

AGENDA

PLANNING/PW COMMITTEE

5/24/16

Teddie E. Pryor, Chairman
Colleen Condon
Henry E. Darby
Anna B. Johnson
Joe Qualey
Vic Rawl
Herb Sass
Dickie Schweers
Elliott Summey

AGENDA
PLANNING/PUBLIC WORKS COMMITTEE
May 24, 2016

5:00 PM

- 1. ZREZ-2-16-23409/23410 – 3226 PINEWOOD DR & 10027 HWY 78 - Request to Approve
Bustraan/Evans**
- 2. LADSON AEROSPACE PUBLIC ROAD DEDICATION REQUEST - Request to Accept
Bustraan/Evans**
- 3. NECK AREA MASTER PLAN - Request to Approve
Bustraan/Evans**
- 4. WADMALAW ISLAND WATER - Recommendation
Bustraan/Neal**

1.

ZONING CASES

**ZONING MAP AMENDMENT REQUESTS:
ZREZ-2-16-23409 and ZREZ-2-16-23410
CASE HISTORY**

Public Hearing: May 10, 2016
Planning/Public Works Committee: May 19, 2016
1st Reading: May 24, 2016
2nd Reading: June 7, 2016
3rd Reading: June 21, 2016

CASE INFORMATION:

Location: 3226 Pinewood Drive and 10027 Highway 78 (North Area)

Parcel Identification: 388-10-00-036 and 388-10-00-037

Property Size: TMS 388-10-00-036 is 0.85 acres, and TMS 388-10-00-037 is 1.25 acres.

Council District: 6

Zoning Map Amendment Requests:

The applicant is requesting to rezone two properties (TMS 388-10-00-036, 3226 Pinewood Drive, and TMS 388-10-00-037, 10027 Highway 78) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District. TMS 388-10-00-036 is currently undeveloped. TMS 388-10-00-037 contains a single family residence and outdoor shed.

History:

Prior to these requests, no zoning map amendment applications have been made.

Adjacent Zoning:

Adjacent properties to the northwest are zoned Single Family Residential 4 (R-4) and Community Commercial (CC) Zoning District and are either undeveloped or contain residential uses. Adjacent properties to the northeast and southeast are zoned CC in Charleston County or General Commercial (GC) in Berkeley County and contain commercial businesses, including, but not limited to: mechanical contractor; auto wholesale; electrical wholesale; auto repair; and metal manufacturing.

Municipalities Notified/Responses: The Town of Summerville, Town of Lincolnville, and City of North Charleston were notified of these requests and have not responded.

Public Input: Twenty-two (22) letters of opposition were submitted during the Planning Commission meeting and are included in this packet. The locations of the properties represented are indicated on an attached map as well.

STAFF RECOMMENDATION:

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;

Staff response: The *Charleston County Comprehensive Plan* (the Plan) recommends Commercial future land use for the subject properties. This future land use designation "encourages compatible

mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.” The request to rezone the properties to the Community Commercial (CC) Zoning District is consistent with the Plan’s recommendations for this area as Highway 78 is a major commercial corridor in this area of the County.

- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;**

Staff response: The requested zoning district is compatible with existing uses and recommended density, as this area contains various commercial uses and a mixture of housing types that benefit from the commercial uses and employment opportunities. Development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

- C. The proposed amendment corrects a zoning map error or inconsistency;**

Staff response: not applicable

- D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.**

Staff response: not applicable

Because the zoning map amendment requests meet one or more of the above stated criteria, staff recommends approval.

PLANNING COMMISSION MEETING: APRIL 11, 2016

Recommendation: **Approval** (vote: 8 to 0)

Speakers in Support: 2

Speakers in Opposition: 5

Planning Commission also received twenty-two (22) letters in opposition of the request during the meeting (the letters are included at the end of this packet).

Notifications:

A total of 93 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area Interested Parties List on March 25, 2016. Additionally, this request was noticed in the *Post & Courier* on March 25, 2016.

PUBLIC HEARING: MAY 10, 2016

Speakers in Support: 2

Speakers in Opposition: 13

Notifications:

A total of 109 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area Interested Parties List on April 22, 2016. Additionally, this request was noticed in the *Post & Courier* on April 22, 2016. Signs were also posted on the properties on April 22, 2016

A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a grid and colored in shades of blue and green, indicating different zoning areas. The text is overlaid on the map.

Charleston County Zoning Map Amendment Requests

Public Hearing – May 10, 2016

Planning & Public Works Committee –
May 19, 2016

Rezoning Cases ZREZ-2-16-23409 and -23410

- North Area: 3226 Pinewood Dr. and 10027 Highway 78
- Parcel I.D.: 388-10-00-036 and -037
- Request to rezone from Single-Family Residential 4 (R-4) Zoning District to Community Commercial (CC) Zoning District
- Applicant/Owner: Fogel Family Properties, LLC
4204 Club Course Dr., North Charleston, SC 29420
- Acreage: 0.85 acres (TMS 388-10-00-036)
1.25 acres (TMS 388-10-00-037)
- Council District: 6

History

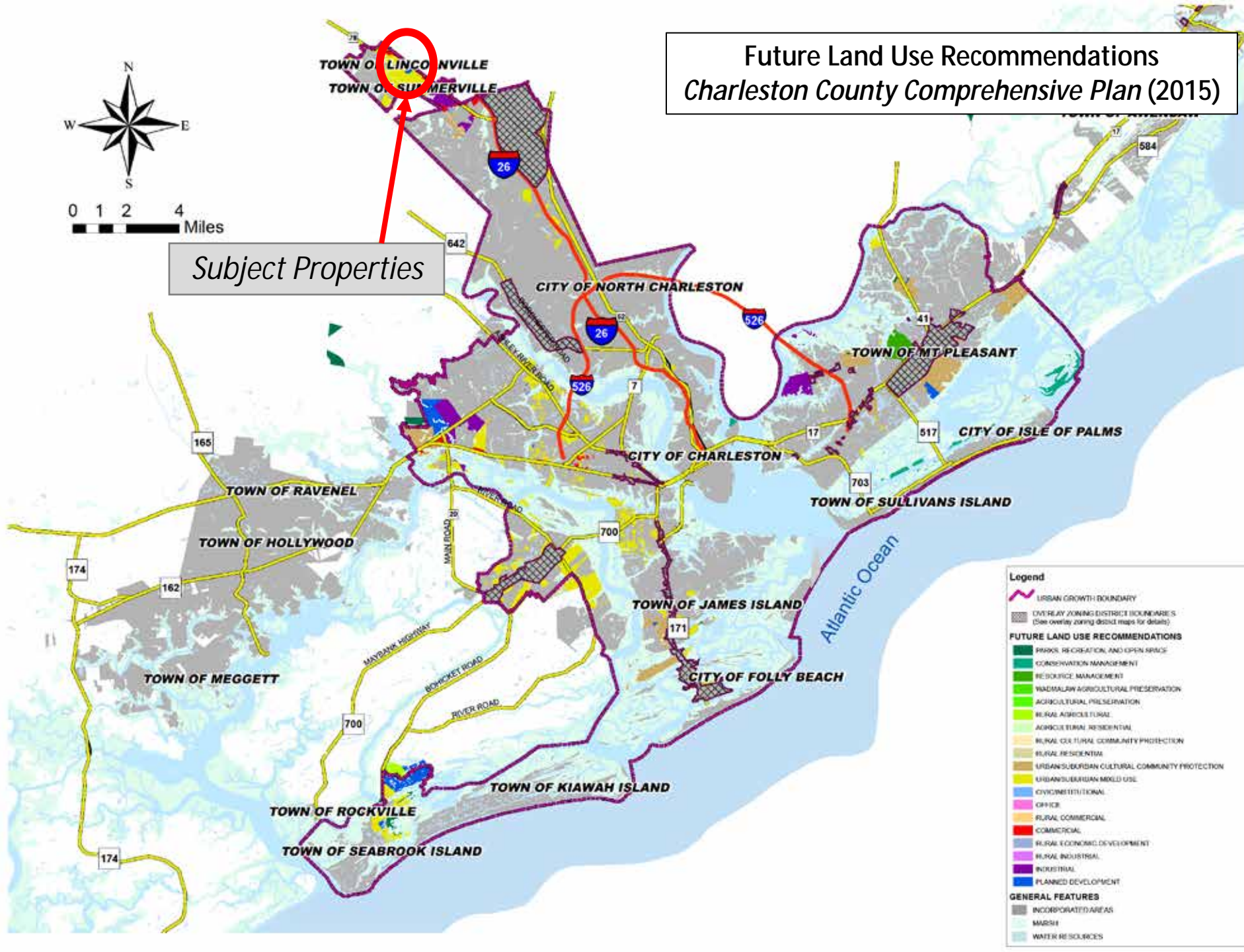
- No zoning map amendment applications have been submitted for these properties prior to this request.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



Subject Properties

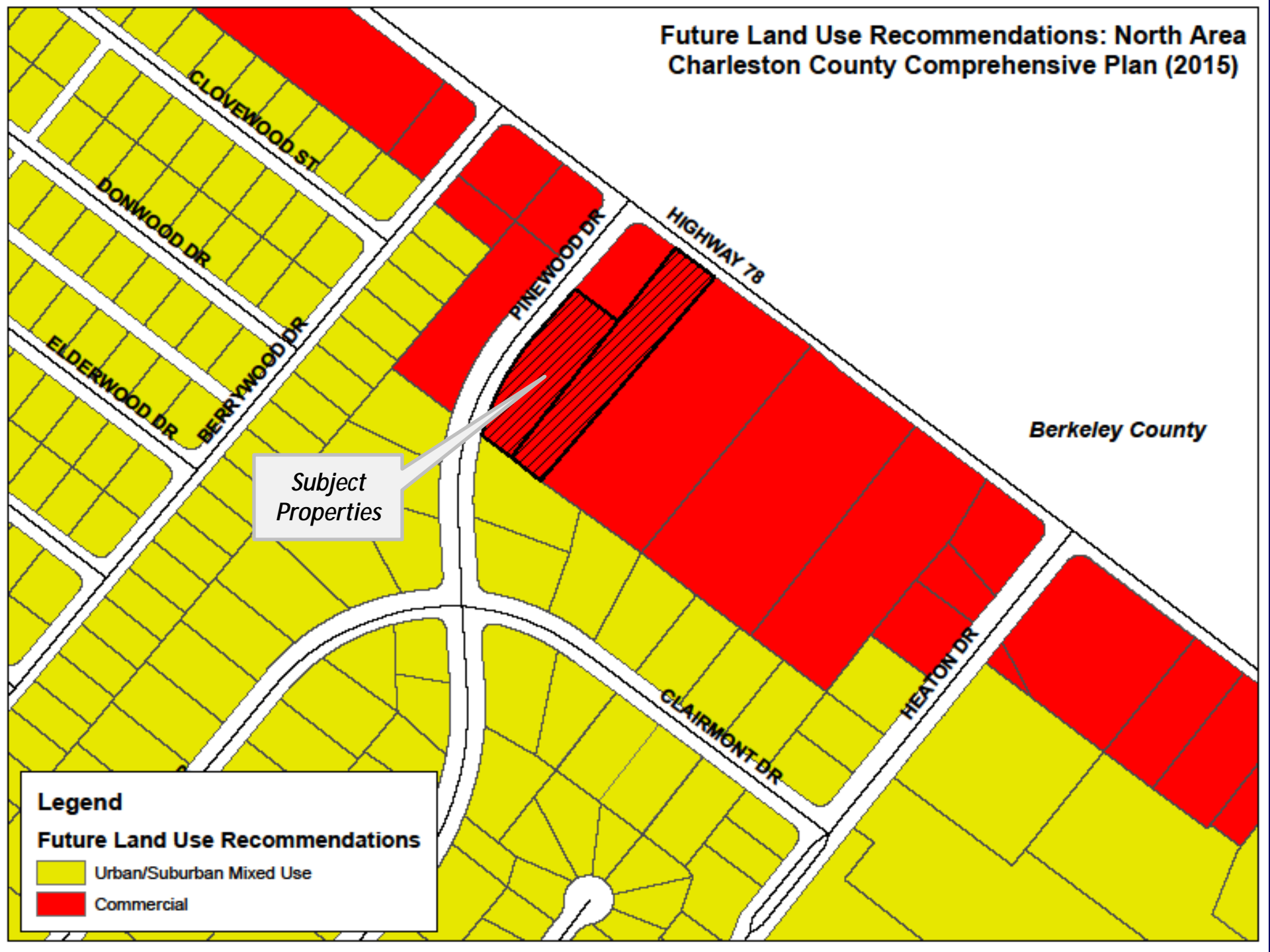
TOWN OF LINCOLNVILLE
TOWN OF SUMMERVILLE



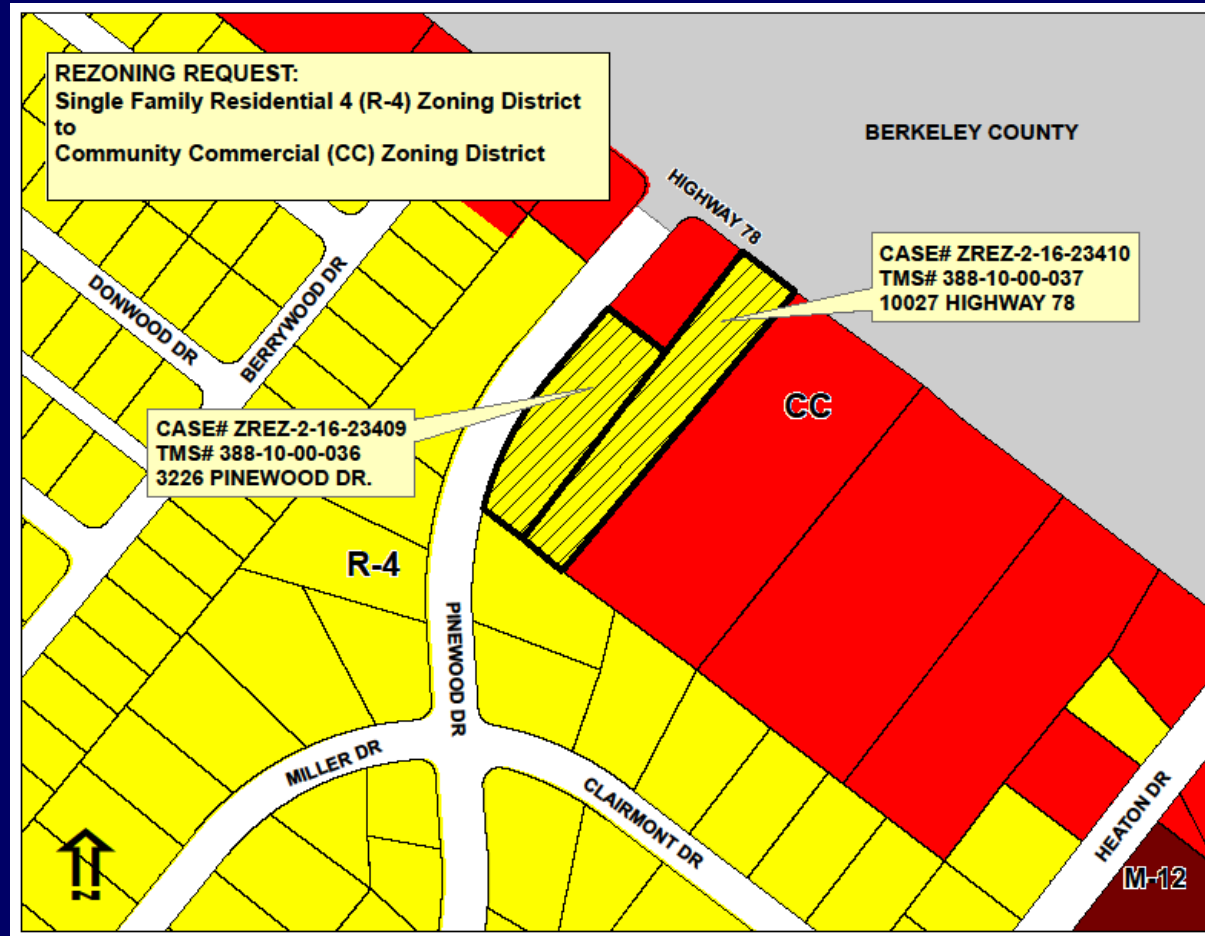
Legend

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)
- FUTURE LAND USE RECOMMENDATIONS**
 - PARKS, RECREATION, AND OPEN SPACE
 - CONSERVATION MANAGEMENT
 - RESOURCE MANAGEMENT
 - WADSWORTH AGRICULTURAL PRESERVATION
 - AGRICULTURAL PRESERVATION
 - RURAL AGRICULTURAL
 - AGRICULTURAL RESIDENTIAL
 - RURAL CULTURAL COMMUNITY PROTECTION
 - RURAL RESIDENTIAL
 - URBANSUBURBAN CULTURAL COMMUNITY PROTECTION
 - URBANSUBURBAN MIXED USE
 - CIVIL INSTITUTIONAL
 - OFFICE
 - RURAL COMMERCIAL
 - COMMERCIAL
 - RURAL ECONOMIC DEVELOPMENT
 - RURAL INDUSTRIAL
 - INDUSTRIAL
 - PLANNED DEVELOPMENT
- GENERAL FEATURES**
 - INCORPORATED AREAS
 - MARSH
 - WATER RESOURCES

Future Land Use Recommendations: North Area Charleston County Comprehensive Plan (2015)



Area Description



Both properties are zoned Single Family Residential 4 (R-4). TMS 388-10-00-036 is undeveloped, and TMS 388-10-00-037 contains a single family residence. Adjacent properties to the northwest are zoned R-4 and Community Commercial (CC) and are either undeveloped or contain residential uses. Adjacent properties to the northeast and southeast are zoned CC in Charleston County or General Commercial (GC) in Berkeley County and contain commercial businesses, including, but not limited to: mechanical contractor; auto wholesale; electrical wholesale; auto repair; and metal manufacturing.

Subject Parcels to the North



Subject Properties

Subject Parcels to the East

Subject Properties



ZREZ-2-16-23409 and -23410



**1 – Subject Property
(TMS 388-10-00-036)**

**2 – Subject Property
(TMS 388-10-00-037)**



ZREZ-2-16-23409 and -23410



3 – Adjacent Property

4 – Adjacent Property



ZREZ-2-16-23409 and -23410



5 – Adjacent Property

6 – Adjacent Property



Typical Allowed Uses

Single Family Residential 4 (R-4)

- Density: 4 units/acre
- Single-Family Detached
- Duplex
- School, Primary and Secondary
- Historical sites
- Libraries or archives
- Museums
- Community recreation
- Catering service
- Sweetgrass basket stand

Community Commercial (CC)

- Density: 12 units/acre
- Multi-Family
- Day care services
- Health care services
- Community recreation
- Financial services
- Catering service
- Offices
- Special trade contractors
- Retail services
- Retail or personal services
- Wholesale sales

Approval Criteria—Section 3.4.6

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

- A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this *Ordinance*;**

Staff response: The Charleston County Comprehensive Plan (the Plan) recommends Commercial future land use for the subject properties. This future land use designation “encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.” The request to rezone the properties to the Community Commercial (CC) Zoning District is consistent with the Plan’s recommendations for this area as Highway 78 is a major commercial corridor in this area of the County.

- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;**

Staff response: The requested zoning district is compatible with existing uses and recommended density, as this area contains various commercial uses and a mixture of housing types that benefit from the commercial uses and employment opportunities. Development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

Approval Criteria—Section 3.4.6 *(cont'd)*

C. The proposed amendment corrects a zoning map error or inconsistency;

Staff response: Not applicable.

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Staff response: Not applicable.

STAFF & PC RECOMMENDATION:

Approval *(PC vote: 8 to 0)*

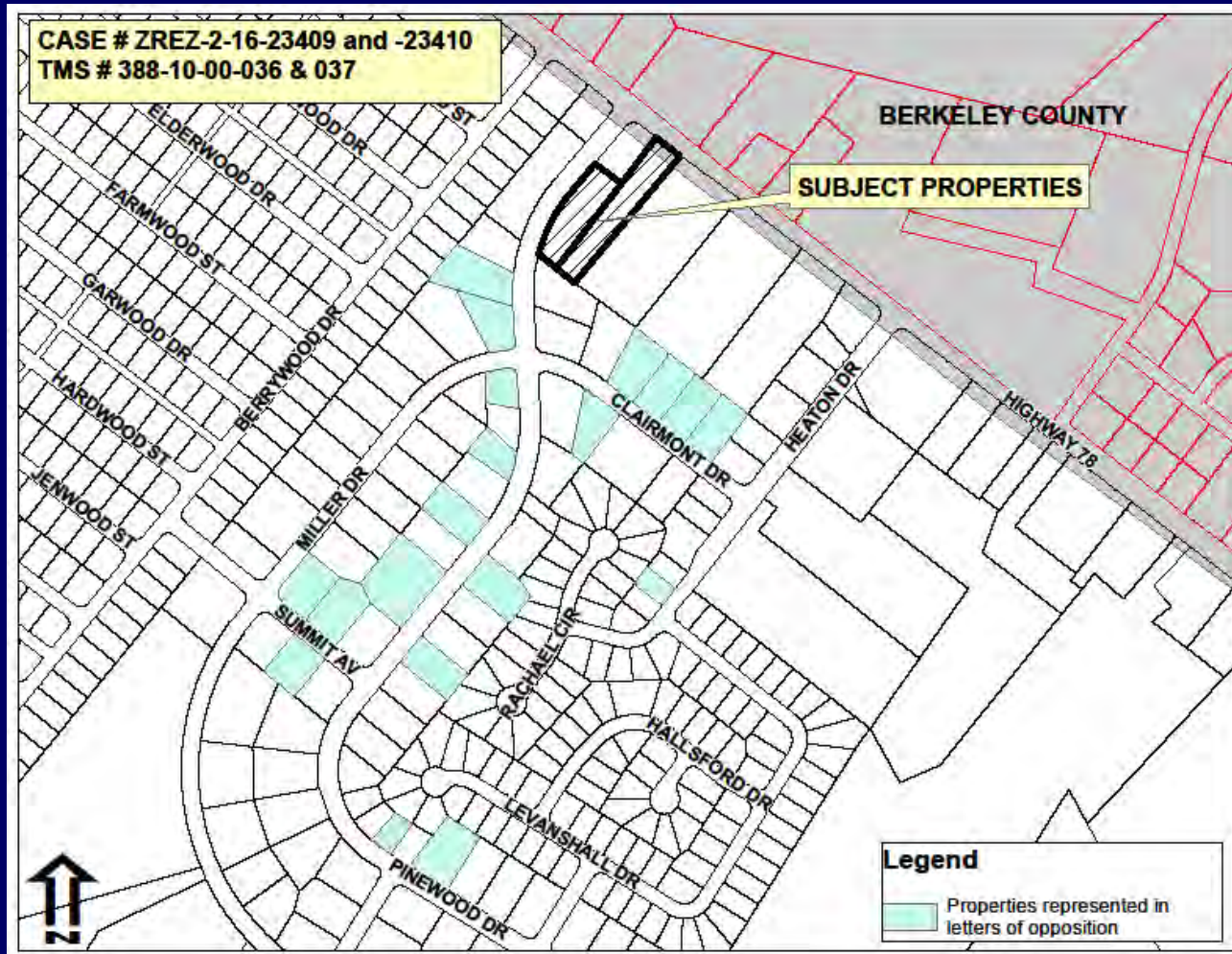
The zoning map amendment requests meet one or more of the above stated criteria.

Notifications

- March 25, 2016
 - 93 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area Interested Parties List
 - Requests advertised in the *Post & Courier*
- April 22, 2016
 - 109 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the North Area Interested Parties List
 - Requests advertised in the *Post & Courier*
 - Signs posted on the subject properties

Public Input

- 22 letters of opposition were submitted during the April 11 Planning Commission meeting.



A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a semi-transparent blue rectangle containing the title text. The text is in a bold, yellow font. The map shows the coastline and several inland areas, with different colors representing different zoning districts.

Charleston County Zoning Map Amendment Requests

Public Hearing – May 10, 2016
Planning & Public Works Committee –
May 19, 2016

ZONING CHANGE APPLICATION



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

CASE 7LE7-2-16-23409 PD _____

PROPERTY INFORMATION

CURRENT DISTRICT R4 REQUESTED DISTRICT CC
PARCEL ID(S) 388-10-00-036
CITY/AREA OF COUNTY Ladson
STREET ADDRESS Pinewood Dr
DEED RECORDED: BOOK 0518 PAGE 629 DATE 11-20-15
PLAT RECORDED: BOOK BN PAGE 136 DATE 10-9-87 APPROVAL # 12311

CHARLESTON
COUNTY
SOUTH CAROLINA

ACRES .85

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Fogel Family Properties LLC HOME PHONE 843-494-9415
MAIL ADDRESS 4204 Club Course Dr WORK PHONE 843-832-8976
CITY, STATE, ZIP North Charleston SC CELL PHONE 843-532-5410
29420 EMAIL Randall@fogel-services.com

OWNER
(IF OTHER THAN APPLICANT) HOME PHONE _____
MAIL ADDRESS _____ WORK PHONE _____
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

REPRESENTATIVE
(IF OTHER THAN APPLICANT) HOME PHONE _____
MAIL ADDRESS _____ WORK PHONE _____
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

CERTIFICATION

- This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:*
- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
 - ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
 - ✓ Copy of Signed Restricted Covenants Affidavit
 - ✓ Copy of Signed Posted Notice Affidavit
 - ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Randall Fogel is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Randall W Fogel 2-24-16
Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date
Andrea Haus Long 2-25-16
Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received \$158.50 Cash ? Check? # 1047 Invoice Number 2-16-1015312

Public Input

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3338 Pinewood Dr.
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you




Jayne Grimes

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 1024 SUMMIT AVE
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

CHARLES B. KINCAID

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3288 PINEWOOD DR
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Camel Berry Chuck Bladd

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3285 Pinewood Drive
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Lou Ann Stone

Lou Ann Stone

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3288 Miller Dr
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you



To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3271 Pinewood Drive
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you



Robert S. Matthews

To The Charleston County Planning Commission:

3276 PINWOOD DR.

I am a resident of Ridgewood Estates at Hinton J. Reues
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Hinton Reues

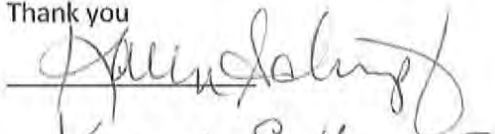
To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at ~~3330~~ 3330 Pinewood Dr.
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036 & the property known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you


Karen Schimpf

To The Charleston County Planning Commission:

I am a resident of Ridgewood/Heaton Place or Woodside Manor at
3251 PINWOOD and I am opposed to any change of zoning
from residential to Commercial for the property at the front of our neighborhood, TMS#3881000036 &
the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you,

Chris Carter

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3263 Pinewood
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Scott Diamond

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3241 Pinewood Drive
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Clarence H Robertson

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3243 Pinewood Dr.
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Glenn Bingham

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3225 Clairmont Dr.
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Deliana J. Messner

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3229 Clairmont Drive
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Michael Cromer

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3241 Clairmont Dr
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Brenda M. Gae Mee

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3235 CLAIRMONT DR.
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

Robert Taylor

To The Charleston County Planning Commission:

I am a resident of Ridgewood Estates at 3240 CLAIRMONT DR.
and I am opposed to any change of zoning from residential to Commercial for the property at the front
of our neighborhood, TMS#3881000036.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

Thank you

A handwritten signature in black ink, appearing to read "Robert Burt", written over a horizontal line.

To The Charleston County Planning Commission:

1023 Summit

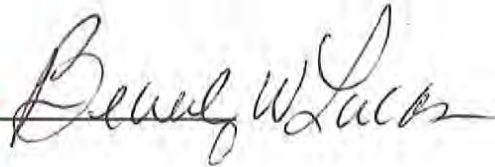
I am a resident of Ridgewood/Heaton Place or Woodside Manor at ~~2350 Heaton~~ Dr. Ladson SC ~~29456~~ and I am opposed to any change of zoning from residential to Commercial for the property at the front of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS# 3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is completely congested with commercial properties and traffic. We do not want or need additional stores. It would negatively affect our neighborhood's property values and atmosphere.

Thank you,

~~Mike Turner~~



To The Charleston County Planning Commission:

I am a resident of Ridgewood/Heaton Place or Woodside Manor a Ladson, SC 29456-3753 and I am opposed to any change of zoning property at the front of our neighborhood, TMS#3881000036 & the Home.

I am also opposed to any commercial development on the corner 3881000175 and the former Mellard Home Property #388100003.

I am against it because our neighborhood is already overrun with completely congested with commercial properties and traffic. We It would negatively affect our neighborhood's property values and

Thank you,

Hugh R. Graham

To The Charleston County Planning Commission:

I am a resident of Ridgewood/Heaton Place or Woodside Manor at ___3260 Heaton Dr. Ladson SC_____ and I am opposed to any change of zoning from residential to Commercial for the property at the front of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS# 3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is completely congested with commercial properties and traffic. We do not want or need additional stores. It would negatively affect our neighborhood's property values and atmosphere.

Thank you,

_____Jennie navy_____

To The Charleston County Planning Commission:

1023 Summit A

I am a resident of Ridgewood/Heaton Place or Woodside Manor at 3760 Heaton Dr. Ladson SC 29456 and I am opposed to any change of zoning from residential to Commercial for the property at the front of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS# 3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is completely congested with commercial properties and traffic. We do not want or need additional stores. It would negatively affect our neighborhood's property values and atmosphere.

Thank you,

Mike Turner 

To The Charleston County Planning Commission:

I am a resident of Ridgewood/Heaton Place or Woodside Manor at ^{1023 Summit} ~~3260 Heaton~~ Dr. Ladson
SC ~~29456~~ and I am opposed to any change of zoning from residential to Commercial for the property
at the front of our neighborhood, TMS#3881000036 & the property Known to us as the Mellard Home.

I am also opposed to any commercial development on the corner of Pinewood and Highway 78 TMS#
3881000175 and the former Mellard Home Property #3881000037.

I am against it because our neighborhood is already overrun with Traffic, noise and Highway 78 is
completely congested with commercial properties and traffic. We do not want or need additional stores.
It would negatively affect our neighborhood's property values and atmosphere.

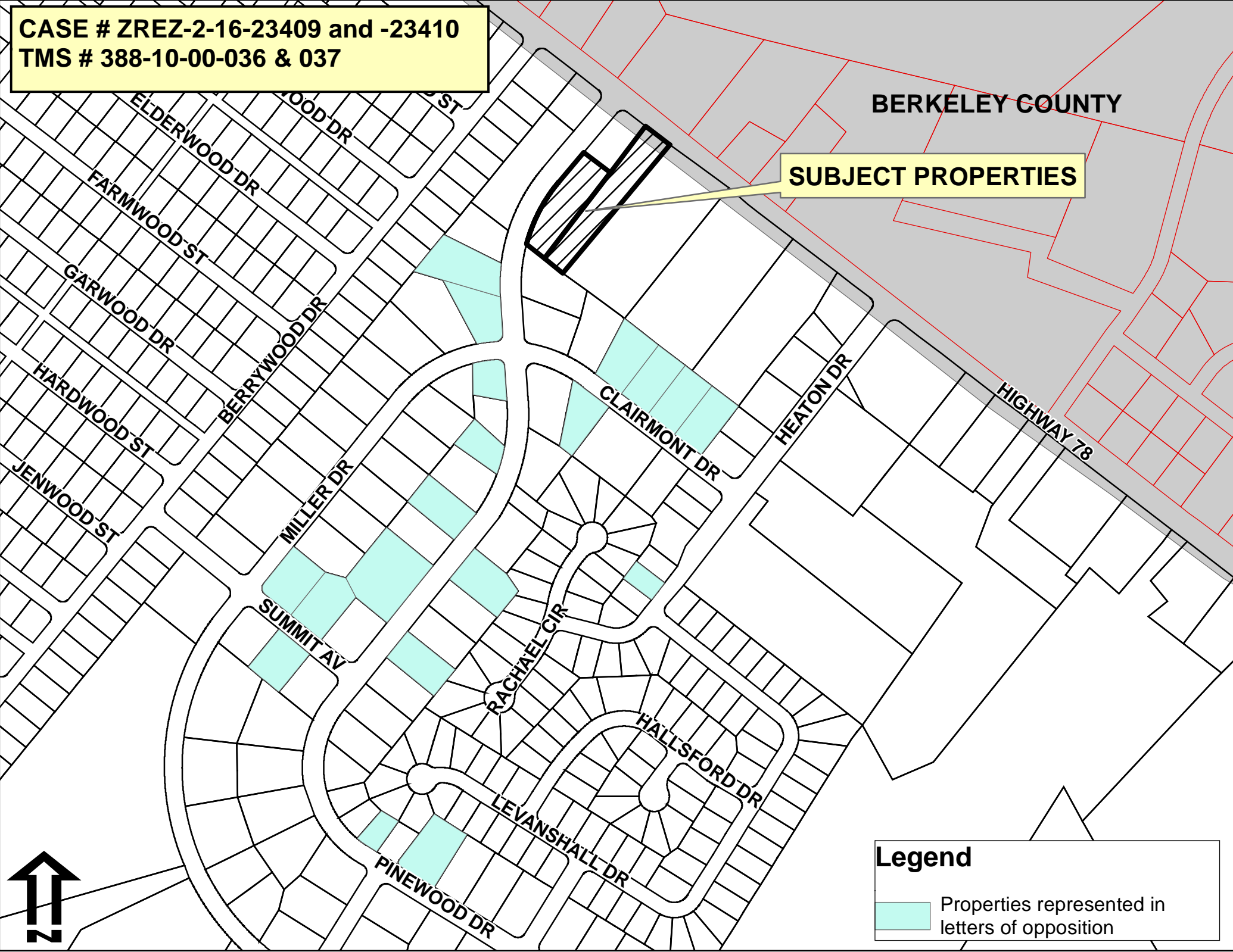
Thank you,

~~Mike Turner~~ 

**CASE # ZREZ-2-16-23409 and -23410
TMS # 388-10-00-036 & 037**

BERKELEY COUNTY

SUBJECT PROPERTIES



Legend

Properties represented in letters of opposition

2.

**LADSON
AEROSPACE
PUBLIC ROAD**

COMMITTEE AGENDA ITEM

TO: KEITH BUSTRAAN, COUNTY ADMINISTRATOR

THROUGH: JENNIFER MILLER, DEPUTY COUNTY ADMINISTRATOR

FROM: JOEL EVANS, DIRECTOR *JE* **DEPT.** ZONING & PLANNING

SUBJECT: LADSON AEROSPACE PUBLIC ROAD AND DRAINAGE EASEMENT DEDICATION REQUEST

REQUEST: ACCEPT PUBLIC OWNERSHIP AND MAINTENANCE OF THE LADSON AEROSPACE RIGHT-OF-WAY AND ASSOCIATED DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAN SHEET

COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS **DATE:** MAY 19, 2016

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Signature of		Individual Contacted
	Yes	N/A	
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>John Miller</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Paul H. Egan</i></u>
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other: Transportation Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Steve L. Thompson</i></u>
Other: Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>[Signature]</i></u>

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Hill*

Fiscal impact: *None*

ADMINISTRATOR'S SIGNATURE: *K. Bustraan*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Ladson Industrial Park located on United States Highway 78, across from the Fairgrounds, is currently being subdivided and redeveloped. As part of this activity, the developer is improving the existing road that connects Highway 78 and Stoney Road through the middle of the development. The developer is requesting, once the road has been constructed to County Standards and the right-of-way dedicated to the public, the County accept this road into the County maintenance system.

The Public Works Department, Transportation Development Department, and Planning Department have met with the developer and his representatives to develop a plan for road improvements that would meet County Standards for the uses proposed on the adjoining properties.

ACTION REQUESTED OF COUNCIL

Consider accepting public ownership and maintenance of the Ladson Aerospace right-of-way as shown on the attached plan sheet, and associated drainage easements.

DEPARTMENT HEAD RECOMMENDATION

Accept public ownership and maintenance of the Ladson Aerospace right-of-way and associated drainage easements as shown on the attached plan sheet with the following conditions:

1. The road and associated drainage first be constructed according to County Standards as per the submitted plans, staff review, and construction inspection;
2. The road shall be constructed with a minimum of 24-feet of pavement width;
3. Any non-stormwater utility lines (proposed or existing) shall not be accepted for maintenance by the County but instead be permitted as encroachments to be maintained by their owners;
4. A public dedication plat and deed for the right-of-way and any necessary drainage easement be prepared by the developer for County review and approval; and
5. A two-year maintenance bond, to be provided by the developer to the County, at 10% of construction costs following final construction inspection approvals.

3.

**NECK AREA
MASTER PLAN**

COMMITTEE AGENDA ITEM

TO: KEITH BUSTRAAN, COUNTY ADMINISTRATOR
 THROUGH: JENNIFER MILLER, DEPUTY COUNTY ADMINISTRATOR
 FROM: JOEL EVANS, DIRECTOR *JE* DEPT. ZONING & PLANNING
 SUBJECT: BCDCOG NECK AREA MASTER PLAN MEMORANDUM OF UNDERSTANDING
ADOPT BCDCOG MEMORANDUM OF UNDERSTANDING FOR NECK AREA
MASTER PLAN
 COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS DATE: MAY 19, 2016

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Signature of		Individual Contacted
	Yes	N/A	
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>MAZ</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Joel Evans</i></u>
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Gile*
 Fiscal impact: *None*

ADMINISTRATOR'S SIGNATURE: *K. Bustraan*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Beginning in 2011, the Berkeley Charleston Dorchester Council of Governments (BCDCOG) and consultants from Renaissance Planning Group have been creating a community-driven plan for the Neck Area, known as the Neck Area Master Plan (“the Plan”). The study area extends from the foot of the Arthur Ravenel, Jr. Bridge (US Highway 17 over Cooper River) to the Mark Clark Expressway (Interstate 526), including the industrial area on the south side of Charleston International Airport and includes properties in the Cities of Charleston and North Charleston and unincorporated Charleston County.

The Plan includes an “instruction manual” for local and regional government agencies for shaping land use plans, community design policies, economic development strategies, and infrastructure improvement. It will also serve as a marketing tool that community leaders and citizens can use to attract public and private investors who can help to make the vision a reality. Several community meetings were held throughout the entire planning process to understand what current residents in the Neck Area would like to see in the future. Success of the Plan is contingent upon establishing a partnership among the citizenry and the following organizations: BCDCOG; CHATS; City of Charleston; City of North Charleston; and Charleston County. A Memorandum of Understanding (MOU) was created by the BCDCOG to formally establish a “Partnership for Prosperity” as an ongoing forum for communication and collaborative planning and implementation activities.

At their May 12, 2014 meeting, the Planning Commission unanimously recommended approval of the BCDCOG’s request to adopt the attached Memorandum of Understanding (Vote: 7 to 0). Since that time, the BCDCOG has been coordinating with the MOU signatories listed above to have them adopt and sign the MOU, and all other jurisdictions/agencies have signed off on the MOU.

ACTION REQUESTED OF COUNCIL

Adopt the attached Memorandum of Understanding.

DEPARTMENT HEAD RECOMMENDATION

Adopt the attached Memorandum of Understanding.

**Memorandum of Understanding
Among
The City of Charleston, the City of North Charleston, and Charleston County,
The Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization
(MPO),
and
the Berkeley Charleston Dorchester Council of Governments**

WHEREAS, the City of Charleston, the City of North Charleston, Charleston County, the Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization (MPO), and the Berkeley Charleston Dorchester Council of Governments (BCDCOG), herein referred to as the "Parties," collectively desire to establish a multijurisdictional vision for the portion of the metropolitan Charleston area located between the Ashley and Cooper Rivers, beginning at the foot of the Arthur Ravenel, Jr. Bridge (US 17) and extending generally to the Mark Clark Expressway (I-526), known as the Neck area; and

WHEREAS, goals of the vision (the Neck Area Master Plan) include reversing negative physical and environmental impacts of the current transportation infrastructure, industrial development, and military activities; improving the transportation network as it relates to port facilities, industrial uses, and proposed residential and mixed use development; producing quality urban design that enhances livability for the established commercial and residential neighborhoods, as well as newly proposed development; and creating methods for promoting economic redevelopment at transportation nodes and centers through public and private sector investment; and

WHEREAS, the vision (the Neck Area Master Plan) is to be accomplished through implementation actions stemming from the Neck Area Master Plan that addresses issues related to economic development, community livability and environmental sustainability that provides clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; and

WHEREAS, the Neck Area Master Plan builds on and coordinates with previous and ongoing planning and development activities from the public and private sectors, and community-based organizations; and

WHEREAS, the Neck Area Master Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can transform the Neck area towards a more sustainable, livable, and economically vital part of the region, serving both existing communities and new growth;

NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING, the Parties hereby jointly understand, agree and commit as follows:

A. To formally establish the *Partnership for Prosperity* as an ongoing forum for communication and collaborative planning and implementation activities among local, regional and state agencies for the long-term health and vitality of the Neck area. The *Partnership for Prosperity*, through the support of the BCDCOG, shall develop an operating agreement for communication and coordination protocols and establish a regular meeting schedule and means of affirming commitments, sharing information, reporting progress and celebrating accomplishments.

B. That the *Partnership for Prosperity* membership shall include, at a minimum, the City of Charleston, City of North Charleston, Charleston County, CHATS, BCDCOG, South Carolina Department of Transportation, Palmetto Railways, and the South Carolina State Ports Authority, with coordination and convening responsibility lying with the BCDCOG.

C. To work in partnership to improve economic opportunity, quality of life and environmental conditions for the benefit of everyone in the Neck area.

D. To continue establishing and improving a well-defined freight rail and commercial vehicle roadway network that minimizes impacts to established residential neighborhoods, reduces conflicts with transit and other motorized users, and increases safety for pedestrians and bicyclists, while providing the capacity, reliability and regional access that is critical for the region's economic success.

E. To supplement the vehicular road and rail network in the Neck area with an interconnected non-motorized transportation network offering clearly defined, convenient and safe travel options linking origins and destinations within the Neck area and to adjacent areas.

F. To enhance and establish robust and attractive public transportation options serving the Neck area and connecting to the Tri-County region to increase travel choices available to people of all means and abilities.

G. To reinforce the catalyst areas developed in the Neck Area Master Plan as mixed use centers of economic activity and community vitality, as multimodal transportation hubs offering high levels of accessibility, and as areas of transit-oriented and transit-supportive development and redevelopment, while respecting the integrity of adjacent existing uses.

H. To preserve the character and culture of existing residential neighborhoods in the Neck area by limiting the negative impacts of gentrification, displacement of existing residents, industrial development and freight traffic, encroachment, and environmental pollution.

I. To continue working to improve neighborhood safety and expand opportunities for residents' access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the Neck area.

J. To actively support efforts to increase opportunities for local Neck area residents to benefit from economic development activities taking place in the Neck area, including education and job skills training, higher wage jobs, and greater availability of retail, healthy food options, and community services that meet the needs of Neck area residents.

K. That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of the City of Charleston, the City of North Charleston, Charleston County, CHATS, and the BCDCOG.

L. That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

Joseph P. Reddy Jr
Name (signature)

6-17-14
Date

Mayor
Title
City of Charleston

R. Hunt Summey
Name (signature)

6-26-14
Date

Mayor
Title
City of North Charleston

Name (signature)

Date

Title
Charleston County

A. Gilbert Summey
Name (signature)
Chairman
Title

10/6/14
Date

Charleston Area Transportation Study (CHATS)

D. L. W. [Signature]
Name (signature)

8/14/14
Date

Chairman
Title
Berkeley-Charleston-Dorchester Council of Governments

4.

**WADMALAW
ISLAND WATER**

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee

FROM: Kristen Salisbury, Deputy Clerk

DATE: May 18, 2016

SUBJECT: Wadmalaw Island Water

At the Planning/Public Works Committee of May 24, 2016, staff will bring forward a recommendation for future action regarding Wadmalaw Island water.