A meeting of the City of Charleston Planning Commission will be held at 5:00 p.m., on Wednesday, March 20, 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 Todd Clements LLC, et al.
   - Applicant: Troy Miller

2. **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

3. **1790 Brockington Ave (West Ashley) – TMS# 3510700043** – 0.13 ac. Request rezoning from Single-Family-Residential (SR-1) to Limited Business (LB).
   - Owner: Port City Homes LLP
   - Applicant: Lillie M. Smalls

**Subdivision**

1. **Main St (Ashleyville Subdivision – West Ashley) – TMS# 4181100034** – 0.676 ac. Requesting subdivision into 6 lots. Zoned SR-4.
   - Owner: Bubsy, LLC
   - Applicant: Forsberg Engineering and Surveying, Inc.

**Zoning**

1. **214 Rice Mill Pl (Cainhoy) TMS# 2690105023** – 0.24 ac. Request zoning of Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
   - Owner: Matthew Hunter Baker & Chelsea Baker

**Ordinance Amendments**

1. **Bees Ferry Rd (Verdier Pointe PUD – West Ashley) TMS# 3010000028, 672, 673, 674 & 677** – approx. 102.65 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.
   - Owner: Henry Kuznik, BFK Holdings LLC & City of Charleston
   - Applicant: HLA Inc
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-206 and Section 54-207 to make parking for churches a conditional use within the Conservation and all residential zoning districts.

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

March 20, 2019

Rezoning 2:

Maybank Hwy and River Rd
(The Kerr Tract PUD - Johns Island)

BACKGROUND

The applicant is requesting rezoning from General Office (GO), General Business (GB) and Diverse Residential (DR-9) to Planned Unit Development (PUD). The application consists of two properties on Johns Island near the southeast corner of Maybank Highway and River Road. The surrounding zonings include Diverse Residential (DR-1 and DR-9), General Business (GB), General Office (GO) and Planned Unit Development (PUD) in the City and Single-Family Residential (R-4) zoning in Charleston County. Surrounding uses (across Maybank Highway) include multi-family buildings, a shopping center, single-family neighborhood, a historic plantation estate and undeveloped, wooded acreage. Adjacent uses on the south side of Maybank Highway include a bank, cell towers and large vacant tract of wooded land. The subject properties are vacant wooded tracts.

The goals of the proposed PUD include the creation of a walkable urban node with a development plan consistent with City plans while maintaining and protecting the character of adjacent areas. Another major objective of the PUD development is to provide right-of-way for the proposed southern ‘pitchfork’ road crucial to traffic flow in this increasingly busy node. The area already consists of a mix of uses and zoning districts. The PUD should help provide consistency in design across properties as they develop over time. The proposed PUD will have an area containing a mix of uses and an area of residential uses. The proposed maximum number of residential units in the plan is 798 units (existing zoning allows over 800 residential units) with the maximum density topping out at 15 units per highland acre.

At least 20% (14.11 of 70.59 acres) of the land is to be set aside as open space and 25% of those acres must be usable by the community. The community should include tree lined streets with sidewalks and a trail system for community walkability. There will be several points of entry into the community, tying the community into the existing infrastructure network and adjacent properties. The development must also include appropriate buffers along sensitive areas such as the historic properties and marsh areas.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as Neighborhood Center and Urban. Areas designated
as such typically have residential densities in the 8 to 20 units per acre range and a mix of compatible commercial, civic and institutional uses. The proposed PUD is maintaining these density metrics and seeks to maintain a pattern of development consistent with the City land use plans. Given the consistency with existing approvals and the City’s Land Use maps, the PUD is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS TO BE DISCUSSED DURING THE MEETING
Rezoning 2

Maybank Hwy and River Rd
(The Kerr Tract PUD - Johns Island)

TMS# 345000090 & 099

approx. 70.59 ac.

Request rezoning from General Office (GO),
General Business (GB) and Diverse Residential (DR-9)
to Planned Unit Development (PUD).

Applicant: SeamonWhiteside + Associates
BACKGROUND
The applicant is requesting a rezoning from Single-Family-Residential (SR-1) to Limited Business (LB). The subject property, located at the southwestern corner of Brockington Avenue and Adele Street, is surrounded by SR-1 zonings in the City, and Single-Family Residential (R-4) zoning and Ashley River Road Corridor Overlay District in Charleston County. The subject property is surrounded on three sides by single-family homes and a vacant lot on its western side. On the same block (fronting on nearby Ashley River Road) there is a dentist office and a small retail strip center. The subject property is a small residential lot containing a small single-family residence. The streets of the small neighborhood where the property sits are narrow and have no pedestrian infrastructure or on-street parking.

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 Suburban district which is generally dominated by residential uses but may contain limited commercial uses in appropriate locations. While sometimes residential lots adjacent to major roads or existing commercial uses may be ideal for a change in use, generally small residential lots cannot be reasonably converted to other uses without many further zoning exceptions or variances. In this case, the many types of uses allowed in the LB zoning district are not ideal for the existing lot or the location within a residential neighborhood.

STAFF RECOMMENDATION
DISAPPROVAL OF LIMITED BUSINESS (LB) ZONING
Rezoning 3

1790 Brockington Ave (West Ashley)

TMS# 3510700043

0.13 ac.

Request rezoning from Single-Family-Residential (SR-1) to Limited Business (LB).

Owner: Port City Homes LLP
Applicant: Lillie M. Smalls
CITY OF CHARLESTON
PLANNING COMMISSION

March 20, 2019

Zoning 1:

214 Rice Mill Pl (Cainhoy)

BACKGROUND

The subject property was annexed into the City on March 14 and the property owner is requesting a zoning of Single-Family Residential (SR-6). The property was zoned Manufactured Residential (R2) in Berkeley County. The property is surrounded by SR-6 zoning in the City and R2 zoning in the County. Surrounding uses include single-family homes and vacant residential land.

The subject property is occupied by a single-family home.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is in an area designated as Suburban Edge. These areas are predominantly residential and typically have suburban densities. Given the existing zoning, the surrounding zoning and the existing pattern of development immediately surrounding the subject property, the proposed SR-6 zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
Zoning 1
214 Rice Mill Pl (Cainhoy)
TMS# 2690105023
0.24 ac.
Request zoning of Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.

Owner: Matthew Hunter Baker & Chelsea Baker
Ordnance Amendment 1:

Bees Ferry Rd (Verdier Pointe PUD – West Ashley)

BACKGROUND

The applicant is requesting an amendment to the PUD plan and development guidelines to the existing Verdier Pointe PUD. The proposed changes to the document are minor changes but the types of changes require what is considered major amendment approval by Planning Commission and City Council.

The land uses in the existing PUD plan remain the same but single-family is proposed to include attached units along with the allowed detached units. The amendments also for shift the number units allowed among the various types of residential land uses. The number of total multi-family units allowed in the PUD decreases from 304 to 303 (288 units exist today) and the number of single-family units allowed increases from 124 to 146. The total number of residential units in the PUD is prosed to increase from 468 to 474. The overall residential density (5.75 units per acre) allowed by the PUD does not change.

As the proposed changes to the PUD are relatively minor, the PUD amendment is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL
Ordinance Amendment 1

Bees Ferry Rd (Verdier Pointe PUD – West Ashley)

TMS# 3010000028, 672, 673, 674 & 677

approx. 102.65 ac.

Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.

Owner: Henry Kuznik, BFK Holdings LLC & City of Charleston
Applicant: HLA Inc

Location
Ordinance Amendment 2:

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-206 and Section 54-207 to make parking for churches a conditional use within the Conservation and all residential zoning districts.

BACKGROUND

Note: This ordinance amendment was given first reading approval by Charleston City Council at its meeting of December 18, 2018.

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

STAFF RECOMMENDATION

APPROVAL
AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-206 AND SECTION 54-207 TO MAKE PARKING FOR CHURCHES A CONDITIONAL USE WITHIN THE CONSERVATION AND ALL RESIDENTIAL ZONING DISTRICTS

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

Section 1. Subsection c. of Section 54-206 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to make parking for church uses a conditional use within the Conservation and all residential zones to read as follows (new text in bold and deleted text with strikethrough):

c. Church uses, except parking for church uses, shall only be permitted as an exception within the Conservation and all residential zones where the Board, after review, finds that buildings will not be closer than twenty-five (25) feet to an adjoining property line and that the required off-street parking spaces, separated from property lines by an appropriate buffer strip, will be provided. Parking for church uses within the Conservation and all residential zones shall be permitted as a conditional use under Section 54-207, y.

Section 2. Section 54-207 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting a new subsection to allow parking for church uses within Conservation and all residential zones as a conditional use, which shall read as follows:

“y. Parking for church uses within the Conservation and all residential zones shall be permitted as a conditional use if parking areas satisfy landscaping and landscape buffer requirements of this Chapter and receive approval from the Technical Review Committee pursuant to Article 6.”

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of ______________________ in the Year of Our Lord 2019, in the ___ Year of Independence of the United States of America.

By:

________________________________________
John J. Tecklenburg
Mayor, City of Charleston

Attest: _________________________________
Vanessa Turner-Maybank
Clerk of Council