

**Mike A. Brown**

*District 1*

**Rhonda Jerome**

*District 2*

**Virginia Jamison**

*District 3*

**Ron Brinson**

*District 4*

**Jerome Heyward**

*District 5*

**Bob King, Chair**

*District 8*

**CITY OF NORTH CHARLESTON**

**PUBLIC SAFETY COMMITTEE**

**Montague Terrace**

**North Charleston Coliseum Complex**

**June 18, 2020**

**5:00 p.m.**

**Dorothy Williams**

*District 6*

**Samuel L. Hart**

*District 7*

**Kenny Skipper**

*District 9*

**Michael Brown**

*District 10*

**R. Keith Summey**

*Mayor*

Call to Order

Chairman King

1. Minutes from February 20, 2020 Meeting

Request to Approve

2. An Ordinance Rezoning the Properties Addressed as 2027 & 2029 Clements Avenue (Charleston County TMS#s 466-03-00-104 & -105) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for Those Same Parcels, Changing from "Single-Family, Traditional" to "Multi-Family Residential" (Council District 10)

Recommendation

3. An Ordinance Rezoning the Properties Addressed as 5510, 5116, & 5132 Piedmont Avenue (Charleston County TMS#s 472-12-00-032 & -033) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for Those Same Parcels, Changing from "Single-Family, Traditional" to "Multi-Family Residential" (Council District 7)

Recommendation

4. An Ordinance Rezoning the Properties Addressed as 7910 & 7920 Dorchester Road (Charleston County TMS#s 397-00-00-061 & -081) from B-1, Limited Business, to B-2, General Business (Council District 1)

Recommendation

5. An Ordinance Rezoning the Properties Addressed as 8836-8850 Deerwood Drive (Charleston County TMS#s 486-10-00-001 & -002) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for Those Same Parcels, Changing from "Single-Family, Suburban" to "Multi-Family Residential" (Council District 3)

Recommendation

6. An Ordinance Rezoning the Properties Addressed as 1921 Gumwood Boulevard (Charleston County TMS#s 472-04-00-105 & -106) from R-1, Single-Family Residential, to B-2, General Business, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for Those Same Parcels, Changing from "Single-Family, Traditional" to "Major Business/Retail" (Council District 7)

Recommendation

7. An Ordinance Rezoning the Property Addressed as 1113 Bexley Street (Charleston County TMS# 470-07-00-259) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for That Same Parcel, Changing from "Single-Family, Traditional" to "Multi-Family Residential" (Council District 8)

Recommendation

8. An Ordinance Rezoning the Properties Addressed as 4506 & 4520 Piggly Wiggly Drive (Charleston County TMS#s 470-01-00-029 & -041) from B-2, General Business to M-1, Light Industrial, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for Those Same Parcels, Changing from "Major Business/Retail" to "Light Industrial" (Council District 7)

Recommendation

9. An Ordinance Approving the New Comprehensive Plan Update, Known As “Prime North Charleston”, Creating a Framework to Guide Investment and Growth in the City Over the Next Ten Years, and Adopting a New Future Land Use Map

Presentation

**OTHER BUSINESS, IF ANY**

**EXECUTIVE SESSION, IF NEEDED**

**ADJOURNMENT**



# NORTH CHARLESTON PUBLIC SAFETY COMMITTEE

February 20, 2020

## Minutes

Chair Bob King called to order the regular meeting of the North Charleston Special Public Safety Committee at 5:00 p.m. in the Buist Conference Room of North Charleston City Hall, 2500 City Hall Lane, North Charleston, SC. Other Committee members in attendance were Mayor R. Keith Summey, Mr. Mike Brown (Dist.1, arrived at 5:03 p.m.), Ms. Rhonda Jerome, Ms. Virginia Jamison, Mr. Ron Brinson, Mr. Jerome Heyward, Ms. Dorothy Williams, Mr. Sam Hart, Mr. Kenny Skipper, and Mr. Michael Brown (Dist. 10). Also in attendance were Special Assistant to the Mayor/Acting Municipal Clerk Julie Elmore, Staff Attorney Brady Hair, Deputy Director of Planning and Zoning Megan Clark, other staff, and members of the public.

The media, organizations, and interested individuals were advised of the meeting in compliance with Sec. 30-4-80 (e) of the South Carolina Code of Laws for 1976, as amended.

1. The first item on the agenda was a request to approve the minutes of the January 16, 2020 Public Safety Committee meeting.

Motion by Mayor Summey:

**To approve the minutes of the January 16, 2020 Public Safety Committee meeting as presented.**

Motion supported by Ms. Jerome. The motion carried unanimously by voice vote. (11-0-0)

2. The next item was an Ordinance Proposed to Amend Section 18-40(g) of the North Charleston Code of Ordinances Subdivision Regulations Regarding City-Owned Properties

Section 18-40(g) of the Subdivision Regulations allows for the creation of lots for “support facilities,” but also requires the recording of restrictive covenants “which are enforceable by the city and in a form approved by legal counsel for the city.” From time to time, the City needs to be able to subdivide its own properties for municipal purposes in ways that don’t conform to the Subdivision Regulations. Staff is proposing to amend the provisions for “support facilities,” as defined in Section 18-40(g), to clarify that it is not necessary for the City to record the required covenants on parcels owned by the City.

Staff recommends approval. On January 13, 2020, the Planning Commission voted unanimously to recommend approval of the zoning text amendment. On February 13, 2020, City Council held a first reading and Public Hearing and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mayor Summey:

**To recommend City Council approve an Ordinance Proposed to Amend Section 18-40(g) of the North Charleston Code of Ordinances Subdivision Regulations Regarding City-Owned Properties as presented.**

Motion supported by Mr. Skipper. The motion carried unanimously by voice vote. (11-0-0)

3. The next item on the agenda was an Ordinance Proposed to Rezone the Property Addressed as 1816 Orvid Street (Charleston County TMS# 469-12-00-203) from R-1, Single-Family Residential, to B-1, Limited Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map

for That Same Parcel, Changing from “Single-Family, Traditional” to “Neighborhood Commercial” (Council District 10)

The subject property is located at the corner of Orvid Street and North Carolina Avenue in the Chicora Place neighborhood. The applicant has requested that the property be rezoned from R-1 to B-1. The property meets the minimum lot size in the B-1 district (6,000 square feet) and meets the lot width and street frontage requirements. The parcel is located at the corner of North Carolina Avenue and Orvid Street in the Chicora Place neighborhood. The nearest B-1-zoned property is located just south of Quitman Creek on Spruill Avenue, and recently there was a rezoning contingently approved 2 blocks north at the corner of Success Street and North Carolina Avenue to B-1, that is awaiting a combination plat to complete the rezoning. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcel of “Single-Family, Traditional,” which supports the current zoning and would require an amendment to “Neighborhood Commercial” to support the rezoning request. While North Carolina Avenue is transitioning to the north and south with additional neighborhood commercial uses, the parcel is surrounded by residential uses and zoning. At the Public Hearing before the Planning Commission the applicant spoke in favor of the rezoning; the neighborhood president also spoke in favor of the change.

Therefore, based on the lack of support in the Comprehensive Plan and the lack of adjacent commercial zoning, staff recommends denial of the rezoning. On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the rezoning. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mr. Brown (Dist. 10):

**To recommend City Council approve an Ordinance Proposed to Rezone the Property Addressed as 1816 Orvid Street (Charleston County TMS# 469-12-00-203) from R-1, Single-Family Residential, to B-1, Limited Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for That Same Parcel, Changing from “Single-Family, Traditional” to “Neighborhood Commercial” (Council District 10) as presented.**

Motion supported by Mr. Skipper. The motion carried unanimously by voice vote. (11-0-0)

4. The next item on the agenda was an Ordinance Proposed to Rezone the Property Addressed as 4145 & 4151 Barnwell Avenue (Charleston County TMS#s 470-11-00-105 & a Portion of 470-11-00-078) from R-3, Mobile Home Residential, to M-1, Light Industrial, and B-2, General Business, respectively, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designations for Those Same Parcels, Changing from “Multi-Family Residential” to “Light Industrial” and “Major Business/Retail,” (Council District 7)

The subject properties are located on Barnwell Avenue, between Macon and Columbia Avenues, one block east of Rivers Avenue and encompass the entire eastern half of the block. The applicant has requested that the properties be rezoned from R-3 to B-2 (portion of -078) and M-1 (-105) to accommodate opportunities for business expansion for the properties that front on Rivers Avenue. The current R-3-zoning only allows for single-family detached or mobile home development on the properties, and the rezoning would allow for general business uses including hotels, restaurants, gas stations, and auto sales on the back half of parcel -078; which these uses are currently permitted on the front portion of the parcel. The rezoning on Parcel -105 would allow light industrial uses such as

construction businesses, warehousing, machine shops, and landscape companies. The property at -078 meets the requirements for B-2 zoning, but parcel -105 does not meet the M-1 requirements for lot size; at 18,749 square feet (sf), the lot is 3031 sf short of the half-acre, M-1 requirement. The Comprehensive Plan's Future Land Use Map provides guidance for the parcels to become "Multi-Family Residential" and does not support either portion of the requested rezoning; the future land use for the parcels would need to be changed to "Major Business/Retail" and "Light Industrial," respectively. There is adjacent B-2-zoned property on the block and all along the Rivers Avenue corridor.

At the Public Hearing before the Planning Commission the applicant spoke in favor of the rezonings. Based on the close proximity to Rivers Avenue and other B-2 uses and zoning, staff recommends approval of the rezoning of a portion of parcel -078 to B-2, but based on the lack of proximity to other M-1 uses and zoning, and the lack of support from the Comprehensive Plan staff recommends against the rezoning of parcel -105 to M-1. On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the rezonings. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Mr. John Westendorff, 4150 Meeting Street Road, North Charleston, spoke in favor of the rezoning.

Motion by Mr. Hart:

**To recommend City Council approve an Ordinance Proposed to Rezone the Property Addressed as 4145 & 4151 Barnwell Avenue (Charleston County TMS#s 470-11-00-105 & a Portion of 470-11-00-078) from R-3, Mobile Home Residential, to M-1, Light Industrial, and B-2, General Business, respectively, and a Concurrent Amendment of the Comprehensive Plan's Future Land Use Map Designations for Those Same Parcels, Changing from "Multi-Family Residential" to "Light Industrial" and "Major Business/Retail," (Council District 7) as presented.**

Motion supported by Mayor Summey. The motion carried unanimously by voice vote. (11-0-0)

5. The next item on the agenda was an Ordinance Proposed to Rezone the Property Addressed as 3042 North Carolina Avenue (Charleston County TMS# 469-16-00-329) from R-2, Multi-Family Residential, to B-2, General Business, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for That Same Parcel, Changing from "Multi-Family Residential" to "Major Business/Retail" (Council District 10)

The subject property is located at the east corner of Calvert Street and North Carolina Avenue in the Chicora Place neighborhood. The applicant has requested that the property be rezoned from R-2 to B-2. The property does not meet the minimum lot size in the B-2 district (12,000 square feet), however, it meets the lot width (80 feet) and street frontage (50 feet) requirements, however, has been historically used as a commercial use, with a commercial garage on the property. The parcel is located at the corner of North Carolina Avenue and Calvert Street, within the Chicora Place neighborhood and adjacent to residential property on all sides. The Comprehensive Plan's Future Land Map establishes a future land use for the parcel of "Multi-Family Residential," which supports the current zoning and would require an amendment to "Major Business/Retail" to support the rezoning request.

At the Public Hearing before the Planning Commission the applicant spoke in favor of the rezoning, and the neighborhood president and a neighbor both expressed concerns but did not seek denial. Given the

lack of support in the Comprehensive Plan and the adjacent residential zoning, staff recommends denial of the rezoning. On January 13, 2020, the Planning Commission held a public hearing and voted to recommend approval of the rezoning. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mr. Brown (Dist. 10):

**To recommend City Council deny a Request to Rezone the Property Addressed as 3042 North Carolina Avenue (Charleston County TMS# 469-16-00-329) from R-2, Multi-Family Residential, to B-2, General Business, and Concurrently Amending the Comprehensive Plan's Future Land Use Map for That Same Parcel, Changing from "Multi-Family Residential" to "Major Business/Retail" (Council District 10) as presented**

Motion supported by Mayor Summey. The motion carried unanimously by voice vote. (11-0-0)

6. The next item on the agenda was an Ordinance Proposed to rezone the Property Addressed as 2010 Hackemann avenue (Charleston County TMS# 466-08-00-305) from R-1, Single-Family Residential, to ON, Neighborhood Office" and Concurrently Amending the Comprehensive Plan's Future Land Use Map for That Same Parcel, Changing from "Single-Family, Traditional" to "Office, Professional" (Council District 10)

The subject property is located at the corner of Column Street and Hackemann Avenue in the Windsor neighborhood, just north of Union Heights. The applicant has requested that the property be rezoned from R-1 to ON. The property meets all of the minimum lot requirements in the ON district, which are identical to the R-1 requirements. The parcel is located at the corner of Hackemann Avenue and Column Street in the Windsor neighborhood. The property is surrounded by residential property; however, 150 feet to the south, where the Wain Green Wood furniture shop is located, there is M-2 zoning as well as R-2 zoning. The Comprehensive Plan's Future Land Map establishes a future land use for the parcel of "Single-Family, Traditional," which supports the current zoning and would require an amendment to "Office, Professional" to support the rezoning request.

At the Public Hearing before the Planning Commission the applicant spoke in favor of the rezoning and provided a letter of support from the neighborhood president. An artist, who would occupy the building at 2010 Hackemann also spoke in favor of the change.

Since the proposed zoning, Neighborhood Office, is designed to support comingling of residential and neighborhood services and will not adversely affect the Windsor neighborhood, staff recommends approval of the rezoning and amendment to the Comprehensive Plan's Future Land Use Map. On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the rezoning. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mr. Brown (Dist.10):

**To recommend City Council approve an Ordinance Proposed to rezone the Property Addressed as 2010 Hackemann avenue (Charleston County TMS# 466-08-00-305) from R-1, Single-Family Residential, to ON, Neighborhood Office" and Concurrently Amending the Comprehensive Plan's Future Land Use Map for That Same Parcel, Changing from "Single-Family, Traditional" to "Office, Professional" (Council District 10) as presented.**

Motion supported by Ms. Williams. The motion carried unanimously by voice vote. (11-0-0)

7. The next item on the agenda was an Ordinance Proposed to Amend the Comprehensive Plan's Future Land Use Map Designation for 24 Parcels in the Fetteressa Neighborhood (Charleston County TMS#s 408-02-00-036, -041, -042, -043, -049, -050, -051, -053, -058, -060 to -064, -070 to -075, -077, -105, -107, -113, -114, & -126), Changing from "Light Industrial" to "Mobile Home" (Council District 5)

The Comprehensive Plan's Future Land Use Map is the guiding document for the City's vision for future development and land use planning. From time to time the City may need to amend the future land use map as changing dynamics require the City to alter its vision in order to balance and maintain both livability and economic opportunity for its citizens. Accordingly, the City has identified 24 properties in the Fetteressa neighborhood which are primarily developed with manufactured homes, yet they have a future land use designation of "Light Industrial." The vision in 2008 when the current Comprehensive Plan and Future Land Use Map were adopted, clearly sought to limit and remove manufactured homes from the City landscape. However, over a decade later regional growth and development pressures have put a strangle on lower income housing across the region and refocused manufactured housing, despite its obvious shortcomings, as housing of last resort. Additionally, speculative development for small warehousing has picked up considerably in the last couple of years, which has prompted many requests for rezonings to M-1, Light Industrial.

At the Public Hearing before the Planning Commission no one spoke.

Based on the pressures from the development community for more light industrial-zoned land and the housing pressure on lower income residents, staff feels it is important to protect the lower income housing that manufactured homes provide and to maintain those enclaves where manufactured homes are currently clustered so that those existing opportunities to live in the City do not get bought out for industrial speculation; therefore, staff recommends changing the future land use on the 24 parcels in Fetteressa from "Light Industrial" to "Mobile Home." On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the amendment. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mr. Heyward:

**To recommend City Council deny a Request to Amend the Comprehensive Plan's Future Land Use Map Designation for 24 Parcels in the Fetteressa Neighborhood (Charleston County TMS#s 408-02-00-036, -041, -042, -043, -049, -050, -051, -053, -058, -060 to -064, -070 to -075, -077, -105, -107, -113, -114, & -126), Changing from "Light Industrial" to "Mobile Home" (Council District 5) as presented.**

Motion supported by Mr. Brinson. The motion carried unanimously by voice vote. (11-0-0)

8. The next item on the agenda was an Ordinance Proposed to Amend Section 4-10(a), Off-Street Parking Required for Multi-Family Dwellings, of the City of North Charleston's Code of Ordinances, Appendix A, Zoning Regulations

The North Charleston City Code Section 4-10(a)(2) regulating off-street parking requirements for multi-family dwellings currently requires two (2) parking spaces for every dwelling unit.

Given modern development and land use patterns, the City has found this requirement too stringent, creating excess parking for multi-family projects. Surrounding municipalities have reduced their standards as well to provide for more efficient use of the land, while still maintaining adequate parking spaces. This proposed amendment would base the required parking on the number of bedrooms in the multi-family units, rather than simply the number of units in the project. Studio/efficiency units would require one parking space per unit; one-bedroom units would require 1.25 spaces per dwelling unit; and two-bedroom units and larger units would continue to require two spaces per dwelling unit, while senior independent housing units would be required to have one parking space, regardless of the number of bedrooms. It should be noted that, prior to the current two-spaces-per-unit standard, the City required 1.5 parking spaces per multi-family unit.

The proposed parking standard would result in slightly more than the 1.5 spaces per unit required by the Cities of Charleston and Greenville, and significantly more than the one space per unit required by the Town of Summerville. The parking standards of nearby jurisdictions, as well as the Cities of Columbia and Greenville, are shown on the attached chart. Also included in the final column is a comparison of the parking required under the various standards for a sample apartment complex.

Staff recommends approval. On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the zoning text amendment. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mr. Brown (Dist. 10):

**To recommend City Council approve an Ordinance Proposed to Amend Section 4-10(a), Off-Street Parking Required for Multi-Family Dwellings, of the City of North Charleston’s Code of Ordinances, Appendix A, Zoning Regulations as presented.**

Motion supported by Mayor Summey. The motion carried unanimously by voice vote. (11-0-0)

9. The next item on the agenda was an Ordinance Proposed to Amend Sections 3-2, 5-8(d)(1), 5-9(d)(1), and 5-10(c)(4) of the North Charleston Code of Ordinances, Zoning Regulations, Regarding Height Definitions

In February 2019, City Council amended the City’s flood hazard reduction regulations (found in Article V of Chapter 5 of the City Code) to require that new construction or substantial improvements of any structure, residential or nonresidential, within a special flood hazard area to have the lowest floor elevated no lower than two feet above the base flood elevation (BFE), which is determined by the Federal Emergency Management Agency’s Flood Insurance Rate Map. This was an increase from the City’s “freeboard” requirement, which had previously been set at one foot above BFE.

A few sections in the City’s Zoning Regulations set height maximums for development. In increasing the freeboard requirement by one foot, it seems appropriate to make an allowance for this regulatory requirement in the maximum height allowed. Staff is also recommending a standardization of how “height” is measured throughout the Zoning Regulations. In the Ashley River Scenic Districts, this change would allow houses to be built, at most, two feet taller than the regulations would currently allow.



Staff recommends approval. On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the zoning text amendment. On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Motion by Mr. Brown (Dist. 10):

**To recommend City Council approve an Ordinance Proposed to Amend Sections 3-2, 5-8(d)(1), 5-9(d)(1), and 5-10(c)(4) of the North Charleston Code of Ordinances, Zoning Regulations, Regarding Height Definitions as presented.**

Motion supported by Ms. Jerome. The motion carried unanimously by voice vote. (11-0-0)

There being no further business to come before the Committee, the meeting was adjourned at 5:08 p.m.

These minutes were approved on:

Respectfully Submitted,

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Julie Elmore, Acting Municipal Clerk

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** February 11, 2020

**Item Title:** Ordinance – First Reading  
An Ordinance Rezoning the Properties Addressed as 2027 & 2029 Clements Avenue (Charleston County TMS#s 466-03-00-104 & -105) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Traditional” to “Multi-Family Residential” (Council District 10)

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject properties are located at the intersection of Clements Avenue and Burton Lane in the Five Mile area of the City; there is a boarded-up, two story triplex located on parcel -105, while parcel -104 is vacant land. The applicant has requested that the properties be rezoned from R-1 to R-2, which would allow for the renovation and reoccupation of the existing building or the redevelopment of the properties with multi-family development. Neither property meets the minimum lot size required in the R-1 or R-2 zoning categories, and even if combined it would still be non-conforming in both districts. There is no adjacent R-2 zoned property although there are R-2 uses on the adjacent parcels, and the nearest R-2-zoned property is a little over 500 feet to the east on Clements Avenue. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcel of “Single-Family, Traditional,” which supports the current zoning and would require an amendment to “Multi-Family Residential” to support the rezoning request.

At the Public Hearing before the Planning Commission the applicant spoke in favor of the rezoning.

**STAFF RECOMMENDATION:**

Based on the design of the existing multi-family structure, and the multi-family nature of the adjacent properties, staff is recommending approval of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map, contingent on the recording of a plat that combines the subject properties.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On February 10, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the rezoning (7-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.

AN ORDINANCE

**REZONING THE PROPERTIES ADDRESSED AS 2027 & 2029 CLEMENTS AVENUE (CHARLESTON COUNTY TMS#S 466-03-00-104 & -105) FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO R-2, MULTI-FAMILY RESIDENTIAL, AND CONCURRENTLY AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FOR THOSE SAME PARCELS, CHANGING FROM “SINGLE-FAMILY, TRADITIONAL” TO “MULTI-FAMILY RESIDENTIAL”**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS#s 466-03-00-104 & -105 are proposed for rezoning to R-2, Multi-Family Residential; and

WHEREAS, the parcel’s Future Land Use in the Comprehensive Plan, “Single-Family, Traditional,” is proposed for amendment to “Multi-Family Residential,” in support of the R-2 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcels bearing Charleston County TMS#s 466-03-00-104 & -105 are rezoned from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Traditional” to “Multi-Family Residential,” contingent on the recording of a plat that abandons the property line between the subject parcels.**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY L. BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**DATE:** February 11, 2020

**ITEM TITLE:** Ordinance – First Reading  
An Ordinance Rezoning the Properties Addressed as 5510, 5116, & 5132 Piedmont Avenue (Charleston County TMS#s 472-12-00-032 & -033) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Traditional” to “Multi-Family Residential” (Council District 7)

**SUBMITTED BY:** Planning Commission

**CONTACT PERSON:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject properties comprise vacant land located in the Ferndale neighborhood at the corner of Piedmont Avenue and Kerry Street. The applicant has requested that the properties be rezoned from R-1 to R-2, which would allow for the development of the properties with various forms of multi-family housing. Individually, each property meets the minimum lot size required in the R-1 or R-2 zoning categories. While there are no adjacent R-2 zoned properties, almost the entire block to the north across Kerry Street has R-2 zoning; there is also a R-2-zoned property one parcel to the south across Jason Street, just over 100 feet away. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcels as “Single-Family, Traditional,” which supports the current zoning and would require an amendment to “Multi-Family Residential” to support the rezoning request.

At the Public Hearing before the Planning Commission the applicant and their representative spoke in favor of the rezoning while 3 members of the Ferndale neighborhood, including the neighborhood president, spoke in opposition.

**STAFF RECOMMENDATION:**

Based on the mixing of residential uses surrounding the properties, including 2 apartment complexes, staff is recommending approval of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On February 10, 2020, the Planning Commission held a public hearing and voted to recommend approval of the rezoning (4-3-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.

AN ORDINANCE

**REZONING THE PROPERTIES ADDRESSED AS 5110, 5116, & 5132 PIEDMONT AVENUE (CHARLESTON COUNTY TMS#S 472-12-00-032 & -033) FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO R-2, MULTI-FAMILY RESIDENTIAL, AND CONCURRENTLY AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FOR THOSE SAME PARCELS, CHANGING FROM “SINGLE-FAMILY, TRADITIONAL” TO “MULTI-FAMILY RESIDENTIAL”**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS#s 472-12-00-032 & -033 are proposed for rezoning to R-2, Multi-Family Residential; and

WHEREAS, the parcel’s Future Land Use in the Comprehensive Plan, “Single-Family, Traditional,” is proposed for amendment to “Multi-Family Residential,” in support of the R-2 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcels bearing Charleston County TMS#s 472-12-00-032 & -033 are rezoned from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Traditional” to “Multi-Family Residential.”**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY L. BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** June 2, 2020

**Item Title:** Ordinance – First Reading  
An Ordinance Rezoning the Properties Addressed as 7910 & 7920 Dorchester Road (Charleston County TMS#s 397-00-00-061 & -081) from B-1, Limited Business, to B-2, General Business (Council District 1)

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject properties are located on Dorchester Road just south of the county line between Charleston and Dorchester Counties in front of the Summerfield Apartments. The applicant has applied to rezone the subject properties from B-1 to B-2 to expand the available uses of the property. The subject properties meet all of the dimensional standards for B-2 zoning districts. Also, the properties have a Future Land Use in the Comprehensive Plan of “Major Business/Retail,” which supports a rezoning to B-2. As the property is located along a major commercial corridor, Dorchester Road, and is supported by the existing Comprehensive Plan, staff recommends approval of the rezoning from B-1 to B-2.

**STAFF RECOMMENDATION:**

As the property is located along a major commercial corridor, Dorchester Road, and is supported by the existing Comprehensive Plan, staff recommends approval of the rezoning from B-1 to B-2.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On June 8, 2020, the Planning Commission held a public hearing and voted to recommend approval (4-0-1).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.

AN ORDINANCE

**REZONING THE PROPERTIES ADDRESSED AS 7910 & 7920 DORCHESTER ROAD (CHARLESTON COUNTY TMS#S 397-00-00-061 & -081) FROM B-1, LIMITED BUSINESS, TO B-2, GENERAL BUSINESS**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS#s 397-00-00-061 & -081 are proposed for rezoning to B-2, General Business; and

WHEREAS, the parcels' Future Land Use in the Comprehensive Plan, "Major Business/Retail," is supportive of the proposed B-2 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcels bearing Charleston County TMS#s 397-00-00-061 & -081 are rezoned from B-1, Limited Business, to B-2, General Business.**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** June 2, 2020

**Item Title:** Ordinance – First Reading  
An Ordinance Rezoning the Properties Addressed as 8836-8850 Deerwood Drive (Charleston County TMS#s 486-10-00-001 & -002) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Suburban” to “Multi-Family Residential” (Council District 3)

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject properties are located at the corner of Deerwood Drive and Wheaton Street in the Deer Park neighborhood. The applicant has requested that the property be rezoned from R-1 to R-2, which would align the zoning with the current development and use of the parcels, making the 2 quadplexes legally conforming. The rezoning would also allow for the redevelopment of the properties with multi-family development of up to potentially 22 units assuming all site plan requirements could be met. The properties meet all of the minimum lot size requirements in the R-1 or R-2 zoning categories. There is no adjacent R-2 zoned property and the nearest is over 650 feet away off of Otranto Road. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcel of “Single-Family, Suburban”, which supports the current zoning and would require an amendment to “Multi-Family Residential” to support the rezoning request. Based on the multi-family design of the existing development, the presence of various housing types in the area, and the close proximity of emergency services, due to the City’s fire station located less than 200 feet away, staff is recommending approval of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**STAFF RECOMMENDATION:**

Based on the multi-family design of the existing development, the presence of various housing types in the area, and the close proximity of emergency services, due to the City’s fire station located less than 200 feet away, staff is recommending approval of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On June 8, 2020, the Planning Commission held a public hearing and voted unanimously to recommend denial (5-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.



AN ORDINANCE

**REZONING THE PROPERTIES ADDRESSED AS 8836-8850 DEERWOOD DRIVE (CHARLESTON COUNTY TMS#S 486-10-00-001 & -002) FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO R-2, MULTI-FAMILY RESIDENTIAL, AND CONCURRENTLY AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FOR THOSE SAME PARCELS, CHANGING FROM “SINGLE-FAMILY, SUBURBAN” TO “MULTI-FAMILY RESIDENTIAL”**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS#s 486-10-00-001 & -002 are proposed for rezoning to R-2, Multi-Family Residential; and

WHEREAS, the parcel’s Future Land Use in the Comprehensive Plan, “Single-Family, Suburban,” is proposed for amendment to “Multi-Family Residential,” in support of the R-2 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcels bearing Charleston County TMS#s 486-10-00-001 & -002 are rezoned from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Suburban” to “Multi-Family Residential.”**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** June 2, 2020

**Item Title:** Ordinance – First Reading  
An Ordinance Rezoning the Properties Addressed as 1921 Gumwood Boulevard (Charleston County TMS#s 472-04-00-105 & -106) from R-1, Single-Family Residential, to B-2, General Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Traditional” to “Major Business/Retail” (Council District 7)

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject properties are located at the corner of Gumwood Boulevard and Branch Avenue in the Oak Grove community and are developed with a single-family home that straddles the intervening property line between the subject parcels; there is also a shed located on the rear of parcel -105. The applicant has requested that the property be rezoned from R-1 to B-2, which would allow for the reuse or redevelopment of the existing property for any of the general business uses allowed in B-2 including, but not limited to, hotels, department stores, office supply stores, repair shops, full service restaurants, and dry cleaners as well as multi-family uses. The properties, both separately and combined, do not meet the minimum lot size nor lot width requirements for the B-2 zoning category. The entire neighborhood has R-1 zoning, except for one large parcel on the southern border of the neighborhood is zoned B-2 and is being used as a junkyard for old vehicles. Otherwise, the nearest B-2-zoned property is at the front of the neighborhood along the Rivers Avenue commercial corridor. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcel of “Single-Family, Traditional”, which supports the current zoning and would require an amendment to “Major Business/Retail” to support the rezoning request. Based on the existing development of the subject parcels and the surrounding neighborhood as residential, the non-conforming size of the parcels for B-2 uses, and its location towards to the center of the neighborhood rather than close proximity to a commercial corridor, as well as the lack of support from the Comprehensive Plan, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**STAFF RECOMMENDATION:**

Based on the existing development of the subject parcels and the surrounding neighborhood as residential, the non-conforming size of the parcels for B-2 uses, and its location towards to the center of the neighborhood rather than close proximity to a commercial corridor, as well as the lack of support from the Comprehensive Plan, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On June 8, 2020, the Planning Commission held a public hearing and voted unanimously to recommend denial (5-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.

Exhibits  
\_\_\_ Resolution X Ordinance \_\_\_ Contract \_\_\_ Minutes X Plan/Map \_\_\_ Transfer of Funds X Other

AN ORDINANCE

**REZONING THE PROPERTIES ADDRESSED AS 1921 GUMWOOD BOULEVARD (CHARLESTON COUNTY TMS#S 472-04-00-105 & -106) FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO B-2, GENERAL BUSINESS, AND CONCURRENTLY AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FOR THOSE SAME PARCELS, CHANGING FROM “SINGLE-FAMILY, TRADITIONAL” TO “MAJOR BUSINESS/RETAIL”**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS#s 472-04-00-105 & -106 are proposed for rezoning to B-2, General Business; and

WHEREAS, the parcel’s Future Land Use in the Comprehensive Plan, “Single-Family, Traditional,” is proposed for amendment to “Major Business/Retail,” in support of the B-2 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcels bearing Charleston County TMS#s 472-04-00-105 & -106 are rezoned from R-1, Single-Family Residential, to B-2, General Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Single-Family, Traditional” to “Major Business/Retail.”**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** June 2, 2020

**Item Title:** Ordinance – First Reading  
An Ordinance Rezoning the Property Addressed as 1113 Bexley Street (Charleston County TMS# 470-07-00-259) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for That Same Parcel, Changing from “Single-Family, Traditional” to “Multi-Family Residential” (Council District 8)

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject property is located on Bexley Street in the Old North Charleston neighborhood of Park Circle just north of North Charleston Terminal Company’s rail line. The applicant has requested that the property be rezoned from R-1 to R-2, which would allow the applicant to create a multi-family development on the property. The parcel’s size would limit any possible development to six units. There is no adjacent R-2 zoned property although there are R-2 uses on the adjacent parcel and sprinkled throughout the surrounding neighborhood, and there have been two rezonings within the last year to properties just to the south of the rail line which have created opportunities for multi-family housing developments. The Comprehensive Plan’s Future Land Use Map designates the future land use as “Single-Family, Traditional,” which does not support the rezoning and would require an amendment to “Multi-Family Residential”. Based on the predominance of the existing single-family infrastructure in the neighborhood, the lack of support in the Comprehensive Plan, and historical efforts of the City and the neighborhood to limit multi-family development in the area, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**STAFF RECOMMENDATION:**

Based on the predominance of the existing single-family infrastructure in the neighborhood, the lack of support in the Comprehensive Plan, and historical efforts of the City and the neighborhood to limit multi-family development in the area, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On June 8, 2020, the Planning Commission held a public hearing and voted unanimously to recommend denial (5-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.

AN ORDINANCE

**REZONING THE PROPERTY ADDRESSED AS 1113 BEXLEY STREET (CHARLESTON COUNTY TMS# 470-07-00-259) FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO R-2, MULTI-FAMILY RESIDENTIAL, AND CONCURRENTLY AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FOR THAT SAME PARCEL, CHANGING FROM “SINGLE-FAMILY, TRADITIONAL” TO “MULTI-FAMILY RESIDENTIAL”**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS# 470-07-00-259 is proposed for rezoning to R-2, Multi-Family Residential; and

WHEREAS, the parcel’s Future Land Use in the Comprehensive Plan, “Single-Family, Traditional,” is proposed for amendment to “Multi-Family Residential,” in support of the R-2 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcel bearing Charleston County TMS# 470-07-00-259 is rezoned from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for That Same Parcel, Changing from “Single-Family, Traditional” to “Multi-Family Residential.”**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** June 2, 2020

**Item Title:** Ordinance – First Reading  
An Ordinance Rezoning the Properties Addressed as 4506 & 4520 Piggly Wiggly Drive (Charleston County TMS#s 470-01-00-029 & -041) from B-2, General Business to M-1, Light Industrial, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Major Business/Retail” to “Light Industrial” (Council District 7)

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

The subject properties are two non-contiguous parcels on the block just south of Deas Hill Lane on Piggly Wiggly Drive in the Deas Hill neighborhood. The applicant has requested that the properties be rezoned from B-2 to M-1 which would broaden the potential use palette to both commercial and industrial uses. At just over 14,000 square feet and just under 7,000 square feet, the properties do not meet the minimum lot size required for M-1-zoned parcels. Additionally, while parcel (-029) meets the minimum street frontage requirement, parcel (-041) falls 40 feet short of the 100-foot requirement. While there are M-1 uses located across Piggly Wiggly Drive from the subject properties, the adjacent parcels and surrounding block is zoned General Commercial and almost exclusively used as residential. As the parcels do not meet the minimum lot standards for M-1 lots, if rezoned, potential development would not be able to meet the M-1 requirements, thus creating a situation where most or all of parcel (-041) would be undevelopable and a relatively large portion of (-029) may also become undevelopable due to building setback restrictions. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcels of “Major Business/Retail,” which supports the current zoning and would require an amendment to “Light Industrial” to support the rezoning request. Based on the size of the lots, the adjacent residential uses on the block, and the lack of support in the Comprehensive Plan, staff recommends denial of the rezoning to M-1.

**STAFF RECOMMENDATION:**

Based on the size of the lots, the adjacent residential uses on the block, and the lack of support in the Comprehensive Plan, staff recommends denial of the rezoning to M-1.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On June 8, 2020, the Planning Commission held a public hearing and voted unanimously to recommend denial of the rezoning (5-0-0).

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading and referred to the Public Safety Committee for further review and a recommendation.

AN ORDINANCE

**REZONING THE PROPERTIES ADDRESSED AS 4506 & 4520 PIGGLY WIGGLY DRIVE (CHARLESTON COUNTY TMS#S 470-01-00-029 & -041) FROM B-2, GENERAL BUSINESS, TO M-1, LIGHT INDUSTRIAL, AND CONCURRENTLY AMENDING THE COMPREHENSIVE PLAN’S FUTURE LAND USE MAP FOR THOSE SAME PARCELS, CHANGING FROM “MAJOR BUSINESS/RETAIL” TO “LIGHT INDUSTRIAL”**

WHEREAS, the City of North Charleston is empowered to regulate to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City is statutorily authorized to pass zoning and land use regulations; and

WHEREAS, TMS#s 470-01-00-029 & -041 are proposed for rezoning to M-1, Light Industrial; and

WHEREAS, the parcels’ Future Land Use in the Comprehensive Plan, “Major Business/Retail,” is proposed for amendment to “Light Industrial” in support of the M-1 zoning; and

WHEREAS, the Planning Commission of the City of North Charleston has considered the request for the change of the Zoning Classification of the property and made a recommendation to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH CHARLESTON, IN COUNCIL DULY ASSEMBLED, THAT THE ZONING ORDINANCE OF THE CITY OF NORTH CHARLESTON IS HEREBY AMENDED BY AMENDING SECTION 4-1 AND THE OFFICIAL ZONING MAP OF THE CITY OF NORTH CHARLESTON AS FOLLOWS:

**The parcels bearing Charleston County TMS#s 470-01-00-029 & -041 are rezoned from B-2, General Business, to M-1, Light Industrial, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map for Those Same Parcels, Changing from “Major Business/Retail” to “Light Industrial”**

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 243<sup>rd</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY BROWN, MUNICIPAL CLERK

**NORTH CHARLESTON PUBLIC SAFETY  
AGENDA ITEM**

Meeting of June 18, 2020

**Date:** June 9, 2020

**Item Title:** Ordinance - First Reading  
An Ordinance Approving the updated Comprehensive Plan, Known As “Prime North Charleston”, Creating a Framework to Guide Investment and Growth in the City Over the Next Ten Years, and Adopting a New Future Land Use Map

**Submitted by:** Planning Commission

**Contact Person:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

Beginning in fall of 2018, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), staff and the Planning Commission Comprehensive Plan Committee initiated the process of preparing the ten-year update of the Comprehensive Plan. Five public sessions were held along with online surveys, generating over 1000 responses and input to integrate and incorporate into the plan. Along with the public input, the Committee, staff and BCDCOG met with various community stakeholders and analyzed a range of data about all aspects of the City to begin drafting the plan. Utilizing the data, public responses and stakeholder input, the PRIME North Charleston Comprehensive Plan was drafted and prepared for consideration.

The PRIME North Charleston Comprehensive Plan provides a vision of the City as a sustainable and resilient community based on four guiding principles:

- Livability and Quality of Life – Ensuring a high quality of life city-wide, enhancing and connecting communities and building well-designed neighborhoods, encouraging infill and redevelopment, and providing accessible new gathering places within communities throughout the City;
- Sustainable Growth and Resiliency – Balancing growth impacts with the needs of the environment to ensure sustainability and resiliency;
- Economic Opportunity – Supporting a vibrant and diversified economic climate that provides a range of employment opportunities, retains existing businesses and attracts new businesses; and
- Mobility and Connectivity – Connecting residents and visitors with employment, shopping, educational institutions and activity centers through safe and efficient multi-modal regional transportation systems.

Throughout the month of February 2020, staff presented and provided an opportunity for comment during five public sessions held throughout the City as well as hosted an online survey on the PRIME North Charleston Comprehensive Plan. Over 125 people attended the public meetings and 65 survey responses were received, with a majority agreeing to the vision and guiding principles of the plan. Attached is a summary of the comments received during the meetings, as well as the results of the most recent survey. All input received during the process can be found in Appendix II of the draft plan.



**STAFF RECOMMENDATION:**

After public hearing, approval of the attached Ordinance, adopting the PRIME North Charleston Comprehensive Plan and Future Land Use Map.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On June 8, 2020, the Planning Commission voted unanimously to recommend approval of the Resolution to forward and approve the Comprehensive Plan to City Council (5-0-0), contingent upon an update to the Future Land Use Map Changing the Singing Pines area from “Mixed Use” to “Traditional Neighborhood”.

**COUNCIL COMMITTEE RECOMMENDATION:**

**COUNCIL ACTION:**

On June 11, 2020 Council gave the item first reading, held a public hearing, and referred to the Public Safety Committee.

Exhibits

Resolution  Ordinance  Contract  Minutes  Plan/Map  Transfer of Funds  Other

**AN ORDINANCE  
ADOPTING THE PRIME NORTH CHARLESTON COMPREHENSIVE PLAN AND  
FUTURE LAND USE MAP**

**Whereas**, City Council adopted a comprehensive plan for the City of North Charleston in 1996, with a ten-year update in adopted in 2008; and

**Whereas**, the City of North Charleston Planning Commission found it necessary and appropriate, in accord with the SC Local Government Comprehensive Planning Enabling Act, to conduct a ten-year update of the City of North Charleston Comprehensive Plan to meet changing conditions and recommended approval by Resolution 2020-001 to adopt the PRIME North Charleston Comprehensive Plan; and

**Whereas**, the City of North Charleston will consider adoption of the PRIME North Charleston Comprehensive Plan, hereinafter referred to as “the Comprehensive Plan” to provide a coordinated and comprehensive plan of long-term goals, objectives, and priorities that will guide future development of North Charleston for the next twenty years; and

**Whereas**, the PRIME North Charleston Comprehensive Plan addresses all of the planning elements required by Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as follows: population, housing, economic development, cultural and natural resources, community facilities, land use, transportation, and priority investment areas.

**Whereas**, a public hearing was held June 11, 2020 to consider public comments on the plan during a meeting of the Mayor Council.

**Now, therefore be it resolved** by the City of North Charleston Mayor and Council that, having met the requirements of Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the PRIME North Charleston Comprehensive Plan, Future Land Use Map, and all associated appendices be hereby adopted.

**Be it further resolved** that the PRIME North Charleston Comprehensive Plan shall be utilized by City Council, the North Charleston Planning Commission and all City of North Charleston departments, agencies and officials as the official guide in making decisions concerning growth and development within the City of North Charleston.

THE WITHIN ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

Ordained in City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020 in the year of our Lord, and in the 244<sup>th</sup> year of Independence of the United States of America.

\_\_\_\_\_  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
LEGAL COUNSEL

\_\_\_\_\_  
SANDY BROWN, MUNICIPAL CLERK