

Brantley Moody, Chair
Joe Boykin
Henry E Darby
Jenny Costa Honeycutt
Larry Kobrovsky
Kylon Jerome Middleton
Teddie Pryor
Herb Sass
Robert L Wehrman



Planning & Public Works Committee Agenda
March 16, 2023 at 5:00 PM
4045 Bridge View Drive, North Charleston, SC 29405

1 APPROVAL OF MINUTES OF DECEMBER 15, 2022

2 AGENDA ITEMS

**2A ZREZ-12-22-00142 (West Charleston
Business Center)**

- Request to Consider

Charleston County Council

Memorandum

To: Members of the Planning & Public Works Committee

From: Committee Kristen Salisbury, Clerk of Council

Date: March 10, 2023

Subject: Minutes of December 15, 2022

At the Planning & Public Works Committee meeting of March 16, 2023, the draft minutes of the Planning & Public Works Committee meeting of December 15, 2022 will be presented for approval.

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING **Tuesday, March 7, 2023 at 6:30 PM**

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, March 7, 2023, 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, March 7, 2023. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-12-22-00142: Request to amend PD-24B, West Charleston Business Center Planned Development, to PD-24C, to allow Personal Service uses, including gymnastics studios.

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

ZREZ-12-22-00142: Case History

Planning Commission: February 13, 2023
Public Hearing: March 7, 2023
Planning and Public Works Committee: March 16, 2023
First Reading: March 21, 2023
Second Reading: April 4, 2023
Third Reading: April 25, 2022

CASE INFORMATION

Applicant: Six Ensign Group, LP (Paul Strickler, Manager)

Owner: Six Ensign Group, LP

Location: 1941 Savage Road

Parcel Identification: 351-02-00-057

Application: Request to amend PD-24B, West Charleston Business Center PD, to PD-24C, to allow Personal Service uses, including gymnastics studios.

Council District: 6 (Middleton)

Property Size: 5.19 acres

Zoning History: The originally approved planned development, the West Charleston Business Center, PD-24, was approved in December of 1985. At that time, the current lot was divided into four separate parcels, all zoned General office (OG).

The property was developed according to the PD-24 guidelines as approved in 1985; however, once tenants began establishing businesses in the development, certain uses required clarification and addition. In 1990, the PD was amended to PD-24A to allow retail food establishments, deli/sandwich shop, medical and health services, diaper services, restaurant supply and food supply services, and food warehousing uses.

The original PD-24 specified that 24,768 square feet along Orleans Road must have retail uses while the remaining 47,552 square feet must have office and professional service uses. In October of 2014, an application was submitted to amend PD-24A to PD-24B to eliminate the square foot designations for particular uses and replace with an approximate total square footage of 73,000 square feet to allow flexibility in the uses allowed in each unit of the development; remove specific parking requirements by use; clarification that all signs on the property must comply with the ZLDR; and updating the existing language to reflect that the development has been constructed. This amendment was approved by County Council on March 11, 2015.

Upon applying for a Business License and Zoning Permit for a proposed gymnastics studio, the applicant was notified that the proposed use, considered a Personal Improvement Service as defined by the ZLDR, is not currently allowed in PD-24B. Following a pre-application meeting with Staff, the applicant presents this application to amend PD-24B to allow for Personal Improvement Services, including gymnastics studios.

Overview of Requested PD Amendment: The applicant is requesting to add "Personal Service Uses, including gymnastic studios" to the list of allowed uses.

Adjacent Zoning: The subject property is currently developed with a business park that houses office and other business uses. Properties to the North are zoned Single Family Residential within the Ashley River

Road Corridor Overlay District and are undeveloped. Properties to the South and West are zoned Low Density residential (R-4) and are developed with single-family residences. Properties to the East are zoned General Office (GO) and are developed as medical and other office space.

Municipalities Notified/Response: The City of Charleston, Town of James Island, and Town of Kiawah Island, were notified of the request. All responses are included in this packet.

APPROVAL CRITERIA

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: "Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:"

- A. The PD Development Plan complies with the standards contained in this Article;

Staff Response: The development is consistent with the standards of the Planned Development Zoning District article. Therefore, this criterion is met.

- B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff Response: The subject parcel is recommended for the Commercial Future Land Category in the Comprehensive Plan, which is described as encouraging "This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment." The subject property is located within the Urban Growth Boundary at a major intersection with frontage on Paul Cantrell Boulevard, Orleans Road, and Savage Road. The proposed use is consistent with the Comprehensive Plan and with the existing uses in the PD.

- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff Response: The property is already developed, and the proposed use will not affect the County or other agencies from continuing to provide necessary public services to the development.

STAFF RECOMMENDATION:

Because one or more of the approval criteria are met, Staff recommends approval.

PLANNING COMMISSION MEETING: February 13, 2023

Recommendation: Approval (8-0, Commissioner Floyd was absent).

Speakers: The applicant stated he was present but did not wish to speak. There were no speakers for this request.

Public Input: No letters in support or opposition were received for this request.

Notifications: 174 notifications were sent to individuals on the St. Andrews Interested Parties List, as well as property owners within 300 feet of the boundary of the subject parcel on January 27, 2023. Additionally, this request was noticed in the *Post & Courier* on January 27, 2023.

PUBLIC HEARING: March 7, 2023

Speakers: One individual spoke in support of the request and one individual made a general comment unrelated to the request.

Public Input: No letters in support or opposition were received for this request.

Notifications: 174 notifications were sent to individuals on the St. Andrews Interested Parties List, as well as property owners within 300 feet of the boundary of the subject parcel on February 17, 2023. Additionally, this request was noticed in the *Post & Courier* on February 17, 2023.

PLANNING AND PUBLIC WORKS COMMITTEE: March 16, 2023



Charleston County Planned Development Amendment Request

Planning and Public Works Committee: March 16, 2023

First Reading: March 21, 2023

Second Reading: April 4, 2023

Third Reading: April 25, 2023

ZREZ-12-22-00142

Request to amend PD-24B, West Charleston Business Center PD, to PD-24C West Charleston Business Center PD.

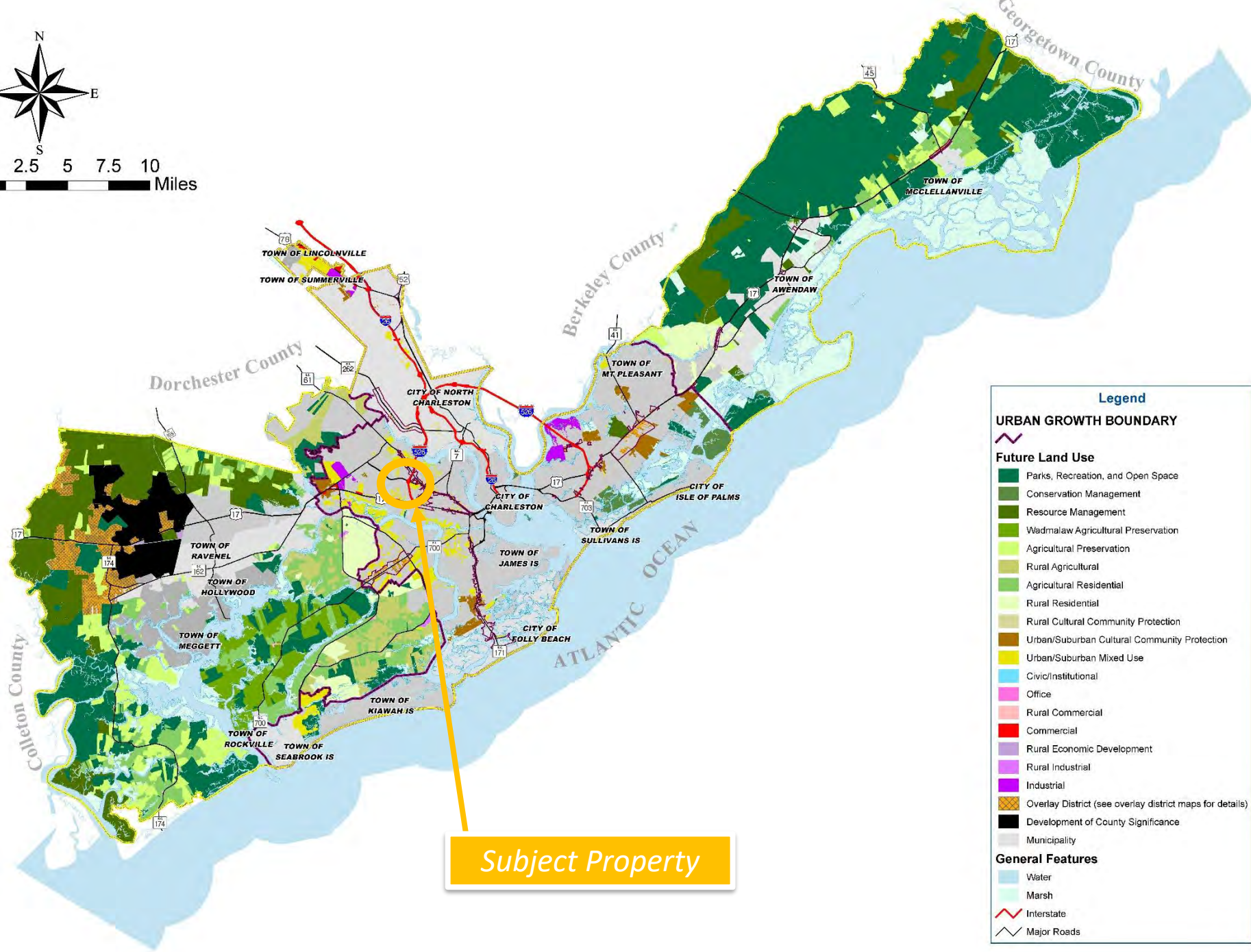
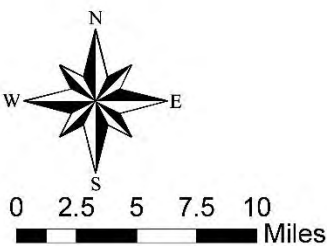
- St. Andrews: 1941 Savage Road
- Parcel I.D.: 351-02-00-057
- Owner: Six Ensign Group, LP
- Applicant: Six Ensign Group, LP (Paul Strickler, manager)
- Property Size: 5.19 acres
- Council District: 6 - Middleton

Zoning History

- The originally approved planned development, the West Charleston Business Center, PD-24, was approved in December of 1985.
- The property was developed according to the approved PD-24 development requirements.
- In 1990, the PD was amended to become PD-24A to allow retail food establishments, deli/sandwich shop, medical and health services, diaper services, restaurant supply and food supply services, and food warehousing uses.
- The original PD-24 specified that 24,768 sf along Orleans Road must have retail uses while the remaining 47,552 sf must have office and professional service uses.

Zoning History, Continued

- In October of 2014, an application was submitted to amend PD-24A to PD-24B to eliminate the square foot designations for particular uses and replace with an approximate total square footage of 73,000 square feet to allow flexibility in the uses allowed in each unit of the development; remove specific parking requirements by use; clarification that all signs on the property must comply with the ZLDR; and updating the existing language to reflect that the development has been constructed.
- This amendment was approved by County Council on March 11, 2015.
- Upon applying for a Business License and Zoning Permit for a proposed gymnastics studio, the applicant was notified that the proposed use is not allowed; following a pre-application meeting with Staff, the applicant presents this application to amend PD-24B to allow for Personal Improvement Service uses.



Legend

URBAN GROWTH BOUNDARY

Urban Growth Boundary

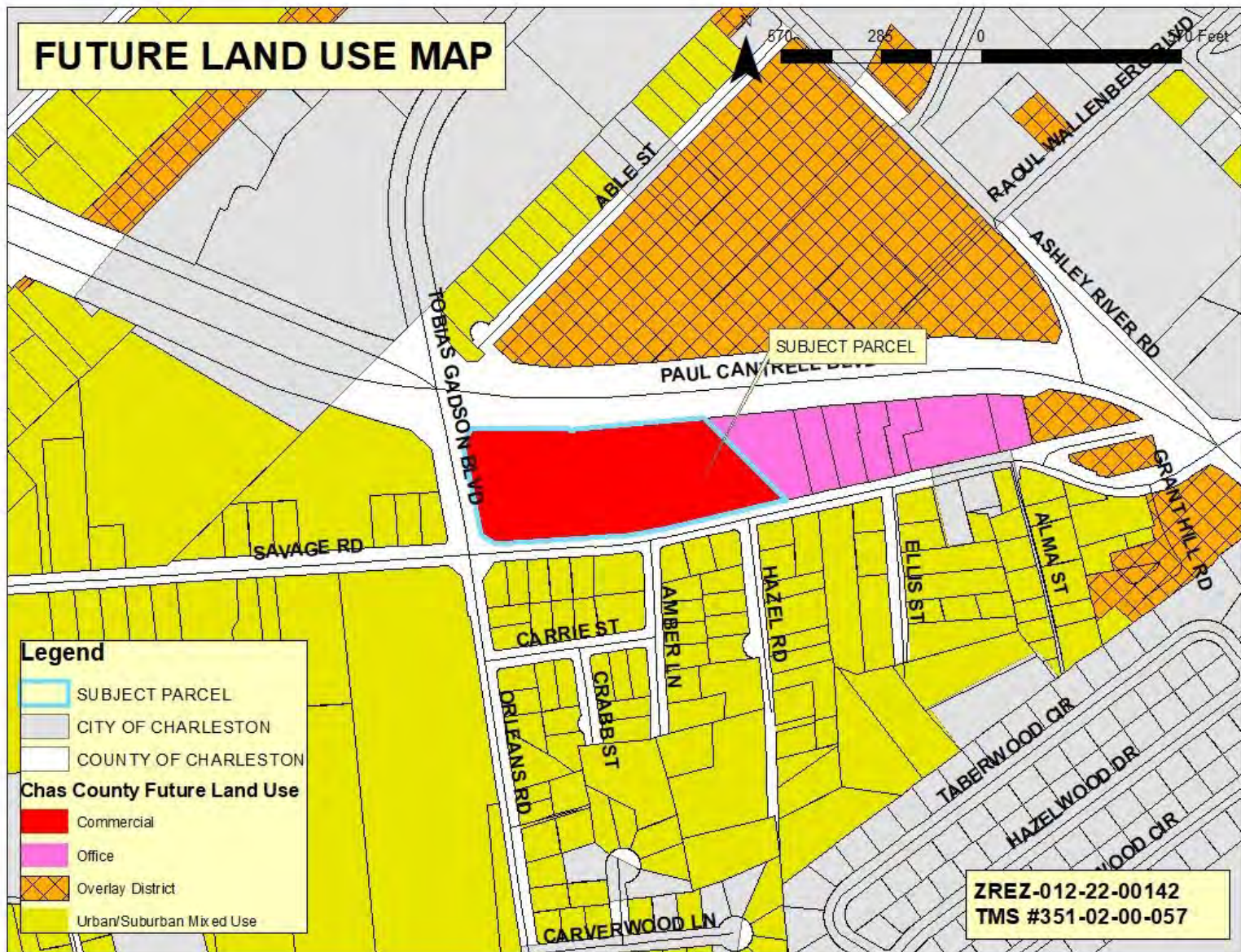
Future Land Use

- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Overlay District (see overlay district maps for details)
- Development of County Significance
- Municipality

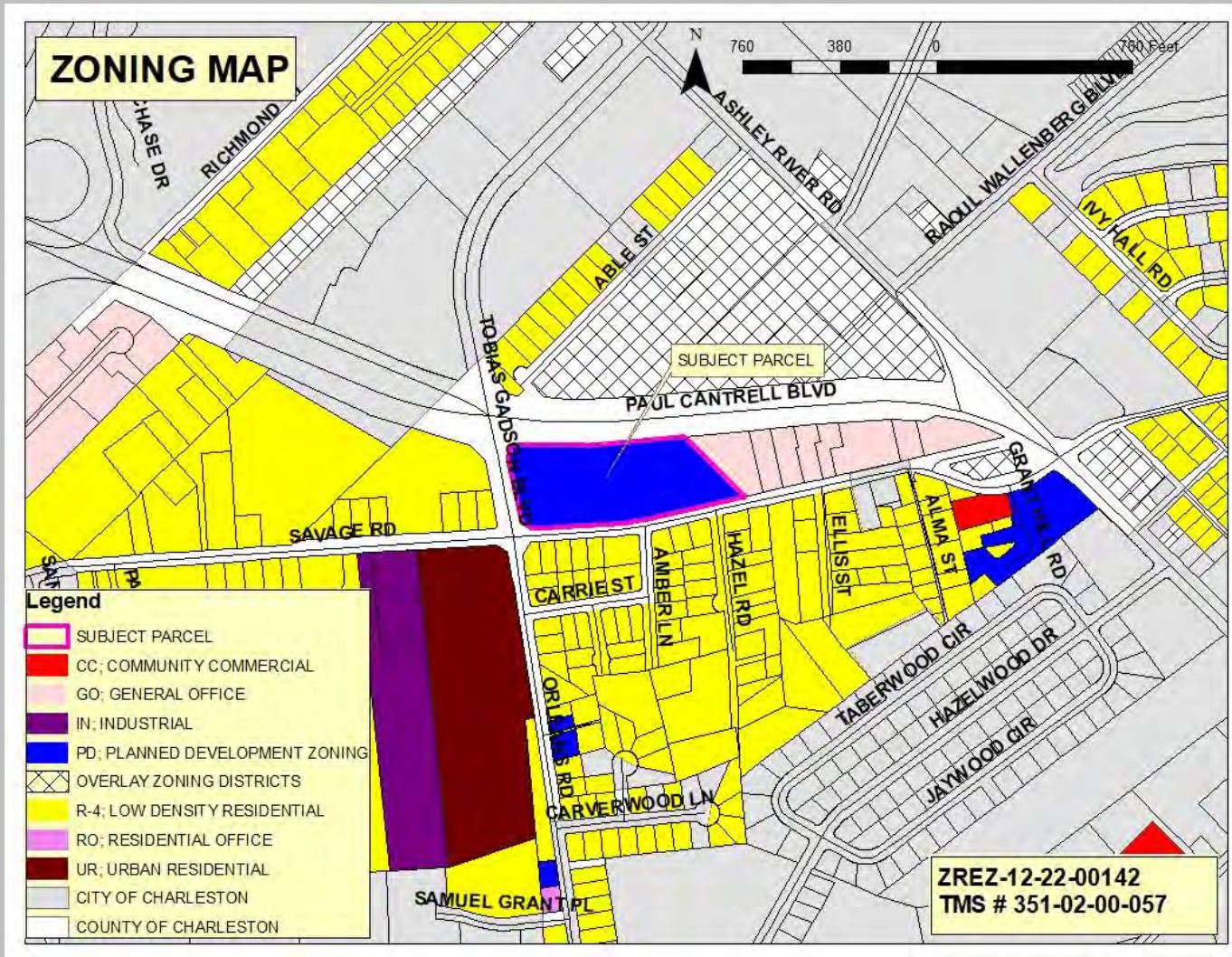
General Features

- Water
- Marsh
- Interstate
- Major Roads

Future Land Use

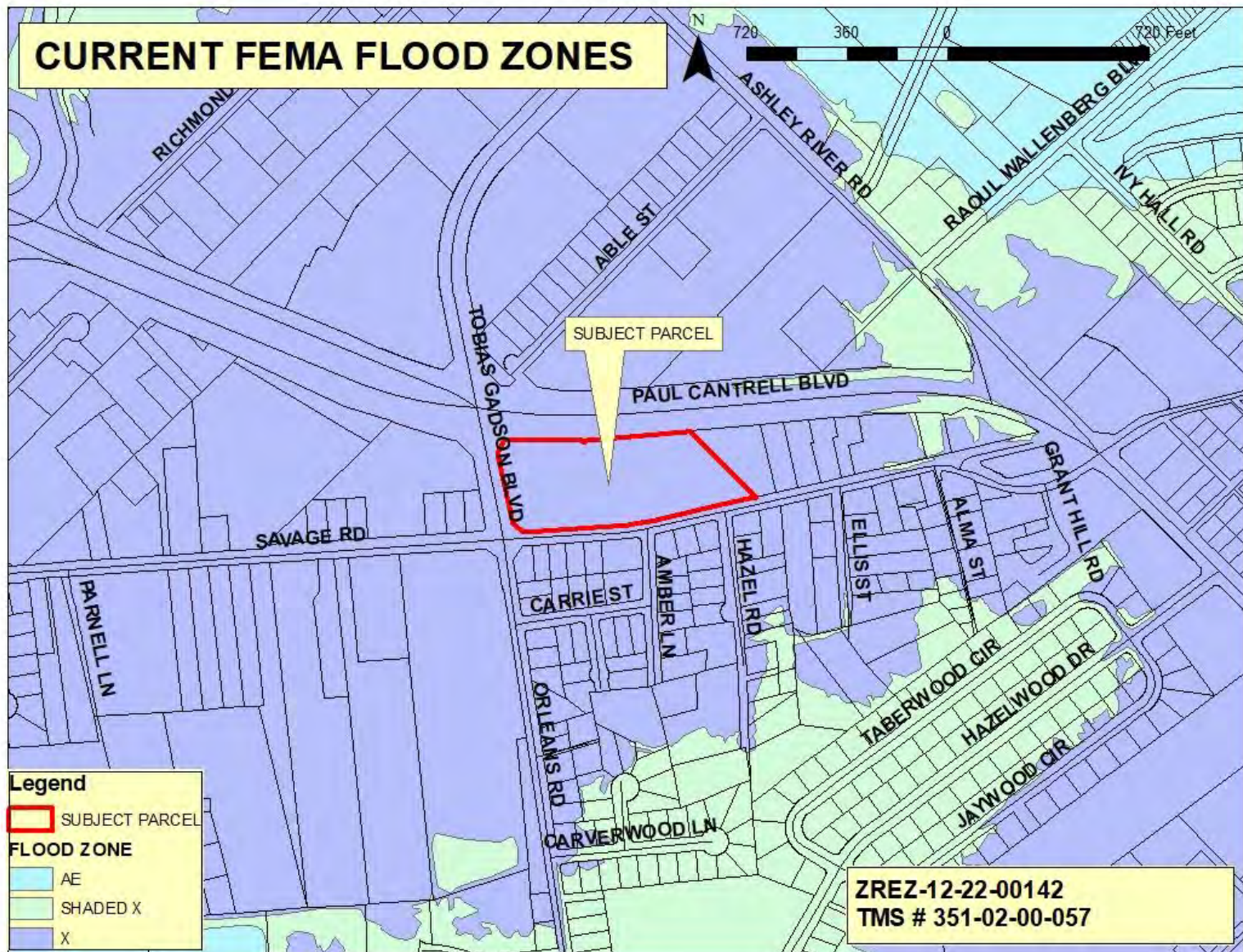


Current Zoning



The subject property is located in West Ashley, with frontage on Paul Cantrell Boulevard, Orleans/Tobias Gadsden Roads and Savage Road. The property is already developed with 5 buildings with office and commercial units in each building. Surrounding properties are developed with similar office/commercial uses, as well as single family residential and multi-family residential (Brighton Place).

Flood Zone Map



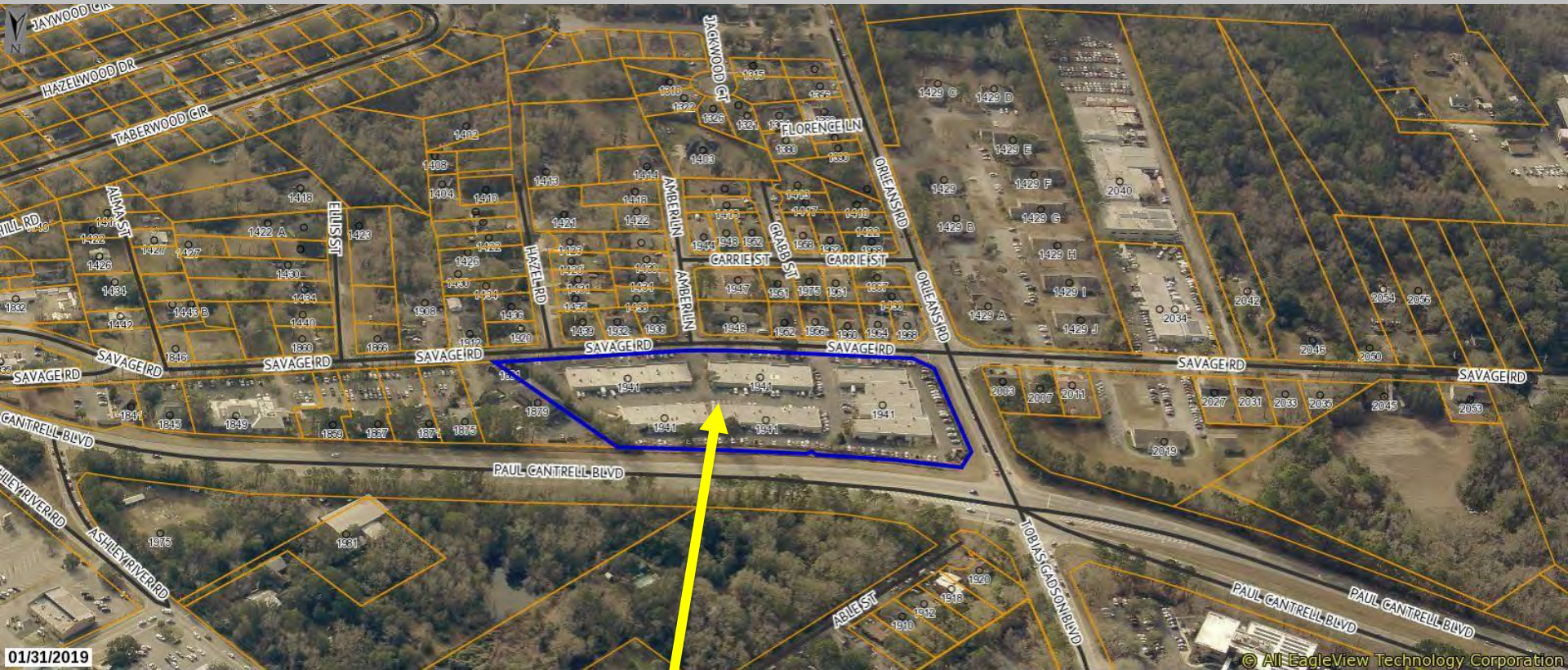
Aerial View to the North



Subject Property

© All EagleView Technology Corporation

Aerial View to the South



Subject Property

Site Photos



Subject Property, Unit 100A and C

Site Photos



**1 – Intersection of Orleans and
Savage Roads**



2 –Adjacent Properties

Site Photos



Adjacent Property

Requested Amendments

Requested amendments to the PD are limited to the addition of Personal Service uses, including Gymnastics Studios, to the list of allowed uses.

Approval Criteria—Section 4.25.8.J

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: “Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:”

A. The Planned Development complies with the standards contained in this Article;

Staff response: The development is consistent with the standards of the Planned Development Zoning District article. Therefore, this criterion is met.

B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents;

Staff Response: The subject parcel is recommended for the Commercial Future Land Category in the Comprehensive Plan, which is described as encouraging “This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment” The subject property is located within the Urban Growth Boundary at a major intersection with frontage on Paul Cantrell Boulevard, Orleans, and Savage Roads. The proposed use is consistent with the Comprehensive Plan and with the existing uses in the PD.

Approval Criteria—Section 4.25.8.J

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: “Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:”

C. The County and other agencies will be able to provide necessary public services, facilities and programs to serve the development proposed, at the time the property is developed;

Staff Response: The property is already developed, and the proposed use will not affect the County or other agencies from continuing to provide necessary public services to the development.

Recommendation

Staff Recommendation: The approval criteria have been met; therefore, staff recommends approval.

Planning Commission Recommendation: Approval
(8-0)

Public Input and Speakers

February 13th Planning Commission:

Public Input: There were no letters received for this request

Speakers: The applicant stated he was present but did not wish to speak. There were no speakers for this request.

March 7th Public Hearing:

Public Input: There were no letters received for this request

Speakers: One individual spoke in support of the request and one individual made a general comment unrelated to the request.

Notifications

February 13th Planning Commission

- 174 notification letters were sent to individuals on the St. Andrews Interested Parties List, as well as property owners within 300 feet of the subject parcel on January 27, 2023.
- Additionally, this request was noticed in the Post & Courier on January 27, 2023.

March 7th Public Hearing

- 174 notification letters were sent to individuals on the St. Andrews Interested Parties List, as well as property owners within 300 feet of the subject parcel on February 17, 2023.
- Additionally, this request was noticed in the Post & Courier on February 17, 2023.



Charleston County Planned Development Amendment Request

Planning and Public Works Committee: March 16, 2023

First Reading: March 21, 2023

Second Reading: April 4, 2023

Third Reading: April 25, 2023

ZONING CHANGE APPLICATION

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

CASE _____ PD PD-24 B

PROPERTY INFORMATION

CURRENT DISTRICT 7 REQUESTED DISTRICT _____

PARCEL ID(S) 351-02-00-057

CITY/AREA OF COUNTY St. Andrews Area

STREET ADDRESS 1941 Savage Road ACRES 5.19

DEED RECORDED: BOOK _____ PAGE _____ DATE _____

PLAT RECORDED: BOOK _____ PAGE _____ DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Six Ensign Group L.P. HOME PHONE _____

MAIL ADDRESS 960 Morrison Drive, Suite 400 WORK PHONE (843) 747-1200

CITY, STATE, ZIP Charleston, SC 29403 CELL PHONE _____

EMAIL _____

OWNER _____ HOME PHONE _____
(IF OTHER THAN APPLICANT)

MAIL ADDRESS _____ WORK PHONE _____

CITY, STATE, ZIP _____ CELL PHONE _____

EMAIL _____

REPRESENTATIVE Pete Harper HOME PHONE _____
(IF OTHER THAN APPLICANT)

MAIL ADDRESS 960 Morrison Drive, Suite 400 WORK PHONE _____

CITY, STATE, ZIP Charleston, SC 29403 CELL PHONE (843) 696-5533

EMAIL pharper@lee-associates.com

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

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

DocuSigned by:
Pete Harper
Signature of Owner(s)

2022-Dec-20 | 11:27 PST

Date

Signature of Applicant/ Representative (if other than owner)

Date

Planner's Signature

Date

Zoning Inspector's Signature

Date

OFFICE USE ONLY

Amount Received _____ Cash ? ☐ Check? ☐ # _____ Invoice Number _____

Page 1 - Development Guidelines

I. DEVELOPMENT OBJECTIVES

The project is proposed as a Planned Development to provide for greater site design flexibility allowing mixed land use while preserving natural landscape features that might otherwise be disregarded during development under the existing zoning classification. The intent is to develop the project as a well integrated retail/office/service center. Sitework criteria includes the preservation of as many existing trees as possible, especially at the perimeter. All sides will be enhanced by additional landscape material with special attention given to the east property line and along Savage Road so as to provide an aesthet-ically pleasing buffer. Maximum exposure and visibility will be limited to the Orleans Road Connector and the Highway 61 Expressway.

II. LAND USE

The permitted land uses total approximately 73,000 square feet of building area. Permitted retail uses include appliance dealers, carpet showrooms, equipment retailers, home improvements and furnishings, building materials, mail order houses, vending machine sales, business supplies, direct selling organizations, antique shops, books/arts and crafts, architects/ engineering supplies, sporting and recreation goods, garden supplies, optical goods, photographic services and supplies, finance, insurance, real estate, advertising equipment, consumer/collection services, attorney or legal services, trading stamp stores, electrical/radio/T.V. sales and service, duplicating services, business consultants, retail food establishments, medical and health services, deli/sandwich shop, and office/service uses that have accessory enclosed multi-purpose uses such as warehousing and limited manufacturing. Potential users may include contractors, engineering and surveying companies; attorneys, physicians; office machine dealers; personnel consultants, interior designers, equipment suppliers, photographic services, printer, communication services, financial, insurance and real estate services, business services such as advertising and marketing, consumer credit, duplicating, mailing and stenographic, distributors, news syndicate services, employment services, research and development, business and management consulting, medical, architecture, legal and janitorial services, diaper services, health services, restaurant supply and food supply services and food warehousing, **personal improvement services including gymnastic training.**

Page 3 - Development Guidelines

III. SETBACKS AND HEIGHT REQUIREMENTS

- A. Front and Side setbacks for the project will be a minimum of 25' from all exterior property lines. A natural and landscaped 4' planter strip shall be included in the setback area on all sides of the property.
- B. Height Requirements for this project will remain the same as the existing zoning which is a 35' height limitation plus 1' of additional height over limitation per 1' of additional setback.

IV. OFF STREET PARKING

All parking spaces will be provided to meet Charleston County zoning Ordinance requirements (9' x 18' w/24' aisle width)

Parking spaces shall be provided as follows: 217 spaces total.

In addition to the above parking space designations, the site plan also provided for loading areas at the rear of the building.

Existing and future uses on the property shall comply with the current parking requirements contained in the Zoning and Land Development Regulations Ordinance (ZLDR).

V. SIGNAGE

All signs shall comply with the requirements of ZDLR Art. 9.11, with the following exceptions:

- a) Directory signs less than ten square feet in area shall be allowed and will be limited to names of establishments and building numbers and/or locations; and
- b) Permitted signs existing on the site at the time of approval of this amendment(March 10,2015) shall be allowed to remain and letter/number/color changes to such signs shall be allowed.

Page 4 - Development Guidelines

VI. UTILITIES AND STORM DRAINAGE

Water and sewer service is available in the adjacent street rights-of-way. Storm drainage will be handled in a manner to eliminate the storm water runoff to Savage Road. In the post-development condition, we will divert all runoff from Savage Road and cause the site to drain to the ditches on the SCHD right-of-way to the north.

VII. ACCESS AND TRAFFIC

Access to the site is limited to Savage Road in two locations. The access drive closest to Orleans Road Connector will handle the truck and van traffic. The other access point in line with Amber Lane will provide a secondary access to the project and will be designated for passenger vehicles.

VIII. DEVELOPMENT SCHEDULE

All building construction has been completed.

IX. SUMMARY

It is the intent of this project to lessen the impact on the existing neighborhood through proper planning and engineering. The developer's intent is to continue with the theme of reduced general and professional office use with increased service/area use and a portion of the project devoted to a mixed retail use. This will accomplish a decrease in the services needed for the project, a lessening of storm drain impact on Savage Road and a lessening of traffic impact due to the service area nature of a portion of the project.

The approximately 73,000 square feet of gross leasable area is situated on 5.2 acres of property. This creates an approximate total building coverage of 35% of the site.

Page 5 - Development Guidelines

Storm drainage has been addressed so as to eliminate all storm drain runoff to Savage Road. The site drains all storm water to Savage Road in the existing condition. Eliminating this discharge will greatly improve the storm drainage handling capacity on Savage Road.

The landscape buffers created along Savage Road and the east property line will provide an aesthetic barrier of plantings that will assist in diminishing the visual impact of the project on the neighborhood.

- X. All matters not addressed in the PD shall comply with the current ZLDR in effect for the Office General Zoning District.