



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**August 19, 2020** 2 George St, Charleston, SC  
5:00PM - Regular Meeting

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF AUGUST 19, 2020

A meeting of the Planning Commission will be held **Wednesday, August 19, 2020, at 5:00 p.m.**, virtually via Zoom Webinar. Register and access the meeting online at:

[https://us02web.zoom.us/webinar/register/WN\\_qb8CCVjxTcWo8DughRZDRQ](https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ). To access via phone, dial 1 (301) 715-8592. Meeting ID# 853 0771 7064. Technical assistance line: (843) 724-3788. The meeting will be recorded and streamed on YouTube.

### **Public Comment Instructions:**

Use **one** of the following methods to request to speak at the meeting or provide comments for the Commission. **Provide your name, address, telephone number, meeting date, project number.**

**Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, August 19<sup>th</sup>:**

1. Call 843-724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to [Boards@charleston-sc.gov](mailto:Boards@charleston-sc.gov); or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3<sup>rd</sup> floor, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc) in advance of the meeting.

### **REZONINGS**

- 1. 2421 Ashley River Rd (Pierpont - West Ashley) TMS # 3551600025, 026 & 027** – approx. 8.04 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-1F).  
Owner: Homes of Hope, Inc.  
Applicant: Seamon Whiteside & Associates
- 2. 1814 Harmon St (Four Mile Hibernian) TMS # 4640200052** – approx. 2.1 ac. Request rezoning from General Business (GB) to Light Industrial (LI).  
Owner: J. Gibson Properties, LLC  
Applicant: Tradd Varner
- 3. 2 Race St (Westside – Peninsula) TMS # 4600401103** – approx. 0.46 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH) and from Old City Height District 2.5 to Old City Height District 3.  
Owner: Charleston Local Development Corporation (LDC)  
Applicant: Charleston Local Development Corporation (LDC)
- 4. Morrison Dr, Romney St & N Romney St (Laurel Island - Peninsula) TMS # 4640000006, 002, 023, 038, 4590200013, & 4611303024** – approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).  
Owners: Charleston County and LRA Promenade North LLC  
Applicant: Reveer Group

## **ZONINGS**

1. **2444 Quail Hollow Ct (Pierpont - West Ashley) TMS # 3551600069** – approx. 0.09 ac. Request zoning of Diverse Residential (DR-1). Zoned Office General (OG) in Charleston County.  
Owner: Douglas R. Wurster
  
2. **2229 Weepoolow Tr (Ashley Hall Plantation - West Ashley) TMS # 3531200017** – approx. 0.32 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: John Everett McInnis
  
3. **772 Yaupon Dr (Cainhoy) TMS # 2630004038** – approx. 2.31 ac. Request zoning of Rural Residential (RR-1). Zoned Rural Single-Family Residential (R1-R) in Berkeley County.  
Owners: Beverley D. and James P. Rardin
  
4. **1551 N Pinebark Ln (N Pinepoint - West Ashley) TMS # 3531500037** – approx. 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owners: Roscoe L. Bolton, III and Joy L. Bolton

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

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

# CITY OF CHARLESTON PLANNING COMMISSION

August 19, 2020

## Rezoning 1:

**2421 Ashley River Rd (Pierpont - West Ashley)**

## **BACKGROUND**

*Note: The rezoning of this property is pending first reading approval by City Council on August 18.*

The applicant is requesting a rezoning from General Business (GB) to Diverse Residential (DR-1F). The subject property is located on the west side of Ashley River Road (SC Hwy 61) just north of its intersection with Dogwood Road. Surrounding zoning districts include GB, Business Park (BP), Diverse Residential (DR-1F, DR-1) and Single-Family Residential (SR-4) in the City and Ashley River Road Corridor Overlay Zone in Charleston County. Surrounding uses include commercial (retail, restaurant and office) along Ashley River Road, townhomes to the south, and single-family homes to the west. Notable nearby large commercial developments include a strip center across Ashley River Road and a self-storage business to the north.

This part of West Ashley is mix of suburban uses with various types of residential units and a wide variety of services nearby to residential. The area is served by a CARTA route.

The proposed use for the property is workforce housing and is a permitted use in both the GB and DR-1F zoning districts. The request DR-1F zoning would constitute a “down-zoning” as the residential density would decrease from 26.4 units per acre to 19.4 units per acre. None of the many commercial uses permitted in the GB zoning would be permitted in the DR-1F district including gas stations, storage, bars and restaurants. The main reason for the rezoning request is to put the property in a zoning district and fire code district more appropriate for residential construction.

## **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 District** which contains a wide variety of commercial and residential in a suburban context. Given the existing zonings, existing pattern of development in the surrounding area and the plan recommendation the proposed DR-1F zoning is appropriate for this site.

## **STAFF RECOMMENDATION**

APPROVAL

## REZONING 1

2421 Ashley River Rd (West Ashley)

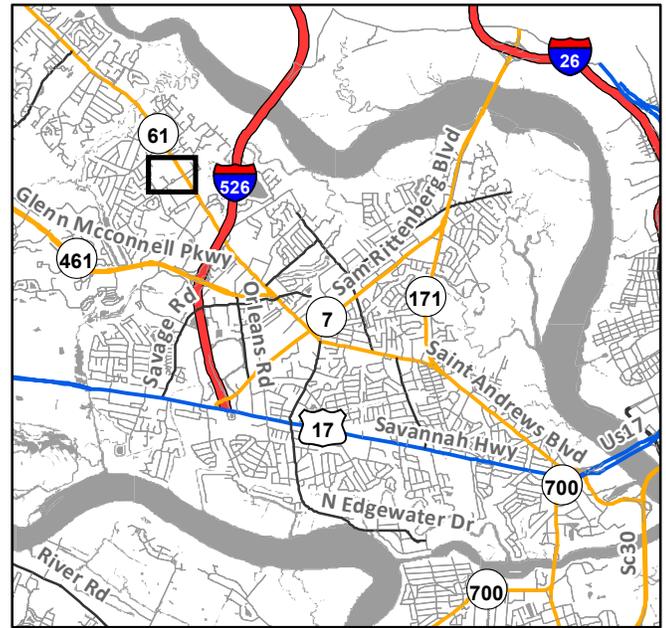
TMS # 3551600025, 026 & 027

approx. 8.04 ac.

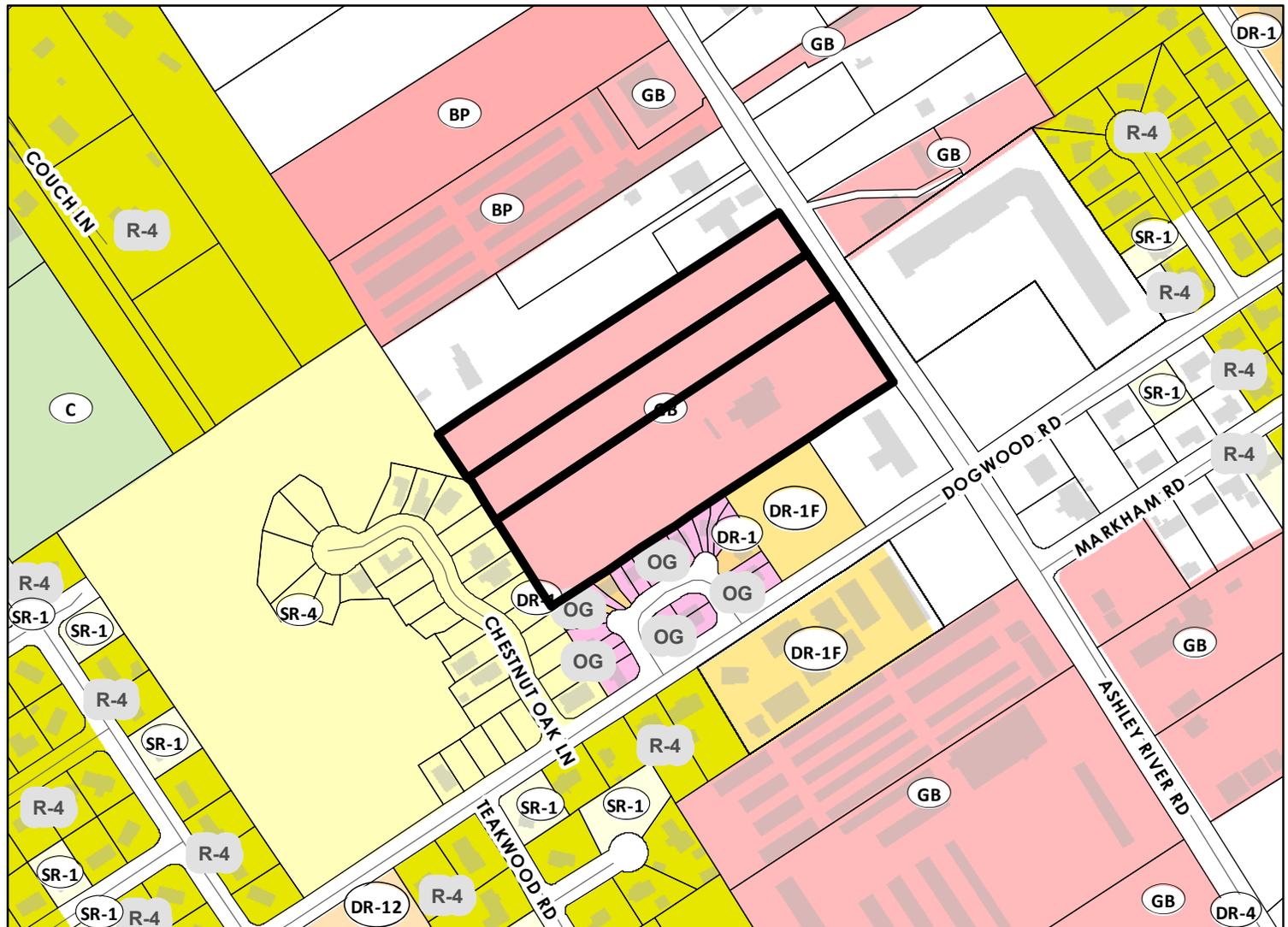
Request rezoning from General Business (GB) to Diverse Residential (DR-1F)

Owners: Homes of Hope, Inc.  
Applicant: Seamon Whiteside & Associates

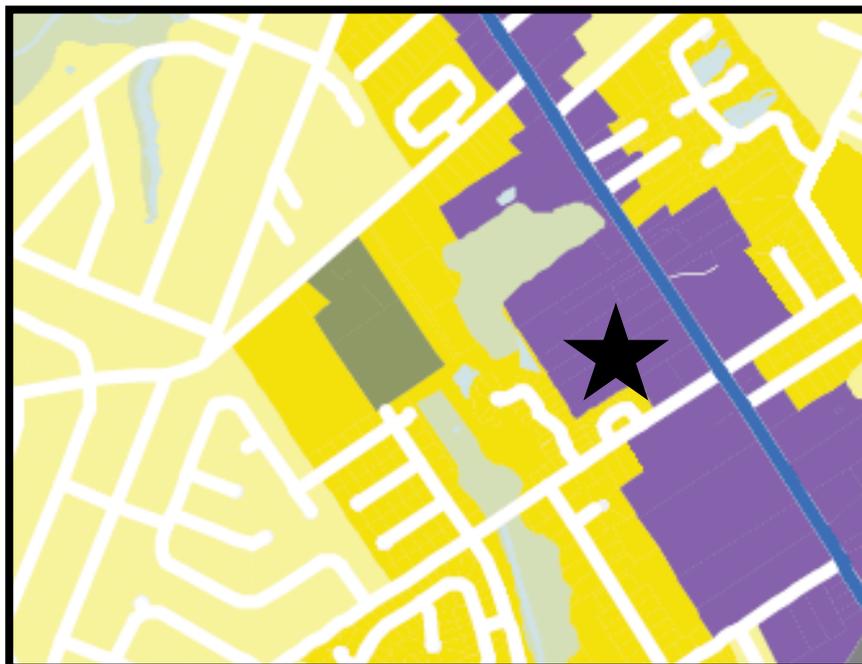
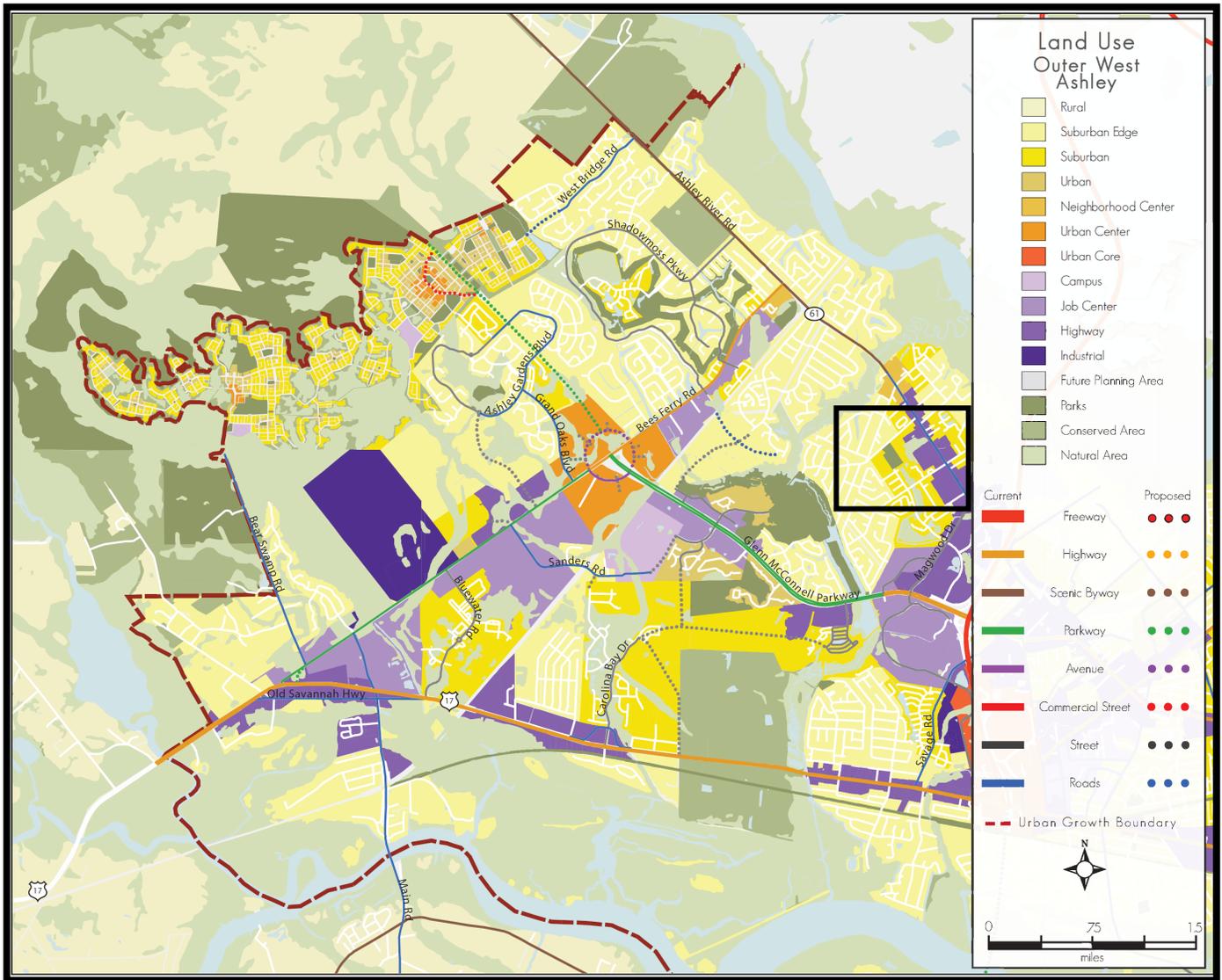
Area



Location



# 2421 ASHLEY RIVER RD CENTURY V PLAN – HIGHWAY



# CITY OF CHARLESTON PLANNING COMMISSION

August 19, 2020

## Rezoning 2:

**1814 Harmon St (Four Mile Hibernian)**

## **BACKGROUND**

The applicant is requesting a rezoning from General Business (GB) to Light Industrial (LI). The subject property is located on the northeast corner of Harmon Street and Herbert Street in the peninsula neck area. Surrounding zoning districts include GB, Light Industrial (LI) and Heavy Industrial (HI). Surrounding uses include trucking/distribution companies, a tire company, warehousing, outdoor vehicle storage, a woodworking, shop, a variety of small offices and a large vacant lot.

The proposed LI zoning district would allow a few more uses than the General Business zoning district including warehousing, light manufacturing and trucking uses among others, but most of these industrial types of uses currently surround the subject parcel.

## **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 **Industrial** which contains a variety of commercial and industrial uses in typical one-story, practical buildings surrounded by large areas of concrete, asphalt and gravel parking and storage lots. This part of the City is one of the few areas where true industrial uses are permitted and appropriate given the historic intensity of uses in the neck for many decades. Allowing increased flexibility of use will encourage and retain jobs in an important sectors of the economy. Given the existing zonings, existing pattern of development in the surrounding area and the plan recommendation the proposed LI zoning is appropriate for this site.

## **STAFF RECOMMENDATION**

APPROVAL

## REZONING 2

1814 Harmon St (Four Mile Hibernian)

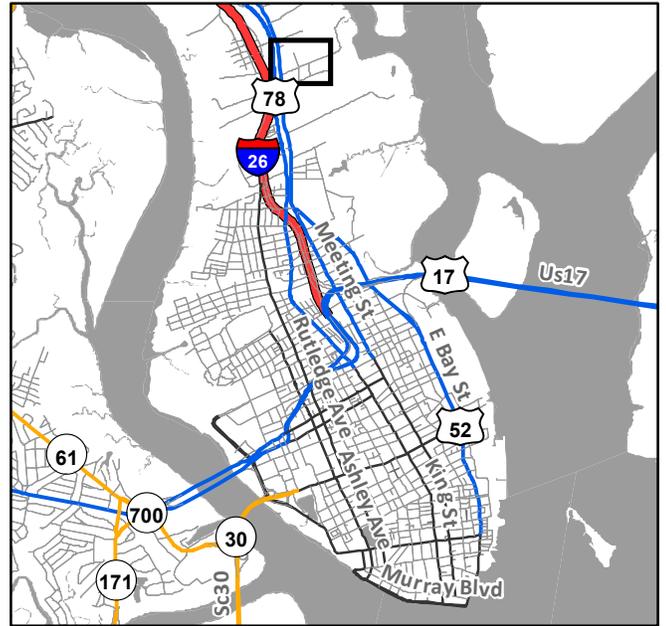
TMS # 4640200052

approx. 2.1 ac.

Request rezoning from General Business (GB)  
to Light Industrial (LI).

Owner: J. Gibson Properties, LLC  
Applicant: Tradd Varner

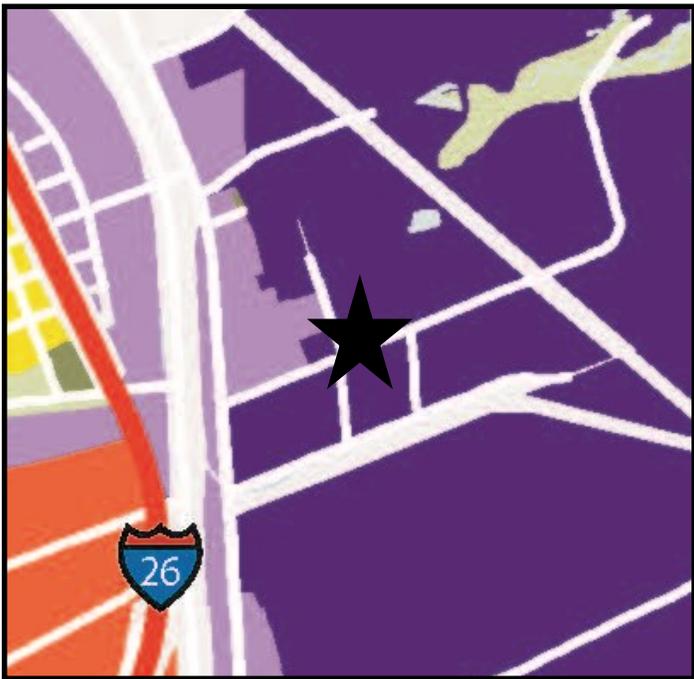
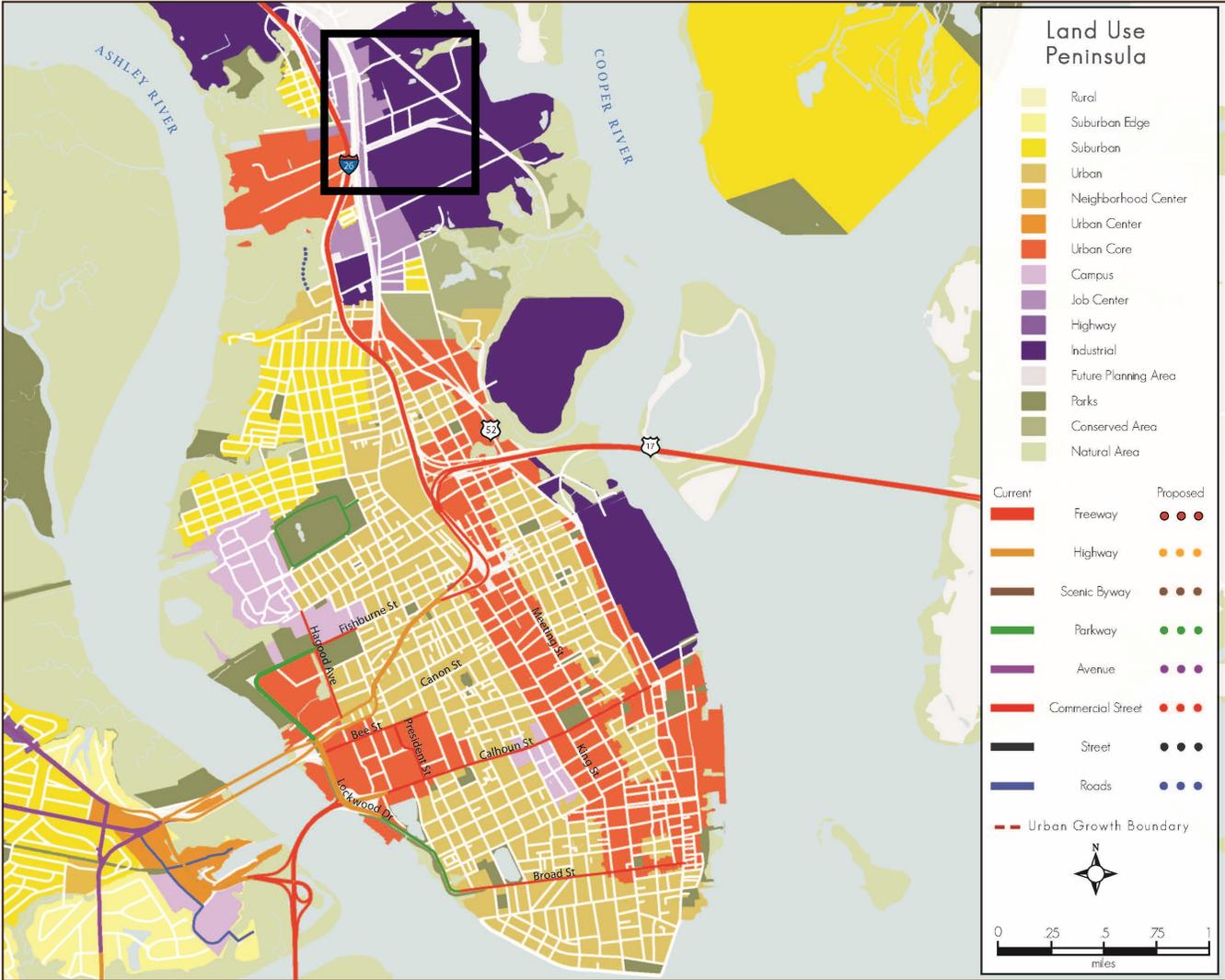
Area



Location



# 1814 Harmon St CENTURY V PLAN – INDUSTRIAL



# CITY OF CHARLESTON PLANNING COMMISSION

August 19, 2020

## Rezoning 3:

**2 Race St (Westside – Peninsula)**

## **BACKGROUND**

*Note: The rezoning of this property is pending first reading approval by City Council on August 18.*

The applicant is requesting a rezoning from General Business (GB) Mixed-Use/Workforce Housing (MU-1/WH) and from Old City Height District 2.5 to Old City Height District 3. The subject property is located on the northwest corner of King Street and Race Street. Surrounding zoning districts include GB and Diverse Residential (DR-1F, DR-2F & DR-1) with some MU-1/WH and MU-2/WH zoning districts nearby. Most of the immediate area is in the 2.5 Old City Height District. Surrounding uses include multi-family residential, single-family homes, restaurants and fitness/recreation studios; especially along King Street. Most of the surrounding commercial uses are one and two-story buildings while many of the homes are 2 ½ stories and the adjacent multi-family buildings are three-stories.

The neighborhood has seen a resurgence of activity during the past few years with new office buildings, renovated shops and restaurants and affordable housing providing new life to this area of the peninsula. The area is very walkable and has a healthy mix of residential units and a wide variety of services. The neighborhood is well-served by CARTA and many job centers on the peninsula are reached easily by foot or bicycle.

The Charleston Local Development Corporation (LDC) and City of Charleston are proposing redevelopment of the existing one-story (former medical office) building into a new building with opportunity for a mix of uses and workforce housing. If residential units are built in the MU-1/WH district the zoning code requires on-site workforce housing or a payment into a fund for construction of workforce housing elsewhere. Because the MU-1/WH district allows the same uses as allowed in the Limited Business (LB) district, this would be considered a “downzoning” from the standpoint of intensity of commercial uses. The residential density in MU-1/WH is unlimited, however, the current and proposed height district would be limiting in such a way as to prevent development out of character with the neighborhood.

## **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 contains a wide variety of commercial and residential buildings and uses in a more urban context with walkable streets and access to transit. Given the existing zonings, existing pattern of development in the surrounding area and the plan recommendation, the proposed MU-1/WH and Old City Height District 3 zoning is appropriate for this site.

## **STAFF RECOMMENDATION**

APPROVAL

## REZONING 3

2 Race St (Peninsula)

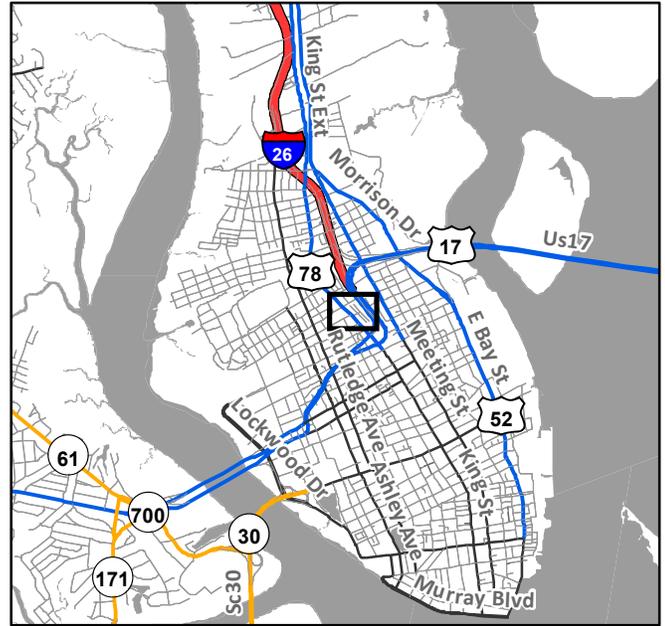
TMS # 4600401103

approx. 0.46 ac.

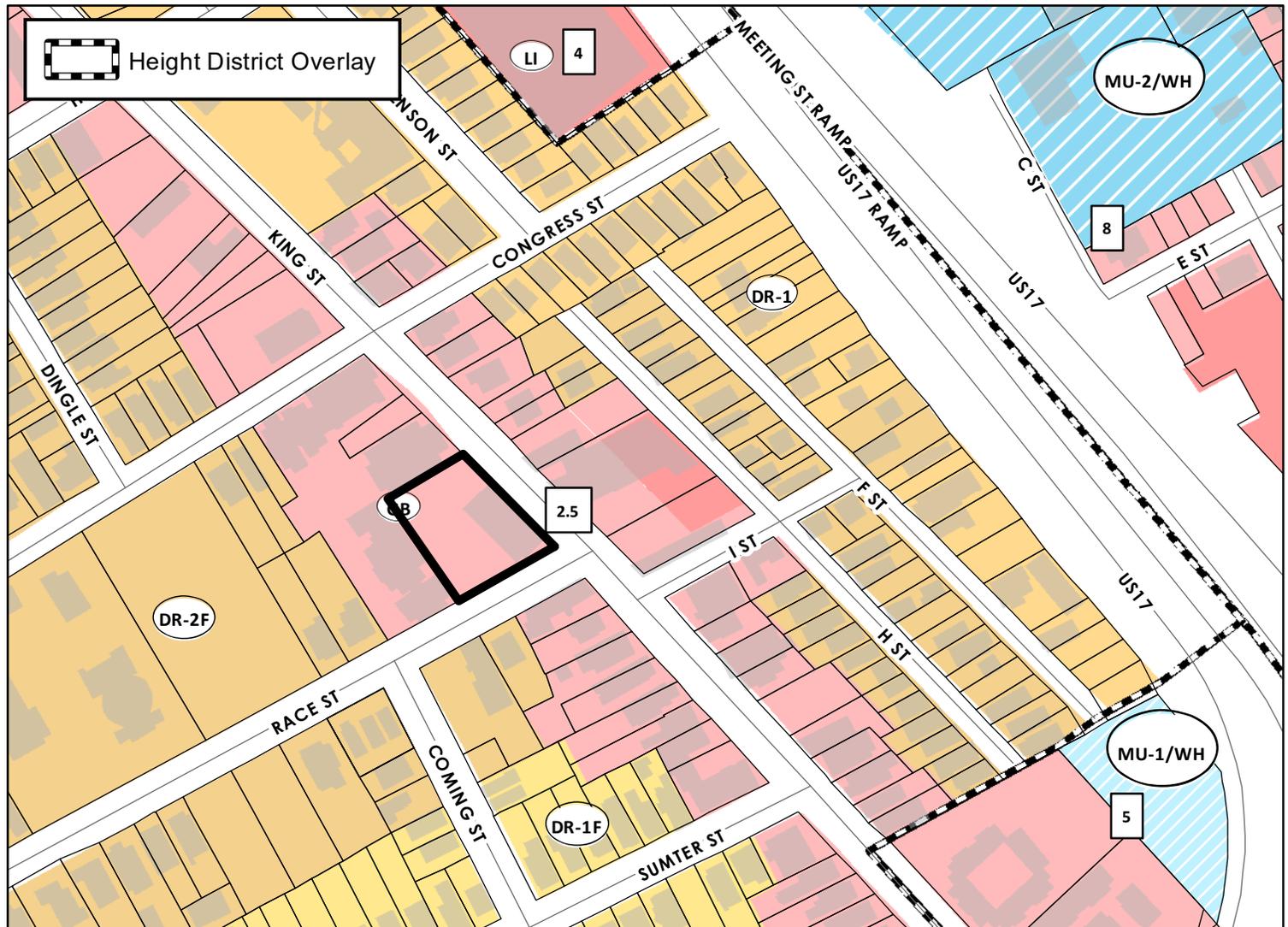
Request rezoning from General Business (GB) to  
Mixed-Use/Workforce Housing (MU-1/WH)  
and from Old City Height District 2.5  
to Old City Height District 3.

Owner and Applicant: Charleston Local Development  
Corporation (LDC)

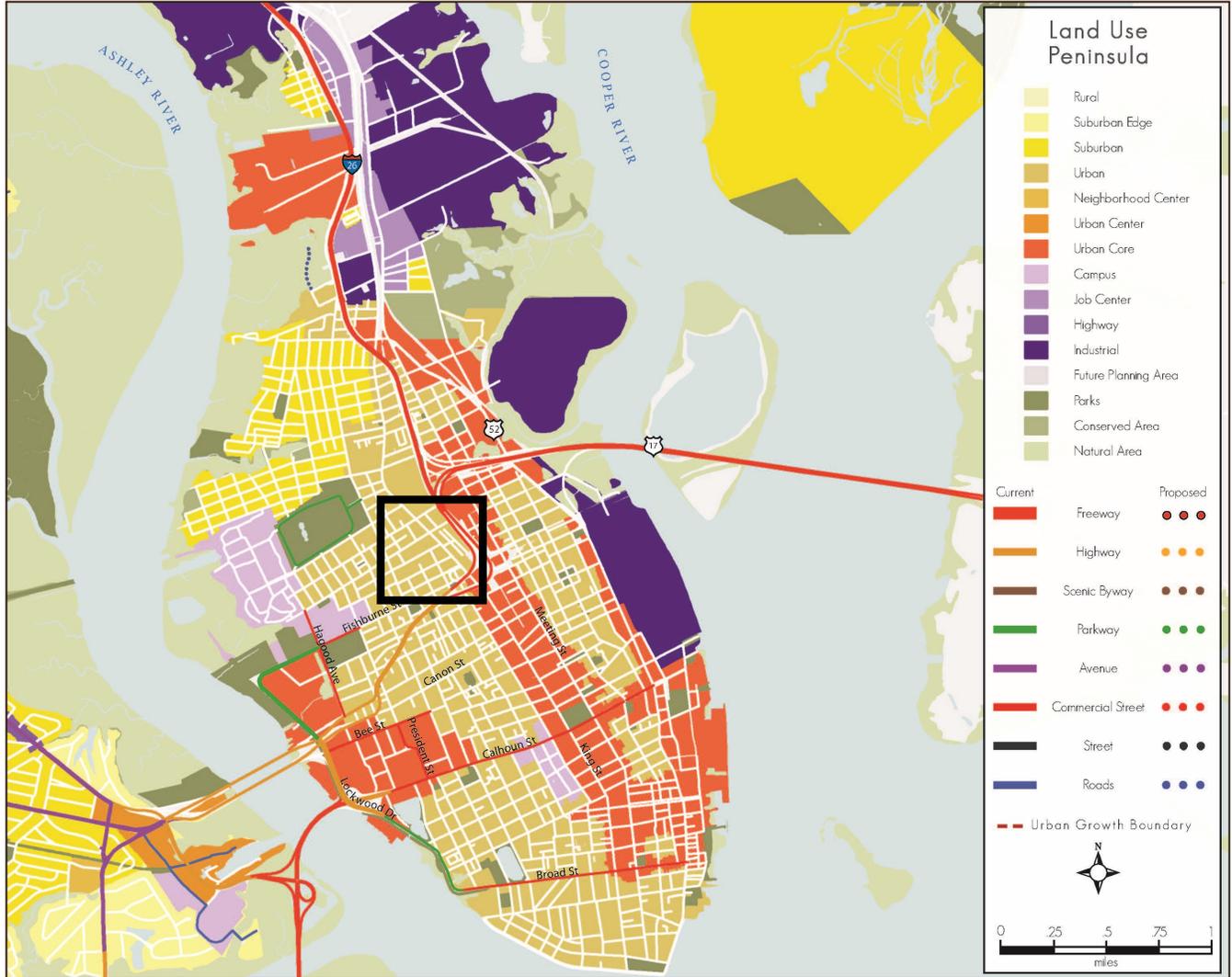
### Area



### Location



## 2 Race St CENTURY V PLAN – URBAN



# CITY OF CHARLESTON PLANNING COMMISSION

August 19, 2020

## Rezoning 4:

### Laurel Island PUD (Peninsula)

## BACKGROUND

*Note: This item was presented as information only during the July. The applicant is requesting action on this item.*

The applicant is requesting a rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island). The application consists of six properties located on and to the east of Morrison Drive and Romney Street. The bulk of the property consists of a former landfill site bounded by the Cooper River and Charleston Harbor on the east and South Carolina State Railway on the west. The application also consists of the recycling center and magistrate court facilities owned by Charleston County located on Romney Street and Morrison Drive, respectively.

The proposed Laurel Island PUD is approximately 196 acres in size making up a considerable portion of the upper peninsula. Typical of PUDs, the proposal consists of a mix of uses with a large number of residential units (including 10% workforce housing units), retail, office, entertainment, accommodations and parks. As required by Zoning Code, the PUD will include open space (39.2 acres), 25% of which be usable open space such as parks, paths, trails, public piers and docks.

The site is currently accessed by public roadway via Romney Street but the PUD plan proposes two new roads to the north and south of Romney Street and bridging the existing railroad and marsh areas to provide appropriate levels of access to the development.

## 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 Core** and **Industrial** designations. Urban Core areas are typified by the City's most dense urban areas with a wide variety of uses in an urban setting consisting of mostly multi-story buildings, small blocks and multi-modal streets. Industrial areas typically contain the City's most intense uses without the variety one would see in the urban core but can often evolve into more urban forms as has been happening on the peninsula over the past several decades. The former landfill site and publicly-owned lands provide a unique chance to extend the City's urban pattern in this area to meet growth demands and provide housing, jobs and recreation opportunities for existing and new residents. Given the potential benefits to the public for development of this underutilized corner of the City, a rezoning to a PUD designation is appropriate.

## STAFF RECOMMENDATION

APPROVAL

## REZONING 4

Laurel Island

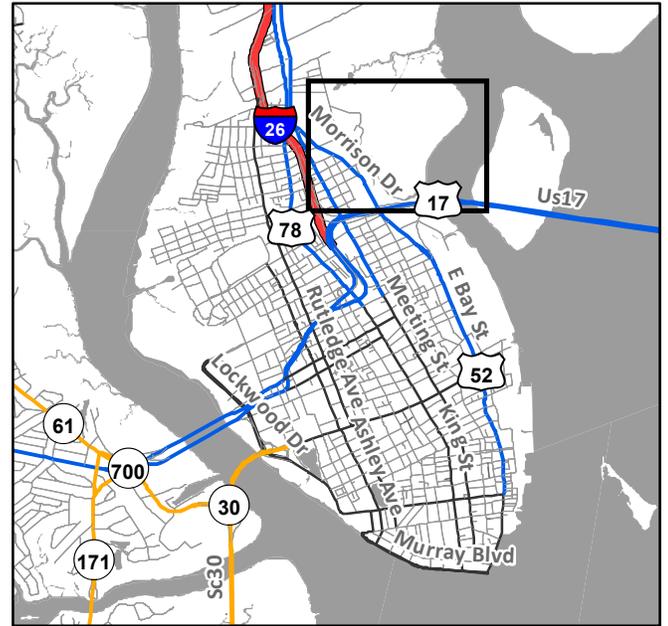
TMS # 4640000006, 002, 023, 038,  
4590200013 & 4611303024

approx. 196.1 ac.

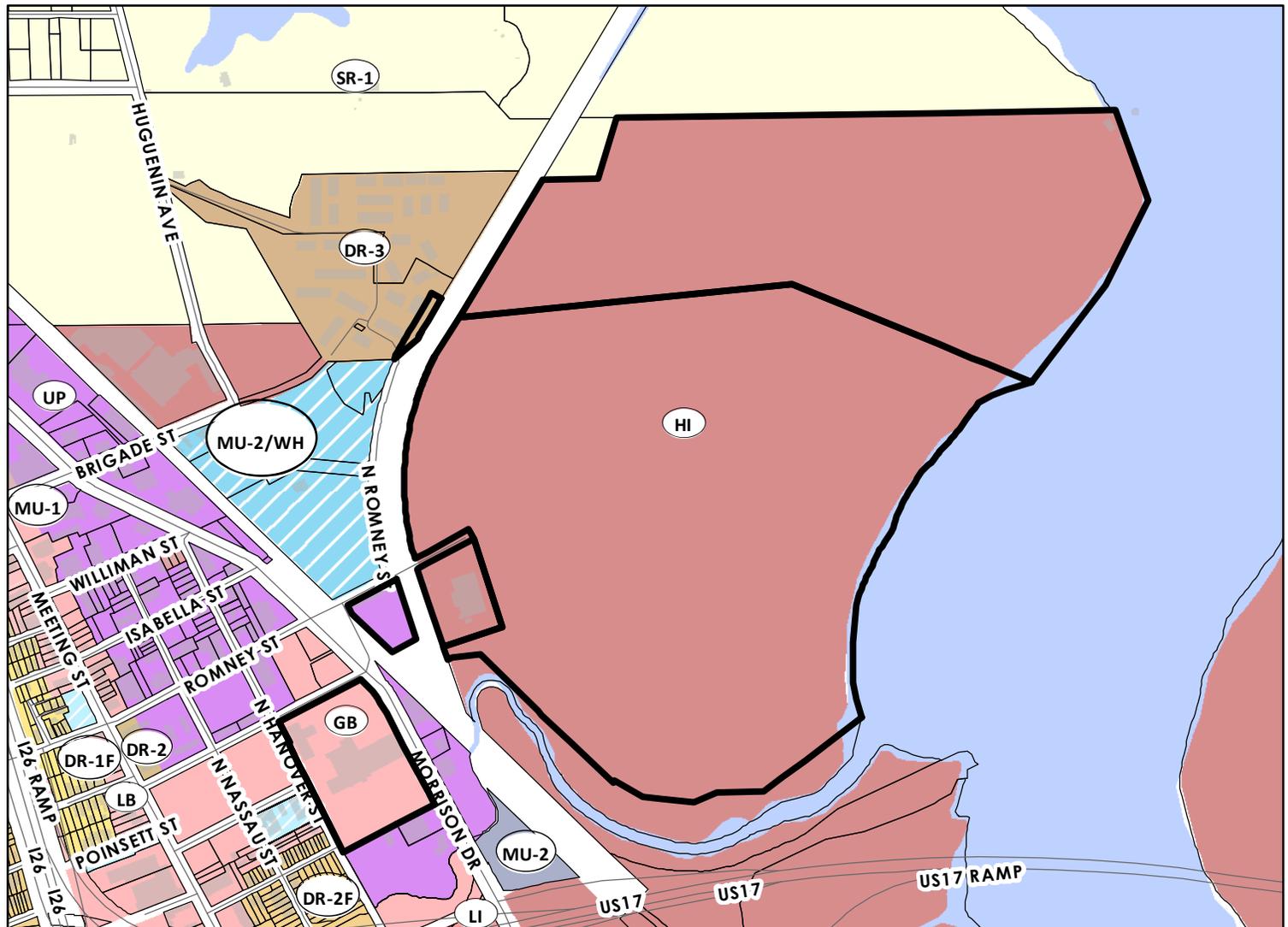
Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).

Owners: Charleston County and LRA Promenade

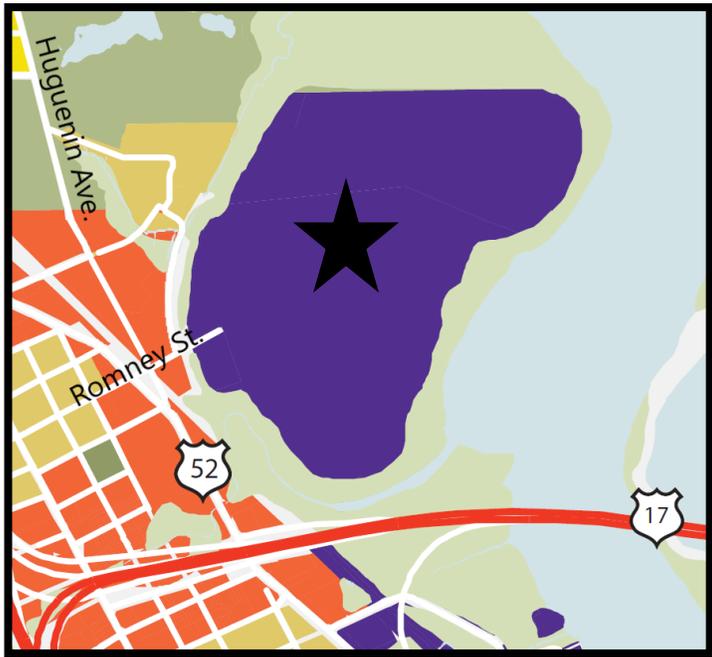
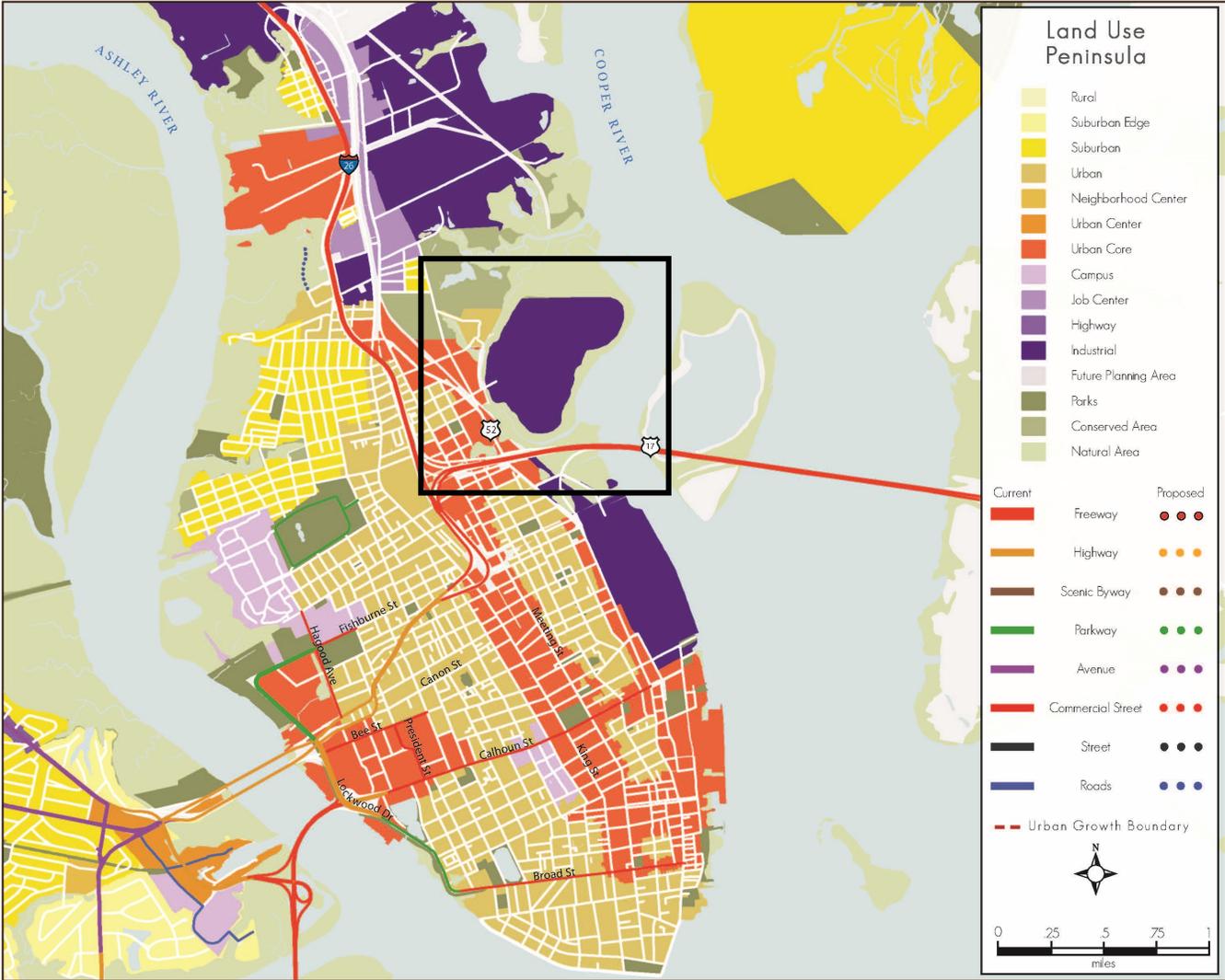
### Area



### Location



# LAUREL ISLAND CENTURY V PLAN – INDUSTRIAL & URBAN CORE



# LAUREL ISLAND

PLANNED UNIT DEVELOPMENT  
Charleston, South Carolina

**Applicants:**

Reveer Group, LLC  
2971 W. Montague Ave., Ste. 101  
North Charleston, SC 29418

**Owners:**

LRA Promenade, LLC  
LRA Promenade North, LLC  
171 17th Street, Ste. 1575  
Atlanta, GA 30363

Charleston County  
995 Morrison Drive  
Charleston, SC 29403

**August 19, 2020**

**Application#: PUD2019-000010**

Prepared by: Hellman Yates & Tisdale, Bello Garris Architects, and Reveer Group

Laurel Island  
Planned Unit Development  
Charleston, South Carolina

1. Relationship to Zoning Ordinance
2. Introduction and Background Information
  - 2.1. Background and Ownership
  - 2.2. Current Zoning
  - 2.3. Development Goals
  - 2.4. Workforce Housing
3. Land Use
  - 3.1. Area Breakdown
  - 3.2. Net Density and Calculations
  - 3.3. Adequate Public Facilities
4. Zoning Criteria
  - 4.1. Development Standards
  - 4.2. Permitted Uses; Hours
    - 4.2.1 Excluded Uses
  - 4.3. Parking Standards
5. Outdoor Space
  - 5.1. Outdoor Space Requirements
  - 5.2. Outdoor Space Types
6. Buffers
7. Tree Summary
8. Right-Of-Way
9. Drainage Basin Analysis
  - 9.1. Flood Zone
  - 9.2. Existing Topography and Drainage
  - 9.3. Wetlands Verification
  - 9.4. Preliminary Stormwater Techniques
10. Traffic Study
11. Cultural Resources Study
12. Letters of Coordination
13. Additional Information
  - 13.1. Design Review and Modifications
  - 13.2. Laurel Island Conceptual Master Plan

## Appendix

### A. Figures

1. Base Plan
2. Land Use Plan
3. Detailed Land Use Plan
4. Height District Plan
5. Open Space Plan
6. Pedestrian/Bicycle Circulation Plan
7. Street Types Plan
8. Street Type Sections

### B. Traffic Models

1. Land Intensity Conversion Matrix
2. Traffic Study

### C. Cultural Resources Study

### D. Letters of Coordination

### E. Survey

### F. Additional Drawings

- Exhibit 1: Location Map
- Exhibit 2: Aerial
- Exhibit 3: Project Parcels
- Exhibit 4: Existing Conditions
- Exhibit 5: Wetland and Critical Lines
- Exhibit 6: Existing Drainage
- Exhibit 7: FEMA Flood Maps

### G. LIBAR Rules and Regulations

## Section 1: Relationship to Zoning Ordinance

The Development Guidelines and Land Use Plan for the Laurel Island Planned Unit Development (PUD), attached hereto and made a part hereof, are part of the PUD Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

- a. Consistency with the City's Century V Plan, as the underlying property is designated Peninsula;
- b. Better achieving the goals of the Century V Plan and all adopted plans for the subject property than the current zoning, as the PUD tailors the uses and plans to better meet the community's input and serve its needs;
- c. Consistency with the City's adopted master road plan as modeled herein;
- d. Better protecting and preserving natural and cultural resources, if any, than the existing primarily Heavy Industrial zoning resulting in more green space and more compatible uses with neighboring properties;
- e. Compatibility with the density and maximum building height of adjacent developed neighborhoods, by adjusting the height from the maximum currently allowed and considering the height of the Ravenel Bridge and other nearby uses, heights, and densities;
- f. Creating connectivity with the existing network of public streets in adjacent neighborhoods and areas by including provisions for public and private connections;
- g. Providing for adequate parking for residents and users;
- h. Confirming accommodation by existing and planned public facilities including but not limited to, roads, sewer, water, schools, and parks as is evidenced by the included traffic study, coordination letters, and newly proposed usable open space;
- i. Providing for new public facilities, including open space and recreational amenities as well as locations for other governmental services;
- j. Adequately providing for the continued maintenance of common areas, open space, and other public facilities not dedicated to the City by making the foregoing an obligation of the current and any future property owner; and
- k. Providing for a mixture of residential, commercial, conservation, and other uses.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Laurel Island PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Laurel Island PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted Laurel Island PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Laurel Island PUD Master Plan was approved by Charleston City Council on \_\_\_\_\_, Ordinance Number \_\_\_\_\_.

## **Section 2: Introduction and Background Information**

### **2.1 Background and Ownership**

Laurel Island's PUD includes six (6) parcels totaling 196.1 acres and composed of 165.3 acres of highland (84%) and 30.8 acres of wetlands and marsh. Three of the parcels are contiguous (I, II, and VI), hereinafter, the Laurel Island Site, and described collectively. The remaining three parcels (III, IV, and V) are described individually, as further set forth in the table below.

The Laurel Island Site has a robust history, notably serving as the Rumney Distillery in the 1790's, leading to its main access point of "Rumney Street". It later served as the Armory for the State of South Carolina, containing gun powder magazines during the Civil War, before ultimately becoming the Romney and Holston Landfills in the 1970's. A history of Laurel Island is presented in **Figure 1**.

The landfills ceased operating in the 1980s and were purchased by Lubert Adler in 2003. Lubert Adler began working to create a full-service resort on the site, but was ultimately unsuccessful due to several factors, including the Great Recession of 2008 and the site's environmental conditions. In 2013, the Port of South Carolina began looking to use the site as a new port facility but has since decided to not build a new terminal facility. A summary of the planning related to Laurel Island is presented in **Figure 2**.



# Laurel Island – 12 Years of Planning



Figure 2: Laurel Island Planning

Given the significant increase in the cost of housing across Charleston, it is submitted that the best use of this site will be a mixed-use community, comprised with a heavy component of workforce housing. The current Heavy Industrial zoning on the majority of the site does not allow for this use, and as such, the property is proposed to be re-zoned as a Planned Unit Development.

Current ownership of the property is as follows:

<b>Laurel Island PUD Project Parcels</b>			
Parcel ID	TMS#	Owner	Acreage
I	4640000006	LRA Promenade North LLC	69.04
II	4640000002	LRA Promenade LLC	114.22
III	4590200013	LRA Promenade North LLC	1.42
IV	4640000038	LRA Promenade North LLC	0.40
V	4611393924	Charleston County (995 Morrison)	8.01
VI	4640000023	Charleston County (Recycling Center)	3.01
<b>Total Acreage</b>			<b>196.1</b>

## 2.2 Current Zoning



The current Zoning for the parcels is set forth below, and allows a broad range of residential, commercial, and industrial uses and activities.

<b>Parcel ID</b>	<b>TMS Number</b>	<b>Current Zoning</b>	<b>Height Limits</b>
I	4640000006	Heavy Industrial	W Height District
II	4640000002	Heavy Industrial	W Height District
III	4590200013	Upper Peninsula	4-12 Story Height District
IV	4640000038	Diverse Residential 3	50' / 3 stories
V	4611303024	General Business	85' (Tech Corridor Overlay)
VI	4640000023	Heavy Industrial	W Height District

The Laurel Island Site is bounded by roadways and railways on three sides of the site, with the fourth side being bounded by Town Creek and the Cooper River.

### **2.3 Development Goals**

Development within the Laurel Island PUD shall follow these Guiding Principles:

#### **Connection to the Environment**

The unique nature of the site as an island should be celebrated. As such, the street grid will be oriented with the environment in mind where possible and will provide view corridors to the water at the ends of the majority of streets.

A network of public parks will be integral to the overall plan. A public pedestrian and bike path will encircle the majority of the island's edge, and other direct public accesses to the water will be provided via paths and docks.

#### **Sustainable and Resilient Practices**

As the project is a high-density development to be built on former landfill site within downtown Charleston, it provides an option to sprawl-like development further from the city center. In addition, an emphasis on connections to public transportation and the incorporation of bicycle and pedestrian routes will reduce energy consumption and should serve to limit the demands of further traffic entering from outside the peninsula.

Building designs will employ sustainable practices through their orientation, materials and architectural elements. Critical infrastructure will be designed with resiliency as a goal. Bridges, utilities and drainage pipes will be able to stand the test of time and remain high, dry and connected as the climate changes and natural disasters occur.

#### **Social and Economic Diversity**

The diverse social and economic community of Charleston will be reflected. Toward that end, a significant amount of affordable/workforce housing will be provided. The other land types will include an overlapping of commercial office, multi-family, retail, and entertainment uses, allowing for a mix of race, income and age, and creating a true community.

### **Quality of the Public Realm**

Laurel Island will be organized around a public realm that supports a high quality pedestrian experience. Similar to Charleston, the streets will be arranged as primary and secondary streets, depending on their primary uses and orientations and will incorporate a mix of uses. Public parks, plazas and other open spaces will be woven into the street grid and overall plan, and the design of buildings will activate and engage the public realm.

### **Authenticity**

It is important that a true, authentic “place” is created, and many of the elements in the other principles will contribute toward this goal. The organization of the street plan itself will be drawn from the constraints and character of the site rather than from a random pattern. The layout will be orderly but flexible, allowing for the development to grow and adapt organically, just as a true community does.

Laurel Island will be inspired from Charleston’s defining elements—but will also be guided by more recently-developed practices in site planning and building design. The existing historic sites will be preserved and celebrated, with some to be publicly accessible.

## **2.4 Workforce Housing**

At all times from the enactment of the Laurel Island PUD, during the development of the Laurel Island Site, upon the completion of the development thereof, and at all times thereafter no less than ten (10%) percent of all residential dwelling units located on the Laurel Island Site shall be Workforce Housing (the “Permanent Workforce Housing”). Furthermore, from the enactment of the Laurel Island PUD and for a period of ten (10) years thereafter (the “Amortization Period”), an additional ten (10%) percent of the non-Permanent Workforce Housing located on the Laurel Island Site shall also be Workforce Housing (the “Amortized Workforce Housing”).

Workforce Housing, whether Permanent Workforce Housing or Amortized Workforce Housing shall mean Rental Workforce Housing Units to Qualified Households for Affordable Rent, as such terms are defined below. Nothing herein shall prevent or prohibit the relocation, replacement, or reduction (of the overall percentage) of Workforce Housing within the Laurel Island Site from time to time, provided the overall percentage of Permanent Workforce Housing shall not, upon completion of the development of the Laurel Island Site, be less than ten (10%) percent of all dwelling units located on the Laurel Island Site and the Amortized Workforce Housing shall not, during the Amortization Period, be less than ten (10%) percent of the total of all of the non-Permanent Workforce Housing dwelling units located on the Laurel Island Site.

Rental Workforce Housing Unit: A dwelling unit, where occupants have, in the aggregate, household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units.

Qualified Household: Households where occupants have, in the aggregate a household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental workforce housing units.

Affordable Rent: An amount equal to thirty (30%) percent of eighty (80%) percent of the annual Income Limits as published by the City of Charleston Department of Housing and Community Development, or its successors, for the median household size. In the absence of such information, the annual rent charged by the owner shall not exceed thirty (30%) percent of the annual household income.

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.

Area Median Income (AMI): Area median income (AMI) shall be as determined annually by the City of Charleston Department of Housing and Community Development, or its successors.

### **Section 3: Land Use**

#### **3.1 Area Breakdown**

Below is a breakdown of the Laurel Island PUD's total project acreage, marsh/wetland/open water area, and remaining developable area.

Total Project Area	196.1 ac.	
Total Marsh/Wetland/Open Water Area	30.8 ac.	15.7% of Total Area
Total Developed Area (Blocks, Parks, & R/W)	165.3 ac.	84.3% of Total Area
	Sum = 196.1 ac.	100.0% of Total Area

The Laurel Island PUD proposes significantly more open space and usable open space than the required minimums. Further detail regarding open space allocations is provided in Section 5.1

#### **3.2 Net Density and Calculations**

The Laurel Island PUD is a mixed-use development incorporating flexibility to accommodate appropriate development over time. The Laurel Island PUD is based on the Mixed-Use Zoning defined in Section 4.2. The table below summarizes the overall net density for the Laurel Island PUD\*:

Zoning	Land Use	Area	Units
Mixed Use	Retail	276,500 sf	-
Mixed Use	Office	2,200,000 sf	-
Mixed Use	Park	39.2 acres	
Mixed Use	Hotel	-	400 rooms
Mixed Use	Residential	-	4,260 dwelling units
Mixed Use	Movie Theatre		8 screens

\* These densities/intensities represent the anticipated square footages or unit counts anticipated in the Laurel Island PUD. Should it be desired for one or more land use densities or intensities to increase, a corresponding reduction in densities or intensities for other uses shall be required pursuant to the Land Intensity Conversion Matrix provided in **Appendix B**, or, at the Laurel Island Architectural Review Board’s (LIBAR) option and upon approval of the City, an updated traffic study addressing so much of Laurel Island deemed relevant by the traffic engineer to determine. An updated traffic study shall be based on factors deemed relevant by such engineer to determine the amount permissible for such land use densities or intensities increase and corresponding decrease, if any. In addition, to enable flexibility over the duration of development, the net densities or intensities of a specific Land Use may be converted to a different specific Land Use utilizing the Institute of Traffic Engineer’s Handbook, 10th edition (the “ITE”) equivalence.

As an example of the flexibility of using the ITE equivalence, assume a use change is proposed from 10,000 sf of retail space to residential dwelling units. Based on the ITE equivalence, 87 residential dwelling units (DU) could be substituted in exchange for the reduction of 10,000 sf of retail space. The calculations based on the ITE Conversion Matrix are shown below:

$$10,000 \text{ sf} / 1,000 \text{ sf} = 10 \quad 10 * 8.659 = 87 \text{ residential DU substitution for } 10,000 \text{ sf of retail space}$$

As parcels are platted, the City shall be notified by the LIBAR of the specific land use density/intensity assigned under each conveyance. Unless restricted in such conveyance, density/intensity may, by default, be converted using the ITE Conversion Matrix by a licensed engineer.

To reach the development density identified above, three roadway access points are required. In addition to an existing access point from Romney Street, construction of a bridge from Cool Blow Street as well as an access from Brigade Street will occur. The following table summarizes the development threshold required for each access point.

Development Threshold by Access Point Provided Schedule*	
Access Point	Percentage of development before subsequent access point is required (%) <sup>3,4</sup>
1. Romney Street <sup>1</sup>	0 - 30 %
2. Cool Blow Street <sup>2</sup>	30 - 60 %
3. Brigade Street	60 + %

<sup>1</sup> Analysis of development threshold for Romney Street access was based on point of unacceptable LOS E, per HCM 2010 methodology of the Morrison Drive & Romney Street intersection (with proposed improvements, per the traffic study).

<sup>2</sup> Analysis of development threshold for Cool Blow Street access was based on point of unacceptable LOS E, per HCM 2010 methodology of the intersection of Meeting Street & Cool Blow Street (with proposed improvements, per the traffic study).

<sup>3</sup> Percentage of development corresponds to the percentage of development required to produce said percentage of PM peak hour trips, assuming a 1:1 ratio of development percentage to PM peak hour trip generation percentage. In other words, 30% of development is assumed to produce 30% of the total projected PM peak hour generated trips given the full buildout condition. PM peak hour trips were used in this analysis as the generation of trips is higher in the PM peak hour than the AM peak hour, generally causing worse delay throughout the study area.

<sup>4</sup> Percentage of development indicates the percentage at which the access point (and any previous access points) are acceptable. So, Romney Street as the sole access to the site is acceptable (according to the methodology described in footnotes 1 and 3 above) for up to 30% of the planned development on the site. Beyond 30% development, the intersection of Morrison Drive & Romney Street becomes over capacity, requiring the subsequent access point along Cool Blow Street to be available to patrons of the site. The Romney Street and Cool Blow Street access points to the site provide acceptable levels of delay at the entrance intersections until 60% development is reached, beyond which the third access point, along Brigade Street, is needed to mitigate delay at the other access point intersections.

\* This table assumes that other improvements throughout the study area, as indicated in the traffic study, are completed as needed and warranted throughout the development of the site.

Special event uses such as athletic and performance venues shall not be deemed to create and shall be excluded from any calculations of new, external trips and shall instead be subject to a traffic management plan.

### **3.3 Adequate Public Facilities**

No infrastructure is currently present on the Laurel Island Site. Coordination with public facility providers is provided in **Appendix D**. New infrastructure shall be constructed in a timeframe such that adequate public facilities are provided for new development.

## **Section 4. Zoning Criteria**

The development of the Laurel Island Site and properties within the Laurel Island PUD must maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. As such, the exact locations of boundary lines between development tracts, the locations and sizes of land uses in the development areas and the preliminary planning concepts for the tracts and uses are not indicated on the Land Use Plan.

### **4.1 Development Standards**

Below is a breakdown of development standards in the Laurel Island PUD. All amenity areas, facilities and public streets shall be subject to ADA requirements, as applicable. More details will be provided in the Laurel Island Design Principles as approved by the process outlined in Section 13:

<b>Development Standards Summary</b>	
<b>Lot Requirements</b>	
Lot Size	No minimum
Accessory Building	NA: addressed in Design Principles
Loading Docks	NA: addressed in Design Principles
<b>Minimum Setbacks*</b>	
Setbacks and Frontage	Street Side: 0 feet Side Yard: 0 feet Rear Yard: 0 feet
<b>Maximum Height**</b>	
Building Height District	Entertainment Height District LI 2 (See Sec. 54-306. to be established) Height District 2.5-3.5 (See Sec. 54-306.C.) Height District 8 (See Sec. 54-306.H.) Height District LI 12 (See Sec. 54-306. to be established)

See **Appendix A** for the Height District Plan. Height district locations may be adjusted to abut future rights-of-way, whether inward or outward. Such district adjustments and any references in the height district text of the Zoning Ordinance to the BAR shall refer to and be approved by the LIBAR.

\* Encroachments such as canopies, arcades, and awnings may project into the right-of-way but must be minimum of 2'-0" clear of any parking or travel lane, and must be 8'-0" minimum above grade to the underside of the encroachment. The Laurel Island Design Principles shall address front setbacks.

- \*\* Parcels in the Laurel Island PUD are outside the Old City Height District:
- Non-habitable structures are not subject to height limits;
  - Usable ground floor to second floor height shall be in excess of 12 feet for non-residential structures;
  - Architectural features and roof structures (screening elements, spires, cupolas, elevator penthouses, HVAC, etc.) are excluded from height limits. The Laurel Island Design Principles shall address individual story height based on use; and
  - All future structures shall have a fire protection plan in accordance with the Charleston Fire Department, Fire Marshal site plan review standards.

**4.2 Permitted Uses; Hours**

Permitted uses in the Laurel Island PUD (hereinafter, “Mixed-Use Zoning”), shall be any and all permitted, conditional, and special exception uses provided for in the General Business and Upper Peninsula zoning classifications and any overlay districts thereon, set forth in the City of Charleston Zoning Ordinance Article 2, Part 3 as amended through approval date of August 19, 2020, with the exception of the excluded uses listed below. Hours of Operation shall not be restricted by zoning and uses, but shall be determined by the Laurel Island Property Association (“LIPA”). Any outdoor concert venue on Laurel Island shall be permitted to play amplified music until 11:30 pm.

#### **4.2.1 Excluded Uses**

Excluded or prohibited uses in the Laurel Island PUD shall be any and all: Dairy farms, Mobile home dealers, Motor vehicle dealers (provided electric and alternative powered vehicles sales and repairs shall be permitted), Automotive repair shops, Fish hatcheries and preserves, Recreational and utility trailer dealers, Cemeteries, Stables, Sewage treatment systems, Crematories, Tattooing services, Mining/Quarrying of nonmetallic minerals, except fuels, Gas Production and Distribution, Petroleum and petroleum products wholesalers, Gasoline service stations, Shipping container storage, Indoor shooting range, Firearm sales, Adult Uses, as defined in the City of Charleston Zoning ordinance, Casinos, as defined in the City of Charleston Zoning ordinance.

#### **4.3 Parking Standards**

In implementing the Laurel Island development goals, specifically sustainable and resilient practices, there shall be no minimum or maximum parking standards for the properties included in the Laurel Island PUD. These sustainable and resilient practices place an emphasis on the use of bicycles, busing, bus rapid transit, water ferries and taxis, and other alternatives to the automobile, each of which is anticipated to negatively impact (reduce the need for) traditional use-based minimum parking space requirements. As Laurel Island is more fully developed, it is anticipated that the mix of uses, sustainable and resilient practices, alternative means of transportation, and other influences will further reduce the need for automobiles and automobile parking. Design of outdoor parking areas shall be addressed in the Laurel Island Design Principles (see Section 13) and overseen by the LIBAR.

### **Section 5. Outdoor Space and Buffers**

#### **5.1 Outdoor Space Requirements**

The Laurel Island PUD envisions a significant area of public open space throughout the site. The majority of this acreage will be found on the waterfront, creating a continuous park that stretches into the marsh around the development.

As per the Open Space plan presented in **Appendix A**, the Laurel Island PUD will provide significantly more open space and usable open space than the required minimums. The development of the Total Open Space Area and Total Usable Open Space Area may occur over the course of many years and in many phases and in differing proportions than the final developed proportions set forth in the Area Breakdown below, but never falling below the minimum requirements set forth.

**Total Open Space Area:**

<b>Laurel Island PUD fully developed expected Open Space Area</b>	<b>70.0 ac</b>	<b>36% of Total Area</b>
<i>Minimum Ordinance required Open Space Area (Parks, Marsh, River, Creeks, etc.)</i>	<i>39.2 ac</i>	<i>20% of Total Area</i>

**Total Usable Open Space Area:**

<b>Laurel Island PUD fully developed expected Usable Open Space Area</b>	<b>39.2 ac</b>	<b>56% of Total Open Space 20% of Total Area</b>
<i>Minimum Ordinance required Usable Open Space Area (Parks, Paths, and Trails, Including all Walking and Cycling Trails, Public Piers and Docks)</i>	<i>9.8 ac</i>	<i>25% of Total Open Space</i>

Neighborhood/pocket parks will be provided and are included in the usable open space area calculation, above.

Any increase or any reduction of ten (10%) percent or less of the fully developed expected acreage of the Laurel Island PUD Open Space or Usable Open Space shall not require a PUD amendment; any reduction in the fully developed expected acreage of the Laurel Island PUD Open Space or Usable Open Space in excess of ten (10%) percent shall require a PUD amendment pursuant to Section 54-260.b. of the Zoning Ordinance, and any reduction in the acreage of the Laurel Island PUD Open Space or Usable Open Space in excess of twenty (20%) percent shall require a PUD amendment pursuant to Section 54-260.a. of the Zoning Ordinance.

Ownership and Maintenance: Open spaces that are, in whole or in part, improved and/or maintained with Tax Increment Finance revenue, may be owned by and dedicated to the City of Charleston (as approved by the City). Open spaces not dedicated to the City of Charleston will be owned by LIPA and shall be open to the public. Nothing herein shall prohibit LIPA or the City of Charleston from establishing regular park/open space hours of operation.

**5.2 Outdoor Space Types**

As stated in the Laurel Island Guiding Principles, the open space will be unique to Charleston, will include a public pedestrian and bike path that will encircle the majority of the island’s edge, and will provide other direct public accesses to the water via paths and docks. A pier that will allow for ferry service as well as a separate crabbing pier is planned. The history of the site will be recalled through the Robert Mills Interpretive Trail and paths providing views of the Standard Oil Building Ruins.

Additional open space types at Laurel Island may be designed using the following City definitions as stipulated in Section 54-284 of the Zoning Ordinance:

**Neighborhood Greens**—Open green spaces intended to serve as the social center of the community and provide a location for civic activities and outdoor community functions. Neighborhood greens shall:

- Be predominantly planted areas, but may have some paved surfaces; and
- Be centrally located within the gathering place.

**Plazas/Squares**—Enclosed spaces that are urban in nature and designed to serve as meeting places for area residents and workers. Plazas and squares shall:

- Be predominantly paved surfaces, but may have some planted areas;
- Include pedestrian lighting and pedestrian-level details, such as variations in paving types;
- Be landscaped and incorporate amenities such as benches, fountains, monuments, and formal or informal gardens;
- Be located within denser, more urban areas of the gathering place, either at the intersection of streets or within a developed block; and
- Be mostly enclosed by building frontages;

**Neighborhood Parks**—Large open areas designed to provide recreational facilities and spaces for the entire gathering place, or smaller green spaces designed to serve smaller areas within the gathering place. These parks may be designed as part of a Neighborhood Green, and shall:

- Contain grassy fields, playground equipment, designated sports facilities, or picnic areas;
- Be landscaped throughout;
- Be designed for active and passive recreational purposes; and
- Be directly connected to any bicycle and pedestrian network

## **Section 6. Buffers**

Buffers are not required internal to the Laurel Island PUD between land uses. There shall be a 40' buffer from the critical line and 10' additional building setback. Section 54-347 of the City of Charleston Zoning ordinance shall govern the landscape buffer adjacent to the OCRM critical line. Pedestrian amenities may be located within buffers and setbacks. Refer to **Appendix F, Exhibit 5**. Notwithstanding critical line buffers and setbacks, the existing dikes shall be preserved, maintained, and improved as may be reasonable or necessary, or both.

## **Section 7. Tree Summary**

There is minimal tree cover on the Laurel Island Site – refer to **Appendix F, Exhibit 2: Aerial**. Existing trees are primarily located in the critical line buffer zone. Tree protection shall be in compliance with the City of Charleston Zoning Ordinance. Due to the nature of Laurel Island previously being a landfill, the planting of trees on Laurel Island shall be determined by the LIBAR and shall not follow or be bound by the requirements of the Ordinance. Within City owned and maintained property, plantings shall be approved by the City of Charleston Parks Department. Parcels not on the Laurel Island Site (Parcels III, IV, and V) shall be subject to City tree planting requirements.

## **Section 8. Right-Of-Way**

Within the Laurel Island Site there are plans to establish a new roadway network with typical street types (see **Appendix A**). Roadways constructed to City standards shall be dedicated public streets unless it is in the best interest of the developer to privately maintain. Any roadways not dedicated as a public street shall be permitted to utilize gravel, dirt, or boardwalk surfaces. East-West streets shall have view corridors extending to Town Creek.

As stated in Section 4.1, ADA compliance shall be provided, by providing, at a minimum, accessible routes between right-of-way, parking, public transportation, amenities, and entrances. Vehicles, public transportation, bicycles, and pedestrians will be accommodated by the new roadway infrastructure. Public facilities such as new sidewalks on Romney Street (5-foot wide on the north and 10-foot wide on the south side) are proposed as a part of the project. Transit infrastructure will be required and shall be approved as part of site plan review based on requirements set forth in the Zoning Code. Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT's Access and Roadside Management Standards Manual.

## **Section 9. Drainage Basin Analysis**

### **9.1 Flood Zone**

A copy of the 2004 FEMA flood maps as well as the 2016 Preliminary Maps can be found in **Appendix F**. The 2004 FIRM (Flood Insurance Rate Map) identifies the Laurel Island Site within Flood Zones X, AE-13, and AE-14 (NGVD-29). The existing elevation of the Laurel Island Site upland of the existing dike to remain ranges from 8 to 22 NAVD 88 (see **Appendix F, Exhibit 4**). While the outer edges of the Laurel Island Site within or near the critical line will be subject to the base flood elevation, the developable highland of the site is above the surrounding base flood elevation. The existing dike, which was built to contain dredge spoil and municipal solid waste, ranges in elevation from 8 to 15 NAVD 88, with the highest elevations on the east side of the Laurel Island site adjacent to Town Creek. Parcels III, IV, and V are in Zone AE-13 (NGVD-29) per the 2004 FIRM. All construction will comply with the current City of Charleston Building Code.

### **9.2 Existing Topography and Drainage**

The Laurel Island Site currently is a pervious landform with existing drainage conveyed by overland flow and swales to its release to adjacent marshland of Town and Newmarket Creeks as illustrated on **Appendix F, Exhibit 6**. Parcel V (995 Morrison / County parcel) is primarily impervious with existing ground at approximately elevation 6 with runoff collected by existing stormwater infrastructure maintained by the City or the SCDOT. Parcel III (railroad parcel) is primarily impervious with ground elevations of approximately 7 and drained by overland flow by an adjacent drainage ditch contributory to Newmarket Creek. The Brigade Street access parcel (parcel IV) is currently a compacted gravel roadway. Runoff is currently drained by a swale that runs through the property.

### **9.3 Wetlands Verification**

The existing wetlands, critical line, and required buffers are identified on **Appendix F, Exhibit 5**. The Ocean Coastal Resource Management (ORCM) critical line and wetlands have been delineated by a professional natural resources consultant, identified on a plat by a licensed surveyor, and approved by the appropriate regulatory agencies (see **Appendix E**).

### **9.4 Preliminary Stormwater Techniques**

The proposed stormwater management system on the Laurel Island Site will be developed in consultation with the City of Charleston MS4. Drainage infrastructure on parcels I, II, and VI, as identified above, will include new conveyance piping, quality treatment practices, and outfalls to Town Creek/Cooper River. For stormwater quantity peak rates and volumes, proposed development will retain natural drainage features where possible and deploy lower-impact techniques to control and promote reductions to a practical extent; however, stormwater detention ponds will not be part of the management plan.

Should rates and or volumes exceed pre-development conditions, variance to this requirement within the City Design Manual will be proposed on the grounds that 1) excavation for detention ponds into the landfill cap and underlying municipal solid waste or within any part of the perimeter containment dike is not authorized by DHEC's Bureau of Land and Waste Management and 2) the downstream receiving waterbody is Town Creek and Charleston Harbor which does not present a flooding risk or create adverse conditions to adjacent properties.

Coordination with the City shall be required to determine design requirements in relation to the City of Charleston's Stormwater Design Standards Manual. Primary water quality treatment will be accomplished with engineered devices that do not rely on infiltration and will minimize leaching into the existing underlying municipal solid waste layer. Green infrastructure practices that can retain, treat, and release stormwater without coming in contact with the underlying layer shall be implemented to provide water quality treatment. Proposed road rights-of-way will include trees and streetscape planted within filtration enclosures that are connected to the main conveyance system. Additionally, to maintain compliance with the City's Flooding & Sea Level Rise Strategy, which suggests designing for sea level rise of 2 to 3 feet in the next 50 years, outfalls shall be located at an elevation such that they are not tidally influenced and allow for energy dissipation and additional quality treatment through vegetation prior to release from the Site.

Stormwater management on the other three properties included in this PUD (Parcels, III, IV, and V) shall be subject to the stormwater requirements of the City that are current at the time of project submission, absent a separate agreement between the Property Owner and City specifying the required improvements for development of the Property.

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.

Storm drainage during construction shall be designed to meet or exceed local, state and federal regulations involving stormwater flows, siltation, erosion control, and water quality which are

prevailing at the time. Appropriate best management practices (BMPs) shall be installed and maintained to preserve water quality of adjacent water bodies as a part of the Stormwater Pollution Prevention Plan.

## **Section 10. Traffic Study**

A traffic impact analysis was conducted for the Laurel Island project in accordance with SCDOT and The City of Charleston guidelines. Access to the development is provided through one existing intersection along Morrison Drive via Romney Street, one proposed entry/exit via Brigade Street (upon completion of a proposed bridge over the existing parallel rail tracks), and one proposed entry/exit via Cool Blow Street (upon completion of a proposed Cool Blow Bridge over Morrison Drive and the existing parallel rail tracks).

The results of the intersection analyses indicate that thirteen of the study intersections currently experience or are projected to experience undesirable delay during the peak periods with or without the Laurel Island project. Therefore, improvements were evaluated. Recommended improvements can be found in **Appendix B**.

## **Section 11. Cultural Resources Study**

A cultural resources reconnaissance survey of Laurel Island has been conducted. The Historic Resources Impact Assessment includes a visual impact analysis to identify potential adverse effects of the proposed development. The analysis examined potential impacts to the William Enston Home, Magnolia Cemetery, the Immigration Center, and the Charleston City Railway Car House. Please refer to **Appendix C** for the full report.

## **Section 12. Letters of Coordination**

Letters of coordination from the North Charleston Sewer District, Charleston Water System, Dominion, AT&T, and Charleston County School District are included as **Appendix D**.

## **Section 13. Additional Information**

### **13.1 Design Review and Modifications**

The Laurel Island Design Principles shall be established by the developer and administered by the POA in the form of an internal architectural review board (the “LIBAR”), which shall be established prior to the commencement of development in the Laurel Island PUD. The LIBAR Rules and Regulations are included as **Appendix G**. LIBAR approvals and enforcement shall continue during construction, future maintenance, and alterations of all development within the Laurel Island PUD.

The Laurel Island Design Principles shall be approved by the City of Charleston Board of Architectural Review (BAR-L) and these guidelines shall be used for evaluation of individual projects and signage by the LIBAR and City staff. City staff shall review and approve all projects for design principle compliance prior to a project receiving final TRC (Technical Review

Committee) approval. Any appeal by an individual property owner of any decision of the LIBAR shall be appealed to the BAR-L, pursuant to the LIBAR Rules and Regulations. Any further appeal from the BAR-L shall be as provided by the Zoning Ordinance and the South Carolina Code of Laws. The Laurel Island Design Principles shall cover the following elements: Architectural Design; Impact on Cultural Resources; Site and Exterior Building Lighting; Exterior Signage; Landscape Design; and Parking Standards.

### **Laurel Island Design Review Process**

#### **Design Principles/Architectural Guidelines Approval Process**

Development of Laurel Island Design Principles



Laurel Island Design Principles Approval  
(City of Charleston Board of Architectural Review Large (BAR-L))

#### **Project Approval Process**

Project Conception



Laurel Island Board of Architectural Review (LIBAR)



Board of Architectural Review (BAR-L) (in the event of appeal)



City TRC Approval



**PERMIT**

### **13.2 Laurel Island Conceptual Master Plan**

See **Appendix A** for Laurel Island Detailed Land Use Plan.

# **APPENDIX A**

## **Figures**



MASTER PLAN  
*for*  
LAUREL ISLAND



MASTER PLAN  
for  
LAUREL ISLAND

LAND USE PLAN  
8.19.2020

BELLO | GARRIS  
ARCHITECTS



- Mixed Use Area - all land uses permitted in PUD are allowable - approximately 126.1 acres (net and gross)
- Open Space Area - Open Space/Usable Open Space uses are allowable - fully developed expected to be approximately 39.2 acres (net and gross)
- Marsh/Wetland/Open Water Area - Open Space/Usable Open Space uses are allowable - approximately 30.8 acres (net and gross)



- 2 Story Entertainment District
- 2.5 - 3.5 Story Height District
- 8 Story District
- 12 Story District
- Open Space

MASTER PLAN  
*for*  
LAUREL ISLAND



Open Water / Marsh / Wetland  
Usable Open Space

MASTER PLAN  
for  
LAUREL ISLAND

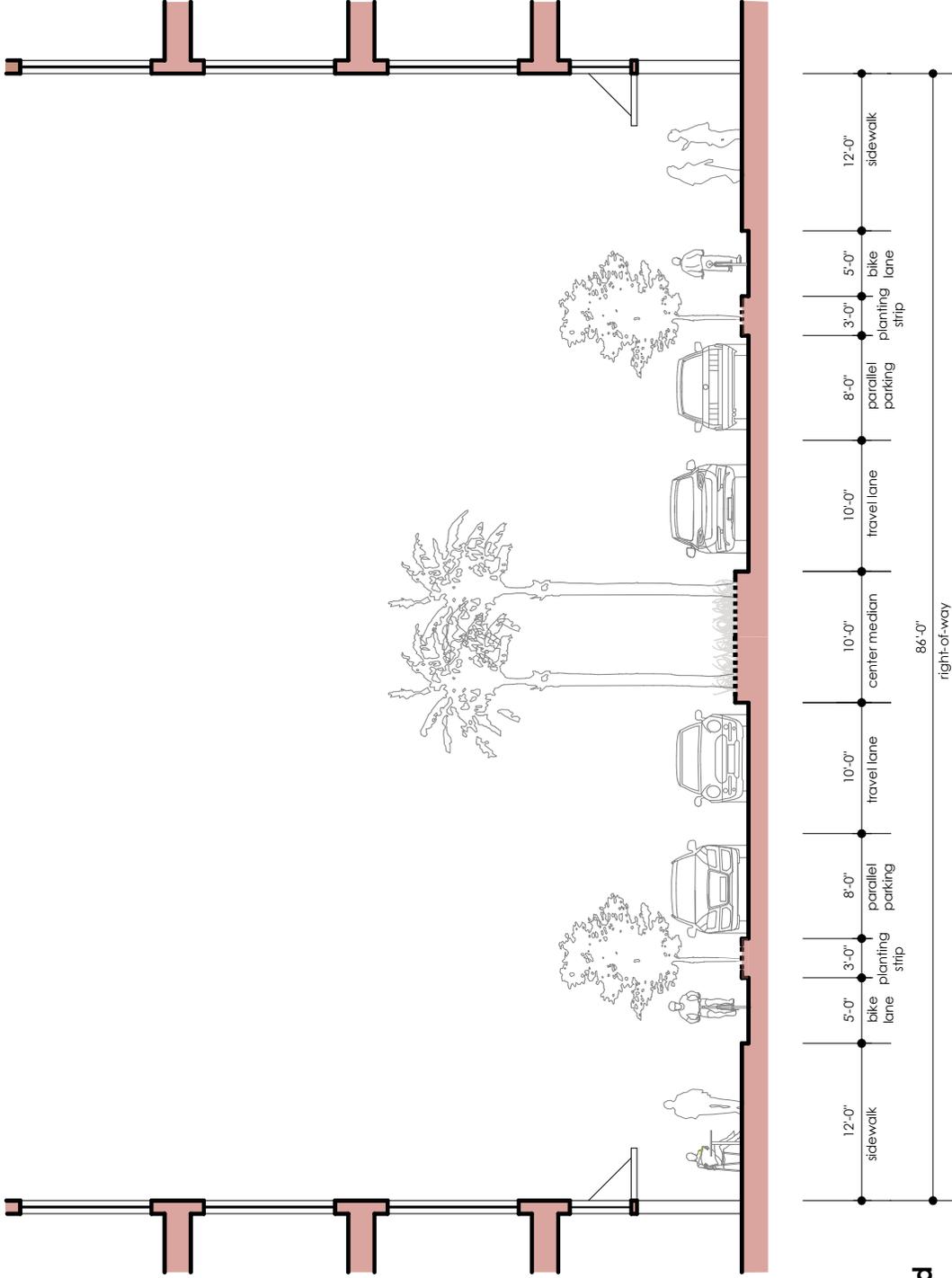


- - - Existing / Proposed Bicycle and Pedestrian Route



**Boulevard**  
**Primary**  
**Secondary**  
**Neighborhood**

MASTER PLAN  
*for*  
LAUREL ISLAND

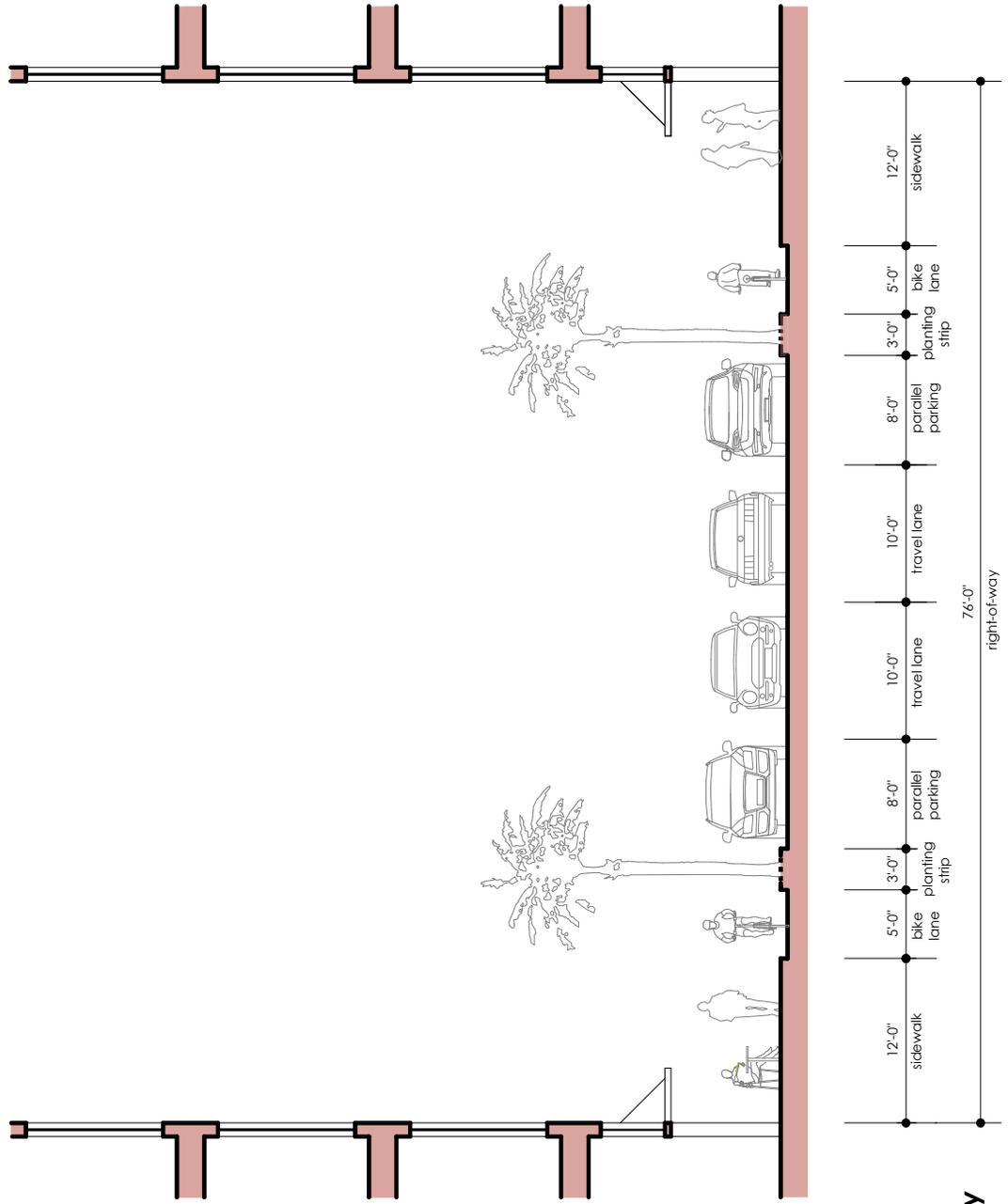


**Boulevard**

**STREET TYPE SECTIONS**  
8.19.20

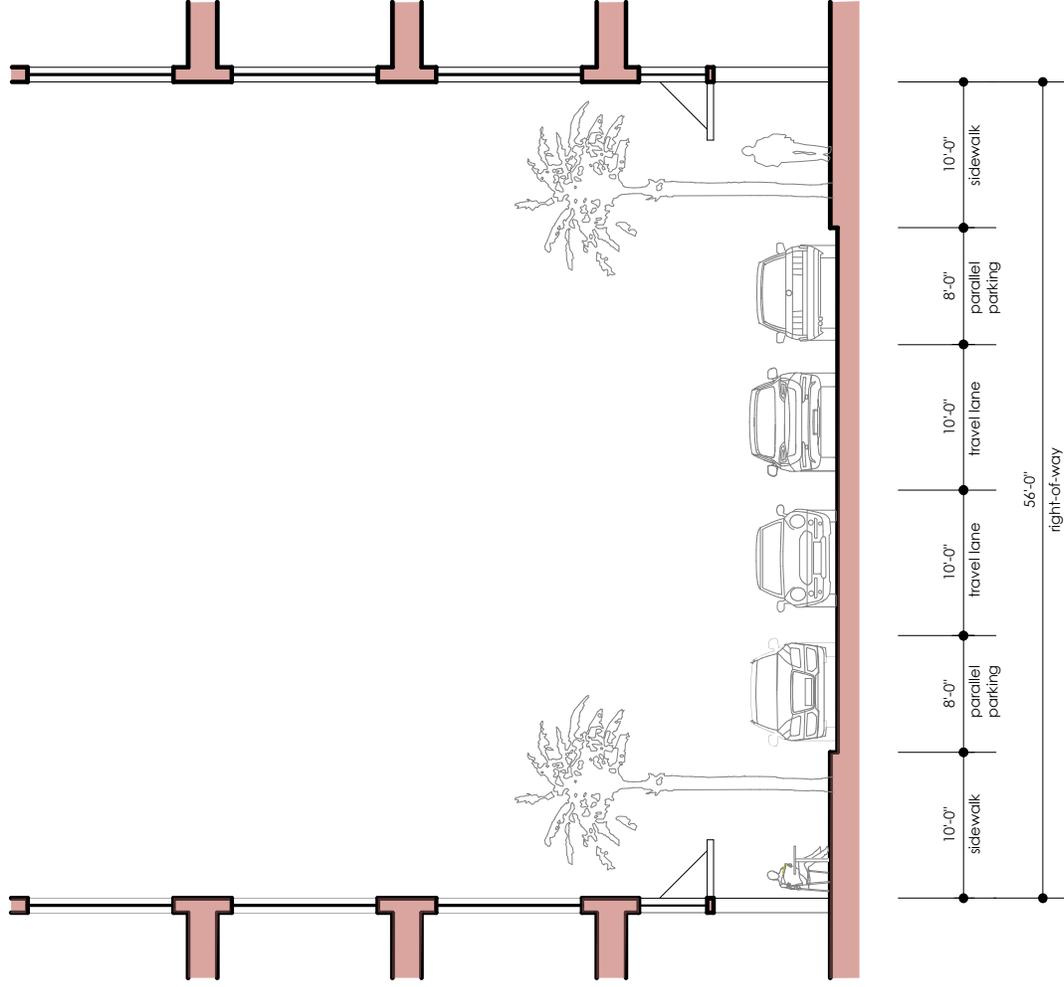
**MASTER PLAN**  
*for*  
**LAUREL ISLAND**

**BELLO | GARRIS**  
ARCHITECTS

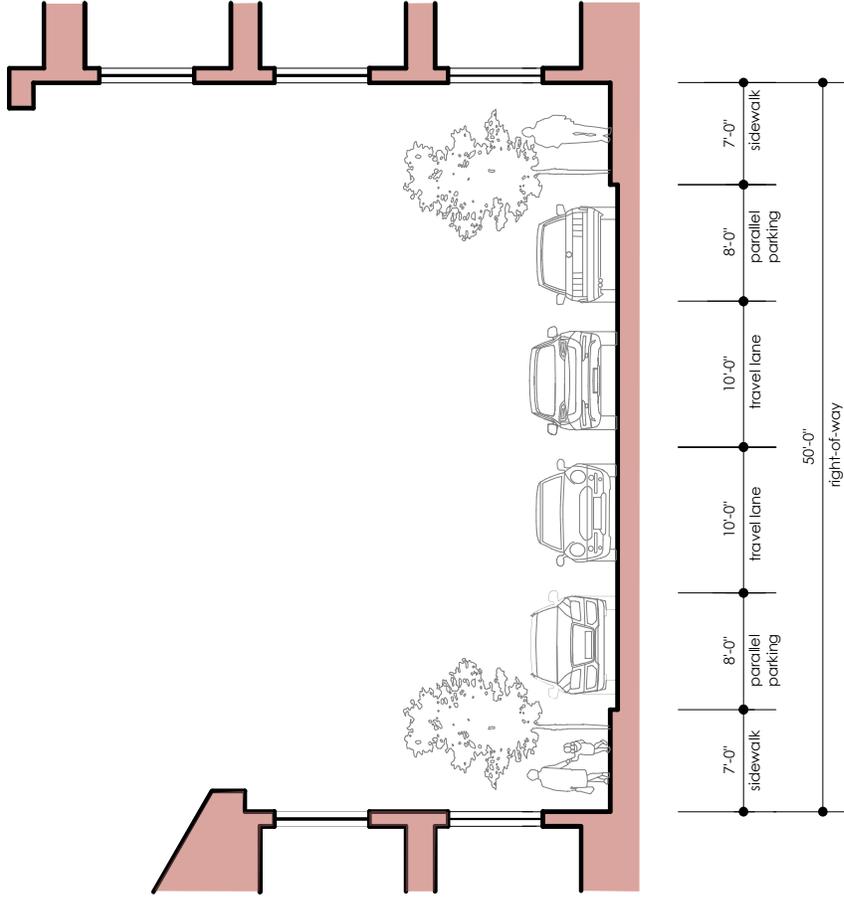


**Primary**

MASTER PLAN  
for  
LAUREL ISLAND



**Secondary**



**Neighborhood**

**STREET TYPE SECTIONS**  
8.19.20

**MASTER PLAN**  
*for*  
**LAUREL ISLAND**

**BELLO | GARRIS**  
ARCHITECTS

# **APPENDIX B**

## **Traffic Models**

**ITE 10th Edition Conversion Matrix  
(By PM Peak Hour Average Rate)**

LUC		Converting To							
		221	310	411	444	710	820		
Converting From	Description	Unit	PM Peak Hour Trip Rate	Multifamily Housing (Mid-Rise)	Hotel	Public Park	Movie Theater	General Office Building	Shopping Center
				DU	Rooms	Acres	Screens	ksf	ksf
				0.44	0.60	0.11	6.17	1.15	3.81
	221	Multifamily Housing (Mid-Rise)	1 DU	0.44	<b>1.000</b>	0.733	4.000	0.071	0.383
310	Hotel	1 Room	0.60	1.364	<b>1.000</b>	5.455	0.097	0.522	0.157
411	Public Park	1 Acre	0.11	0.250	0.183	<b>1.000</b>	0.018	0.096	0.029
444	Movie Theater	1 Screen	6.17	14.023	10.283	56.091	<b>1.000</b>	5.365	1.619
710	General Office Building	1 ksf	1.15	2.614	1.917	10.455	0.186	<b>1.000</b>	0.302
820	Shopping Center	1 ksf	3.81	8.659	6.350	34.636	0.618	3.313	<b>1.000</b>

# **APPENDIX C**

## **Cultural Resources Study**

# **APPENDIX D**

## **Letters of Coordination**



*Safeguarding today, preserving tomorrow*  
7225 Stall Road /P.O. Box 63009 North Charleston, SC 29419 843.764.3072

September 18, 2019

Reveer Group  
2971 West Montague Avenue  
Suite 101  
North Charleston, SC 29418

Attn: Mr. Rhett Reidenbach

Re: Sanitary Sewer Service for Proposed Laurel Island P.U.D.

Dear Mr. Reidenbach,

Please be advised that North Charleston Sewer District has the means and will to accept sanitary sewer flow from the proposed Laurel Island P.U.D. NCSW has the capacity to accept the overall project proposed flow of 1,378,170 GPD for the development. However, it is noted that projected Phase 1 flows will have to connect at our existing sanitary sewer infrastructure located near the intersection of King Street Extension and Monrovia Street. Future flows beyond those of Phase 1 will need to be routed directly to our Felix C. Davis Wastewater Treatment Plant located at 1000 Herbert Street. The property owner is responsible for any sewer line modifications including but not limited to pump station upgrade/relocation, gravity extension, force main installation, etc. to serve the proposed P.U.D.

If you have any questions, please let me know.

Sincerely,

*Phillip T. Sexton*

Phillip T. Sexton, PE  
Capital Projects Director

Cc: Jarred R. Jones  
file



September 10, 2019

Reever Group/Jennilee Covucci  
2971 W Montague Ave, Ste 101  
North Charleston, SC  
(843) 297-4103

Jennilee,

This letter is in response to your request for information on the availability of service at the proposed development of Laurel Island (TM# 4640000006, 4640000002, 4590200013, 4640000038, 4611303024, 4640000023, 4640000007,) in Charleston, SC by AT&T.

This letter acknowledges that the above referenced address is located in an area served by AT&T. Any service arrangements for the new building will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service, but an acknowledgement that we have service in this area.

Please contact me at 843-745-4440 with any questions.

Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink that reads "Henry Domingo".

Henry Domingo  
OSP Design Engineer  
AT&T Southeast

March 3, 2020

Reveer Group  
Attn: Jennilee Covucci  
2971 W Montague Ave, Suite 101  
North Charleston, SC 29418

Parcel #'s: 459-02-00-013, 461-13-03-024 & 464-00-00-002  
(Morrison Drive), 464-00-00-006 (Huguenin Ave),  
464-00-00-023 & 038 (Romney/ N Romney St)  
Total # of Acres: 199.64  
Downtown Charleston, SC

**Operations Division**

**Gerrita Postlewait, Ed.D.**  
Superintendent of Schools

**Jeffrey Borowy, P.E.**  
Chief Operating Officer

Dear Ms. Covucci:

Please accept this letter as "Proof of Coordination" and adequate capacity to service the PUD (Planned Unit Development) for the proposed Laurel Island Project consisting of a maximum of 4,260 multi-family units.

To determine an estimate of additional students any development will create, the following formula is used: on an average of .4 students per single-family unit and .2 students per multi-family unit which is then divided by the number of kindergarten through twelfth grade levels (which is a total of 13 levels) to get a grade level average. That average is multiplied by the number of grade levels per school level and rounded to the nearest whole number.

On the basis of the location supplied to us, we anticipate little impact to enrollment from a capacity standpoint to Simmons Pinckney Middle and Burke High. However, Sander's Clyde Elementary will be significantly impacted until a new school is built or rezoning occurs.

Please contact me at (843) 566-1995 if you have any questions and/or concerns.

Sincerely,



Angela Barnette, M.Ed.  
Director of Planning & Real Estate



PO Box B  
Charleston, SC 29402  
103 St. Philip Street (29403)

(843) 727-6800  
www.charlestonwater.com

**Board of Commissioners**  
Thomas B. Pritchard, Chairman  
David E. Rivers, Vice Chairman  
Kathleen G. Wilson, Commissioner  
Mayor John J. Tecklenburg, (Ex-Officio)  
Councilmember Perry K. Waring, (Ex-Officio)

**Officers**  
Kin Hill, P.E., Chief Executive Officer  
Mark Cline, P.E., Assistant Chief Executive Officer  
Dorothy Harrison, Chief Administrative Officer  
Wesley Ropp, CMA, Chief Financial Officer  
Russell Huggins, P.E., Capital Projects Officer

July 30, 2020

Rhett Reidenbach, PE  
Chief Executive Officer  
The Reveer Group  
2971 West Montague Avenue, Suite 101  
North Charleston, SC 29418

Re: Laurel Island Will-Serve Letter Request

Dear Mr. Reidenbach:

Charleston Water System (CWS) is in receipt of your request to provide a letter regarding its willingness to provide water and wastewater service to a Planned Unit Development generally located on a tract of land located off of Morrison Drive in the City of Charleston, Charleston County, South Carolina, which is further identified via tax map parcels 464-00-00-002 (Holston Landfill Site) and 464-00-00-006 (Romney Street Landfill Site), and hereinafter referred to as Laurel Island.

Whereas Laurel Island is a former dredge disposal site; and whereas Laurel Island is the site of two former landfills, Holston and Romney; and whereas each former landfill site is subject to a Voluntary Cleanup Contract (VCC) between the current owners and SC DHEC (Holston VCC 03-5413-NRP and Romney VCC 06-5645-NRP); and whereas Laurel Island lies within CWS' statutory water service area; and whereas that portion of Laurel Island identified as tax map parcel 464-00-00-002 lies within CWS' statutory wastewater service area, this letter serves as CWS' willingness to provide service to those areas of Laurel Island within CWS' respective water and wastewater service areas, subject to the following conditions and the final terms to be defined in the subsequent Development Agreement for this project:

- Water and wastewater plans shall be designed and constructed in accordance with CWS' Minimum Standards for the Design & Construction of Water and Wastewater Systems, latest revision;
- As a condition of final approval of the water and wastewater plans, CWS reserves the right to specify additional requirements, as it deems appropriate in its sole discretion;
- CWS reserves the right to engage the services of an engineering firm of its choosing to assist CWS in its review of the water and wastewater plans and to advise CWS regarding additional requirements;

- As a condition of acceptance for operation and maintenance, an SC DHEC approved operations and maintenance plan (Stewardship Plan) for VCC 03-5413-NRP and VCC 06-5645-NRP shall be provided to CWS. The Stewardship Plan as approved by SC DHEC shall not contain any health and safety requirements imposed by SC DHEC as applicable to a water or wastewater utility provider outside of those procedures customarily employed by such water and wastewater utility provider in the Charleston area.

CWS offers this willingness to provide water and wastewater service only insofar as its rights allow. Should access to our existing water and wastewater infrastructure be denied by appropriate governing authorities, CWS will have no other option than to deny service. This letter does not supplant any other review as required by governing authorities and municipalities.

Please be advised any extensions or modifications of CWS water and wastewater infrastructure to provide service to Laurel Island will be a developer expense. All fees and costs associated with providing water and wastewater service to Laurel Island will also be a developer expense and charged at the rates in effect at the time services are provided. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the willingness and availability herein granted past 12 months from the date of this correspondence.

We appreciate the opportunity to participate in the planning of Laurel Island. Please contact Don Benjamin, PE, Director of Engineering & Construction, Lydia Owens, New Development Program Manager, or myself if you have any questions regarding CWS services for Laurel Island.

Sincerely,  
Charleston Water System



Russell L. Huggins, Jr., PE  
Capital Projects Officer

cc: CWS Commissioners  
CWS Officers  
Don Benjamin, PE - CWS  
Lydia Owens - CWS



## Commercial Letter of Availability

August 13, 2020

J. Rhett Reidenbach  
Reveer Group  
2971 W. Montague Ave. Ste. 101  
North Charleston, South Carolina 29418

Re: Laurel Island / Charleston County TMS# 464-00-00-002 & 006

Dear Mr. Reidenbach:

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams and desired metering specifications.
- 4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that Dominion Energy intends to serve the referenced project.

Dominion Energy construction standards and specifications are available upon request. Please note that for multi-occupancy residential developments per SC Public Service Commission Regulation 103-327(A): *All service delivered to new multi-occupancy residential premises at which units of such premises are separately rented, leased or owned shall be delivered by an electric utility on the basis of individual meter measurement for each dwelling.* For more information or questions, contact me by phone at (843-576-8447) or at [Steven.Morillo@dominionenergy.com](mailto:Steven.Morillo@dominionenergy.com).

Sincerely,

Steven M. Morillo  
Account Manager

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

# **APPENDIX E**

## **Survey**



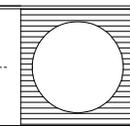


NO.	DATE	REVISIONS

AN EXHIBIT SHOWING  
 TRMS 464-00-00-000  
 PROPERTY OF GINN-LA IV FUND IV PROXENADE NORTH LLC  
 LOCATED IN THE CITY OF CHARLESTON  
 CHARLESTON COUNTY, SOUTH CAROLINA



Proxena Land Surveying, LLC  
 29100 BLOSSOM ROAD  
 WYOMING, SOUTH CAROLINA 29588  
 PHONE (803) 504-7779  
 FAX (803) 504-7778



DRAWN: CAC  
 CHECKED: ACS  
 APPROVED: ACS  
 DATE: 3/29/2019  
 PROJECT NO.: 19-021  
 SHEET 1 OF 1

NOTES:  
 1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT ARE FOR DESCRIPTIVE PURPOSES ONLY.  
 2. AREA DETERMINED BY COORDINATE METHOD.  
 3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.  
 4. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON DATA AS WAS PROVIDED BY OTHERS.

CORNER	LENGTH	BEARING	AREA	DEFINITION	CORNER
1	10.00	N 00° 00' 00" E	10.00	10.00	1
2	10.00	N 90° 00' 00" E	10.00	10.00	2
3	10.00	N 00° 00' 00" E	10.00	10.00	3
4	10.00	N 90° 00' 00" E	10.00	10.00	4

LINE	AREA	BEARING	LENGTH	DEFINITION
101	10.00	N 00° 00' 00" E	10.00	10.00
102	10.00	N 90° 00' 00" E	10.00	10.00
103	10.00	N 00° 00' 00" E	10.00	10.00
104	10.00	N 90° 00' 00" E	10.00	10.00

LEGEND:  
 PROPERTY LINE WITH PROPERTY CORNER FOUND (AS RECORDED)  
 PROPERTY LINE WITH PROPERTY CORNER SET  
 CALCULATED POINT, NO CORNER SET  
 CENTER LINE  
 ADJACENT PROPERTY LINE  
 FRESH WATER WETLAND



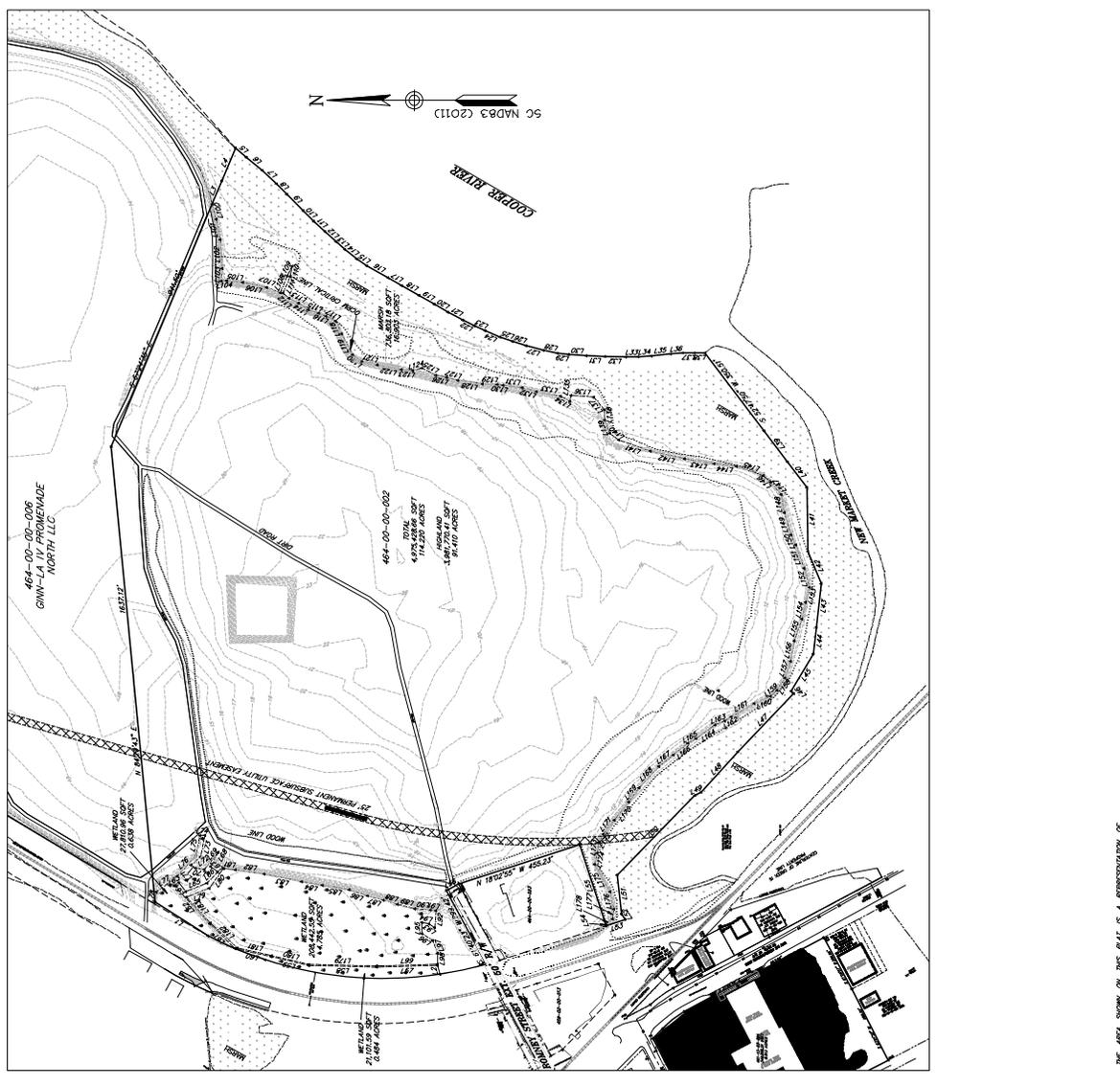
REFERENCES:  
 1. PLAT SHOWING THE RELEASE OF ADVANCEMENTS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 2. PLAT SHOWING THE RELEASE OF ADVANCEMENTS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 3. PLAT SHOWING THE RELEASE OF ADVANCEMENTS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 4. PLAT SHOWING THE RELEASE OF ADVANCEMENTS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 5. PLAT OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS AND THE PROPERTY OF THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 6. PLAT OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS AND THE PROPERTY OF THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 7. PLAT OF OWNER STREET EXTENSION CONTAINING A NO. 42 (1037 SOL), OWNED BY CHARLESTON COUNTY, TO BE ADJACENT TO THE AREA LOCATED IN THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.  
 8. PLAT SHOWING THE RELEASE OF ADVANCEMENTS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2008 BY ASKEE R. PAVIN, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 10000.

LINE	AREA	BEARING	LENGTH	DEFINITION
105	10.00	N 00° 00' 00" E	10.00	10.00
106	10.00	N 90° 00' 00" E	10.00	10.00
107	10.00	N 00° 00' 00" E	10.00	10.00
108	10.00	N 90° 00' 00" E	10.00	10.00

LINE	AREA	BEARING	LENGTH	DEFINITION
109	10.00	N 00° 00' 00" E	10.00	10.00
110	10.00	N 90° 00' 00" E	10.00	10.00
111	10.00	N 00° 00' 00" E	10.00	10.00
112	10.00	N 90° 00' 00" E	10.00	10.00

LINE	AREA	BEARING	LENGTH	DEFINITION
113	10.00	N 00° 00' 00" E	10.00	10.00
114	10.00	N 90° 00' 00" E	10.00	10.00
115	10.00	N 00° 00' 00" E	10.00	10.00
116	10.00	N 90° 00' 00" E	10.00	10.00

LINE	AREA	BEARING	LENGTH	DEFINITION
117	10.00	N 00° 00' 00" E	10.00	10.00
118	10.00	N 90° 00' 00" E	10.00	10.00
119	10.00	N 00° 00' 00" E	10.00	10.00
120	10.00	N 90° 00' 00" E	10.00	10.00



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1962, AND THAT THE AREA EXCEEDS THE REQUIREMENTS OF THE SURVEYING ACT OF 1962, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE SURVEYING ACT OF 1962, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE SURVEYING ACT OF 1962.

ANDREW W. GILLETTE  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 10000  
 STATE OF SOUTH CAROLINA

DATE: 3/29/2019  
 DRAWN: CAC  
 CHECKED: ACS  
 APPROVED: ACS  
 PROJECT NO.: 19-021  
 SHEET 1 OF 1

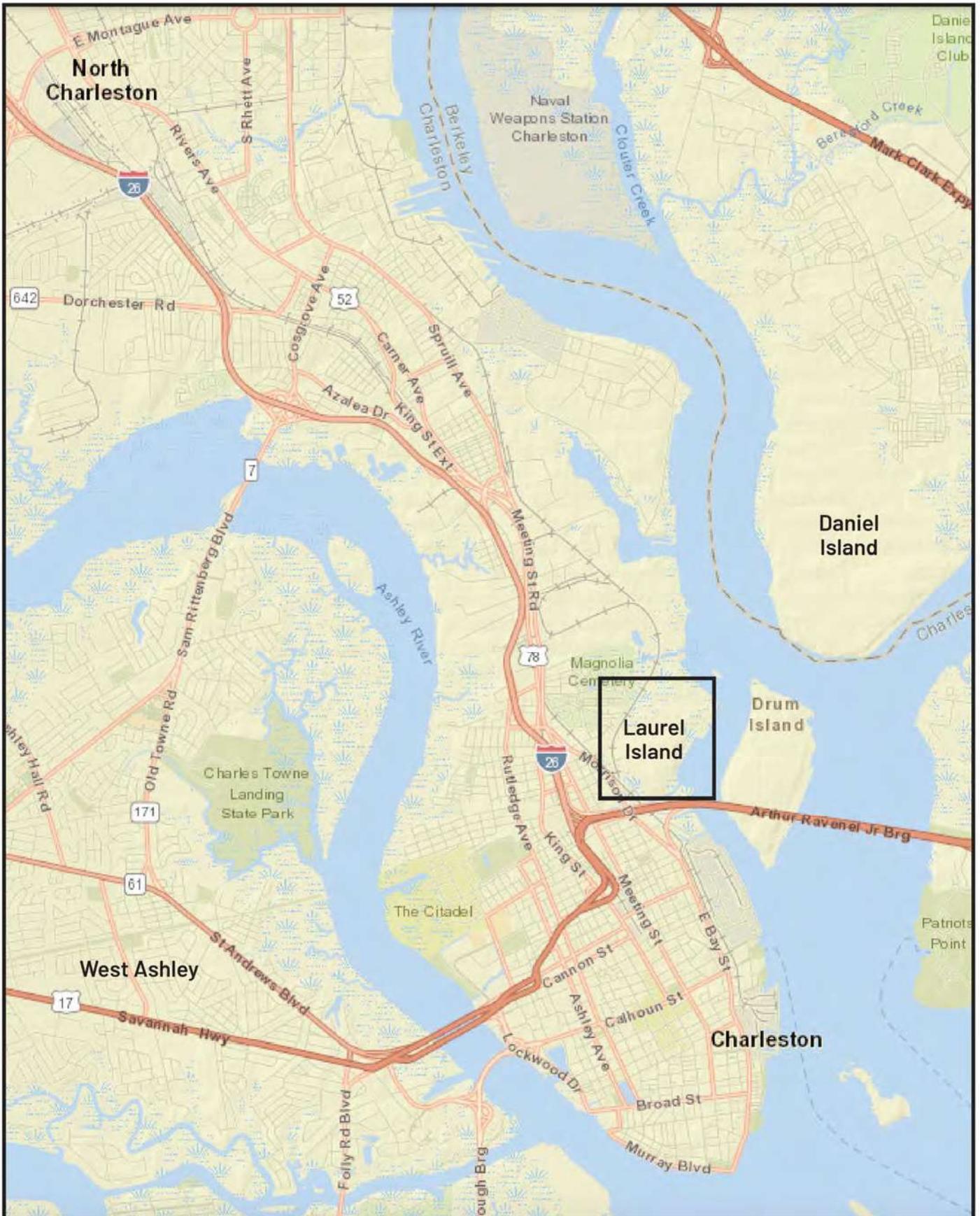






# **APPENDIX F**

## **Additional Drawings**



**LAUREL  
ISLAND**

**Exhibit 1: Location Map**

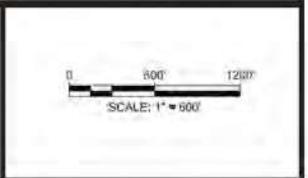
Owner/Developer: Laurel Island Development, LLC  
 Prepared by: Reveer Group, LLC  
 September 10, 2019

**not to  
scale**



**LAUREL  
ISLAND**

**Exhibit 2: Aerial**  
Owner/Developer: Laurel Island Development, LLC  
Prepared by: Reveer Group, LLC  
January 15, 2020





**LAUREL  
ISLAND**

**Exhibit 3: Project Parcels**

Owner/Developer: Laurel Island Development, LLC  
 Prepared by: Reveer Group, LLC  
 January 15, 2020





**LAUREL  
ISLAND**

**Exhibit 4: Existing Conditions**

Owner/Developer: Laurel Island Development, LLC  
 Prepared by: Reveer Group, LLC  
 January 23, 2020



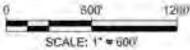


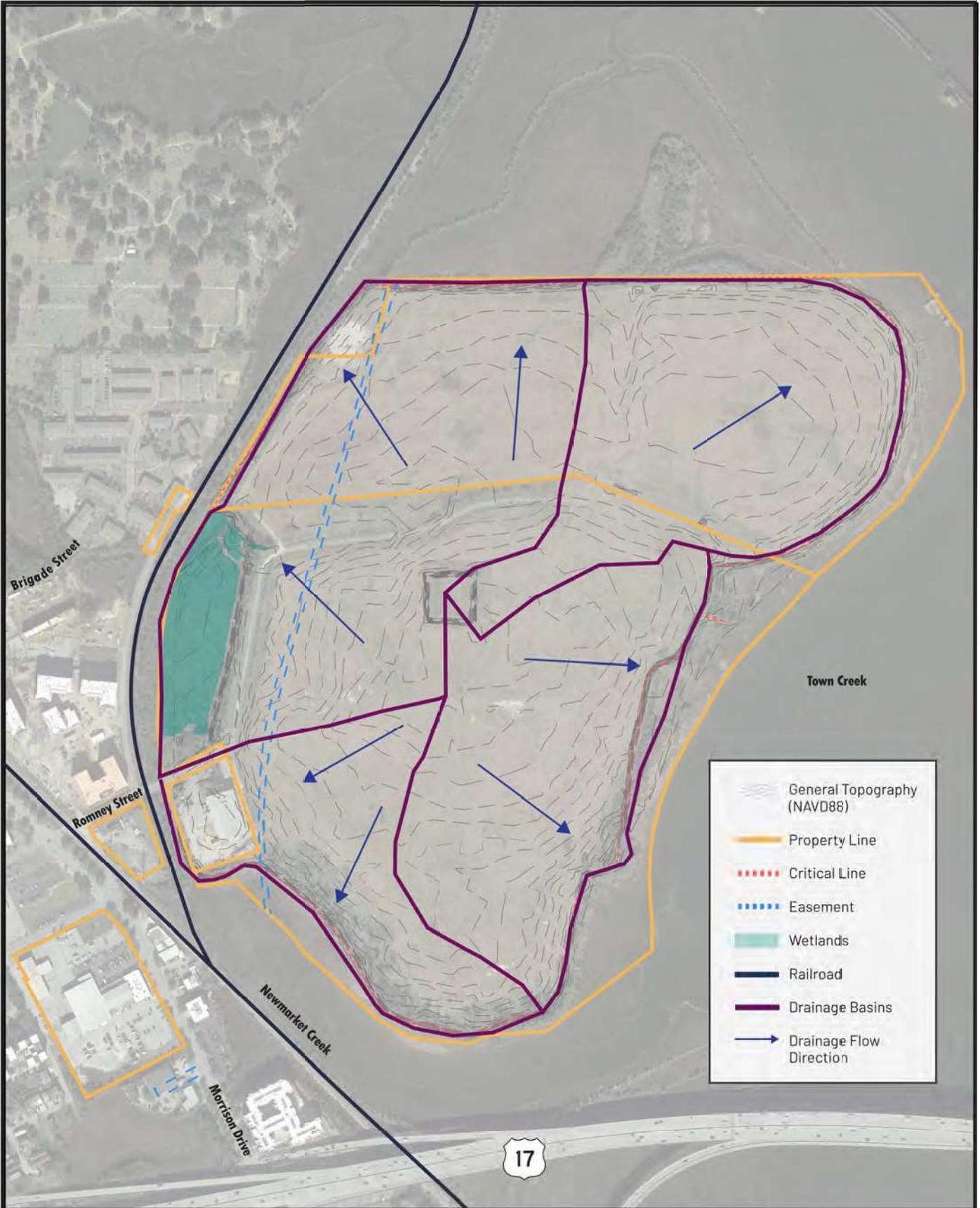
- Property Line
- - - - Critical Line
- █ Wetlands
- 40' Critical Line Buffer
- 10' Building Setback

**LAUREL  
ISLAND**

**Exhibit 5: Wetlands and Critical Lines**

Owner/Developer: Laurel Island Development, LLC  
 Prepared by: Reveer Group, LLC  
 January 15, 2020





**LAUREL  
ISLAND**

**Exhibit 6: Drainage**

Owner/Developer: Laurel Island Development, LLC  
 Prepared by: Reveer Group, LLC  
 January 15, 2020



APPROXIMATE SCALE  
 MAP SCALE 1" = 500'  
 0 500 1000  
 FEET METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM FLOOD INSURANCE RATE MAP**  
 CHARLESTON COUNTY,  
 SOUTH CAROLINA  
 AND INCORPORATED AREAS

**PANEL 504 OF 855**

PLEASE REFER TO THE MAP INDEX FOR PANELS NOT PRINTED:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTON CITY OF	45542	0504	J
CHARLESTON COUNTY	45543	0504	J
NORTH CHARLESTON CITY OF	45542	0504	J

FOR MORE INFORMATION ON THE FIRM FLOOD INSURANCE RATE MAP, PLEASE CONTACT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT 400 C STREET, WASHINGTON, DC 20543. FOR THE LATEST PRODUCT INFORMATION ABOUT NATIONAL FLOOD INSURANCE RATE MAPS, VISIT THE FEMA WEBSITE AT WWW.FEMA.GOV.

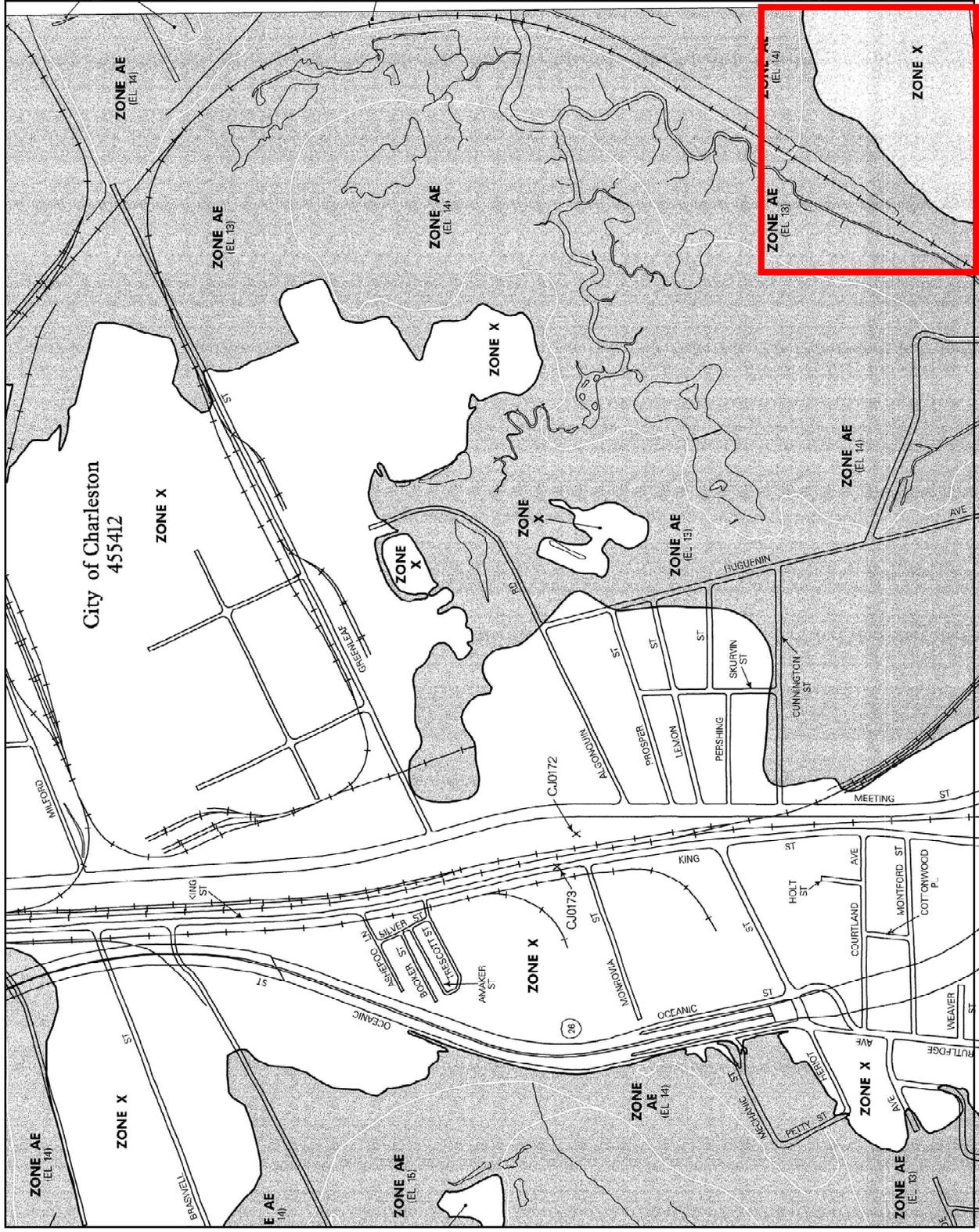
**MAP NUMBER**  
450190504J

**EFFECTIVE DATE:**  
NOVEMBER 17, 2004

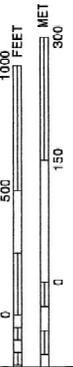
Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was prepared using the Flood Insurance Rate Map (FIRM) data. This map does not reflect changes in the flood hazard data since the date of the original map. For the latest product information about National Flood Insurance Rate Maps, visit the FEMA website at www.fema.gov.



APPROXIMATE SCALE  
 MAP SCALE 1" = 500'



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
 CHARLESTON COUNTY,  
 SOUTH CAROLINA  
 AND INCORPORATED AREAS

**PANEL 508 OF 855**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTON, CITY OF	45472	8558	J
CHARLESTON COUNTY	45473	8558	J
MOUNT PLEASANT TOWN OF	55477	8558	J
NORTH CHARLESTON, CITY OF	45002	8558	J

Notes to User: The MAP NUMBER shown below should be used when ordering maps for the community shown. This number should be used on all insurance applications for the subject community.

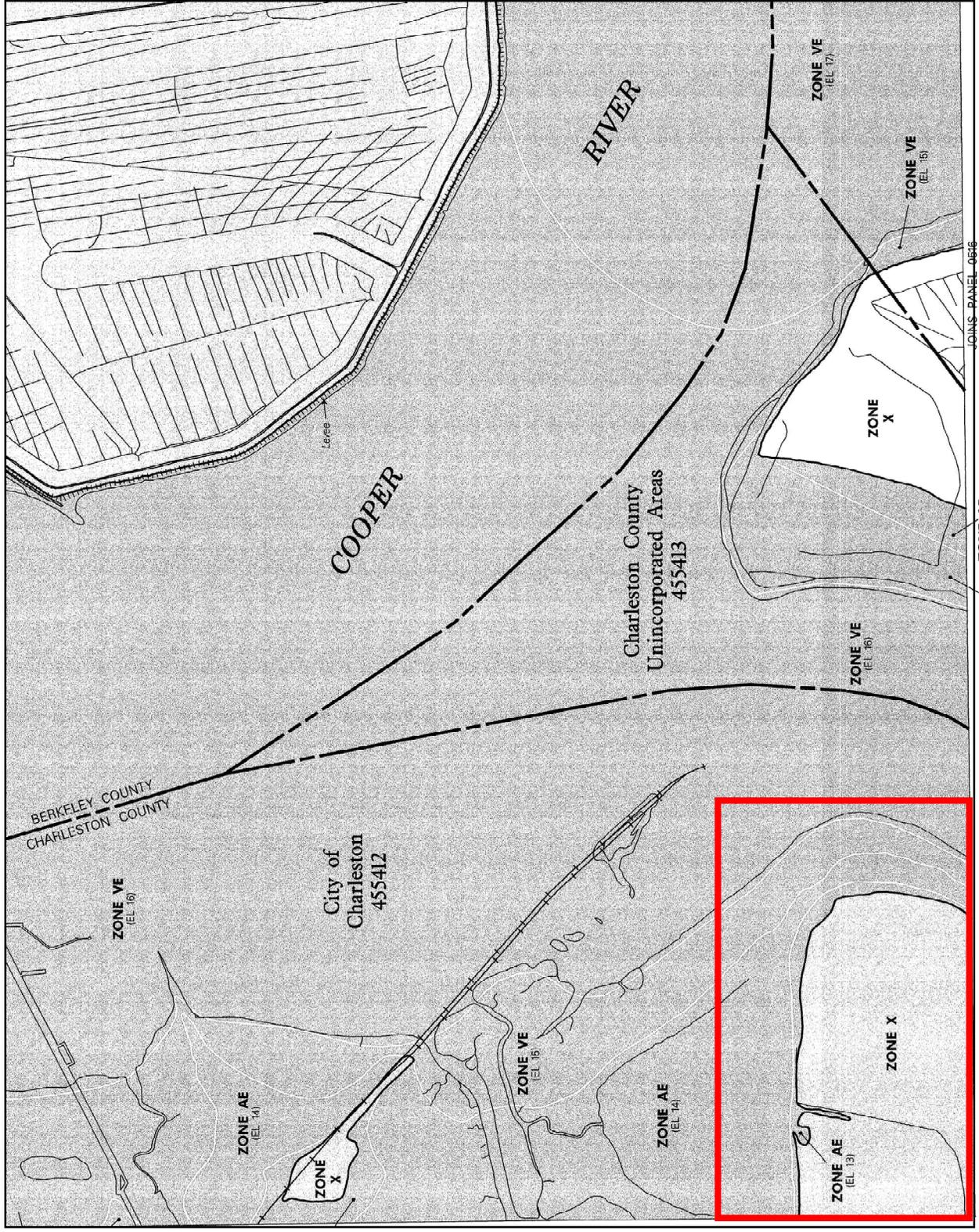
**MAP NUMBER**  
**45019C0508J**

**EFFECTIVE DATE:**  
**NOVEMBER 17, 2004**



Federal Emergency Management Agency

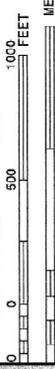
This is an official copy of a portion of the above referenced flood map. It was corrected using FIRM Change. This map does not reflect changes to the block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)



JOINS PANEL 0626

APPROXIMATE SCALE

MAP SCALE 1" = 500'



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
CHARLESTON COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 516 OF 855**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTON CITY OF	45542	0516	3
CHARLESTON COUNTY	45543	0516	3
MOUNT PLEASANT TOWN OF	45547	0516	3

Notes to User: The MAP NUMBER, which is used above, should be used on insurance applications for the subject community.

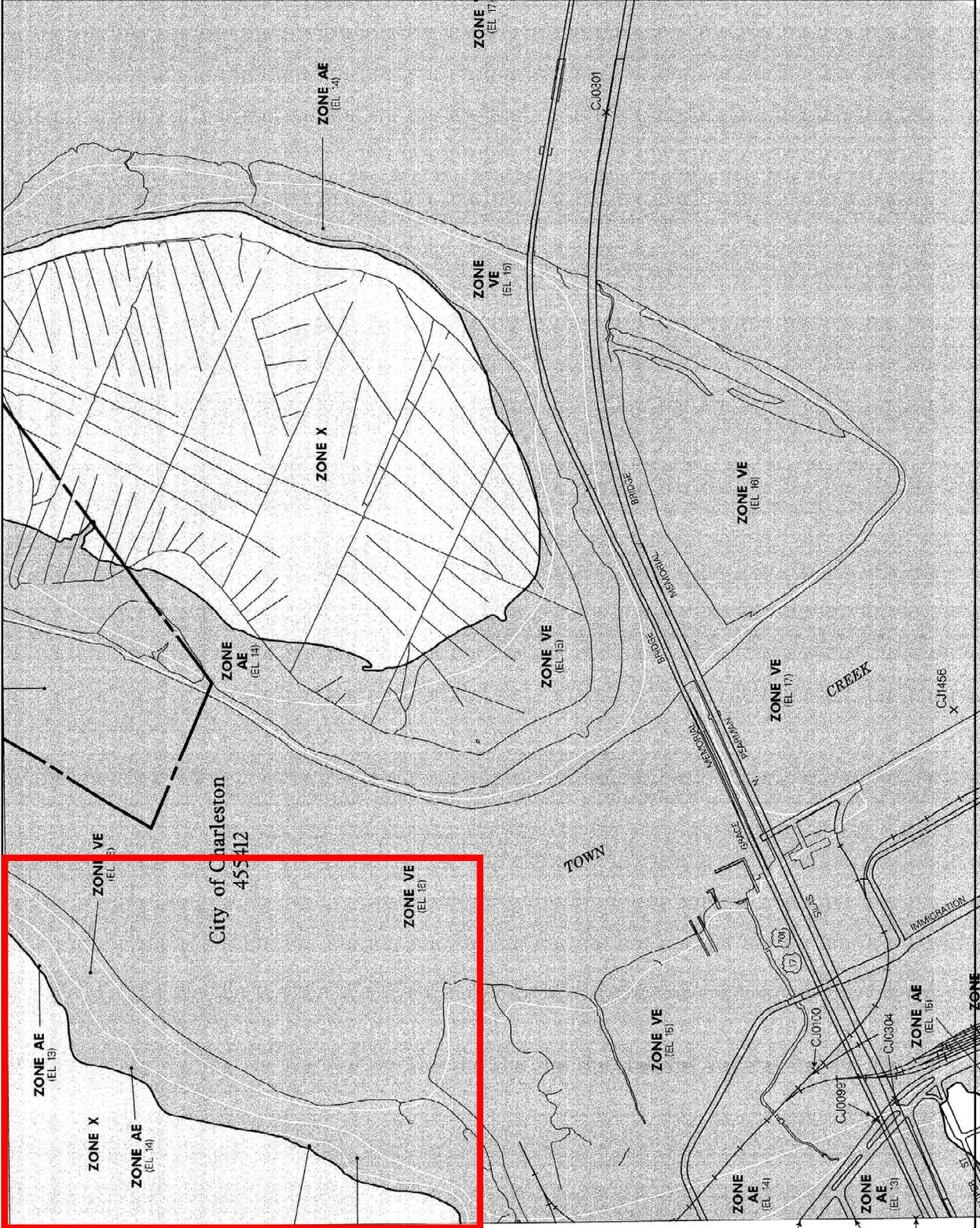
**MAP NUMBER**  
**45019C0516J**

**EFFECTIVE DATE:**  
**NOVEMBER 17, 2004**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was corrected using FEMA's Flood Insurance Rate Study (FIRMS) data. This map does not reflect changes in the flood insurance rate schedule. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)













# **APPENDIX G**

## **LIBAR Rules and Regulations**

LIBAR  
Laurel Island Board of Architectural Review  
Rules of Procedure and Regulations

**Article I. Organization**

**Section 1. - Rules.** These Rules of Procedure and Regulations (these “Rules and Regulations”) are adopted by the City of Charleston City Council in accordance with the provisions of S.C. Code § 6-29-740, § 6-29-870, and Section 54-256 of the City of Charleston Zoning Ordinance.

**Section 2. - Members of the Board.** The Board shall consist of five (5) members, three (3) shall be designated by the Laurel Island Property Owners’ Association (LIPA), and two (2) shall be designated by the City of Charleston. The members designated by the City and at least two (2) of the members designated by LIPA shall have demonstrated experience in at least one of the following fields: fine arts, architecture, structural engineering, landscape architecture, civil engineering, urban design, city planning, preservation, construction, real estate, law, or associated disciplines. Each board shall elect from its members a chairperson, vice-chairperson, and secretary. The term of office shall be three years.

**Section 3. - Officers.** The officers of the Board shall be a chairperson, vice-chairperson, and a secretary elected at the first meeting of the Board in each calendar year.

3.1 **Chairperson.** The Chairperson, or in his absence, the vice-chairperson, shall be a voting member of the board and shall:

- a. Call meetings of the Board;
- b. Preside at meetings and hearings;
- c. Act as spokesman for the board;
- d. Sign documents for the Board;
- e. Have, or cause to have, decisions of the Board served on parties;
- f. Manage discussion at meetings to assure that it remains pertinent to matters subject to the jurisdiction of the Board; and
- g. Perform other duties approved by the Board.

3.2 **Vice-Chairperson.** The vice-chairperson shall exercise the duties of the chairperson in the absence, disability, or disqualification of the chairperson. In the absence of the chairperson and the vice-chairperson, an acting chairperson shall be designated by the members present.

3.3 **Secretary.** The secretary shall:

- a. Provide and publish notice of applications, appeals, and meetings;

- b. Prepare the agenda;
- c. Properly post the agenda;
- d. Keep minutes of hearings and meetings;
- e. Maintain Board records as public records;
- f. Notice parties of Board decisions;
- g. Attend to Board correspondence; and
- h. Perform other duties normally carried out by a secretary.

**Section 4. - Terms of Office.** The chairperson and vice-chairperson shall serve for one year or until they are re-elected, or their successors are elected and qualified.

## **Article II. Meetings**

**Section 1. - Time and Place.** The Board shall meet at such time and place as may be called by the Board upon five (5) days prior notice, posted and delivered to all members and published on the City of Charleston's website. Meetings shall be open to the public.

**Section 2. - Agenda.** A written agenda shall be furnished by the secretary to each member of the Board and shall be posted on the City of Charleston's website at least five (5) days prior to each regular meeting. Items may be removed from the agenda, or postponed at a meeting, by a majority vote.

**Section 3. - Quorum.** A majority of the members of the Board shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting.

**Section 4. - Rules of Order.** *Robert's Rules of Order* shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

**Section 5. - Public Notice.** Each applicant whose application is to be heard will be notified of the date of the meeting at least five (5) days prior to the meeting by letter from the secretary. The property that is the subject of the application shall be posted with a sign at least five (5) days prior to the meeting. The sign shall contain a description of the matter to be heard and specify the appropriate city department to contact concerning information regarding the application. The sign shall also specify the time, date and location of the meeting.

## **Article III. Appeals Procedure**

**Section 1. - Appeal of Board Decision to Board of Architectural Review - Large.** A person who may have material interest in any decision of the Board may appeal from a decision of the board to the Board of Architectural Review – Large by filing such appeal with the City of Charleston in the form of a petition, in writing,

setting forth plainly, fully, and distinctly why the decision is contrary to the Laurel Island Design Principals and law. The appeal must be filed within ten (10) days of the decision of the Board.

#### **Article IV. Hearing Procedure**

**Section 1. - Compliance with Zoning.** Except as may be otherwise provided by Ordinance, applications are not to be considered by the Board unless they satisfy all zoning requirements concerning the use of the property, parking, setbacks or other zoning requirements that would affect the size and placement of building. Any Board approval of plans that are determined not to comply with zoning shall render the Board approval null and void; provided however, this rule may be waived by the Board.

The deadline for applications is noon, no later than ten days prior to the requested review date.

**Section 2. - Appearances.** The applicant or any party may appear in person or by agent or by attorney. The Board may postpone, or proceed to dispose of a matter on the record before it in the absence of an applicant, or his representative.

**Section 3. - Conduct of Hearing.** The normal order of hearing, subject to modification by the Chairperson, shall be:

- a. Statement of matter to be heard (Chairperson or Secretary);
- b. Presentation of the project by the applicant (10 – 15 minutes);
- c. Board and staff questions to, and responses from, the applicant;
- d. Public comment (20-minute limit total, or as determined by the Chairperson), followed by responses from Applicant;
- e. Full Board discussion;
- f. Applicant points of clarification;
- g. Board action

**Section 4. - Disposition.** The Board may deliberate and make a final disposition of a matter by majority vote of members present at the hearing and qualified to vote; provided that no less than a quorum are qualified to vote. The vote may be taken at the same or subsequent meeting. Deliberations shall be conducted and votes taken in public. A member need not recuse herself or abstain from voting because a member has an ownership interest in property located within the Laurel Island PUD, or has been employed by a person with such an ownership interest.

**Section 5. - Decisions of the Board.** In order to provide guidance and insight into desirable goals and objectives for the Laurel Island PUD for desirable types of development, and for the maintenance of consistent policies in guiding the

building public toward better standards of design, decisions of the Board shall be guided by the Laurel Island Design Principles (see Article VII).

A decision of the Board shall be issued disposing of a matter by granting approval, denying approval or granting approval with such conditions as may be deemed necessary. The secretary shall notify the applicant upon execution of the decision of the Board. The Board may defer action on an application when, in its discretion, a project requires additional study.

#### **Article V. Records**

**Section 1. - Minutes.** The Secretary shall prepare minutes of all meetings and hearings of the Board.

**Section 2. - Decisions.** The Secretary shall assist in the preparation and notice of all decisions of the Board in appropriate form. Copies of all notices, correspondence, documentary evidence, minutes, decisions, and forms shall be maintained as public records by the City of Charleston.

**Section 3. - Policies of the board.** The Board may adopt guidelines and policies at its discretion.

#### **Article VI. Amendment.**

**Section 1. - Amendment.** These rules may be amended at any regular meeting of the Board by majority vote of the members of the Board.

#### **Article VII. Laurel Island Design Principles**

To be approved by BAR-L and inserted herein upon approval.

**CITY OF CHARLESTON  
PLANNING COMMISSION**

August 19, 2020

**Zonings:**

<b><u>Item #</u></b>	<b><u>Property Address</u></b>	<b><u>Approx. Acres</u></b>	<b><u>Land Use</u></b>	<b><u>Previous Zoning</u></b>	<b><u>Recommended Zoning</u></b>
1.	<b>2444 Quail Hollow Ct</b> (West Ashley)	0.09	Residential	Office General (OG)	Diverse Residential (DR-1)
2.	<b>2229 Weepoolow Tr</b> (West Ashley)	0.32	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)
3.	<b>772 Yaupon Dr</b> (Cainhoy)	2.31	Vacant/Horse Lot	Rural Single-Family Residential (R1-R)	Rural Residential (RR-1)
4.	<b>1551 N Pinebark Ln</b> (West Ashley)	0.22	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)

**BACKGROUND**

**Zonings 1 & 2:** The subject properties are pending annexation into the City of Charleston. The zoning district recommended in the City closely matches the zoning assigned to the properties in Charleston County and it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.

**Zoning 3:** Deferred by the applicant

**Zoning 4:** The subject property is pending annexation into the City of Charleston. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.

**CENTURY V CITY PLAN RECOMMENDATIONS**

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The proposed zonings are appropriate for the Century V Plan designations assigned to the subject properties.

**STAFF RECOMMENDATION FOR ZONINGS 1, 2 & 4**

APPROVAL

## ZONING 1

2444 Quail Hollow Ct (Pierpont - West Ashley)

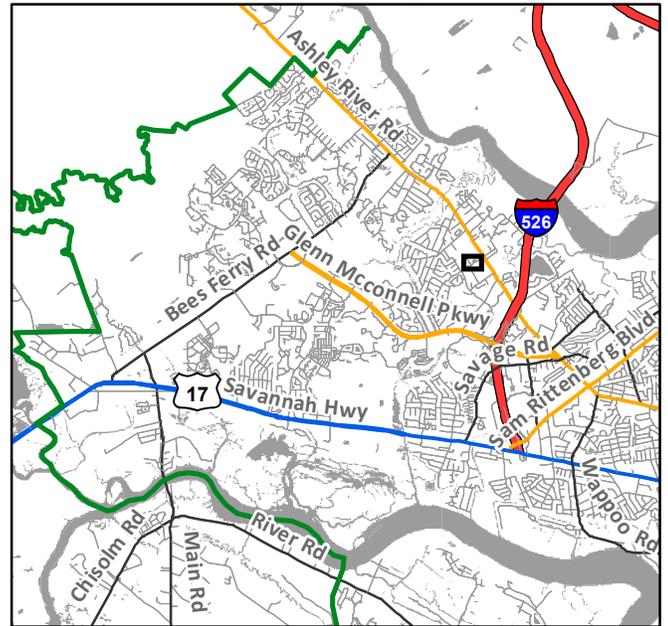
TMS # 3551600069

approx. 0.09 ac.

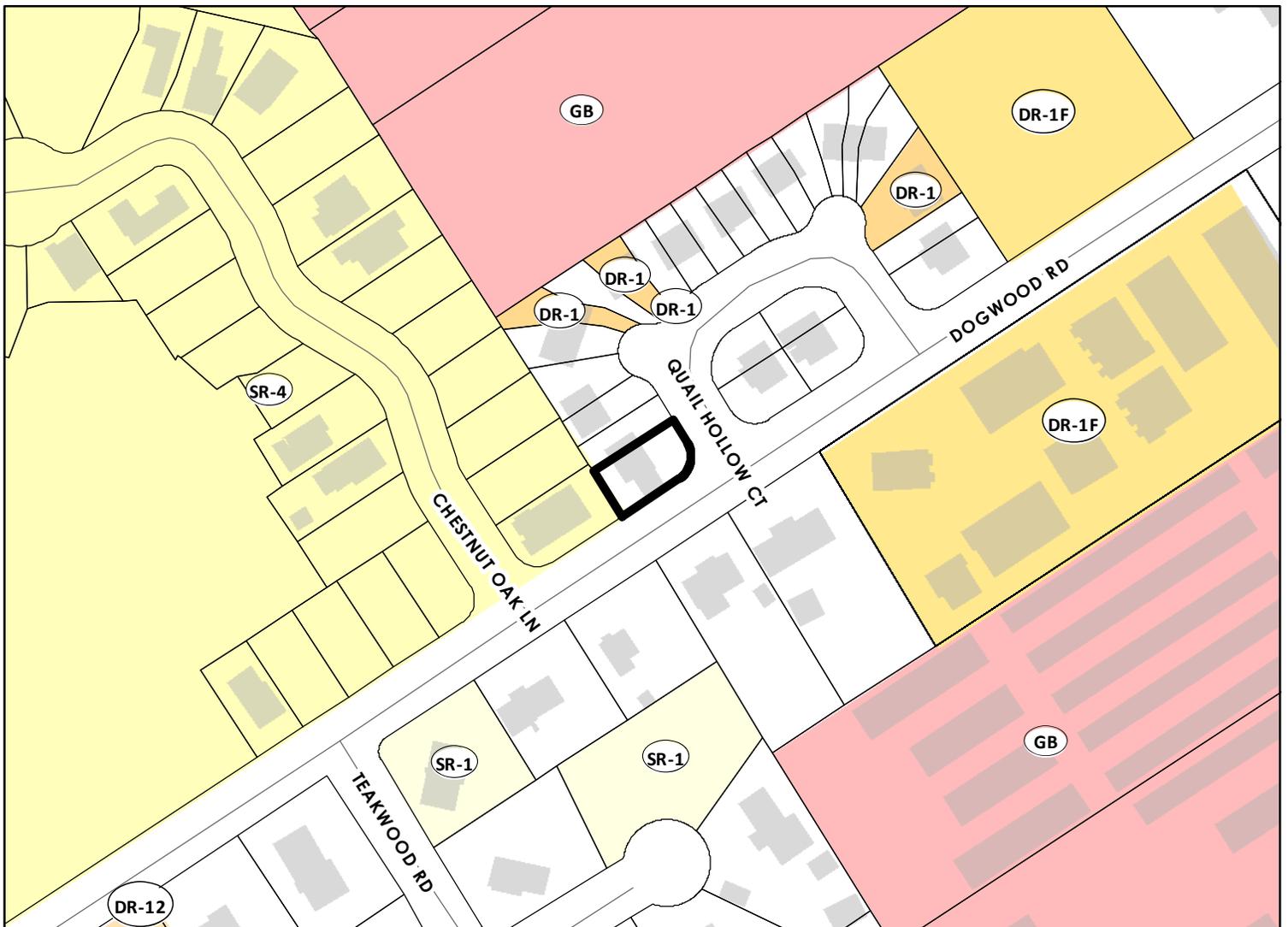
Request zoning of Diverse Residential (DR-1).  
Zoned Office General (OG) in Charleston County.

Owner:  Douglas R. Wurster

Area



Location



## ZONING 2

2229 Weepoolow Tr  
(Ashley Hall Plantation - West Ashley)

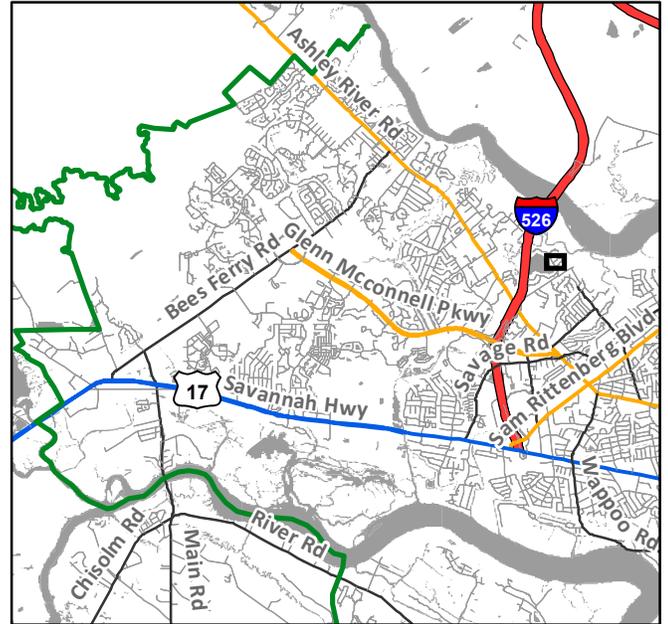
TMS # 3531200017

approx. 0.32 ac.

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

Owner: John Everett McInnis

Area



Location



## ZONING 4

1551 N Pinebark Ln (N Pinepoint - West Ashley)

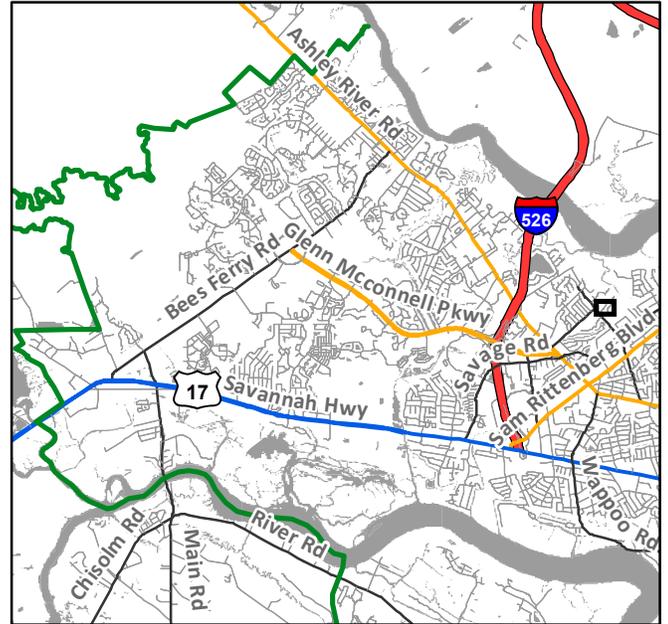
TMS # 3531500037

approx. 0.22 ac.

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

Owners: Roscoe L. Bolton, III and Joy L. Bolton

Area



Location

