

CHARLESTON COUNTY PLANNING COMMISSION MEETING
Council Committee Rooms, 2nd Floor, B225, Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, North Charleston, SC

AGENDA
May 13, 2024
2:00 P.M.

- I. CALL TO ORDER & INTRODUCTIONS**
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- III. APPROVAL OF THE MINUTES FOR THE APRIL 8, 2024 MEETING**
- IV. NEXT MEETING: JUNE 10, 2024**
- V. ADJOURNMENT**

****The Planning Commission Workshop will begin immediately following this meeting. Please see the meeting agenda on the back of this page. ****

CHARLESTON COUNTY PLANNING COMMISSION WORKSHOP
Council Committee Rooms, 2nd Floor, B225, Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, North Charleston, SC

WORKSHOP AGENDA
May 13, 2024

- I. CALL TO ORDER & INTRODUCTIONS**
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- III. CONTINUING EDUCATION TRAINING**
- IV. ADJOURNMENT**

In keeping with the Americans with Disabilities Act, persons needing assistance should contact the County's ADA Coordinator in Human Resources at (843) 958-4700 during regular business hours in advance of the meeting. <https://www.charlestoncounty.org/files/ADA-Citizen-Request-for-Accommodation.pdf?v=570>

**CHARLESTON COUNTY
PLANNING COMMISSION
MEETING MINUTES
April 8, 2024**

ATTENDEES

Planning Commission: Chair Cindy Floyd, Vice Chair Pete Paulatos, Warwick Jones, Adam MacConnell, Marlena Davis, Luke Morris, and Susan Cox were present. Logan Davis and David Kent were absent.

County Staff: Joel Evans, Director of Zoning/Planning; Andrea Melocik, Deputy Director of Zoning/Planning; Monica Eustace, Planner II; Marche' Miller, Planner I; Win Carlisle, Planner I; and Annie Steele, Planning Technician II.

Members of the Public: Richard Habersham, Delores Youngblood, Sam Seawell, Russell Luzier, Jessica Luzier, Cullen Sherman, Dexter Wilson, Bennie Gardner, Jerrod Gardner, Jerome Bennett, Albert Weston, Matt Scherer, Ella Bennett

CALL TO ORDER

Chair Floyd called the Charleston County Planning Commission meeting to order at 2:00 p.m.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS

Chair Floyd announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act and stated the purpose of the Planning Commission. Chair Floyd introduced the Commissioners and asked Mr. Evans to introduce Charleston County staff in attendance.

APPROVAL OF THE MARCH 11, 2024 MEETING MINUTES

Commissioner Jones put forward a motion to approve the March 11, 2024 Annual Business meeting minutes and the Planning Commission meeting minutes, which was seconded by Vice Chair Paulatos. The Commission voted, 7-0, to approve the minutes from the March 11th Annual Business meeting and the Planning Commission meeting.

ACP-03-24-00124 & ZLDR-03-24-00132: REQUEST TO AMEND MAP 3.1.13, ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT, OF THE COMPREHENSIVE PLAN AND MAP 5.10 AND MAP 5.10.C, ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT, OF THE ZLDR TO CHANGE THE ZONING DESIGNATION OF TMS 354-12-00-006 FROM THE NEIGHBORHOOD COMMERCIAL DESIGNATION TO THE COMMUNITY COMMERCIAL DESIGNATION.

Chair Floyd introduced the next agenda item, a request to amend Map 3.1.13, Ashley River Road Corridor Overlay Zoning District, of the Comprehensive Plan and Map 5.10 and Map 5.10.C, Ashley River Road Corridor Overlay Zoning District, of the ZLDR to change the zoning designation of TMS 354-12-00-006 from the Neighborhood Commercial designation to the Community Commercial designation. Commissioner Marlena Davis recused herself from this case and left the room at 2:06 PM.

Ms. Miller delivered the staff presentation. She summarized the parcel's history, current zoning, and future land use designation. Ms. Miller stated because the subject property is surrounded by residential zoning and uses as well as lower intensity commercial zoning, and development in the area has not changed significantly since the adoption of the Ashley River Road Corridor Overlay

Zoning District in 2015, the approval criteria have not been met; therefore, staff recommends disapproval for the Comprehensive Plan Amendment and the ZLDR Text Amendment. Ms. Miller stated if the Comprehensive Plan amendment application is recommended for approval, the requested change to the Community Commercial Zoning District would be consistent with the Comprehensive Plan. Otherwise, the request would not meet the criteria.

Chair Floyd opened the floor for public comment. Jessica Luzier (1708 Pine View Road), co-owner of Stone Castings of Charleston, spoke in support of the request. She said the nature of the site lends itself better to businesses that do not require road frontage and that the current structure, a former dry-cleaning business, has been vacant since 2017 and has become unsafe. She said that their current business location abuts single family residential lots and they have had no complaints from their neighbors. They have spoken with Councilmembers Moody and Middleton.

Russell Luzier (1708 Pine View Road), co-owner of Stone Castings of Charleston, spoke in support of the request. He stated that unless the property was rezoned as Community Commercial, their business would not be able to keep their nine employees as Neighborhood Commercial allows for a maximum of five employees under the Artisan and Craftsman use.

Cullen Sherman (7038 Kenneth Drive) spoke in support of the request. He stated he used to live in the Radius and West Chase Apartments and he felt the closed dry cleaners had a decrepit feeling. He stated that he was concerned due to the number of daycares and apartments in the area; he stated that it would be nice to see a small business and modernization of the area.

Benny Gardner (Ashley River Road) spoke in support of the request. He stated that he lives across the street from the property and has seen cars piling up, people staying overnight, and gatherings on the property. He stated he is concerned about the possibility of a fire occurring on the property. Additionally, he stated that he would like to see the property beautified.

Matt Scherer (216 Wappoo Road) spoke in support of the request. He lived at the West Chase Apartments for five years. He stated that the subject area is dilapidated and that this proposal is an opportunity to support a family-owned business.

Jerome Bennett (1833 Wallace Lane) expressed concerns about traffic and how the proposed amendment may affect the adjacent and nearby residential neighborhoods. He stated the Wallace Lane/Richmond Street Community wants to stay single-family residential. Chair Floyd asked where his community was located in relation to the proposed subject property. Staff displayed an aerial view of where the Wallace Lane/Richmond Street Community was located in relation to the subject parcel. Chair Floyd asked Mr. Bennett if he felt that the previous dry cleaner's business impacted his neighborhood. Mr. Bennet responded no and stated he just wanted to make sure that the surrounding area will not be affected by the proposed rezoning.

Chair Floyd asked the applicant if they anticipated generating more or less traffic than the dry cleaner. Ms. Luzier responded that they expect significantly less traffic than the dry cleaners generated.

Commissioner MacConnell stated that the proposed rezoning request is limited to the subject parcel and would not affect zoning of the surrounding properties. Referencing the number of employees allowed, Commissioner MacConnell expressed concerns regarding whether the conditions of the Artisan and Craftsman's use within the Neighborhood Commercial Zoning District was adequate to support modern business practices. He stated he was supportive of the proposed rezoning and suggested a review of the Artisan and Craftsman Use conditions. Commissioner Morris expressed concern that rezoning the subject property would set a precedent for more intensive uses in the area and asked if there were any additional options other than a rezoning.

Mr. Evans stated there were different options the applicant could have pursued, such as a Planned Development. He stated that due to the shape and size of the property, many uses would not be feasible even if it were zoned Community Commercial. Commissioner Jones agreed that the lot shape restrains development and stated he was inclined to support the application. He asked if it was possible to condition an approval with a maximum number of employees allowed. Mr. Evans stated no, because the applicant's request is to rezone to Community Commercial within the ARRC-O and a change like that would require a text amendment which would apply to all same zoned areas in the overlay. Commissioner Jones asked how many employees are allowed under Neighborhood Commercial zoning. Mr. Evans stated in the Neighborhood Commercial zoning there is a limit of five employees and a 5,000 square foot maximum building size; in Community Commercial there is no maximum limit for number of employees or building size. He stated with the subject property being located within the ARRC-O there are already a few uses that are limited and the that the shape and size of the lot will drive the intensity of commercial that can be developed.

Vice Chair Paulatos asked if there are size limits to structures in Community Commercial. Mr. Evans stated the size of the structures would be limited by the development requirements such as the parking requirements, buffers, and lot coverage. Vice Chair Paulatos stated he is inclined to support this amendment and asked what size is the largest commercial structure that can possibly fit on the subject parcel. Mr. Evans stated generally structures take between twenty and thirty percent of the lot size, but without a site plan he is unsure.

Commissioner Cox stated concerns about setting a precedence if the proposed requests are approved and asked if there was a possibility for the adjacent parcels to combine with the subject parcel to make it larger. Mr. Evans clarified that the adjacent properties are in the City of Charleston jurisdiction and for the properties to be combined and developed together it would require annexation. Chair Floyd asked if the City of Charleston is part of the overlay district. Mr. Evans stated the City of Charleston participated in drafting the overlay but is unsure if they have adopted the ARRC-O Overlay District. Vice Chair Paulatos stated he is not usually inclined to go against an overlay zoning where a lot of effort, research, and input from the community went into drafting the overlay but the Commission reviews each application individually and due to circumstances, such as the shape, size, and location of the lot he would be willing to reconsider.

Commissioner Jones put forward a motion to approve the Comprehensive Plan Amendment and the ZLDR Text amendment, which was seconded by Vice Chair Paulatos. On the motion of Commissioner Jones, seconded by Vice Chair Paulatos, the Commission voted, 6-0-1, to approve the requests. Commissioner Marlena Davis recused.

Commissioner Marlena Davis rejoined the meeting at 2:37 PM.

ZREZ-03-24-00151: REQUEST TO REZONE A 0.07-ACRE PORTION OF TMS 583-00-00-016, FROM THE SPECIAL MANAGEMENT (S-3) ZONING DISTRICT TO RUTLEDGE TOMB SITE PLANNED DEVELOPMENT (PD-189) ZONING DISTRICT TO PRESERVE A HISTORIC TOMB SITE AND ALLOW FOR A POCKET PARK.

Chair Floyd introduced the next agenda item, a request to rezone a 0.07-acre portion of TMS 583-00-00-016 from the Special Management (S-3) Zoning District to Rutledge Tomb Site Planned Development (PD-189) Zoning District to preserve a historic tomb site and allow for a pocket park.

Mr. Carlisle delivered the staff presentation which summarized the parcel's history, current zoning, future land use designation, and allowed land uses. Mr. Carlisle stated because all the approval criteria had been met, staff recommended approval with the following conditions. First, to include a statement, in Section 2.1 Allowed Land Uses, as follows: "Nothing other than the historic site and

pocket park described in this PD shall be developed on this site whether developed pursuant to this PD or the S-3 zoning district.” Second, to include a statement as follows, in Section 3.1, Existing Zoning and Site Conditions: “See buffer requirements to Section 4.2.” Third, in Section 4.2 Right of Way Buffer, to change the name to “Buffers”; to replace the first and second sentences with, “No land use, perimeter, or right-of-way buffers shall be required;” and remove the term “right-of-way” from the third sentence. Finally, in Section 4.3 Signage, change the first sentence to as follows: “Signage will be limited to one sign, which shall be monument style and landscape lit.”

Commissioner MacConnell asked why a Planned Development rezoning was being requested for the proposed historic site and pocket park. Ms. Melocik stated the reasons for choosing the Planned Development rezoning was because of lot size, requests for complete buffer reductions, and the applicant did not want to comply with parking requirements as the park is pedestrian access only.

Chair Floyd opened the floor for public comment. Richard Habersham (2938 Bennett Charles Road) spoke in support of the request. He stated that he wants the site cleaned up so the public understands the history of the Phillips Community and the Dr. John Rutledge tomb site. He stated they are currently working with Clemson University to restore the tomb and make it presentable.

Vice Chair Paulatos put forward a motion to approve the request with staff’s recommendations, which was seconded by Commissioner Jones. On the motion of Vice Chair Paulatos, seconded by Commissioner Jones, the Commission voted 7-0, to approve the request with conditions.

CHAIR REMARKS

Chair Floyd stated there were currently no cases scheduled for the May 13th Planning Commission meeting and asked the Commission if they would rather cancel the meeting or hold the meeting and complete their Continuing Education requirements. The Commission unanimously agreed to hold the May 13th Planning Commission meeting and complete the Continuing Education requirements.

ADJOURNMENT

Chair Floyd announced that the next Planning Commission meeting will be held on May 13, 2024. Chair Floyd adjourned the meeting at 2:52 pm.

Annie Steele

Recording for the Planning Department

Ratified by the Charleston County Planning Commission
this 13th day of May 2024.

Cindy Floyd
Chair

Attest:

Joel Evans, PLA, AICP, Director
Zoning & Planning Department

PLANNING COMMISSION DISCLAIMER:

UNRATIFIED MEETING MINUTES

This document is a draft of the minutes of the most recent meeting of the Charleston County Planning Commission.

The members of the Planning Commission have neither reviewed nor approved this document; therefore, these minutes shall only become official meeting minutes after adoption by the Planning Commission at a public meeting of the Commission.