

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING Tuesday, April 13, 2021 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, March 9, 2021, 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, April 13, 2021. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-01-21-00121: Request to rezone from Agricultural Preservation 8 (AG-8) to PD-177, *Three Rivers Respite*, to allow for an overnight camp, group home, two single-family dwelling units, and accessory structures.
- b. ZLDR-01-21-00126: Request to amend the zoning designation on the Chapter 5 Map, Dupont-Wappoo Area Overlay Zoning District Map, for TMS 350-01-00-005 from the Residential Area, Single Family Residential (R-4) Zoning District to Job Center District (JC).

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

**ZONING AND LAND
DEVELOPMENT REGULATIONS
ORDINANCE TEXT
AMENDMENT**

ZLDR-01-21-00126

- Case history
- Presentation
- Application

ZLDR-02-21-00126: Case History

Planning Commission: March 8, 2021
Public Hearing: April 13, 2021
Planning and Public Works Committee: April 22, 2021
First Reading: April 27, 2021
Second Reading: May 11, 2021
Third Reading: May 25, 2021

CASE INFORMATION

Applicant: Valerie Young

Owners: Valerie Young & Terri Harper

Location: 1925 Belgrade Avenue

Parcel Identification: 350-01-00-005

Application: Request to amend the zoning designation on the Chapter 5 Map, Dupont-Wappoo Area Overlay Zoning District Map, for TMS 350-01-00-005 from the Residential Area, Single Family Residential 4 (R-4) Zoning District to the Job Center District (JC).

Council District: 5 - Pryor

Property Size: 0.3 acres

Zoning History: The current zoning of TMS 350-01-00-005 is Single Family Residential 4 (R-4) within the Residential Area of the Dupont-Wappoo Area Overlay Zoning District.

In 2015, County Council and the City of Charleston Council directed their respective staff members to collaborate with each other and the residents of the Dupont-Wappoo community (the area generally bounded by Sam Rittenberg Boulevard, Wappoo Road, and the Charleston "Greenway") to address:

- The fragmented land use and zoning designations;
- Deteriorating traffic conditions and aging transportation infrastructure;
- Severe drainage issues; and
- The desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area.

Many community meetings were held between the June 2015 kickoff meeting and the adoption of the overlay zoning district in late 2016 to discuss the issues the community faced and identify and implement solutions. The Dupont-Wappoo Area Overlay Zoning District was created to address the planning and zoning issues. This overlay zoning district is intended to preserve existing development patterns while providing standards that enable continued development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial uses and other existing commercial, office, retail, and residential uses in the area. The Dupont-Wappoo Area Overlay Zoning District was also adopted to: improve the general visual character and quality of the area; implement traffic safety measures (vehicular, pedestrian and bicycle); and improve stormwater runoff attenuation. The overlay zoning district creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

The overlay zoning district created a Job Center District for the properties located in the Sam Rittenberg Boulevard/Belgrade Avenue area. The Job Center District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services with limited business park uses surrounded by established residential

uses while controlling large scale commercial development and more intense, high traffic generating, commercial uses such as restaurants and bars. Many of the properties identified for inclusion in the Job Center District were zoned Community Commercial prior to the adoption of the overlay zoning district, but several were zoned R-4. During the overlay zoning district adoption process, several owners of properties located in the R-4 Zoning District that were slated to be changed to the Job Center District requested that their properties remain zoned R-4. County Council honored these requests; however, the future land use recommendation for these properties remained Job Center in case the owners ever wanted to change the zoning to Job Center.

Adjacent Zoning: The subject property contains a Single-Family Dwelling Unit. Properties to the north, across Belgrade Avenue, are zoned Residential Area or Job Center in the Dupont-Wappoo Area Overlay Zoning District and contain a Single-Family Dwelling Unit and an HVAC business. Properties to the south, east, and west are zoned Job Center within the Dupont-Wappoo Area Overlay Zoning District and contain an electrician business and automotive sale and service business.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

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: *"The proposed amendment meets the challenge of a changing condition-the Single-Family Residential 4 Zoning of 1925 Belgrade has become obsolete. The surrounding buildings are all Job Center District of the Dupont-Wappoo Area Overlay Zoning District."*

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 proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and Sections 5.13.6 and 6.4.15. The businesses we are petitioning to lease to will comply with the regulations set forth under Zoning and Land Development Regulations of the Job Center District within the Dupont-Wappoo Area Overlay Zoning District."*

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

Applicant's Response: *"The businesses operation at 1925 Belgrade Avenue will be designed to foster growth and development by accommodating the needs of the growing community and to serve and protect the health, safety, and general welfare of existing and future residents of Charleston County."*

Staff Recommendation

All approval criteria of Sec. 3.3.6 have been met and the request is consistent with the *Comprehensive Plan*; therefore, staff recommends approval of the request.

PLANNING COMMISSION MEETING: MARCH 8, 2021

Recommendation: Approval (8-0), with Commissioner Chavis being absent.

Speakers: The applicant spoke in favor of the request. No one spoke in opposition

Notifications: 152 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on February 19, 2021. Additionally, this request was noticed in the *Post & Courier* on February 19, 2021.

PUBLIC HEARING: APRIL 13, 2021

Speakers: Applicant was present to answer any questions.

Notifications: 152 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on March 26, 2021. Additionally, this request was noticed in the *Post & Courier* on March 26, 2021.

PLANNING & PUBLIC WORKS COMMITTEE: April 22, 2021



Charleston County ZLDR Text Amendment Request

Public Hearing: April 13, 2021

Planning and Public Works Committee: April 22, 2021

First Reading: April 27, 2021

Second Reading: May 11, 2021

Third Reading: May 25, 2021

ZLDR-01-21-00126

- West Ashley Area: 1925 Belgrade Ave
- Parcel I.D.: 350-01-00-005
- Owners: Valerie Young & Terri Harper
- Applicant: Valerie Young
- Property Size: 0.3 acres
- Council District: 5 - Pryor

Request to amend the zoning designation on the Chapter 5 Map, Dupont-Wappoo Area Overlay Zoning District Map, for TMS 350-01-00-005 from the Residential Area, Single Family Residential 4 (R-4) Zoning District to the Job Center District (JC).

Zoning History

- The current zoning of the TMS 350-01-00-005 is Single Family Residential 4 (R-4) within the Residential Area of the Dupont-Wappoo Area Overlay Zoning District.
- The subject property was zoned General Commercial (CG) prior to 2001, which was renamed to Community Commercial (CC).
- In 2015, County Council and the City of Charleston Council directed their respective staff members to collaborate with each other and the residents of the Dupont-Wappoo community (the area generally bounded by Sam Rittenberg Boulevard, Wappoo Road, and the Charleston “Greenway”) to address:
 - The fragmented land use and zoning designations;
 - Deteriorating traffic conditions and aging transportation infrastructure;
 - Severe drainage issues; and
 - The desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area.

Zoning History (cont'd)

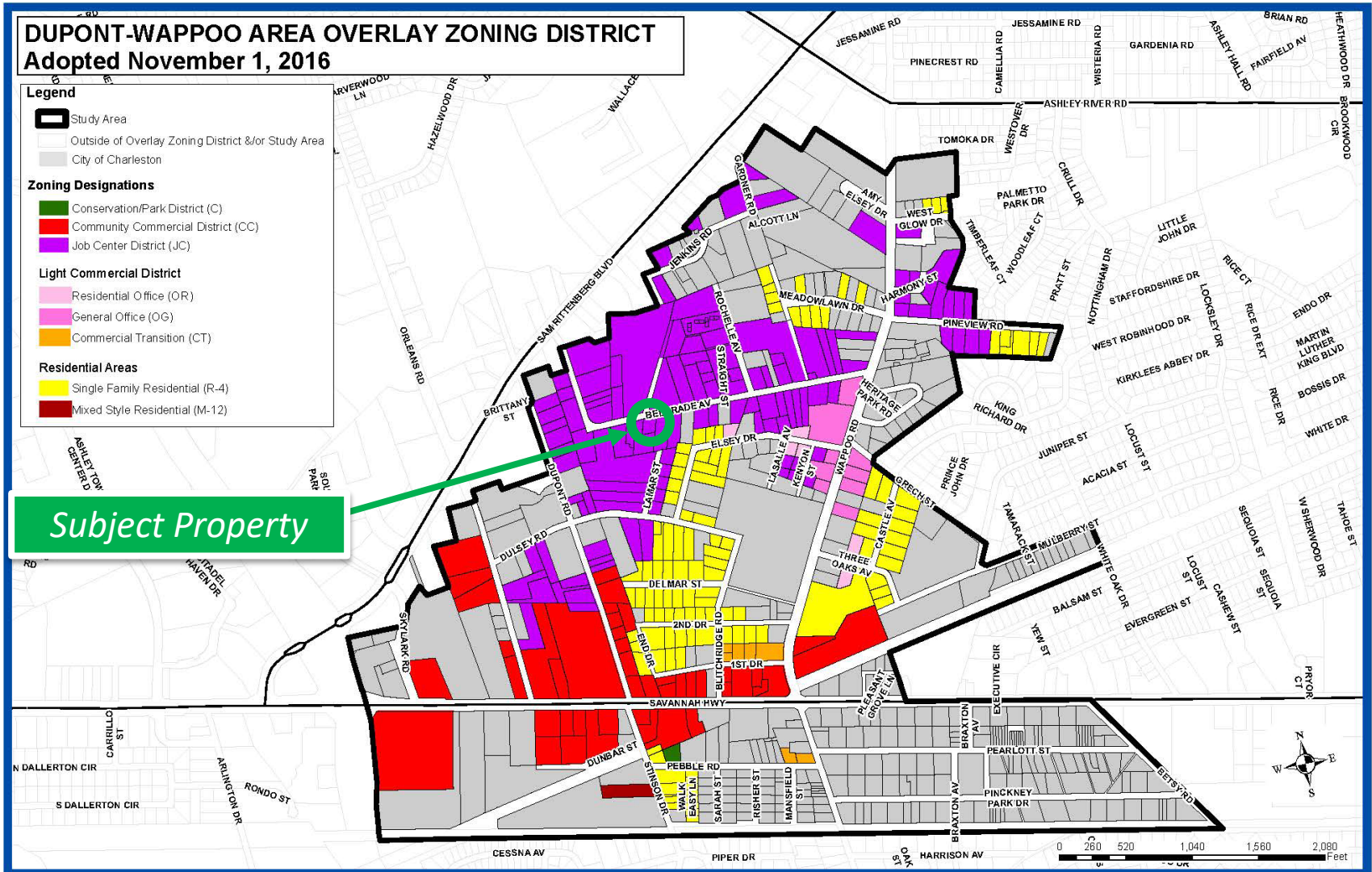
- Many community meetings were held between the June 2015 kickoff meeting and the adoption of the overlay zoning district in late 2016 to discuss the issues the community faced and identify and implement solutions.
- The Dupont-Wappoo Area Overlay Zoning District was created to address the planning and zoning issues and create consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.
- The overlay zoning district created a Job Center District for the properties located in the Sam Rittenberg Boulevard/Belgrade Avenue area.

Zoning History (cont'd)

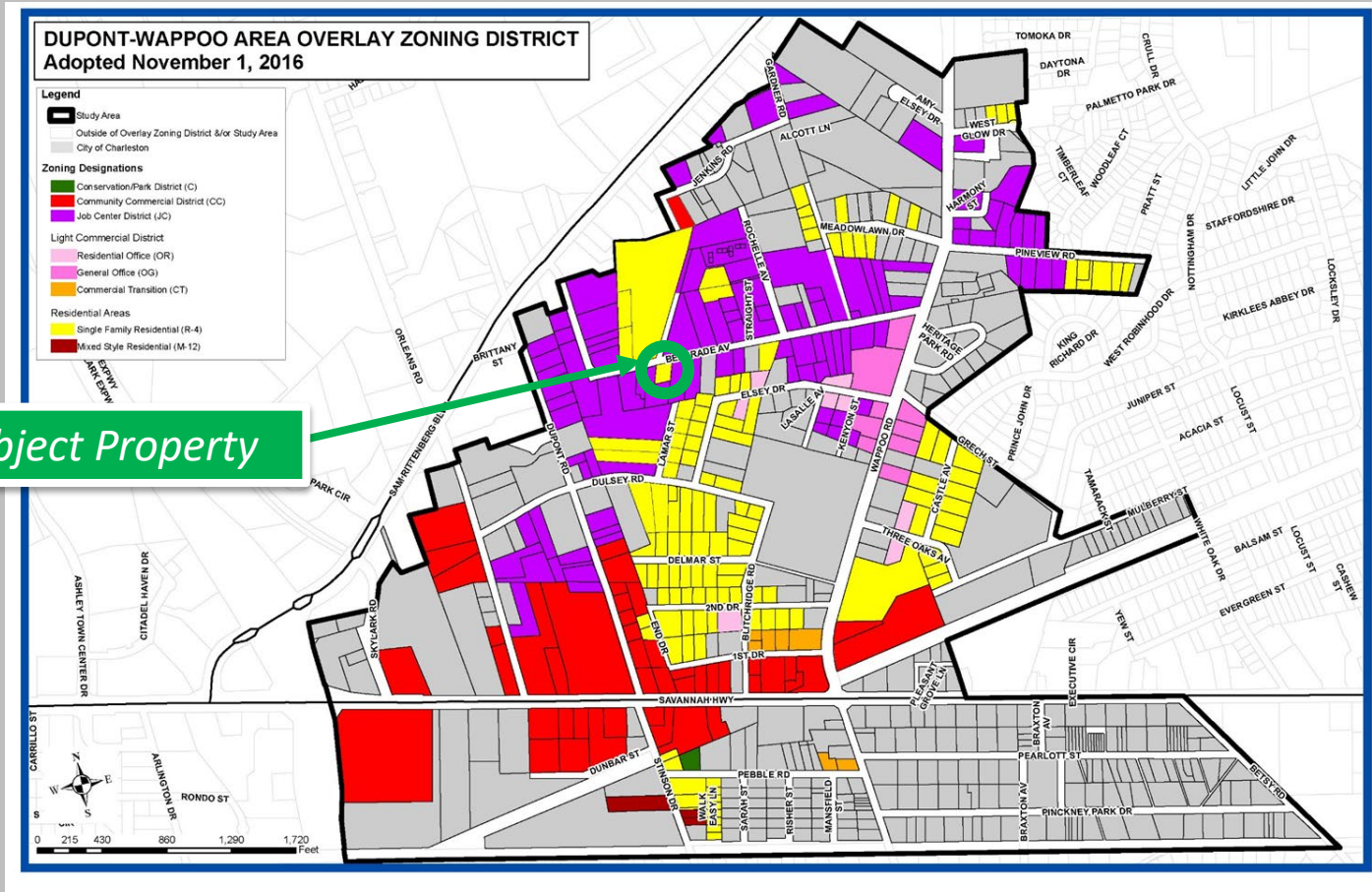
- The JC District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services.
- Many of the properties identified for inclusion in the JC District were zoned Community Commercial prior to the adoption of the overlay zoning district, but several were zoned R-4.
- During the overlay zoning district adoption process, several owners of properties located in the R-4 Zoning District that were slated to be changed to the JC District requested that their properties remain zoned R-4.
- County Council honored these requests; however, the future land use recommendation for these properties remained JC in case the owners ever wanted to change the zoning to JC.

Future Land Use

MAP: 3.1.13: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT



Current Zoning



Subject Property

The subject property contains a Single-Family Dwelling Unit. Properties to the north, across Belgrade Avenue, are zoned Residential Area or Job Center in the Dupont-Wappoo Area Overlay Zoning District and contain a Single-Family Dwelling Unit and an HVAC business. Properties to the south, east, and west are zoned Job Center within the Dupont-Wappoo Area Overlay Zoning District and contain an electrician business and automotive sale and service business.

Aerial View to the East



Subject Property

Aerial View to the West



Site Photos- Subject Property



Site Photos- Adjacent Properties



TMS 350-01-00-116



TMS 350-01-00-004

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: "The proposed amendment meets the challenge of a changing condition- the Single-Family Residential 4 Zoning of 1925 Belgrade has become obsolete. The surrounding buildings are all Job Center District of the Dupont-Wappoo Area Overlay Zoning District."

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 proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and Sections 5.13.6 and 6.4.15. The businesses we are petitioning to lease to will comply with the regulations set forth under Zoning and Land Development Regulations of the Job Center District within the Dupont-Wappoo Area Overlay Zoning District."

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

Applicant's Response: "The businesses operation at 1925 Belgrade Avenue will be designed to foster growth and development by accommodating the needs of the growing community and to serve and protect the health, safety, and general welfare of existing and future residents of Charleston County."

Recommendations

Staff Recommendation - Approval

The ZLDR Text Amendment Request is consistent with the *Comprehensive Plan* and meets all of the approval criteria of Sec. 3.3.6.

Planning Commission

Recommendation- Approval (8-0)

Notifications

February 19, 2021

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

March 26, 2021

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



Charleston County ZLDR Text Amendment Request

Public Hearing: April 13, 2021

Planning and Public Works Committee: April 22, 2021

First Reading: April 27, 2021

Second Reading: May 11, 2021

Third Reading: May 25, 2021



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: **ZLDR-01-21-00126**
 Date Submitted: **1-22-2021**
 Applicant Name: **Terri Harper and Valerie Young**
 Address: **1925 Belgrade Ave.**
 City: **Charleston** State: **SC** ZIP Code: **29407**
 Telephone: **843-452-0248** Fax: E-mail: **yvalerie@icloud.com**

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: **St. Andrews Parish Mills Ave**
 Page: **115** Book Number **0900**
 Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)
 Plat located at Book **O** Page **105** Recorded **March 10, 1962**
 Copy in File **3** Drawer **3** Folder **55** Additionally in Book **E** Page **394**

REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

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

Amendment to zoning ordinances DuPont Wappo Area Overlay Zoning District from R-4 Zoning to Job Center Zoning District to compete with the surrounding businesses in the Job Center District with Special Exceptions to include Health Care Services Community Residential Care Facilities and Intermediate Care Facility for the Mentally Retarded and Special Exception to include Food Services and Drinking Places- Restaurant, General, that do not have drive-through lanes/windows Section 6.4.15 Zoning and Land Development Regulations Ordinance

SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: Terri Harper	PRINTED NAME:
SIGNATURE: <i>Terri Harper</i>	SIGNATURE:
DATE: 1-22-2021	DATE:

PRINTED NAME: **Valerie Young**
 SIGNATURE: *Valerie Young*
 DATE: **1-22-2021**

FOR OFFICE USE ONLY

Application Number	ZLDR-01-02-00126		
Date Submitted	1/22/21		
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			

Letter of Intent Con't

Amendment to zoning ordinances -DuPont Wappoo Area Overlay Zoning District from Residential-4 Zoning to Job Center Zoning District to compete with the surrounding businesses in the Job Center District with Special Exceptions to include Health Care Services Community Residential Care Facilities and Intermediate Care Facility for the Mentally Retarded and Special Exception to include Food Services and Drinking Places-Restaurant, General that do not have drive-through lanes/windows

Section 6.4.15 Zoning and Land Development Regulations Ordinance

Office hours for the businesses will be 9 am to 5 pm. Hours of operation not to exceed 7am to 9pm.

One pine tree may need to be removed to accommodate parking. It is no larger than 10 inches in diameter.

3.3.6 Approval Criteria

A. The proposed amendment meets the challenge of a changing condition- The Residential 4 Zoning of 1925 Belgrade has become obsolete. The surrounding buildings are all Job Center District of the DuPont Area Overlay Zoning District-

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals are stated in Article 1.5 and Sections 5.13.6 and 6.4.15. The businesses we are petitioning to lease to will comply with the regulations set forth under Zoning and Land Development Regulations of the Job Center District within the DuPont Area Overlay Zoning District

C. The proposed amendment is to further the public welfare in any other regard specified by County Council The businesses in operation at 1925 Belgrade Ave. will be designed to foster growth and development by accommodating the needs of the growing community and to serve and protect the health, safety, and general welfare of existing and future residents of Charleston County.