A meeting of the City of Charleston Planning Commission will be held at 5:00 p.m., on Wednesday, January 16, 2019 in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

**Rezonings**

1. **Clements Ferry Rd (Cainhoy) – TMS# 2680000133 (a portion)** – approx. 146.61 ac. Request rezoning from Light Industrial (LI) to General Business (GB) and Diverse Residential (DR-1).
   
   **Owner:** McAlister Togant Clements LLC et al.
   
   **Applicant:** Troy Miller/

2. **1004 Physicians Dr (West Ashley) – TMS# 3090000075** – 0.84 ac. Request rezoning from General Office (GO) to Commercial Transitional (CT).
   
   **Owner/Applicant:** Dr. Marcelo Hochman

3. **41 & 41½ Line St (Peninsula) – TMS# 4590503113** – 0.077 ac. Request rezoning from Light Industrial (LI) to Mixed-Use/Work Force Housing (MU-2/WH).
   
   **Owner/Applicant:** Scott W. Kay

4. **Maybank Hwy and River Rd (The Kerr Tract PUD - Johns Island) – TMS# 3450000090 & 099** – approx. 70.59 ac. Request rezoning from General Office (GO), General Business (GB) and Diverse Residential (DR-9) to Planned Unit Development (PUD).
   
   **Owner:** RHK LLC et al.; John A. & James J. Kerr Development
   
   **Applicant:** SeamonWhiteside + Associates

5. **200 Spring St (Peninsula) – TMS# 4601101011** – 0.412 ac. Request rezoning to include property in the Accommodations Overlay (A).
   
   **Owner/Applicant:** 200 Spring Street Development LLC

6. **Properties on Allway St, Ashley Ave, Ashton St, Bogard St, Congress St, Court St, Fishburne St, Grants Ct, Hagood Ave, US Highway 17, Kennedy St, Killians St, Kracke St, Larnes St, Line St, Maranda Holmes St, Norman St, Nunan St, Orrs Ct, President St, Race St, Rosemont St, Rutledge Ave, Sumter St, Woodall Ct (Westside - Peninsula) – TMS# 4600303026 through 051, 4600701012 through 018, 4600701021 through 045, 4600701060 through 090, 4600701117, 4600701119, 4600701121, 4600702001 through 011, 4600702013 through 056, 4600702058 through 089, 4600702091 through 093, 4600702095 through 110, 4600702112 through 132, 4600702142 through 174, 4600702176, 4600702178 through 197, 4600702221 through 237, 4600702239, 4600702242 through 246, 4600702251 through 265, 4600704033 through 035, 4600704039 through 053, 4600704060 through 062, 4600704073 through 116, 4600704119 through 141, 4600704144 through 148, 4600704150 through 178, 4600704181 through 190, 4600704192, 4600704195, 4600704197, 4600704198, 4600704219 through 221, 4601101025 through 047, 4601101049, 4601101050 through 053, 4601101055, 4601101059, 4601101060, 4601101062 through 069, 4601101071 through 074, 4601101076 through 094, 4601101096 through 107, and 4601101115 through 118.** Request rezoning from Diverse Residential (DR-2F) to Diverse Residential (DR-1F).
   
   **Owner:** Multiple
   
   **Applicant:** City of Charleston
SUBDIVISION

   Owner: EYC Companies
   Applicant: HLA Inc

ZONINGS

   Owner: Nathan C. and Michelle P. Hertel

2. Vacant lot on Agatha St (West Ashley) TMS# 3510700070 – 0.13 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Donna R. Johnson

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts.

2. Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District pertaining to strengthening workforce housing.

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and a vice-chairperson to serve until January 2020.

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

January 16, 2019

Rezoning 1:

Property on Clements Ferry Rd (Cainhoy)

BACKGROUND

The applicant is requesting a rezoning of a portion of a property from Light Industrial (LI) to Diverse Residential (DR-1) General Business (GB). The subject property, located off Clements Ferry Road and Jack Primus Road is currently part of the overall Charleston Regional Business Center (zoned LI) in the City of Charleston. The surrounding zonings include LI, PUD and DR-1 zonings in the City and Manufactured Residential (R2) zoning in Berkeley County. About 75 acres of the property was rezoned to DR-1 in 2014. Since then, the rest of the property, fronting on Clements Ferry Road, has remained Light Industrial. The surrounding uses include warehousing, distribution and light manufacturing uses typical of Light Industrial zoning. There is a lot of vacant property nearby and across Clements Ferry Road.

The requested rezoning of the property includes about 111 acres of DR-1 zoning (including a large amount of wetland) located well off Clements Ferry Road. The portion of the property requested to be rezoned to GB zoning is about 35 acres fronting on Clements Ferry Road. A small portion fronting on Clements Ferry Road would remain Light Industrial.

The LI zoning allows residential uses at a density of 19.4 units per acre, but the building codes require residential buildings in industrial zonings to be built to industrial standards. The DR-1 zoning allows the same residential density as the LI zoning but does not allow commercial or industrial uses. The GB zoning allows all types of commercial uses and a residential density of 26.4 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 area is designated in the Century V Plan as Job Center which predominantly includes a concentration of variety of businesses but can also include a mix of uses such as civic and residential. The requested Diverse Residential and General Business zoning districts may be considered a reduction in intensity of allowed commercial and industrial uses, but allow higher residential densities.

STAFF RECOMMENDATION

TO BE DETERMINED'
Rezoning 1
Clements Ferry Rd (Cainhoy)
TMS# 2680000133 (a portion)
approx. 146.61 ac.

Request rezoning from Light Industrial (LI) to General Business (GB) and Diverse Residential (DR-1).

Owner: McAlister Togant Clements LLC et al.
Applicant: Troy Miller
Rezoning 2:

1004 Physicians Dr (West Ashley)

BACKGROUND

The applicant is requesting a rezoning from General Office (GO) to Commercial Transitional (CT). The subject property, located on the northwest corner of Savage Road and Henry Tecklenburg Drive, is surrounded by GO, Single-Family Residential (SR-1) and Light Industrial (LI) zonings in the City and Office Residential zoning is Charleston County. The property is addressed to Physicians Drive, which is a cul-de-sac street coming off Henry Tecklenburg Drive. Most of the properties on Physicians Drive have been developed as one-story medical office buildings within the Marsh Oak Medical Park. Other adjacent uses include single-family homes across Savage Road, and a large SCE&G substation and operations center. The subject property is currently a vacant, wooded lot and contains a very significant grand oak.

The requested Commercial Transitional zoning district allows many uses not allowed in the current General Office (GO) zoning district including retail stores, restaurants, and multi-family residential. Hours of operation in the CT zoning district are limited and most outdoor uses are not permitted but some have restrictive conditions.

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 Job Center which is generally characterized by clustered job-producing uses in various contexts. In this area, the context is of a suburban office campus consisting of similar and compatible uses. Given the limitations and restrictions of commercial of potentially impactful commercial uses in the CT district the requested zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
Rezoning 2
1004 Physicians Dr (West Ashley)

TMS# 3090000075

0.84 ac.

Request rezoning from General Office (GO) to Commercial Transitional (CT).

Owner/Applicant: Dr. Marcelo Hochman
CITY OF CHARLESTON
PLANNING COMMISSION

January 16, 2019

Rezoning 3:

41 & 41½ Line St (Peninsula)

BACKGROUND

The applicant is requesting rezoning from Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH). The subject property is a small lot containing two residential units and located on the south side of Line Street between King Street and Meeting Street. The property is a developed lot and surrounded by Light Industrial (LI) zoning and Mixed-Use/Workforce Housing zoning. Most of this urban block has already been rezoned to MU-2/WH.

Surrounding uses vary widely as there is a blend of historic and modern uses and buildings in the immediate area. Surrounding and nearby uses include the Lowcountry Low Line (abandoned Norfolk Southern rail line), the new mixed-use building, the main offices and presses for the Post and Courier, a self-storage business, small residential homes (some in a state of deterioration), and vacant lots.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB.

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 Core. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district. The area of the peninsula surrounding the subject property consists of a wide variety of appropriate urban uses and building types, thus mixed-use zoning districts are appropriate for this area.

STAFF RECOMMENDATION

APPROVAL
Rezoning 3
41 & 41½ Line St (Peninsula)
TMS# 4590503113
0.077 ac.

Request rezoning from Light Industrial (LI) to Mixed-Use/Work Force Housing (MU-2/WH).

Owner/Applicant: Scott W. Kay


CITY OF CHARLESTON  
PLANNING COMMISSION  

January 16, 2019  

Rezoning 5:  

200 Spring St (Peninsula)  

BACKGROUND  

The applicant is requesting a rezoning to include property in the Accommodations Overlay Zone (A). The subject property fronts completely on Spring Street across from the intersection with Courtenay Drive. Surrounding zonings are predominantly Mixed-Use Workforce Housing (MU-2/WH), General Business (GB) and Diverse Residential (DR-2F). Accommodations Overlay Zones occur on the property immediately to the west and nearby at the intersection of Spring Street and Hagood Avenue and there are several hotels located on Spring Street and nearby. The property contains a recently closed gas station.

This area of the peninsula is a mix of urban uses including offices, retail, restaurant, multi-family residential, single-family homes on small lots, surface parking lots and garages and institutional uses associated with the Medical University of South Carolina. There are transit routes and sidewalks on Spring Street and many services within walking distance. The properties on either side of the subject property are approved for accommodations and an assisted living facility.

Since the construction of the US Hwy 17 “Crosstown” many of the uses on the western end of Spring Street over time had become more automobile-oriented with fast-food restaurants and large parking lots. Flexible zonings like the MU-2/WH district, coupled with the Accommodations Overlay Zone, may allow this area to return to a more urban format with taller buildings and wider mix of urban uses.

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. Given the existing mix of uses and building types in the neighborhood, the requested zoning of Accommodations Overlay is appropriate for this area.

STAFF RECOMMENDATION  

APPROVAL
Rezoning 5

200 Spring St (Peninsula)

TMS# 4601101011

0.412 ac.

Request rezoning to include property in the Accommodations Overlay (A).

Owner/Applicant: 200 Spring Street Development LLC
CITY OF CHARLESTON
PLANNING COMMISSION

January 16, 2019

Rezoning 6:

Properties on Allway St, Ashley Ave, Ashton St, Bogard St, Congress St, Court St, Fishburne St, Grants Ct, Hagood Ave, US Highway 17, Kennedy St, Killians St, Kracke St, Larnes St, Line St, Maranda Holmes St, Norman St, Nunan St, Orrs Ct, President St, Race St, Rosemont St, Rutledge Ave, Sumter St, Woodall Ct (Westside - Peninsula) Request rezoning from Diverse Residential (DR-2F) to Diverse Residential (DR-1F).

This rezoning has been deferred indefinitely and the public hearing previously scheduled for January 16, 2019 has been postponed until further notice. The previously scheduled public hearing at City Council on February 26, 2019 has also been postponed.
CITY OF CHARLESTON
PLANNING COMMISSION

January 16, 2019

Subdivision 1:

The Forest @ Fenwick, Phase 1 Roundabout
Concept Plan

BACKGROUND

The applicant is requesting subdivision concept plan approval for 10.108 acres at the intersection of Stardust Way and River Road on Johns Island. This project consists in the creation of a new roundabout at this intersection to preserve the River Road corridor near the historic Fenwick Plantation, to provide interconnectivity between developments, improve traffic flow, and to improve the access to the adjoining multi-family development on Stardust Way. The City’s Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Diverse Residential (DR-9). The zoning district allows for multi-family residential units. The surrounding existing uses include single and multi-family residential and commercial uses.

STAFF RECOMMENDATION

TBD
Subdivision 1

The Forest at Fenwick – Phase 1
(River Rd at Stardust Way – Johns Island)

TMS# 3120000399 through 478

10.108 ac.
Right-of-way. Request subdivision concept plan approval.
Zoned Diverse Residential (DR-12)

Owner: EYC Companies
Applicant: HLA Inc

City of Charleston
Planning Commission
January 16, 2019
# SUBDIVISION APPLICATION
## TECHNICAL REVIEW COMMITTEE (TRC)

City of Charleston  
Department of Planning, Preservation & Sustainability  
2 George Street, Charleston, SC 29401  
843.724.3781  
www.charleston-sc.gov/trc

The applicant and/or owner must complete the application below. A completed application, fee, and copies of the plans must be submitted to the Permit Center at 2 George Street per the published schedule of deadlines and meeting dates. Incomplete applications and/or submittals will not be accepted. The submittal requirements may be accessed at http://www.charleston-sc.gov/trc.

<table>
<thead>
<tr>
<th>SUBMITTAL TYPE</th>
<th>Subdivision Concept Plan</th>
<th>Preliminary Subdivision Plat</th>
<th>Road Construction Plans</th>
</tr>
</thead>
</table>
| APPLICATION FEE (fee is charged for each review) | 5 - 10 lots = $100  
11 - 50 lots = $250  
51 - 100 lots = $350  
> 101 lots = $500 | 5 - 10 lots = $100  
11 - 50 lots = $250  
51 - 100 lots = $350  
> 101 lots = $500 | ($1 per linear foot of road paid to Engineering Division when picking up stamped plans) |

Project name: The Forest @ Fenwick, Phase 1 Roundabout  
City Project ID: TRC-SUB2018-00010

Street address: River Road/Stardust Way Intersection  
Zoning: DR-9  
County: Charleston

TMS#: 312-00-00-399 through -478  
Location (ex: West Ashley): Johns Island

Total acres: 10.108  
Highland: 8.872  
Critical area: 1.236

Project description: Roundabout at the intersection of Stardust Way and River Road  
Phasing: ☒ No  ☐ Yes, total phases:  
Smallest/largest lot sizes: N/A

Roads: ☒ Public  ☐ Private  
Water: ☒ Public  ☐ Private (well)  
Sewer: ☒ Public  ☐ Private (septic)

Subdivision complies with existing neighborhood (HOA) covenants? ☒ N/A  ☐ Yes  ☐ No

List dates & types of previous TRC reviews: N/A

List other review board approvals required or received (ex: BZA): BZA-SD, Planning Commission

Property owner: EYC Companies  
Phone #: (843) 588-5021

Applicant: Kyle Neff  
Phone #: (843)763-1166  
Email: kneff@hlaine.com

Contact name: Kyle Neff  
Applicant is: ☒ Owner  ☐ Engineer  ☐ Surveyor  ☐ Architect  ☐ Landscape Architect  ☐ Contractor  ☐ Other

Applicant's mailing address: 29A Leinback Drive Charleston, SC 29407

I hereby acknowledge by my signature below that this application and submittal are complete and accurate. My signature also confirms that I represent all legal owner(s) of the subject property. I understand that additional information or clarification may be requested during the review process prior to approval. I authorize the subject property to be inspected and this application to be heard by the TRC. I understand that incomplete submittals will not be accepted.

Applicant's signature:  
Date: 8/31/18

SUBMITTAL REQUIREMENTS:  
☐ Application  ☐ Fee  
☐ 8 copies of plans  
☐ 8 copies of responses to previous comments  
☐ Supplemental Information as needed (traffic study, drainage report, etc.)

Applicant's mailing address: 29A Leinback Drive Charleston, SC 29407

Results: ☐ Approved  ☐ Approved w/ conditions  ☐ Revise & resubmit  ☐ Deferred  ☐ Disapproved  Date: 8/31/18

TRC Subdivision Application: November 2017
Zonings 1 & 2:
Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in the West Ashley area of the City and were recently annexed or the annexation is pending. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County or it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.

<table>
<thead>
<tr>
<th>Zoning Item</th>
<th>Property Address</th>
<th>Acres</th>
<th>Land Use</th>
<th>Previous Zoning</th>
<th>Recommended Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Ashley</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>3 lots on Magnolia Rd</td>
<td>0.36</td>
<td>Vacant Single-Family Res.</td>
<td>R-4</td>
<td>SR-4</td>
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<tr>
<td>2</td>
<td>Agatha St</td>
<td>0.13</td>
<td>Vacant Single-Family Res.</td>
<td>R-4</td>
<td>SR-2</td>
</tr>
</tbody>
</table>

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 properties are designated in the Century V Plan as Suburban which are predominately residential but often contains a mix of uses compatible with suburban residential development. Residential densities range from 4 to 8 units per acre in Suburban designated areas. Given the existing zonings and existing pattern of development in the surrounding area the proposed zonings are appropriate for this site.

STAFF RECOMMENDATION

APPROVAL OF ZONINGS 1 & 2
Zoning 1

Magnolia Rd and Live Oak Ave (West Ashley)

TMS# 4181300057, 292 & 293

0.36 ac.

Request zoning of Single-Family Residential (SR-4).

Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Nathan C. and Michelle P. Hertel
Zoning 2
Vacant lot on Agatha St (West Ashley)

TMS# 3510700070

0.13 ac.

Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Donna R. Johnson
ORDINANCE AMENDMENT 1:

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts.

BACKGROUND

Note: this item was proposed by members of City Council and given first reading approval by City Council on August 21, 2018. Planning Commission deferred the item at the September meeting and again at the October meeting. At the request of the Planning Commission, the ordinance has undergone some revisions and further changes may be necessary to the amendment forward.

This ordinance amendment will be presented in detail during the Planning Commission meeting.

STAFF RECOMMENDATION

TO BE DETERMINED
Ordinance Amendment 2:

Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District pertaining to strengthening workforce housing.

BACKGROUND

Note: this item was given first reading approval by City Council and referred to Planning Commission for a recommendation.

This ordinance amendment will be presented in detail during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL