

AGENDA

PLANNING/ PUBLIC WORKS COMMITTEE

11/19/2020

Teddie E. Pryor, Chairman
Henry E. Darby
Jenny Costa Honeycutt
Anna B. Johnson
Brantley Moody
Vic Rawl
Herb Sass
Dickie Schweers
Elliott Summey

**AGENDA
PLANNING/PUBLIC WORKS COMMITTEE
BEVERLY T. CRAVEN COUNCIL CHAMBERS
4045 BRIDGEVIEW DRIVE, NORTH CHARLESTON, SC 29405
NOVEMBER 19, 2020
5:00 PM**

1. MINUTES OF OCTOBER 15, 2020 - Request to Consider

2. MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT
 - A) Amendment to Comprehensive Plan - Request to Consider
 - B) ZLDR Amendment - Request to Consider
Tuten/Evans

3. ZREZ-08-20-00124, 1920 DUNBAR STREET (Dupont-Wappoo Overlay District) - Request to Consider
Tuten/Evans

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: November 12, 2020

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of November 19, 2020, the draft minutes of the October 15, 2020, Planning/Public Works Committee meeting will be presented for consideration.

2.

**MAIN ROAD
CORRIDOR
OVERLAY ZONING
DISTRICT**

Post & Courier

CHARLESTON COUNTY COUNCIL COMPREHENSIVE PLAN AND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) TEXT AMENDMENTS PUBLIC HEARING Tuesday, November 10, 2020 at 6:30 PM

Charleston County Council will hold a public hearing on proposed amendments to the Charleston County Comprehensive Plan and Zoning and Land Development Regulations Ordinance to incorporate the Main Road Corridor Overlay Zoning District beginning at 6:30 p.m., Tuesday, November 10, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The complete packet can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/projects-maybank-main.php>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person, or written comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, November 10. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT CASE HISTORY

Planning Commission Workshop: January 13, 2020
Planning Commission Workshop and Meeting #1: August 10, 2020
Planning Commission Workshop and Meeting #2: September 14, 2020
Public Hearing: November 10, 2020

Background

Main Road is a major thoroughfare on Johns Island and carries a large number of vehicles each day. Development along Main Road lacks a cohesive land use pattern, varying from rural and agricultural residential uses to intensive commercial and industrial development. Moreover, the corridor has minimal infrastructure supporting safe bicycle and pedestrian circulation. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road southward to Maybank Highway, including Kitford Road. The MRC-O, Main Road Corridor Overlay Zoning District, implements that recommendation. While some of the properties in the Main Road corridor are located within the jurisdictional limits of the City of Charleston, the MRC-O Overlay Zoning District regulations only apply to unincorporated parcels that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and parcels fronting on Kitford Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.”

The MRC-O is comprised of four districts: the Belvedere-Main Commercial (BMC) District; the Rural Commercial (RC) District; the Kitford Community Industrial (KCI) District; and the Kitford Community Residential (KCR) District. The BMC and RC Districts have been established to strike a balance between the ongoing development pressure that exists along the corridor and the need for future development and redevelopment to remain compatible with the existing community. The KCI and KCR Districts have been established to preserve and protect the Kitford Road rural residential community. The KCI District both acknowledges the few existing industrial developments and prohibits an expansion of uses that would be incompatible with the community. The remaining Kitford Road properties are within the KCR District and subject to rural residential densities, and limited to uses compatible with the rural residential community.

The MRC-O is the culmination of a two-year City of Charleston and Charleston County collaborative planning process including input from hundreds of residents and property owners, business owners, and stakeholders. Below is a summary of the project timeline to date:

- January 6, 2015: County Council adopted the Comprehensive Plan Five-Year Review, including the priority recommendation to review the MHC-O District and extend the overlay boundary onto James Island.
- July 31, 2018 and August 23, 2018: A total of 219 community members attended the first Johns Island Maybank Highway Overlay Zoning District (JO-MHC-O)/MRC-O Kick-Off Community Workshop held on July 31 at the Berkeley Electric Cooperative Conference Room, and a total of 141 community members attended the second JO-MHC-O/MRC-O Kick-Off Community Workshop held on August 23 at St. Johns High School.
- August-November 2018: Received 1,725 responses to the JO-MHC-O/MRC-O Community Survey.
- November-December 2018: Held three stakeholder meetings:
 - November 28, 2018: The Transportation and Drainage Stakeholder Meeting included representatives from SCDOT District 6, Town of Kiawah Island, Town of Seabrook Island,

and the respective City of Charleston and Charleston County Zoning and Planning, Public Works and Transportation Departments.

- November 29, 2018: The Community Stakeholder Meeting included representatives from various community organizations, neighborhood associations, St. Johns Water Company, St. Johns Fire District, EMS, CCSD, and city and county zoning and planning staff.
- December 4, 2018: The Business Owner Stakeholder Meeting included representatives from the business community along the corridors of Maybank Highway on James Island, and Maybank Highway and Main Road on Johns Island.
- February-October 2019: Held three additional rounds of Community Workshops:
 - The third Johns Island Community Workshop was held at St. Johns High School on February 28, 2019, with 103 community members in attendance;
 - The fourth Johns Island Community Workshop was held at St. Johns High School on June 17, 2019, with 72 community members in attendance; and
 - The fifth Johns Island Community Workshop was held at St. Johns High School on October 24, 2019, with 70 community members in attendance.
- January 13, 2020: The MRC-O was first introduced to the Planning Commission for initial feedback at a workshop.
- March 2020: City and County Staff facilitated Planning Commission member site visits to view and discuss the Johns Island Maybank Highway and Main Road corridors and elements of the draft JO-MHC-O and MRC-O.
- March 2020 – Present: City and County staff held multiple meetings to finalize the MRC-O.
- August 10, 2020: Planning Commission discussed the draft overlay zoning district at a workshop and at their regular meeting, deferred the item to the Sept. 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force (JITF), as appropriate (vote: 9 to 0).
- To date, City and County staff have met 18 times to discuss, review and revise the MRC-O.

The proposed amendments to the Comprehensive Plan and the ZLDR are attached.

COMPREHENSIVE PLAN AMENDMENTS

In summary, the proposed Comprehensive Plan amendments:

- Amend Chapter 3.1 as follows:
 - Update Map 3.1.4: Future Land Use to add the MRC-O;
 - Update Map 3.1.5: Urban/Suburban Future Land Use Detail to add the MRC-O;
 - Incorporate Map 3.1.18: Main Road Corridor Overlay Zoning District.
- Amend Chapter 3.9 as follows:
 - In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”;
 - In Table 3.9.2, update the Recommended Project column to remove the reference to the Main Road Corridor Overlay Zoning District.

APPROVAL CRITERIA

Pursuant to Article 3.2.6 of the Charleston County Zoning and Land Development Regulations Ordinance, *Comprehensive Plan* Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the

Comprehensive Plan and that any one of the following criteria has been met:

There was a significant error in the original Comprehensive Plan adoption;

- A. In adopting the Comprehensive Plan, the County Council failed to take into account facts, projections or trends that were reasonably foreseeable to exist in the future;
- B. Events, trends, or facts after adoption of the Comprehensive Plan have changed the County Council's original findings made upon plan adoption;
- C. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;

Response: The character and condition of the Main Road corridor has changed over time, including a marked increase in local and commuter vehicle traffic as Johns Island experiences continued growth. Sporadic development along Main Road lacks a cohesive land use pattern, and there is minimal infrastructure supporting safe bicycle and pedestrian circulation. The proposed overlay zoning district addresses these issues and implements the Comprehensive Plan's priority recommendation to create a Main Road Corridor Overlay Zoning District.

- D. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Art.3.17, Developments of County Significance; or
- E. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

Staff Recommendation – Comprehensive Plan Amendments: Approval

The proposed amendments meet the criteria of ZLDR Art. 3.2.6.

ZLDR AMENDMENTS

In summary, the proposed ZLDR amendments:

- Incorporate Article 5.17, MRC-O, Main Road Corridor Overlay Zoning District, which:
 - Creates four distinct districts with specific land use and development standards:
 - The Belvedere-Main Commercial (BMC) District, a higher intensity commercial/industrial district;
 - The Rural Commercial (RC) District, a less intense neighborhood commercial/service district;
 - The Kitford Community Industrial (KCI) District, intended to allow the Rural Commercial (RC) uses on properties currently zoned Industrial; and
 - The Kitford Community Residential (KCR) District, intended to preserve and protect the residential character of the Kitford Road Community.
 - Includes requirements for the 75-foot Main Road right-of-way buffer: 25-foot pedestrian and bicycle path, 50-foot landscaped buffer area.
 - Includes signage and vehicle access management requirements.
- Amend other sections of the ZLDR as follows:
 - ZLDR Sec. 8.4.2.A.4.i, Preliminary Plat Application Requirements, and ZLDR Sec. 8.5.2.B.9, Final Plat Application Requirements: To clarify that a United States Army Corps of Engineers (USACE) jurisdictional determination is required for approval of a subdivision plat application as required for the James Island Maybank Highway Corridor

Overlay Zoning District.

- ZLDR Sec. 9.5.4, Table 9.5.4.A.3, Buffer Types by Roadway: Amend the limits of Main Road as currently described, add the roadway name Main Road Corridor Overlay Zoning District, and add a footnote to reference that the “Buffer type shall be as described in the Main Road Corridor Overlay Zoning District”.

APPROVAL CRITERIA

Pursuant to Article 3.3.6 of the Charleston County Zoning and Land Development Regulations Ordinance, text amendments to the ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition.

Response: *The proposed overlay zoning district meets the challenge of the changing conditions of the Main Road corridor and the Kitford Road community by improving vehicle access, enhancing right-of-way buffer and signage requirements, creating consistency in permitted land uses, and implementing more restrictive density/intensity and dimensional standards.*

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Response: *The proposed overlay zoning district is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and implements the Comprehensive Plan’s priority recommendation to create a Main Road Corridor Overlay Zoning District.*

- C. The proposed amendment is to further the public welfare in any other regard specified by County Council;

Response: *The proposed overlay zoning district furthers the public welfare by: improving the safety and efficiency of vehicle, pedestrian, and bicycle in the corridor, creating consistency in permitted land uses, and addressing drainage issues through Special Protection Area stormwater design criteria.*

Public Input: All public input received to date is included in this packet.

Staff Recommendation-ZLDR Amendments: Approval

The proposed amendments meet the criteria of ZLDR Art. 3.2.6 and 3.3.6.

Planning Commission Workshop and Meeting: August 10, 2020

Recommendation: Defer the amendments to the September 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force (JITF), as appropriate (vote: 9 to 0).

Public Input: Thirteen letters/emails were received:

- Letters showing support, including:
 - Six letters in full support; and
 - Several in support of pedestrian and bicycle improvements.
- Letters showing concern*:
 - JITF recommendation to prohibit the following uses:
 - Short-term Rental, Commercial Guest House;
 - Heavy Duty Truck Dealer;
 - Manufactured Home Dealer;
 - Impound Yard; and
 - Towing Facility.

- JITF/SCCCL recommendations concerning Main Road Buffer Plantings:
 - Canopy Trees should include only Live Oaks;
 - Double the number of canopy trees to 4 per 100 linear feet;
 - Remove footnote 6 (reference to palmetto trees as canopy trees); and
 - Extend ROW Buffer and Planting requirements onto Belvedere and Humbert Roads.
- Three letters reference adopting Dutch Dialogues recommendations, including limiting development based on elevations.
- One request for commercial zoning for all properties on west side of Main Road (some adjacent to Kitford Road are recommended KCR)

****Note: Many of these concerns were addressed prior to the Sept. 14, 2020 meeting. See the presentation for details.***

Notifications: On July 24, 2020, 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary. Additionally, the Planning Commission meeting was noticed in the Post & Courier on July 24, 2020.

Planning Commission Workshop and Meeting: September 14, 2020

Recommendation: Approval of staff recommendation (vote: 9 to 0).

Public Input: Five additional letters were received following the August 10 Planning Commission meeting.

Speakers:

- Workshop:
 - One person spoke in support; and
 - Two people requested intensification of the uses allowed on the properties addressed as 607 and 636 Main Road.
- Meeting: Two people requested intensification of the uses allowed on the properties addressed as 607 and 636 Main Road.

Notifications: On August 28, 2020, 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary. Additionally, the Planning Commission meeting was noticed in the Post & Courier on August 28, 2020.

Public Hearing: November 10, 2020

Public Input: Letters received since the Planning Commission meeting and before the Public Hearing include one letter in opposition regarding downzoning of Kitford Road Industrial properties. Additionally, one letter of support was received in which the property owner requested that his property on Humbert Road be included within the MRC-O boundaries and zoned Belvedere-Main Commercial District (BMC).

Notifications: The public hearing was noticed in the Post & Courier on October 9, 2020. On October 23, 2020, signs were posted on 158 properties and 1,275 public hearing notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary.

Speakers: Ten individuals spoke in regards to the proposed amendments.

- Speakers in support included: Roosevelt Simmons, 3416 Kitford Rd., spoke in support of maintaining Industrial zoning in the Kitford Road Community however stated his ongoing issues with the zoning of his property outside of the overlay district boundaries; John Zlogar, Johns Island Task Force spoke in support of the recommendation of staff and Planning Commission;

Paul Mulkey and Rayburn Mulkey requested that three of their properties on Humbert Road be included in Overlay boundaries; Sam Cuzmar spoke in support of the Kitford Community Industrial district.

- Speakers in opposition included: Nancy Carter Limehouse, Andrea Limehouse (496 Main Road), and Brian Kizer all spoke about condemnation of their land for future Main Road traffic improvements, combined with a downzoning of their property at the corner of Main Road and River Road, and asked for reconsideration; Barbara Ambrose spoke in opposition of the 75' buffer requirement and how that would impact development on her property at the corner of Belvedere Road and Main Road; Dora Anderson, 3470 Kitford Rd., stated concern with future road improvements.
- After the conclusion of the public hearing, staff was in contact with 7 additional members of the public that requested additional information through the Ombudsman's Office and Councilwoman Anna Johnson.

PLANNING AND PUBLIC WORKS COMMITTEE: NOVEMBER 19, 2020

Recommendation:

FIRST READING: NOVEMBER 19, 2020

Vote:

MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT (MRC-O)

Planning Commission Workshop: January 13, 2020

Planning Commission Workshop and Meeting #1: August 10, 2020

Planning Commission Workshop and Meeting #2: September 14, 2020

Public Hearing: November 10, 2020

Planning & Public Works Committee Meeting: November 19, 2020

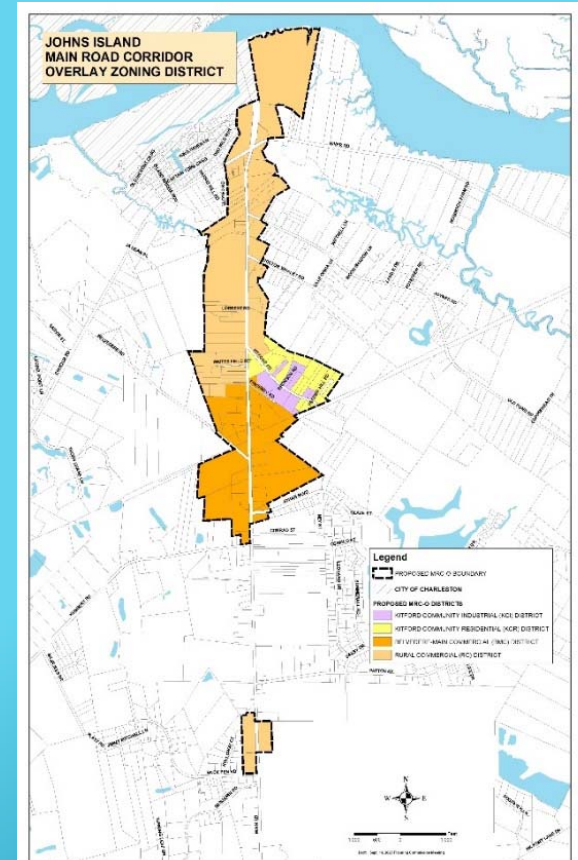
First Reading: November 19, 2020

Second Reading: December 8, 2020

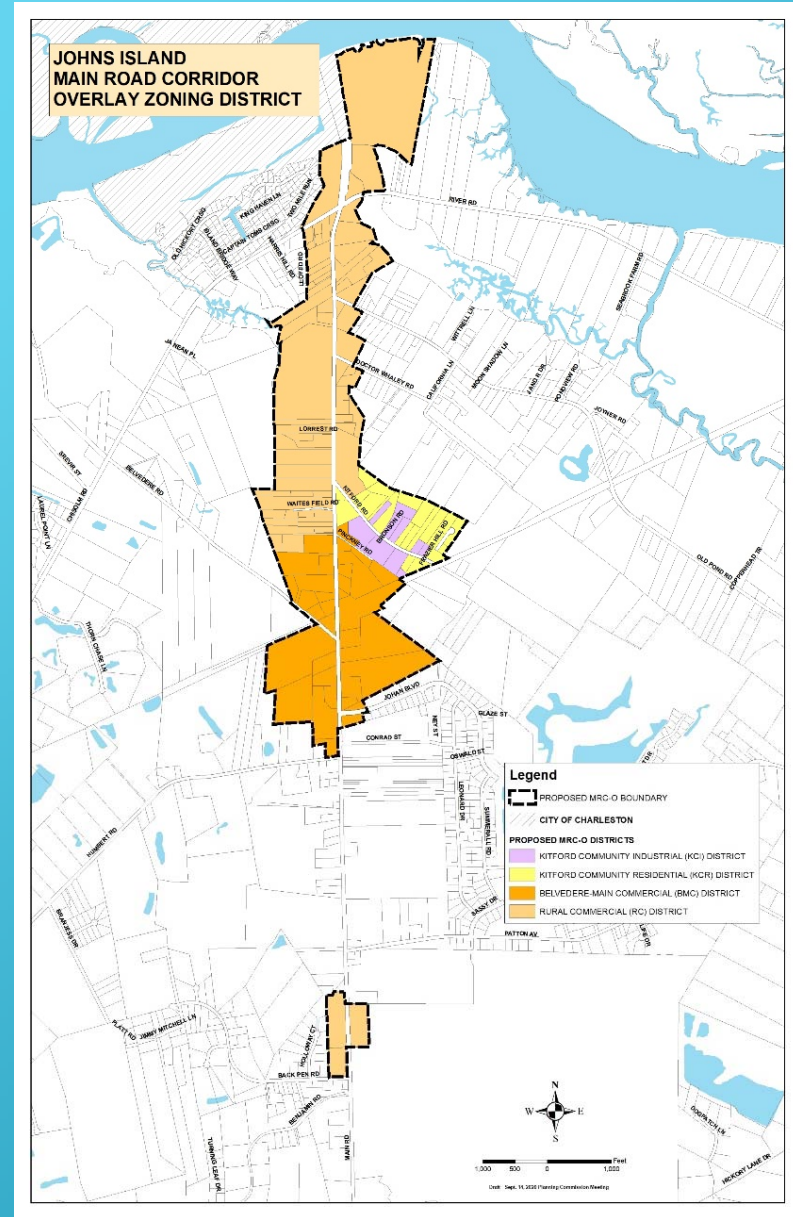
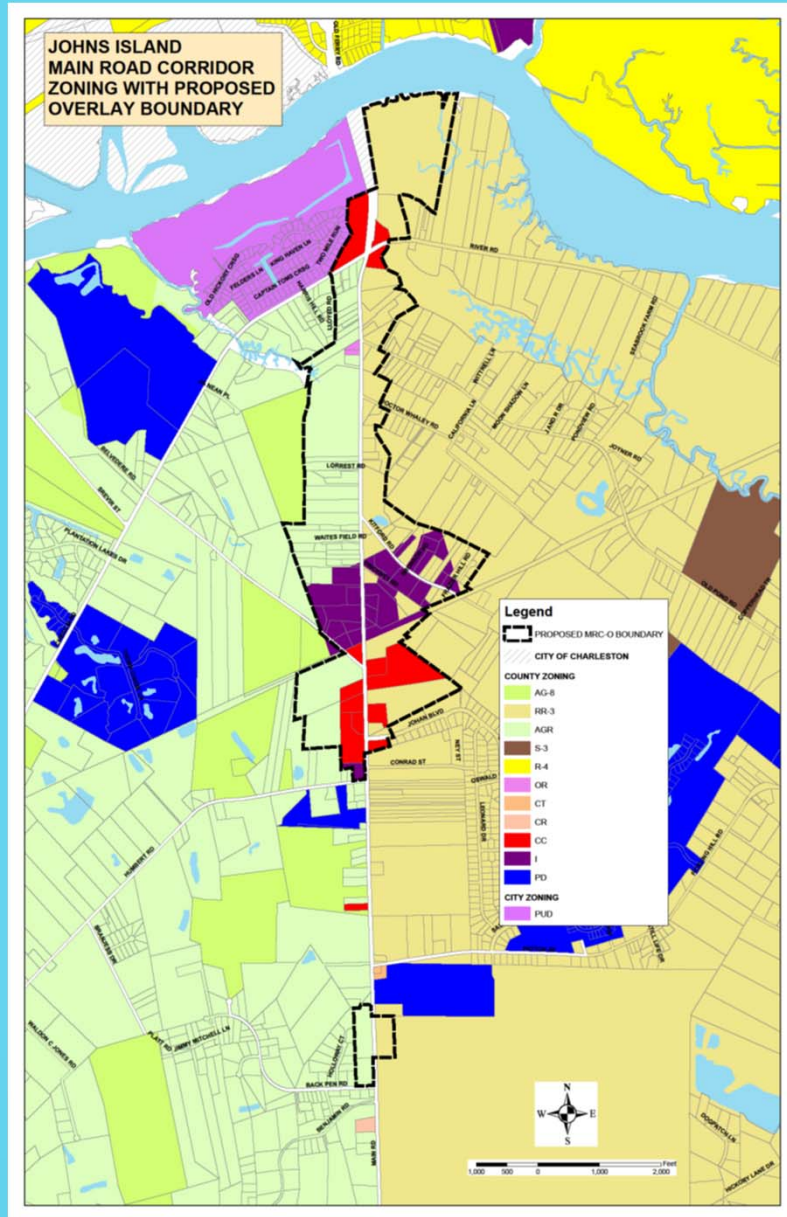
Third Reading: December 17, 2020

PROJECT OVERVIEW AND HISTORY

- Comprehensive Plan and ZLDR amendments to incorporate the Main Road Corridor Overlay Zoning District as recommended by the Comprehensive Plan.
- Includes properties that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and also includes properties that front on Kitford Road.
- Four *new districts* are being created:
 - Belvedere-Main (BMC) District;
 - Rural Commercial (RC) District;
 - Kitford Community Residential (KCR) District; and
 - Kitford Community Industrial (KCI) District.
- The intent of the overlay zoning district is to:
 - Preserve the positive qualities of existing development in the corridor;
 - Implement consistent and coordinated design and development standards; and
 - Support transportation and pedestrian safety improvements.

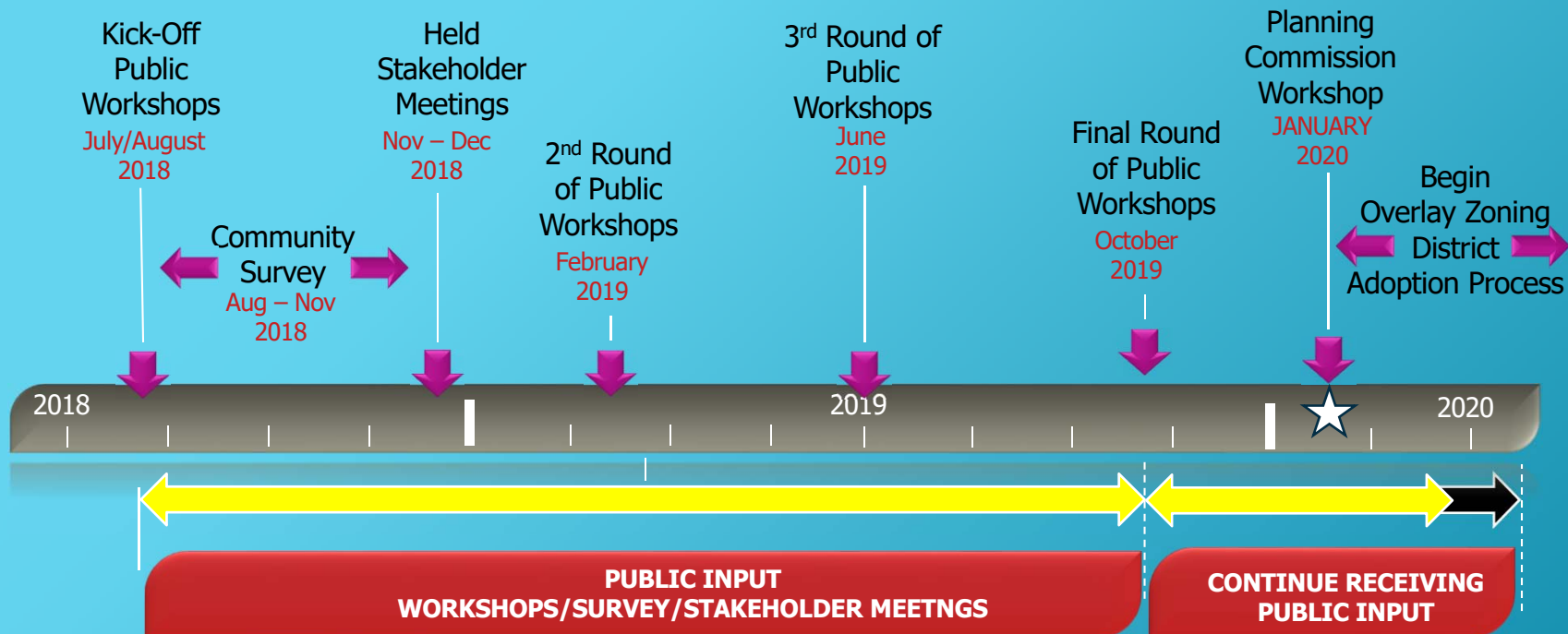


ZONING COMPARISON



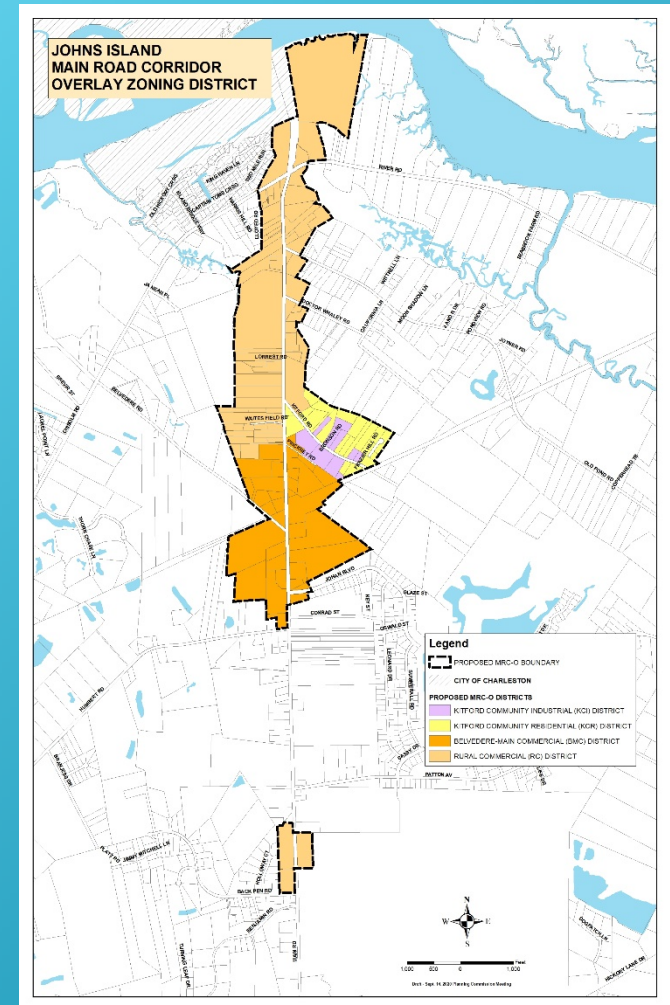
PROJECT OVERVIEW AND HISTORY

- Four Rounds of Public Workshops
- Two Community Surveys
- Three Stakeholder Meetings



COMPREHENSIVE PLAN AMENDMENTS

- Amend Chapter 3.1 as follows:
 - ✓ Update Map 3.1.4: Future Land Use to add the MRC-O;
 - ✓ Incorporate Map 3.1.18: Main Road Corridor Overlay Zoning District.
- Amend Chapter 3.9 as follows:
 - ✓ In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”;
 - ✓ In Table 3.9.2, update the Recommended Project column to remove the reference to the Main Road Corridor Overlay Zoning District.



APPROVAL CRITERIA – SECTION 3.2.6

Pursuant to Article 3.2.6 of the Charleston County Zoning and Land Development Regulations Ordinance, Comprehensive Plan Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:

There was a significant error in the original Comprehensive Plan adoption;

- A. In adopting the Comprehensive Plan, the County Council failed to take into account facts, projections or trends that were reasonably foreseeable to exist in the future;
- B. Events, trends, or facts after adoption of the Comprehensive Plan have changed the County Council's original findings made upon plan adoption;
- C. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;

Response: The character and condition of the Main Road corridor has changed over time, including a marked increase in local and commuter vehicle traffic as Johns Island experiences continued growth. Sporadic development along Main Road lacks a cohesive land use pattern, and there is minimal infrastructure supporting safe bicycle and pedestrian circulation. The proposed overlay zoning district addresses these issues and implements the Comprehensive Plan's priority recommendation to create a Main Road Corridor Overlay Zoning District.

- D. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Art. 3.17, Developments of County Significance; or
- E. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

RECOMMENDATION

The Comprehensive Plan amendments
meet the approval criteria.

STAFF RECOMMENDATION: APPROVAL

**9/14/2020 PLANNING COMMISSION
RECOMMENDATION:
APPROVAL (Vote: 9 TO 0)**

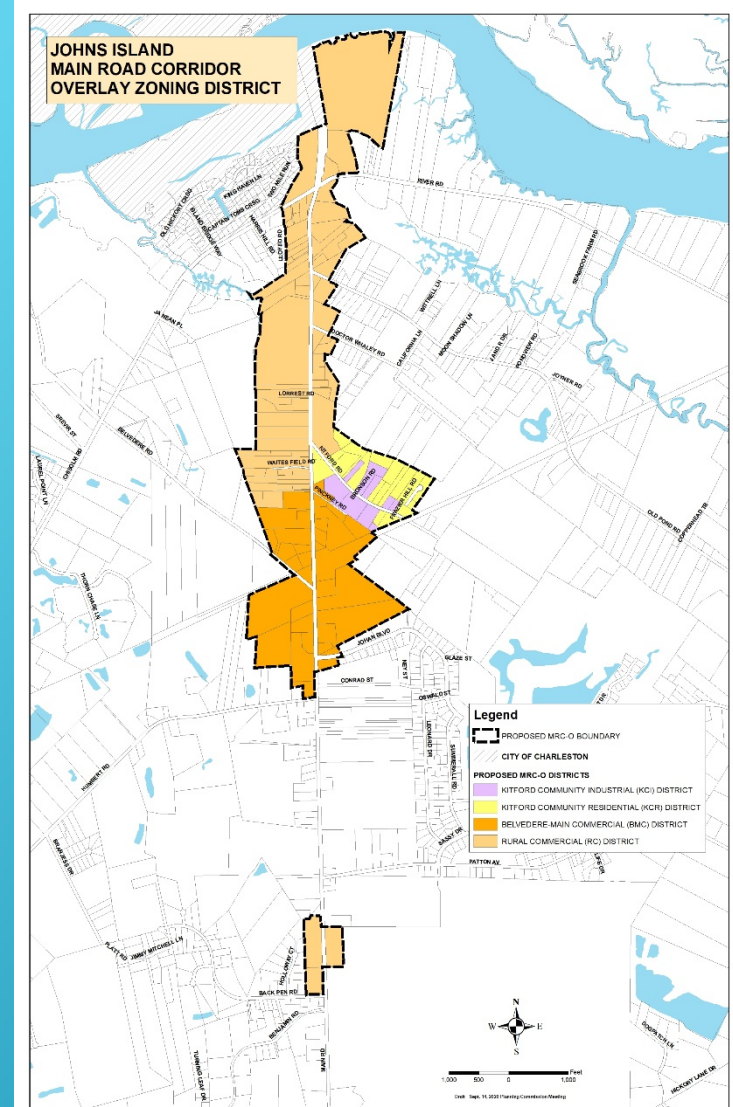
ZLDR AMENDMENTS

- Incorporate Article 5.17 MRC-O, Main Road Corridor Overlay (MRC-O) Zoning District, implementing the priority recommendation included in Charleston County's Comprehensive Plan 2018-2023 Work Plan

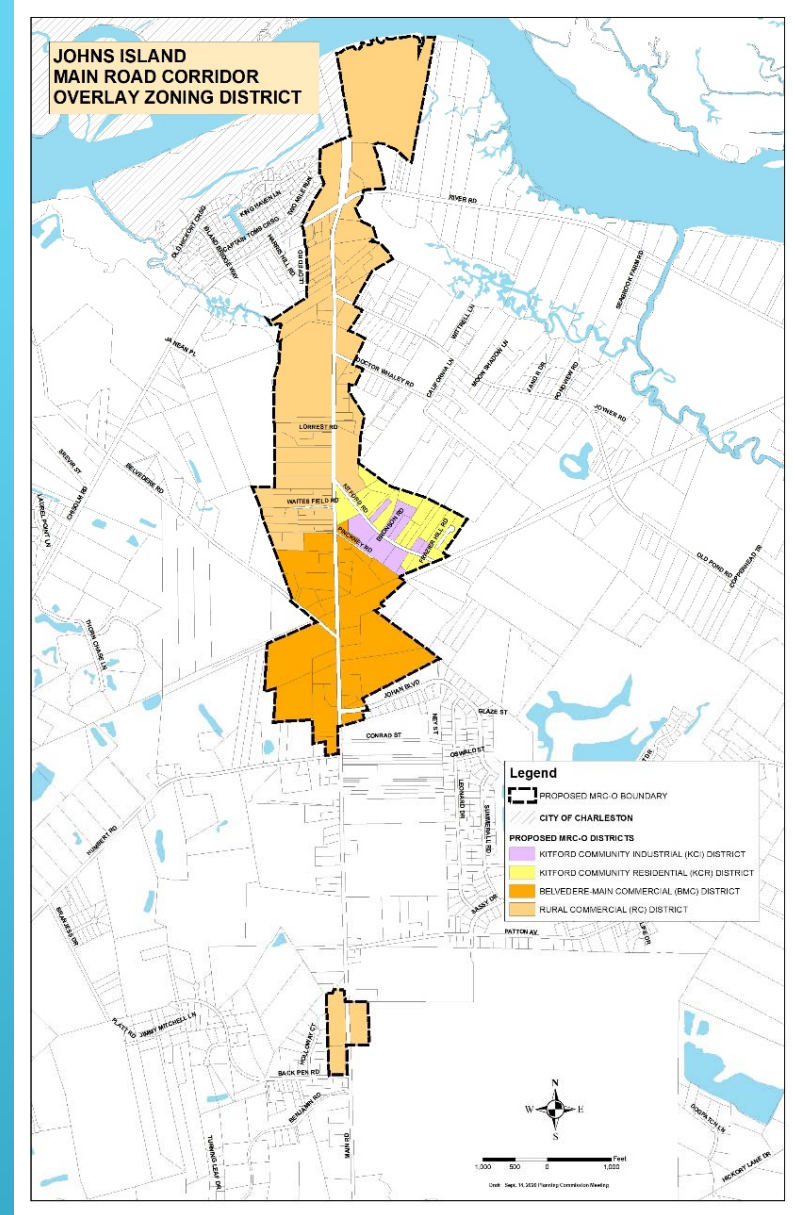
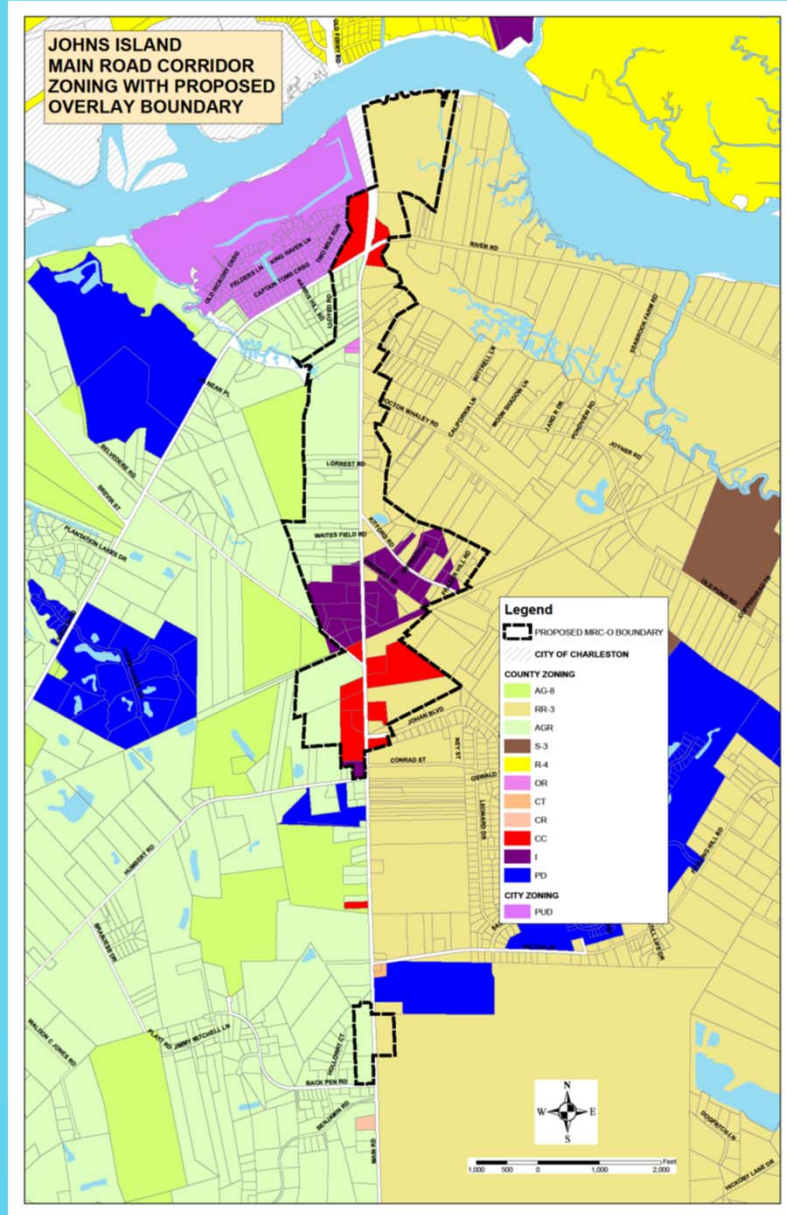
➤ Four new districts:

- Belvedere-Main (BMC) District
- Rural Commercial (RC) District
- Kitford Community Residential (KCR) District
- Kitford Community Industrial (KCI) District

- All properties are within the Rural Area, defined as the area located outside of Charleston County's Urban Growth Boundary.



ZONING COMPARISON



SIGNAGE REQUIREMENTS AND VEHICLE ACCESS

Signage Requirements

- New freestanding signs shall be monument signs;
- Maximum height of 8 feet, maximum area of 40 sq. feet;
- Pole covers required when re-facing non-conforming signs.

Vehicle Access Management

- Specific restrictions on driveway width, separation, and number allowed;
- Shared access requirements and incentives.



ADDITIONAL REQUIREMENTS

Stormwater Requirements

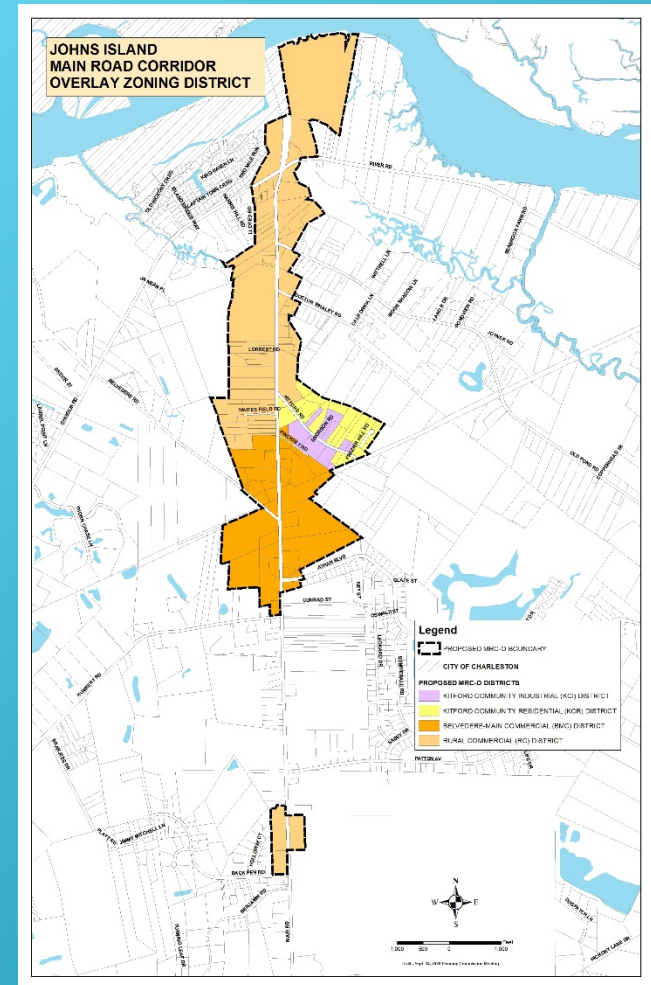
- At the discretion of the Public Works Department, construction activities occurring on properties within the MRC-O may be subject to Special Protection Area stormwater design criteria.

Traffic Impact Requirements

- All development applications requiring Site Plan Review shall be subject to the requirements of Article 9.9, Traffic Impact Studies.

BMC AND RC DISTRICTS

- The BMC and RC Districts encourage:
 - Opportunities for rural economic development through the designation of limited areas where more intense commercial and industrial uses may occur.
 - New, or expansion of existing commercial businesses, if they are compatible with the existing community, can be served by existing public facilities, and are principally designed to serve the surrounding rural area.



PROPOSED USES

Rural Commercial (RC) District

- Density: 1 unit/acre
- Single Family Detached
- Horticultural and Crop Production
- Agricultural Processing, Sales or Service
- Daycare, Primary or Secondary Schools
- Most Healthcare Services
- Business, Civic and Professional Office
- Most Animal Services
- Limited Rental and Leasing Services
- Limited Retail Sales
- Limited Manufacturing and Production Services

Belvedere-Main Commercial (BMC) District

- Density: 1 unit/acre
- Single Family Detached
- Horticultural and Crop Production
- Agricultural Processing, Sales or Service
- Daycare, Primary or Secondary Schools
- Healthcare Services
- Business, Civic and Professional Office
- **Animal Services**
- **Most Rental and Leasing Services**
- **Repair and Maintenance Services**
- **Most Retail Sales**
- **Wholesale Services**
- **Most Industrial Services**
- **Limited Manufacturing and Production Services**
- **Warehouse and Freight Movement**

BMC AND RC DISTRICTS DEVELOPMENT STANDARDS AND BUFFER REQUIREMENTS

BMC and RC Districts Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 dwelling units per acre
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVER	30%
MAXIMUM BUILDING HEIGHT	35 feet

- Rural density residential development.
- Non-residential development limited to rural commercial land uses.
- Buffer requirement includes a bicycle and pedestrian path.

BMC and RC Districts Buffer Depth and Planting Schedule	
STANDARD	MAIN ROAD
MIN. BUFFER DEPTH	75 feet
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)	
Canopy Trees (must be Live Oak species)	6
Understory Trees (at least 50 percent evergreen)	9
Shrubs	50
Street Trees (may be counted toward canopy tree req.)	2

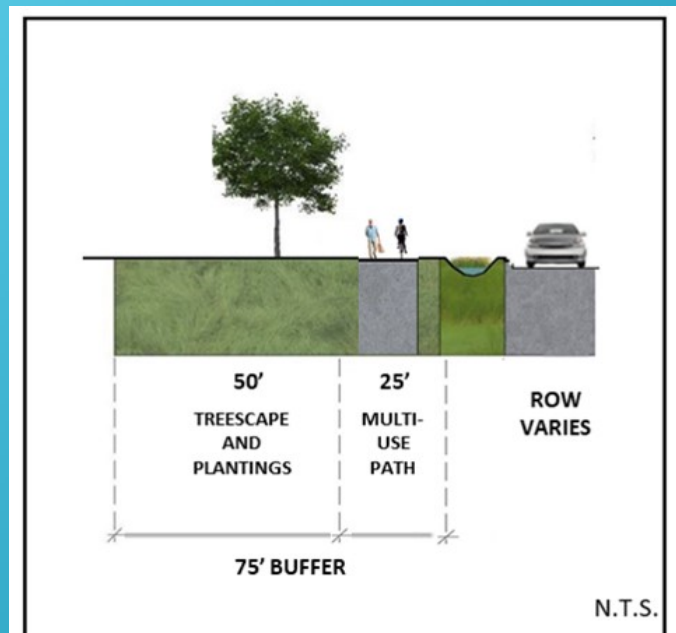
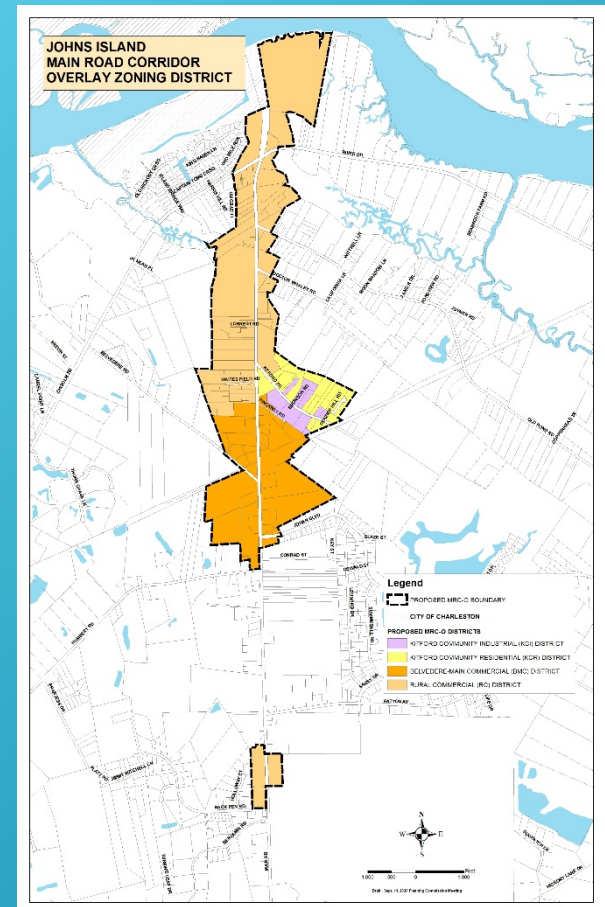


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

KITFORD COMMUNITY (KCR & KCI) DISTRICTS

- Intent is to maintain and protect the existing residential community and limit the scale and expansion of industrial uses.
- The KCR District is intended for rural density residential development that reduces demand for public services and facilities while retaining rural community character
- All development in the KCR District shall be subject to the Rural Residential (RR-3) Zoning District development standards.
- All development in the KCI District shall be subject to the Industrial (I) Zoning District development standards.



PROPOSED USES

Kitford Community Residential (KCR) District

- Density: 1 unit/3 acres
- Single Family Detached
- Horticultural and Crop Production
- Community Garden
- Safety Service
- Adult Day Care Service
- Community Recreation
- Parks and Recreation
- Religious Assembly

Kitford Community Industrial (KCI) District

- Density: 1 unit/acre
- Single Family Detached
- Horticultural and Crop Production
- Agricultural Processing, Sales or Service
- Daycare, Primary or Secondary Schools
- **Most Healthcare Services**
- **Business, Civic and Professional Office**
- **Most Animal Services**
- **Limited Rental and Leasing Services**
- **Limited Retail Sales**
- **Manufacturing and Production Services**
- **Wholesale Sales**

ASSOCIATED AMENDMENTS TO OTHER SECTIONS OF THE ZLDR

- **ZLDR Sec. 8.4.2.A.4.j, Preliminary Plat Application Requirements:**

To clarify that a United States Army Corps of Engineers (USACE) jurisdictional determination is required for approval of a subdivision plat application as required for the Main Road Corridor Overlay Zoning District.

- **ZLDR Sec. 8.5.2.B.9, Final Plat Application Requirements:**

To clarify that a United States Army Corps of Engineers (USACE) jurisdictional determination is required for approval of a subdivision plat application as required for the Main Road Corridor Overlay Zoning District.

- **ZLDR Sec. 9.5.4, Table 9.5.4.A.3, Buffer Types by Roadway:**

Amend the limits of Main Road as currently described, add the roadway name Main Road Corridor Overlay Zoning District, and add a footnote to reference that the "Buffer type shall be as described in the Main Road Corridor Overlay Zoning District".

APPROVAL CRITERIA – SECTION 3.3.6

Pursuant to Article 3.3.6 of the Charleston County Zoning and Land Development Regulations Ordinance, text amendments to the ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition.**

Response: The proposed overlay zoning district meets the challenge of the changing conditions of the Main Road corridor and the Kitford Road community by improving vehicle access, enhancing right-of-way buffer and signage requirements, creating consistency in permitted land uses, and implementing more restrictive density/intensity and dimensional standards.

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;**

Response: The proposed overlay zoning district is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and implements the Comprehensive Plan's priority recommendation to create a Main Road Corridor Overlay Zoning District.

- C. The proposed amendment is to further the public welfare in any other regard specified by County Council;**

Response: The proposed overlay zoning district furthers the public welfare by: improving the safety and efficiency of vehicle, pedestrian, and bicycle in the corridor, creating consistency in permitted land uses, and addressing drainage issues through Special Protection Area stormwater design criteria.

RECOMMENDATION

The ZLDR text amendments
meet the approval criteria.

STAFF RECOMMENDATION: APPROVAL

**9/14/2020 PLANNING COMMISSION
RECOMMENDATION:
APPROVAL (Vote: 9 TO 0)**

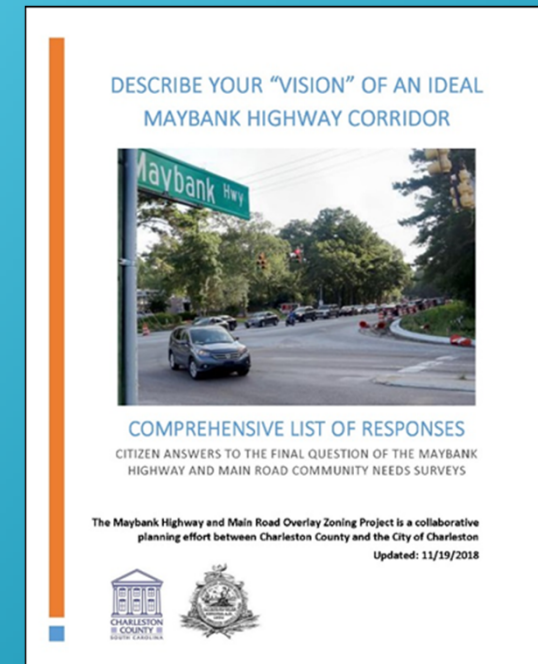
NOTIFICATIONS

- July 24, 2020 (for the Aug. 10, 2020 Planning Commission Workshop & Meeting)
 - 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary.
 - Ad ran in the Post & Courier.
- August 28, 2020 (for the Sept. 14, 2020 Planning Commission Workshop & Meeting)
 - 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary.
 - Ad ran in the Post & Courier.
- November 10, 2020 Public Hearing:
 - The public hearing was noticed in the Post & Courier on Oct. 9, 2020
 - On Oct. 23, 2020:
 - 158 Signs were posted (all properties in the overlay zoning district); and
 - 1,275 public hearing notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary.

SUMMARY OF THE PUBLIC INPUT RECEIVED FROM COMMUNITY SURVEY

As part of the initial public input process, a Johns Island Community Survey was conducted during the month of August 2018. The survey was specifically tailored to the Maybank Highway and Main Road corridors on Johns Island, and was made available in paper at each of the community meetings, at the Johns Island public library, and online on the Charleston County Planning Department's Maybank Highway and Main Road Overlay Zoning Project webpage. A total of 1,725 Johns Island Community Surveys were completed, with the results showing the following community concerns:

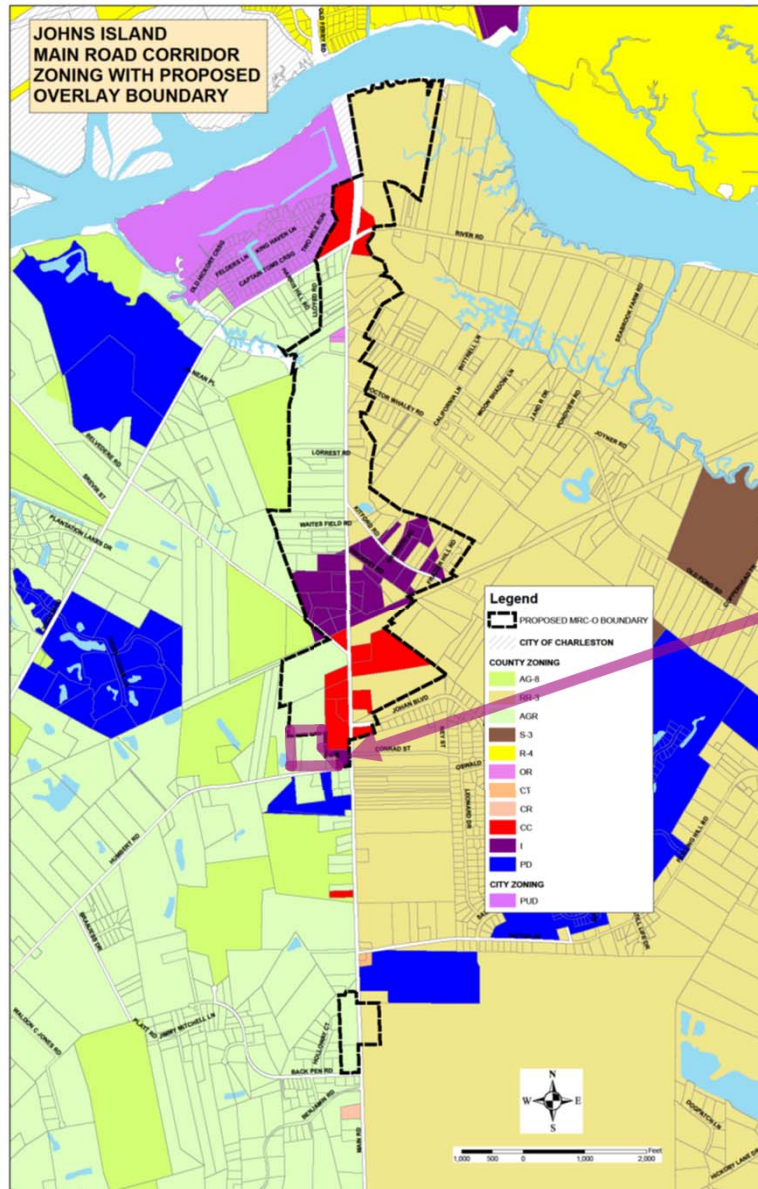
- Widening Maybank Highway to four lanes;
- Improved traffic and road conditions;
- Preserve the Rural Area and natural resources;
- More commercial ventures so residents are not required to leave the island;
- Improved infrastructure to address drainage and flooding threats;
- Address transportation issues, including alternative modes of transportation (bike paths, pedestrian ways, etc.), better connectivity of existing road networks, and evacuation routes; and
- Slowed residential development, at least until infrastructure improvements are made.



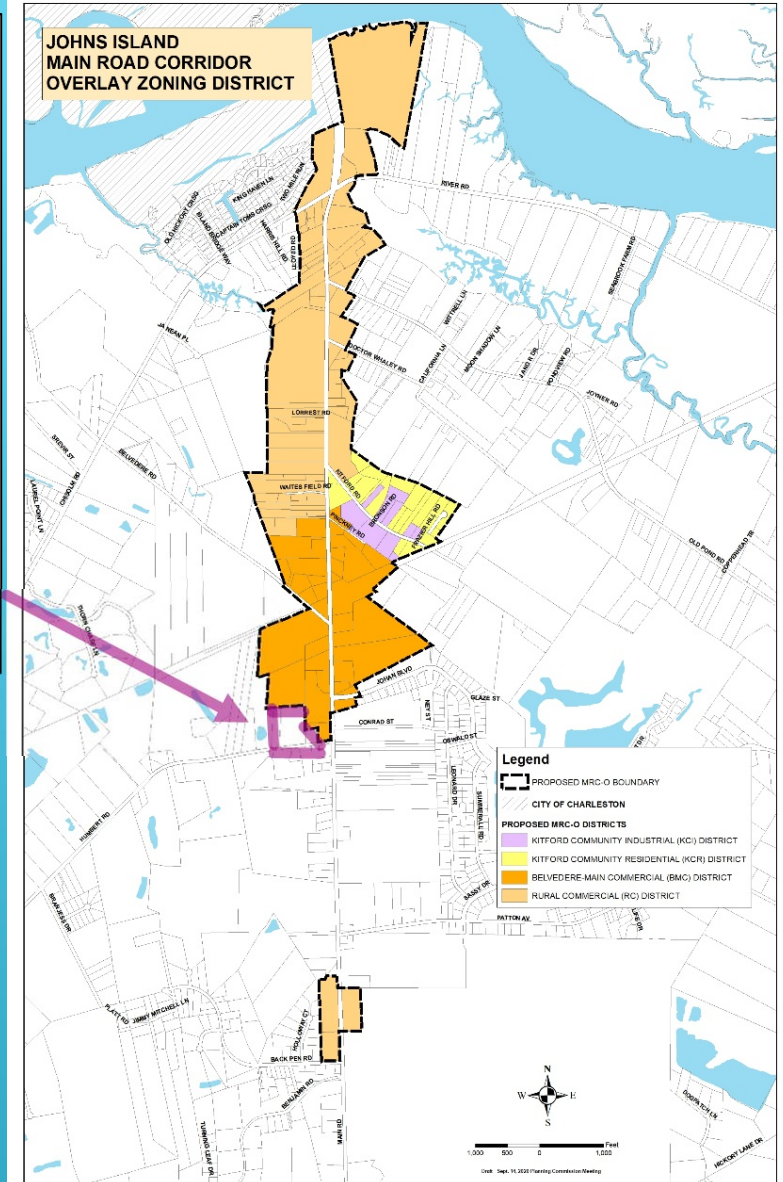
PUBLIC INPUT PRIOR TO THE PC RECOMMENDATION

- Met with owners of industrial zoned property on Kitford Rd and came to a resolution:
 - Changed all properties previously zoned I to KCI (not including split-zoned properties)
 - Included all RC uses plus manufacturing and wholesale sales in the KCI District
- Addressed a request from a property owner to change the properties in the KCR district on the west side of Main Rd to RC
- Addressed the following JITF recommendations:
 - Deleted Short-term Rental, Commercial Guest House (*but allowing LHRs and EHRs*)
 - Deleted Heavy Duty Truck Dealer; Manufactured Home Dealer
 - Deleted Impound Yard; Towing Facility
 - Requiring all canopy trees to be Live Oaks
 - Increase the planted right-of-way buffer to 50' in depth per S4 buffer requirements (6 canopy trees, 9 understory trees, 50 shrubs, and 2 street trees per 100 LF) (*requested by JITF and SCCCL*)
 - Removed footnote 6 (reference to palmetto trees as canopy trees)

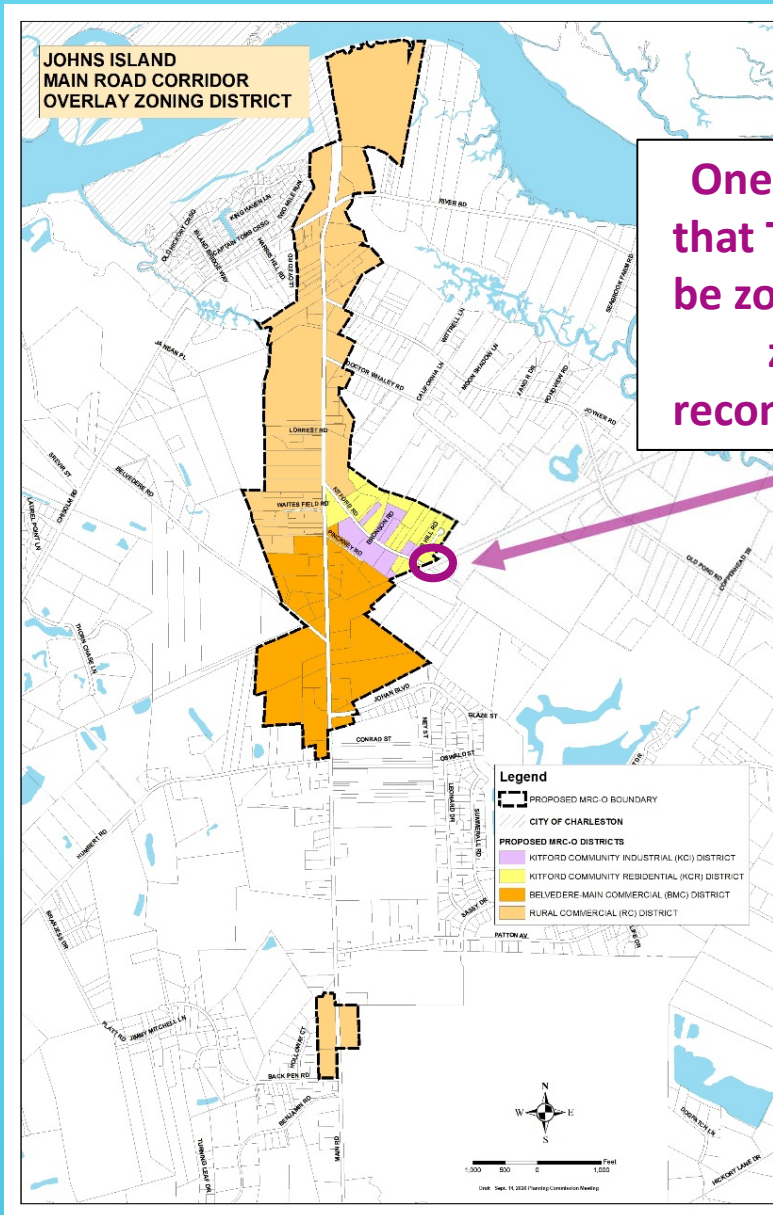
PUBLIC INPUT SUMMARY RECEIVED AFTER THE PC RECOMMENDATION



Two letters
requesting to
include
TMS#s
2500000146,
148, 149, and
008 in the
overlay as
BMC
(currently
zoned AGR)



PUBLIC INPUT SUMMARY RECEIVED AFTER THE PC RECOMMENDATION



One letter requesting that TMS# 2830000498 be zoned KCI (currently zoned I/RR-3; recommended for KCR)

PUBLIC INPUT RECEIVED AFTER THE PC RECOMMENDATION

- One letter stating that the Industrial Zoning District should be extended behind the properties fronting on Kitford Road.

SPEAKERS AND PUBLIC INPUT RECEIVED AT NOV. 10 PUBLIC HEARING

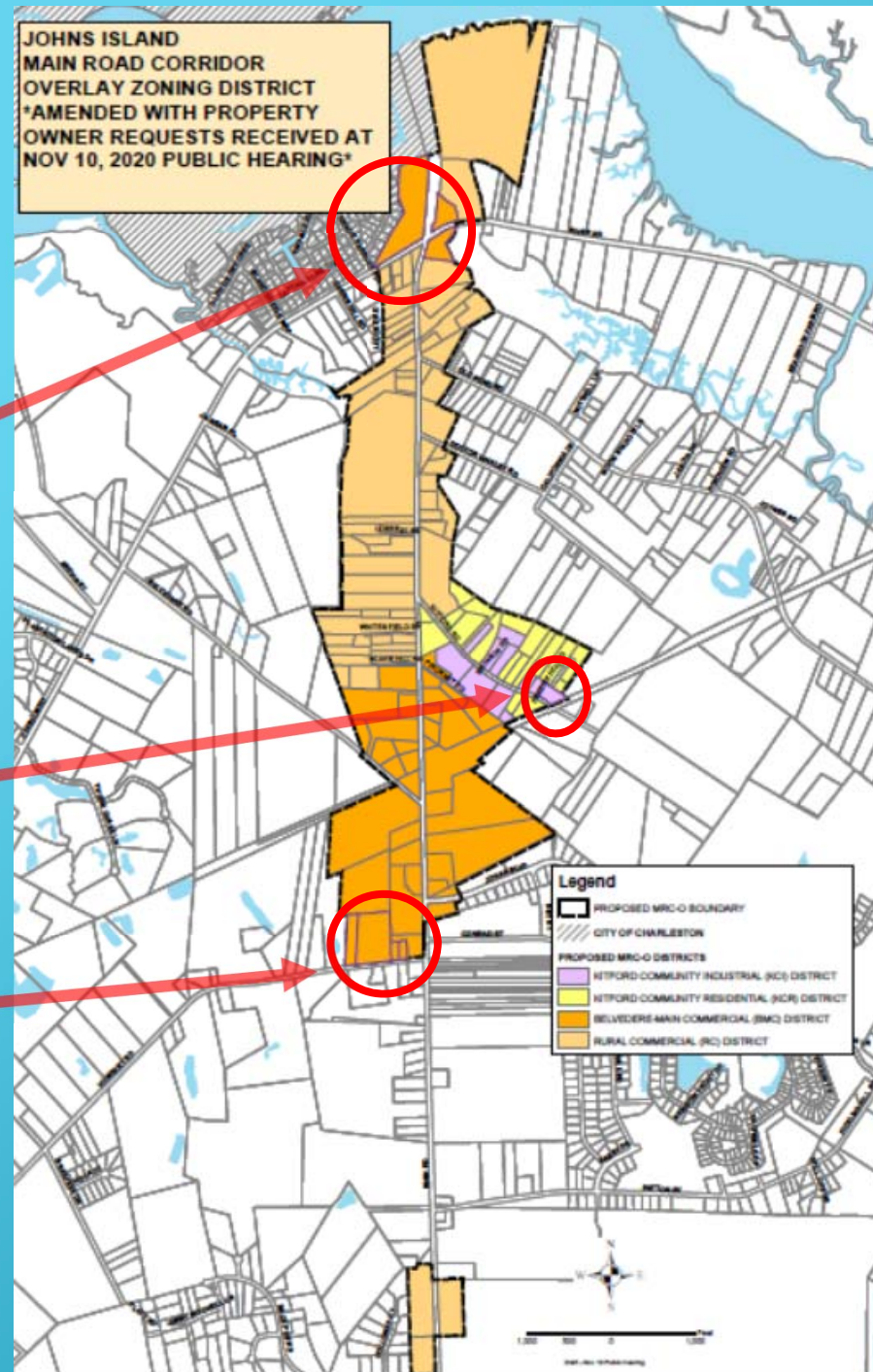
Speakers in support included: Roosevelt Simmons, 3416 Kitford Rd., spoke in support of maintaining Industrial zoning in the Kitford Road Community; John Zlogar, Johns Island Task Force spoke in support of the recommendation of staff and Planning Commission; Paul Mulkey and Rayburn Mulkey requested that three of their properties on Humbert Road be included in Overlay boundaries; Sam Cuzmar spoke in support of the Kitford Community Industrial District.

Speakers in opposition included: Nancy Carter Limehouse, Andrea Limehouse (496 Main Road), and Brian Kizer all spoke about condemnation of their land for future Main Road traffic improvements, combined with a downzoning of their property at the corner of Main Road and River Road, and asked for reconsideration; Barbara Ambrose spoke in opposition of the 75' buffer requirement and how that would impact development on her property at the corner of Belvedere Road and Main Road; Dora Anderson, 3470 Kitford Rd., stated concern with future road improvements.

After the conclusion of the public hearing, staff was in contact with 7 additional members of the public that requested additional information through the Ombudsman's Office and Councilwoman Anna Johnson.

PROPERTY OWNERS REQUESTING CHANGES TO THE MAP

- TMS# 283-00-00-024, 283-00-00-028, and 283-00-00-229 requested move to BMC (currently zoned CC)
- TMS# 2830000498 be zoned KCI (currently zoned I/RR-3; recommended for KCR)
- TMS# 250-00-00-146, -148, -149, and- 008 in the overlay as BMC (currently zoned AGR)



MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT (MRC-O)

Planning Commission Workshop: January 13, 2020

Planning Commission Workshop and Meeting #1: August 10, 2020

Planning Commission Workshop and Meeting #2: September 14, 2020

Public Hearing: November 10, 2020

Planning & Public Works Committee Meeting: November 19, 2020

First Reading: November 19, 2020

Second Reading: December 8, 2020

Third Reading: December 17, 2020

ARTICLE 5.17 MRC-O, MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.17.1 Statement of Findings

Main Road is a major thoroughfare on Johns Island and carries a large number of vehicles each day. Development along Main Road lacks a cohesive land use pattern, varying from rural and agricultural residential uses to intensive commercial and industrial development. Moreover, the corridor has minimal infrastructure supporting safe bicycle and pedestrian circulation. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road southward to Maybank Highway, including Kitford Road. The MRC-O, Main Road Corridor Overlay Zoning District implements that recommendation. While some of the properties within the Main Road corridor are located within the jurisdictional limits of the City of Charleston, the MRC-O Overlay Zoning District regulations only apply to unincorporated parcels that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and parcels fronting on Kitford Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.”

The MRC-O is comprised of four districts: the Belvedere-Main Commercial (BMC) District, the Rural Commercial (RC) District, the Kitford Community Industrial (KCI) District, and the Kitford Community Residential (KCR) District. The BMC and RC Districts have been established to strike a balance between the ongoing development pressure that exists along the corridor and the need for future development and redevelopment to remain compatible with the existing community. The KCI and KCR Districts have been established to preserve and protect the Kitford Road rural residential community. The KCI District both acknowledges the few existing industrial developments and prohibits an expansion in use that would be incompatible with the community. The remaining Kitford Road properties are within the KCR District and subject to rural residential densities, and limited to uses compatible with the rural residential community.

Sec. 5.17.2 Purpose and Intent

The primary purpose of the MRC-O is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. A secondary purpose of the MRC-O is to preserve and protect the unique residential area identified as the Kitford Road Community.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of this Overlay Zoning District. This planning effort, named *Dutch Dialogues Charleston*, culminated in a final report released in September 2019. The report addresses “long-term planning to manage the risks and the opportunities provided by the Lowcountry’s dynamic water systems.” It should be noted that implementation of recommendations included in the *Dutch Dialogues Charleston Final Report* may result in future amendments to the MRC-O.

Sec. 5.17.3 Applicability of the Overlay Zoning District

A. Standards.

The standards of this Article shall apply to all development of unincorporated properties within the MRC-O Overlay Zoning District, as shown on the map titled “Main Road Corridor Overlay Zoning District,” except Single-Family Detached Dwellings. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.

B. Variances.

The following requirements are ineligible for Zoning Variances in addition to those listed in Sec. 3.10.1, Applicability; Limitations, of this Ordinance:

1. Sec. 5.17.7.B, Vehicle Access;
2. Sec. 5.17.7.D, Pedestrian Access and Multi-Use Path; and
3. Sec. 5.17.8.A.2, Right-of-Way Buffers;

Sec. 5.17.4 COORDINATION WITH ADJACENT JURISDICTIONS

A letter of coordination from the City of Charleston shall be required as part of all land development applications in the MRC-O that are located adjacent to properties in the City of Charleston. Applications for single-family detached residential uses are exempt from this requirement.

Sec. 5.17.5 USE REGULATIONS

A. Use Table. Table 5.17.5. Main Road Corridor Overlay Zoning District Use Table, lists the Principal Uses permitted in the four districts included in this Overlay Zoning District and as shown in the map entitled “Main Road Corridor Overlay Zoning District.” The following is a description of the codes used in the table:

1. **Uses Allowed by Right.** “A” indicates uses allowed by right.
2. **Uses Subject to Conditions.** “C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
3. **Uses Subject to Special Exception.** “S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
4. **Prohibited Uses.** Blank cells indicate uses that are not permitted.

B. New or Unlisted Uses and Interpretation. The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12, Definitions.

C. Nonconforming Uses. The requirements of Article 10.2, Nonconforming Uses, of this Ordinance apply to all development subject to the MRC-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, Loss of Legal Nonconformity Status, subsection A:

1. **Abandonment.** If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the MRC-O.

D. Accessory Uses. Accessory Uses shall be allowed pursuant to Art. 6.5, Accessory Uses, of this Ordinance.

Main Road Corridor Overlay Zoning District – Draft
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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table					
Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
AGRICULTURAL					
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING AND SUPPORT					
Aquaculture					
Mariculture					
Apiculture (Bee Keeping)					
Animal and Insect Production					
Concentrated Animal Feeding Operations					
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A		A	
Hemp Crop Production and/or Processing	C	C	C		§5.17.6.A
Winery					
Agricultural Processing	A	S	S		
Agricultural Sales or Services	C	C	C		§5.17.6.B
Roadside Stand	A	A	A		
Farmers Market	A	A	A		
Sweetgrass Basket Stand	A	A	A	A	
Community Garden	A	A	A	A	
FORESTRY AND LOGGING					
Bona Fide Forestry Operations				C	§5.17.6.C
Lumber Mills, Planing, or Saw Mills					
RESIDENTIAL					
ASSISTED LIVING					
Assisted Living	S				
MANUFACTURED HOUSING					
Manufactured Housing Unit	C	C	C	C	§5.17.6.D
Manufactured Housing Park					
MULTI-FAMILY DWELLING					
Dwelling, Multi-Family					
Triplex and Fourplex					
Duplex					
Dwelling Group					
Dwelling, Single-Family, Attached					

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table					
Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
SHORT-TERM RENTAL					
Short-Term Rental Property, Limited Home Rental (LHR)	C	C	C	C	Art. 6.8
Short-Term Rental Property, Extended Home Rental (EHR)	S	S	S		Art. 6.8
SINGLE-FAMILY DWELLING					
Dwelling, Single-Family Detached	A	A	A	A	
OTHER RESIDENTIAL USES					
Transitional Housing					
Child Caring Institution					
Emergency Shelter	A	A	A		
Affordable Dwelling Units	C	C	C	C	§5.17.6.E
Group Residential					
Farm Labor Housing					
CIVIC / INSTITUTIONAL					
COURTS AND PUBLIC SAFETY					
Court of Law	A	A	A		
Correctional Institutions					
Parole Office or Probation Office					
Safety Service	A	A	A	A	
DAY CARE SERVICES					
Adult Day Care Service	A	A	A	A	
Family Home	C	C	C	C	§5.17.6.F
Group Home	A				
Child Care Center	A	A	A		
Day Camp	A	A	A		
DEATH CARE SERVICES					
Cemetery	A	A	A		
Funeral Services	A				
EDUCATIONAL SERVICES					
Pre-school or Educational Nursery	A	A	A		
School, Primary	A	A	A		
School, Secondary	A	A	A		

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions	
Higher Education Facility	S	S	S			
Personal Improvement Education	A	A	A			
HEALTH CARE SERVICES						
Medical Office	A	S	S			
Community Residential Care Facility	S	S	S			§5.17.6.G
Counseling Service	A	S	S			
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	S	S			
Health Care Laboratory	A	A	A			
Home Health Agency	A	S	S			
Hospital; Hospice Facility	S	S	S			
Outpatient Facility for Chemically Dependent or Addicted Persons	S					
Rehabilitation Facility	A					
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S	S			
MUSEUM, HISTORIC SITE AND SIMILAR INSTITUTIONS						
Historic Site	A	A	A			
Library or Archives	A	A	A			
Museums	A	A	A			
Nature Exhibition	A	A	A			
Botanical Gardens	A	A	A			
Zoo						
POSTAL SERVICE						
Postal Service, United States	A	A	A			
RECREATION AND ENTERTAINMENT						
Community Recreation	A	A	A	A		
Fishing, Hunting or Recreational Guide Service	A	A	A			
Golf Courses or Country Clubs						
Parks and Recreation	A	A	A	A		
Recreation and Entertainment, Indoor	A					

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Recreation and Entertainment, Outdoor	C	C	C		§5.17.6.H
	Drive-In Theater					
	Golf Driving Range					
	Outdoor Shooting Range					
	Special Events	C	C	C		§5.17.6.I
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS						
	Business, Professional, Labor, Political Organizations; Social or Civic Organization; Social Club or Lodge	A	A	A		
	Religious Assembly	A	A	A	A	
UTILITIES AND WASTE-RELATED USE						
	Utility Service, Major	C	C	C		§5.17.6.J
	Utility Service, Minor	A	A	A	A	
	Waste-Related Uses					
	Septic Tank Installation, Cleaning, or Related Services					
	Solid Waste Disposal Facility (Public or Private)					
COMMERCIAL						
	ACCOMMODATIONS					
	Short-Term Rental Property, Commercial Guest House (CGH)					
	Hotels or Motels					
	RV (Recreational Vehicle) Park					
	Campground					
ANIMAL SERVICES						
	Stable, Commercial	A	C	C		§5.17.6.K
	Stable, Private	A	A	A		
	Kennel	A	C	C		§5.17.6.L
	Pet Store or Grooming Salon	A	A	A		
	Small Animal Boarding	A	A	A		
	Veterinary Service	A	A	A		
FINANCIAL SERVICES						
	Banks or Financial Services	A				

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions	
Short-term Lender						
FOOD SERVICES AND DRINKING PLACES						
Bar or Lounge	S					
Catering Service	A	A	A			
Restaurant, Fast Food						
Restaurant, General	C	C	C			§5.17.6.M
Sexually Oriented Business						
INFORMATION INDUSTRIES						
Communication Service; Data Processing Service; and Publishing Industry	A					
Communications Tower	C	C	C			§6.4.5
OFFICES						
Administrative or Business Office; Government Office; Professional Office	A	A	A			
OTHER NONRESIDENTIAL DEVELOPMENT						
Convention Center or Visitors Bureau	A					
Heavy Construction Service or General Contractor	A	C	C			§5.17.6.N
Billboard						
Special Trade Contractor (Offices/Storage)	A	C	C			§5.17.6.N
PARKING, COMMERCIAL						
Parking Lot	A					
Parking Garage						
RENTAL AND LEASING SERVICES						
Charter Boat or other Recreational Watercraft Rental Service						
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	A					
Consumer Goods Rental Centers	A	A	A			
Self-Service Storage	C	C	C			§5.17.6.O

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions	
Vehicle Rental or Leasing	A					
REPAIR AND MAINTENANCE SERVICES						
Boat Yard	A					
Repair Service, Consumer	A	C	C			§5.17.6.N
Repair Service, Commercial	A					
Vehicle Repair or Service	A	S	S			§5.17.6.N
RETAIL SALES						
Nonstore Retailers	A					
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	A					
Home Improvement Centers						
Food Sales	A	A	A			
Food Truck	A	A	A			
Liquor, Beer, or Wine Sales	S					
Building Materials or Garden Equipment and Supplies Retailer	A					
Retail Sales or Services, General	A	A	A			
Convenience Stores	A					
Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A	A			
Pawn Shop						
Warehouse Clubs or Superstores						
Service Stations, Gasoline	C					§5.17.6.Q
Truck Stop						
Vehicle Sales	A					
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer						
Vehicle Parts, Accessories or Tire Stores	A	A	A			
RETAIL OR PERSONAL SERVICES						
Consumer Convenience Service	A					
Hair, Nail, or Skin Care Services	A	A	A	C		Sec. 6.4.3

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Job Training or Placement Service	A	A	A		
	Personal Improvement Service	A	A	A		
	Physical Fitness or Health Club	A	A	A		
	Tattoo Facility					
	Services to Buildings or Dwellings	A				
	Landscaping and Horticultural Service	A	A	A		
	VEHICLE AND WATERCRAFT STORAGE					
	Vehicle Storage	A	C	C		\$5.17.6.P
	Impound Yard					
	Towing Facility					
	Boat Ramp		A	A		Art. 5.3
	Community Dock		A	A		Art. 5.3
	Commercial Dock					
	Marina					
	WHOLESALE SALES					
	Wholesale Sales	A		A		
	Clay or Related Products, Construction Material Wholesaler	A		A		
	Flower, Nursery Stock or Florists' Supplies Wholesalers	A		A		
	Petroleum Wholesalers					
	INDUSTRIAL					
	INDUSTRIAL SERVICES					
	Laundry, Dry Cleaning, or Carpet Cleaning Plants	A				
	Photo Finishing Laboratory	A				
	Research and Development Laboratory	A	A	A		
	Scrap and Salvage Service					
MANUFACTURING AND PRODUCTION, GENERAL						
Artisan and Craftsman	A	A	A			
Manufacturing and Production	A		A			

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Aircraft Manufacturing and Production, including Related Parts					
	Chemical Manufacturing and Production					
	Clay or Related Products, Furniture, Cabinets or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production	A	A	A		
	Microbrewery	S	S	S		
	Pulp Mill or Paper Mill, Rendering Plant					
	Slaughter House and Meat Packing					
	Stone or Shell Products Manufacturing and Production					
WAREHOUSE AND FREIGHT MOVEMENT						
	Warehouse and Distribution Facility	A				
	Container Storage Facility					
	Freight Forwarding Facility	A				
	Fuel Storage Facility					
	Grain Terminals and Elevators	A				
	Stockpiling of Sand, Gravel, or other Aggregate Materials	A				
	Storage or Manufacturing of Weapons or Ammunition					
OTHER USES						
	RECYCLING SERVICES					
	Recycling Center					
	Recycling Collection Facility	A	A	A		
	RESOURCE EXTRACTION/MINING					
	Resource Extraction/Mining					
	TRANSPORTATION					
	Aviation					
	Private Air Strip					
	Railroad Facility					
	Sightseeing Transportation, Land or Water	A				

Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Taxi or Limousine Service	A				
	Urban Transit Systems	A				
	Water Transportation					

Sec. 5.17.6 Use Conditions

A. Hemp Production and Processing

1. **Industrial Hemp License.** Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
2. **Approval from South Carolina Department of Agriculture.** Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with all Site Plan Review applications.

B. Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer

Tractor-trailer containers are prohibited in outside storage areas.

C. Bona Fide Forestry Operations

Charleston County hereby adopts the processes and procedures outlined in S.C Code Sec. 48-23-205 et. seq. (1976, as amended).

D. Manufactured Housing Units

A Manufactured Housing Unit placed in the BMC, RC, KCI and KCR Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the manufactured housing unit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

E. Affordable Dwelling Units

Affordable Dwelling Units in the BMC, RC, KCI and KCR Districts shall comply with the requirements of Article 6.4.19 of this Ordinance as regulated for the Agriculture/Residential (AGR) Zoning District.

F. Family Home

A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.

G. Community Residential Care Facility

A Community Residential Care Facility that provides care for nine or less persons shall be considered a Family, and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Sec. 800. [42 U.S.C. 3601].

H. Outdoor Recreation and Entertainment

Any structure or activity use area established in connection with Outdoor Recreation and Entertainment uses shall have a vegetated land use buffer of not less than 50 feet from any property that contains a residential use and any property in an agricultural, residential or office Zoning District, except where such property line abuts a street, in which case the front setback established for the Zoning District shall apply.

I. Special Events

Special Events established as a principle use in the Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts shall comply with the requirements of Article 6.7 of this Ordinance as regulated for the Rural Commercial (CR) Zoning District.

J. Utility Service, Major

1. Sewage Disposal Facility, Water and Sewage Treatment Facility, Water Storage Tank, and Electric or Gas Power Generation Facility.

Vegetated Buffers. Any structure established in connection with a Water Storage Tank, Water and Sewage Treatment Facility, Sewage Disposal Facility, or Electric or Gas Power Generation Facility shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with the Chapter 9 buffer standards of this Ordinance.

2. Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, Utility Pumping Station, and Water Main.

- a. *Vegetated Buffers for Structures Less than 120 Square Feet.* Above ground structures that have a cumulative area of 120 square feet or less, associated with underground utilities such as meters, which are necessary for maintenance and monitoring, shall have a vegetated buffer of 10 feet from all property boundaries, in compliance with Chapter 9 buffer standards of this Ordinance;
- b. *Vegetated Buffers for Structures Greater than 120 Square Feet.* Above ground structures that have a cumulative area of greater than 120 square feet established in connection with a Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property boundaries, or the minimum setback of the overlay district, whichever is greater.
- c. *Storage of Vehicles and Equipment.* The accessory storage of vehicles and equipment on the premises shall be prohibited in the RC District.

K. Stable, Commercial

Commercial Stables may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements.

1. Riding Areas and Trails.

Riding areas and trails shall be limited to the subject parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.

2. Vegetated Buffers for Lots Less than Five Acres.

If the subject site is less than five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining parcels. In lieu of a 25-foot vegetated buffer, a 75-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.

3. Vegetated Buffers for Lots Five Acres or Greater.

If the subject site is five acres or greater, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining parcels. In lieu of a 50-foot vegetated buffer, a 150-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.

L. Kennel

Kennels shall be subject to the following standards:

1. Required Screening and Landscape Buffer

- a. *Vegetated Buffer.* A minimum 100-foot landscaped buffer is required from all adjacent properties in agricultural, residential or office Zoning Districts, and from adjacent properties containing residential uses.

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- b. **Outdoor Activities.** Outdoor activities shall not be located within or have access to the required landscaped buffers.

M. Restaurants

All proposed Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential Zoning District or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.

N. Heavy Construction Service or General Contractor, Special Trade Contractor, Consumer and Commercial Repair Service

All materials and equipment shall be entirely screened from view of adjacent properties, and public or private right-of-ways, by the use of solid fencing or appropriate landscaping.

O. Self-Service Storage Facility

1. Performance Standards

a. Front Setback

All structures, including the accessory manager's office/residence shall be set back a minimum of 75 feet in compliance with the Main Road right-of-way buffer requirement contained in this Article.

b. Side and Rear Buffers/Screening

- i. Where projects abut lots in office, commercial, or industrial Zoning Districts, no side or rear setbacks are required.
- ii. Where sites abut lots containing residential uses or are located in residential or agricultural Zoning Districts, buildings adjacent to the perimeter must face inward with their doors away from such areas.

c. Building Lengths and Access

To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.

d. Accessory Office/Apartment

One management office and/or accessory residence shall be permitted.

e. Parking and Circulation

- i. *Entrance.* Project entrances shall be 30 feet in width.
- ii. *Roadway Widths.* Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
- iii. *Turning Radii.* Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

f. Signs

Signs shall comply with the requirements contained in this Article and Chapter 9 of this Ordinance.

2. Operating Conditions

a. Commercial Activities

The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.

b. Commercial Repair Activities

Commercial repairs of vehicles autos, boats, motors, furniture, or other items on the premises are prohibited.

c. Storage of Flammable Substances

Storage of flammable chemical substances within the complex is prohibited.

d. Open Storage

Open storage of vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in Chapter 9 of this Ordinance.

P. Vehicle Storage

Open storage of vehicles and boats shall be entirely screened from view of adjacent properties, and public or private right-of-ways, by the use of solid fencing or appropriate landscaping.

Q. Gasoline Service Stations

Gasoline Service Stations shall have a maximum of four fuel dispensing stations and a maximum of eight vehicle fueling positions (VFP). VFP's are the number of vehicles that can be fueled simultaneously at a gasoline service station.

Sec. 5.17.7 GENERAL DEVELOPMENT STANDARDS AND REQUIREMENTS (ALL DISTRICTS)

A. Residential Density

1. *Maximum Residential Density.*

- a. The Density/Intensity and Dimensional Standards listed in Table 5.17-2 of this Article shall apply to all properties in the BMC and RC Districts.
- b. The Kitford Community Industrial (KCI) District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (I) Zoning District; and
- c. The Kitford Community Residential (KCR) District shall be subject to the Density/Intensity and Dimensional Standards of the Rural Residential (RR-3) Zoning District.

2. *Calculation of Residential Density.* Residential density shall be calculated by dividing the number of Lots/Dwelling Units on a site by the net area (in acres) of highland of the site on which the Lots/Dwelling Units are located. Net highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as freshwater wetlands. Site Plan Review and Subdivision applications shall include all freshwater wetland metes and bounds, and total freshwater wetland acreage based on a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. Vehicle Access. All Site Plan Review and Subdivision applications shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. *Driveway Width.* Vehicular access from Main Road and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.
2. *Driveway Separation.* Driveway separation shall be a minimum distance of 150 feet from the intersection of the right-of-way lines to the closest edge of driveways.
3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. *Limitation to Number of Driveways.* For parcels with a right-of-way frontage equal to or less than 150 feet in length, the development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.17.7.B.6; for parcels with a frontage greater than 150 feet and less than 300 feet in length, the development is limited to two driveways; for parcels with a frontage equal to or greater than 300 feet, the development may have up to three driveways.
5. *Single Lane Driveways.* For parcels with a right-of-way frontage equal to or less than 150 feet in length, two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at

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the street line and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the right-of-way lines to the closest edge of driveways.

6. *Corner Lots.* Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of 50 feet from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary street to avoid undue interference with, or hazard to, traffic on the roadways.
7. *Shared Access Requirements.* Shared access is encouraged between adjoining parcels. Driveways for all uses except Single-Family Detached Dwellings shall be located in a manner where they can be shared between adjacent parcels as described below:
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 - i. A letter from the adjacent property owner denying access; or
 - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped.
 - d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.
 - e. Each parcel involved in a shared access shall be allowed an increase in building cover up to a maximum of 40 percent of the lot.
8. *Transportation Coordination.* Prior to the issuance of a Certificate of Occupancy, the applicant must show conformance with all requirements included in Letters of Coordination from South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).

C. Traffic Impact Analysis

All development applications requiring Site Plan Review shall be subject to the requirements of Article 9.9, Traffic Impact Studies.

D. Pedestrian Access and Multi-Use Path

1. *On-Site Pedestrian Access.* On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent parcels, and within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
2. *Main Road Multi-Use Path Requirements.* When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, a multi-use path shall be constructed in accordance with the right-of-way buffer requirements of this Article. The following shall apply:
 - a. A minimum 10-foot wide concrete multi-use path, located as shown in Figure 1, shall extend the length of the entire property frontage;
 - b. Where applicable as determined by the Zoning and Planning Director, asphalt surface material may be used in place of concrete to mitigate damage to existing trees that are to remain;
 - c. The multi-use path shall have a minimum width of at least 10 feet;
 - d. The property owner shall obtain and submit all required encroachment permits as part of the Site Plan Review application;
 - e. The property owner shall record an easement for the safe movement of pedestrians;

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- f. The property owner shall be responsible for the maintenance of the multi-use path; and
- g. The multi-use path shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.

E. Signs

All signage must comply with the requirements of this Section in addition to the applicable requirements of Art. 9.11, Signs, of this Ordinance.

1. Free standing Signs

- a. All new freestanding signs must be designed as monument signs.
 - i. Signs shall have a maximum height of 8 feet and a maximum size of 40 square feet.
 - ii. Shared free standing signs shall be allowed with a maximum height of 10 feet and a maximum size of 60 square feet.
- b. All sign illumination:
 - i. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.
 - ii. Electronic Copy Readerboard signs and Billboards are prohibited.
 - iii. No illumination that simulates traffic control devices or emergency vehicles shall be used.
 - iv. All illumination must be from a steady, stationary light source.
 - v. Internally Illuminated signs are prohibited.
 - vi. External Illumination:
 - a) Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
 - b) Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - c) The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
 - d) The color of light sources to illuminate signs shall be white.
 - e) Signs shall not have light-reflecting backgrounds or letters.
- c. Nonconforming Signs.
 - i. All signs made nonconforming by the adoption of this Article on [Date of Adoption] pursuant to Art. 10.5, Nonconforming Signs, of this Ordinance must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and/or the required addition of pole covers as described in subsection ii below.
 - ii. A Nonconforming Sign may be re-faced without complying with the sign requirements of this Article provided a pole cover is added to the existing poles in compliance with the following requirements:
 - a) The pole cover shall be at least one-third the width of the sign cabinet; and
 - b) The pole cover shall be at least one-third the overall height of the pole sign, provided the pole cover shall not exceed 8 feet in height.

2. Wall Signs.

- a. The maximum size of a wall sign shall be in accordance with Table 9.11.4, Wall/Façade Signs, of this Ordinance.
- b. In new multi-tenant developments, such as shopping centers and office parks, all tenant signs are to be similar in type, color, font size, font style, and method of illumination.
- c. New tenant signs in existing multi-tenant developments shall be consistent with the type and method of illumination of existing tenant signs.

F. Special Stormwater Requirements

All construction activities occurring on properties within the MRC-O may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

Sec. 5.17.8 BELVEDERE-MAIN COMMERCIAL (BMC) and RURAL COMMERCIAL (RC) DISTRICTS

The BMC and RC Districts primarily consist of properties with frontage on, or within close proximity to, Main Road north of Herbert Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.” All of these properties are within the Rural Area, defined by the Charleston County Comprehensive Plan as the area located outside of Charleston County’s Urban Growth Boundary. The Comprehensive Plan states that the Rural Area is characterized by low levels of infrastructure and services and low intensity development. Strategies in the Comprehensive Plan designed to foster the character of Rural Areas include encouraging the continuation of low-density development, and maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern to support and contribute to the rural quality of life.

The BMC and RC Districts are intended to provide opportunities for rural economic development through the designation of limited areas of more intense development where infill development, expansion, or redevelopment of existing commercial and industrial uses may occur. New commercial businesses, or the expansion of existing commercial businesses, can occur within the BMC and RC Districts if the uses are compatible with the existing community, can be served by existing infrastructure, and are principally designed to serve the surrounding rural area. The following regulations apply in addition to the requirements of Sec. 5.17.7, General Development Standards and Requirements (All Areas), of this Article to unincorporated parcels within the BMC and RC Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

A. Buffers.

1. Land Use Buffer. The land use buffer and landscape requirements of Chapter 9 shall apply.
2. Right-of-Way Buffer.
 - a. Main Road Right-of-Way Buffer.
 - i. *Buffer Requirement.* For properties with frontage on Main Road, the right-of-way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance.
 - ii. *Buffer Description.* The Main Road right-of-way buffer shall be 75 feet in depth and include the following
 - 0 – 25 feet from the property line at the right-of-way: A minimum 10-foot multi-use path meeting the requirements of Sec. 5.17.7.D.2. This area is also reserved for future road widening.
 - 25 – 75 feet from the property line at the right-of-way: Street trees and additional required plantings per Table 5.17-2. All required trees and plantings shall be installed and inspected prior to the issuance of Certificate(s) of Occupancy.
 - iii. Property owners shall be responsible for the long-term maintenance of all buffer requirements.
 - iv. Right-of-way Buffers shall be provided in accordance with the following minimum standards:

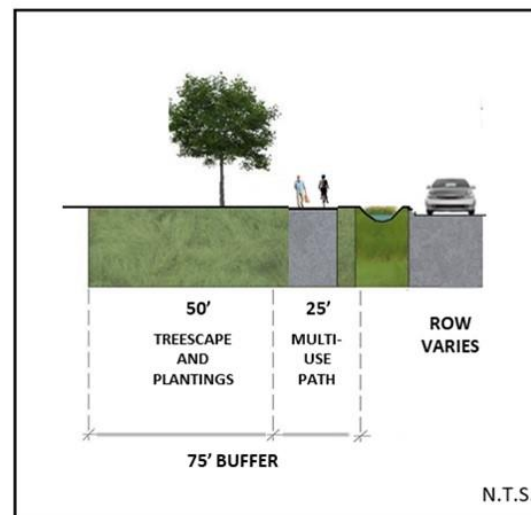


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

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Table 5.17-2, Main Road ROW Buffer Depth and Planting Schedule [1]	
STANDARD	MAIN ROAD
MIN. BUFFER DEPTH [2]	75 feet [3]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[4]	
Canopy Trees[5] [6]	6
Understory Trees (at least 50 percent evergreen)	9
Shrubs	50
Street Trees (may be counted toward canopy tree req.)	2
<p>All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.</p> <p>[1] All landscape and plant material shall comply with the minimum standards of Section 9.5.6 of this Ordinance.</p> <p>[2] Buffers may be traversed by permitted driveways and pedestrian ways.</p> <p>[3] Consisting of a minimum ten-foot multi-use path as illustrated in Figure 1.</p> <p>[4] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.</p> <p>[5] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.</p> <p>[6] Only Live Oak trees may be used to fulfill the canopy tree requirements.</p>	

- b. Right-of-way buffer requirements for all roads in the BMC and RC Districts other than Main Road shall comply with the requirements of Chapter 9 of this Ordinance.

B. Density, Intensity, Dimensional, and Design Standards. The following Density/Intensity and Dimensional Standards shall apply to properties in the BMC and RC Districts:

Table 5.17-2 Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 dwelling unit per acre [1]
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers [2]
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVER	30% [3]
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories [4]
<p>[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.17.6.F.</p> <p>[2] No building setback shall be less than 8 feet.</p> <p>[3] Parcels involved in a shared access agreement are allowed a maximum building cover of 40 percent, per <i>Sec. 5.17.7.B, Vehicle Access</i>.</p> <p>[4] Building height may be a maximum of 50 feet and 3 stories when the building meets all applicable setback and buffer requirements, and the following conditions:</p> <p>a. The entire building, or the portion of the building exceeding 35 feet in height, is set back at least 300 feet from the Main Road Right-of-way; and</p> <p>b. The entire building, or the portion of the building exceeding 35 feet in height is set back at least 50 feet from any adjacent parcel which contains or is zoned for Single-Family Detached Dwellings.</p>	

Sec. 5.17.9 KITFORD COMMUNITY (KC) DISTRICTS

The Kitford Community consists of properties on or adjacent to Kitford Road as shown on the map titled “Main Road Corridor Overlay Zoning District.” When County Council adopted the first zoning map on January 19,

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1970, many of these properties were placed in the Light Industrial Zoning District due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. While the expansion of tomato packing sheds did not occur over time, the industrial zoning remained, resulting in land uses that conflicted with the existing rural residential community. The MRC-O creates two Kitford Community Districts to address issues related to expansion of incompatible land uses and the resulting negative impacts of traffic and noise.

The KCI District is designated for the properties that were in the Industrial Zoning District at the time of adoption of this Article, with the exception of split-zoned properties. Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table, identifies the permitted uses within the KCI District, allowing Rural Commercial District uses instead of Industrial uses along with some manufacturing/production and wholesale sales uses on these properties.

The KCR District is designated for the remaining Kitford Community properties identified in the MRC-O, the majority of which were previously located in the RR-3 Zoning District. These properties contain Single-Family Detached Dwellings or are vacant. Two of the properties contain commercial developments. Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table, identifies the permitted uses within the KCR District. These uses are compatible with the intent of the MRC-O to preserve and protect this rural residential community.

The following regulations apply in addition to the requirements of Sec. 5.17.7, General Development Standards and Requirements (All Areas), of this Article to parcels within the KCI and KCR Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

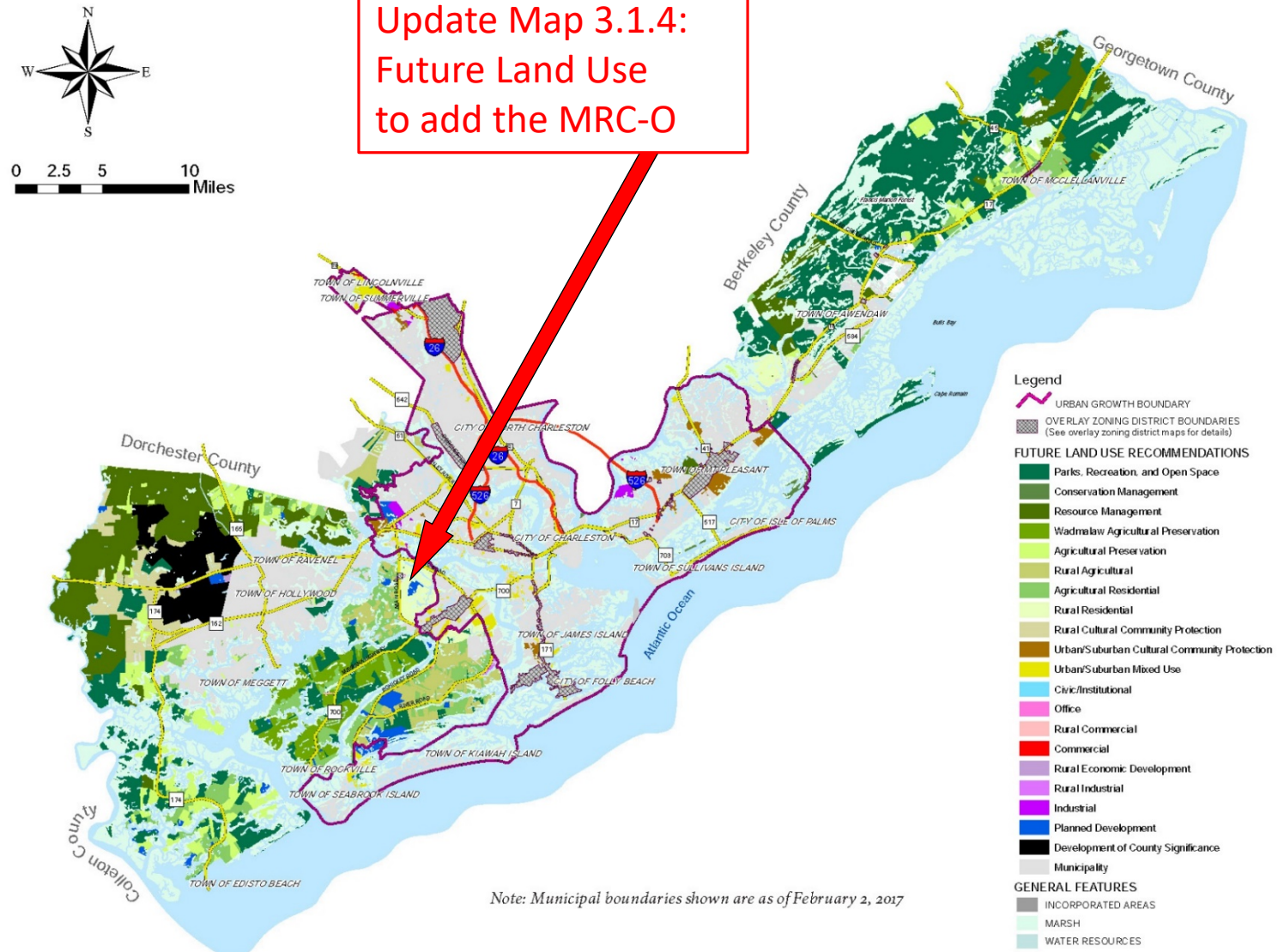
A. Buffers.

1. Land Use Buffers. The land use buffer and landscape material requirements of Chapter 9 shall apply.
2. Right-of-Way Buffer Requirements.
 - a. *Main Road Right-of-way Buffer Requirements.* Right-of-way buffer requirements for all properties with frontage on Main Road in the KCI and KCR Districts shall be subject to the requirements of Sec. 5.17.8.A.2.a of this Article.
 - b. *Other Right-of-way Buffer Requirements.* Right-of-way buffer requirements for all roads in the KCI and KCR Districts other than Main Road shall comply with the requirements of Chapter 9 of this Ordinance

B. Density, Intensity, Dimensional, and Design Standards.

1. All properties within the KCI District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (I) Zoning District.
2. All properties within the KCR District shall be subject to the Density/Intensity and Dimensional Standards of the RR-3 Zoning District.

MAP 3.1.4: FUTURE LAND USE



Incorporate Map 3.1.18: Main Road Corridor Overlay Zoning District

Map 3.1.18: Main Road Corridor Overlay Zoning District

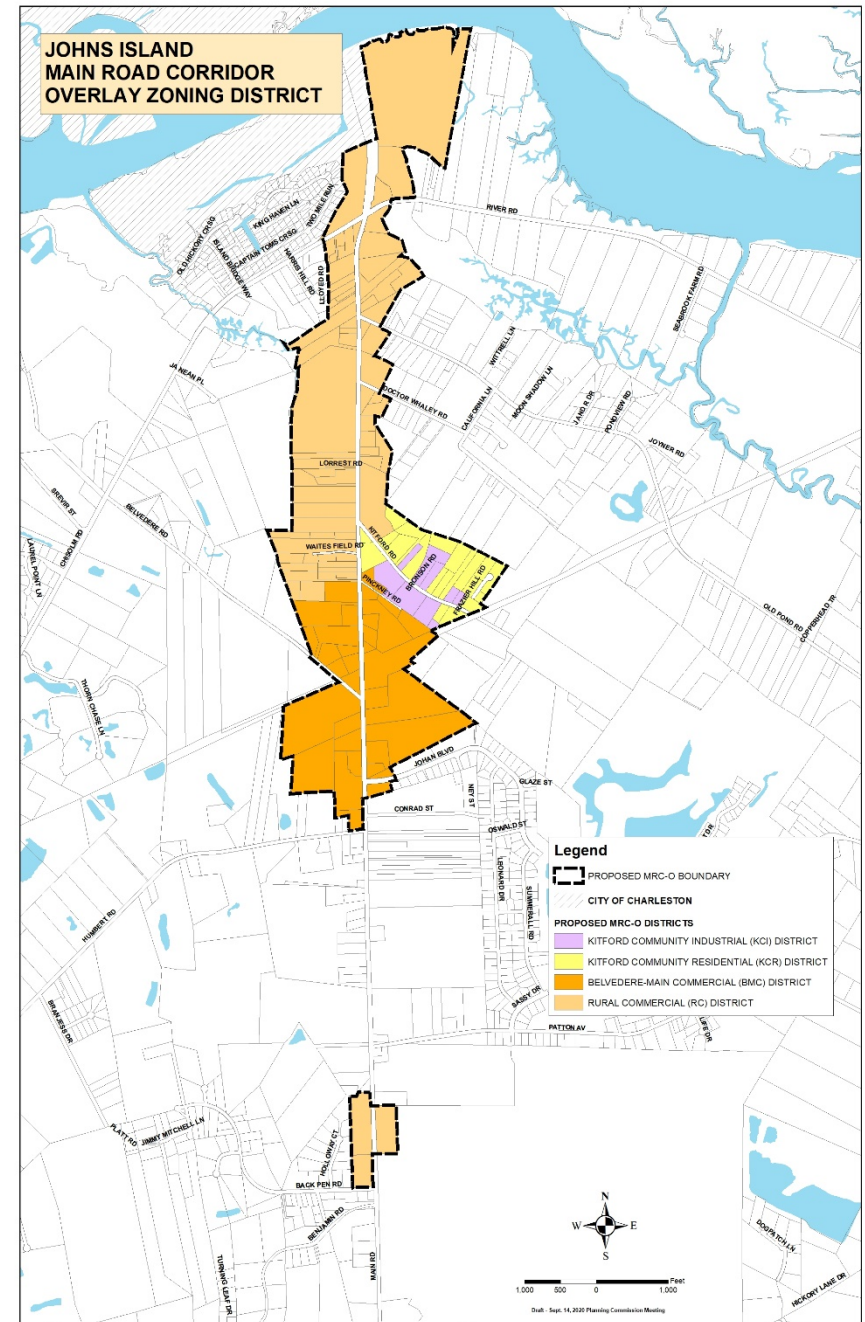


TABLE 3.9.1: PROJECT STATUSES FOR 2013-2014 FIVE-YEAR REVIEW PRIORITY RECOMMENDATIONS

Project	Intergovernmental Coordination	Project Status
Proposed Spring Grove Development (formerly East Edisto)	Towns of Hollywood, Meggett, and Ravenel	Development Agreement, Development of County Significance, and Form-Based Zoning District Adopted. Project development plan review will continue through 50-year life of the Development Agreement.
Historic Resources Survey Update	State Historic Preservation Office	Completed in 2016
West Ashley Consistency Review	City of Charleston	Completed DuPont Wappoo Community Plan and Overlay Zoning District in 2016; participating in City of Charleston Ashley Master Plan project.
Rural Area Cultural Community Protection Overlay Zoning District (Parkers Ferry Area)	Applicable jurisdictions and service providers	Completed in 2017
ReThink Folly Road Implementation	City of Charleston, Town of James Island, City of Folly Beach, and service providers	Plan adopted in 2016; implementation included in 2018-2023 Work Plan
ZLDR Comprehensive Review	All municipalities and service providers within Charleston County	Began in 2017; included in 2018-2023 Work Plan as it is a multi-year project.
Urban/Suburban Area Cultural Community Protection Overlay Zoning District	Applicable jurisdictions and service providers	Completed Sol Legare Community Plan and Overlay Zoning District in 2018; other communities included in 2018-2023 Work Plan
Implementation of Urban/Suburban Future Land Use Designation	All municipalities within the Urban Growth Boundary	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Implementation of the Rural Residential Future Land Use Designation	City of Charleston and Town of Mount Pleasant	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island)	City of Charleston	Included in 2018-2023 Work Plan
Main Road (River Road to Maybank Highway, including Kitford Road Area)	City of Charleston	Included in 2018-2023 Work Plan
Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	Town of Mount Pleasant	Included in 2018-2023 Work Plan
Reinforce the location of the Urban Growth Boundary	City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers	Included in 2018-2023 Work Plan
Voluntary Agricultural and Forestal Areas Ordinance	Applicable jurisdictions	Included in 2018-2023 Work Plan

In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”

Note: Projects listed above are in addition to staff's daily permitting and application review functions, such as zoning permit review and issuance; review of variance, special exception, appeals, rezoning, planned development, subdivision, and site plan review applications; preparation of staff reports for Board of Zoning Appeals, Planning Commission, and County Council; pre-application meetings with applicants and property owners; code enforcement; and addressing. The County Planning Department also provides similar services to the Towns of Kiawah Island, Meggett, Ravenel, and Rockville.

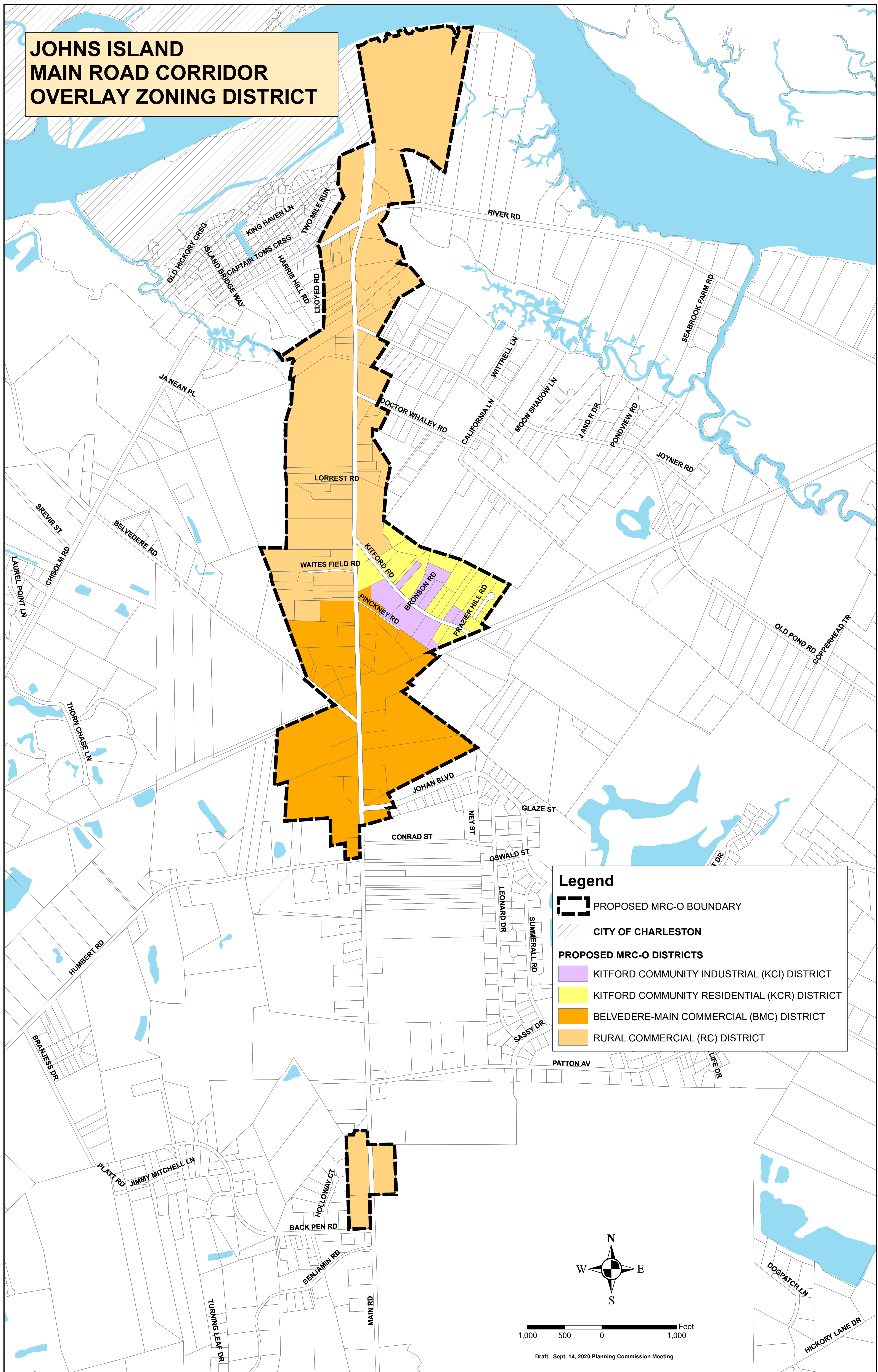
TABLE 3.9.2: 2018-2023 PRIORITY RECOMMENDATIONS

	Project	Recommended Time Frame*	Intergovernmental Coordination
1	ZLDR Comprehensive Review	2-3 Years	All municipalities and service providers within Charleston County
2	Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island) & Main Road (River Road to Maybank Highway, including Kitford Road Area)	1-2 Years	City of Charleston
3	Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	1-2 Years	Town of Mount Pleasant
4	Urban/Suburban Area Cultural Community Protection Overlay Zoning Districts for Historic African-American Communities, as identified in the 2016 Charleston County Historic Resources Survey Update (e.g. Phillips, Snowden, Ten Mile, Grimball Farm, etc.)	2-3 Years	Applicable jurisdictions
5	Reinforce the location of the Urban Growth Boundary	1-2 Years	City of Charleston, City of Mount Pleasant
6	Coordinate with Charleston County Economic Development Department to identify economic development opportunities in the Western area of Charleston County	1-2 Years	Towns of Hollywood, Mount Pleasant
6	Future Land Use Consistency Review in Highway 78 Area	2-3 Years	Town of Lincolnville, Berkeley County
7	Community Resiliency Element for Comprehensive Plan	2-3 Years	All municipalities and service providers within Charleston County
8	Voluntary Agricultural and Forestal Areas Ordinance	1-2 Years	Applicable jurisdictions
9	Wadmalaw Island Community Plan	2-3 Years	
10	Edisto Island ZLDR/Comprehensive Plan Amendments	2-3 Years	
11	Implementation of adopted Community Plans (e.g. DuPont Wappoo, Parkers Ferry, Sol Legare)	Ongoing	Applicable jurisdictions
12	ReThink Folly Road Implementation	Ongoing	City of Charleston, Town of James Island, City of Folly Beach, and service providers
13	2016 Charleston County Historic Resources Survey Update Implementation	Ongoing	Applicable jurisdictions and State Historic Preservation Office

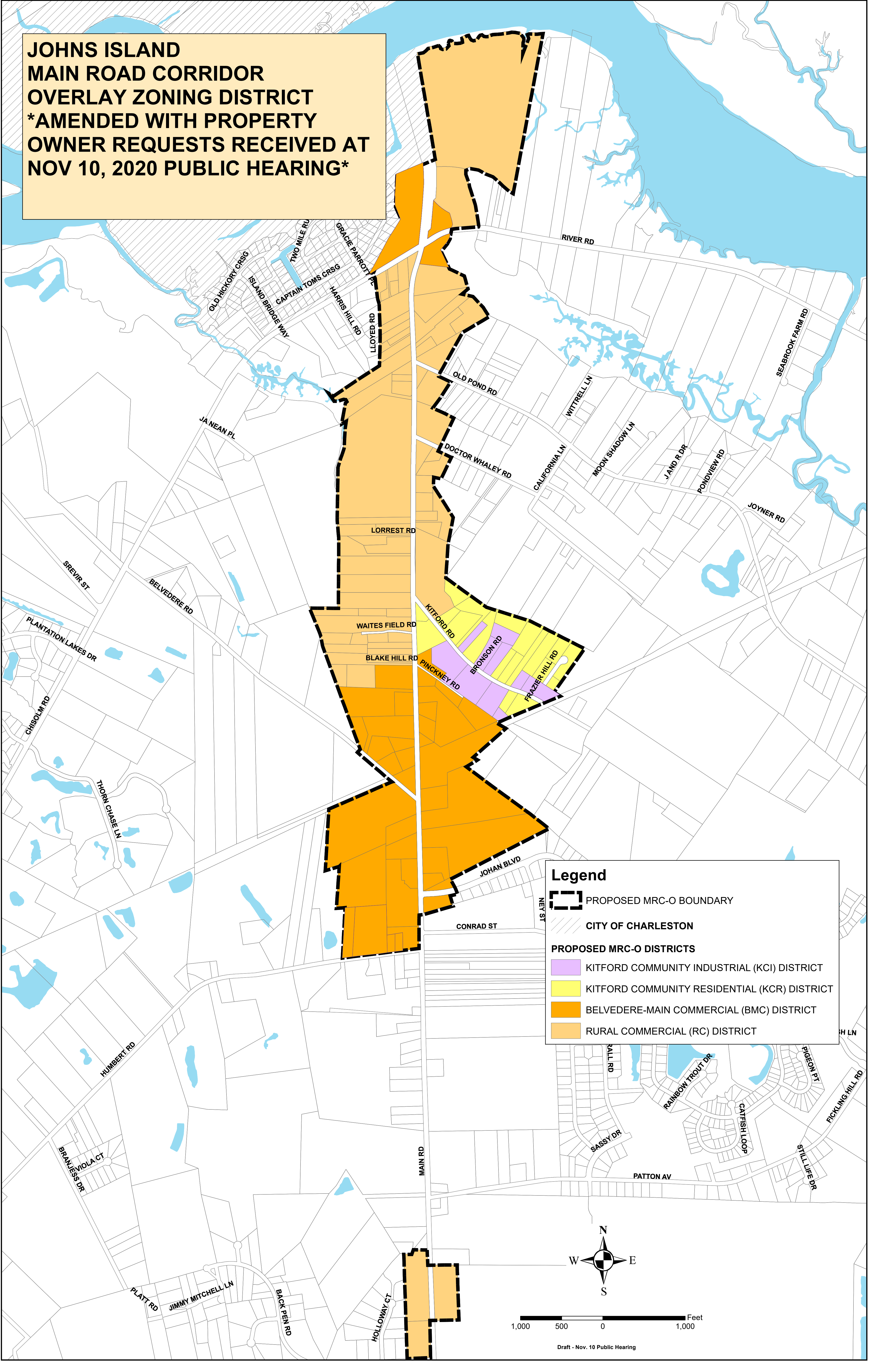
*Time frame based on availability of adequate resources, to be directed and reviewed annually by County Council.

In Table 3.9.2, update the Recommended Project column to remove the reference to the Main Road Corridor Overlay Zoning District.

JOHNS ISLAND MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT



**JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT
*AMENDED WITH PROPERTY
OWNER REQUESTS RECEIVED AT
NOV 10, 2020 PUBLIC HEARING***



Legend

PROPOSED MRC-O BOUNDARY

CITY OF CHARLESTON

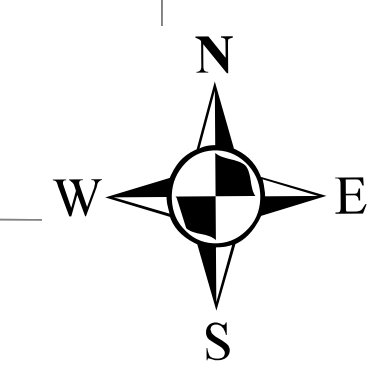
PROPOSED MRC-O DISTRICTS

KITFORD COMMUNITY INDUSTRIAL (KCI) DISTRICT

KITFORD COMMUNITY RESIDENTIAL (KCR) DISTRICT

BELVEDERE-MAIN COMMERCIAL (BMC) DISTRICT

RURAL COMMERCIAL (RC) DISTRICT



1,000 500 0 1,000 Feet

Amend Sec. 8.4.2.A.4.j, as follows:

CHAPTER 8 | SUBDIVISION REGULATIONS

ARTICLE 8.4 PRELIMINARY PLAT

§8.4.2.A.4 Application; Requirements

A. Requirements

The following shall be submitted:

4. The following information shall be required on each plat:
 - j. ***United States Army Corps of Engineers Jurisdictional Determination.*** A United States Army Corps of Engineers (USACE) jurisdictional determination is not required for approval of a subdivision plat application except: ***(1) as required for the Main Road Corridor Overlay Zoning District, James Island Maybank Highway Corridor Overlay Zoning District, and Johns Island Maybank Highway Overlay Zoning District; and (2)*** that an Accurate-Approved jurisdictional determination is required for areas located within proposed publicly dedicated rights-of-way and/or easements prior to Preliminary Plat approval. (...)

Amend Sec. 8.9.2.B.9, as follows:

CHAPTER 8 | SUBDIVISION REGULATIONS

ARTICLE 8.5 FINAL PLATS

§8.5.2.B Application;

B. The Final Plat Shall Show the Following:

9. ***United States Army Corps of Engineers Jurisdictional Determination.*** A United States Army Corps of Engineers (USACE) jurisdictional determination is not required for approval of a subdivision plat application except: ***(1) as required for the Main Road Corridor Overlay Zoning District, James Island Maybank Highway Corridor Overlay Zoning District, and Johns Island Maybank Highway Overlay Zoning District; and (2)*** that an Accurate-Approved jurisdictional determination is required for areas located within proposed publicly dedicated rights-of-way and/or easements prior to Final Plat approval. (...)

Amend Sec. 9.5.4, Table 9.5.4.A.3, Buffer Types by Roadway, as follows:

MRC-O

Rename Roadway:

Replace: ~~Main Road (Limehouse Bridge to Maybank Hwy.)~~

With: **Main Road (Humbert Road to Maybank Highway)**

Add Roadway: **Main Road Corridor Overlay District**

Add Buffer Type: **[2]**

Add Footnote [2]: **Buffer type as described in the Main Road Corridor Overlay District**

Table 9.5.4.A.3, Buffer Types by Roadway			
ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Abbapoola Road	S4	Magwood Road	S3
Ashley Hall Road	S1	Main Road (Humbert Road to Maybank Hwy.)	S5
		Main Road Corridor Overlay District	[2]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	S1	Main Road (Bees Ferry Road to Limehouse <u>Bridge</u>)	S4
Hwy. 61/Ashley River Road (Sam Rittenberg Boulevard to Mark Clark Expressway)	S2	Manse Road	S4
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	S5	Mary Ann Point Road	S3
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line)[1]	S6	Mathis Ferry Road [1]	S4
Bears Bluff Road	S5	Maybank Highway Corridor Overlay District	[3]
Bees Ferry Road	S4	Maybank Highway [James Island]	S1
Belvedere Road	S4	Maybank Hwy (Main Road to Rockville)	S5
Betsy Kerrison Parkway [1]	S5	Meeting <u>Street</u>	S1
Bohicket Road [1]	S5	Murraywood Road	S4
Botany Bay Road	S4	Old Georgetown Road	S4

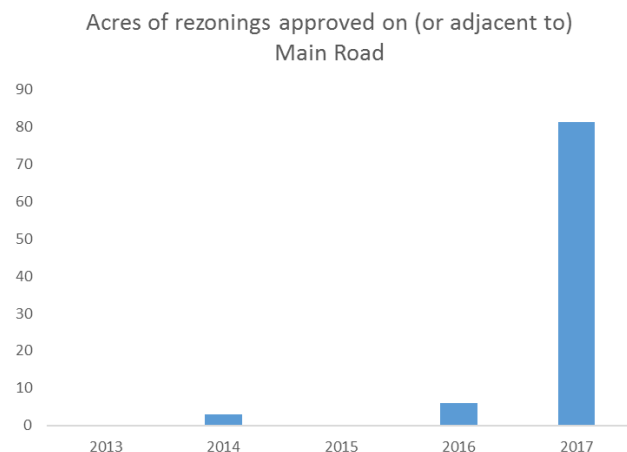
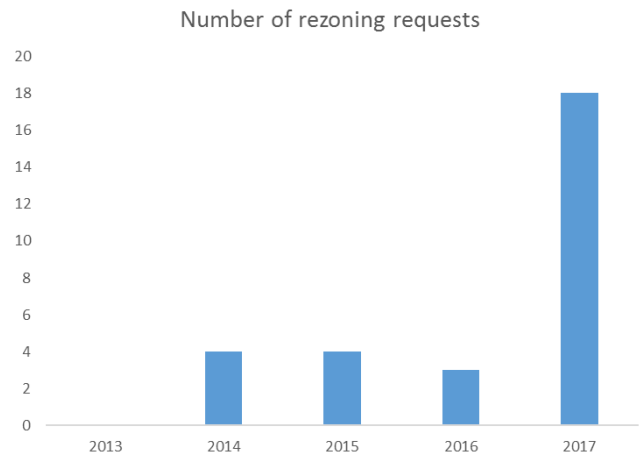
2. Buffer type as described in the Main Road Corridor Overlay District

Received from Johns Island Community Association April 24, 2018

Develop a Comprehensive Land Use Plan for the Main Road Corridor

Over the last 5 years, requests for rezonings in the County have increased significantly; with 18 requests submitted to the County last year. In that same time, on average, the Planning Commission has approved rezoning requests 75% of the time, resulting in significant increases in the acres of rezoned land. Last year alone, the Planning Commission approved 99.3% of requests resulting in the rezoning of 2,842 acres on the island.

The Johns Island Community Association recognizes the importance and need for rezonings. We are supportive of flexibility in the uses of land when there is a comprehensive plan that guides appropriate land uses and a system that assures that our county staff and elected officials adhere to those plans. The 2007 County Comprehensive plan indicates the need for a Main Road Overlay district to define a vision for this portion of Johns Island and to assign appropriate land uses and restrictions to the area; yet, over 10 years later, we still have no Main Road Overlay district. Rezonings are occurring at an ever increasing pace along the Main Road corridor. Last year alone, over 80 acres were rezoned typically from Agricultural to Commercial or Industrial. In fact, County Zoning and Planning staff have oftentimes suggested disapproval of rezoning along the Main Road corridor due to the fact that (1) these rezonings



are inconsistent with the existing Comprehensive plan and (2) because it is not appropriate to rezone land along Main Road without a vision in mind. What is most disturbing is that although County staff are assuring rezonings are consistent with the Comprehensive plan, the Charleston County Planning Commission votes against the County staff's recommendations between 20 to 60% of the time. Meaning that the Charleston County Planning Commission and Charleston County Council are making decisions that are contrary to the vision that Johns Islanders established over 10 years ago.

The Johns Island Community Association is requesting that:

- (1) Until a plan for the Main Road Corridor plan is in place that the County Planning Commission and County Council do not approve any rezonings in this area that is not in accordance with County Zoning and Planning staff recommendations and consistent with the 2007 Comprehensive Plan.
- (2) Prioritize the funding and development of the Main Road Corridor to assure a comprehensive vision of the development of this portion of the island.

From: [john zlogar](#)
To: [Dan J. Frazier](#)
Cc: [Joel Evans](#); [Andrea Melocik](#)
Subject: Main Road Overlay District
Date: Tuesday, May 26, 2020 11:37:17 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dan,

I had a good telecom with Joel after our last meeting. Based upon that discussion, I have a better understanding of the reasoning behind the use table developed by staff. Consequently there are only a few recommended changes as shown below. These changes should be in keeping with the rural nature of Main Road. If you want to discuss, please feel free to contact me.

John

Table 5.X.5, Main Road Corridor Overlay Zoning District Use Table							
Uses	Belvedere-Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions		
COMMERCIAL							
	FOOD SERVICES AND DRINKING PLACES						
	Bar or Lounge	S					
	Restaurant, General	C	C			\$5.X.6.N	
	RETAIL SALES						
	Liquor, Beer, or Wine Sales	S					
	Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	A					
	VEHICLE AND WATERCRAFT STORAGE						
	Impound Yard	C				\$5.X.6.Q	
	Towing Facility	C				\$5.X.6.Q	
	INDUSTRIAL						
		MANUFACTURING AND PRODUCTION, GENERAL					
		Microbrewery	S	S			
WAREHOUSE AND FREIGHT MOVEMENT							
Grain Terminals and Elevators		A					

Public Input



Main Road Corridor Overlay - Proposed Land Use Changes

The Coastal Conservation League is supportive of the County's effort to work collaboratively with the City of Charleston planning staff to create consistent land use, zoning, and development requirements for the Main Road Corridor on Johns Island. Included as a priority project in the County's Comprehensive Plan work plan, the Main Road Corridor Overlay Project is an important initiative to help ensure a cohesive land use pattern for Main Road. The Main Road Corridor Overlay project will help to allow rural economic development in a limited area of designated appropriate uses that are compatible with the existing community and the future land use vision.

The four newly created districts in the corridor (Rural Commercial, Kitford Community Residential, Kitford Community Industrial, and Belvedere-Main Commercial) are located outside of the urban growth boundary and should therefore maintain the rural nature of the area with frontage on or in close proximity to Main Road as it develops. The proposed land uses along the segment of the Main Road Corridor included in the overlay on Johns Island vary from rural and agricultural residential uses to commercial and light industrial development. Therefore, the proposed uses seem appropriate for maintaining consistency of character of the rural area while providing access to convenience goods and services to the surrounding neighborhoods.

Johns Island was selected as one of the focus areas included in the Dutch Dialogues report, and as such it is especially important that improvements to this corridor prioritize infrastructure that will support improved stormwater drainage. In addition, the Conservation League feels strongly that all improvements to the corridor require safe bike/ped connections into the surrounding residential communities and transportation network. The 75' buffer requirements that include a separated bicycle and pedestrian path are a good starting point. The Conservation League urges the County to increase tree protection and planting requirements whenever possible.

Regarding the buffer landscaping requirements for the proposed overlay, the number of street and canopy trees to be planted per 100 feet could be increased from 2 street trees to at least 6 and from 9 canopy trees to 15. Trees provide shade and protection for cyclists and pedestrians, beauty for drivers, habitat for native species, and essential ecosystem services for rainfall capture. In addition, the treescape and plantings in the stormwater buffer area should focus on native vegetation recommended by Clemson University for use in green infrastructure techniques such as bioswales and rain gardens to direct, capture, store and release rainwater.



**COASTAL
CONSERVATION
LEAGUE**

Thank you for your thoughtful consideration of these comments. We believe the approach the County is taking on the Main Road Corridor Overlay project is a positive one and look forward to following the progress that is to come along this corridor.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Betsy La Force', written over a light gray rectangular background.

Betsy La Force
Communities and Transportation Project Manager
Coastal Conservation League

From: [Sunshine S. Trakas](#)
To: [Dan J. Frazier](#)
Subject: FW: Main Road Corridor comment
Date: Monday, July 27, 2020 3:09:54 PM

Fyi

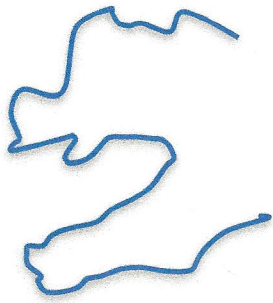
From: Kelsey Barlow <KBarlow@charlestoncounty.org> **On Behalf Of** Public Info
Sent: Monday, July 27, 2020 3:08 PM
To: Sunshine S. Trakas <STrakas@charlestoncounty.org>
Subject: FW: Main Road Corridor comment

Hi Sunshine,
Just passing this along.

From: Pandeatseabrook@att.net <Pandeatseabrook@att.net>
Sent: Monday, July 27, 2020 3:04 PM
To: Public Info <PublicInfo@charlestoncounty.org>
Subject: Contact From CharlestonCounty.org

First Name: Paul
Last Name: Giardino
Email: Pandeatseabrook@att.net
Phone: (843)768-0575

Question/Comment: In regard to the proposed Main Road Corridor Overlay Zoning District, no changes should be made that would result in an increase in traffic on Johns Island. All road improvements, Main Rd Savannah Highway flyover and widening of Main Rd., are COMPLETED. The road system on Johns Island can not support any additional traffic. Any further development on Johns Island without the road improvements would be irresponsible and hazardous.



Johns Island Task Force

Respect ■ Protect ■ Enhance

Mr. Eric Meyer
Chairman, Charleston City Planning Commission
4045 Bridge View Drive, Suite A-314
North Charleston, SC 29405

7 Aug 2020

Reference: Main Road Corridor Overlay Zoning District (MRC-O)

Dear Mr. Chairman:

On behalf of the members of the **Johns Island Task Force**, and in alliance with the member of the **Johns Island Community Association** and the **Johns Island Council**, I respectfully submit for consideration our recommendations regarding the Main Road Corridor Overlay Zoning District.

County Staff has done a great job developing the overlay. We have only a few recommended changes that we believe will help to further enhance the rural character of Main Road as it develops. These changes fall into three categories: use table, density, and plantings.

Use table: The majority of proposed uses are a good fit for this area of Johns Island located outside the Urban Growth Boundary. However, to maintain the rural character of Main Road, the following uses should be deleted:

- Short-Term Rental Property, Commercial Guest House (CGH)
- Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer
- Impound Yard
- Towing Facility

Density: The Dutch Dialogues, which is discussed in Sec 5.17.2 of the Overlay, has several elevation-based recommendations for land use on Johns Island. For lower elevations, these recommendations include reduce housing density, require elevated foundations, limit soil disturbances and limit tree disturbances. One of the key recommendations is to eliminate further developments below an elevation of 6 feet. Accordingly, we recommend that Sec 5.17.7 A 2 be changed as follows:

- From: "Net highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as freshwater wetlands."
- To: "Net highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line, identified as freshwater wetlands or below 6 feet in elevation."

Plantings: The tree canopy can almost be considered a trademark of Johns Island. This canopy of trees, most often live oaks, becomes evident when one drives along Bohicket, Chisolm or River Roads. Developments on Main Road should only enhance and amplify this "trademark". Accordingly, we recommend the following changes to Table 5.17.2, "Main Road ROW Buffer Depth and Planting Schedule":

- The use of live oaks, rather than other types of tree, should be required. Therefore, add a note for "Canopy Trees" that states: "[x] All canopy trees shall be live oak with a diameter breast height (DBH) of 6 inches or greater."
- Since a dense canopy similar to what occurs throughout Johns Island is desired, change the "plants per linear feet for canopy trees" quantity from "2" to "4".
- Since palmetto trees do not supply a canopy, delete Note [6] "Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three."
- Since Belvedere and Humbert Roads are key gateways into the interior of the Island, properties fronting on these roads should be required to have the same buffers required as for Main Road. Therefore, change the Title of Table 5.17-2 from "Main Road ROW Buffer Depth and Planting Schedule" to "Main, Belvedere and Humbert Roads ROW Buffer Depth and Planting Schedule".

We believe these changes are key to ensuring developments along Main Road maintain the rural character that the residents of Johns Island expect and what is required in the Charleston County's Comprehensive Plan.

Thank you for your consideration.

Sincere regards,



John Zlogar

Chair, Johns Island Task Force

The Johns Island Task Force is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry and outdoor recreation.



A GROWING TRADITION SINCE 1973

August 5, 2020

Charleston County Planning Commission
4045 Bridge View Drive
North Charleston, SC 29405

Re: Main Road Corridor Overlay Zoning District (MRC-O)

Dear Planning Commissioners,

My name is Andrew Dupps. I am the President of HMD Holding which is the property owner of 1182 Main Road. I strongly approve of the proposed amendments to the Charleston County Plan and the Charleston County Zoning and Land Development Regulations Ordinance. The amendments are well suited for Main Road and allow the property owners to properly use their land while creating uniformity along Main Road. I appreciate the Planning Commission for taking the time to review these amendments and look forward to seeing the amendments being approved.

Thank You,

Andrew Dupps

President of HMD Holding, LLC

President of The Greenery of Charleston

From: [Robert Maynor](#)
To: [CCPC](#)
Subject: Public Comments on James Island and Johns Island Overlays
Date: Wednesday, August 05, 2020 3:22:32 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commission,

My name is Robert Maynor. I am a resident of Wadmalaw Island. As a member of the broader Charleston County barrier island community, I have a vested interest in the proposed overlay districts on James Island and Johns Island.

I support the bicycle and pedestrian path improvements on Maybank Highway on James Island. I urge officials to move forward immediately to implement a unified multi-modal path in this area. The area is currently very dangerous for cyclists and pedestrians, and current residents should not have to wait until there are more new developments to have safer transportation routes.

I also support the Johns Island Main Road overlay. It is imperative that the recommendations for Johns Island from the Dutch Dialogues be incorporated into the plan. There should be no new development on property below 6 feet Mean Sea Level (MSL) and development below 15 feet MSL should be heavily restricted.

Thank you for considering all of the applicable research, as well as the input of citizens when considering these overlays on James Island and Johns Island.

Sincerely,
Robert Maynor

From: [Paul Wood](#)
To: [CCPC](#)
Subject: Dutch Dialogues!
Date: Wednesday, August 05, 2020 3:28:12 PM

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Can you tell me if Charleston County has officially adopted the published recommendations of the Dutch Dialogues?

Many thanks, Edie Wood Johns Island edie_wood@att.net

Sent from my iPad

From: [Susan Morris/ Dells Inc](#)
To: [CCPC](#)
Subject: Maybank Hwy. John's Island
Date: Thursday, August 06, 2020 8:46:31 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Susan Morris and I live at 3045 Maybank Hwy., John's Island. I appreciate the opportunity to let y'all know how it is out here on Maybank Hwy. I've lived in this spot for 40 years now and have a company called DELLS INC which is a heavy equipment company that specializes in site work. In my daily experience the need here is for Maybank to be widened to four lanes with a median you can merge into. It is almost impossible for me to turn left towards Wadmalaw Island in a single vehicle much less for a truck and trailer. The traffic is so constant you just can't get both lanes clear to cross both lanes to turn left. If it was like Folly Rd. then someone could wait till oncoming traffic allowed them to get into the median and then wait to merge into traffic going their direction. Please, please build user friendly roadways. Please do not build up the median so that it can't be utilized for merging and accidents and car troubles. You can't pull off the side of the road now if something happens or an ambulance or police come speeding by and if you get a flat tire or your pulley goes out there is nowhere to get to not impede traffic. There are so many people here now and we all need safer roads so please make it so we can merge and also have a place to get out of traffic if need be.

Thank you, Susan Morris
843-559-5002

From: [Harry Polychron](#)
To: [CCPC](#)
Subject: Johns Island overdevelopment
Date: Wednesday, August 05, 2020 8:43:19 PM

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I am a resident of Seabrook Island and frequent the roads of JI. Because of flooding the roads are often unusable. We need to stop the paving of the natural absorption remedies for flooding with fill and build and overdevelopment in general. Thank you,
Harry Polychron

From: [Beverly Keating](#)
To: [CCPC](#); [Beverly Keating](#)
Subject: John's Island Main Road Corridor Overlay
Date: Wednesday, August 05, 2020 3:48:50 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commissioners,
For the John's Island Main Road Corridor Overlay we require that the John's Island recommendations from the Dutch Dialogues Report be included to prohibit any new development below 6 feet Mean Sea Level (MSL) and limit development below 15 feet MSL.

It is crucial that Future Developments must align with the recommendations from the Dutch Dialogues and John's Island Community Plan especially relating to Stormwater Management and Transportation Infrastructure.

Fill and Build has to stop on John's Island as it is affecting all established homes and businesses.

These are important Community Issues affecting many lives and livelihoods on our Island.

Thank you in advance for your assistance in making John's Island a planned development we can all be proud to call home.

Beverly S Keating
3680 Morse Avenue
John's Island, SC

From: joymnewman@aol.com
To: [CCPC](#)
Subject: Question regarding the future commercial development of the River Rd/Main Rd/Chisolm Rd. intersection
Date: Wednesday, August 05, 2020 2:45:56 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I understand that a multilane roundabout is planned for this intersection. How will pedestrians and bicyclists be able to cross this intersection ?

From: [Chris Carrara](#)
To: [CCPC](#)
Subject: Main Road Overlay parcel 283-00-00-090
Date: Thursday, August 06, 2020 2:03:30 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Chris Carrara and I am a long time resident of resident of James Island.

Approximately 7 years ago, as an investment I bought parcel # 283 00 00 090 which is a 5 acre parcel on Main road on Johns Island

presently zoned as AG 1.

It has come to my attention that this parcel is encompassed in the Main Road Overlay Zone presently being discussed by the County.

My research indicates that there are several other parcels Zoned Commercial in the environs and I would request that this Parcel be zoned Commercial as well.

It is a large parcel and could accommodate a # of commercial uses while adhering to any setback and buffer requirements.

A Commercial setting at this location would certainly allow quicker access to goods and services for the residents thus cutting down on the traffic and congestion.

(which is a problem on Main Road all hours of the day).

I appreciate your attention to this request and ask that you place a copy of this e mail in the record.

I plan to be in attendance at the Meeting this Monday and will answer any questions you or the Commissioners may have.

Many thanks ,

Chris Carrara
847 Whispering Marsh Dr.
Charleston, SC 29412
(843)696 6040
chris@cardivi.com

September 14, 2020

Charleston County Planning Commission

4045 Bridge View Drive

North Charleston, SC 29405

Dear Planning Commission,

Thank you for your efforts to improve the future of Johns Island and the Main Road Commercial Overlay District.

I am representing my family that owns a 28 acre parcel of land at 636 Main Road, Johns Island. TMS # 283-00-00-080.

This property has been in the family for over 60 years and is an opportunity for medical care and retirement for three brothers and sisters in their late 70s and early 80s. This property holds a lot of great memories and has been in the family for as long as I have been alive.

Main Road is slated for lane expansion and will be a major corridor for Johns Island residents and represents an economic opportunity for residents to work without commuting.

A portion of our land will be condemned for the betterment of the island. This condemnation in addition to setbacks for development from that condemned land no doubt impacts the marketability of our property.

We are asking for a little more flexibility on one of the largest tracts of land in the Main Road Commercial Overlay District. This property has 1400' feet of frontage on Main Road which allows additional low impact uses to be incorporated into the plan safely.

We are asking for some of the uses that are allowed in the Belvedere Commercial District be allowed on the largest parcel in the Main Road Corridor Overlay.

I worked for a Commercial Real Estate Firm from 2006 to 2010 and am familiar with the dynamics of development and the benefits it can have for the citizens.

For example, warehouse facility is an excluded use for our parcel. Typically larger warehouses are divided into small office/warehouse spaces which are rented to small business owners that need a convenient place to operate.

We are not asking for this property to be zoned for hotels, apartments or a large tract home development, but for similar uses as in the Belvedere Main Road Commercial District.

Some other uses we deem to be appropriate for 636 Main Road are marked on the Main Road Corridor Overlay District Draft which is attached.

Thank you for your consideration and please feel free to contact me to discuss further.

Sincerely,

Ashley Towns

843-532-2386

**JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT**

OLD FERRY RD

TWO MILE RUN
KING HAVEN LN
CAPTAIN TOMS CRSG

LLOYD RD

JA NEAN PL

THS #
283-00-00-080

DOCTOR WHALEY RD

WITTRELL LN

J AND R DR

PONDVIEW RD

SREVIR ST

BELVEDERE RD

CHISOLM RD

THORN CHASE LN

CORREST RD

KITFORD RD

PINGKNEY RD

WATERHILL RD

JOHAN BLVD

Legend

 PROPOSED MRC-01

 CITY OF CHARLESTON

**Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting**

Table S-17.5 Main Road Corridor Overlay Zoning District Use Table					
Use	Reverend Main Community District (BYD) District	Rural Community District (RC) District	Kittling Community Industrial District (KCI) District	Kittling Community Residential District (KCR) District	Conditions
Section 17.6.1: Agricultural and Horticultural Uses, Processing and Support					
Aquaculture					
Mariculture					
Apiculture (Bee Keeping)					
Animal and Insect Production					
Concentrated Animal Feeding Operations					
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A		A	
Hemp Crop Production and/or Processing	C	C	C		§5.17.6.A
Winery					
Agricultural Processing	A	S			
Agricultural Sales or Services	C	C			§5.17.6.B
Roadside Stand	A	A			
Farmers Market	A	A			
Sweetgrass Basket Stand	A	A	A	A	
Community Garden	A	A	A	A	
Section 17.6.2: Forestry Uses					
Bona Fide Forestry Operations				C	§5.17.6.C
Lumber Mills, Planing, or Saw Mills					
Section 17.6.3: Residential Uses					
Section 17.6.3.1: Assisted Living					
Assisted Living	S				
Section 17.6.3.2: Manufactured Housing					
Manufactured Housing Unit	C	C		C	§5.17.6.D
Manufactured Housing Park					
Section 17.6.3.3: Multi-Family Dwellings					
Dwelling, Multi-Family					
Triplex and Fourplex					
Duplex					
Dwelling Group					
Dwelling, Single-Family, Attached					

Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting

Table S.17.5 Main Road Corridor Overlay Zoning District Use Table					
Uses	General Medium Commercial (GMC) District	General Commercial (GC) District	Kilford Community Industrial (KCI) District	Kilford Community Residential (KCR) District	Conditions
Short-Term Rental Properties					
Short-Term Rental Property, Limited Home Rental (LHR)				C	§5.17.6.E
Short-Term Rental Property, Extended Home Rental (EHR)					
Single-Family Dwellings					
Dwelling, Single-Family Detached	A	A	A	A	
Multi-Family Dwellings					
Transitional Housing					
Child-Caring Institution					
Emergency Shelter	A	A			
Affordable Dwelling Units	C	C	C	C	§5.17.6.F
Group Residential					
Farm Labor Housing					
Public and Institutional Uses					
Court of Law	A	A			
Correctional Institutions					
Parole Office or Probation Office					
Safety Service	A	A	A	A	
Child-Care Services					
Adult Day Care Service	A	A		A	
Family Home	C	C	C	C	§5.17.6.G
Group Home	A				
Child Care Center	A	A			
Day Camp	A	A			
Public and Institutional Services					
Cemetery	A	A			
Funeral Services	A				
Public and Institutional Facilities					
Pre-school or Educational Nursery	A	A			
School, Primary	A	A			
School, Secondary	A	A			

**Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting**

Table 5-17.5, Main Road Corridor Overlay Zoning District Use Table					
Use	Hamstead Main Submarket (EPA) District	Old Community Residential District	Riviera Community Industrial (CIR) District	Riviera Community Residential (RCR) District	Conditions
Higher Education Facility	S	S			
Personal Improvement Education	A	A			
Health Care Facilities					
Medical Office	A	S			
Community Residential Care Facility	S	S			SS.17.6.H
Counseling Service	A	S			
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	S			
Health Care Laboratory	A	A			
Home Health Agency	A	S			
Hospital; Hospice Facility	S	S			
Outpatient Facility for Chemically Dependent or Addicted Persons	S				
Rehabilitation Facility	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S			
Parks, Recreation, and Similar Institutions					
Historic Site	A	A			
Library or Archives	A	A			
Museums	A	A			
Nature Exhibition	A	A			
Botanical Gardens	A	A			
Zoo					
Public Services					
Postal Service, United States	A	A			
Recreation and Entertainment					
Community Recreation	A	A	A	A	
Fishing, Hunting or Recreational Guide Service	A	A			
Golf Courses or Country Clubs					
Parks and Recreation	A	A	A	A	
Recreation and Entertainment, Indoor	A				

**Main Road Corridor Overlay Zoning District - Draft
August 10, 2020 Planning Commission Workshop and Meeting**

Table 5.17.5 Main Road Corridor Overlay Zoning District Use Table					
Uses	Bakersfield Main Corridor Overlay District (BMCOD)	Rural Community Residential (RCR) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
Recreation and Entertainment, Outdoor	C	C			\$5.17.6.I
Drive-in Theater					
Golf Driving Range					
Outdoor Shooting Range					
Special Events	C	C			\$5.17.6.J
RELIGIOUS, PROFESSIONAL, LABOR, POLITICAL OR CIVIC ORGANIZATIONS					
Business, Professional, Labor, Political Organizations; Social or Civic Organization; Social Club or Lodge	A	A			
Religious Assembly	A	A	A	A	
UTILITY AND WASTE SERVICES					
Utility Service, Major	C	C			\$5.17.6.K
Utility Service, Minor	A	A	A	A	
Waste-Related Uses					
Septic Tank Installation, Cleaning, or Related Services					
Solid Waste Disposal Facility (Public or Private)					
HOUSING					
TRANSIENT HOUSING					
Short-Term Rental Property, Commercial Guest House (CGH)	C	C			\$5.17.6.E
Hotels or Motels					
RV (Recreational Vehicle) Park					
Campground					
PERMANENT HOUSING					
Stable, Commercial	A	C			\$5.17.6.L
Stable, Private	A	A			
Kennel	A	C			\$5.17.6.M
Pet Store or Grooming Salon	A	A			
Small Animal Boarding	A	A			
Veterinary Service	A	A			
FINANCIAL SERVICES					
Banks or Financial Services	A				

Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting

Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table					
Uses	Bayshore West Commercial (BWC) District	Rural Commercial (RC) District	Kirkwood Community Industrial (KCI) District	Kirkwood Community Residential (KCR) District	Conditions
Short-term Lender					
Food and Beverage Establishments					
Bar or Lounge	S				
Catering Service	A	A			
Restaurant, Fast Food					
Restaurant, General	C	C			§5.17.6.N
Sexually Oriented Business					
Information and Communications					
Communication Service; Data Processing Service; and Publishing Industry	A	?			
Communications Towers	C	C			§6.4.5
Offices					
Administrative or Business Office; Government Office; Professional Office	A	A	A		
Other Administrative and Professional					
Convention Center or Visitors Bureau	A				
Heavy Construction Service or General Contractor	A	C			§5.17.6.O
Billboard					
Special Trade Contractor (Offices/Storage)	A	C			§5.17.6.O
Parking and Transportation					
Parking Lot	A	?			
Parking Garage		?			
Other Transportation Services					
Charter Boat or other Recreational Watercraft Rental Service					
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	A	P			
Consumer Goods Rental Centers	A	A			
Self-Service Storage	C	C			§5.17.6.P

**Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting**

Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Use	Light Industrial (LI) District	Community Industrial (CI) District	Community Industrial (CI) District	Community Residential (CER) District	Conditions	
Vehicle Rental or Leasing	A	(P)				
Boat Yard	A	(P)				
Repair Service, Consumer	A	(P)			§5.17.6.O	
Repair Service, Commercial	A	(P)				
Vehicle Repair or Service	A	S			§5.17.6.O	
Nonstore Retailers	A					
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	A					
Home Improvement Centers						
Food Sales	A	A				
Food Truck	A	A				
Liquor, Beer, or Wine Sales	S					
Building Materials or Garden Equipment and Supplies Retailer	A	(P)				
Retail Sales or Services, General	A	A				
Convenience Stores	A					
Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A				
Pawn Shop						
Warehouse Clubs or Superstores						
Service Stations, Gasoline	C				§5.17.6.R	
Truck Stop						
Vehicle Sales	A					
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	A					
Vehicle Parts, Accessories or Tire Stores	A	A				
Consumer Convenience Service	A					
Hair, Nail, or Skin Care Services	A	A		C	Sec. 6.4.3	

**Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting**

Table 5.17.5: Main Road Corridor Overlay Zoning District Use Table					
Use	Suburban Commercial (SMC) District	Rural Commercial (RC) District	Kirkland Community Industrial (KCI) District	Kirkland Community Residential (KCR) District	Conditions
Job Training or Placement Service	A	A			
Personal Improvement Service	A	A			
Physical Fitness or Health Club	A	A			
Tattoo Facility					
Services to Buildings or Dwellings	A				
Landscaping and Horticultural Service	A	A			
Vehicle Storage and Maintenance					
Vehicle Storage	A	C			§5.17.6.Q
Impound Yard	C				§5.17.6.Q
Towing Facility	C				§5.17.6.Q
Boat Ramp		A			Art. 5.3
Community Dock		A			Art. 5.3
Commercial Dock					
Marina					
Wholesale Sales					
Wholesale Sales	A				
Clay or Related Products, Construction Material Wholesaler	A				
Flower, Nursery Stock or Florists' Supplies Wholesalers	A				
Petroleum Wholesalers					
Other Commercial					
Professional and Service					
Laundry, Dry Cleaning, or Carpet Cleaning Plants	A				
Photo Finishing Laboratory	A				
Research and Development Laboratory	A	A			
Scrap and Salvage Service					
Manufacturing and Production					
Artisan and Craftsman	A	A			
Manufacturing and Production	A				

Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting

Table 5.17.5 Main Road Corridor Overlay Zoning District Use Table					
Use	General Community (GC) District	General Community (GC) District	General Community (GC) District	General Community (GC) District	Conditions
Aircraft Manufacturing and Production, including Related Parts					
Chemical Manufacturing and Production					
Clay or Related Products, Furniture, Cabinets or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production	A	A			
Microbrewery	S	S			
Pulp Mill or Paper Mill, Rendering Plant					
Slaughter House and Meat Packing					
Stone or Shell Products Manufacturing and Production					
Special Use					
Warehouse and Distribution Facility	A	(P)			
Container Storage Facility					
Freight Forwarding Facility	A				
Fuel Storage Facility					
Grain Terminals and Elevators	A				
Stockpiling of Sand, Gravel, or other Aggregate Materials	A	(P)			
Storage or Manufacturing of Weapons or Ammunition					
Other Uses					
Resource Extraction/Mining					
Recycling Center					
Recycling Collection Facility	A	A			
Transportation					
Resource Extraction/Mining					
Aviation					
Aviation					
Private Air Strip					
Railroad Facility					
Sightseeing Transportation, Land or Water	A				

**Main Road Corridor Overlay Zoning District – Draft
August 10, 2020 Planning Commission Workshop and Meeting**

Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table					
	Bona Fide Forestry (BFC) District	Rural Commercial (RC) District	Midford Community Industrial (KCI) District	Kirkland Community Residential (KCR) District	Conditions
Taxi or Limousine Service	A				
Urban Transit Systems	A				
Water Transportation					

Sec. 5.17.6 Use Conditions

- A. Hemp Production and Processing**
- 1. Industrial Hemp License.** Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
 - 2. Approval from South Carolina Department of Agriculture.** Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with all Site Plan Review applications.
- B. Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer**
Tractor-trailer containers are prohibited in outside storage areas.
- C. Bona Fide Forestry Operations**
Charleston County hereby adopts the processes and procedures outlined in S.C Code Sec. 48-23-205 et. seq. (1976, as amended).
- D. Manufactured Housing Units**
A Manufactured Housing Unit placed in the BMC, RC, KCI and KCR Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the manufactured housing unit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.
- E. Short-Term Rentals, Limited Home Rental (LHR) and Commercial Guest House (CGH)**
- 1. KCR District:** Short-Term Rentals, Limited Home Rental (LHR) use shall comply with the requirements of Article 6.8 of this Ordinance as regulated for the Rural Residential (RR-3) Zoning District.
 - 2. BMC and RC Districts:** Short-Term Rentals, Commercial Guest House (CGH) use shall comply with the requirements of Article 6.8 of this Ordinance as regulated for the Rural Commercial (CR) District.
- F. Affordable Dwelling Units**
Affordable Dwelling Units in the BMC, RC, KCI and KCR Districts shall comply with the requirements of Article 6.4.19 of this Ordinance as regulated for the Agriculture/Residential (AGR) Zoning District.
- G. Family Home**
A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.

From: [Nancy L Carter](#)
To: [CCPC](#)
Subject: Regarding proposed Amendments and changes for Main Road Corridor Overlay Zoning
Date: Friday, September 11, 2020 11:47:40 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom it may concern:

I am writing on behalf of Marthanne Limehouse and Nancy L. Carter, Property owners at three (3) of the corners in question at Main and Chisolm

We both have received your information on the rezoning and feel that more study on the use for these properties are needed. The road improvements may need revision. In the future the compensation for the said properties should be fair and logical.

Thank you for your attention,

Sincerely,

Marthanne Limehouse
Nancy L. Carter

From: [Jimi Craddock](#)
To: [CCPC](#)
Subject: Maybank/Main Road overlay
Date: Friday, September 04, 2020 3:45:37 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Planning commission.

I have resided on Johns Island since 1982 and have watched the growth over the years and the traffic that comes with it. I have reviewed the most recent Maybank Highway / Main Road overlay plan sent out last week and would like to add my support for it.

Sincerely,

Jimi Craddock

Jimi Craddock
jimi.craddock@gmail.com

From: [Debbie Farthing](#)
To: [CCPC](#)
Cc: [Greg Farthing](#)
Subject: Proposed MRC Boundary
Date: Friday, September 04, 2020 2:22:35 PM
Importance: High

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am looking at the proposal for the MRC boundary, and I am extremely concerned about the property values for my house and those close to me. The 3 acre lot across the street from us on Johan Blvd. is a residential area and **SHOULD REMAIN SO**. While I admit that the Dollar General has attracted customers, it has also attracted thieves and has been the victim of many robbery attempts (and successful thefts). I do not want this right across the road, especially when I have grandchildren playing in my front yard.

I am also concerned that if this plan is implemented, Main Road will become the new Folly Road. I can remember when Folly Road was much less developed, and James Island had more of a small town feel. Too much development and done too quickly will destroy the small town feel on Johns Island.

I am vehemently opposed to this proposal, and I hope that you will take the opinions of those of us who have lived here and paid taxes here into consideration when considering these changes.

Thank you,
Debbie Farthing
3569 Johan Blvd.
Johns Island SC 269455

From: [Michael Green](#)
To: [CCPC](#)
Subject: Main Road Corridor Overlay Zoning
Date: Thursday, September 03, 2020 8:05:07 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Charleston County Planning Commission:

I am a resident of Wadmalaw Island and travel Main Road daily. I am strongly in favor of mixed zoning on Main Road. The area of Main Road at issue is well suited to mixed zoning. As one of the only two main corridors to Johns Island and Wadmalaw Island, Main Road is best suited for mixed zoning.

Thank you for your consideration. I look forward to the approval of the proposed amendment to Main Road zoning.

Thank you,
Michael B. Green
Wadmalaw Island, SC

From: [Charlie Masencup](#)
To: [CCPC](#)
Subject: Kitford Rd rezoning
Date: Wednesday, September 02, 2020 1:41:37 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to again object to the downzoning of properties along Kitford Rd.

The large block of clearly designated industrial land has been repeatedly picked apart by well-meaning owners seeking to downzone their properties hoping to turn an industrial area into a residential one. The proposed rezoning would solidify that effort to the detriment of everyone who does not understand the financial impact of the move, exacerbating the hardships felt by an already marginalized neighborhood. This road may be paved with good intentions but the effects will be meaningfully negative to the residents and owners in this neighborhood. I implore you to reconsider this move and to even push the boundaries of industrial zoning further out to incorporate more of the secondary and tertiary landlocked lots behind those fronting on Kitford so that those owners might have the opportunity to benefit from improved zoning as well. There is very little land on John's Island that is zoned appropriately to support the business needs of the Islands, removing inventory is absolutely a bad idea for the neighborhood and for the island(s) as a whole.

Thank you for your consideration.

Charlie Masencup
843-408-1400

From: [Chris Carrara](#)
To: [CCPC](#)
Subject: Main Road Overlay District PID 283-00-00-090
Date: Monday, August 24, 2020 2:28:34 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Chris Carrara, I am a long time resident of Charleston and I am the owner of property that is on the West side of Main road. (PID # 283 00 00 090) and have owned it for over 7 years. I wish to voice my support of staff recommendation to change the zoning for the area west of Main Rd that was recommended to be Kitford Community Residential to Rural Commercial for the following reasons.

1. These few properties would be surrounded by the proposed commercial overlay and therefore should also be included in the RC or BMC designation so as not to create a small residential only "island" trapped between two commercial districts.
2. As more growth occurs beyond this area and traffic increases, limiting properties to residential use only will make them less desirable to be used for residential and therefore reduce their overall value and desirability.
3. The commercial designation would also allow these owners enhanced uses such as home-based businesses.
4. I believe the RC and BMC designation along main road will allow measured development of properties that will be of benefit to all the home owners along the connecting roads so they can avoid having to travel to the major commercial districts to conduct their daily business and thus reduce the traffic impact along Main Road.

I am also in support of the proposed buffer along the corridor as it will allow pedestrians and bikes to travel safer as well as maintain and enhance the beauty of Johns Island.

Thank you.

Chris Carrara

843-696-6040

From: [Ruthie Frazier](#)
To: [CCPC](#)
Subject: Main Road Corridor Overlay
Date: Friday, August 07, 2020 11:59:15 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My family has lived on Kitford Road for many decades and I would like for our generations to come to be able to enjoy the family's homestead.

"

While I am pleased about the following statement made

The Kitford Community Districts are being created to maintain and protect the existing residential community and limit the scale and expansion of industrial uses.

I am also concerned about the following statement that includes a short list of other uses compatible with the Kitford Community. We must make sure that the environment is not negatively impacted with other industrial companies that might posed a health concern sometime in the future.

The KCI District will be limited to the existing uses on these KCI properties and a short list of other uses compatible with the Kitford Community.

Thank you
Ruthie Frazier Jeffrey

November 3, 2020

Charleston County Zoning & Planning
Attn: Joel Evans
4045 Bridge View Drive
North Charleston, SC 29405

Re: Request to be included in the Main Road Corridor

Joel,

I am writing regarding our phone conversation last week, and my concerns about the use of my property at 966 Main Road (TPS 2500000006) as well as my adjacent properties (TPS 2500000148, 2500000008, 2500000146) and my son's property (TPS 2500000149). Under the new ordinance, there would be a required 75-foot buffer across the front of the property at 966 Main Road. Additionally, there would be a corner setback further squeezing this parcel. The neighboring property was allowed to build one foot off the property line which now requires a setback on *my* property on that side, as well, further reducing the area of usable land and creating a hardship.

When the plans were sent out by the County that this rural overlay was going into place, all of the properties were in the colored overlay section and therefore I decided to wait and do everything at one time versus rushing out and quickly developing the front property, which I obviously could have done. However, now they have taken the back property off and I will still lose the use of the front property due to the 75-foot buffer. Of the three mobile homes on the adjacent properties, I had one removed since receiving the notice. I did not renew the lease on another mobile home, and it sits empty. With regards to the third, I did not renew the lease and the plan is to have that renter out by December 31st which would leave no residents on any of the adjacent properties.

I am formally requesting that these properties (TPS 2500000148, 2500000008, 2500000146, and my son's property at 2500000149) be included in the rural corridor with TPS 2500000006. I have already had the site work plan, a tree survey, and a wetland survey completed by Forsberg Engineering to develop a plan for better use the property. As it is now, there is a 60,000 square foot building (Main Road Storage) that borders all the properties, as well as U-Haul, storage

units, etc. adjacent to the properties. Additionally, there is a plan that the County has approved that allows more development along these properties to include several more large commercial use buildings. Behind me there is a landscape company, Lawn Masters, and across the street is a new storage company, Johns Island Storage, built by Massenburg Construction. I am literally surrounded by like properties and I would like to have all of my property in that rural corridor so as to use the back area for my tree service, the front area could be used to build a garden center, and the adjacent properties for a nursery. My sons, 26 and 23, work for the family business and we would like to be able to responsibly develop the properties. The biggest hardship we currently face is the setback off the front property.

I very much appreciate the consideration. Should you have any questions, I can be reached directly at 843-906-4391 or by email at *thetreeclinic@gmail.com*.

Sincerely,

Paul Mulkey, Sr.

Niki R. Grimball

From: CCPC
Sent: Tuesday, November 10, 2020 8:29 AM
To: Andrea Melocik; Joel Evans; Niki R. Grimball
Subject: FW: Objection to Main Road Corridor Overlay

Additional public input for MRC-O, received last night.
Thanks,
AK

-----Original Message-----

From: masencup1@gmail.com <masencup1@gmail.com>
Sent: Monday, November 09, 2020 6:24 PM
To: CCPC <CCPC@charlestoncounty.org>
Subject: Objection to Main Road Corridor Overlay

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to again object to the downzoning of properties along Kitford Rd.

The large block of clearly designated industrial land has been repeatedly picked apart by well-meaning owners seeking to downzone their properties hoping to turn an industrial area into a residential one. The proposed rezoning would solidify that effort to the detriment of everyone who does not understand the financial impact of the move, exacerbating the hardships felt by an already marginalized neighborhood.

This road may be paved with good intentions but the effects will be meaningfully negative to the residents and owners in this neighborhood. I implore you to reconsider this move and to even push the boundaries of industrial zoning further out to incorporate more of the secondary and tertiary landlocked lots behind those fronting on Kitford so that those owners might have the opportunity to benefit from improved zoning as well.

There is very little land on John's Island that is zoned appropriately to support the business needs of the Islands, removing inventory is absolutely a bad idea for the neighborhood and for the island(s) as a whole.

Thank you for your consideration.

Charlie Masencup
843-408-1400

3.

ZREZ-08-20-00124

Post & Courier

CHARLESTON COUNTY COUNCIL REZONING REQUEST PUBLIC HEARING **Tuesday, November 10, 2020 at 6:30 PM**

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, November 10, 2020, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person, or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, November 10. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

ZREZ-08-20-00124: Request to amend the Zoning and Land Development Regulations Ordinance (ZLDR), Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table, to conditionally allow "Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs, and "Food or Related Products Manufacturing" in the Community Commercial District (Du-Wap-O only), subject to conditions, Sec. 6.4.57, Manufacturing and Production.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

**ZLDR Text
Amendment
Request:**

ZLDR-08-20-00124

- Case History**
- Presentation**
- Application**

ZLDR-08-20-00124: Case History

Planning Commission: October 12, 2020
Public Hearing: November 10, 2020
Planning and Public Works Committee: November 19, 2020
First Reading: November 19, 2020
Second Reading: December 8, 2020
Third Reading: December 17, 2020

CASE INFORMATION

Applicant: John Aquino

Owner: Expressway Center LLC

Location: 1920 Dunbar Street

Parcel Identification: 350-05-00-057

Council District: 7 - Moody

Property Size: 1.03 acres

Application: Request to amend the Zoning and Land Development Regulations Ordinance (ZLDR), Table 5.13-1, *DuPont-Wappoo Area Overlay Zoning District Use Table*, to conditionally allow “Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs” and “Food or Related Products Manufacturing” in the Community Commercial District (Du-Wap-O only), subject to conditions, Sec. 6.4.57, *Manufacturing and Production*.

Zoning History: The subject property, TMS 350-05-00-057 was zoned General Commercial (CG) on the original 1970 County Zoning Map, but was subsequently rezoned to Community Commercial (CC) as part of the adoption of the 2001 Zoning and Land Development Regulations Ordinance. The property was included in the Community Commercial District with the adoption of the Dupont-Wappoo Overlay Zoning District in November 2016.

Adjacent Zoning: The subject property contains a multi-tenant commercial building. Adjacent properties to the North, East, and West are also zoned Community Commercial in the DuWap-O and contain boat storage, vehicle sales, a tattoo shop, and a veterinary clinic. Properties to the South are in the City of Charleston, zoned General Business (GB), and are undeveloped.

Municipalities Notified/Response: The City of North Charleston, Town of James Island, Town of Kiawah Island, Berkeley County, City of Charleston, City of Folly Beach, City of Isle of Palms, Colleton County, Town of Awendaw, Town of Hollywood, Town of Lincolnville, Town of McClellanville, Town of Meggett, Town of Mt. Pleasant, Town of Ravenel, Town of Seabrook Island, and the Town of Summerville have all been noticed of this request.

APPROVAL CRITERIA

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a

changing condition;

Applicant's Response: *"I would submit that the area of Dupont/ Wappoo community commercial overlay is a commercial area in which my proposed usage is very much in line with several already established businesses. Co-packing salts, bloody mary mix, relishes and pickles is similar to the restaurants within the overlay, and I am upheld to the same safety procedures and compliance requirements, the only difference being that I am overseen by the USDA and not DHEC. I take these practices very seriously and refuse to compromise; safety is most important."*

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant's Response: The applicant's letter of intent states that criteria A, H, I, J, and N are met as the applicant, *"plans on adhering to all rules and regulations as specified, and enhancing if possible,"* and *"on setting up a teaching kitchen, using local chefs, garden center owners, and nutritionists in order to show the elderly and children that you can eat healthy, grow your own herbs and veggies, and maintain a healthier lifestyle. Showing them how easy it is to do these simple things will cut down on medical bills and promote a longer life.* The applicant is *"currently running 5 businesses out of this building, co-packing for most. This amendment may open the doors for others wanting to start their own business and give back to the community by sharing products and ideas in order to enhance the healthy lifestyle project we envisioned.* The applicant is *"already donating time and products to multiple charities, such as Ronald McDonald House, Project Green Heart, MUSC Children's Fund, and other locally specific events,"* and they *"encourage all others to do so via social media and personal connections."* The applicant has *"also connected with all tenants in our block and have a wonderful relationship with all."*

C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Applicant's Response: *"As far as furthering public welfare and other community services, I pride myself on recycling my jars from local restaurants and bars and reusing them after a thorough cleansing. I have minimal waste; for example, I use the solids from my hot sauce to create a jalapeno pineapple relish, I use the waste from pureeing the tomatoes to send to farmers for compost or feed, and I filter rainwater for washing dishes and floors. I also use biodegradable plastic for my cocktail mixers and give many cases of products to charitable events. In the near future, I want to use my facility as a teaching kitchen to show that healthy eating and living is not as hard as people think, with the main focus on children and the elderly."*

Staff Recommendation – Sec. 3.3.6, Approval Criteria, has been met; therefore, staff recommends approval of the request.

PLANNING COMMISSION MEETING: October 12, 2020

Vote: Recommend approval, 6-0. Chavis, Kent, Paulatos absent.

Notifications: 749 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comprehensive Plan and St. Andrews Interested Parties Lists on September 25, 2020. Additionally, these requests were noticed in the *Post & Courier* on September 25, 2020.

PUBLIC HEARING: NOVEMBER 10, 2020

Notifications: 749 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comprehensive Plan and St. Andrews Interested Parties Lists on October 23, 2020. Additionally, these requests were noticed in the *Post & Courier* on October 23, 2020.

Speakers: No one spoke in support or opposition of the request.

Public Input: No public input has been received in regards to this application.

PLANNING AND PUBLIC WORKS COMMITTEE: NOVEMBER 19, 2020

Recommendation:

FIRST READING: NOVEMBER 19, 2020

Vote:



Charleston County ZLDR Text Amendment Request

Planning Commission: October 12, 2020

Public Hearing: November 10, 2020

Planning and Public Works Committee: November 19, 2020

First Reading: November 19, 2020

Second Reading: December 8, 2020

Third Reading: December 17, 2020

ZREZ-08-20-00124

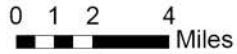
- West Ashley Area: 1920 Dunbar Street
- Parcel I.D.: 350-05-00-057
- Owner: Expressway Center LLC
- Applicant: John Aquino
- Property Size: 1.03 acres
- Council District: 7 - Moody

Request to amend the Zoning and Land Development Regulations Ordinance (ZLDR), Table 5.13-1, *DuPont-Wappoo Area Overlay Zoning District Use Table*, to conditionally allow “Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs” and “Food or Related Products Manufacturing” in the Community Commercial District (Du-Wap-O only), subject to conditions, Sec. 6.4.57, *Manufacturing and Production*.

Zoning History

- The subject property, TMS 350-05-00-057 was zoned General Commercial (CG) on the original 1970 County Zoning Map, but was subsequently rezoned to Community Commercial (CC) as part of the adoption of the 2001 Zoning and Land Development Regulations Ordinance.
- The property was included in the Community Commercial District with the adoption of the Dupont-Wappoo Overlay Zoning District in November 2016.

*Charleston County Comprehensive Plan
Adopted November 18, 2008
Amended December 22, 2009*

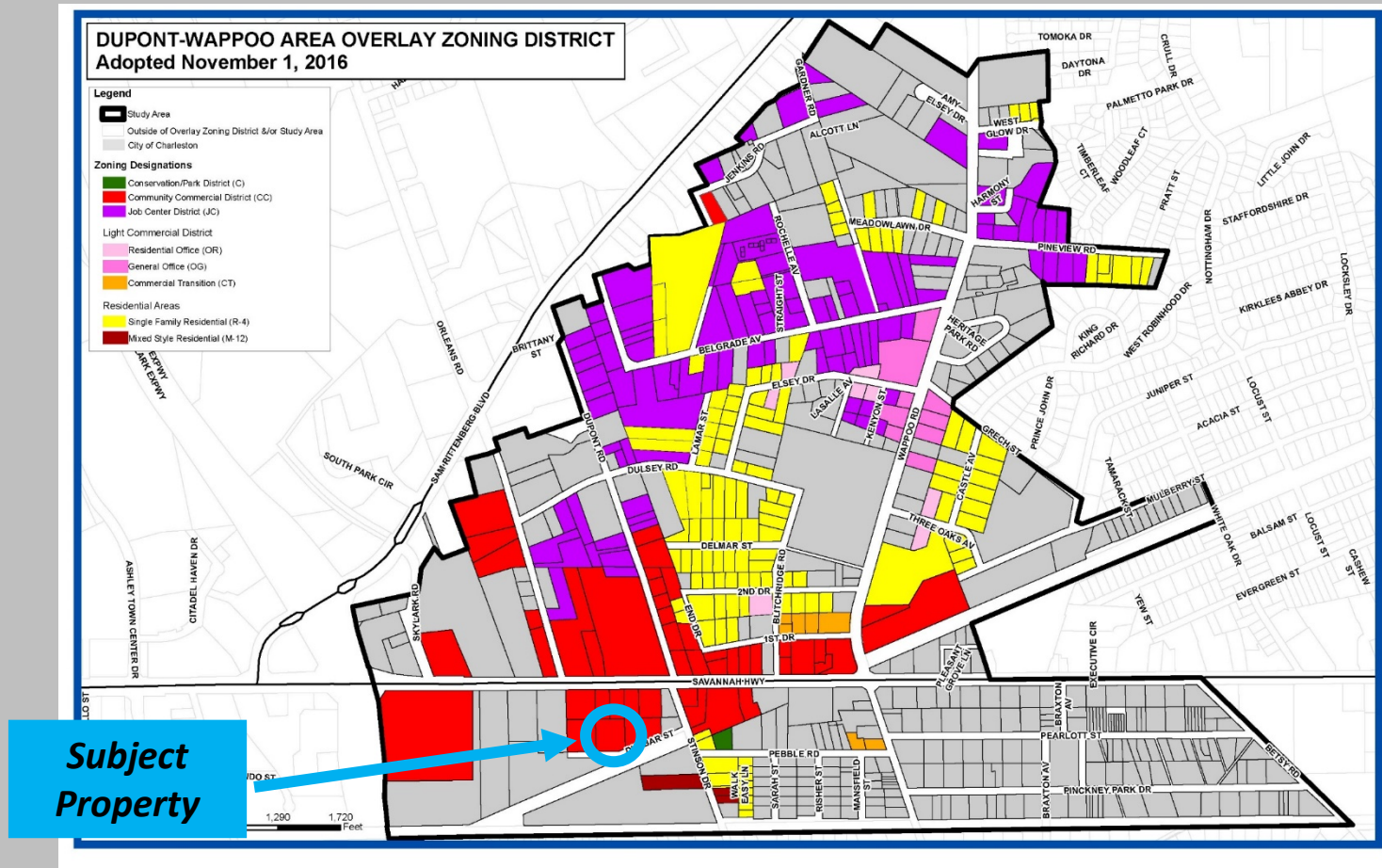


Dorchester Co



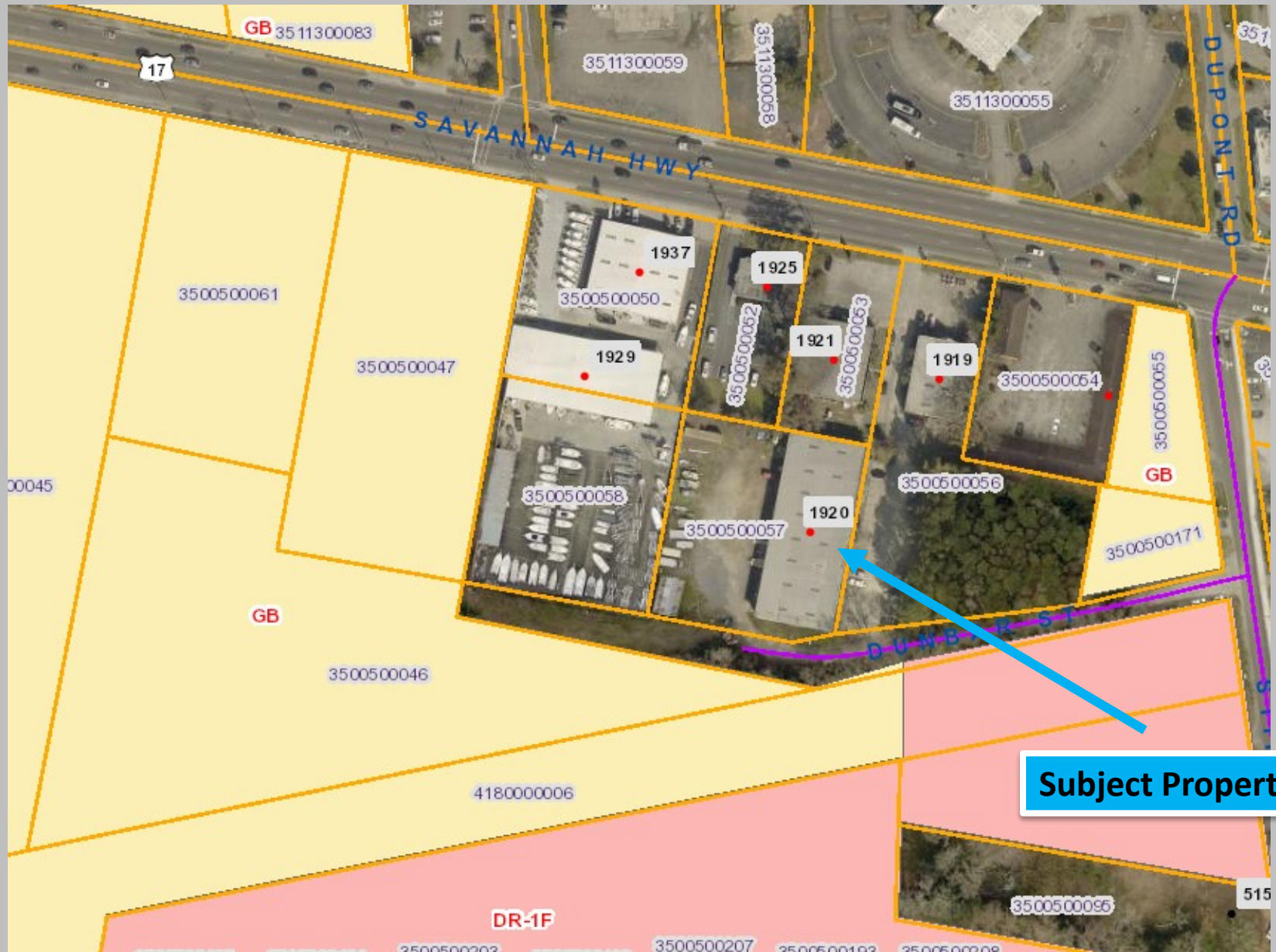
F:\FINAL_COMPREHENSIVE_PLAN_NOV_18_2008\GIS_Data\FutureLandUse\ComplanMap\Map1_1_5\GIS\FutureLandUse_122209.mxd
Printed January 25, 2010

Current Zoning



The subject property contains a multi-tenant commercial building. Adjacent properties to the North, East, and West are also zoned Community Commercial in the DuWap-O and contain boat storage, vehicle sales, a tattoo shop, and a veterinary clinic. Properties to the South are in the City of Charleston, zoned General Business (GB), and are undeveloped.

City of Charleston Zoning

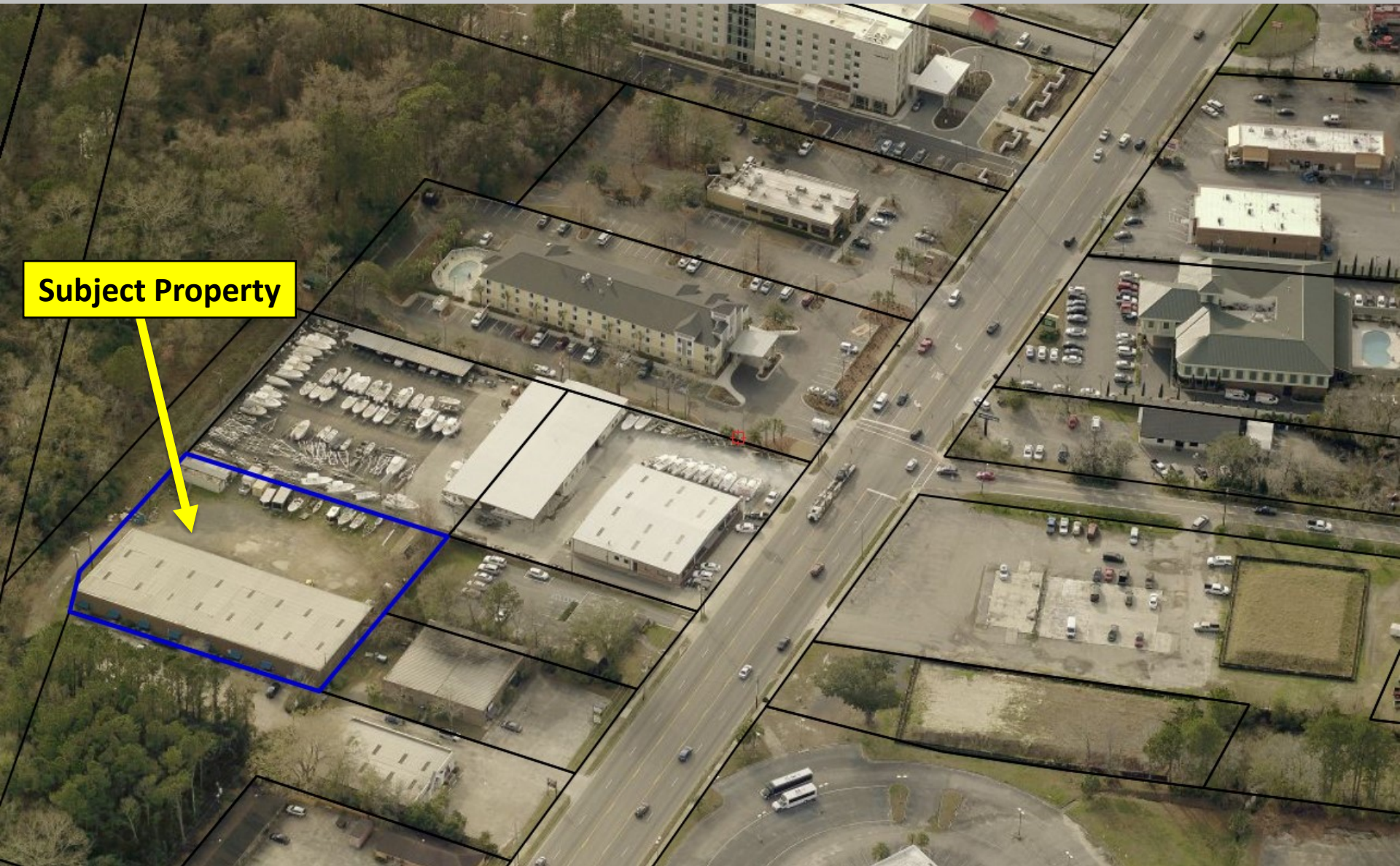


Aerial View to the East



Aerial View to the West

Subject Property



Proposed Amendments to ZLDR Text

§5.13.6, Use Regulations, Table 5.13-1, Dupont-Wappoo Area Overlay Zoning District Use Table

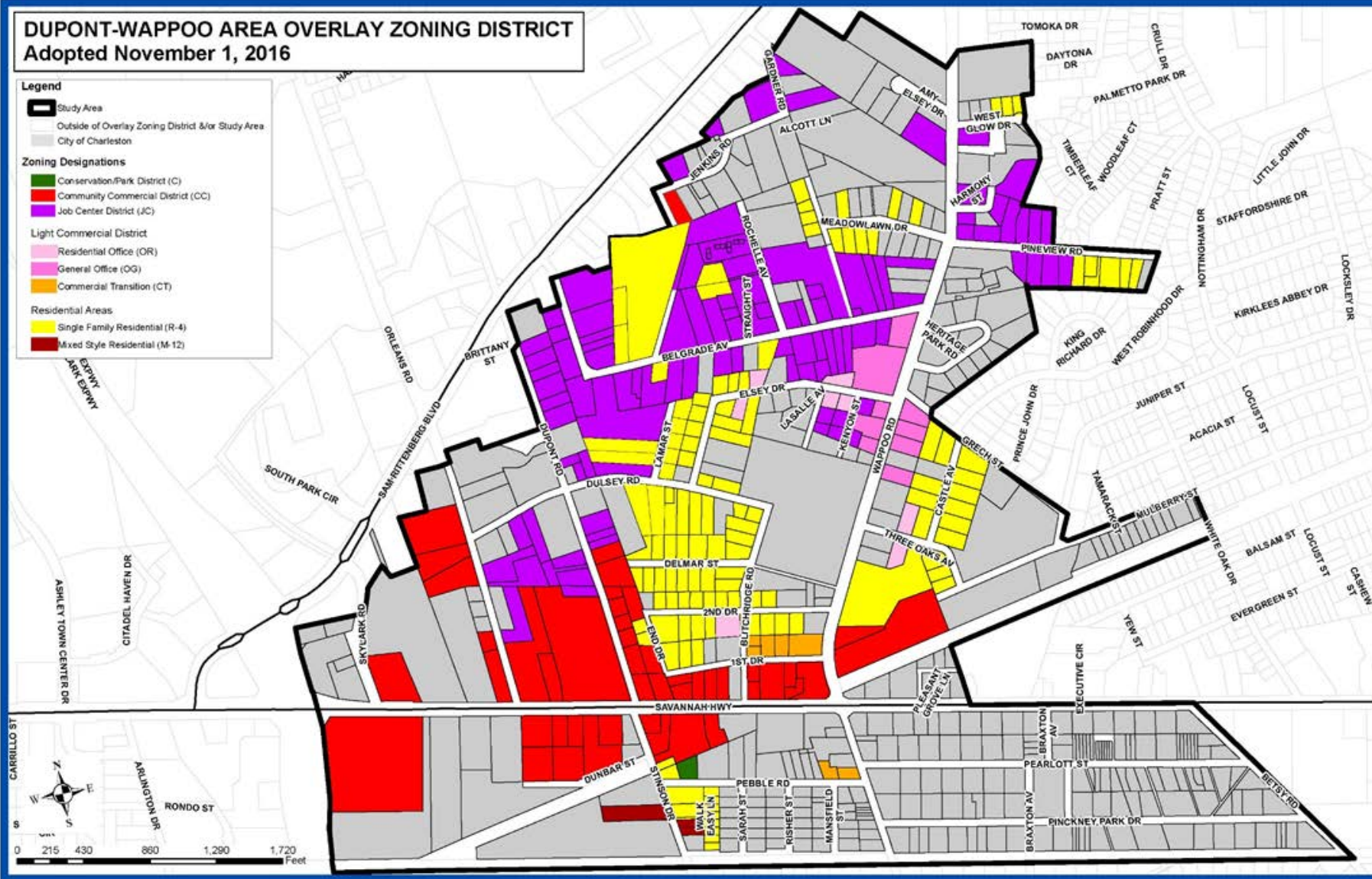
Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table									
“A” indicates uses allowed by right.									
“C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”									
“S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”									
Blank cells indicate uses that are not permitted.									
USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
INDUSTRIAL									
MANUFACTURING AND PRODUCTION									
Aircraft Manufacturing, including Related Parts	A								
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs	A	C							§6.4.57
Clay or Related Products Manufacturing	A	C							§6.4.57
Computers or Electronic Products Manufacturing	A	C							§6.4.57
Electrical Equipment, Appliances, or Components Manufacturing	A	C							§6.4.57
Fabric or Apparel Manufacturing, including Textile Mills	A								
Food or Related Products Manufacturing	A	C							§6.4.57
Furniture, Cabinets, or Related Products Manufacturing	A								§6.4.57
Glass or Related Products Manufacturing	A	C							§6.4.57
Leather Products Manufacturing, including Tanneries	A								
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment	A	C							§6.4.57
Microbreweries	C	C							§5.13.7.B
Printing Press Production or Lithography	A	C							§6.4.57
Professional ore Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items	A	C							§6.4.57
Sign Manufacturing	A	C							§6.4.57
Toy or Artwork Manufacturing	A	C			C				§6.4.57
Wood Products Manufacturing	A	C			C				§6.4.57
Other Miscellaneous Manufacturing and Production	C	C			C				

§6.4.57 Manufacturing and Production

1. The following conditions shall apply to all Zoning Districts subject to conditions (C):
 1. All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed; and
 2. All specialized manufacturing uses shall comply with the Site Plan Review requirements of this Ordinance.
2. The following additional conditions shall only apply to the CR, CT, and CC Zoning Districts:
 1. A structure or structures used for specialized manufacturing shall have a maximum floor area of 5,000 square feet; otherwise, this use shall fall under the Special Exception provisions of this Ordinance;
 2. Specialized manufacturing shall have no more than ten (10) employees, otherwise this use shall fall under the Special Exception provisions of this Ordinance; and
 3. On-site retail sales are limited to 25% of the gross receipts and 15% of the floor area.

DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT Adopted November 1, 2016

- Legend**
- Study Area
 - Outside of Overlay Zoning District &/or Study Area
 - City of Charleston
- Zoning Designations**
- Conservation/Park District (C)
 - Community Commercial District (CC)
 - Job Center District (JC)
- Light Commercial District**
- Residential Office (OR)
 - General Office (OG)
 - Commercial Transition (CT)
- Residential Areas**
- Single Family Residential (R-4)
 - Mixed Style Residential (M-12)



The proposed amendment would impact all Community Commercial properties in the DuPont-Wappoo Area Overlay Zoning District, shown here in red.

Approval Criteria—Section 3.3.6

According to Section §3.3.6 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

Applicant's Response: *"I would submit that the area of Dupont/Wappoo community commercial overlay is a commercial area in which my proposed usage is very much in line with several already established businesses. Co-packing salts, bloody mary mix, relishes and pickles is similar to the restaurants within the overlay, and I am upheld to the same safety procedures and compliance requirements, the only difference being that I am overseen by the USDA and not DHEC. I take these practices very seriously and refuse to compromise; safety is most important."*

Approval Criteria—Section 3.3.6

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and

Applicant's Response: The applicant's letter of intent states that criteria A, H, I, J, and N are met as the applicant, *"plans on adhering to all rules and regulations as specified, and enhancing if possible,"* and *"on setting up a teaching kitchen, using local chefs, garden center owners, and nutritionists in order to show the elderly and children that you can eat healthy, grow your own herbs and veggies, and maintain a healthier lifestyle. Showing them how easy it is to do these simple things will cut down on medical bills and promote a longer life.* The applicant is *"currently running 5 businesses out of this building, co-packing for most. This amendment may open the doors for others wanting to start their own business and give back to the community by sharing products and ideas in order to enhance the healthy lifestyle project we envisioned.* The applicant is *"already donating time and products to multiple charities, such as Ronald McDonald House, Project Green Heart, MUSC Children's Fund, and other locally specific events,"* and they *"encourage all others to do so via social media and personal connections."* The applicant has *"also connected with all tenants in our block and have a wonderful relationship with all."*

Approval Criteria—Section 3.3.6

C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Applicant's Response: *"As far as furthering public welfare and other community services, I pride myself on recycling my jars from local restaurants and bars and reusing them after a thorough cleansing. I have minimal waste; for example, I use the solids from my hot sauce to create a jalapeno pineapple relish, I use the waste from pureeing the tomatoes to send to farmers for compost or feed, and I filter rainwater for washing dishes and floors. I also use biodegradable plastic for my cocktail mixers and give many cases of products to charitable events. In the near future, I want to use my facility as a teaching kitchen to show that healthy eating and living is not as hard as people think, with the main focus on children and the elderly."*

Planning Commission and Staff Recommendation

Approval

The ZLDR Text Amendment Request meets all of the approval criteria of Sec. 3.3.6.

Planning Commission Vote: Recommend approval, 6-0.

Notifications

September 25, 2020

- 749 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comp Plan and St. Andrews Interested Parties Lists
- Request advertised in the *Post & Courier*

October 23, 2020

- 749 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the ZLDR/Comp Plan and St. Andrews Interested Parties Lists
- Request advertised in the *Post & Courier*



Charleston County ZLDR Text Amendment Request

Planning Commission: October 12, 2020

Public Hearing: November 10, 2020

Planning and Public Works Committee: November 19, 2020

First Reading: November 19, 2020

Second Reading: December 8, 2020

Third Reading: December 17, 2020



Charleston County Planning Department
Lonnie Hamilton III, Public Services
Building 4045 Bridge View Drive
North Charleston, SC 29405
Phone (843) 202-7200 Fax (843) 202-7218

Joel H. Evans, PLA, AICP, Director

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

APPLICATION INFORMATION

Application Number: **ZUPR-08-20-00124**
Date Submitted: **8/28/20**
Applicant Name: **John Aquino**
Address: **1920 B Dunbar St**
City: **Charleston** State: **SC** ZIP Code: **29407**
Telephone: **843-774-7155** Fax: E-mail: **john@naturalblondeblondy.com**

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: **5.13.6**

Page:

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

(documentation may be attached to the application in lieu of completing this section)

The proposed amendment would read as follows: Amend Sec. 5.13.6, *Use Regulations*, Table 5.13-1, *DuPont-Wappoo Area Overlay Zoning District Use Table* to allow Beverage or ~~Related~~ Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs conditionally in the Community Commercial District, subject to Sec. 6.4.57, *Manufacturing and Production*.

and Food and Related Products Manufacturing

SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: John Aquino	PRINTED NAME: Emily Pigot
SIGNATURE: <i>[Signature]</i>	SIGNATURE: <i>[Signature]</i>
DATE: 8/28/20	DATE: 8/28/20
PRINTED NAME:	
SIGNATURE:	
DATE:	

FOR OFFICE USE ONLY

Application Number	ZUPR-08-20-00124		
Date Submitted	8/28/20		
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			

Emily Pigott

From: John Aquino <cousineddie2@gmail.com>
Sent: Friday, August 28, 2020 7:32 AM
To: Emily Pigott
Subject: Re: Art. 1.5 ZLDR

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

ARTICLE 1.5 PURPOSE AND INTENT ~~ARTICLE~~ CRITERION B Sec. 3.3.6:

This Ordinance is intended to protect the health, safety, and general welfare of existing and future residents of Charleston County by:

- A. Implementing the goals, objectives and policies of the Comprehensive Plan;
I plan on adhering to all rules and regulations as specified, and enhancing if possible
- H. Furthering the public welfare in any other regard specified by a local governing body;
I plan on setting up a teaching kitchen, using local chefs, garden center owners, and nutritionists in order to show the elderly and children that you can eat healthy, grow your own herbs and veggies, and maintain a healthier lifestyle. Showing them how easy it is to do these simple things will cut down on medical bills and promote a longer life
- I. Facilitating the creation of a convenient, attractive and harmonious community;
See above
- J. Encouraging the development of economically sound and stable municipalities and counties
I am currently running 5 businesses out of this building, co-packing for most. This rezoning may open the doors for others wanting to start their own business and give back to the community by sharing products and ideas in order to enhance the healthy lifestyle project we envisioned
- N. Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.
See all of the above! We are already donating time and products to multiple charities, such as Ronald McDonald House, Project Green Heart, MUSC Children's Fund, and other locally specific events. We encourage all others to do so via social media and personal connections. We have also connected with all tenants in our block and have a wonderful relationship with all

On Mon, Aug 24, 2020 at 10:50 AM Emily Pigott <EPigott@charlestoncounty.org> wrote:

ARTICLE 1.5 PURPOSE AND INTENT

This Ordinance is intended to protect the health, safety, and general welfare of existing and future residents of Charleston County by:

Emily Pigott

From: John Aquino <cousineddie2@gmail.com>
Sent: Friday, August 28, 2020 11:56 AM
To: Emily Pigott
Subject: Re: Art. 1.5 ZLDR

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good day all!

In accordance with Approval Criteria, Section 3.3.6, Subject A, regarding Challenge, I would submit that the area of Dupont/ Wappoo community commercial overlay is a commercial area in which my proposed usage is very much inline with several already established businesses. Co-packing salts, bloody mary mix, relishes and pickles is similar to the restaurants within the overlay, and I am upheld to the same safety procedures and compliance requirements, the only difference being that I am overseen by the USDA and not DHEC. I take these practices very seriously and refuse to compromise; safety is most important.

In accordance with Approval Criteria, Section 3.3.6, Subject C, as far as furthering public welfare and other community services, I pride myself on recycling my jars from local restaurants and bars and reusing them after a thorough cleansing. I have minimal waste; for example, I use the solids from my hot sauce to create a jalapeno pineapple relish, I use the waste from pureeing the tomatoes to send to farmers for compost or feed, and I filter rainwater for washing dishes and floors. I also use biodegradable plastic for my cocktail mixers and give many cases of products to charitable events. In the near future, I want to use my facility as a teaching kitchen to show that healthy eating and living is not as hard as people think, with the main focus on children and the elderly.

On Fri, Aug 28, 2020 at 9:45 AM Emily Pigott <EPigott@charlestoncounty.org> wrote:

Hi John,

Sec. 3.3.6 is on Page 9 of the Application Packet; please refer to the first email.

Thanks,

Emily Pigott

Planner I