF CHARLESTON
TRC COMMENTS/RESULTS
4/23/2020

To:
KYLE NEFF
HLA, INC.
kneff@hlainc.com

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

Agenda Item #: 2
4 GADSDEN STREET
SUBDIVISION CONCEPT PLAN
4 GADSDEN STREET
457-03-03-001
2ND REVIEW

City Project ID:
TRC-SUB2020-000140

	Major Comments	Minor Comments	No Comments	Staff Initials
Zoning	☐	☐	☒	ECS
Parks	☐	☐	☒	ECS/R.P.
ADA	☐	☐	☒	ECS/J.S.
Traffic and Transportation	☐	☒	☐	ECS/M.M.
Engineering	☐	☒	☒	ECS/B.G. (~~SCDOT~~)
Stormwater	☐	☐	☐	ECS/K.H.
GIS/Addressing	☐	☒	☐	ECS/R.H.
Planning	☐	☐	☒	ECS/A.H.
Fire Marshal	☒	☒	☐	ECS/R.F.

☒ APPLICANT WAS PRESENT AT MEETING

☒ WRITTEN COMMENTS PROVIDED

NO RETURN: VIA P.D.F. w/ TRC DOCS TO Z/PLANNING FOR PC. MTG.

☐ 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

TECHNICAL REVIEW COMMITTEE (TRC)

John J. Tecklenburg, Mayor
Eric Schultz, TRC Administrator

Department of Information Technology
GIS Division

To: HLA

Comment Level: MINOR

ID: TRC-SUB2020-000140
TMS: 457-03-03-001

Review: SECOND

From: Robyn Howell
GIS 911 Addressing Coordinator
Phone: 843-805-3230
Email: howellr@charleston-sc.gov

Date: April 23, 2020

Subject: 4 GADSDEN STREET

COMMENTS:

Thank you for providing the unit numbers for 122 Beaufain St. I noticed the address 122 Beaufain is on the cover sheet. I do need this also on the Site Plan prior to GIS approval. If you can add this to the site plan and send me a pdf showing this is completed I can approve and no further comments.

I have updated all information in our database.

Please contact me with any questions, I will be happy to assist you!

Comments provided are: Major **Minor** No Comments Agenda Item # **02**

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

SITE: 4 Gadsden Street – Townhomes **DATE:** 04/23/2020
TMS #: 457-03-03-001 **PLEASE NOTE:** Final approval is contingent upon implementation of comments.

2nd Review Comments: *TRC-SP2020-000140*

1. It appears that the Vision Clearance triangle and Site Distance Visibility triangle will be impacted on this site. Please make sure this is taken into consideration prior to returning to TRC for site plan approval.
    a. This site must meet the Vision Clearance requirements as stated in Zoning Ordinance Article 3, § 54-351.
    b. This site must meet sight distance visibility requirements outlined in the SCDOT ARMS manual for the driveway and the adjacent intersection.
2. As part of future site plan approval, an approved SCDOT permit will be required.
    a. Provide a copy of an approved SCDOT encroachment permit to the Department of Traffic and Transportation and the Department of Public Service, Engineering Division.

Date: 03/05/2020, 04/23/2020
To: HLA, Inc.
From: Laura Cabiness, P.E., Johnson Laschober & Associates
lcabiness@thejlagroup.com or 843.619.4656
cc: Kinsey Holton, Stormwater Program Manager
holtonk@charleston-sc.gov or 843.724.3757
TRC Administrator; File Copy

Project Name: 4 Gadsden Street
Project Type: Subdivision Concept Plan
Project TMS #: 457-03-03-001
Project ID #: TRC-SUB2020-000140
Submittal Review #: 2nd Review – Minor Comments Provided

#	Sheet/ Page #	Comment	Resolution
1	Preliminary Stormwater Report (PDR)	As accounted for in the PDR submittal provided, this site is located within an area of known flooding and must meet the requirements of section 3.9.1 of the Stormwater Design Standards Manual (SWDSM). In addition to the requirements outlined in section 3.9.1 of the SWDSM, the requirements outlined in comments #2 & #3 below must be accounted for in the site design. Additionally, the City will be following up with boundary conditions/existing water surface elevations associated with the ongoing Calhoun West Basin modeling area as previously requested by the design engineer. This area experiences affects from the mean higher high water (MHHW) tide in Beaufain Street, which is critical to the design of the site's stormwater management system.	Applicant Response: *"Noted, after meeting with the City of Charleston Stormwater department and third party reviewer, it was decided that this site would be considered a redevelopment activity, and that low impact development methods and runoff reduction practices were encouraged for this site. The use of pervious pavement and landscaping along with rain barrels in accordance with the draft stormwater manual, section 3.5.2 would be considered for this development.* *Noted, the boundary conditions have been provided. Please see response to comment #2."* Response to comment is acceptable for the concept plan stage in the design. Adherence to these requirements will be further

#	Sheet/ Page #	Comment	Resolution
			considered as part of the site plan review and permitting stage for the development.
2	PDR	Demonstrate the site development will not make flooding worse in a 10-yr storm by accounting for the loss of any storage volume onsite due to addition of fill material. Please provide the volumetric runoff determination for the site for the showing how much volume of stormwater runoff the property contains during a 10-yr storm event. This is represented by a volume of the difference between existing grades and the equivalent 10-yr storm water surface elevation on the site in relation to existing conditions of the surrounding area. This volume will then need to be offset on the site by providing the equivalent storage volume that can be engaged by surface runoff during a 10-yr storm event.	Comment addressed per following response to comment and Adherence to these requirements will be further considered as part of the site plan review and permitting stage for the development: *"The 10-yr storm elevation for this area, according to the Calhoun West Drainage Basin model is 5.1'. In the existing condition, the existing site provides 28.9 ft3 of storage during the 10 year storm event. In the post condition, the site is providing 39.2 ft3 of storage onsite. Maps are provided in the stormwater report showing the limits of the 5.1' flood elevation in the existing and post conditions. Since there is more volume storage in the post developed vs the existing condition, the 4 Gadsden development will not make flooding in the area worse."*
3	PDR	Demonstrate the site development will not make flooding worse in a 10-yr storm by accounting for any increase in the volume of stormwater being generated when compared to existing conditions on the site	Comment addressed per following response to comment and adherence to these requirements will be further considered as part of the site plan review and permitting stage for the development: *"The site is accounting for additional runoff generated by its redevelopment activities by*

#	Sheet/ Page #	Comment	Resolution
			using runoff reduction practices which are outlined in the draft stormwater design manual, section 3.5.2. Rain barrels will be used to store and release runoff from the new building into infiltration areas per the requirements in the redevelopment section of the manual."
4	PDR	Provide a map that shows the route of stormwater runoff to the nearest coastal receiving water body and label the route's distance to the coastal receiving water body. Also provide the expected disturbed area and ultimate discharge location from site.	Complied per Applicant Response: *"Route and distance have been added to quad map in stormwater report. The expected land disturbance is 0.31 acres and has been added to the stormwater report narrative"*
5	PDR	The design engineer presents stormwater calculations for 3 scenarios. Pre-building demolition, current state of the site, and post construction. According to City Code the pre-development condition is that which exists at the time of application to the City. Please be sure the final analysis compares the appropriate pre-development and post-development conditions.	Complied per Applicant Response: *"The pre-building demolition scenario has been removed from the report. Per guidance from the City of Charleston, this site is being treated as a re-development and will be following the guidelines set forth in the manual."*
6	PDR	As accounted for on pages 1-3 of the PDR, please show how the post development rate of flow meets the requirements of the special protection area. The sum of the flows from each drainage area is greater than the flow presented in the summary tables. Applicant Response:	

#	Sheet/ Page #	Comment	Resolution
		"By utilizing runoff reduction practices such as the rain barrels and pervious pavers and landscape area, there is no increase on flow." For consistency this will need to be incorporated into the SWTR for the site plan first submittal. Provide a table that shows the pre and post calculated flow rates.	
7	PDR	In paragraph 2 on page 4 of the PDR, add the datum and correct the date of the flood map.	Complied per Applicant Response: *"Revised date and added datum."*
8	PDR	As noted on page 5 of the PDR, edit the post-construction stormwater facility maintenance plan as appropriate for the proposed stormwater management system as part of the resubmittal.	Applicant Response: *"Revised post construction maintenance plan to better align with stomwater devices being used."* Comment generally addressed, however the rain barrels will need to be incorporated into the maintenance plan as part of the site plan review and permitting stage for the development.
9	PDR	Post construction maintenance calls for inspection within 24 hours of a major storm event. Should this be annually or as needed?	Applicant Response: *"Revised post construction maintenance plan has updated timelines for inspections."* Comment generally addressed, however adherence to the applicable requirements will be further considered as part of the site plan review and permitting stage for the development.

#	Sheet/ Page #	Comment	Resolution
10	PDR	Be sure the following are provided in the drainage basin maps: - Existing contours within the project boundary outline and <u>into the surrounding area</u> of sufficient detail to account for existing drainage patterns and contributing drainage areas. - Location of all outfall points where stormwater runoff discharges off the construction site.	Applicant Response: *"- Added existing contours from outside property boundaries using 2017 Charleston County LIDAR data.* *- Flow lines have been added/revised on drainage maps to show where runoff leaves the site."* Comment generally addressed, however adherence to the applicable requirements will be further considered as part of the site plan review and permitting stage for the development.
11	PDR & Concept Plan	Refer to sections 3.3.5 & 3.3.10 of the City's SWDSM and SC DHEC 72-307.C.11 with regards to underground detention, infiltration and determination of the applicable seasonal high water table. Those requirements are that the SHWT must be demonstrated to be representative of the maximum height in the water table on an annual basis during years of normal precipitation over a period of at least 3 years, or by the depth in the soil at which mottling first occurs. Based on the 2016 geotechnical report provided, this has not been satisfied as only a depth to groundwater was provided. Please address this requirement accordingly.	Complied per Applicant Response: *"New geotech report provided with this submittal that meets the city's requirements."* Adherence to the applicable requirements will be further considered as part of the site plan review and permitting stage for the development.
12	PDR & Concept Plan	Consideration of existing drainage patterns in a manner to continue the current drainage patterns to the public right-of-way must be accounted for with any placement of fill within the lot so as not to	Complied per Applicant Response: *"Current drainage patterns and preliminary grading for the site suggest that the*

#	Sheet/ Page #	Comment	Resolution
		adversely impact those existing patters on the site or adjacent properties.	*redevelopment of the site will not impact neighboring properties and their ability to drain to the right of way."* Adherence to the applicable requirements will be further considered as part of the site plan review and permitting stage for the development.
13	PDR & Concept Plan	Please address the following requirements per section 27-29 the Stormwater Management Ordinance approved by City Council on 09/13/2017. For redevelopment activities one (1) of the following performance standards shall be implemented as approved by the Department of Stormwater Management: *Redevelopment* shall mean development on a previously developed site where the impervious surface on the developed site is equal to or greater than twenty (20) percent of the total site and where any repair, reconstruction, or improvement to an existing site and/or to any structures located on that site such that the cumulative costs of repairs, over a five (5) year period equals or exceeds fifty (50) percent of the fair market value of the property and the structures located on that property; but excludes ordinary maintenance activities, remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution. (1) Reduce the impervious cover on the site by at least twenty (20) percent, based on a comparison of existing impervious cover at the time of submittal of a construction activity application; or	Complied per Applicant Response: *"- As shown in the provided stormwater report, we are proposing to use rain barrels (as shown in section 3.5.2 of the draft stormwater manual) to meet runoff reduction requirements for redevelopment activities. This reduction practice also includes meeting DHEC requirements by storing the first 1" of runoff on-site.* *- This site is not exempt from the redevelopment standards"* Adherence to the applicable requirements will be further considered as part of the site plan review and permitting stage for the development.

#	Sheet/ Page #	Comment	Resolution
		(2) Achieve a ten (10) percent reduction in the total volume of runoff generated from the site by a two-year storm event. Runoff calculations shall be based on a comparison of existing site conditions at the time of submittal of a construction activity application to the post development site conditions; or (3) Reduce the post development peak discharge rates by twenty (20) percent of the existing peak discharge rates at the time of submittal of a construction activity application for the ten-year and the twenty-five-year twenty-four-hour storm events based on a comparison of existing ground cover at the time of submittal of a construction activity application to post development site conditions. The following land disturbing activities are exempt from the provisions of the article and the requirements of providing stormwater management measures. Even if exempt from this requirement, the following, as well as all land disturbing activity is not allowed to divert water to adjacent property to cause a nuisance and/or property damage and should comply with the intent of this article. These activities are also not exempt from implementing proper erosion and sediment control best management practices. (1) Construction or improvement of a single-family residence (single family residence - separately built) or their accessory buildings, or mobile home, that is separately built and not part of multiple construction or a subdivision development approved under this article. If included in a land development plan, all land disturbing activities must follow the stormwater technical report and sediment and erosion control plan that has been approved for the construction activity.	

#	Sheet/ Page #	Comment	Resolution
		(2) Minor land disturbing activities that do not disturb more than one-half (0.5) acre of land area that are (a) not part of a larger common plan and (b) do not increase total impervious cover by greater than 10% of the existing impervious cover. (3) Any maintenance or renovation of an existing structure or system not materially changing or affecting the rate, concentration or volume of stormwater runoff where the total proposed improvements do not (a) increase total impervious cover on the property and (b) where any repair, reconstruction, or improvement to an existing site and/or to any structures located on that site such that the cumulative costs of repairs, over a five (5) year period does not equal or exceed fifty (50) percent of the fair market value of the property and the structures located on that property.	
14	PDR & Concept Plan	Identify how the underground stormwater system will be inspected and incorporate this into the post-construction maintenance plan and the construction drawings. Applicant Response: *"The underground storage system has been removed from the plans. In its place are rain barrels and the pertinent maintenance items have been added to the stormwater report."* Response to comment is acceptable, however the underground detention system is still shown on the Post-Development Drainage Plan. Please revise for clarity and consistency.	

#	Sheet/ Page #	Comment	Resolution
15	PDR & Concept Plan	Curb inlets typically do not have capacity for site runoff. A new manhole and connection to the drainage line in Gadsden Street or Beaufain is required.	Comment generally addressed per Applicant Response: *"The connection to the stormwater system in the right of way has been removed. If a future connection is needed, a new connection will be made to the main line and not at the curb inlet. Added note to sheet 5."* Please note that after further consideration of this situation, the City would have the developer replace the pipe going from the curb inlet box to the main storm drainage trunk line in the road, and also repair/replace the curb inlet box as well. For this right-of-way improvement work, the City would most likely require the developer pay for the City to utilize a City contractor to complete this work. This will be further evaluated as part of the site plan review and permitting stage for the development.
The following new comments are based upon the revised design and documentation provided for the 04/23/2020 TRC meeting.			
16	SWTR pg. 5	There is an inconsistency in item 1.c. Correct for next submittal.	
17	SWTR	Incorporate instructions for operation and maintenance of the rain barrels.	

Date: 03/05/2020, 04/23/2020
To: HLA
From: Barry Givens, E.I.T., Civil Engineer I
givensb@charleston-sc.gov or (843) 619-6086

Project Name: 4 Gadsden Street
Project Type: Site Plan
Project TMS #: 457-03-03-001
Project ID #: TRC-SUB2020-000140
Submittal Review #: 2nd Review – Major Comments

#	Sheet/ Page #	Comment	Resolution
1	---	The site is located within an area of know flooding and the requirements of section 3.9.1 of the SWDSM will apply.	Response: "*Added requirements to report narrative*." Complied.
2	---	Any fill within the lot would need to take into account any existing drainage patterns in a manner to continue the current drainage patterns to the public right-of-way.	Response: "*Current drainage patterns and preliminary grading for the site suggest that the redevelopment of the site will not impact neighboring properties and their ability to drain to the right of way*." Complied.
3	---	SWDSM requirements would apply for a SWTR to demonstrate the type II and SPA requirements, but based on the acreage, the SCDHEC NPDES CGP NOI would not apply.	Response: "*Noted*." Complied.
4	---	Add the datum and correct the date of the flood map.	Response: "*Added datum and corrected date*." Complied.

#	Sheet/ Page #	Comment	Resolution
5	---	Curb inlets typically do not have capacity for site runoff. A new manhole and connection to the drainage line in Gadsden Street or Beaufain is required.	Response: "*The connection to the stormwater system in the right of way has been removed. If a future connection is needed, a new connection will be made to the main line and not at the curb inlet. Added note to sheet 5.*" Complied.
6	---	SCDOT encroachment permit is required for work in the right-of-way. Response: "*Noted.*" Provide when approved.	

City of Charleston

Americans with Disabilities Act (ADA) Coordinator
Comments for Technical Review Committee

No ADA comments, thanks!

Janet Schumacher, ADA Coordinator
50 Broad Street Charleston, SC 29401 (843) 577-1389
schumacherj@charleston-sc.gov

29A Leinbach Drive
Charleston, SC 29407-6988
Tel. **843.763.1166**
www.hlainc.com

HLA
THE SITE EXPERTS

April 6, 2020

City of Charleston
TRC
2 George Street
Charleston, SC 29401

RE: TRC-SUB2020-000140 - 4 Gadsden Street Concept Plan Comment Response

Below are our responses to your comments dated 3/5/2020. For your convenience, we have put our responses in *red*.

Department of Parks:

1. No comments

ADA:

1. No comments

Department of Traffic and Transportation:

1. This site must meet the Vision Clearance requirements as stated in Zoning Ordinance Article 3, § 54-351. *Added note to site plan*
2. This site must meet sight distance visibility requirements outlined in the SCDOT ARMS manual for the driveway and the adjacent intersection. *Added note to site plan*
3. If ADA parking is required by ADA Coordinator the following items will be required on the plans. *Parking on site is for private residence, ADA coordinator did not indicate the need for ADA parking spaces*
   a. ADA sign locations must be indicated on plans. The number of ADA parking spaces must meet ADA requirements. 11x5 or 8x8 van accessible space must be provided.
   b. Include separate details of ADA sign and parking space and include MUTCD reference numbers
4. Include separate typical parking space detail on the plans including: *Will include in full TRC submittal, as details are not required for concept plan submittal*
   a. Parking space size(s) (width & length),
   b. Details of separation lines [i.e., type of paint, width and color(s), angle],
   c. Also include the aisle width between parking stall lines.
5. Plans must indicate driveway separation distances and distance to the nearest intersection. *Added driveway separation distances to site plan*
6. Provide a copy of an approved SCDOT encroachment permit to the Department of Traffic and Transportation and the Department of Public Service, Engineering Division. *Will provide once received*
7. Include City of Charleston Traffic and Sign Standards on Plans. *Added notes to site plan*
   a. Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT's, ACCESS AND ROADSIDE MANAGEMENT STANDARDS manual.
   b. All traffic control devices will be to MUTCD standards (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).

c. If traffic signs or markings within the right-of-way are impacted, relocation of these items must be coordinated with Traffic and Transportation prior to construction.
d. If the street is blocked or impacted during construction at any time for any reason a street blocking permit will be required. Coordinate with Traffic and Transportation prior to construction.
e. No construction parking or staging will be permitted within the right-of-way without prior authorization by Traffic and Transportation.
f. Lane closures of any type or duration within the right-of-way must be approved by Traffic and Transportation well in advance of the occurrence. Coordinate with Traffic and Transportation prior to construction.
g. Construction and demolition traffic must avoid residential streets at all times unless there are no alternative routes. If impacts to residential streets are anticipated, the contractor should contact Traffic and Transportation prior to using the route.
h. Removal or changes to residential parking spaces or other on-street parking/loading zones must be coordinated with Traffic and Transportation prior to construction.
i. If parking spaces that are not approved for removal are blocked or impacted during demolition or construction at any time for any reason a Construction Parking permit will be required. Coordinate with Traffic and Transportation prior to construction.

8. Provide a demolition/construction delivery route to and from the site. *Will provide in full TRC submittal*
9. Sidewalks must be provided, repaired or improved within the right-of-way to ensure the adjacent sidewalks are ADA accessible. *Noted*

Department of Public Service – Engineering Division:

1. The site is located within an area of known flooding and the requirements of section 3.9.1 of the SWDSM will apply. *Added requirements to report narrative.*
2. Any fill within the lot would need to take into account any existing drainage patterns in a manner to continue the current drainage patterns to the public right-of-way. *Current drainage patterns and preliminary grading for the site suggest that the redevelopment of the site will not impact neighboring properties and their ability to drain to the right of way.*
3. SWDSM requirements would apply for a SWTR to demonstrate the Type II and SPA requirements, but based on the acreage, the SCDHEC NPDES CGP NOI would not apply. *Noted*
4. Add the datum and correct the date of the flood map. *Added datum and corrected date.*
5. Curb inlets typically do not have capacity for site runoff. A new manhole and connection to the drainage line in Gadsden Street or Beaufain is required. *The connection to the stormwater system in the right of way has been removed. If a future connection is needed, a new connection will be made to the main line and not at the curb inlet. Added note to sheet 5.*
6. SCDOT encroachment permit is required for work in the right-of-way. *Noted*

Department of Public Service – Stormwater Management:

1. As accounted for in the PDR submittal provided, this site is located within an area of known flooding and must meet the requirements of section 3.9.1 of the Stormwater Design Standards Manual (SWDSM). In addition to the requirements outlined in section 3.9.1 of the SWDSM, the requirements outlined in comments #2 & #3 below must be accounted for in the site design. *Noted, after meeting with the City of Charleston Stormwater department and third party reviewer, it was decided that this site would be considered a redevelopment activity, and that low impact development methods and runoff reduction practices were encouraged for this site.*

The use of pervious pavement and landscaping along with rain barrels in accordance with the draft stormwater manual, section 3.5.2 would be considered for this development.
Additionally, the City will be following up with boundary conditions/existing water surface elevations associated with the ongoing Calhoun West Basin modeling area as previously requested by the design engineer. This area experiences affects from the mean higher high water (MHHW) tide in Beaufain Street, which is critical to the design of the site's stormwater management system. *Noted, the boundary conditions have been provided. Please see response to comment #2.*

2. Demonstrate the site development will not make flooding worse in a 10-yr storm by accounting for the loss of any storage volume onsite due to addition of fill material. Please provide the volumetric runoff determination for the site for the showing how much volume of stormwater runoff the property contains during a 10-yr storm event. This is represented by a volume of the difference between existing grades and the equivalent 10-yr storm water surface elevation on the site in relation to existing conditions of the surrounding area. This volume will then need to be offset on the site by providing the equivalent storage volume that can be engaged by surface runoff during a 10-yr storm event. *The 10-yr storm elevation for this area, according to the Calhoun West Drainage Basin model is 5.1'. In the existing condition, the existing site provides 28.9 ft^3 of storage during the 10 year storm event. In the post condition, the site is providing 39.2 ft^3 of storage onsite. Maps are provided in the stormwater report showing the limits of the 5.1' flood elevation in the existing and post conditions. Since there is more volume storage in the post developed vs the existing condition, the 4 Gadsden development will not make flooding in the area worse.*
3. Demonstrate the site development will not make flooding worse in a 10-yr storm by accounting for any increase in the volume of stormwater being generated when compared to existing conditions on the site. *The site is accounting for additional runoff generated by its redevelopment activities by using runoff reduction practices which are outlined in the draft stormwater design manual, section 3.5.2. Rain barrels will be used to store and release runoff from the new building into infiltration areas per the requirements in the redevelopment section of the manual.*
4. Provide a map that shows the route of stormwater runoff to the nearest coastal receiving water body and label the route's distance to the coastal receiving water body. Also provide the expected disturbed area and ultimate discharge location from site. *Route and distance have been added to quad map in stormwater report. The expected land disturbance is 0.31 acres and has been added to the storwater report narrative*
5. The design engineer presents stormwater calculations for 3 scenarios. Pre-building demolition, current state of the site, and post construction. According to City Code the pre-development condition is that which exists at the time of application to the City. Please be sure the final analysis compares the appropriate pre-development and post-development conditions. *The pre-building demolition scenario has been removed from the report. Per guidance from the City of Charleston, this site is being treated as a re-development and will be following the guidelines set forth in the manual.*
6. As accounted for on pages 1-3 of the PDR, please show how the post development rate of flow meets the requirements of the special protection area. The sum of the flows from each drainage area is greater than the flow presented in the summary tables. *By utilizing runoff reduction practices such as the rain barrels and pervious pavers and landscape area, there is no increase on flow*
7. In paragraph 2 on page 4 of the PDR, add the datum and correct the date of the flood map. *Revised date and added datum.*

8. As noted on page 5 of the PDR, edit the post-construction stormwater facility maintenance plan as appropriate for the proposed stormwater management system as part of the resubmittal. *Revised post construction maintenance plan to better align with stomwater devices being used*
9. Post construction maintenance calls for inspection within 24 hours of a major storm event. Should this be annually or as needed? *Revised post construction maintenance plan has updated timelines for inspections*
10. Be sure the following are provided in the drainage basin maps:
    - Existing contours within the project boundary outline and into the surrounding area of sufficient detail to account for existing drainage patterns and contributing drainage areas. *Added existing contours from outside property boundaries using 2017 Charleston County LIDAR data*
    - Location of all outfall points where stormwater runoff discharges off the construction site *Flow lines have been added/revised on drainage maps to show where runoff leaves the site.*
11. Refer to sections 3.3.5 & 3.3.10 of the City's SWDSM and SC DHEC 72-307.C.11 with regards to underground detention, infiltration and determination of the applicable seasonal high water table. Those requirements are that the SHWT must be demonstrated to be representative of the maximum height in the water table on an annual basis during years of normal precipitation over a period of at least 3 years, or by the depth in the soil at which mottling first occurs. Based on the 2016 geotechnical report provided, this has not been satisfied as only a depth to groundwater was provided. Please address this requirement accordingly. *New geotech report provided with this submittal that meets the city's requirements.*
12. Consideration of existing drainage patterns in a manner to continue the current drainage patterns to the public right-of-way must be accounted for with any placement of fill within the lot so as not to adversely impact those existing patters on the site or adjacent properties. *Current drainage patterns and preliminary grading for the site suggest that the redevelopment of the site will not impact neighboring properties and their ability to drain to the right of way.*
13. Please address the following requirements per section 27-29 the Stormwater Management Ordinance approved by City Council on 09/13/2017. For redevelopment activities one (1) of the following performance standards shall be implemented as approved by the Department of Stormwater Management:
    Redevelopment shall mean development on a previously developed site where the impervious surface on the developed site is equal to or greater than twenty (20) percent of the total site and where any repair, reconstruction, or improvement to an existing site and/or to any structures located on that site such that the cumulative costs of repairs, over a five (5) year period equals or exceeds fifty (50) percent of the fair market value of the property and the structures located on that property; but excludes ordinary maintenance activities, remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.
    1) Reduce the impervious cover on the site by at least twenty (20) percent, based on a comparison of existing impervious cover at the time of submittal of a construction activity application; or
    2) Achieve a ten (10) percent reduction in the total volume of runoff generated from the site by a two-year storm event. Runoff calculations shall be based on a comparison of existing site conditions at the time of submittal of a construction activity application to the post development site conditions; or *As shown in the provided stormwater report, we are proposing to use rain barrels (as shown in section 3.5.2 of the draft stormwater*

manual) to meet runoff reduction requirements for redevelopment activities. This reduction practice also includes meeting DHEC requirements by storing the first 1" of runoff on-site.

3) Reduce the post development peak discharge rates by twenty (20) percent of the existing peak discharge rates at the time of submittal of a construction activity application for the ten-year and the twenty-five-year twenty-four-hour storm events based on a comparison of existing ground cover at the time of submittal of a construction activity application to post development site conditions.

The following land disturbing activities are exempt from the provisions of the article and the requirements of providing stormwater management measures. Even if exempt from this requirement, the following, as well as all land disturbing activity is not allowed to divert water to adjacent property to cause a nuisance and/or property damage and should comply with the intent of this article. These activities are also not exempt from implementing proper erosion and sediment control best management practices. *This site is not exempt from the redevelopment standards.*

1) Construction or improvement of a single-family residence (single family residence-separately built) or their accessory buildings, or mobile home, that is separately built and not part of multiple construction or a subdivision development approved under this article. If included in a land development plan, all land disturbing activities must follow the stormwater technical report and sediment and erosion control plan that has been approved for the construction activity.
2) Minor land disturbing activities that do not disturb more than one-half (0.5) acre of land area that are (a) not part of a larger common plan and (b) do not increase total impervious cover by greater than 10% of the existing impervious cover.
3) Any maintenance or renovation of an existing structure or system not materially changing or affecting the rate, concentration or volume of stormwater runoff where the total proposed improvements do not (a) increase total impervious cover on the property and (b) where any repair, reconstruction, or improvement to an existing site and/or to any structures located on that site such that the cumulative costs of repairs, over a five (5) year period does not equal or exceed fifty (50) percent of the fair market value of the property and the structures located on that property.

14. Identify how the underground stormwater system will be inspected and incorporate this into the post-construction maintenance plan and the construction drawings. *The underground storage system has been removed from the plans. In its place are rain barrels and the pertinent maintenance items have been added to the stormwater report.*
15. Curb inlets typically do not have capacity for site runoff. A new manhole and connection to the drainage line in Gadsden Street or Beaufain is required. *The connection to the stormwater system in the right of way has been removed. If a future connection is needed, a new connection will be made to the main line and not at the curb inlet. Added note to sheet 5.*

GIS:

1. The building units look to be facing Beaufain Street with gate openings facing Beaufain Street. These buildings need to be addressed off Beaufain Street. I have assigned 122 Beaufain Street for these units. Please include on future submittal/site plan with unit numbers 101, 102, 103 and 104. *Added address and unit numbers to cover sheet.*

2. The two existing units behind the new buildings face Gadsden Street and I have assigned 4 Gadsden to the back buildings and 6 Gadsden to the front building. Please show this on next submittal. *Shown on cover sheet and site plan.*

Department of Planning, Preservation and Sustainability:

Title Sheet:

1. Include City ID to read TRC-SUB2020-000140. *Added to cover sheet*
2. Add owner of property. *Added to cover sheet*
3. Purpose note: Should identify how the proposed project complies with the official City plans (e.g. Century V Comprehensive Plan). *Updated purpose note to include compliance with city plans*

Aerial Exhibit:

1. No comment

Survey of Existing Conditions:

1. Add a note regarding the provision of water and sewer services to the properties. *Added note to Ex. Cond. Sheet*

Master Plan – Site Layout:

1. Add purpose note from title page with additional information per previous comment. *Added updated purpose note to site plan*

Open Space Plan:

1. No comment

Phase Plan:

1. No comment

Grading and Drainage Plan:

1. Refer to Engineering/Stormwater comments. *Noted*

Utility Plan:

1. No comment

Fire Protection Plan:

1. Refer to Fire Marshal comments. *Noted*

Other:

1. Subdivision Concept Plans require approval from Planning Commission. *Noted*
2. Additional comments may be provided upon review of future submittals. *Noted*

Fire Marshal:

General:

1. The project plans were submitted after January 1, 2020. The current adopted series of building and fire codes in South Carolina are the 2018 International series of codes with South Carolina amendments. Please review the information regarding the required codes at the South Carolina Building Code Council www.llr.sc.state.us.com website. *Noted*
2. Provide the available fire flow at the site, measured at 20 PSI residual pressure, available for firefighting. *Will provide with full construction set, we were unable to secure a flow test in time for this submittal.*
3. The 500' radius circle that is shown around the proposed hydrant locations is of little value during plan review. The 500' distance to a building is measured along the normal routes of fire department vehicle access as the hose discharges off the apparatus. *Removed circle from plans*
4. 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. *Added FDC location to plans. As plans develop into the construction set, this may be relocated with guidance from the fire department.*

5. Please coordinate with City GIS regarding the address for the property. Street address shall be posted in not less than 4 inch letters/numbers (recommend 6 inch) in a manner that is plainly visible from the street or road fronting the property as required by IFC section 505.1. 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. *Noted, added notes to fire protection sheet*

If you have any questions or concerns, please feel free to contact me at 843-763-1166.

Sincerely,

Kyle Neff, PE
Project Manager

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Ordinance Amendment 1:

An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by replacing Part 16 (Cluster Development) of Article 2 (Land Use Regulations) with a new Part 16 (Conservation Development) and by adding relevant definitions to Sec. 54-120 of the Zoning Ordinance.

BACKGROUND

The ordinance was reviewed by the Community Development Committee of Charleston City Council on April 30, 2020 and was recommended for approval as it was presented with questions. Questions included:

1. Can the ordinance be applied to additional base zoning categories?
2. Can affordability levels of lower than 120% AMI be required?
3. Can affordability be required in perpetuity, with no provisions for conversion to market rate?
4. Request to return with a recommendation for an additional level of approval with public hearing beyond Planning Commission.

Provisions to convert affordable units to market rate were removed but no other changes have been made at this time. Staff will present recommendations in response to the other questions at the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY REPLACING PART 16 (CLUSTER DEVELOPMENT) OF ARTICLE 2 (LAND USE REGULATIONS) WITH A NEW PART 16 (CONSERVATION DEVELOPMENT) AND BY ADDING RELEVANT DEFINITIONS TO SEC. 54-120 OF THE ZONING ORDINANCE.

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

Section 1. That Sec. 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is amended to delete the introductory sentence and replace it with the following new introductory clause:

> The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning or when the word, term, or phrase is specifically defined to apply to a particular Article, Part, or Section of this Chapter:

Section 2. That Sec. 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is amended to include the following new defined terms, to be inserted in alphabetical order with the remaining definitions in Sec. 54-120:

> **AMI.** See Area Median Income.
>
> **Area Median Income.** "Area Median Income" or "AMI" shall mean and have reference to the median family income, based upon applicable family size of a qualified household for the Charleston-North Charleston metropolitan statistical area as published by the United States Department of Housing and Urban Development (together with its successors, "HUD"), as adjusted for household size by the City of Charleston Department of Housing and Community Development (together with its successors, "DHCD"). If HUD should no longer compile and publish such statistical information, the most similar information compiled and published by HUD, or any other branch or department of the federal government or the State of South Carolina, or the City of Charleston shall be used for the purpose of determining AMI. Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.
>
> **Building Line.** A line parallel to the street right-of-way touching that part of the principal building on a lot closest to the street right-of-way.

Common Open Space. Common open space means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for the use and enjoyment of the public generally or for the use or enjoyment of the residents of the development and their guests. Without limiting the foregoing, common open space may include such complementary structures and improvements as are necessary and appropriate, in addition to wetlands, critical areas, water bodies, agricultural lands, wildlife habitat, historical or cultural features, archaeological sites, easements for underground public utilities, or other elements to be protected from development. Common open space shall not include streets, alleys, or cul-de-sacs; drives; off-street parking and loading areas; areas so located or of such size or shape to have no substantial aesthetic or recreational value; or any area within the property lines of residential lots.

Conservation Tree. Any tree with a DBH of sixteen inches (16") or greater and of the following species: Live oak, White Oak, Willow Oak, Blackgum, Southern Magnolia, Bald Cypress, American Holly, Dogwood, Pecan, Hickory, Southern Red Oak, Chestnut Oak, and Sawtooth Oak.

Development Plan. Development plan means a preliminary plat and, to the extent public improvements are required, construction drawings, for subdivision of any property that includes all information described on the development plan submittal checklist for subdivision applications available from the Zoning Division.

Impervious Surface. A surface that does not allow water to penetrate. Examples of impervious surfaces include asphalt, rooftops and concrete. For purposes hereof, all other surfaces shall be considered pervious surfaces.

Household Income. All sources of financial support, both cash and in kind, of adult occupants of the housing unit, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, and awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the household members' families for medical, personal or educational needs.

Low Impact Development or LID. Low impact development (LID) is a set of principles and design components used to manage stormwater runoff by mimicking natural conditions and limiting pollutant transport through source control. Nothing in this definition amends, modifies, abrogates, or repeals the Stormwater

Regulations, and applicants must comply with all applicable Stormwater Regulations and obtain approval under such Stormwater Regulations for the use of any LID.

Owner Occupied Workforce Housing Unit. See Workforce Housing Unit, Owner Occupied.

Pervious Surface. A surface that permits full or partial infiltration of water. Notwithstanding the foregoing, a pervious surface shall include any surface which is not an impervious surface.

Qualified Households. Households in which occupants have, in the aggregate, a household income (1) less than or equal to 120% of AMI for owner occupied workforce housing units; or (2) less than or equal to eighty percent (80%) of AMI for rental workforce housing units.

Rental Workforce Housing Unit. See Workforce Housing Unit, Rental.

Stormwater Regulations. Those federal, state, or local regulations governing stormwater management and drainage, including without limitation Chapter 27 (Stormwater Management and Flood Control) of the Code of Ordinances of the City of Charleston and the City's Stormwater Design Standards Manual. Stormwater Regulations additionally include any amendments, supplements, or modifications to the existing Stormwater Regulations.

Technical Review Committee. The Technical Review Committee or TRC established by Sec. 54-602 and Sec. 54-816.2.

TRC. See Technical Review Committee.

Workforce Housing Unit. An owner occupied workforce housing unit or a rental workforce housing unit.

Workforce Housing Unit, Owner Occupied. A dwelling unit in which at least one (1) occupant is an owner and in which all occupants have, in the aggregate, household income less than or equal to 120% of AMI.

Workforce Housing Unit, Rental. A dwelling unit in which occupants have, in the aggregate, household income less than or equal to eighty percent (80%) of AMI.

Section 3. That Part 16 (Cluster Development) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting said Part in its entirety and by substituting in its place and stead the following:

PART 16 – CONSERVATION DEVELOPMENT

Sec. 54-299.11. - Purpose.

(1) Intent. City Council intends for Conservation Developments to facilitate innovative residential developments that:

(a) Utilize creative and flexible site design compatible with surrounding development patterns;

(b) Accommodate and preserve features of historical, cultural, archeological, and/or environmental significance;

(c) Provide common open space of high quality with multiple access points;

(d) Decrease stormwater runoff and nonpoint source pollution by reducing the amount of impervious surface in the development and incorporating LID;

(e) Reduce infrastructure costs by integrating predevelopment site hydrology into the stormwater management design for the development; and

(f) Maintain unobstructed scenic views or vistas, especially from street rights-of-way.

(2) Definition. A Conservation Development is a development utilizing innovative site planning techniques to concentrate buildings, structures, and impervious surfaces in specific areas within the development and to allow the remaining land to be used for common open space. Such techniques may include, but shall not be limited to, any or all of the following:

(a) reduction or, when appropriate, elimination of (i) minimum lot areas per family; (ii) minimum setbacks; and/or (iii) minimum lot frontage; and/or

(b) increase or, when appropriate, elimination of maximum lot occupancy;

but only to the extent such techniques facilitate the preservation and use of the remainder of the development as common open space.

(3) Conservation Site. "Conservation Site" or "Site" means all properties, lots, parcels, waterbodies, watercourses, wetlands, and other areas included within a Conservation Development, whether or not such properties, lots, parcels, waterbodies, watercourses, wetlands, or other areas will be developed.

Sec. 54-299.12. - Applicability and general provisions.

(1) Base Zoning: Conservation Developments may be permitted only on properties entirely located within one or more of the following base zoning districts: SR-1, SR-7, RR-1 or C.

(2) Minimum acreage: Conservation Developments may be permitted only on developments with a minimum of ten (10) contiguous gross acres.

(3) Net Density: Net Density shall comply with the standards set forth in the base zoning district for each property or portion thereof included in the Conservation Site, as set forth in Table 3.1 in Sec. 54-301, except as follows:

(a) When an accessory dwelling unit is permitted, such accessory dwelling unit shall not count toward Net Density; and

(b) Workforce housing units meeting the conditions in Sec. 54-299.12(4)(b) shall not count toward Net Density.

(4) Allowed Uses: All principal and accessory uses permitted in the base zoning district for each property or portion thereof included within a Conservation Development also shall be permitted on such property or portion thereof, subject to the same conditions, special exceptions, limitations, and terms applicable to such principal or accessory uses within the base zoning district; provided, however, the following terms, conditions, and exceptions shall apply:

(a) Accessory dwelling units. Accessory dwelling units may be permitted as part of a Conservation Development, whether or not permitted in the applicable base zoning district, only when each of the following conditions is met:

(i) The accessory dwelling unit is an accessory use to a principal, one-family detached or attached dwelling unit;

(ii) The accessory dwelling unit is located within the same building or on the same lot as the principal, one-family detached or attached dwelling unit;

(iii) The accessory dwelling unit is the only accessory dwelling unit on the lot;

(iv) The accessory dwelling unit is the only accessory building on the lot;

(v) If the accessory dwelling unit is located within an accessory building, the building height shall be limited to one and one-half (1½) stories and a parking level shall count as one (1) story;

(vi) The accessory dwelling unit shall not exceed 600 square feet of conditioned space; and

(vii) The accessory dwelling unit shall have one (1) additional off-street parking space.

(b) Workforce housing units. Workforce housing units included as part of a Conservation Development shall comply with each of the following conditions in order to qualify as such for purposes of Sec. 54-299.12(3)(b) and Sec. 54-299.12(4)(c):

(i) The workforce housing unit is a one-family detached dwelling unit; a one-family attached dwelling unit; or an accessory dwelling unit.

(ii) The workforce housing unit has been approved by the City's Department of Housing and Community Development in conformity with the criteria applicable to such workforce housing unit; and

(iii) Once approved, a workforce housing unit shall be maintained as such in perpetuity as part of the zoning regulations applicable to the property.

(c) One-family attached dwelling units. One-family attached dwelling units may be permitted as part of a Conservation Development, whether or not permitted in the applicable base zoning district, only when each of the following conditions is met:

(i) There are no more than six (6) one-family attached dwelling units located within a single row;

(ii) At least twenty percent (20%) of the one-family attached dwelling units on the Conservation Site have been set aside as workforce housing units complying with the conditions in Sec. 54-299.12(4)(b);

(iii) The required workforce housing units shall be integrated throughout the Conservation Site, such that they are not concentrated together within a single row.

(5) Stormwater Regulations: Notwithstanding any other provision of this Part which may be interpreted to the contrary, all Conservation Developments shall comply with the Stormwater Regulations in effect at the time a complete application for a development plan is submitted, and nothing in this Part amends, modifies, abrogates, or repeals the Stormwater Regulations.

Sec. 54-299.13. - Conservation Development Approval and Design Criteria.

Properties satisfying the criteria of Sec. 54-299.12 may be developed as a Conservation Development as set forth in an approved development plan, upon compliance with the procedures and regulations governing subdivisions in Article 8 of the Zoning Ordinance, subject to the following supplemental terms and conditions:

(1) Pre-Application Site Review.

(a) Purpose. The purpose of the pre-application site review is to identify the features and resources on the proposed Conservation Site that should be preserved, and to determine potential site layouts that will best meet the criteria of a Conservation Development.

(b) Request. The applicant for approval of a Conservation Development shall submit a Request for Pre-Application Site Review on a checklist available from the Zoning Division, together with the following exhibits (collectively, the "Request"):

(i) Graphic exhibits at the same scale as the existing conditions survey with all existing features on the parcel(s) clearly identified and labeled to include: all Conservation Trees; wetlands; OCRM critical areas; man-made and natural water bodies or watercourses, including without limitation ditches; phosphate mines; logging, farm and forest roads; structures; archeological sites; scenic views or vistas (into and out from the parcel); topographical features; elevation; floodplain; significant groves/plots of vegetation; and unique environmental characteristics; and

(ii) A preliminary stormwater volume calculations table.

(c) Pre-Application Site Review Meeting. Upon submission of a Request, the Zoning Administrator shall determine if the Request is complete. If the Zoning Administrator determines that the Request is complete, the Zoning Administrator will schedule a pre-application site review meeting with a representative of the applicant; designated staff of the City's Department of Planning, Preservation and Sustainability (the "Planning Department"); and designated staff of the City's Department of Stormwater Management (the "Stormwater Department").

(d) Diagram. Following the pre-application review meeting, the applicant shall submit a bubble diagram showcasing the proposed land use plan, including where and how stormwater will be managed.

(e) Determination. Designated staff from the Planning Department and the Stormwater Department shall determine that the Request complies, in concept only, with the standards for Conservation Development before the applicant may submit a concept plan to TRC.

(f) Amendment. To the extent the area or location of the proposed Conservation Site changes at any time prior to approval of a development plan, the applicant shall be required to submit a new Request.

(2) Site Analysis. With respect to a Conservation Development, each application for concept plan approval shall include a site analysis presented in graphic form at the same scale as the existing conditions survey and shall provide the same information as required for the pre-application site review conducted prior to concept plan submission (the "Site Analysis"). The Site Analysis shall also include the following:

(a) Narrative. A narrative as to how the concept plan aligns with the intent, purpose, and definition of a Conservation Development as delineated in Sec. 54-299.11.

(b) Vegetation. An exhibit demonstrating that existing vegetation will be preserved as much as reasonably feasible.

(c) Conservation Trees. A survey of all Conservation Trees within the Conservation Site, together with a tree risk assessment by a Certified Arborist for the Conservation Trees identified on the survey.

(d) Other Information. All information required to show that the Conservation Site will comply with the requirements of this Part.

(3) Streets. The following standards shall apply to streets within a Conservation Development:

(a) All streets shall be public.

(b) All streets shall be designed in a manner to allow for visitor parking inside or outside the public right-of-way at the rate of one (1) parking space per three (3) dwelling units.

(c) LID shall be incorporated into the street design and approved by TRC.

(d) A twenty foot (20') clear zone must be provided in a street design to accommodate emergency response vehicles.

(e) If lots front on an access easement, other than a public right-of-way, the access surface material may be constructed with pervious paving material.

(f) Street trees are required for all street types, except alleys.

(g) The location, species and spacing of street trees shall comply with the City's Street Tree Manual.

(h) In all other respects, street design must meet the standards set forth in Sec. 54-821 and other provisions in this Chapter; provided, however street design and cross-sections may be modified upon the review and approval of TRC.

(4) Lots. The following standards shall apply to lots within a Conservation Development:

(a) There shall be no minimum lot area requirement, maximum lot occupancy requirement, or minimum building setback requirement.

(b) There shall be no minimum lot frontage requirement provided that each lot shall have a platted access easement a minimum of ten (10) feet wide to a public or private right-of-way. Such access easement may be shared with other lots.

(c) In all other respects, the standards for lots set forth in this Chapter shall apply.

(5) Height. Except as set forth in Sec. 54-299.12(4)(a)(v), the height requirements, exceptions, terms, and conditions applicable to the base zoning district for each property within the Conservation Development continue to apply to such property.

(6) Parking. The following parking standards shall apply to a Conservation Development:

(a) The number of required off-street parking spaces shall meet the standards in Sec. 54-317, unless specifically provided otherwise.

(b) The required off-street parking for each lot shall be provided (1) on the lot; or (2) in a community parking lot; provided, however, the community parking lot shall have a pervious surface. Upon approval of TRC, required off-street parking spaces may also be provided on-street.

(7) Garage Doors. Garage doors must be flush with or set back further than the building line.

(8) Wetland Buffer. Existing wetlands shall be protected by an undisturbed buffer, at least twenty-five feet (25') wide, adjacent to the delineated boundary of the wetlands. Without limiting the foregoing, existing vegetation and Conservation Trees within such buffer shall be preserved within the buffer area.

(9) Open space. The following open space requirements shall apply within a Conservation Development:

(a) At least fifty percent (50%) of the gross acreage within the Conservation Site shall qualify as common open space (the "Required Open Space").

(b) Notwithstanding subsections (c) through (e), at least twenty-five percent (25%) of the Required Open Space shall be designed for active recreational uses, such as play fields, playgrounds, greenways, and/or agricultural uses. To qualify as an active recreational use under this subsection and to be considered as part of the Required Open Space, a greenway shall have (i) a pervious surface; (ii) a minimum total width of at least twenty-five feet (25'); and (iii) a minimum pathway for pedestrian and/or bike trails of eight feet (8').

(c) Subject to subsection (b), when a Conservation Site includes existing or proposed water bodies or watercourses, only fifty percent (50%) of the area of such water bodies and/or watercourses shall qualify as part of the Required Open Space.

(d) Subject to subsection (b), when a Conservation Site includes existing wetlands, only seventy-five percent (75%) of the area of such wetlands shall qualify as part of the Required Open Space.

(e) Subject to subsection (b), if the Conservation Site is forested at the time of the Site Analysis, then the lesser of (i) at least seventy percent (70%) of the Required Open Space; or (ii) the gross acreage of the Conservation Site which is forested at the time of the Site Analysis, shall be maintained in an undisturbed canopy.

(f) All common open space shall comply with Sec. 54-299.114.

(g) The improvement or development of common open space shall incorporate LID techniques.

(h) To the extent reasonably feasible, common open space shall be contiguous and not divided into unconnected small parcels located in various parts of the Conservation Site.

(10) Stormwater Management. Without limiting, amending, abrogating, or repealing the Stormwater Regulations, the following stormwater standards shall apply to a Conservation Development:

(a) Conservation Developments shall demonstrate limited impacts on the natural features and pre-development hydrology.

(b) LID shall be utilized in the stormwater management design.

(c) Roof drainage and gutter downspouts shall be hydraulically disconnected from impervious surfaces and properly drained so as to prevent erosion within the Conservation Site or on offsite properties.

(d) Pervious surfaces shall be used when reasonably feasible.

(e) Impervious surfaces shall not exceed forty percent (40%) of the net acreage within the Conservation Site; provided, however, the calculation of impervious surface for residential lots shall be fifty percent (50%) of the lot area, regardless of the actual impervious surface area of the lots.

(f) Each residential lot shall have a minimum of two (2) native canopy trees, which shall be trees existing on the pre-developed Site, when reasonably feasible. To the extent the use of an existing tree or trees are not reasonably feasible, only native species commonly found in the associated Inland Atlantic Maritime Forest shall be utilized, per list provided in Appendix B.

(11) Other Requirements. Unless specifically provided otherwise herein, all other requirements of this Chapter shall apply to the Conservation Development.

(12) Standard Codes. The City's standard codes, including without limitation the City's building code and fire code, apply to a Conservation Development, notwithstanding any other

provision herein to the contrary. Without limiting foregoing, the minimum clearance requirements for fire apparatus access routes shall apply to Conservation Developments.

Sec. 54-299.14 – Management of Common Open Space.

The following regulations shall apply to all common open space within the Conservation Site:

(1) POA. Prior to obtaining final plat approval for all or any portion of the Conservation Site, the applicant shall establish a property owners' association ("POA") to provide for the maintenance of all common open space, BMPs (as defined in the City's Stormwater Design Standards Manual), and other improvements, unless any such common open space and/or improvements are dedicated to and accepted by the City or other appropriate governmental entity for ownership and/or maintenance.

(2) POA Requirements. The POA required under subsection (1) shall meet the following requirements:

(a) The POA shall include as members all owners of lots or parcels within the Conservation Site, except the City or other governmental entity as to any public improvements dedicated to and accepted by the public.

(b) The POA shall take title to and manage all common open space and improvements, other than public improvements dedicated to and accepted by the public.

(3) Declaration. All lands, common open space, BMPs, and improvements shall be described as to the general location, size, use and control in a Declaration of Covenants, Conditions and Restrictions ("Declaration") governing the Conservation Site and properly recorded with the Office of the Register of Deeds for Charleston or Berkeley County, as applicable. The Declaration shall set forth the method of assessment against all lots or parcels within the Conservation Site (other than areas dedicated to and accepted by the public and common areas) for maintenance of common areas, common open space, BMPs, and other improvements to be owned or maintained by the POA. The Declaration shall run with title to the Conservation Site and all privately-owned lots or parcels located therein. The Declaration shall indicate the properties included therein are part of a Conservation Development approved by the City of Charleston.

(4) No Dissolution. Unless prohibited by applicable law, the requirements applicable to the Declaration shall perpetually run with title to the Conservation Site or any portion thereof as part of the zoning regulations applicable to the Site. The POA shall not be dissolved nor shall the POA dispose of any common open space except to (a) a conservation or similar organization established to own and maintain common open space; (b) to the City; or (c) to another appropriate governmental entity. Notwithstanding the foregoing, any such conveyance, to be complete, shall require acceptance by the grantee.

(5) Restricted Use. Unless prohibited by applicable law, all common open space shall be restricted in perpetuity as part of the zoning regulations applicable to the Conservation Site. All such common open space shall be deed restricted and may not be developed for uses other than common open space. The applicant shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any right, title or interest in the Conservation Site or any portion thereof:

> NOTICE: THIS PROPERTY IS SUBJECT TO THE CITY OF CHARLESTON'S REQUIREMENTS FOR CONSERVATION DEVELOPMENTS AND MAY BE SUBJECT TO CERTAIN USE RESTRICTIONS AS SET FORTH IN THE REQUIREMENTS APPLICABLE TO CONSERVATION DEVELOPMENTS ON FILE WITH THE CITY'S ZONING DIVISION.

Sec. 54-299.15 – Appeal.

Any determination by staff and/or TRC under this Part 16 may be appealed to the Planning Commission by any party in interest if an appeal is filed with the Zoning Division within ten (10) business days after actual notice of the decision. The Planning Commission must act on the appeal within sixty (60) days, and the action of the Planning Commission is final.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this ___ day of _____ in the year of Our Lord, 2020, in the ____ Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg, Mayor

ATTEST:

By: _____
Vanessa Turner Maybank
Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Ordinance Amendment 2:

An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of single affordable housing as a conditional use within multiple base zoning districts. (As amended)

BACKGROUND

The ordinance was reviewed by the Community Development Committee of Charleston City Council on April 30, 2020 and was recommended for approval as presented. Previous versions of the ordinance were reviewed by Planning Commission in 2018 and 2019 and were recommended for disapproval. The revised ordinance includes provisions to maintain the historic character of the Maryville/Ashleyville are with a 50-ft minimum requirement; as well as provisions to allow for attached single-family units within multiple base zoning districts.

STAFF RECOMMENDATION

Provisions of the ordinance align with recommendations included in the 2020 Housing for Fair Charleston Report.

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO INCORPORATE PROVISIONS TO ALLOW SUBDIVISON AND DEVELOPMENT OF SINGLE FAMILY AFFORDABLE HOUSING AS A CONDITIONAL USE WITHIN MULTIPLE BASE ZONING DISTRICTS (**AS AMENDED)**.

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

Section 1. Article 2, Part 2, Sec. 54-207, Conditional Uses, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following new subsection in alphabetical order:

"z. Affordable Housing Conditional Use Subdivision and Lot Dimensional Standards for One-Family Detached Dwellings and One-family Attached Dwellings.

1. Intent: To promote ownership or occupancy of quality Affordable Housing, property within the SR-1, SR-2, SR-6, zoning district may be approved for subdivision and development for one-family detached dwellings, in accordance with the following conditional use standards in this section. Property within the STR, DR-1, DR-1F, DR-2, or DR-2F zoning districts may be approved for subdivision and development of one-family detached dwellings and one-family attached dwellings, in accordance with the following conditional use standards in this section. The use of the subject parcel shall be restricted to one-family detached dwellings or one-family attached dwellings, according to the zoning of the property, for the provision of Affordable Housing as certified by the City of Charleston Department of Housing and Community Development, or its successor.

2. Affordable Housing Conditional Use Requirements:

   (a) The entity developing the subject parcel in accordance with the standards in this Sec. 54-207, z., shall restrict the use of each lot to a single, one-family detached dwelling or a single, one-family attached dwelling lot for the provision of Affordable Housing as certified by the City of Charleston Department of Housing and Community Development, or its successor.

   (b) Ownership: As to owner occupied units, these units shall be sold to households earning no more than one hundred twenty (120) percent of the area median income. Each owner, prior to initial occupancy, shall be required to submit to the City of Charleston Department of Housing and Community Development, or its successor, a verified income report of household income of all members of the household. These

units shall be subject to resale restrictions for no fewer than ninety (90) years from date of initial sale of the property. Such restrictions will be recorded as deed restrictions.

(c) Rental: As to rental units, these units shall be rented to households earning no more than eighty (80) percent of the area median income, and the rents charged by the owner shall be in accordance with the Fair Market Rents published annually by the U.S. Department of Housing and Urban Development or such entity that may be subsequently designated. In the absence of such information, the rents charged by the owner shall not exceed 30 percent of the household annual income. The owner shall be required to submit to the City of Charleston Department of Housing and Community Development, or its successor, the rental rate to be charged and verified income reports of household income of all rental occupants at the inception of each tenancy and on no less than a yearly basis thereafter, as determined by the City of Charleston Department of Housing and Community Development, or its successor. These units shall be subject to these restrictions for no fewer than ninety (90) years from the initial occupancy as Affordable Housing.

(d) The entity developing the subject parcel in accordance with this Sec. 54-207, z., shall execute a Memorandum of Use with the City as a party acknowledging the use of the property for Affordable Housing in accordance with the provisions of this Section, which Memorandum shall be in a form acceptable for recording in the record office of the applicable county and which shall be recorded in the record office of the applicable county. If a proposal meets the requirements of this section and the owner is willing to enter into the terms of a Memorandum of Use contained in this paragraph, the Mayor shall be authorized so sign the Memorandum of Use on behalf of the City.

3. Affordable Housing Conditional Use Lot Dimensional Standards For One-family Detached Dwellings: See Section 54-301, Table 3.1 Height, Area and Setback Regulations for standards not addressed in the table below.

ZONING DISTRICT	MINIMUM LOT FRONTAGE[1,2, 3]	MINIMUM HIGH GROUND LOT AREA IN SQ FT	MINIMUM BUILDING SETBACKS	MAXIMUM LOT OCCUPANCY OF BUILDINGS
SR-1	45’	7,000	Front 25’, Rear 20’, Sides 7’SW, 7’NE	35%
SR-2	40’	4,400	Front 25’, Rear 15’, Sides 6’SW, 6’NE	50%
SR-3	40’	4,400	Front NR’, Rear 3’, Sides 9’SW, 3’NE	50%
SR-4	40’	3,200	Front NR’, Rear 3’, Sides 9’SW, 3’NE	50%

SR-5	35’	2,500	Front-NR’, Rear-3’, Sides-7’SW, 3’NE	50%
SR-6	35’	4,000	Front 18’, Rear 10’, Sides 4’SW, 4’NE	50%
STR	40’ or no frontage required	4,800	Front 25’, Rear 15’, Sides 5’SW, 5’NE	50%
DR-1	32’ or no frontage required	2,800	Front NR’, Rear 3’, Sides 7’SW, 3’NE	50%
DR-1F	32’ or no frontage required	2,800	Front 25’, Rear 3’, Sides 7’SW, 3’NE	65%
DR-2	32’ or no frontage required	2,200	Front NR’, Rear 3’, Sides 7’SW, 3’NE	50%
DR-2F	32’ or no frontage required	2,200	Front 25’, Rear 3’, Sides 7’SW, 3’NE	65%

Footnotes

[1.] Requirement for averaging surrounding lot frontages per Section 54-824(c)(1) shall not apply.

[2.] Lots in STR, DR-1, DR-1F, DR-2, or DR-2F zoning districts that front on a street may be subdivided to create one lot with no lot frontage provided that both lots meet all requirements in this subsection, both lots are used for Affordable Housing in accordance with the requirements of this Sec. 54-207, z., and a platted and recorded shared ingress/egress easement utilizing an approved driveway is furnished to the newly created lot without frontage.

[3.] See lot frontage exception noted below in this section 54-207, z.

4. Lot frontage exception for Maryville Ashleyville: Due to the unique history of the former town of Maryville and corresponding historic platting, parcels abutting the following rights-of-way, and any extensions thereof, shall have a minimum lot frontage of 50 feet:

5th Avenue
Armstrong Avenue
Battery Avenue
Benada Street
Bender Street
Brody Avenue
Brookfield Street
Burger Street
Carnegie Avenue
Channing Street
Chickadee Avenue

Davidson Avenue
Diana Street
East Street
Fiall Street
Forbes Avenue
Gunn Avenue
High Street
Hillsboro Dr
Hillside Dr
Hobart Avenue
Justin Avenue
Lula Street
Magnolia Road
Main Street
Mamie Street
Mazyck Street
Minnie Street
N Hillside Drive
San Juan Avenue
Sycamore Avenue
Tripe Street

5. Affordable Housing Conditional Use Lot Dimensional Standards for One-family Attached Dwellings: Property within the STR, DR-1, DR-1F, DR-2, or DR-2F zoning districts may be approved for subdivision and development of one-family attached dwellings, in accordance with the conditional use standards in this section and pursuant to the requirements in Article 3, Part 11 One-family Attached Dwellings, as modified herein. Modifications to the requirements in Sec. 54-353, are as follows:

    (a) The minimum side setback for the principal building listed in subsection d. shall be reduced to five (5) feet except when the conditions listed in Sec. 54-353, d. subsections 1, 2, 3 or 4 exist;
    (b) The minimum rear setback for the principal building listed in subsection e. shall be reduced to ten (10) feet except when the conditions listed in Sec. 54-353, e. subsections 1 or 2 exist;
    (c) The maximum percent lot occupancy of buildings listed in subsection g. shall be increased to sixty (60) percent; and
    (d) Subsection j. shall include an additional special requirement that allows lots for one-family attached dwellings to be platted without any lot frontage on a street, if the lot or lots is provided with a suitable driveway access easement, the title to which runs with or is appurtenant to such lot(s).

6. Affordable Housing Conditional Use Court Standards: Notwithstanding the standards in subsection 3. above, lots in the DR-2 or DR-2F zoning districts with a minimum lot frontage of 56 feet and minimum lot area of 6,700 square feet may be developed to create a traditional "Charleston Court", with a new street or "court" extending into the lot to provide access to lots, if all lots are restricted to one-family detached affordable housing pursuant to this Sec. 54-207, z. and the development satisfies the following requirements:

   (a) The new street shall be constructed to meet City of Charleston road construction standards with a minimum right-of-way width of 24 feet, minimum pavement width of 20 feet and maximum length of 150 feet.
   (b) All lots shall have lot frontage and all lots accessed exclusively from the new street shall have a minimum lot frontage of 15 feet and average lot frontage of 25 feet.
   (c) All lots shall meet the lot dimensional standards in subsection 3., except that the minimum high ground lot area for each lot shall be 1,024 square feet, there shall be no minimum front building setback for lots accessed exclusively from the new street, and the minimum side setback for all side property lines adjacent to another lot accessed exclusively from the new street shall be three (3) feet.
   (d) The dwelling on each lot with frontage on the existing street the new street connects to shall front on the existing street.

7. Affordable Housing Conditional Use Off-Street Parking Requirements: Each lot used for Affordable Housing in accordance with the requirements of this Sec. 54-207, z. shall provide two off-street parking spaces."

Section 2. Article 2, Part 3, Table of Permitted Uses, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding "or 54-207, z." to principal use category 888. Affordable Housing 54-207, p. and by inserting the conditional use symbol "‡" in the columns for zoning districts, SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, and STR, which denotes this principal use is allowed as a conditional use in said zoning districts.

Section 3. Article 3, Part 1, Section 54-301, Table 3.1: Height, Area and Setback Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the number "21" as a superscript after the zone district designation listings for SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, and STR.

Section 4. Article 3, Part 1, Section 54-301, Table 3.1: Height, Area and Setback Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to revise footnote 21 to read as follows with new text shown in double underline:

> "21. Minimum lot area, setbacks, frontage and maximum lot occupancy for Affordable Housing are set forth in Sec. 54-207, p. or 54-207, z."

Section 5. Article 8, Part 3, Sec. 54-824, Design Standards for New Lots, subsection c. paragraph 1, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows with new text shown in double underline:

.

"Lot frontage for single-family and two-family residential. The following lot frontage requirements in Table 8.2.3 shall apply to all new single and two-family residential lots, except that residential lots within existing residential subdivisions may not be subdivided with lot frontages less than the average lot frontage of all abutting residential lots, residential lots across the street(s), and residential lots within five (5) lots on either side of the frontage of the subject lot, or the minimum lot frontage for that zoning district, whichever is greater. Lots subdivided and developed for one-family detached Affordable Housing per section 54-207, z. shall be subject to the frontage requirements of that section.

Lot frontage for multi-family. Multi-family residential lots shall have a minimum lot frontage of fifty (50) feet on a street and parking shall be prohibited within the required setback within the district.."

Section 6. Article 2, Part 2, Sec. 54-207, Conditional Uses, subsection p. Affordable Housing, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting new text "on existing lots of record platted prior to August 21, 2018" after "Affordable Housing shall be permitted" to read as follows with new text shown in double underline:

"p. Affordable Housing shall be permitted on existing lots of record platted prior to August 21, 2018 within the DR-1, DR-1F, DR-2, DR-2F, LB, GB, LI, MU-1, MU-1/WH, MU-2 and MU-2/WH districts if the proposal satisfies the following conditions, except that there are no density limits in the MU-1, MU-1/WH, MU-2 and MU-2/WH districts:"

Section 7. Article 2, Part 2, Sec. 54-207, Conditional Uses, subsection p. Affordable Housing, paragraph (d.) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting "forty-seven (47) percent" and replacing in its place and stead "fifty (50) percent.

Section 8. Article 1, Part 3, Sec. 54-120, Definitions, is hereby amended by inserting the words "used exclusively for residential uses" after the words "dwelling units" in the first sentence and correcting a scrivener's error so that the definition shall read as follows:

Affordable Housing. Single-family, two-family or multi-family dwelling units, used exclusively for residential uses, where occupants have, in the aggregate, household income of less than or equal to one hundred twenty (120) percent of median area income for owner occupied units, or eighty (80) percent of median area income for rental units. Median area income shall be determined annually by the U.S. Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or its successor. Household income shall include all sources of financial support, both cash and in kind, of adult members of the household, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security

income, Aid to Families with Dependent Children or other public assistance or public welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the members' families for medical, personal or educational needs.

Section 9. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord 2020, in the ___ Year of Independence of the United States of America.

By: _____
John Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Ordinance Amendment 3:

An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definitions for half story, accessory building, and accessory dwelling unit, and incorporate provisions to permit accessory dwelling units within all base zoning districts in the City of Charleston.

BACKGROUND

The ordinance was reviewed by the Community Development Committee of Charleston City Council on April 30, 2020 and was recommended for approval as presented, with the condition that an affordability requirement was added. The attached ordinance includes the addition of the affordability requirement.

STAFF RECOMMENDATION

Provisions of the ordinance align with recommendations included in the 2020 Housing for Fair Charleston Report.

APPROVAL

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO AMEND THE DEFINITIONS FOR HALF STORY, ACCESSORY BUILDING, AND ACCESSORY DWELLING UNIT, AND INCORPORATE PROVISIONS TO PERMIT ACCESSORY DWELLING UNITS WITHIN ALL BASE ZONING DISTRICTS IN THE CITY OF CHARLESTON

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

Section 1. The definition for "Accessory Building" in Section 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strikethrough~~ and adding text shown below with a double-underline:

"Half Story. ~~A story~~The space under a gabled or hipped roof, where the wall plates, or knee walls, ~~of which~~ on at least two opposite exterior walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50% of the width of the exterior wall below the dormer(s)."

Section 2. The definition for "Accessory Building" in Section 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strikethrough~~ and adding text shown below with a double-underline:

"Accessory Building. A subordinate building on the same lot as the principal building(s) or use. Accessory buildings may include but not be limited to pool houses, additional living space, storage sheds, garages, and additional dwelling units ~~in zoning districts that permit additional dwelling units~~, if permitted by this Chapter. Accessory buildings in SR (Single-family Residential) zone districts shall not include kitchens unless the accessory building is permitted by this Chapter to have an accessory dwelling unit."

Section 3. The definition for "Accessory Dwelling Unit" in Section 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with a double-underline:

"Accessory Dwelling Unit. A dwelling unit providing complete, independent living facilities for no more than two adults that is separate from and subordinate to the principal dwelling unit, and located in the same building as the principal dwelling unit or in an accessory building on the same lot. This definition includes garage apartments."

Section 4. Article 2, Part 4 Accessory Uses, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following sections in numerical order:

"Section 54-214. Accessory Dwelling Unit

An Accessory Dwelling Unit (ADU) may be approved in all base zoning districts, as an accessory use to a principal single-family dwelling unit, if all of the following conditions are met:

a. A scaled site plan must be submitted which shall show all information listed on the Accessory Dwelling Unit Application and Site Plan Checklist and Application provided by the Department of Planning, Preservation and Sustainability, as may be amended from time to time;

b. In conjunction with the site plan, a Recorded Covenant Affidavit must be submitted, which certifies that no covenants exist that prohibit the construction of an ADU;

c. There shall be a limit of one ADU per lot, subject to meeting all other requirements contained in this section, and the total number of dwelling units, including the ADU, shall not exceed two dwelling units per lot. The ADU may be separately metered for electricity, gas, and water.

d. Each ADU shall be limited to 850 square feet of conditioned floor area, except that:

    1. In the case of an ADU located above a detached garage approved utilizing setback exceptions listed in Sec. 54-506, f., footprint maximums described in Sec. 54-506, f. take precedence over the requirements of this section.

    2. In the case of an ADU located on the ground level and attached to or located within a detached accessory building approved utilizing setback exceptions listed in Sec. 54-506, f., the building footprint shall not exceed 600 square feet.

e. One (1) off street parking space shall be provided for the occupants of the ADU on the subject property, in addition to providing, on the subject property, required off street parking for existing uses on the property. The parking space provided for the ADU may be situated in tandem with the required spaces for other uses.

f. In the case of an ADU that is to be rented, wherein the occupant pays rent or other remuneration to the property owner(s) for use of an ADU, the ADU must meet Affordable Housing income and rental thresholds as defined in Sec. 54-120. and the requirements the below.

    1. Prior to receiving a building permit for the ADU, the owner thereof shall provide in writing, to the satisfaction of the City of Charleston Department of Planning, Preservation and Sustainability and the Department of Housing and Community Development, or their successors, information identifying that the ADU will be rented as Affordable Housing. The Department of Housing and Community Development shall verify this information.

    2. Prior to the issuance of a certificate of occupancy, the owner shall execute and record covenants satisfactory to the Department of Housing and Community Development, or its successor, which restricts the ADU rental threshold to occupancy by qualified households and requires that the owner provide proof of affordability to the Department of Housing and Community Development on an annual basis thereafter. A copy of the recorded covenants shall be provided to the Department of Housing and Community Development.

g. In the case that the ADU will be occupied but not rented, the owner thereof shall provide this information in writing to the Department of Planning, Preservation and Sustainability, or its successor, prior to receiving a building permit and shall restrict the use in recorded covenants.

h. The following conditions shall be memorialized in a recorded covenant to run with the property. Prior to the issuance of a certificate of occupancy, the owner shall provide a copy of the recorded covenants to the Department of Planning, Preservation and Sustainability.

    1. Either the principal structure or the accessory dwelling unit, hereinafter ADU, must be owner-occupied and serve as the owner's primary residence. If neither unit is owner-occupied, the ADU may not be rented separately from the principal dwelling unit. No subleases of the ADU are permitted;

    2. Occupancy of an ADU shall be limited to no more than two (2) adults with “adult” defined as any person eighteen years of age or older;

3. Under no circumstances shall the property be converted to a horizontal ownership regime;

4. Terms of occupancy per Sec. 54-214, f. or 54-214, g. above;

5. Neither the principal dwelling unit or ADU shall not be utilized for a Short Term Rental;

6. The covenants shall accord the City of Charleston, or its assignee, rights to enforcement by any legal and/or equitable means, including the revocation of a certificate of occupancy."

Section 5. 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

June 17, 2020

Ordinance Amendment 4:

To amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Section 54-505(c) pertaining to the exception for maximum allowed height for properties located in a special flood hazard area within the Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning districts.

BACKGROUND

This ordinance will be presented during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND PROVISIONS OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO AMEND SECTION 54-505(c) PERTAINING TO THE EXCEPTION FOR MAXIMUM ALLOWED HEIGHT FOR PROPERTIES LOCATED IN A SPECIAL FLOOD HAZARD AREA WITHIN THE CONSERVATION, RR-1, SR-1, SR-2, SR-6, SR-7 AND STR ZONING DISTRICTS.

Section 1. Section 54-505 (c), Exceptions to Height Requirements, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text with ~~strikethrough~~):

"c. In any Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning district, the height of a dwelling may be increased to forty (40) feet, but not exceed 2½ stories, provided that the width of each side yard required by Table 3.1 for the districts in which the building is located is increased a distance equal to at least two times the added height of the buildings above the thirty-five (35) foot limitation of the district. Properties in the Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning districts located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be permitted to have dwellings with a maximum height, not to exceed ~~forty-six (46)~~ **forty-seven (47)** feet or 2½ stories, whichever is less, based on the following formula: (FIRM base flood elevation + ~~one foot~~ **two feet** of additional freeboard - lowest curb line elevation adjacent to the site + 35)."

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord 2020, in the ___ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg, Mayor

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

CITY OF CHARLESTON
PLANNING COMMISSION

June 17, 2020

Zonings:

Item #	Property Address	Approx. Acres	Land Use	Previous Zoning	Recommended Zoning
1.	340-342 Woodland Shores Rd (James Island)	0.7	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)
2.	513 Arlington Dr (West Ashley)	0.51	Residential	Mixed Style Residential (M-12)	Diverse Residential (DR-1F)
3.	1384 Joy Ave (West Ashley)	0.45	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)
4.	230 Yates Ave (James Island)	0.24	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)
5.	1837 Bentgrass Ct (James Island)	0.61	Undeveloped	Special Management District (S-3)	Rural Residential (RR-1)
6.	Nats Ct (Peninsula)	0.10	Right-of-way	Unzoned	Diverse Residential (DR-2F)
7.	334 Folly Rd (James Island)	0.39	Commercial	Folly Road Corridor Overlay (OD_FRC)	General Business (GB) and Folly Road Overlay (FRO)
8.	Maybank Hwy (Johns Island)	6.3	Undeveloped	Maybank Highway Corridor Overlay District (OD_MHC)	Planned Unit Development (PUD) (South Station)

BACKGROUND

Zonings 1-5 & 7: The subject properties were recently annexed into the City of Charleston. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.
Zoning 6: The private right-of-way was recently quitclaimed by the City of Charleston and requires a zoning.
Zoning 8: The subject properties have received first reading for annexation into the City of Charleston and are included in the proposed Planned Unit Development concept plan up for approval by the Planning Commission under Rezoning 3.

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 proposed zonings are appropriate for the Century V Plan designations assigned to the subject properties.

STAFF RECOMMENDATION FOR ZONINGS 1-8

APPROVAL

City of Charleston

Planning Commission
June 17, 2020

ZONING 1

340-342 Woodland Shores Rd (Woodland Shores – James Island)

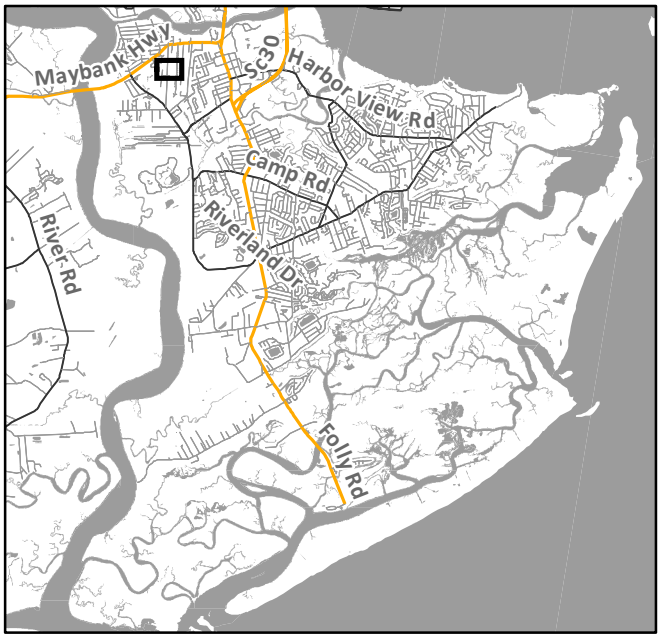
TMS # 3431100111, 112

approx. .7 ac.

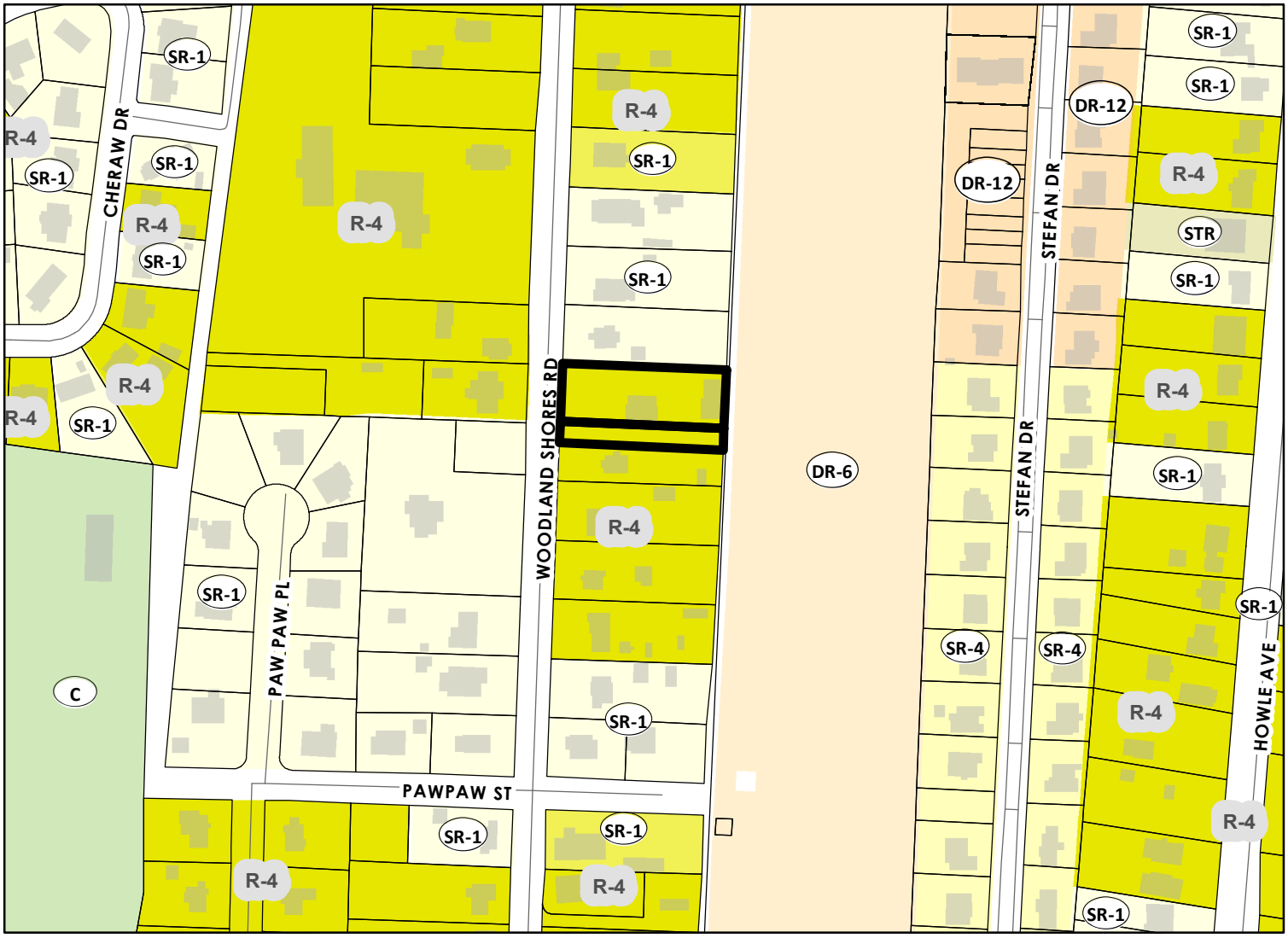
Request zoning of Single-family Residential (SR-1)
Previously zoned Single-family Residential (R-4) in Charleston County.

Owner: Jennifer Finger Krause

Area



Location



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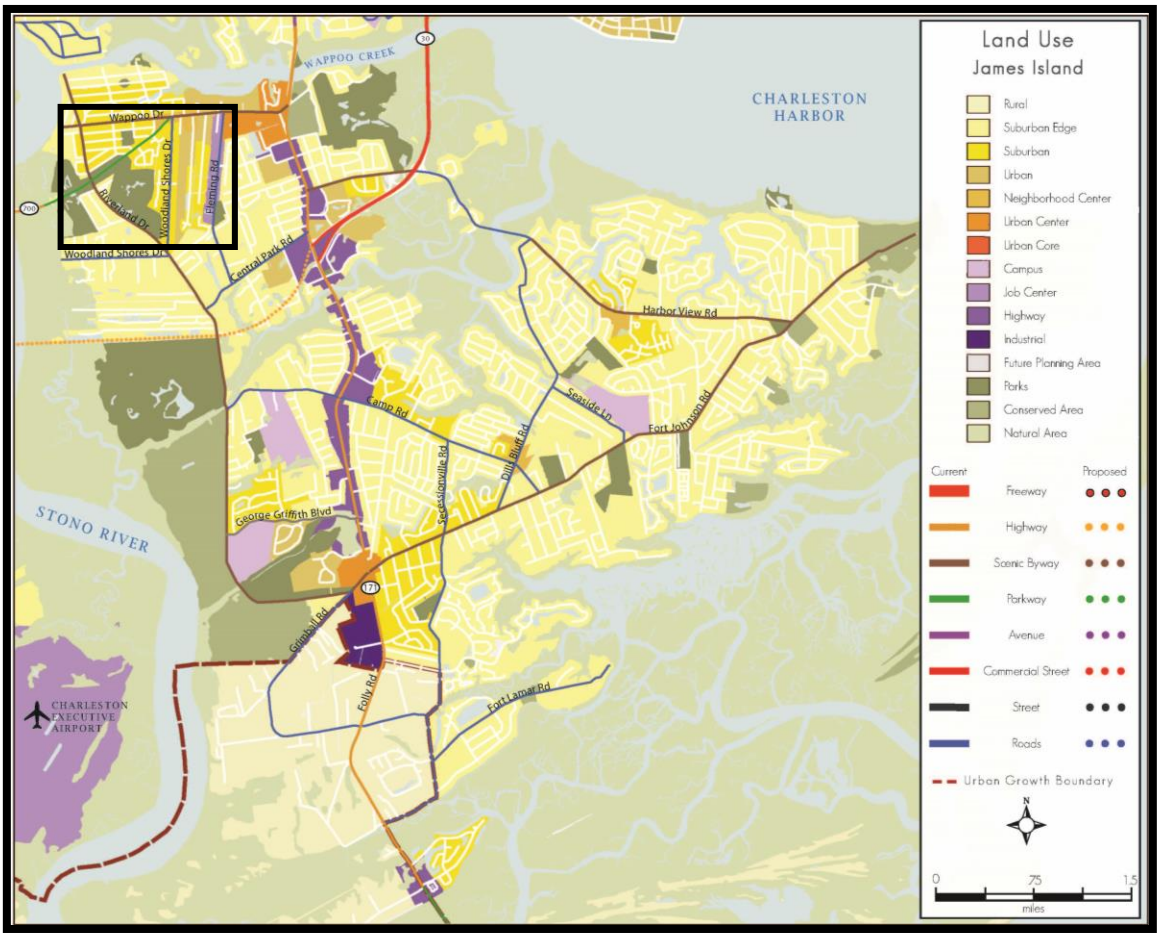
340-342 Woodland Shores Rd
Century V Plan – SUBURBAN



City of Charleston

Planning Commission
June 17, 2020

ZONING 2

513 Arlington Dr (Sylcope – West Ashley)

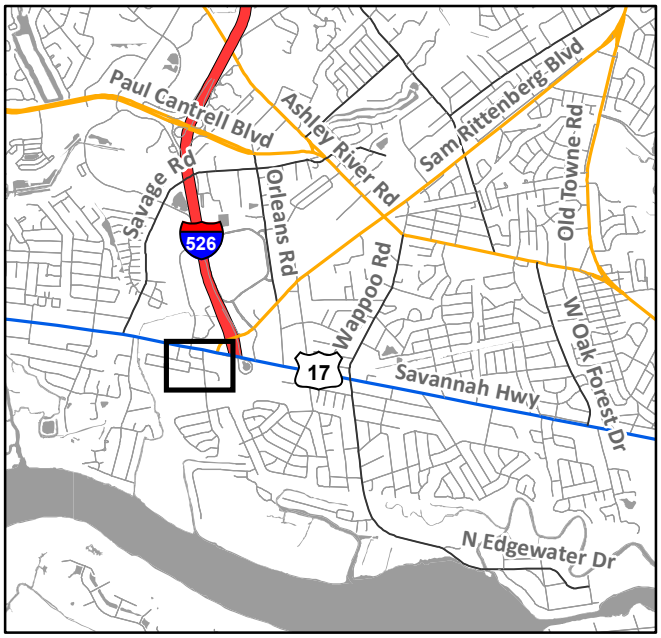
TMS # 3100700090

approx. 0.51 ac.

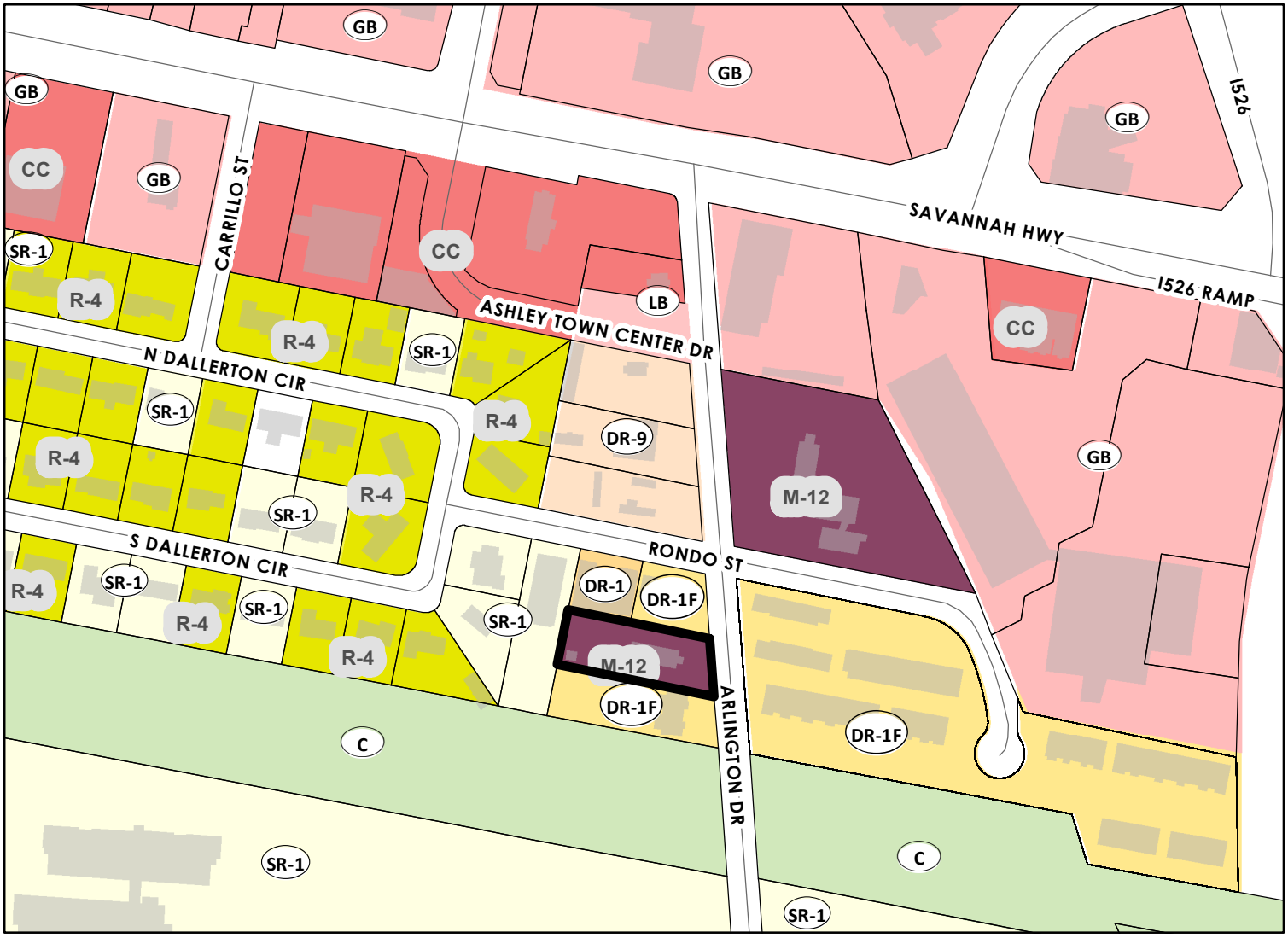
Request zoning of Diverse-Residential (DR-1F). Previously zoned Mixed Style Residential (M-12) in Charleston County.

Owner: Vaughn Loeffler and Sylvia De Jong

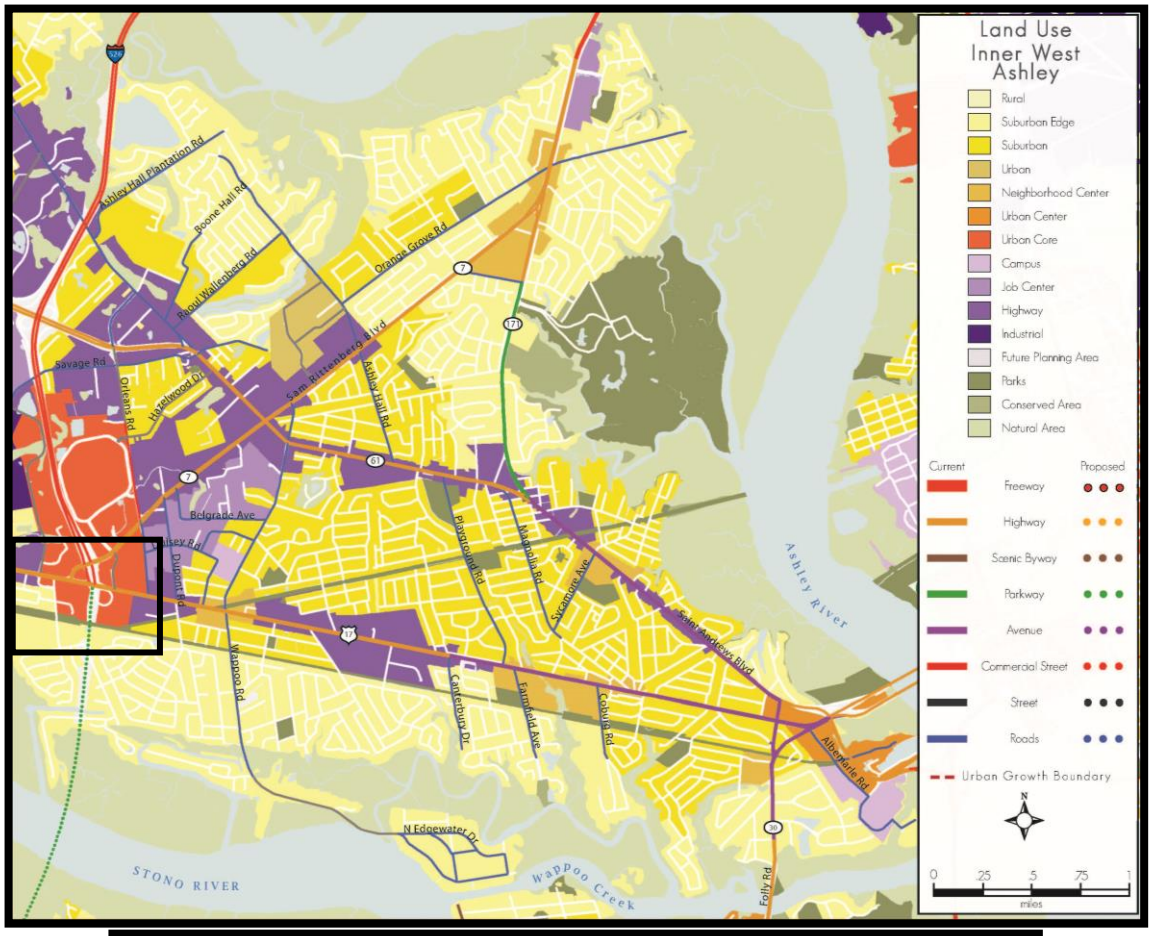
Area

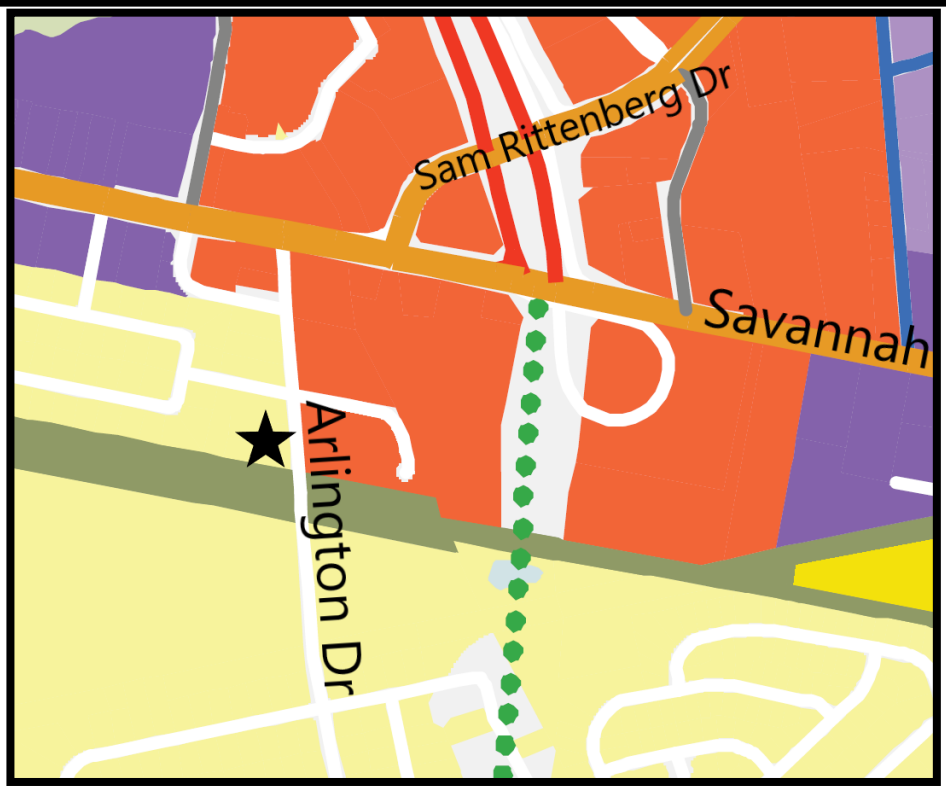


Location



513 Arlington Dr
Century V Plan – SUBURBAN EDGE





City of Charleston

Planning Commission
June 17, 2020

ZONING 3

1384 Joy Ave (Orange Grove Estates – West Ashley)

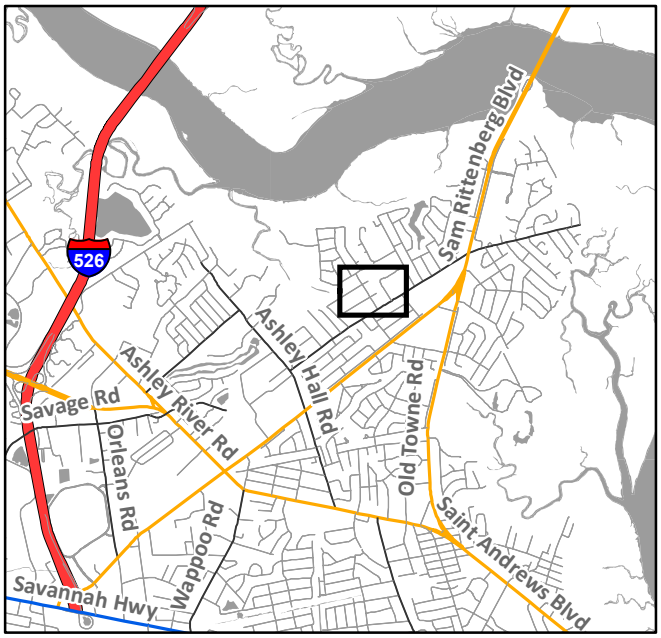
TMS # 3521000015

approx. 0.45 ac.

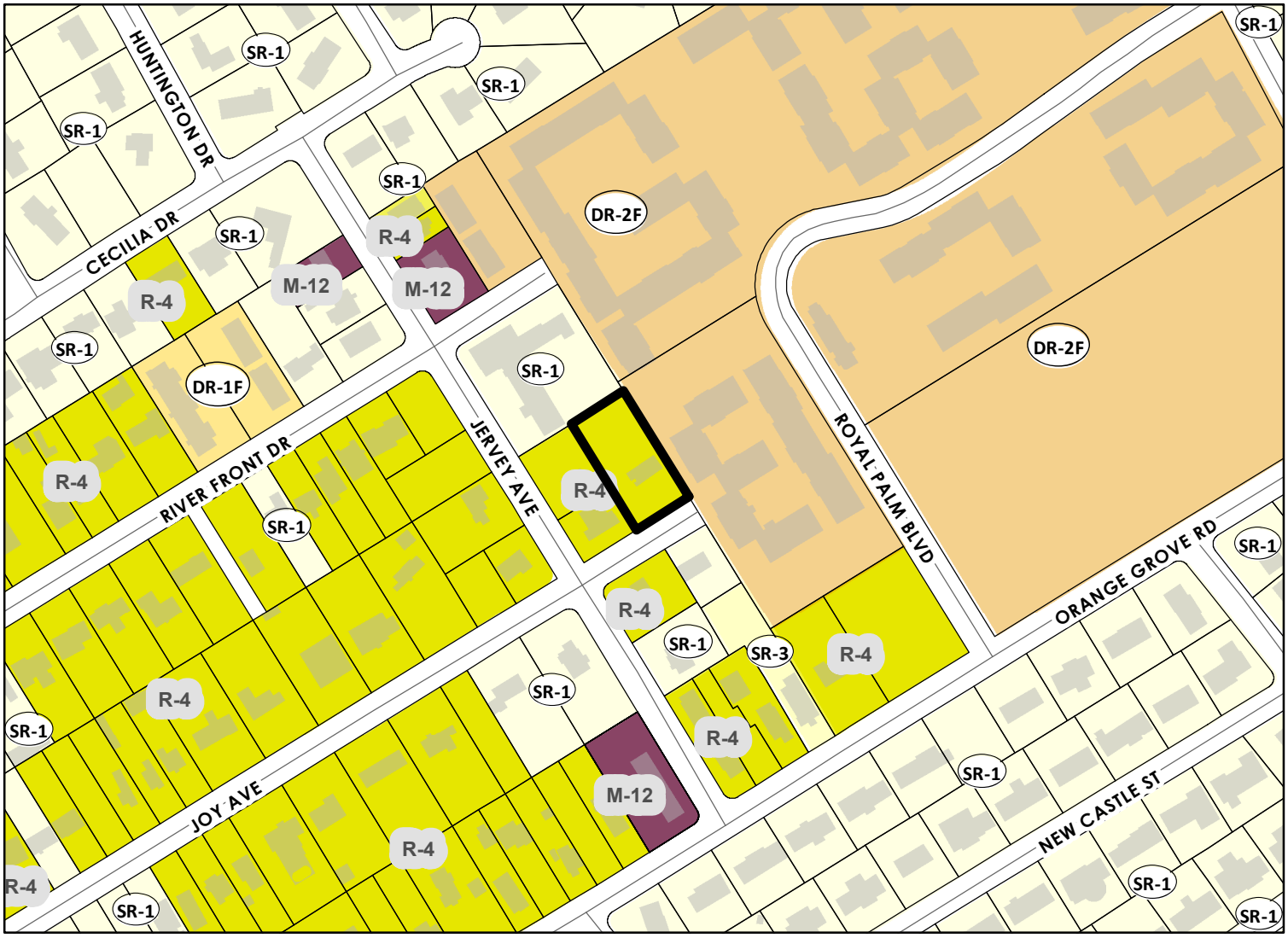
Request zoning of Single-family Residential (SR-1). Previously zoned Single-family Residential (R-4) in Charleston County.

Owner: Gary H Seel and Hope E Seel

Area



Location



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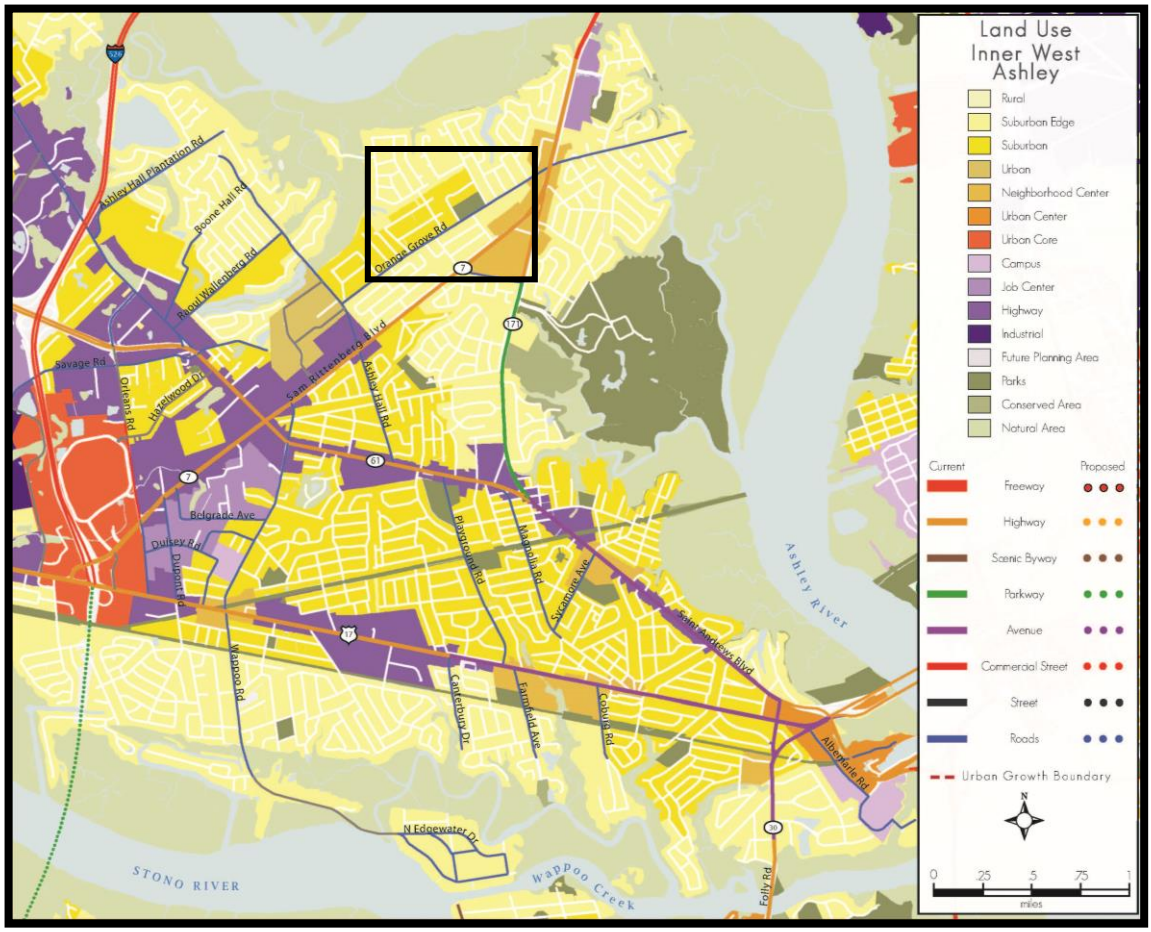
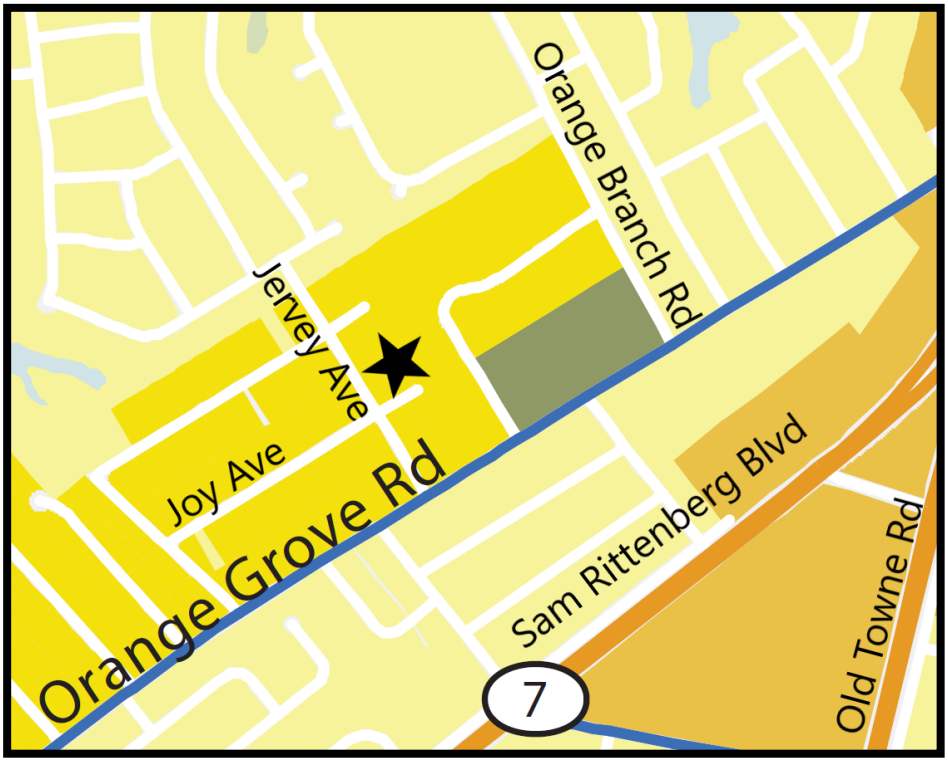
1384 Joy Ave
Century V Plan – SUBURBAN





City of Charleston

Planning Commission
June 17, 2020

ZONING 4

230 Yates Ave (Riverland Terrace - James Island)

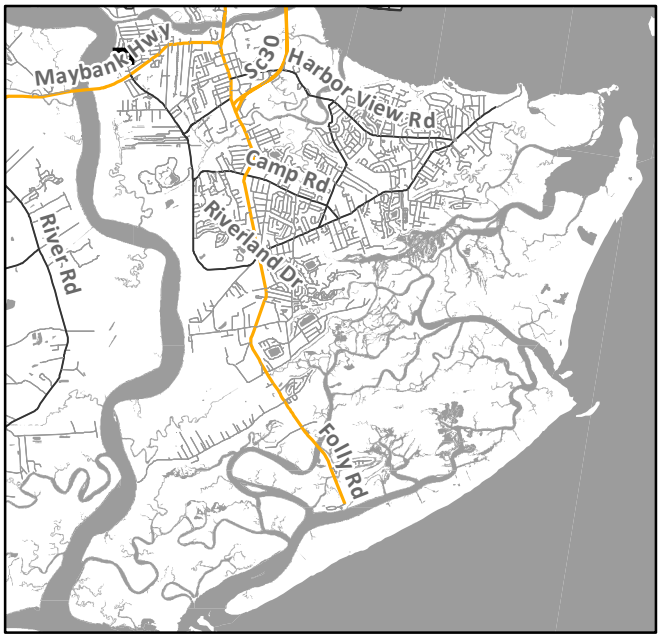
TMS # 3430500042

approx. 0.24 ac.

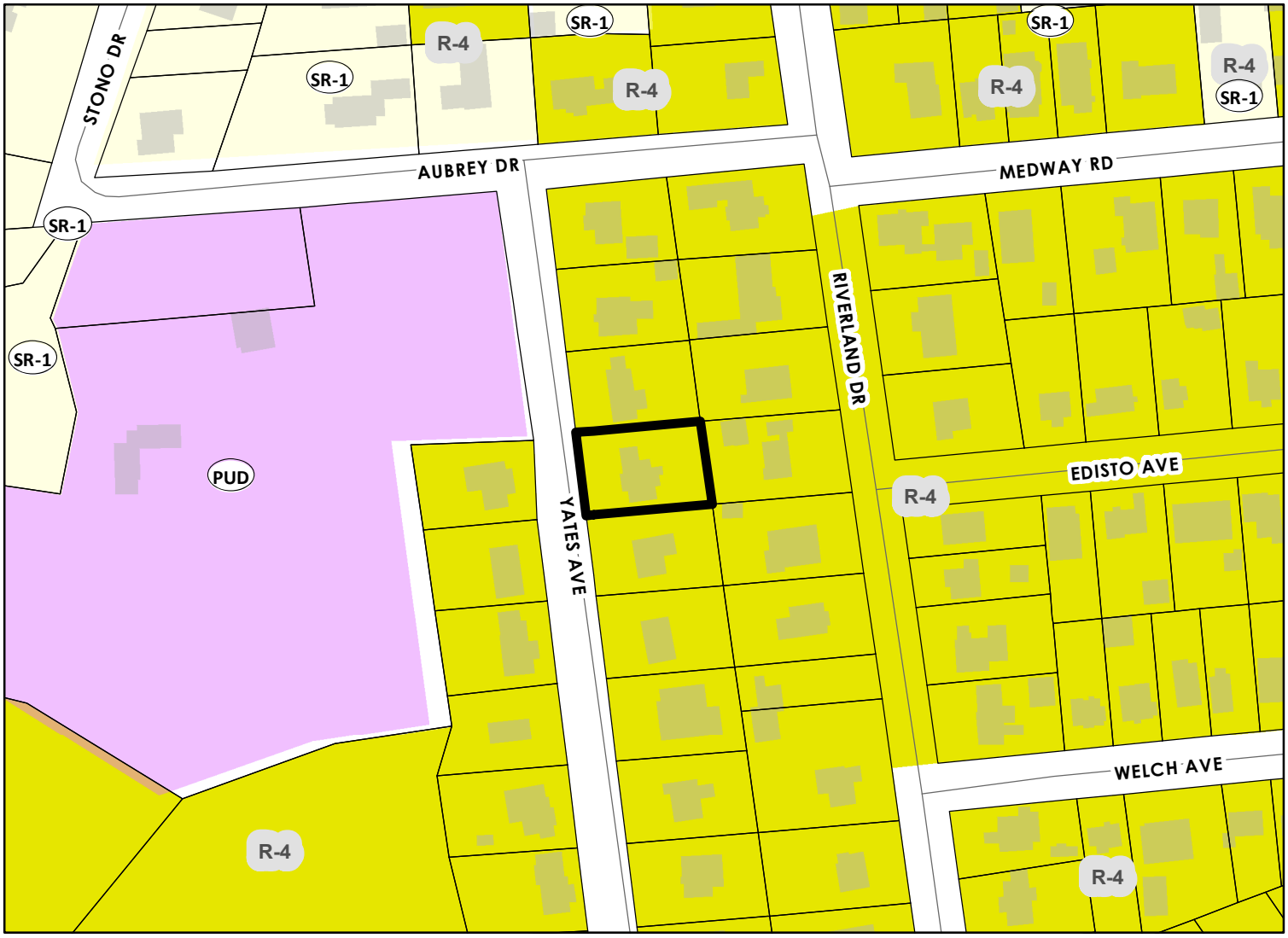
Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.

Owner: Elizabeth Lovett and David Stickel

Area



Location



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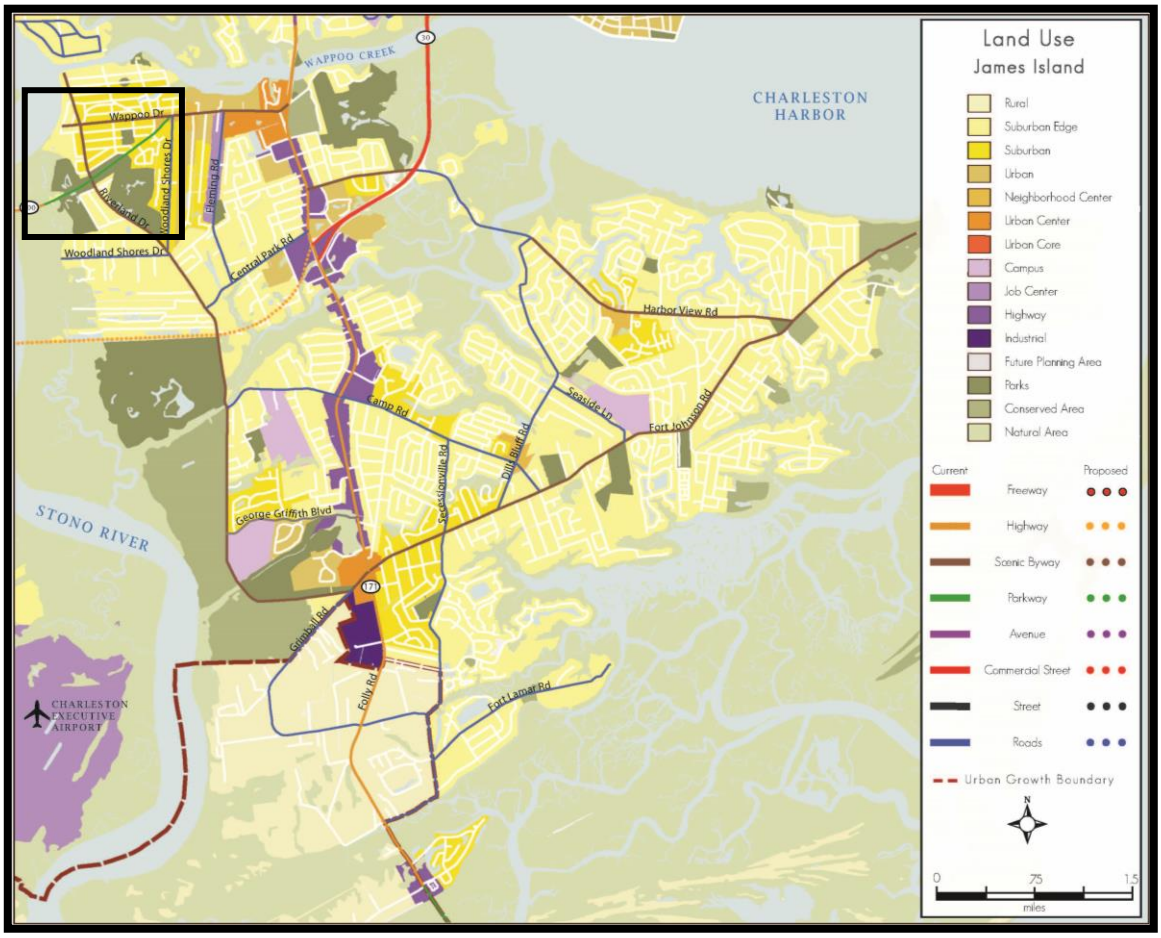
230 Yates Ave
Century V Plan – SUBURBAN



City of Charleston

City Council
June 9, 2020

ZONING

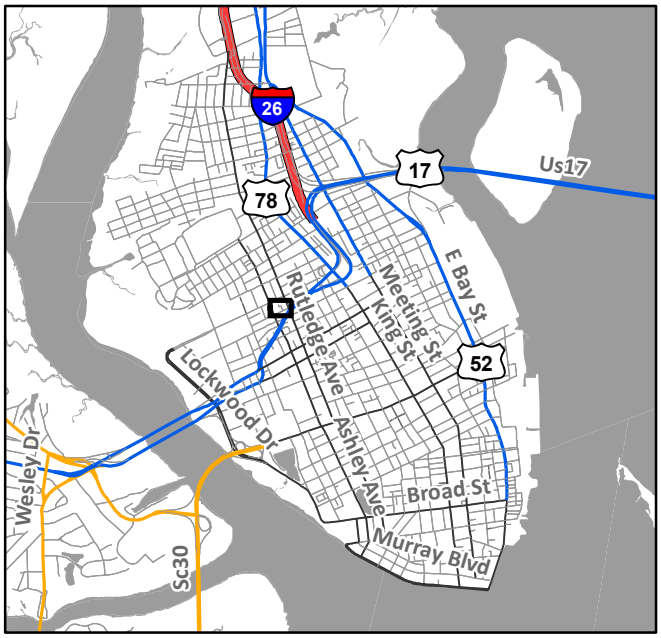
Nats Ct (Right-of-way - Peninsula)

approx. 0.09 ac.

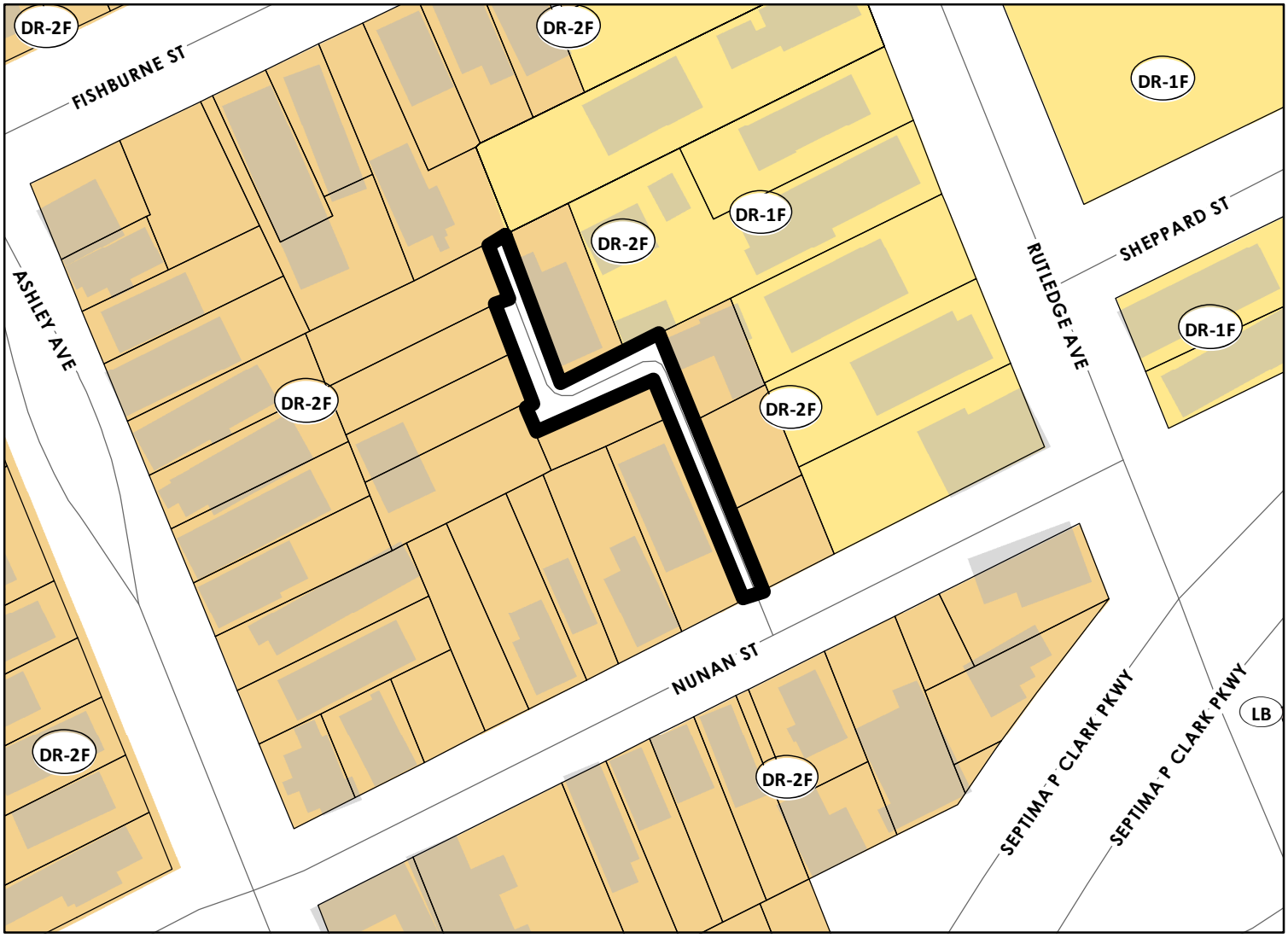
Request zoning of Diverse Residential (DR-2F)
Previously unzoned right-of-way.

Owner: City of Charleston
Applicant: City of Charleston

Area



Location



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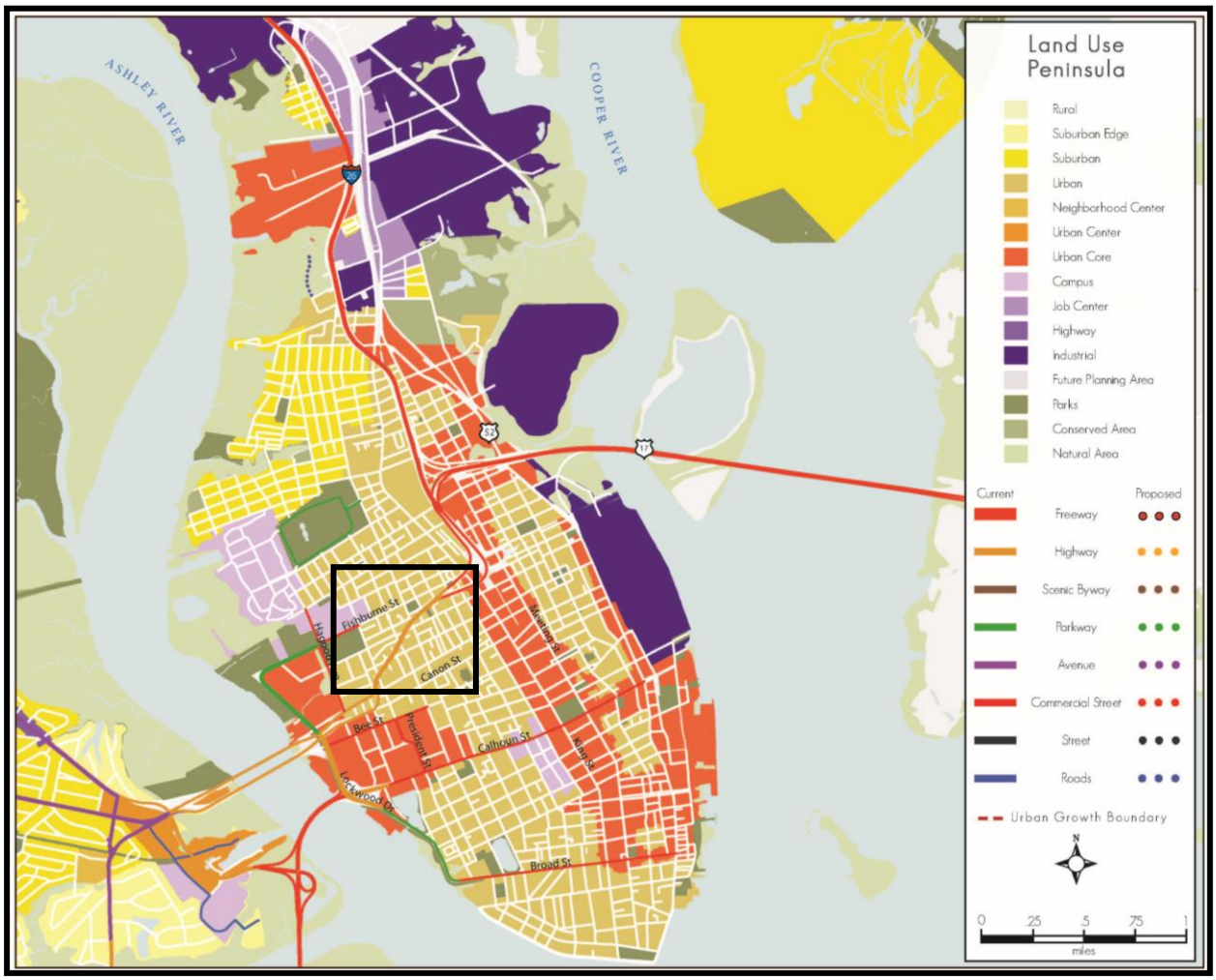
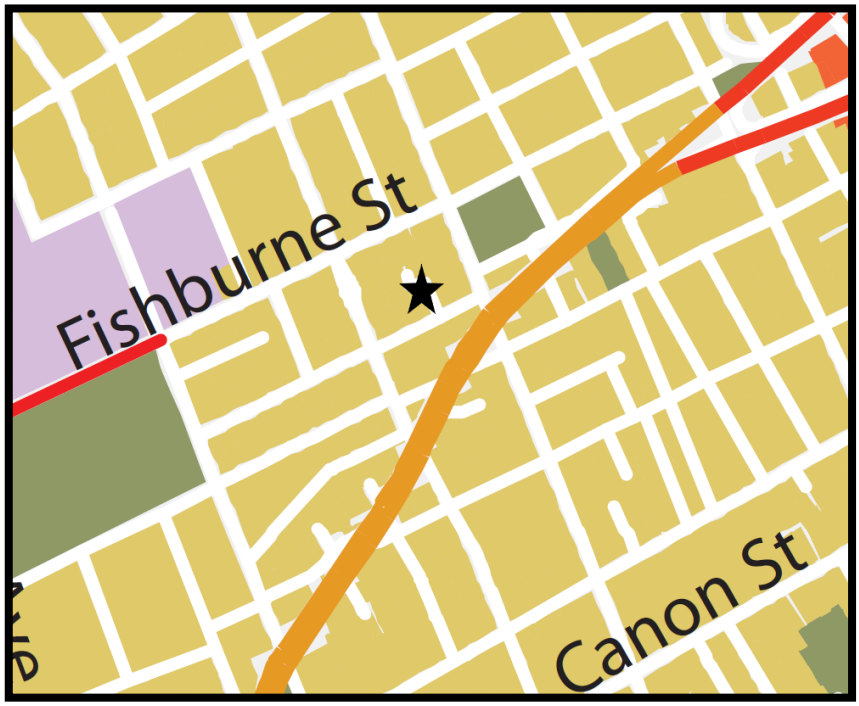
NATS CT
CENTURY V PLAN – URBAN





City of Charleston

Planning Commission
June 17, 2020

ZONING 5

1837 Bentgrass Ct (Grimball Shores - James Island)

TMS # 3340300023

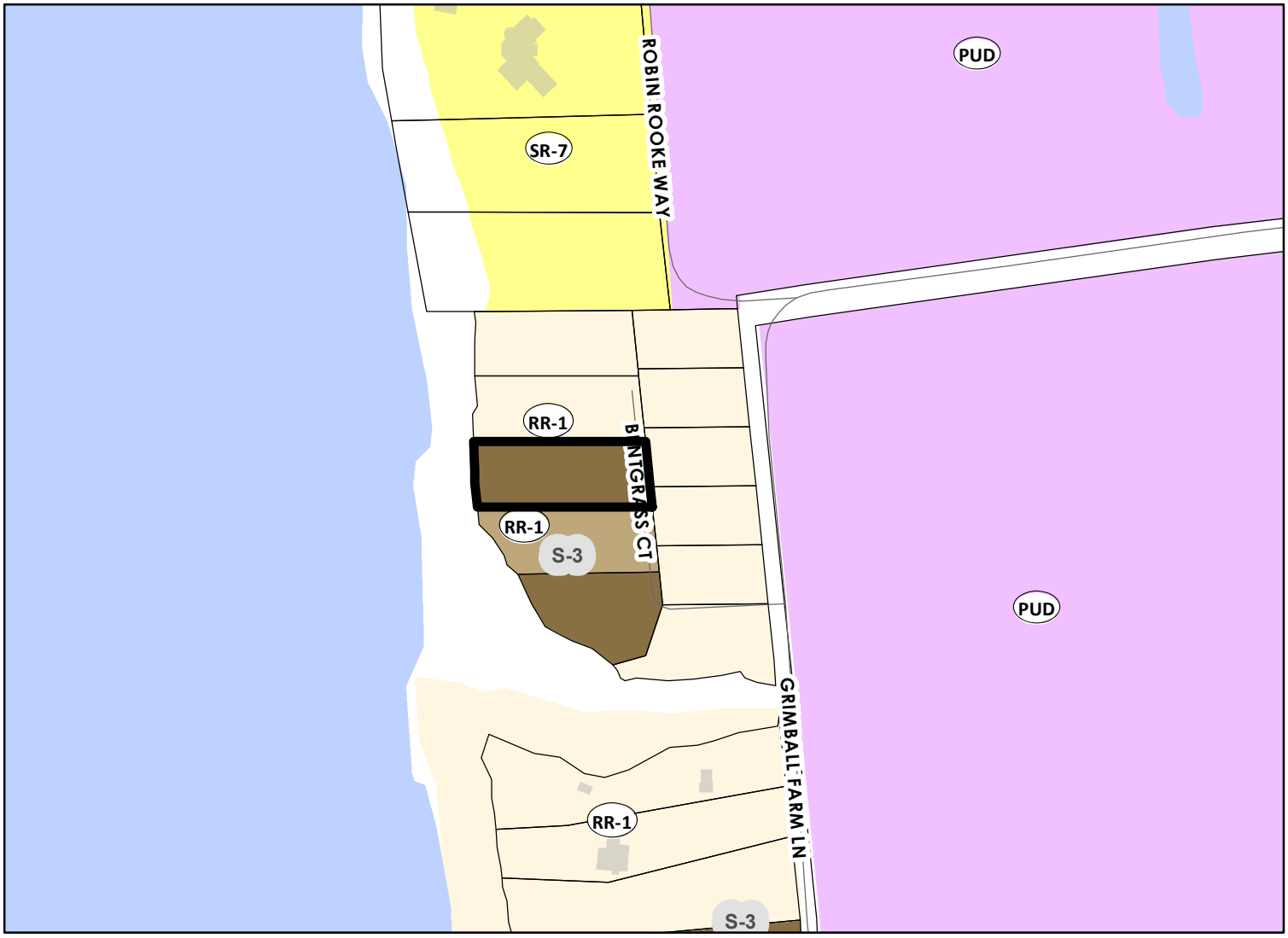
approx. 0.61 ac.

Request zoning of Rural Residential (RR-1). Special Management District (S-3) in Charleston County.

Owner: David W Dunn Trust

Area

Location



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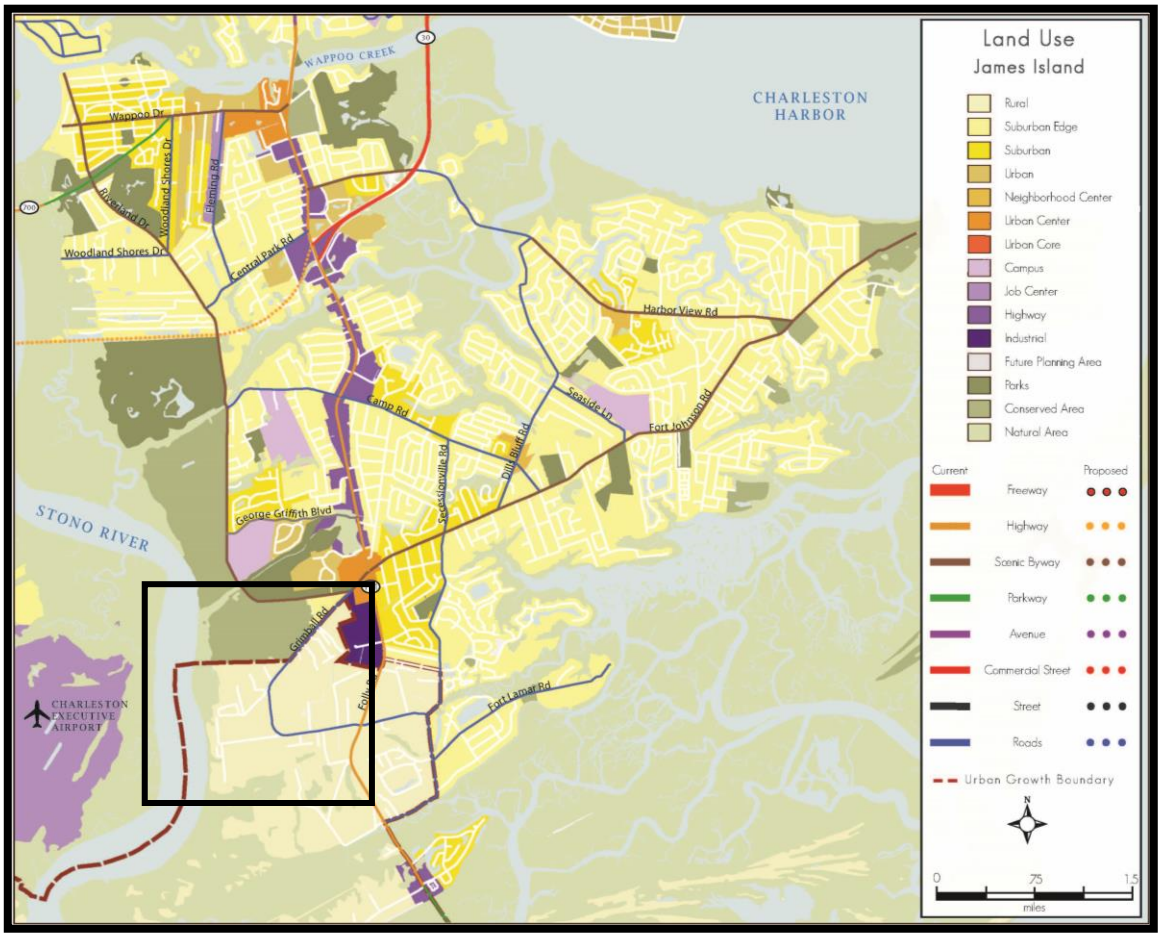
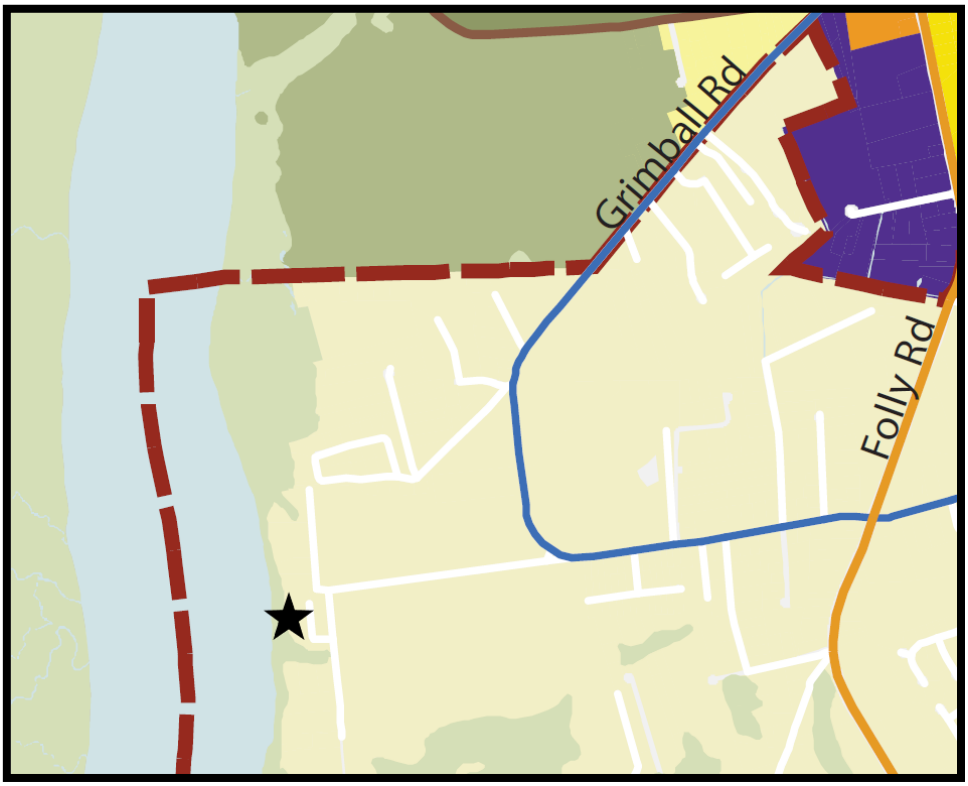
1837 BENTGRASS CT
CENTURY V PLAN – RURAL





City of Charleston

Planning Commission
June 17, 2020

ZONING 7

334 Folly Rd (Dogwood Park - James Island)

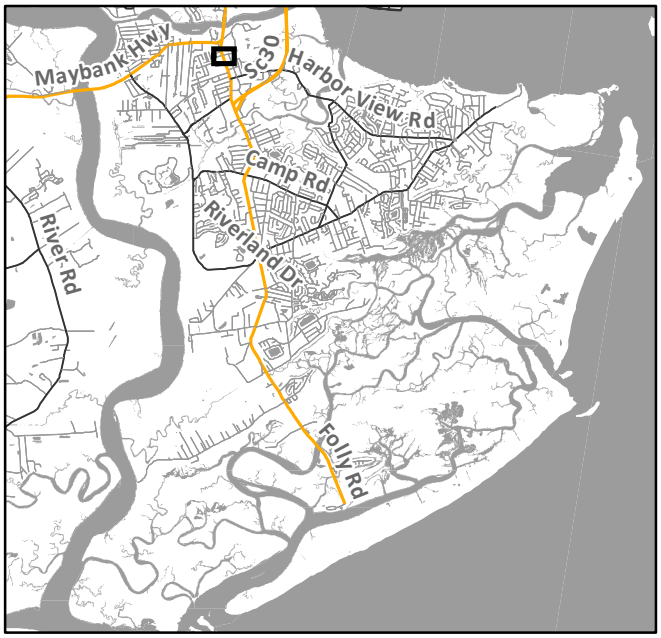
TMS # 4240500030

approx. 0.39 ac.

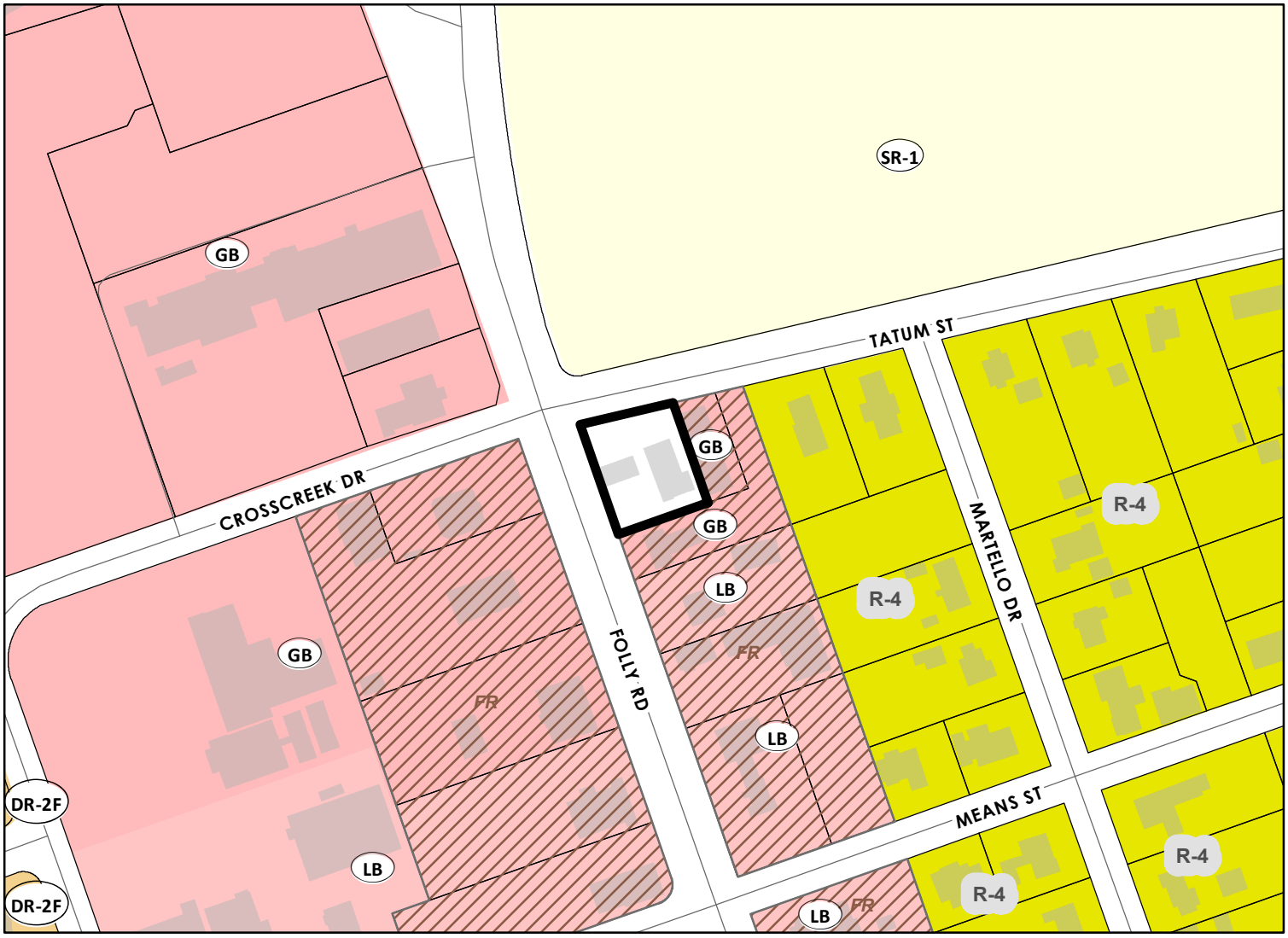
Request zoning of General Business (GB) and Folly Road Overlay (FRO). Zoned Folly Road Corridor Overlay District (OD_FRC) in Charleston County.

Owner: John and Ellen S Clair

Area



Location



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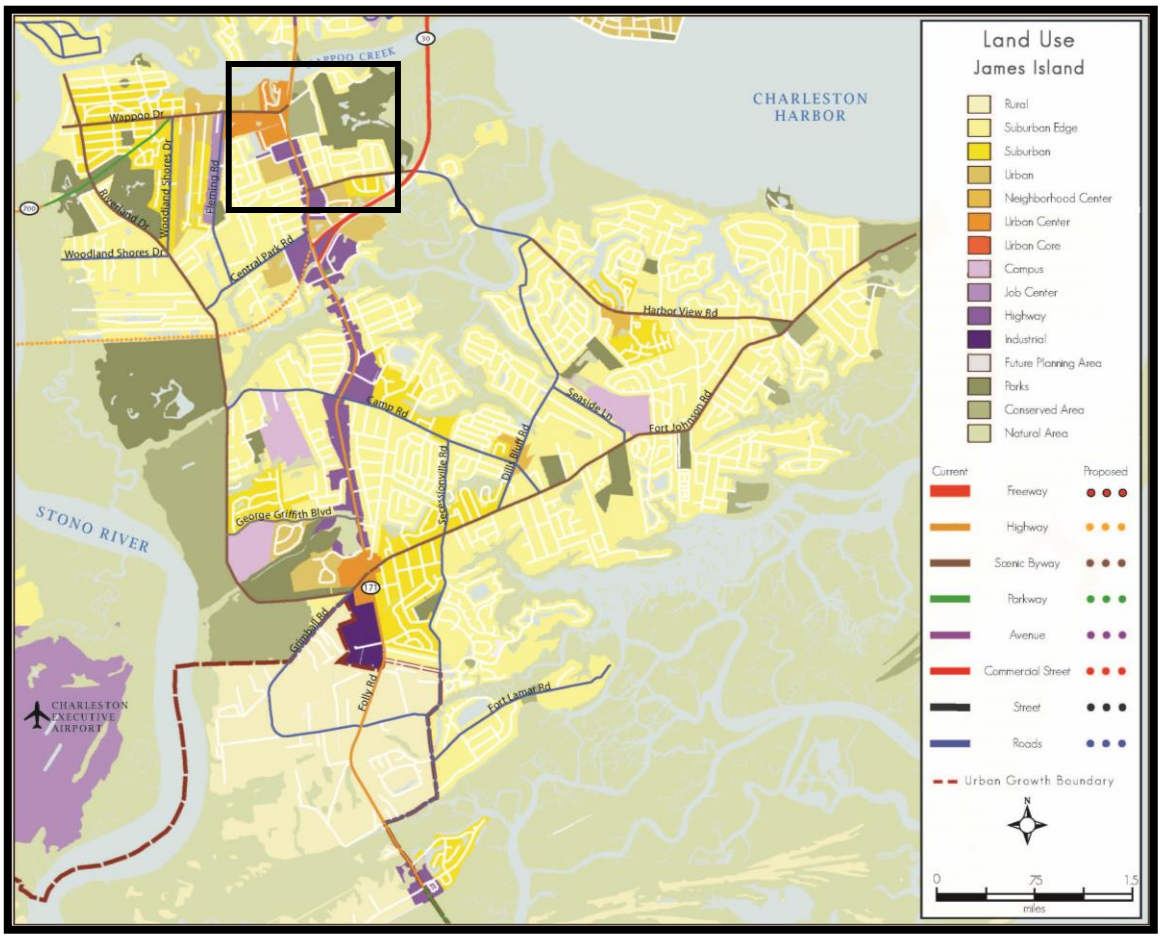
334 Folly Rd
Century V Plan – HIGHWAY



City of Charleston

Planning Commission
June 17, 2020

ZONING 8

Maybank Hwy (Johns Island)

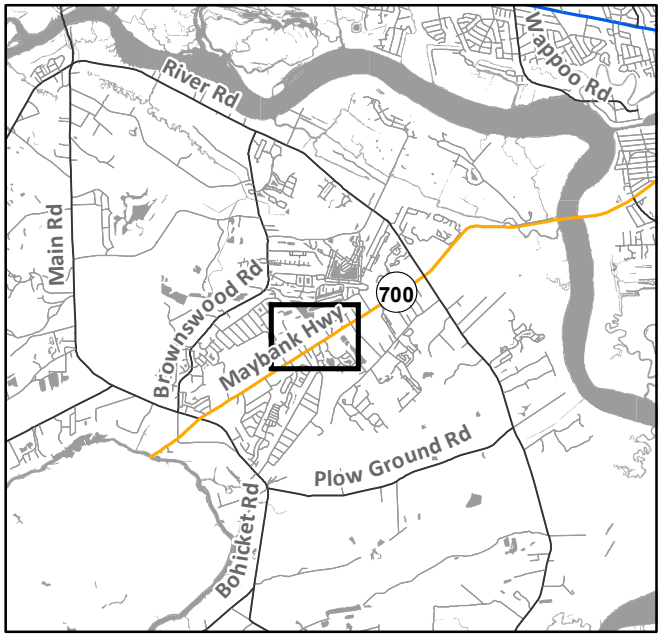
TMS # 3130000306, 034 & 035

approx. 5.52 ac.

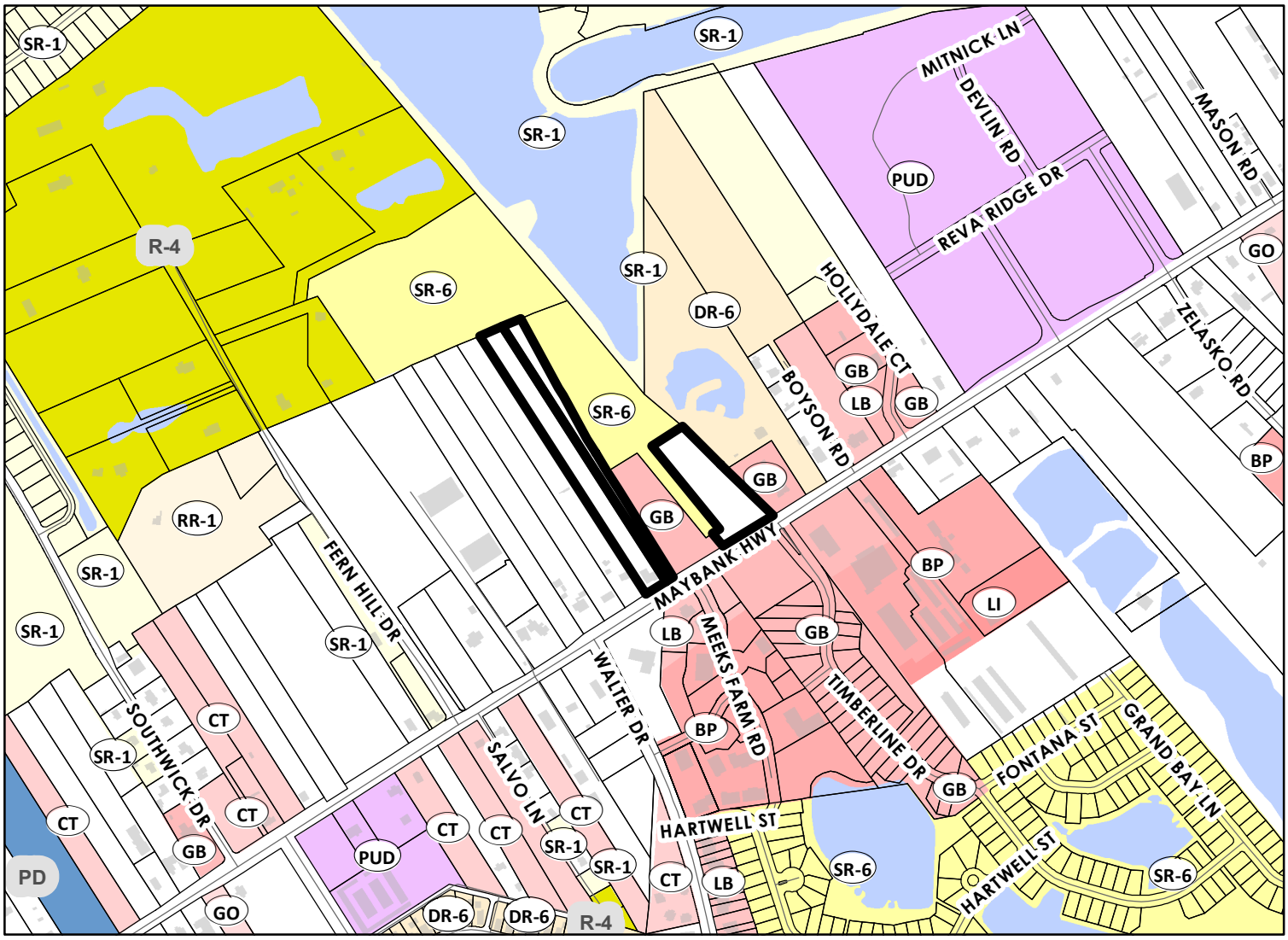
Request zoning of Planned Unit Development (PUD) (South Station). Currently zoned Maybank Highway Corridor Overlay District (OD_MHC) in Charleston County.

Owners: LMC, LLC; William Stephen Harris, Jr.
Applicant: HLA, Inc.

Area



Location



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