



COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

CITY OF CHARLESTON

Department of Planning, Preservation & Sustainability

Planning Division

2 George Street, Suite 3100

Charleston, SC 29401

phone: 843.724.3781

fax: 843.724.3772

www.charleston-sc.gov

Complete the information below and see page 2 for submittal requirements. Print application in color.

Planning Commission Meeting Date Requested:	June 7, 2023 (Special Meeting)
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PROPERTY DESCRIPTION

Project Name:	Union Pier Terminal - Planned Unit Development		
Property Address:	See attached		
TMS #:	See attached		
County:	Charleston	Geographic Location (i.e. Johns Island):	Peninsula
Acreage:	Total: 64.14	Highland: 36.33	Critical Area: 27.81 FW Wetlands: 0.00

Property Owner(s):	South Carolina State Ports Authority & Dominion Energy South Carolina, Inc.		
Address: (street/city/state/zip)	c/o Burr & Forman, 115 Fairchild St., St. 300, Charleston, SC 29492		
Phone:	843.972.6177	<input checked="" type="checkbox"/> business	<input type="checkbox"/> home <input type="checkbox"/> cell
E-Mail:	rlowell@burr.com		

Include additional ownership information on a separate sheet of paper. If there are multiple owners and multiple parcels please identify parcel ownership.

Applicant's Name:	Randy Lowell
Firm's Name:	Burr & Forman LLP
Address: (street/city/state/zip)	115 Fairchild St., St. 300, Charleston, SC 29492
Phone:	843.972.6177
E-Mail:	rlowell@burr.com

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. I authorize the subject property to be posted and inspected and this application to be heard by the Planning Commission of the City of Charleston on the meeting date requested.

Owner

Barbara LaMolina
(original signature of the property owner(s) is required)

Date

5/3/2023



COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

REQUIRED SUBMITTAL INFORMATION:

- ☐ Map indicating the subject property(ies), tax map number(s), address(es) and acreage(s).
- ☐ Map indicating location of EXISTING comprehensive plan map boundaries relative to subject property.
- ☐ Map indicating location of PROPOSED comprehensive plan map boundaries relative to subject property.
- ☐ Comprehensive Plan Map Amendment application fee.

COMPREHENSIVE PLAN MAP AMENDMENT PROCESS

The approval process usually takes three to four months to complete.

1. **PRE-APPLICATION REVIEW** - Meet with City staff to receive comments on the proposed map boundary change.
2. **PLANNING COMMISSION** - Submit completed application, fee and other materials noted above to the Zoning Division by 12:00 pm on the deadline date to be placed on the Planning Commission agenda. Incomplete submittals will be NOT be placed on the Planning Commission agenda. The Planning Commission will hold a public hearing and make a recommendation to City Council for approval, approval with conditions, disapproval or deferral.
3. **CITY COUNCIL** - After the Planning Commission makes its recommendation, the application will be forwarded to City Council where another public hearing will be held approximately one month later. City Council will then give the application first reading and make a decision to approve or disapprove the requested amendment. Approvals require a subsequent second and third reading, typically at the next scheduled Council meeting, before the amendment is ratified.

FOR OFFICE USE ONLY:

Application Received

Date 5/3/23 Time 4:50 pm Fee \$890.00 Receipt ☒ Staff PAO

Planning Commission recommendation:

The Planning Commission heard this application and its recommendation to City Council is as follows:

- ☐ Approval ☐ Approval with Conditions ☐ Disapproval ☐ Deferral

Comments: _____

_____ Date _____

Planning Commission Chair or Zoning Official

Union Pier Terminal – City of Charleston

Comprehensive Plan Future Land Use Map Amendment Request

The South Carolina State Ports Authority (Ports Authority) respectfully requests a Comprehensive Plan Future Land Use Map amendment to amend the land use designation on the Future Land Use Map of properties known as Union Pier Terminal¹ to *City Centers*, as defined on page 112 of the City of Charleston's *City Plan*, originally adopted on or about October 12, 2021, subject to approval by the City of the Planned Unit Development Guidelines and associated materials submitted by the Ports Authority in the form provided.

Based on planning and public meetings conducted in 2022 and 2023, this portion of the City will follow the Union Pier PUD master plan text and maps, submitted to the City for adoption in 2023. The area presents a premier opportunity for infill development on the Peninsula and will include a variety of uses, including residential, commercial, office, accommodation, open spaces and parks, maritime, and civic.

The Ports Authority conducted a rigorous public planning and meeting process with respect to the proposed redevelopment of Union Pier. Over 2,000 Charleston residents or visitors attended these in-person events to learn and provide input regarding the future master plan for Union Pier. These in-person presentations included, but were not limited to, the following events:

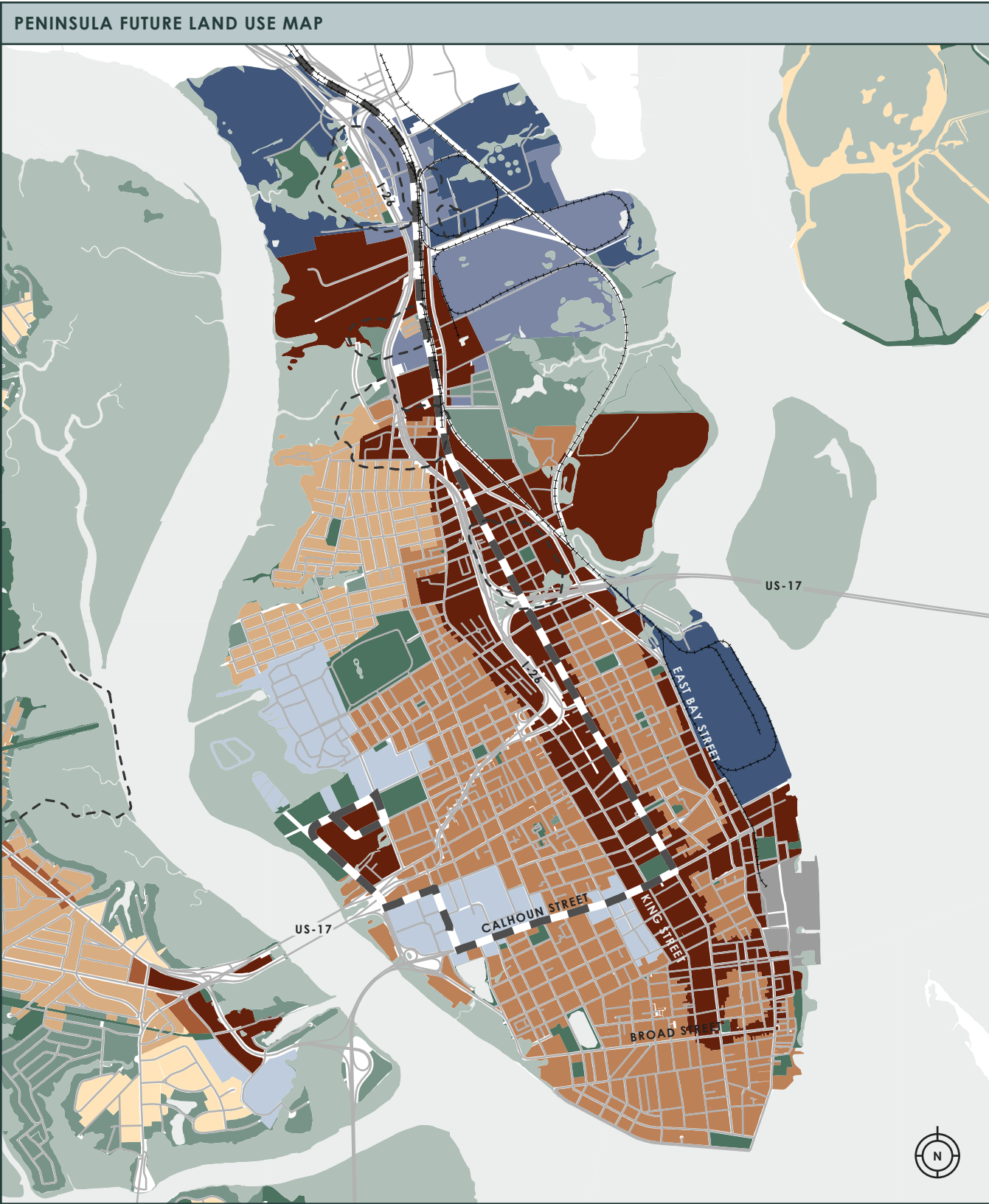
1. Union Pier Open House and Public Engagement 1 – Gaillard Auditorium (8/25/2023)
2. Union Pier Open House and Public Engagement 2 – Union Pier Passenger Terminal (9/29/2023)
3. Union Pier Open House and Public Engagement 3 – Sanders Clyde Elementary (10/13/2023)
4. Union Pier Open House and Public Engagement 4 – Gaillard Auditorium (10/27/2023)
5. City of Charleston Planning Commission Informational Workshop Presentation (12/12/2022)
6. Post & Courier Panel on Union Pier (3/2/2013)
7. Planning Commission Workshop on Resiliency (3/23/2023)
8. Planning Commission Workshop on Urban Design (4/6/2023)
9. City Council Traffic and Transportation Committee Hearing (4/11/2013)
10. Joint Planning Commission / Community Development Committee of City Council Workshop on Affordability (4/20/2023)

¹ TMS #s included per separate attachment.

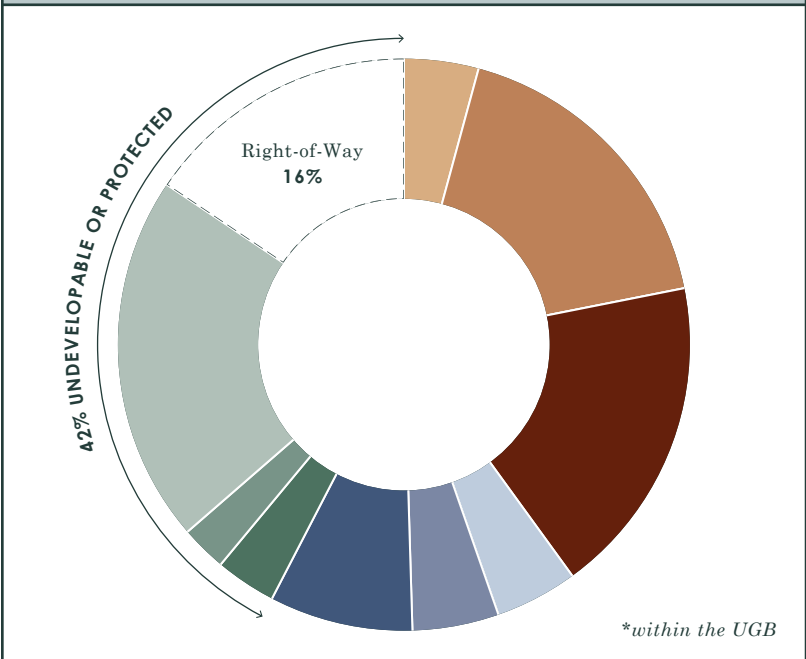
In addition to these public presentations, the Ports Authority and its representatives held meetings with a variety of local stakeholders and interest groups to share information related to the development and receive feedback on the proposal, including the Charlestowne Neighborhood Association, the Historic Ansonborough Neighborhood Association, the Eastside Community Development Corporation, the Preservation Society of Charleston, the Daniel Island Neighborhood Association, the Charleston Area Chamber of Commerce, the Charleston Trident Association of Realtors, the Gadsdenborough Neighborhood Coalition, the Historic Charleston Foundation, and the Coastal Conservation League, among others.

The Union Pier PUD master plan text and maps envision significant investment and construction of infrastructure to support the proposed development. This infrastructure includes new and expanded streets, parks, stormwater facilities, and coastal edge enhancements, among others. The redevelopment is also proposed to include a series of parks along and connecting to the waterfront, which will be highly accessible to all nearby Charleston residents and neighborhoods.

The *City Centers* land use designation surrounds all adjacent properties to the Union Pier project area on the Future Land Use Map as shown on page 114 of the *Charleston City Plan*. The Union Pier PUD master plan text and maps call for redevelopment consistent with this designation.



PENINSULA FUTURE LAND USE PERCENTAGE

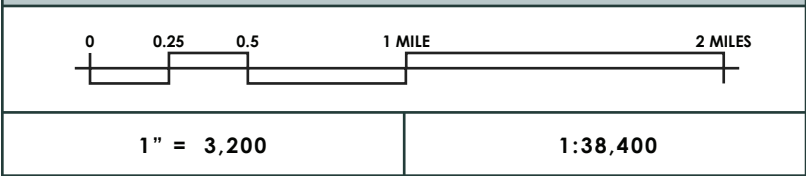


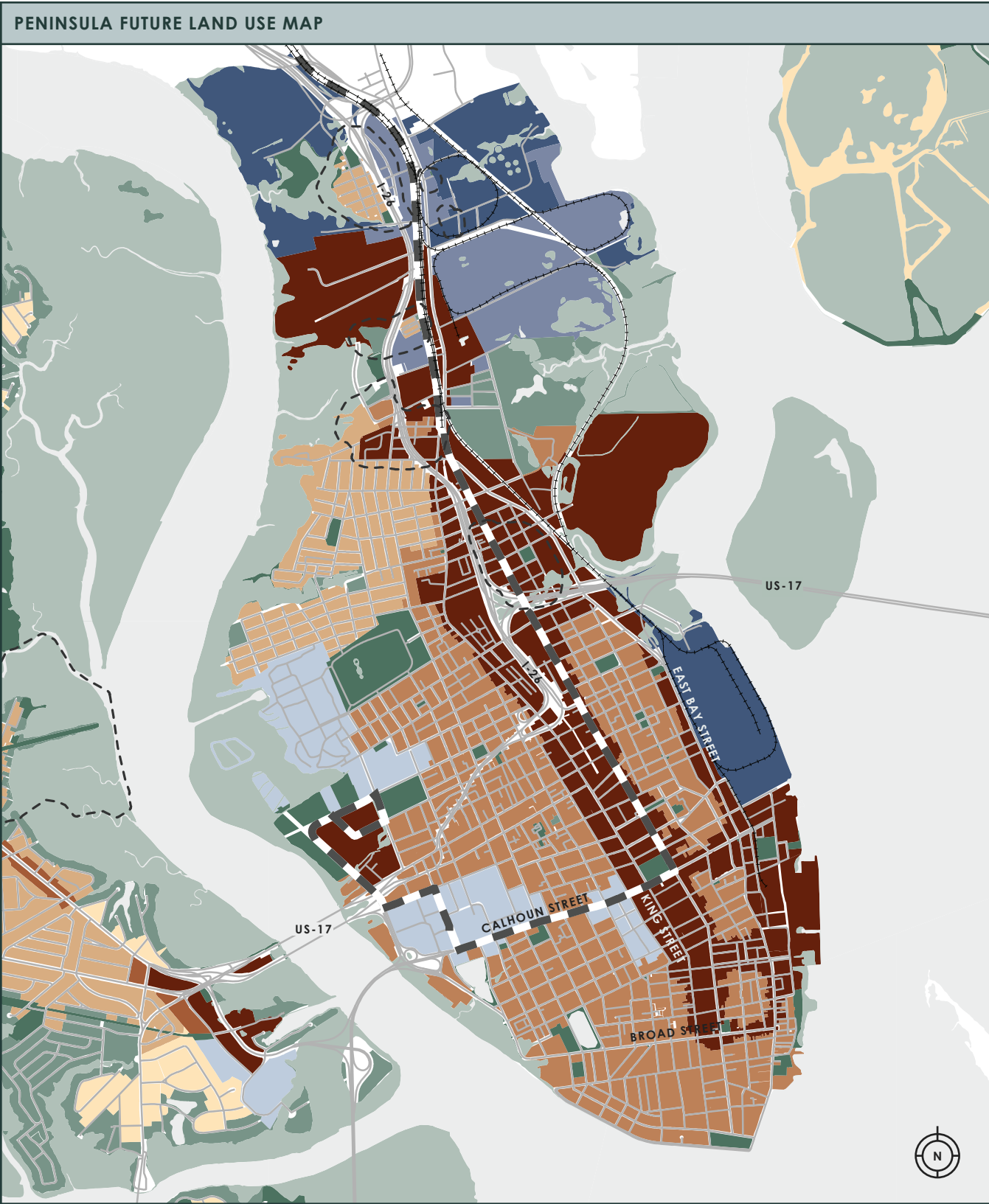
LEGEND

Rural 0%	Job Center 5%
Suburban Edge 0%	Industrial 8%
Suburban 4%	Park 3%
Neighborhood 17%	Low Impact / Conserved 3%
Neighborhood Edge 0%	Natural / Wetland 21%
City Centers 18%	Future Planning Area 1%
Campus 5%	Water
African American Settlement Area	Urban Growth Boundary
Proposed I-526 Route	Street
Railroad	Proposed Lowcountry Rapid Transit Route

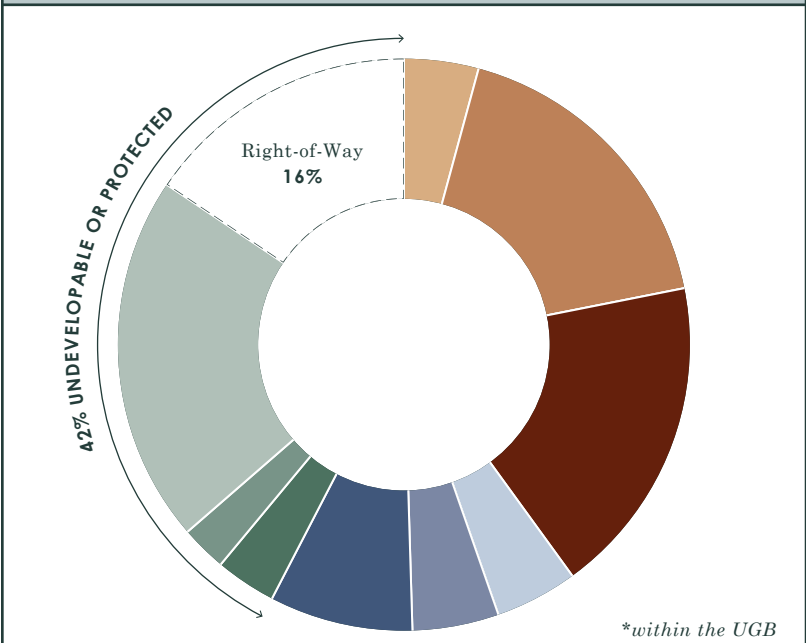
Note: Undevelopable/Protected areas include Wetland/Natural, Park, Right-of-Way and a small portion of Low Impact/Conserved categories

SCALE

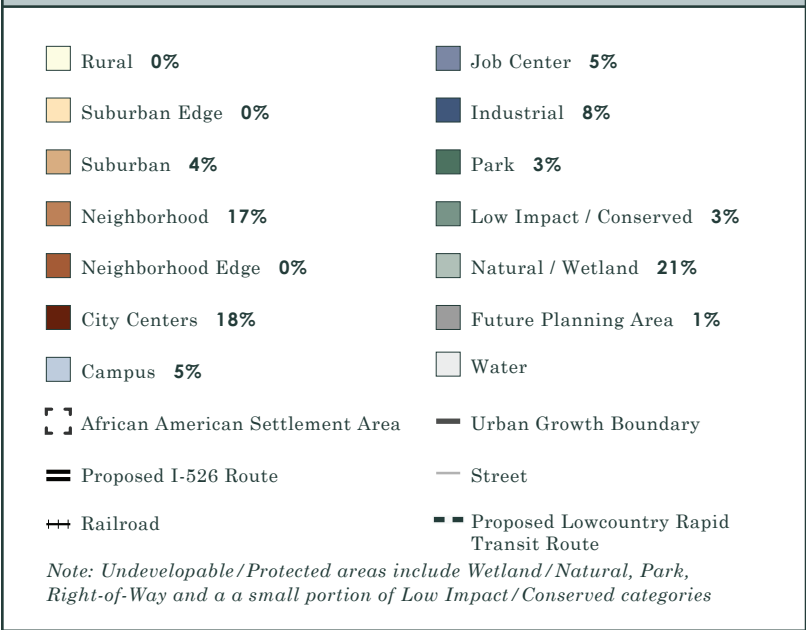




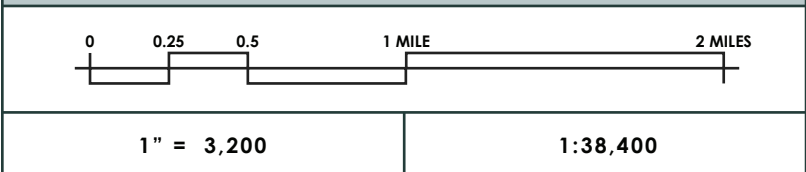
PENINSULA FUTURE LAND USE PERCENTAGE



LEGEND



SCALE

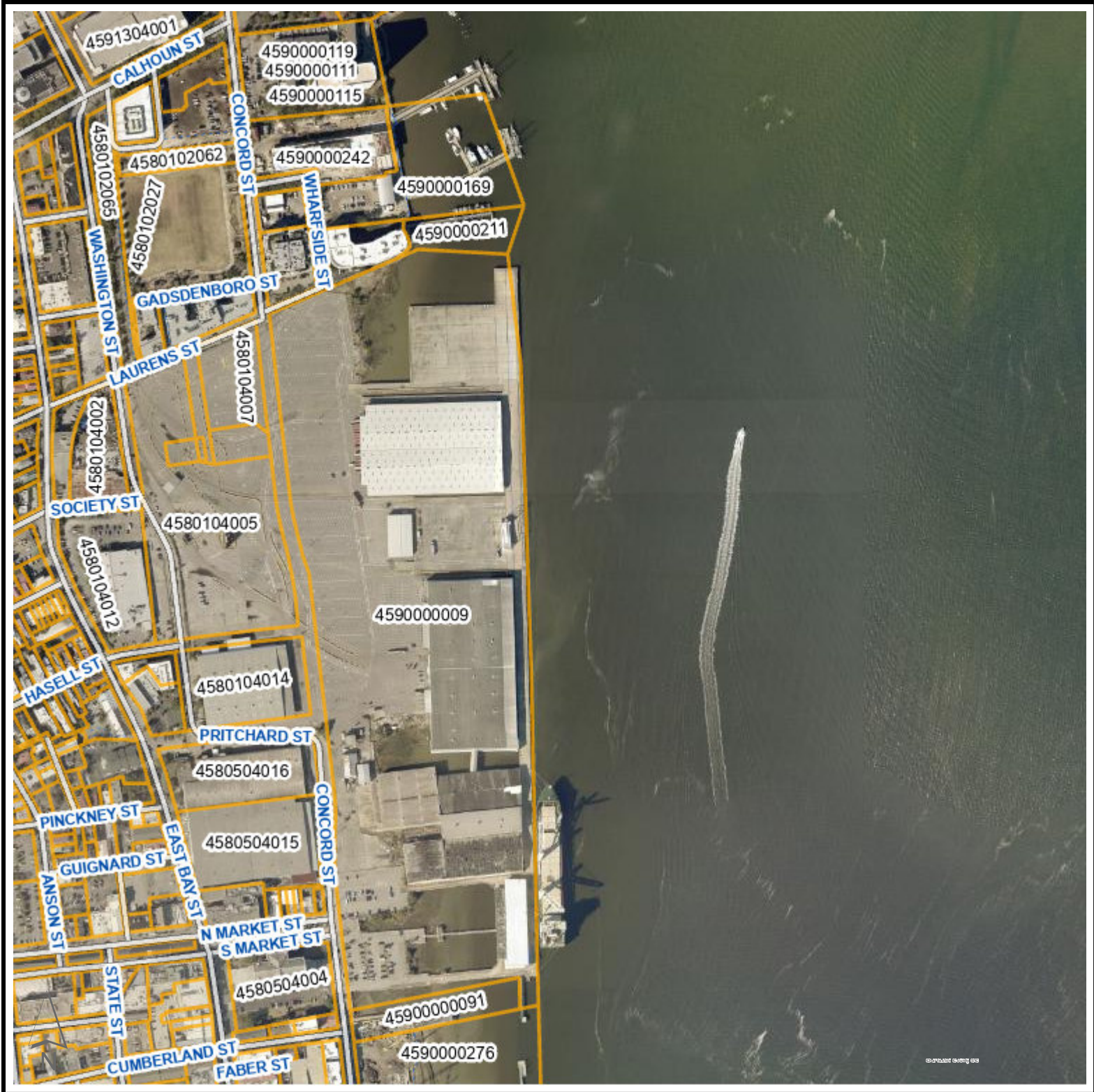


Union Pier Terminal Parcel TMS#

Union Pier PUD Parcels			
Parcel ID	TMS#	Owner	Acreage
1A – 1H	459-00-00-009	South Carolina State Ports Authority	42.87
2A – 2C	458-05-04-015	South Carolina State Ports Authority	3.00
3A – 3C	458-05-04-016	South Carolina State Ports Authority	3.00
4A – 4F	458-01-04-014	South Carolina State Ports Authority	2.83
5A – 5H	458-01-04-005	South Carolina State Ports Authority	8.30
6	458-01-04-006	Dominion Energy South Carolina, Inc.	0.199
7	458-01-04-025	Dominion Energy South Carolina, Inc.	0.046
8	458-01-04-024	South Carolina State Ports Authority	0.40
9	458-01-04-009	South Carolina State Ports Authority	0.53
10A – 10E	458-01-04-007	South Carolina State Ports Authority	1.50

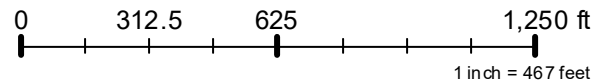
<u>HPN*</u>	<u>TMS</u>	<u>Deed</u>	<u>Plat</u>
Parcel 1A	459-00-00-009	T64/736+	A1/156
Parcel 1B	459-00-00-009	D66/489	C/086
Parcel 1C	459-00-00-009	Q70/181	A/069, A1/013
Parcel 1D	459-00-00-009	D48/473	EA/025, EA/026
Parcel 1E	459-00-00-009	Y86/101	H52/236
Parcel 1F	459-00-00-009	Z70/400	EA/025
Parcel 1G	459-00-00-009	B68/606	EA/025
Parcel 1H	459-00-00-009	O85/174	EA/025, L16/0582
Parcel 2A	458-05-04-015	Z70/401	EA/027
Parcel 2B	458-05-04-015	D48/473	EA/027
Parcel 2C	458-05-04-015	G91/222	EA/027
Parcel 3A	458-05-04-016	D48/478	EA/027
Parcel 3B	458-05-04-016	D48/473	EA/027
Parcel 3C	458-05-04-016	G91/222	EA/027
Parcel 4A	458-01-04-014	D103/052	L/037
Parcel 4B	458-01-04-014	Y102/403	S/123
Parcel 4C	458-01-04-014	Y102/193	N/119
Parcel 4D	458-01-04-014	K68/223	C47/248
Parcel 4E	458-01-04-014	G91/222	EA/027
Parcel 4F	458-01-04-014	D48/473	EA/027
Parcel 5A	458-01-04-005	Y117/287	A1/156
Parcel 5B	458-01-04-005	T64/736+	A1/156
Parcel 5C	458-01-04-005	D66/489	C/086
Parcel 5C1	458-01-04-005	D66/489	A1/156
Parcel 5C2	458-01-04-005	D66/489	A1/156
Parcel 5C3	458-01-04-005	D66/489	A1/156
Parcel 5C4	458-01-04-005	D66/489	A1/156
Parcel 5C5	458-01-04-005	D66/489	C/086
Parcel 5D	458-01-04-005	G91/222	W/172
Parcel 5E	458-01-04-005	D118/081	AL/025
Parcel 5F	458-01-04-005	D115/318	F/240
Parcel 5G	458-01-04-005	D66/489	C/086
Parcel 5H	458-01-04-005	A87/306	C/086
Parcel 5I	458-01-04-005	D66/489	C/086
Parcel 6	458-01-04-006	C23/151	BH/141
Parcel 7	458-01-04-025	1172/928	BH/141, R172/086, 1172/928
Parcel 8	458-01-04-024	R172/086	R172/086
Parcel 9	458-01-04-009	O154/316	BH/141
Parcel 10A	458-01-04-007	F103/220	A1/156, BH/141
Parcel 10B	458-01-04-007	F103/220	A1/156, BH/141
Parcel 10C	458-01-04-007	H87/340	A1/156, BH/141
Parcel 10D	458-01-04-007	S85/317	A1/156, BH/141
Parcel 10E	458-01-04-007	T64/736+	A1/156, BH/141

*HPN=Historic Parcel Number; + acquired from State by Notice of Taking



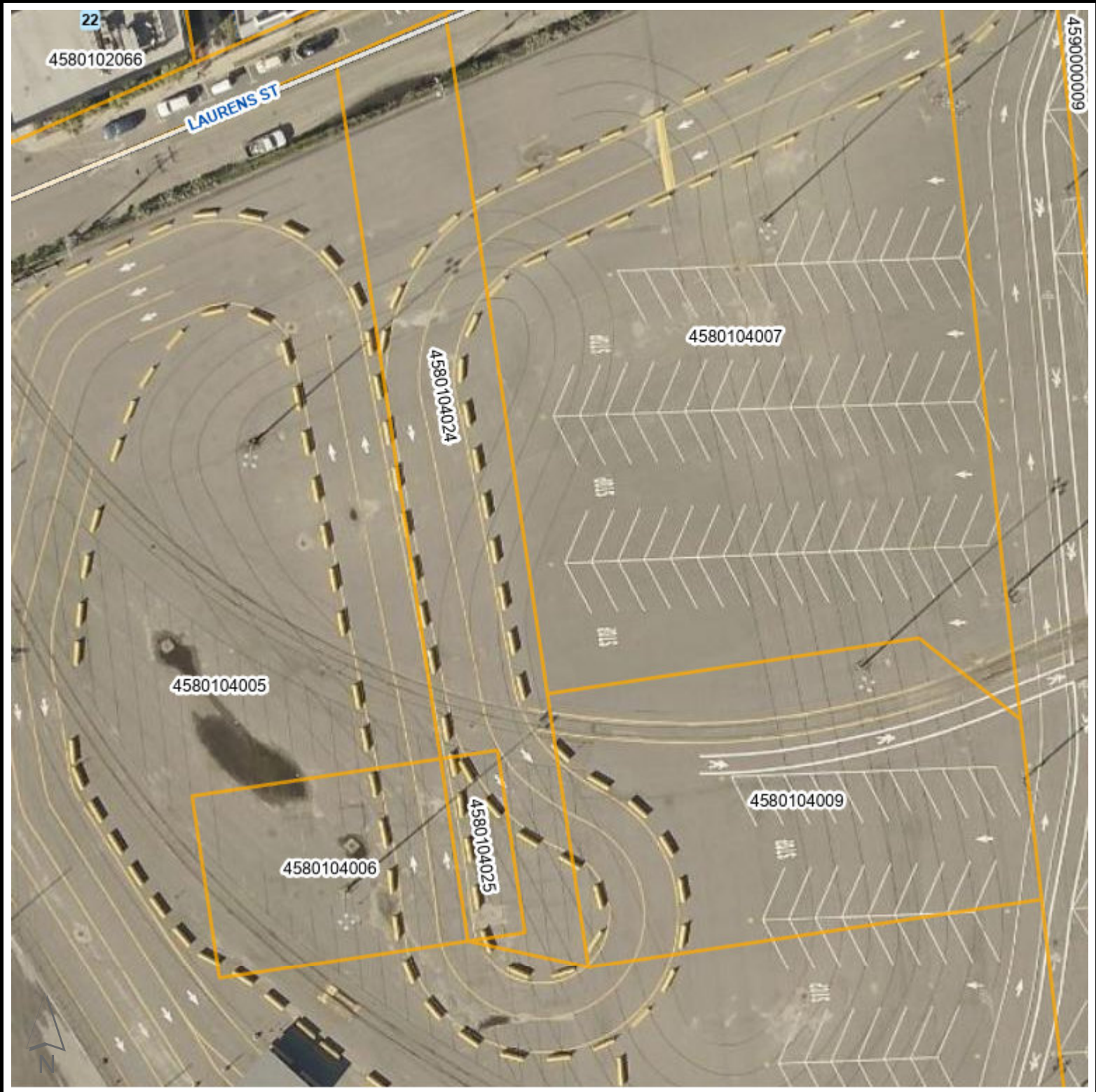
Union Pier Terminal

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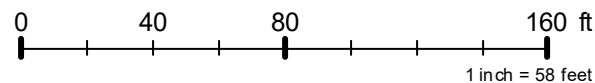
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Author: Charleston County SC
Date: 5/3/2023



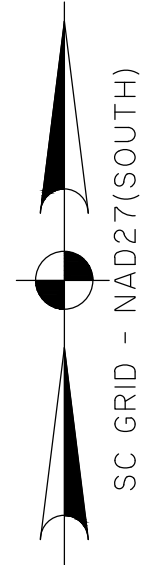
Union Pier Terminal

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Author: Charleston County SC
Date: 5/3/2023



MATCH LINE - SHEET 1
MATCH LINE - SHEET 3

MATCH LINE - SHEET 1

MATCH LINE - SHEET 2

CONCORD STREET
S-10-396 50' R/W

DRAINAGE EASEMENT

20' R/W (CITY)
N 66°17'34" E
X
X
OHP
EXISTING 20' DOMINION ENERGY EASEMENT
(10' EACH SIDE) (BOOK R283, PG. 775) (EX #25)

N 66°17'34" E
33' (TIE)

N 66°17'34" E 225.93'

TMS#458-01-04-007
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. D, Pg. 085
1.613 acres

TMS#458-01-04-024
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. R172, Pg. 086
0.416 acres

TMS#458-01-04-005
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. W, Pg. 172
8.298 acres

WASHINGTON STREET S-10-2387 50' R/W

S 06°32'49" E 356.19

A map of the study area in downtown Portland, Oregon. The map shows a grid of streets including Broad St, Green St, and King St. A shaded area is labeled 'SITE'. A north arrow and the text 'COOPER RIVER' are also present.

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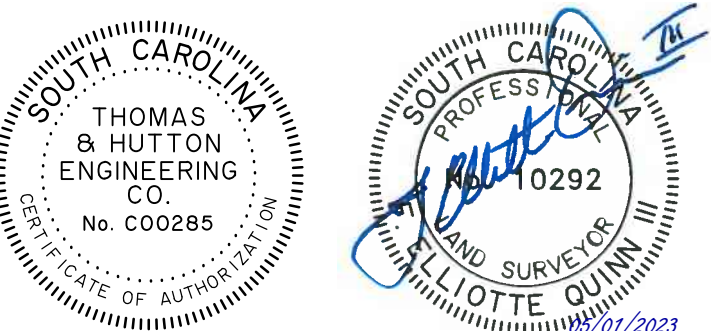
ALTA/NSPS CERTIFICATION

TO:

1. LOWE ENTERPRISES.
2. CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 7(a)(c), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY OF 2020.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY ○ F
VARIOUS PARCELS
OWNED BY
SOUTH CAROLINA
STATE PORTS
AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

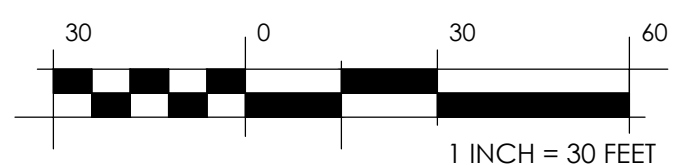
prepared for
LOWE ENTERPRISES

No.	Revision	By	Date



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Mt. Pleasant, SC 29464 • 843.849.0200

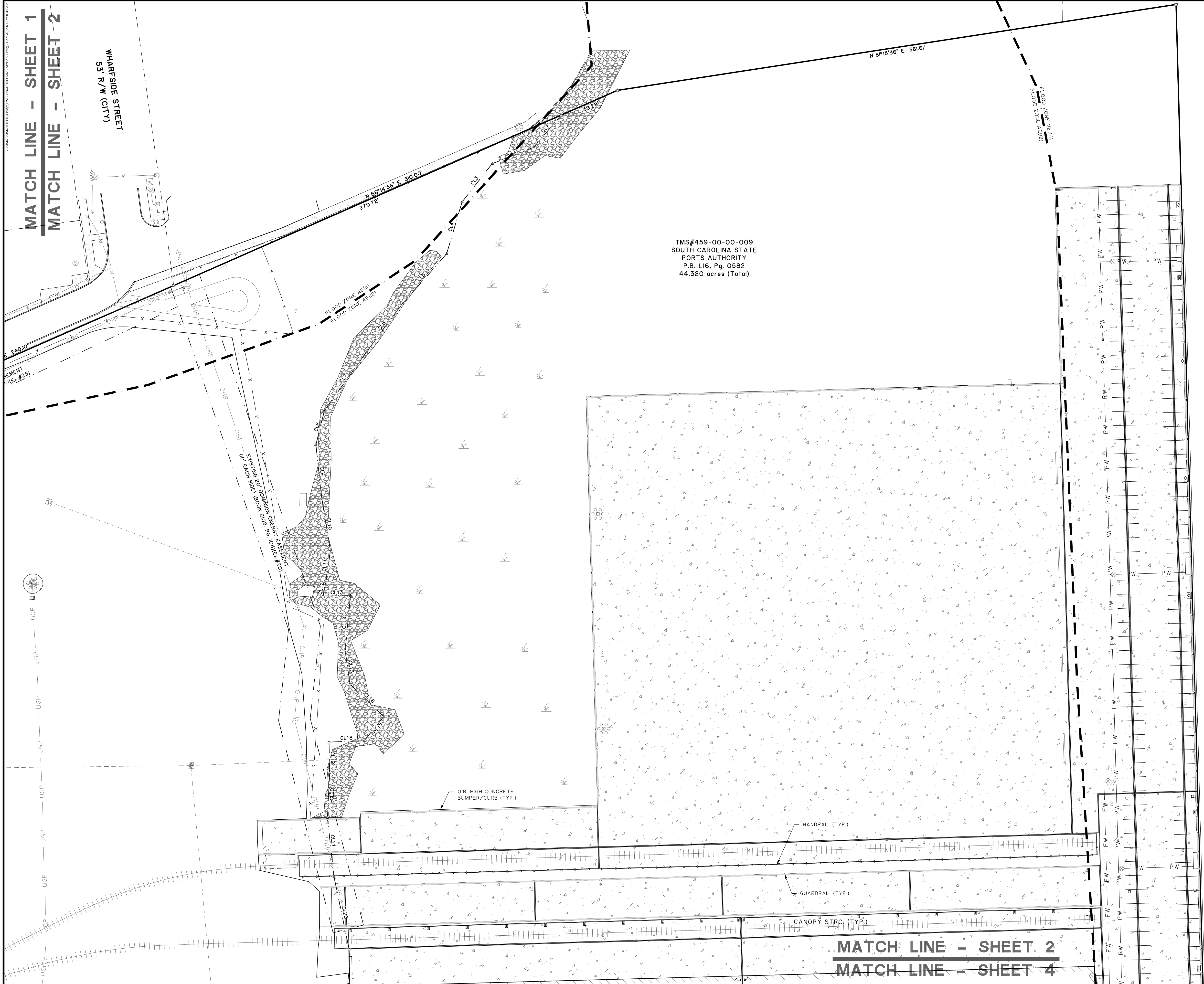
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plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg

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job 28448.0000
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SHEET 1 OF 10



MATCH LINE - SHEET 1
MATCH LINE - SHEET 3

MATCH LINE - SHEET 3
MATCH LINE - SHEET 5

MATCH LINE - SHEET 3

MATCH LINE - SHEET 4

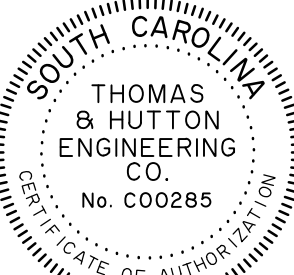
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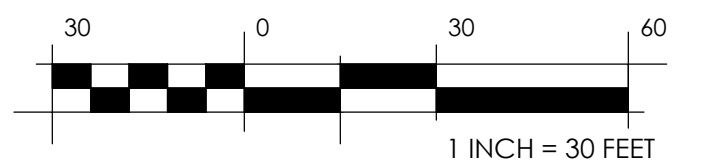
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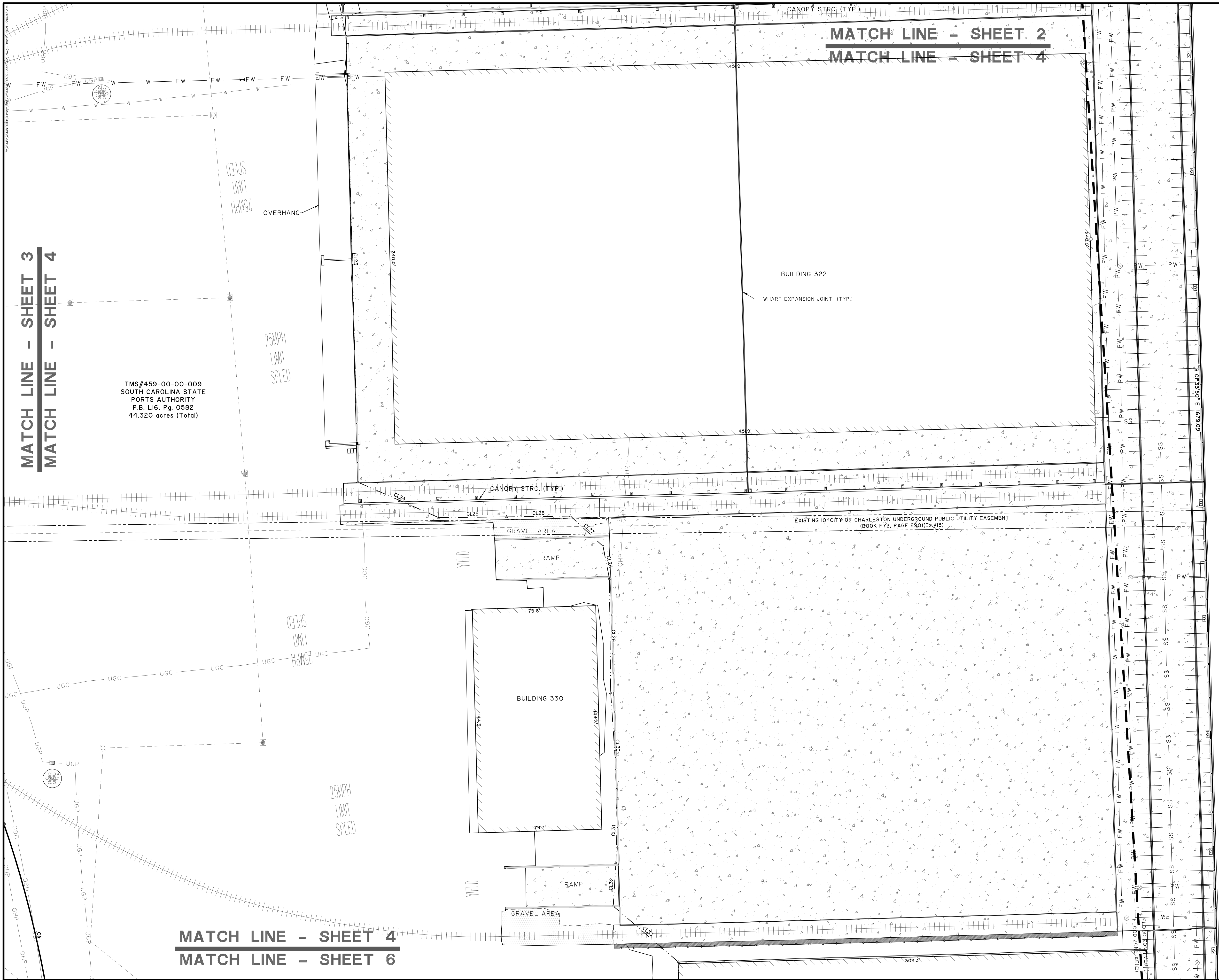
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plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg

job 28448.0000

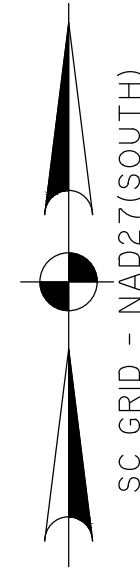
SHEET 3 OF 10



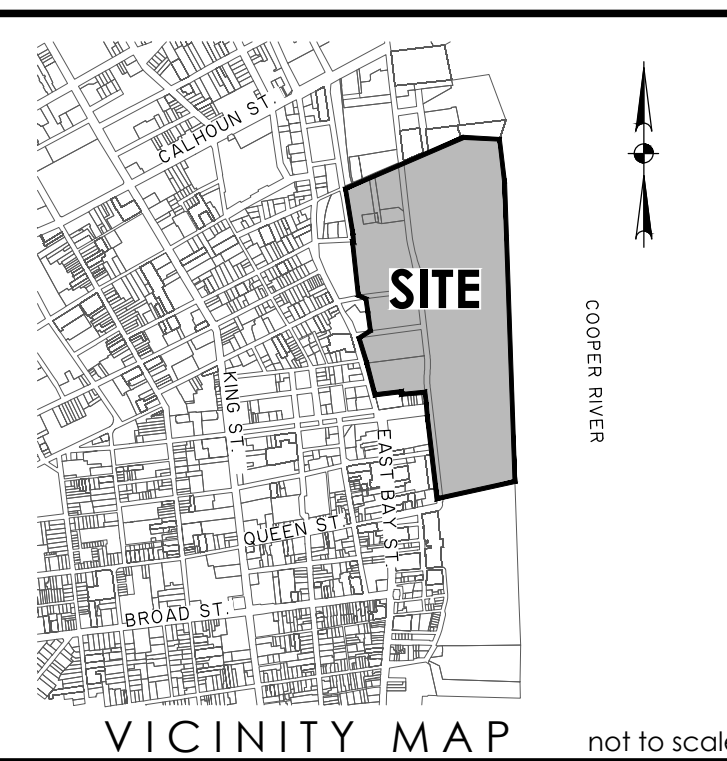
MATCH LINE - SHEET 3
MATCH LINE - SHEET 4

TMS#459-00-00-009
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. LI6, Pg. 0582
44.320 acres (Total)

MATCH LINE - SHEET 4
MATCH LINE - SHEET 6

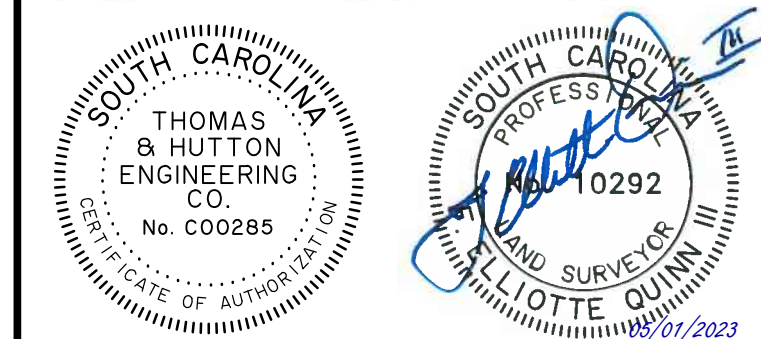


COOPER RIVER



VICINITY MAP not to scale
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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF
VARIOUS PARCELS
OWNED BY
**SOUTH CAROLINA
STATE PORTS
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CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
prepared for
LOWE ENTERPRISES

No.	Revision	By	Date

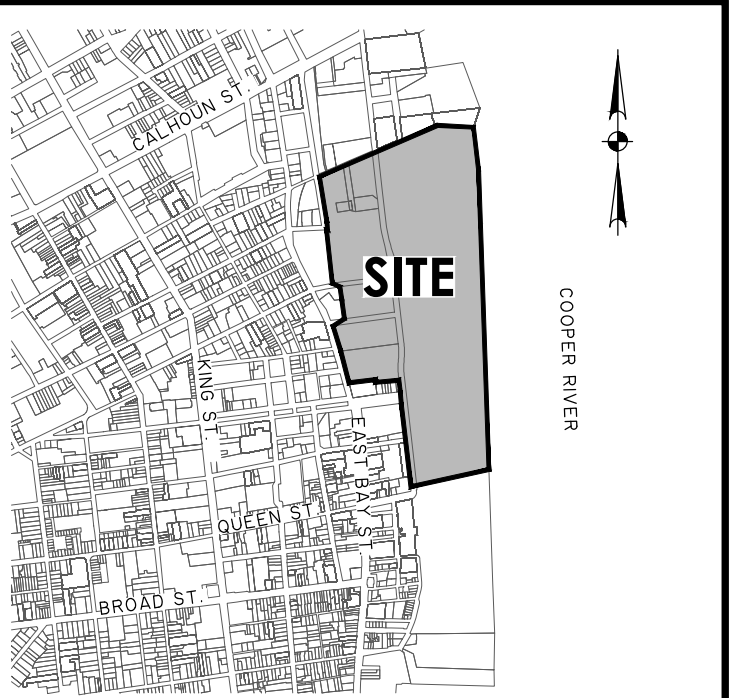
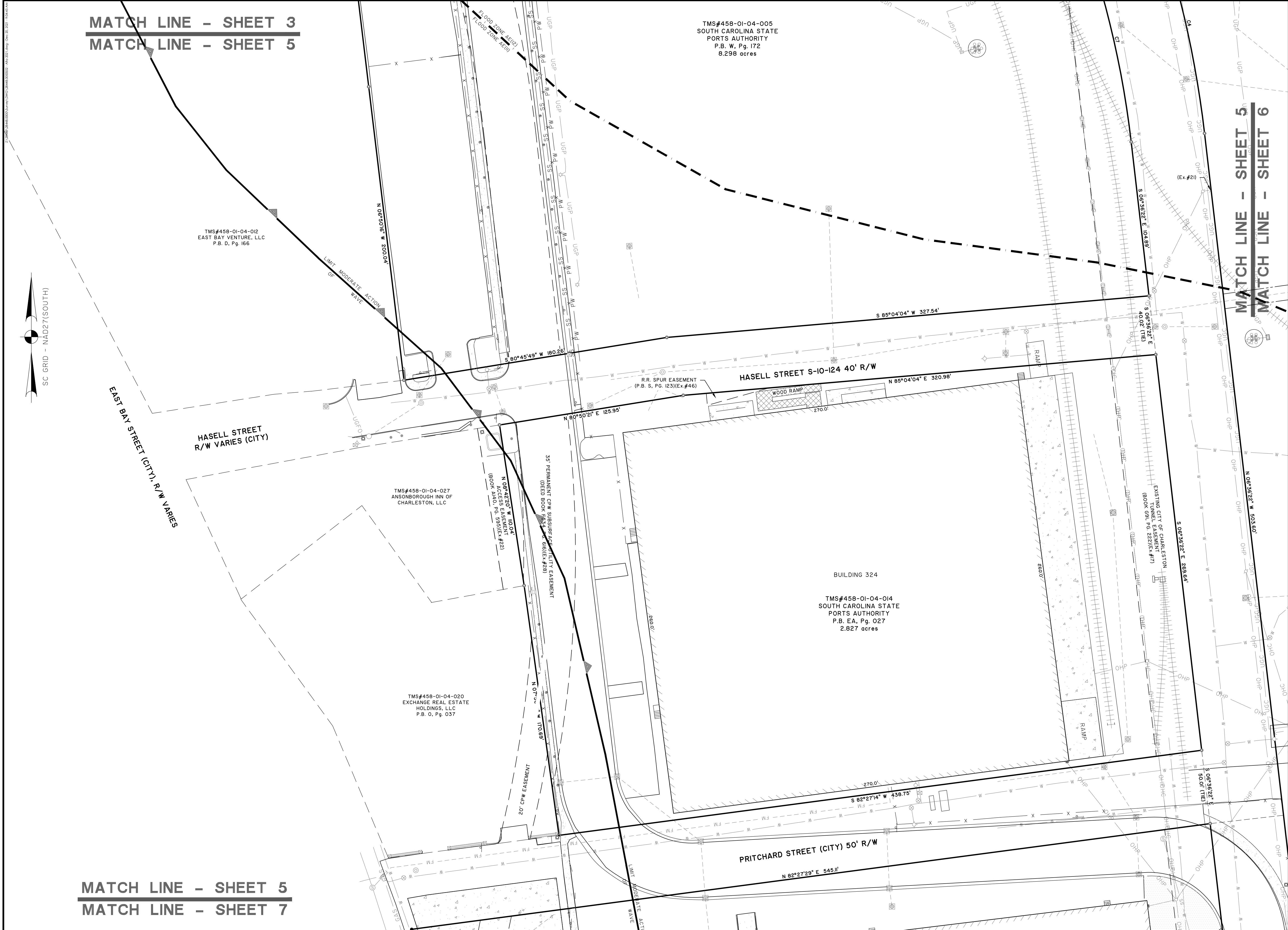
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plat	drawn	reviewed	field	crew
11/18/21	pgg/cww	teq	05/2020	mb/tb/jg

job 28448.0000

SHEET 4 OF 10



VICINITY MAP not to scale

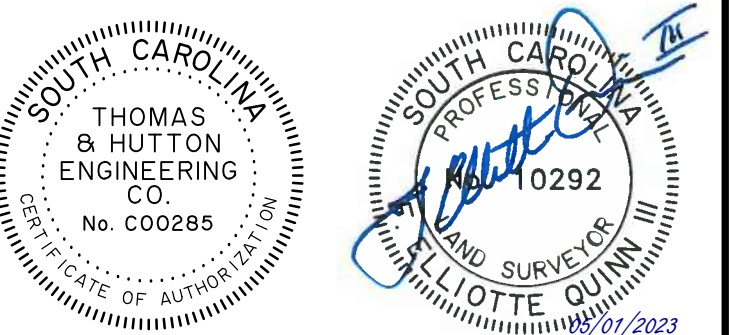
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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

**ALTA/NSPS LAND TITLE SURVEY OF
VARIOUS PARCELS
OWNED BY
SOUTH CAROLINA
STATE PORTS
AUTHORITY**

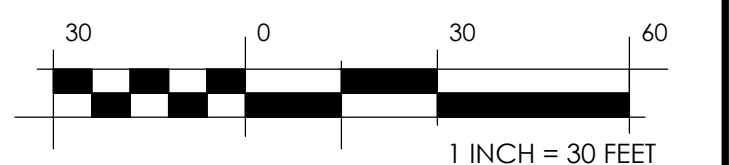
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
LOWE ENTERPRISES

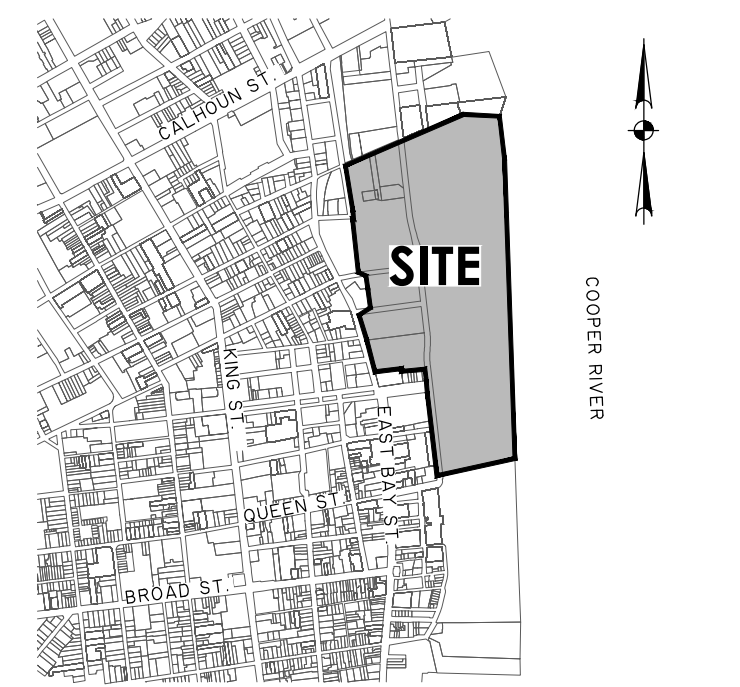
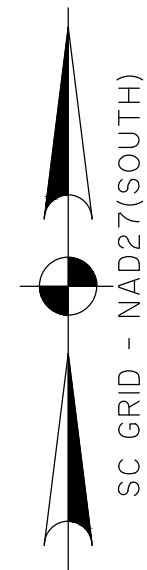
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TO:

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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY ○ F

VARIOUS PARCELS
OWNED BY
SOUTH CAROLINA
STATE PORTS
AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

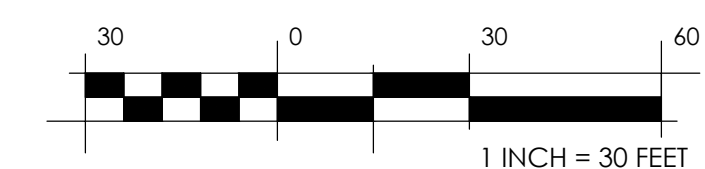
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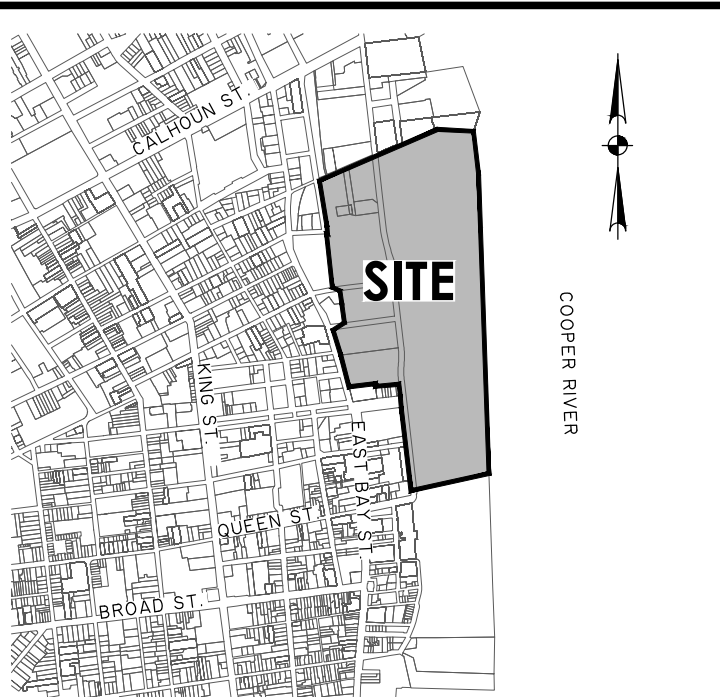
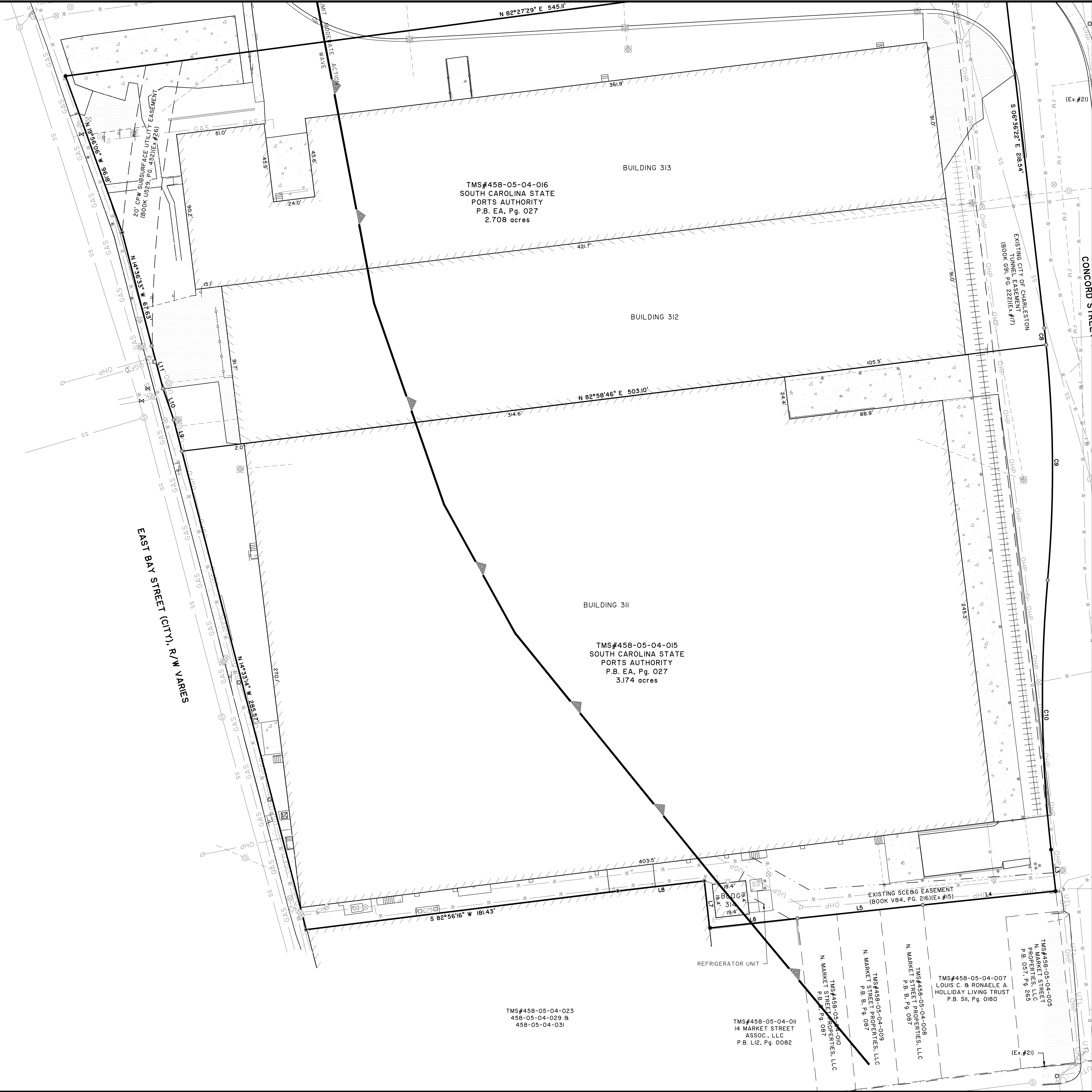
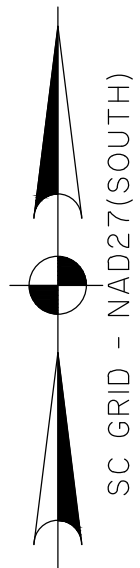
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plat	drawn	reviewed	field	crew
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MATCH LINE - SHEET 5
MATCH LINE - SHEET 7



VICINITY MAP not to scale

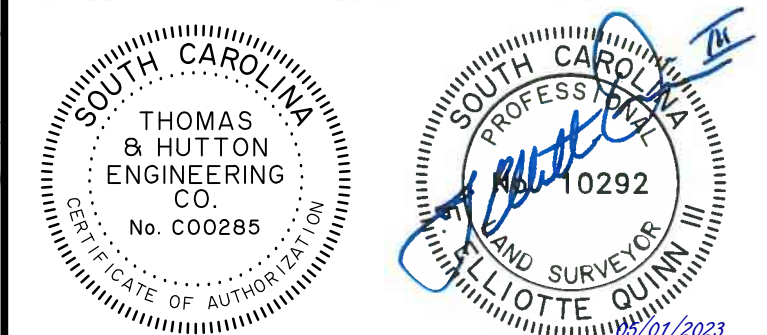
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ALTA/NSPS CERTIFICATION

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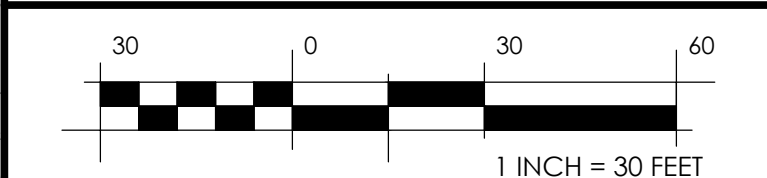
ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PARCELS OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

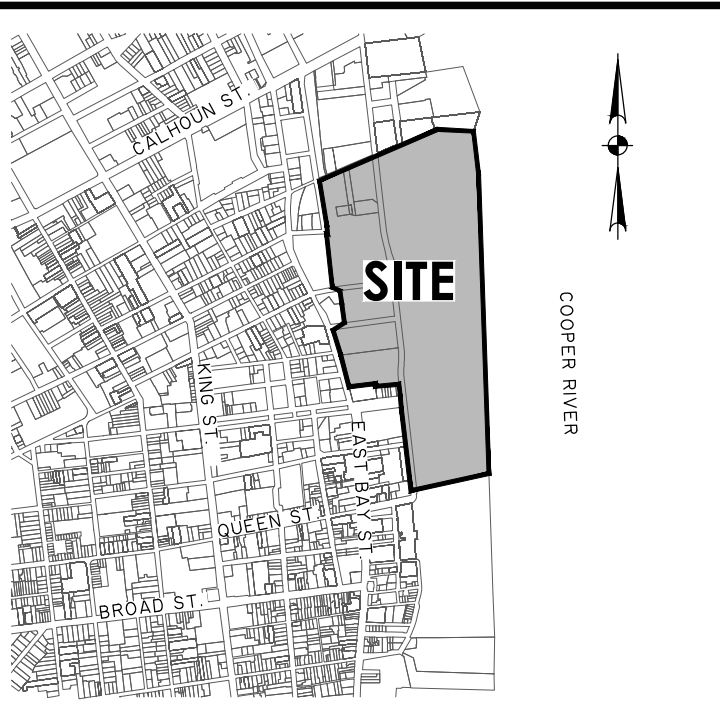
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VARIOUS PARCELS
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SOUTH CAROLINA
STATE PORTS
AUTHORITY**

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

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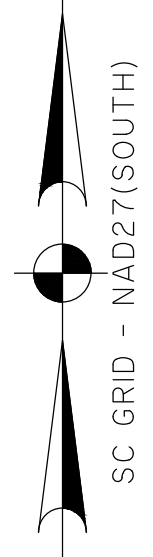
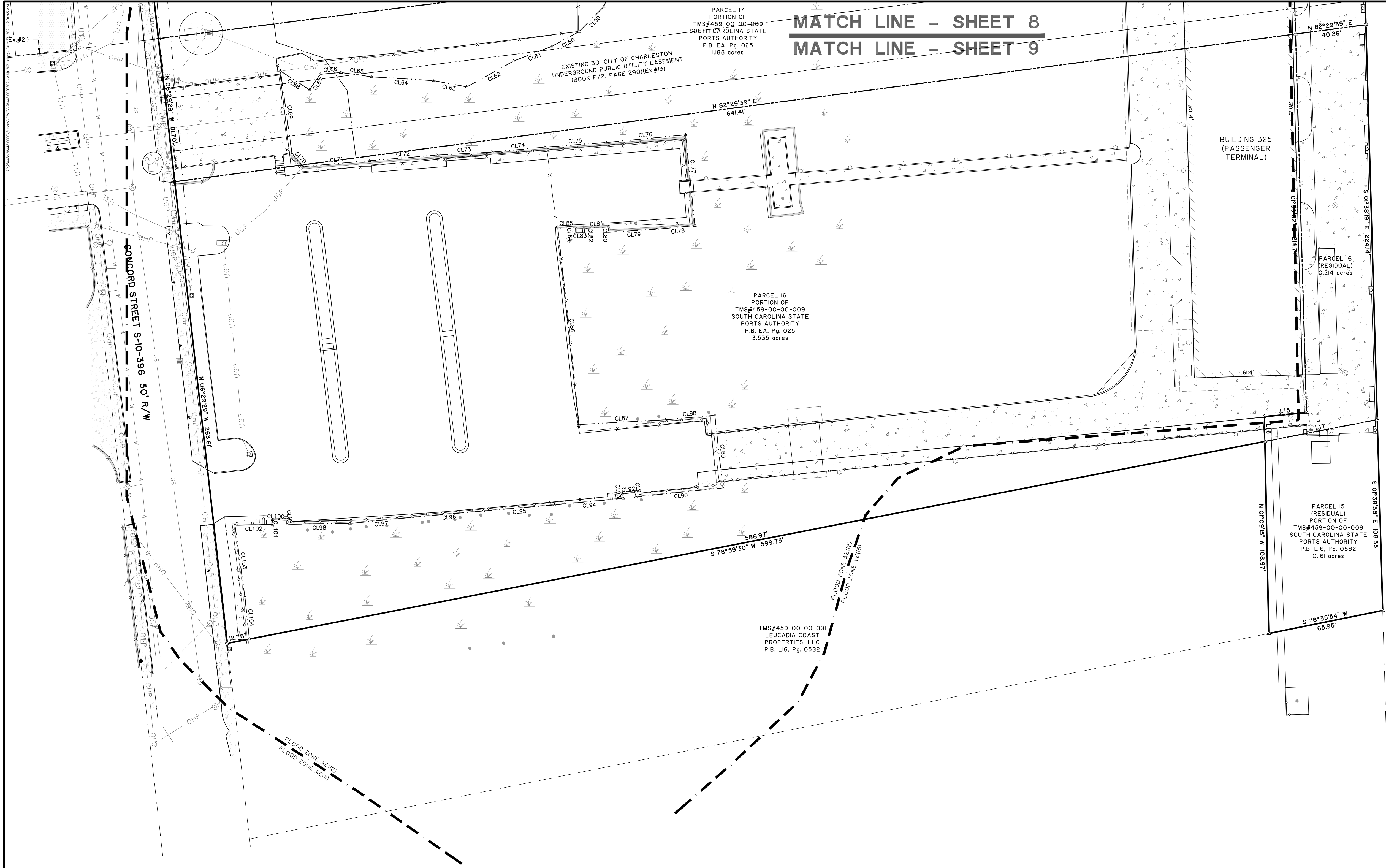
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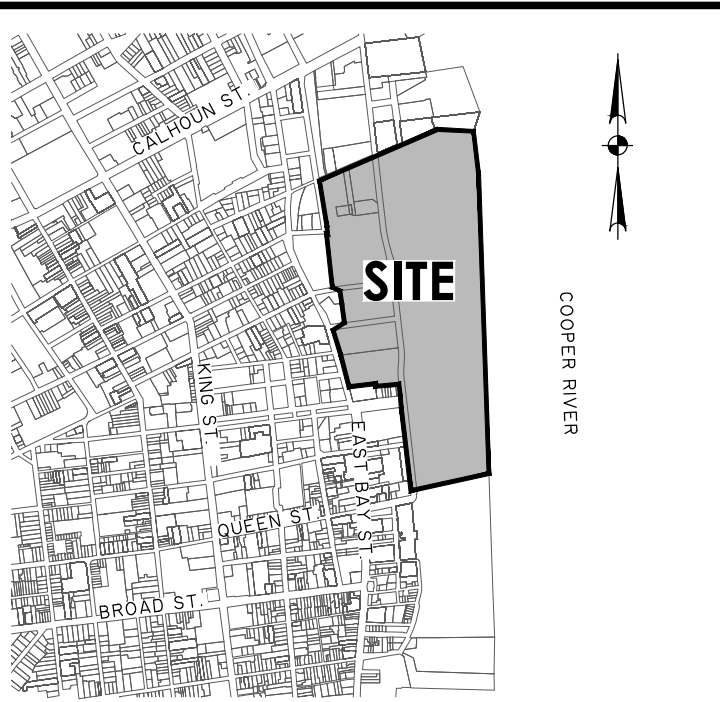
30 0 30 60
1 INCH = 30 FEET

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11/18/21	ppg/cww	teq	05/2020	mb/tb/jg

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COOPER RIVER



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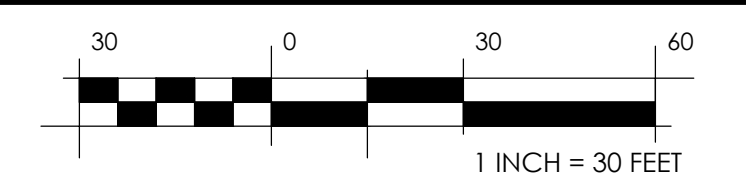
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CHARLESTON COUNTY, SOUTH CAROLINA

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plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg

This LIMITED AGENCY is revocable at any time, and is further being provided based on the representation from the PORT AUTHORITY that the Application, and ultimate approval of THE UNION PIER PLANNED UNIT DEVELOPMENT shall not impact the use of the real property by Dominion Energy South Carolina, Inc.

[SIGNATURE BLOCK FOLLOWS]

PROPERTY OWNER:

DOMINION ENERGY SOUTH CAROLINA, INC., F/K/A SOUTH CAROLINA ELECTRIC
& GAS COMPANY, INC

By: s/ *M. Shaun Randall*

Name: M. Shaun Randall

Title: Authorized Representative

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 9th DAY OF FEBRUARY, 2023.

Kelly S. Elkins
Notary Public for South Carolina

My Commission Expires: *May 5, 2031*



