A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, August 21, 2019** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

### Rezonings

1. **609, 631, 635 & 637 King St, 226, 228, 234 & 242 Saint Philip St & 1 Ackermans Ct (Peninsula) TMS# 4600802011, 012, 013, 112 & 113 and portions of 4600802010, 015, 109, 110, 111, 114, & 117** – approx. 2.16 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).
   - Owner: Evening Post Industries
   - Applicant: LS3P for AHP Acquisitions LLC

2. **1809 Beechwood Rd, Lot B (West Ashley) TMS# 35407000101** – 0.65 ac. Request rezoning from Single-family Residential (SR-6) to Diverse Residential (DR-6).
   - Owner: Matt and Angela Chambers
   - Applicant: Same as owner

3. **1220 Hobart Ave (West Ashley) TMS# 4180500287** – 0.23 ac. Request rezoning from Single-family Residential (SR-2) to General Business (GB).
   - Owner: Karen Anderson
   - Applicant: Same as owner

4. **1165 Folly Rd (James Island) TMS# 3370800119** – 1.86 ac. Request rezoning from General Office (GO) to Limited Business (LB).
   - Owner: First Citizens Bank
   - Applicant: William Ford

5. **6 Riker St (Peninsula) TMS # 4631202026** – 0.079 ac. Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB).
   - Owner: 741 Meeting, LLC
   - Applicant: Middle Street Partners, LLC

6. **2070 Sam Rittenburg Blvd, Citadel Mall (West Ashley) TMS# 3100400009, 3510900015 & 053, and 3510500043 & 044** – approx. 53.029 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD) (Epic Center).
   - Owner: TMP SRE I, LLC and TMP SRE II, LLC and TMP SRE III, LLC
   - Applicant: TMP Epic Center, LLC

### Subdivisions

1. **Bees Ferry Rd (The Retreat at Verdier, Phases 1 & 2 – West Ashley) TMS# 3010000028** – approx. 32.03 ac. 101 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
   - Owner: BFK Holdings, LLC
   - Applicant: HLA, Inc.
2. Daniel Island (Daniel Island Northern Parcel FF) TMS# 2720000001 and 2720501004 – approx. 81.25 ac. 62 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R), Daniel Island Residential Island (DI-RI) and Daniel Island Conservation (DI-C).
   Owner: The Daniel Island Company, Inc.
   Applicant: Thomas and Hutton

ZONING

1. 1707 McLeod Ave (James Island) TMS# 4240900155 – 0.45 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: MSA Holdings, LLC

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.
CITY OF CHARLESTON
PLANNING COMMISSION

August 21, 2019

Rezoning 2:

1809 Beechwood Rd (West Ashley)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-6) to Diverse Residential (DR-6). The subject property addressed as 1815 Beechwood Rd, located near the intersection of Ashley River Rd and Magwood Dr, is surrounded by General Business (GB), Single-Family Residential (SR-1) and Diverse Residential (DR-3 and DR-4). Neighboring uses include primarily multifamily-housing (Ashley River Plantation and Grand Oak Apartments). Adjacent to the property, but fronting Ashley River Road, are a variety of small commercial and office uses such as coin laundry, a barber shop, an art studio, and a chiropractor's office. Other nearby uses include sing-family residential, public storage, a gas station, convenience stores and restaurants. The property is within close walking distance from a transit stop for CARTA Route 33. The subject property is currently a vacant, wooded lot with potential for grand trees on the site.

The requested Diverse Residential zoning allows multi-family residential (3 or more) dwellings and one-family attached dwellings as well as single- and two-family dwellings. DR-6 allows for 6.0 units per acre, whereas the current zoning (SR-6) allows for only single-family detaching dwellings at 8.7 units per acre.

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 which primarily houses more auto intensive commercial uses, but where residential and office uses in a more urban format would still be permitted as well. The DR-6 zoning is appropriate for the more urban format encouraged by Highway designation and is consistent with the existing pattern of development in the surrounding area.

STAFF RECOMMENDATION

APPROVAL
Rezoning 2

1809 Beechwood Rd, Lot B (West Ashley)
TMS# 3540700101

0.65 acres
Request rezoning from Single-family Residential (SR-6) to Diverse Residential (DR-6).

Owner/Applicant: Matt and Angela Chambers
1809 beechwood rd, century v plan
The applicant is requesting rezoning Single-Family Residential (SR-2) to General Business (GB) with the intent to lease the property as office space. The subject property, located in the historic Maryville/Ashleyville neighborhood of West Ashley, is on a small parcel separated from Ashley River Rd and Magnolia Rd by a single lot. The property currently contains a single-family home and is surrounded by GB zoning on all sides with the exception of SR-2 immediately across the street and extending into the neighborhood.

Surrounding uses vary widely as there is a blend of highway commercial along the adjacent Ashley River Rd and residential. Though the parcel is located on a lot that is predominantly commercial, it faces other single-family homes. Immediately surrounding uses include the Tin Roof (a bar and music venue), Home-Team BBQ, overflow parking, a daycare facility and single-family residential. Nearby commercial uses along Ashley River Rd include West Ashley Wellness and Rehab, an office park, Rite Aid Pharmacy, and a food distribution center.

The GB zoning allows for a broad range of commercial uses, including late-night activities, and is the most intensive commercial zoning district.

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 which primarily houses more auto intensive commercial uses, but where residential and office uses in a more urban format would still be permitted as well. Though the GB zoning is typically appropriate for the Highway designation, a GB zoning in this location may pose concerns for the neighboring single-family homes, daycare facility and nearby residents. Limited Business (LB) would be a more appropriate zoning for this site at this time. LB still provides for a wide variety of commercial uses, but limits hours of operation and uses are limited to neighborhood retail, financial and office activities which are compatible with residential areas.

STAFF RECOMMENDATION

RECOMMEND APPROVAL OF LIMITED BUSINESS (LB)
Rezoning 3
1220 Hobart Ave (West Ashley)
TMS# 4180500287

0.23 acres
Request rezoning from Single-family Residential (SR-2)
to General Business (GB)

Owner/Applicant: Karen Anderson
Rezoning 4:
1165 Folly Rd (James Island)

BACKGROUND

The applicant is requesting a rezoning from General Office (GO) to Limited Business (LB). The subject property is located on the west side of Folly Road between the intersections of Pittsford Circle and Shandon Street. Surrounding zonings are a mixture of LB, Residential Office (RO) and Single-Family Residential (SR-1) within the City of Charleston; and Low-Density Suburban Residential (RSL) and Office Residential (OR) in the Town of James Island. The subject property and neighboring properties are within the Folly Road Overlay District (FR), South Village Sub-Area. The subject property is currently a vacant, wooded lot with potential for grand trees on the site.

Surrounding uses include a Catholic church, restaurants, single-family residential and office. The subject property is also close to the Walmart Supercenter. The Folly Road South Village Sub-Area currently consists of mixed medium to high intensity commercial development, such as shopping centers big box stores and consumer services, along the west side of Folly Road and primarily small scale office and residential uses along the east side of Folly Road. This area is intended for less intense commercial development than the Commercial Core sub-area and a mix of medium to high intensity uses along the west side of Folly Road and lower intensity development on the east side of Folly Road. Future development in this area is intended to be a mix of commercial and residential uses.

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 which primarily houses more auto intensive commercial uses, but where residential and office uses in a more urban format would still be permitted as well. Limited Business (LB) provides for a variety of commercial uses, but limits hours of operation and uses are limited to neighborhood retail, financial and office activities which are compatible with residential areas. The requested Limited Business zoning district aligns well with the intent of the Highway designation and the Folly Road Overlay Zone, as well as the existing patterns of development in the surrounding area.

STAFF RECOMMENDATION

APPROVAL
Rezoning 4

1165 Folly Rd (James Island)
TMS# 3370800119

1.86 acres
Request rezoning from General Office (GO)
to Limited Business (LB)

Owner: First Citizens Bank
Applicant: William Ford
The applicant is requesting a rezoning from Diverse Residential (DR-1F) to Limited Business (LB) to allow for the property to be used as parking and driveway for a proposed adjacent commercial development fronting Meeting St. The subject property, located adjacent to the I-26 corridor and within the East Central neighborhood, fronts completely on Riker St and shares the narrow street with other residential properties and the Charleston Habitat for Humanity store. Surrounding zonings are predominantly LB for the properties fronting Meeting St and DR-1F for the properties fronting Riker St. The subject property is currently a fenced-off vacant, undeveloped lot.

This area of the peninsula is a mix of urban uses including offices, retail, restaurant, multi-family residential, single-family homes on small lots, and surface parking lots. There are transit routes and sidewalks on Meeting St and many services within walking distance. The requesting zoning of LB provides for a variety of commercial uses, but limits hours of operation and uses are limited to neighborhood retail, financial and office activities which are compatible with residential areas.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as Urban. Areas designated as such in the plan are typified by mixed-use and variety of building types in an urban format. The proposed LB zoning is an appropriate zoning for the intent of the Urban designation.

STAFF RECOMMENDATION

APPROVAL
Rezoning 5

6 Riker St (Peninsula)

TMS # 4631202026

0.079 acre

Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB)

Owner: 741 Meeting, LLC
Applicant: Middle Street Partners, LLC
6 Riker St - Century V Plan
City of Charleston
Planning Commission

August 21, 2019

Rezoning 6:

2070 Sam Rittenberg Blvd, Citadel Mall (West Ashley)

BACKGROUND

Note: This application is scheduled to be heard at City Council as a first reading on August 20, 2019. The application is currently undergoing the Technical Review Committee (TRC) process and final changes to the PUD document will be made after review by Planning Commission, further review by TRC and prior to a public hearing at City Council.

The applicant is requesting to rezone a portion of the parcels of Citadel Mall from General Business (GB) to Planned Unit Development (PUD) (Epic Center). PUD proposes a mixed-use live, work, play development. The mix of uses will include retail, office, medical, sports, hotel, residential (including senior and workforce housing) and civic space. The parcels included in the PUD application include most of the retail space on the south side of the mall, the corresponding surface parking area and the drainage pond area to the west of the IMAX theatre. The PUD does not include the parcels occupied by Target, Belk and Dillard's, and their adjacent parking areas.

RECOMMENDATIONS

The Century V Plan indicates the subject property is within an area designated as Urban Core, which should contain the densest, most mixed-use portions of the City. The Citadel Mall is also a major focus of Plan West Ashley and a major stakeholder in the West Ashley Tax Increment Financing (TIF) District. Redevelopment priorities of this site include the incorporation of a wide variety of uses and the inclusion of workforce and affordable housing. The application in its current form aligns well with the goals of Plan West Ashley and the intent of the designation of Urban Core, however its provisions for workforce and affordable housing do not meet the standards as requested by staff. With improvements to the provisions for workforce and affordable housing that match with staff recommendations, the proposed PUD application will align closely with the expressed goals for the redevelopment of the site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS
Rezoning

Sam Rittenburg Blvd and Orleans Rd
(West Ashley)

TMS# 310-04-00-009, 351-05-00-043 and 044,
and 351-09-00-015 and 053

approx. 53.029 acres

Request rezoning from General Business (GB)
to Planned Unit Development (PUD).

Owner: TMP SRE I LLC, TMP SRE II LLC
and TMP SRE III LLC
Applicant: TMP Epic Center LLC

Location

City of Charleston
August 20, 2019
CITY OF CHARLESTON
PLANNING COMMISSION

August 21, 2019

Subdivision 1:

Bees Ferry Rd
(The Retreat at Verdier, Phases 1 & 2 – West Ashley)

BACKGROUND

This is a request for Concept Plan Approval for a residential subdivision with 101 lots for single-family homes. The site includes a total of 32 acres of which 9.2 acres are wetlands. The site is part of the Verdier Planned Unit Development. The PUD zoning regulations were recently amended to accommodate this proposed development and allow up to 146 lots.

STAFF RECOMMENDATION

TO BE DETERMINED
Subdivision 1

Bees Ferry Rd
(The Retreat at Verdier, Phases 1 & 2 – West Ashley)

TMS# 3010000028

approx. 32.03 ac.

101 lots. Request subdivision concept plan approval.

Zoned Planned Unit Development (PUD).

Owner: BFK Holdings, LLC
Applicant: HLA, Inc.
The following zoning item is located on James Island and is pending annexation (ratification scheduled for August 21, 2019). The property is located on the corner of McLeod Avenue and Folly Road with an orientation toward the residential street of McLeod Avenue. The subject property contains a building originally built as a single-family residence but is currently used as a group home for up to 16 persons. In Charleston County the subject property was zoned in the Folly Road Corridor Overlay District (FRC-OD) with an underlying designation of Office Residential (OR). Surrounding zonings in the City include General Office (GO) to the south, Diverse Residential (DR-1) across Folly Road and Single-Family Residential (SR-1) nearby within the surrounding residential neighborhood. Surrounding zonings in Charleston County include FRC-OD on property along Folly Road and Single-Family Residential (R-4) in the surrounding residential neighborhood.

The proposed SR-1 zoning district allows single-family residential uses and properly licensed group homes. The current group home use would be considered legal non-forming (grandfathered) once annexed into the City. Because of the orientation of the building to the residential street (McLeod Avenue), a residential zoning is more appropriate than the existing residential office zoning in the County.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as Highway which primarily house more auto intensive commercial uses, but where residential and office uses would still be appropriate as well, depending on the context. Given the existing zoning, existing use and existing pattern of development in the surrounding neighborhood the proposed SR-1 zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
Zoning 1

1707 McLeod Ave (James Island)
TMS # 4240900155

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

Owner: MSA Holdings, LLC