

Post & Courier

CHARLESTON COUNTY COUNCIL REZONING REQUEST PUBLIC HEARING **Tuesday, October 6, 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, October 6, 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, October 6. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-07-20-00117: Request to rezone TMS 424-10-00-014 from the Single Family Residential 4 (R-4) Zoning District to the Mixed Style Residential 12 (M-12) Zoning District at 515 Joseph Street (James Island area).

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-07-20-00117: Case History

Planning Commission: September 14, 2020
Public Hearing: October 6, 2020
Planning and Public Works Committee: October 15, 2020
First Reading: October 20, 2020
Second Reading: November 10, 2020
Third Reading: November 19, 2020

CASE INFORMATION

Applicant: Caleb Costa

Owner: Harbor View Oaks, LLC

Location: 515 Joseph Street (James Island area)

Parcel Identification: 424-10-00-014

Application: Request to rezone property located at 515 Joseph Street, Parcel Identification Number 424-10-00-014, from the Single Family Residential 4 (R-4) Zoning District to the Mixed-Style Residential 12 (M-12) Zoning District.

Council District: 9 - Honeycutt

Property Size: 0.5 acres

Zoning History: The subject property was zoned RS-10 prior to 2001, and was zoned Low-Density Residential (RSL) in 2001. There have been no previous rezoning requests for this parcel. The RSL Zoning District was renamed "R-4" as part of the 2006 ZLDR amendment project. The subject property is undeveloped.

Adjacent Zoning: Properties to the North with frontage on Harbor View Road and the property to the East are unincorporated, are zoned Single Family Residential 4 (R-4), and contain Single Family Dwellings. Properties to the East in the City of Charleston are zoned Single- and Two-Family Residential (STR) and contain duplexes. Properties to the South and West are in the City of Charleston, are zoned Single-Family Residential (SR-1), and contain Single Family Dwellings.

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

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

Staff Response: *The proposed rezoning is consistent with the Comprehensive Plan's Future Land Use*

Recommendation for this property, which is Urban/Suburban Mixed Use. This Future Land Use designation is intended to allow for growth within the Urban Growth Boundary through a mixture of urban uses and affordable housing. Additionally, the proposed rezoning is consistent with the recommended density for the Urban/Suburban Mixed Use Future Land Use, which is a minimum of four Dwelling Units per acre.

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

Staff Response: *There are 35 existing duplexes on Joseph Street and Theresa Drive, as well as 12 single-family dwellings, two triplexes, and two quadplexes. Unincorporated properties in this area are zoned both M-12 and R-4. Therefore, the proposed rezoning would be compatible with the existing uses, zoning, and density/dimensional standards of the area. It would also benefit the public good by allowing for multi-family development on the site, thus providing attainable housing opportunities.*

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

Staff Response: *Not applicable.*

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

Staff Response: *Not applicable.*

The Zoning Map Amendment Request meets one or more of the approval criteria; therefore, staff recommends approval.

PLANNING COMMISSION MEETING: September 14, 2020

Recommendation: Approval, 9-0.

Speakers: The applicant spoke in support of the request. There were no speakers in opposition.

Notifications: 144 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on August 28, 2020. Additionally, this request was noticed in the *Post & Courier* on August 28, 2020.

PUBLIC HEARING: October 6, 2020

Notifications: 144 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on September 18, 2020. Additionally, this request was noticed in the *Post & Courier* on September 18, 2020.



Charleston County Zoning Map Amendment Request

Planning Commission: September 14, 2020

Public Hearing: October 6, 2020

Planning and Public Works Committee: October 15, 2020

First Reading: October 20, 2020

Second Reading: November 10, 2020

Third Reading: November 19, 2020

ZREZ-07-20-00117

Request to rezone property located at 515 Joseph Street, Parcel Identification Number 424-10-00-014, from the Single Family Residential 4 (R-4) Zoning District to the Mixed-Style Residential 12 (M-12) Zoning District.

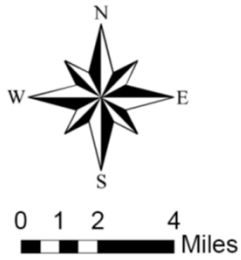
- James Island Area: 515 Joseph Street
- Parcel I.D.: 424-10-00-014
- Owner: Harbor View Oaks, LLC
- Applicant: Caleb Costa
- Property Size: 0.5 acres
- Council District: 9 - Honeycutt

Zoning History

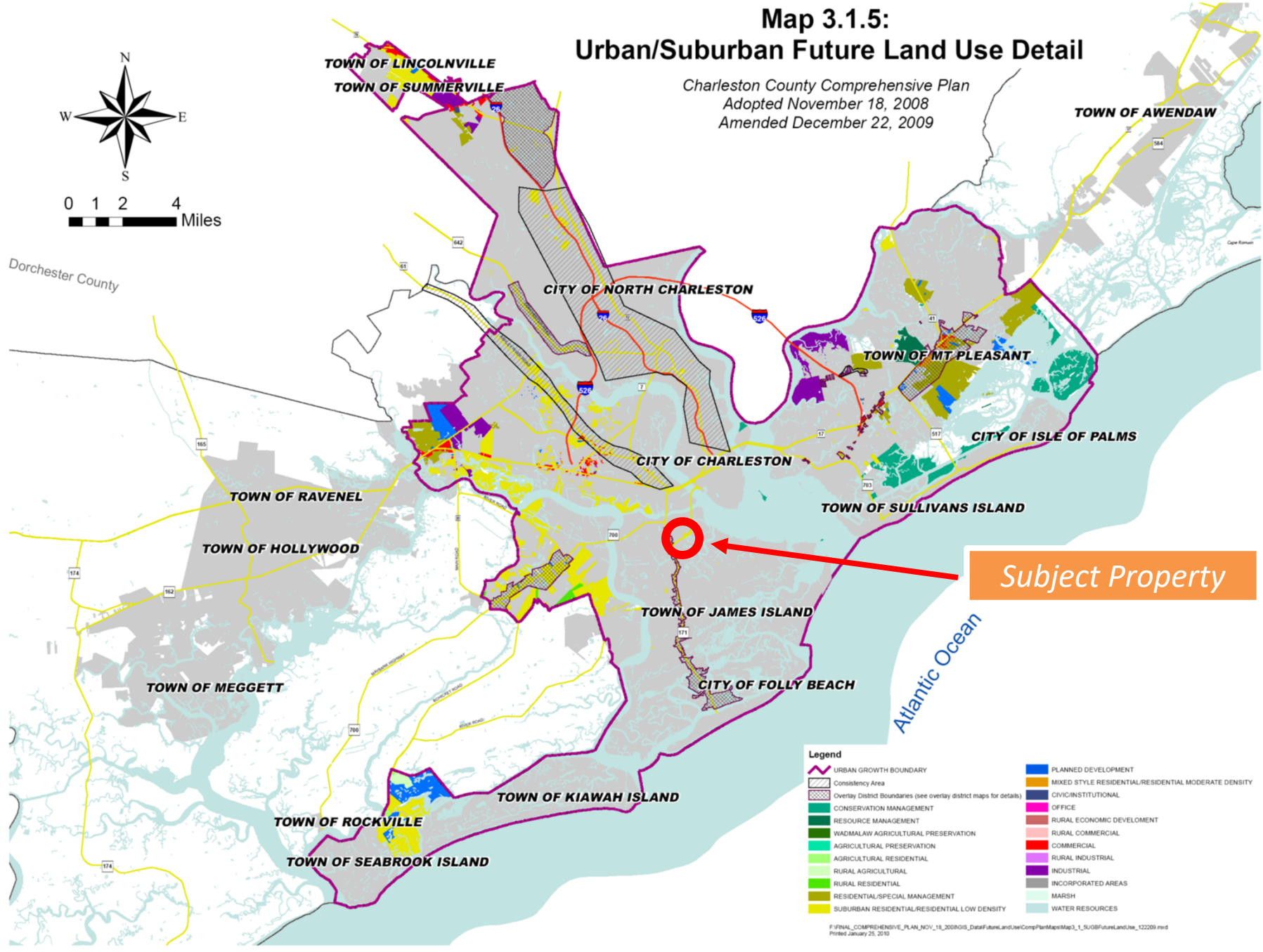
- The subject property was zoned RS-10 prior to 2001, and was zoned Low-Density Residential (RSL) in 2001.
- There have been no previous rezoning requests for this parcel.
- The RSL Zoning District was renamed “R-4” as part of the 2006 ZLDR amendment project.
- The subject property is undeveloped.

Map 3.1.5: Urban/Suburban Future Land Use Detail

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



Dorchester County

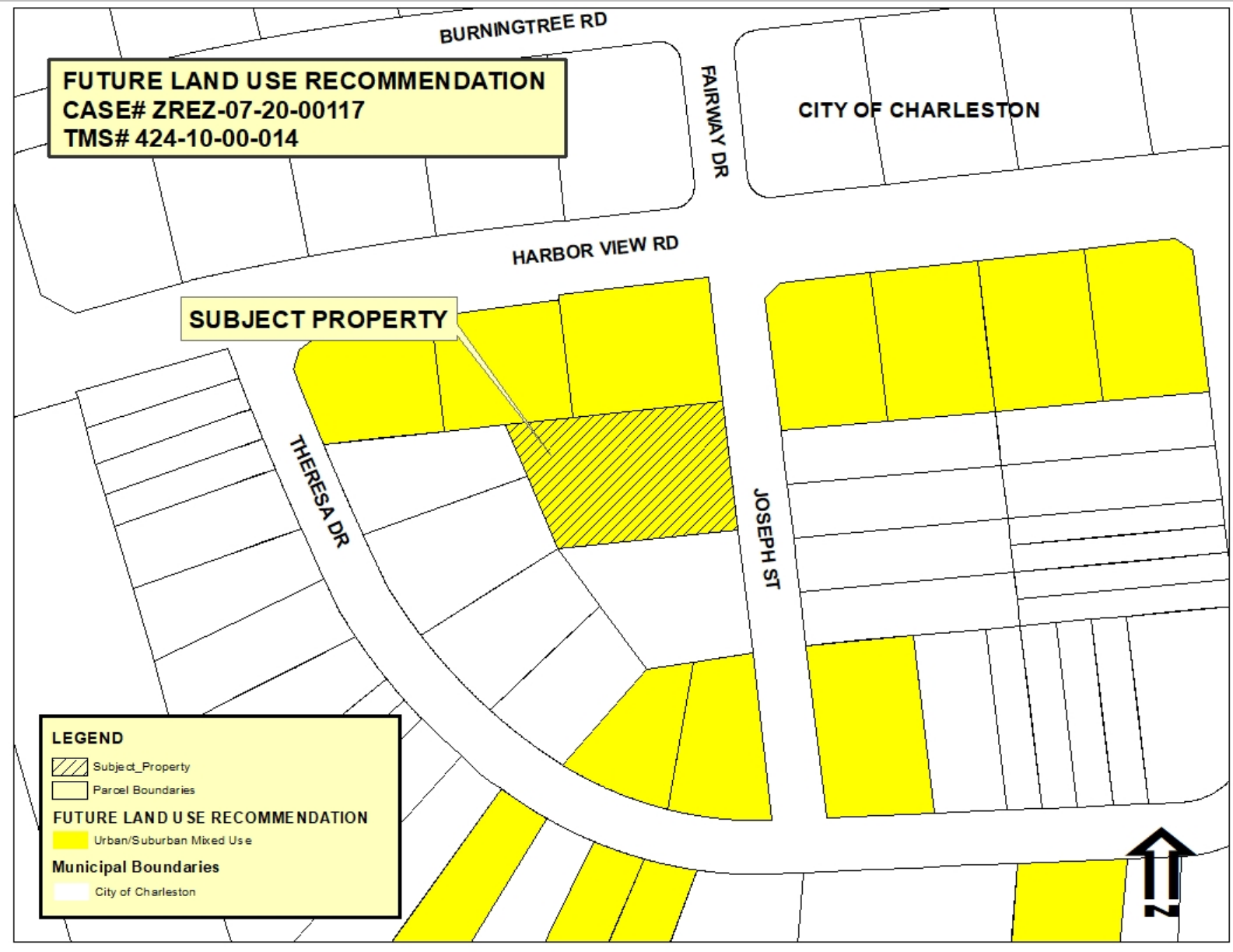


Subject Property

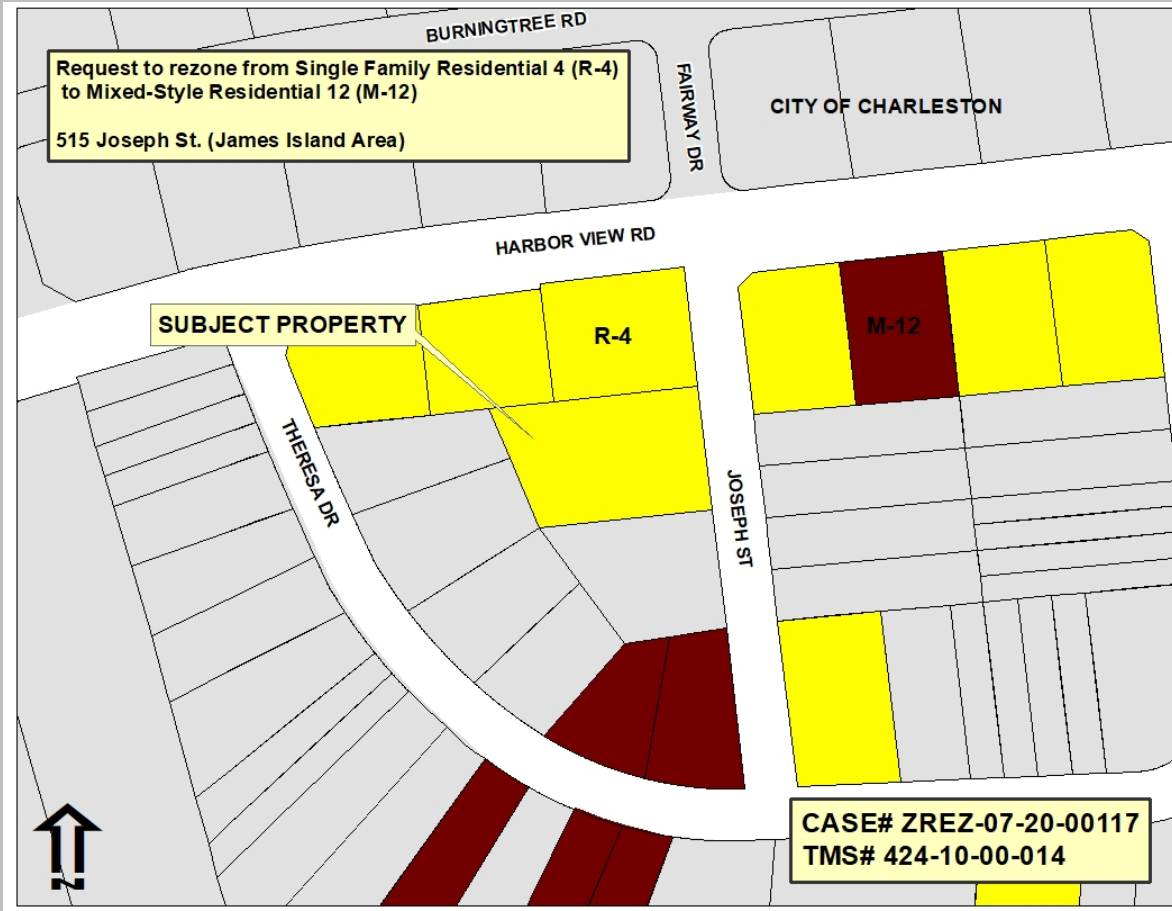
- Legend**
- URBAN GROWTH BOUNDARY
 - Consistency Area
 - Overlay District Boundaries (see overlay district maps for details)
 - CONSERVATION MANAGEMENT
 - RESOURCE MANAGEMENT
 - WADMALAW AGRICULTURAL PRESERVATION
 - AGRICULTURAL PRESERVATION
 - AGRICULTURAL RESIDENTIAL
 - RURAL AGRICULTURAL
 - RURAL RESIDENTIAL
 - RESIDENTIAL/SPECIAL MANAGEMENT
 - SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY
 - PLANNED DEVELOPMENT
 - MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY
 - CIVIC/INSTITUTIONAL
 - OFFICE
 - RURAL ECONOMIC DEVELOPMENT
 - RURAL COMMERCIAL
 - COMMERCIAL
 - RURAL INDUSTRIAL
 - INDUSTRIAL
 - INCORPORATED AREAS
 - MARSH
 - WATER RESOURCES

F:\FINAL_COMPREHENSIVE_PLAN_NOV_18_2008\GIS_Data\Future_and_Use\CompPlan\Map3_1_5_UrbanFutureLandUse_122209.mxd
Printed January 25, 2010

Future Land Use



Current Zoning

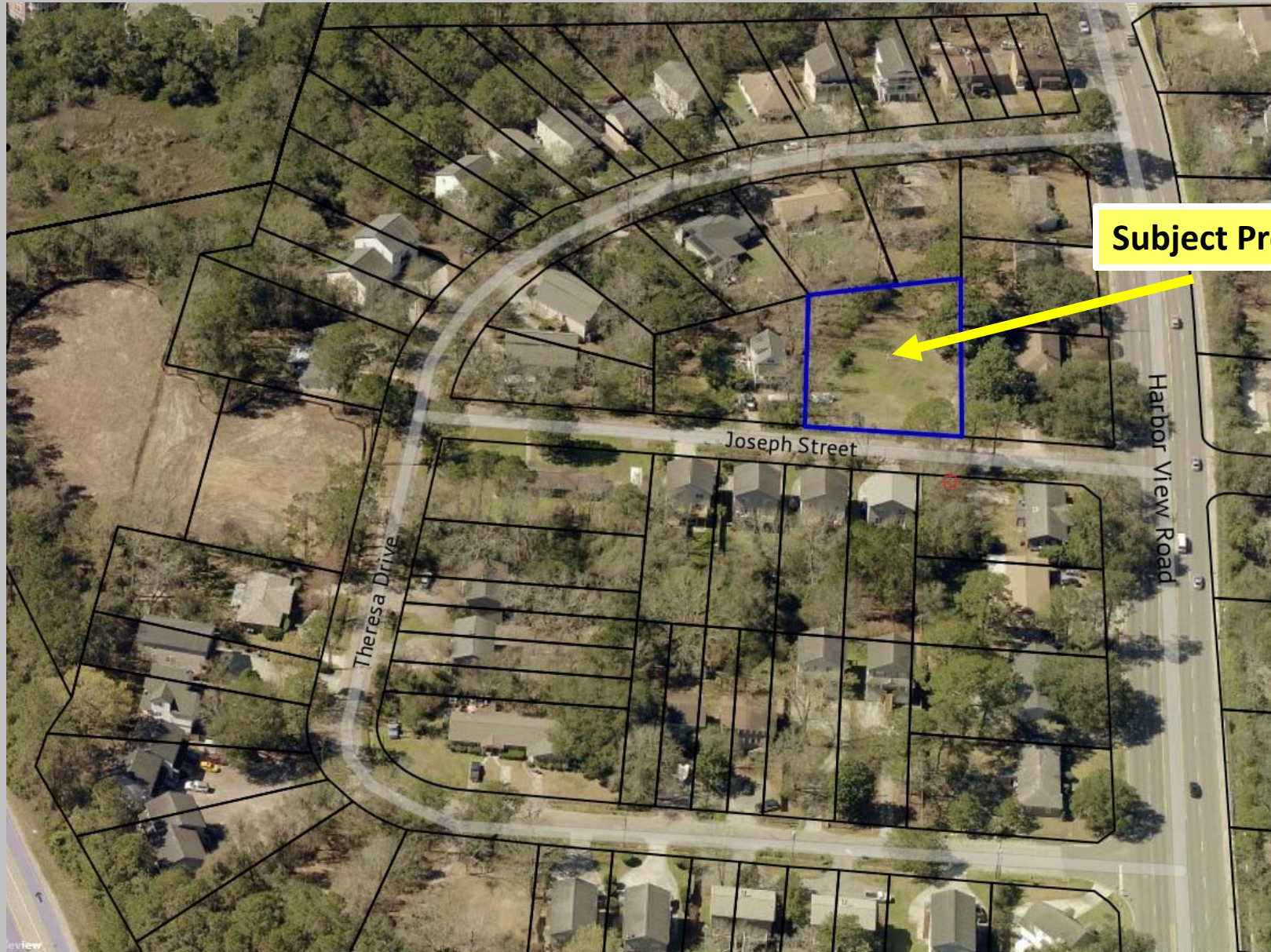


Properties to the North with frontage on Harbor View Road and the property to the East are unincorporated, are zoned Single Family Residential 4 (R-4), and contain Single Family Dwellings. Properties to the East in the City of Charleston are zoned Single- and Two-Family Residential (STR) and contain duplexes. Properties to the South and West are in the City of Charleston, are zoned Single-Family Residential (SR-1), and contain Single Family Dwellings.

City of Charleston Zoning

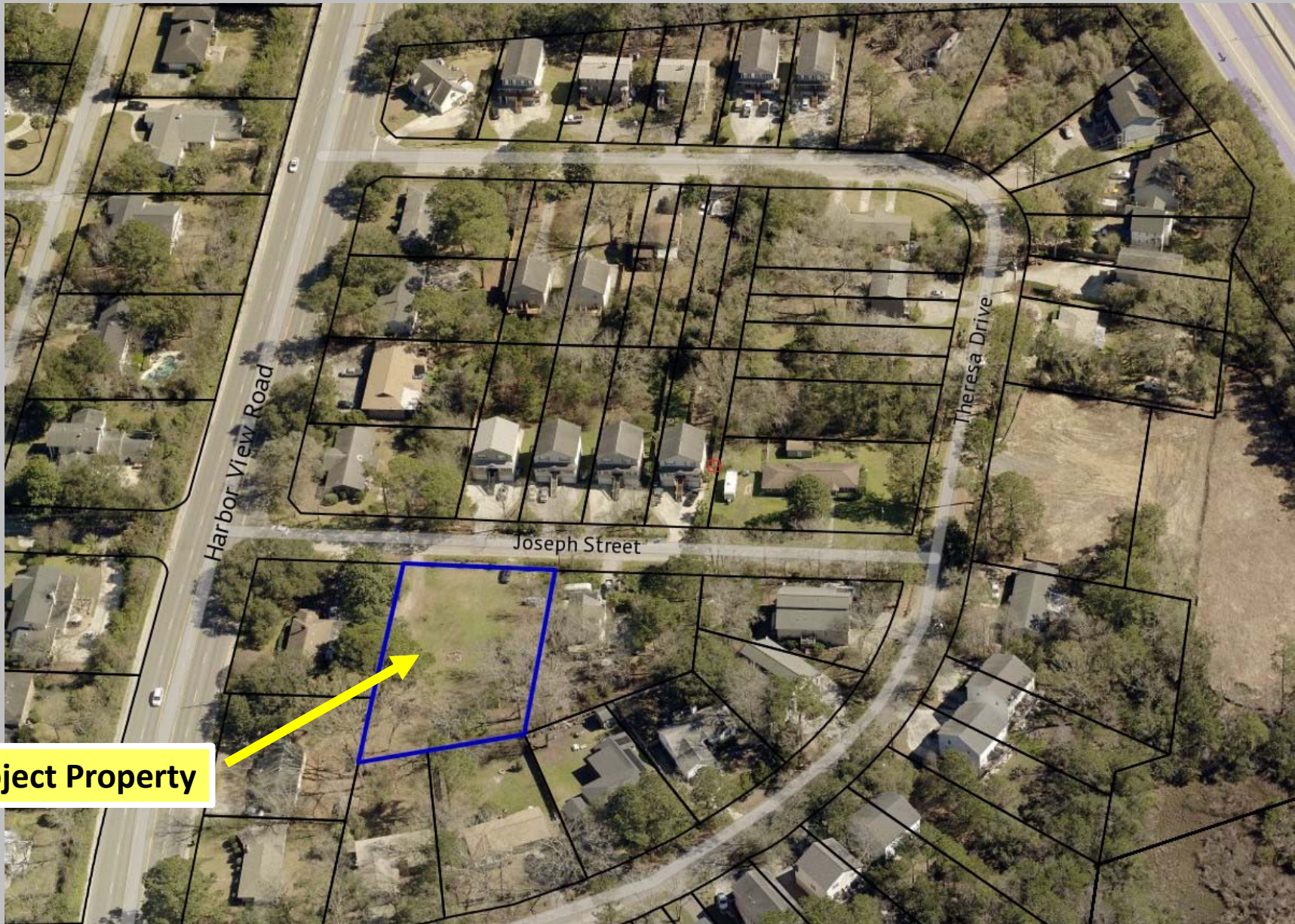


Aerial View to the West



Subject Property

Aerial View to the East



Subject Property

Site Photos



1 – Subject Property

2 –Property across the street to the East



Site Photos



3 – Adjacent Property to the North

4 – Adjacent Property to the South



Approval Criteria—Section 3.4.6

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

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

Staff Response: The proposed rezoning is consistent with the Comprehensive Plan's Future Land Use Recommendation for this property, which is Urban/Suburban Mixed Use. This Future Land Use designation is intended to allow for growth within the Urban Growth Boundary through a mixture of urban uses and affordable housing. Additionally, the proposed rezoning is consistent with the recommended density for the Urban/Suburban Mixed Use Future Land Use, which is a minimum of four Dwelling Units per acre.

Approval Criteria Cont'd

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

Staff Response: There are 35 existing duplexes on Joseph Street and Theresa Drive, as well as 12 single-family dwellings, two triplexes, and two quadplexes. Unincorporated properties in this area are zoned both M-12 and R-4. Therefore, the proposed rezoning would be compatible with the existing uses, zoning, and density/dimensional standards of the area. It would also benefit the public good by allowing for multi-family development on the site, thus providing attainable housing opportunities.

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

Staff Response: Not applicable.

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

Staff Response: Not applicable.

Recommendation

Staff & Planning Commission Recommendation:

Approval

The Zoning Map Amendment Request meets one or more of the approval criteria.

Notifications

August 28, 2020 Planning Commission

- 144 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List
- Request advertised in the *Post & Courier*

September 18, 2020 Public Hearing

- 144 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List
- Request advertised in the *Post & Courier*



Charleston County Zoning Map Amendment Request

Planning Commission: September 14, 2020

Public Hearing: October 6, 2020

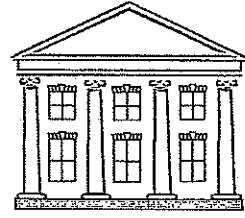
Planning and Public Works Committee: October 15, 2020

First Reading: October 20, 2020

Second Reading: November 10, 2020

Third Reading: November 19, 2020

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 ZPEZ-07-20-00117 PD _____

PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT M-12
 PARCEL ID(S) 424-10-00-014
 CITY/AREA OF COUNTY Charleston
 STREET ADDRESS 515 Joseph St ACRES 0.5
 DEED RECORDED: BOOK 0187 PAGE 247 DATE 5/13/11
 PLAT RECORDED: BOOK J PAGE 47 DATE 6/19/53 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Caleb Costa HOME PHONE _____
 MAIL ADDRESS 45 Sycamore Ave. Apt. 1137 WORK PHONE _____
 CITY, STATE, ZIP Charleston S.C. 29407 CELL PHONE 843-693-4908
 EMAIL Joshua.Caleb.Costa@gmail.com

OWNER Harbor View Oaks, LLC
 (IF OTHER THAN APPLICANT) Barbara Mooneyhan / Linda Haslett HOME PHONE 803-2318-1184
 MAIL ADDRESS 2440 Wash Haven Rd WORK PHONE _____
 CITY, STATE, ZIP Charpin SC 29036 CELL PHONE 803-528-1648
 EMAIL _____

REPRESENTATIVE Caleb Costa HOME PHONE _____
 (IF OTHER THAN APPLICANT) _____
 MAIL ADDRESS 45 Sycamore Ave. Apt. 1137 WORK PHONE _____
 CITY, STATE, ZIP Charleston S.C. 29407 CELL PHONE 843-693-4908
 EMAIL Joshua.Caleb.Costa@gmail.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 Caleb Costa 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.

Barbara Mooneyhan Signature of Owner(s) Date 7-30-2020
Linda Haslett Signature of Applicant/ Representative (if other than owner) Date 7/30/2020
Walter Wilson Planner's Signature Date 7/3/2020
 _____ Zoning Inspector's Signature Date _____

OFFICE USE ONLY

Amount Received 155.00 Cash? Check? # 1437 Invoice Number _____

Joshua Caleb Costa 7/30/2020
 Applicant / Representative