

Sharon Reed – Chairperson  
Vernon Pryor – Vice Chairperson  
Ed Astle  
Matthew Brady

**CITY OF NORTH CHARLESTON  
PLANNING COMMISSION  
THIRD FLOOR  
BUIST CONFERENCE ROOM**

Sammie Douan  
Anil Rao  
Suzanne Thigpen  
Warren Wurscher

**Legal Staff:**  
Francie Austin  
Kriston Neely

**March 9, 2020**

**6:00 P.M.**

## **AGENDA**

- I. **Call to Order** –Chairperson Sharon Reed
  
- II. **Minutes:**
  - Consideration of the Minutes of the February 10, 2020 Planning Commission Meeting
  
- III. **Public Hearings and Recommendations:**
  - A. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Property Addressed as 4610 Holmes Avenue (Charleston County TMS# 470-04-00-214) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel Changing from “Single-Family, Traditional” to “Multi-Family Residential”
  
  - B. **Public Hearing and Recommendation to Council – Proposed Container Stacking Plan:** Proposed Container Storage and Stacking Plan for the M-2-Zoned Property Addressed as 4185 Chitwood Drive (Charleston County TMS# 412-11-00-004)
  
  - C. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Properties Addressed 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 Designation for Those Same Parcels, Changing from “Single-Family, Traditional” to “Major Business/Retail”
  
  - D. **Public Hearing and Recommendation to Council – Proposed Rezoning:** Proposed Rezoning of the Properties Addressed 7910 & 7920 Dorchester Road (Charleston County TMS#s 397-00-00-061 & -081) from B-1, Limited Business, to, B-2, General Business

**IV. Preliminary Plat:**

- A. Consideration of a Preliminary Plat and Road Name Approval: Proposed Approval of a Preliminary Plat titled “Consideration of a Preliminary Plat: Proposed Approval of a Preliminary Plat titled “Preliminary Plat Showing the Subdivision of Tract B, TMS No. 393-00-00-007 (151.33 Acres) Into HOA Area #1 (0.860 Acres), Albert Jasmin Drive R/W (1.344 Acres) and Residual Tract B (149.13)” and Road Name Approval of “Albert Jasmin Drive”
  
- B. Consideration of a Preliminary Plat and Road Name Approval: Preliminary Subdivision Plat of Tract B-3-1-3 TMS 393-00-00-472 (15.250 AC) To Create New Woodstock Station Road Right of Way (2.050 AC) and Creating Tract B-3-1-3 Residual (12.200 AC) and Creating Easements on Tract B-3-1-1 TMS 393-00-00-133 and B-3-1-2 TMS 393-00-00-471, All Tracts Owned by Weber USA Corporation, Located in the City of North Charleston, Charleston County, South Carolina” and Road Name Approval of “Woodstock Station Road”

**V. Comprehensive Plan**

- A. Consideration of Public Comments
- B. Recommendation to the Mayor and Council: Consideration of Resolution 2020-001 to Recommend Approval of the Comprehensive Plan

**VI. Other Business:**

- Summary of Actions Taken by City Council at its February 13<sup>th</sup> and February 27<sup>th</sup> Meetings

**VII. Commission Member Comments**

**VIII. Staff Comments**

**IX. Adjourn**

***Those persons who wish to appear before the Commission should sign-in or contact the Planning and Zoning Department (843-740-2589) no later than 5:30 pm on the date of the meeting.***

*The Planning Commission meets regularly the 2<sup>nd</sup> Monday of each month at 6:00 pm.  
The next meeting is Monday, April 13, 2020, at 6:00 pm.*

**CITY OF NORTH CHARLESTON  
PLANNING COMMISSION  
February 10, 2020  
Minutes**

Vice-Chairperson Vernon Pryor called to order the regular meeting of the North Charleston Planning Commission, at 6:00 pm in the Buist Conference Room, third floor of North Charleston City Hall, 2500 City Hall Lane, North Charleston, SC 29406. Other Commissioners in attendance were Mr. Ed Astle, Mr. Matthew Brady, Mr. Sammie Douan, Mr. Anil Rao, Ms. Suzanne Thigpen, and Mr. Warren Wurscher constituting a quorum. Also in attendance were Director of Planning and Zoning Gwen Moultrie, Deputy Director of Planning and Zoning Megan Clark, City Planner Charles Drayton, Deputy City Attorney Francie Austin, applicants, and members of the public.

The media, organizations, and the public were advised of the meeting in compliance with Section 34-8-80(d) of the South Carolina Code of Laws for 1976, as amended.

**1. The first official item before the Commission was a request to approve the meeting minutes of the January 13, 2020 Planning Commission meeting.**

The motion to approve as presented carried by roll call vote (7-0-0).

**2. Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment: Proposed Rezoning of 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 Designation for Those Same Parcels Changing from “Single-Family, Traditional” to “Multi-Family Residential”**

Mr. Drayton reported that 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. 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.

Anthony Conway, applicant, stated they would like to return the property back to its original use as a duplex and perhaps build another structure on the abutting property.

Staff explained that the recommendation is for contingent approval to combine the properties into one lot and that any new building would have to conform to the regulations.

Chairperson Pryor stated this was a duly published public hearing and invited anyone wishing to be heard to come forward. There were no speakers and the public hearing was closed.

Following discussion:

Motion by Member Thigpen:

**To recommend to the Council approval of the proposed rezoning of the property 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 Designation for Those Same Parcels Changing from “Single-Family, Traditional” to “Multi-Family Residential” contingent upon the recordation of a plat combining the two properties.**

Member Astle seconded the motion. The motion carried unanimously (7-0-0).

**3. Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment: Proposed Rezoning of 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 Designation for Those Same Parcels Changing from “Single-Family, Traditional” to “Multi-Family Residential”**

Mr. Drayton reported that 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. 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.

Bryan Kizer, representing the applicant, stated he is working for SCDOT to find opportunities to relocate those individuals that will be affected by the expansion of I-526 and SCDOT is trying to keep individuals within the same community.

Chairperson Pryor stated this was a duly published public hearing and invited anyone wishing to be heard to come forward.

Charlyne Smith, President of Ferndale Neighborhood Association, 2005 Emden Street, spoke in opposition to the rezoning stating that there have been efforts to clean up the neighborhood and allowing apartments would go against those efforts.

Tina Baxley, 1900 Jason Street, spoke in opposition to the rezoning, stating she is on the advisory council with I-526 and the neighborhood supports duplexes but is not in favor of apartments.

Joy Riley, SCDOT, provided additional information regarding the project, noting that the proposal would be to build duplexes on the subject properties.

There were no additional speakers and the public hearing was closed.

Following discussion:

Motion by Member Astle:

**To recommend to the Council approval of the proposed rezoning of 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 Designation for Those Same Parcels Changing from “Single-Family, Traditional” to “Multi-Family Residential”**

Member Brady seconded the motion. The motion carried with Members Astle, Pryor, Rao and Brady voting “aye” and Members Wurscher, Douan, and Thigpen voting “nay” (4-3-0).

**4. Public Hearing and Consideration– Road Re-Naming: Proposed Renaming of “Kinzer Street” to “Molly Greene Way”**

Mr. Drayton reported that the City has undertaken this street renaming to honor the life of a passionate and faithful servant of the public through God. Molly Greene and her family (husband, George and son, George) have worked through the City in a warehouse on Kinzer Street to provide clean and sustainable water sources in third world countries and disaster areas since 2001 when Molly and her husband started Water Mission. To date Water Mission has provided clean water to over 3 million humans in 55 countries. Tragically, Molly passed away in 2019, and in an effort to honor her memory, the city has proposed to rename Kinzer Street, where Water Mission is located, to Molly Greene Way.

There are no residences that would be affected by this road name change and the City owns the parcel where Kinzer Street is located. He noted that the renaming has been published in accordance with Code.

Chairperson Pryor stated this was a duly published public hearing and invited anyone wishing to be heard to come forward. There were no speakers and the public hearing was closed.

Following discussion:

Motion by Member Thigpen:

**Approval of the Renaming of “Kinzer Street” to “Molly Greene Way”**

Member Astle seconded the motion. The motion carried unanimously (7-0-0).

**5. Request for Variance: Request for Variance from the Subdivision Regulations, Section 18-37(i) Permanent Dead-End Streets for the Properties Identified as TMS 404-00-00-001 & 404-02-00-240**

Mr. Drayton reported that the subject property is the remaining 29-acres left for development in the Park at Rivers Edge community, just north of Forest Hills. The property is at the end of existing Park Gate Drive and abuts the marshes of the Ashley River. The project was previously approved in 2017 for a single-family development and has since been revised to accommodate a townhome development; however has left the road layout the same as previously approved.

Section 18-40(i) of the Subdivision Regulations requires permanent dead-end streets to be no longer than 800 feet and to be provided at the closed end with a turnaround having a street property line diameter of at least eighty (80) feet. The proposed street is approximately 1200 feet long as it curves in the property and ends in a cul-de-sac. A variance of the subdivision requirements to provide a street longer than 800 feet is required for the subdivision to proceed as proposed. Per Section 18-4 of the Subdivision Regulations, the Planning Commission must find the following in the granting of a subdivision variance:

- (1) The variance will not be detrimental to the public health, safety and general welfare of the community: Staff does not believe that the variance will be detrimental to the community as two standard size cul-de-sacs are provided, allowing safe access and maneuverability of vehicular and emergency traffic.
  - (2) The variance will not adversely affect the reasonable development of adjacent property: All of the adjacent properties are developed, so this proposed subdivision does not impact the adjacent properties.
  - (3) The variance is justified because of topographic or other special conditions unique to the property involved, in contrast to mere inconvenience or financial disadvantage: The property is surrounded by wetlands and the critical line of the Ashley River; limiting the developable area of the property due to a required 50-foot riparian buffer from the critical line and wetlands.
  - (4) The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan: Staff believes that the granting of the variance will not conflict with the Comprehensive Plan, which designates this parcel for “Multi-Family Residential”.
  - (5) Such variance will not conflict with the requirements of the zoning ordinance of the City: The variance does not conflict with the Zoning Ordinance.
- Therefore, Staff recommends approval.

Following discussion:

Motion by Member Astle:

**To approve the Variance from the Subdivision Regulations, Section 18-37(i) Permanent Dead-End Streets for the Properties Identified as TMS 404-00-00-001 & 404-02-00-240**

Member Douan seconded the motion. The motion carried unanimously (7-0-0).

**6. Consideration of a Preliminary Plat: Proposed Approval of a Preliminary Plat titled “Preliminary Plat of Phase 2A, The Park at Rivers Edge Townhomes, 7.179 AC, TMS 404-00-00-001, 38 Lots, HOA – 3.229 AC, R/W – 1.105 AC, Lots – 2.845 AC, And Residual 19.393 AC, Property of Perseverance Land Investment, LLC, Located in the City of North Charleston, Charleston County, South Carolina”**

Mr. Drayton reported that the preliminary plat proposes to subdivide approximately 26 acres in the rear of the Park at Rivers Edge community into 38 single family attached lots, extend existing Park Gate Drive, and create a residual parcel of approximately 19 acres for future development. He stated this preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on approval of road plans and profiles and a detailed drainage plan by the City Engineer.

Following discussion:

Motion by Member Astle:

**To approve a Preliminary Plat titled “Preliminary Plat of Phase 2A, The Park at Rivers Edge Townhomes, 7.179 AC, TMS 404-00-00-001, 38 Lots, HOA – 3.229 AC, R/W – 1.105 AC, Lots – 2.845 AC, And Residual 19.393 AC, Property of Perseverance Land Investment, LLC, Located in the City of North Charleston, Charleston County, South Carolina” contingent upon approval of road plans and profiles and a detailed drainage plan by the City Engineer.**

Member Brady seconded the motion. The motion carried unanimously (7-0-0).

**7. Consideration of a Preliminary Plat: Proposed Approval of a Preliminary Plat titled “Proposed Approval of a Preliminary Plat titled “Preliminary Plat of Phase 2B, The Park at Rivers Edge Townhomes, 19.393 AC, TMS 404-00-00-001, 67 Lots, HOA – 11.471 AC, R/W – 1.696 AC, Lots – 6.226 AC, Property of Perseverance Land Investment, LLC, Located in the City of North Charleston, Charleston County, South Carolina” and Approval of Road Name “Park Creek Avenue”**

Mr. Drayton reported that the preliminary plat proposes to subdivide approximately 19 acres in the rear of the Park at Rivers Edge community into 67 single family attached lots, extend existing Park Gate Drive, create a new street named “Park Creek Avenue” and create open space and easements. He stated this preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on the approval of road plans and profiles and a detailed drainage plan by the City Engineer.

Following discussion:

Motion by Member Douan:

**To approve a Preliminary Plat titled “Preliminary Plat of Phase 2B, The Park at Rivers Edge Townhomes, 19.393 AC, TMS 404-00-00-001, 67 Lots, HOA – 11.471 AC, R/W – 1.696 AC, Lots – 6.226 AC, Property of Perseverance Land Investment, LLC, Located in the City of North Charleston, Charleston County, South Carolina” and Approval of Road Name “Park Creek Avenue” contingent upon the approval of road plans and profiles and a detailed drainage plan by the City Engineer**

Member Astle seconded the motion. The motion carried unanimously (7-0-0).

## **8. Comprehensive Plan Update**

Ms. Kathryn Basha, Planning Director with the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) gave an update to the Planning Commission on the progress of the draft 10-year City of North Charleston comprehensive plan. She stated after the public input was received in Fall of 2018 and meetings held with the Planning Commission committee, and various stakeholders, as well as an analysis of data, an action plan was drafted based upon a vision statement and four guiding principles. The vision statement and guiding principles are based on livability and quality of life; sustainable growth and resiliency; economic opportunity; and mobility and connectivity. Within this framework; goals and objectives are defined for each principle and then lastly the action plan includes a priority investment section that identifies items for the Council to consider investing in to implement the comprehensive plan.

Ms. Basha stated the next steps are to present the draft plan to the public during five meetings at various locations throughout the City to gain additional public input, and then present the input to the Planning Commission in March. The Planning Commission will then make a recommendation to the Mayor and Council.

There being no further business, the meeting was adjourned at 7:08 pm.

Respectfully submitted,

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Megan Clark  
Secretary, City of North Charleston  
Planning Commission

These minutes were approved on

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**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** March 9, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Rezoning: Proposed Rezoning of the Property Addressed as 4610 Holmes Avenue (Charleston County TMS# 470-04-00-214) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Single-Family, Traditional” to “Multi-Family Residential”

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

Proposed rezoning of the property addressed as 4610 Holmes Avenue (Charleston County TMS# 470-04-00-214) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Single-Family, Traditional” to “Multi-Family Residential.”

**STAFF RECOMMENDATION:**

Denial. This item may be forwarded to City Council for first reading at its **April 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **April 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:      **ACTION**                      INFORMATION

# ZONING CHANGE

CASE NUMBER: Z200301 DATE RECEIVED: 01/06/2020

<b>Existing Zoning:</b>	R-1, Single-Family Residential
<b>Requested Zoning:</b>	R-2, Multi-Family Residential
<b>Property Owner:</b>	Margaret V. Bell and Lillie Mae Bailey (deceased)
<b>Applicant:</b>	owner
<b>Representative:</b>	Trugen Bell
<b>Tax Map:</b>	Charleston County 470-04-00-214
<b>Address:</b>	4610 Holmes Avenue
<b>Area:</b>	± 8661 square feet
<b>Annexation:</b>	Original City
<b>Council District:</b>	8

## EXISTING LAND USE

The subject property is located on Holmes Avenue in the Palmetto Gardens neighborhood of Park Circle across from the Mixson Avenue Planned Development District. The property is developed with a single-family home and detached garage that has been converted into a small single-family dwelling. The surrounding properties in the Palmetto Gardens neighborhood are all single-family homes, but across Holmes Avenue in the Mixson development there are a mix of uses and housing types.

## ZONING HISTORY

The subject property was incorporated as part of the original City in 1972 with R-1 zoning and has never been rezoned.

## STAFF ANALYSIS

The applicant has requested that the property be rezoned from R-1 to R-2, which would allow the applicant to get a second power meter from SCE&G thus formalizing the second dwelling or would allow for the reuse of the property with multi-family development. The property does not meet the minimum lot size requirement for two dwellings, as a minimum of 4,500 square feet is required per single-family dwelling in both the R-1 or R-2 zoning categories with a Single Family, Traditional future land use designation. There is no adjacent R-2 zoned property although there are R-2 uses on the PD-zoned, Mixson parcels, less than 200 feet away, and the nearest R-2-zoned property is a nearly 1000 feet away on Mixson 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. Based on the design of the existing single-family structure, the lack of support in the Comprehensive Plan, and the single-family nature of the adjacent properties in the Palmetto Gardens neighborhood, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan's Future Land Use Map.

**STAFF RECOMMENDATION: DENIAL**

**City of North Charleston  
Rezoning Application**

**Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571**

**Property Information**

Present Zoning District R1 Proposed Zoning District R2  
Property Address 4610 Holmes Ave  
N. Charleston, S.C. 29405  
Current Land Use: home

Tax Map #: 4700402214 Acres: \_\_\_\_\_ Owner: Margaret Bell  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_

**Applicant/Owner/Representative**

Applicant Margaret V. Bell  
Address 1155 Marquis Rd.  
N. Charleston, S.C. 29405 Email bellrest27@gmail.com  
Phone # (Day) 843-554-7556 Phone # (Night) \_\_\_\_\_

Owner(s) (If different from applicant) Margaret V. Bell  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

Representative (If different from applicant) Troyen Bell  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) 843-498-3949 Phone # (Night) \_\_\_\_\_

I (we) certify that \_\_\_\_\_ is my (our) authorized representative for my (our) zoning change request.

Margaret V. Bell 1/6/20  
Signature of Owner(s)\* Date  
Margaret V. Bell (Print Name)

\_\_\_\_\_  
Signature of Applicant and/or Date  
Representative if different from the owner




\*Application must be physically signed by owner(s); a digital signature will not suffice.  
\*\*\$75.00 Non-refundable Application Fee  
\*\*Rezoning Signs are posted by City Staff  
The owner or representative should attend the **Planning Commission Meeting** and **Public Hearing** since additional information may be requested by the Planning Commission or City Council.



# PROPOSED REZONING

 SUBJECT PARCEL

## EXISTING ZONING

-  R-1, SINGLE-FAMILY RESIDENTIAL
-  B-1, LIMITED BUSINESS
-  PDD, PLANNED DEVELOPMENT



**SITE LOCATION MAP**


**PROPOSED REZONING OF THE PROPERTY  
ADDRESSED AS 4610 HOLMES AVENUE  
(CHARLESTON COUNTY TMS# 470-04-00-214)  
FROM R-1, SINGLE-FAMILY RESIDENTIAL,  
TO R-2, MULTI-FAMILY RESIDENTIAL**



# 4610 HOLMES AVENUE



**Legend**

 Subject Parcel

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** March 9, 2020

**Item Title:** Proposed Container Storage and Stacking Plan – 4185 Chitwood Drive  
(Charleston County TMS# 412-11-00-004) (Council District 5)

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

The applicant is requesting a conditional use of container storage and stacking on the property addressed as 4185 Chitwood Drive. Per Section 5-6(b)(3), this use is conditionally allowed in the M-2 zoning district after Council approval of a container storage and stacking plan meeting certain screening requirements and a finding that the proposed stacking will not be a substantial detriment to neighboring properties.

Per the attached site plan, the applicant would like to store and stack shipping containers on a leased 4.1-acre portion of the 9.81-acre property. The containers would be stacked up to 3 containers (units) high (approximately 26 feet) and the maximum number of containers within the stacking area would be 500 units, although the plan indicates that the potential exists for 1431 containers to be stacked and stored on the site. The applicant's exhibit (an aerial photograph) delineates the container stacking area, the setbacks, and the proposed opaque fencing locations, as well as the areas where the currently existing vegetation is proposed to meet the screening requirement. The plan indicates that the fencing would be 8 feet high, chain link with privacy slats and that the existing vegetation is both on-site and off-site. If any of the existing vegetation, whether within or beyond the property boundaries, is removed, thus rendering the containers visible from beyond the property boundaries, then screening fencing shall be put in place of the removed vegetation.

**STAFF RECOMMENDATION:**

Given the industrial character of the area and the fact that the property is surrounded by M-1, Light Industrial, and M-2, Heavy Industrial, zoned land, the site might seem an appropriate location for container storage and stacking. In fact, the site has been used as a trucking terminal or laydown yard for at least the past 19 years, but without container stacking. However, this proposal would drastically increase the intensity of activity on the site. Stark is in an aging industrial park which has been slowly transitioning away from heavy industrial use, indicating that heavy industrial may not be the best use of this particular industrial park at this time.

Container storage on the Ashley River, removed from the port-related facilities and uses near the Cooper River, may not be ideal. The 280-acre Leatherman Terminal port facility is currently under construction on the former Navy Base, and a portion is scheduled to open in 2021. Nearby on the base, site work for the Navy Base Intermodal Container Transfer Facility, which will move containers to and from the port facility primarily on rail lines (rather than trucks), has recently begun. In 2002, the City entered into a memorandum of understanding with the State Ports Authority in which the City rezoned lands nearby to the new Leatherman Terminal to M-2 to provide heavy industrial land for port-related activity.

The subject site in Stark Industrial Park is not located in proximity to these port and rail facilities. Indeed, there is no rail service to the subject site, or even the industrial park, so increased container stacking will likely substantially increase truck traffic to the area. (The rail lines that once served Stark Industrial Park no longer connects to Bennett Yard as the lines terminate at Azalea Drive.) Given the site's location directly on the Ashley River, the distance from the port facilities, and the changing character of Stark Industrial Park, staff recommends denial of the container storage and stacking use at 4185 Chitwood Drive.

**ATTACHED DATA FOR REVIEW:**

Letter from applicant

Exhibits from applicant



**City of North Charleston  
Rezoning Application**

**Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571**

Property Information

Present Zoning District M-2 Heavy Industrial Proposed Zoning District Container Stacking  
Property Address 4185 Cnitwood Dr., North Charleston, SC 29405

Current Land Use: Heavy Industrial

Tax Map #: <u>412-11-00-004</u>	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____

Applicant/Owner/Representative

Applicant HLA, Inc.  
Address 29A Leinbach Dr., Charleston, SC 29407  
Email achico@hlainc.com  
Phone # (Day) 843-763-1166 Phone # (Night) \_\_\_\_\_

Owner(s) (If different from applicant) Kinder, LLC  
Address P.O. Box 7776, Greensboro, NC 27417-0776  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

Representative (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that \_\_\_\_\_ is my (our) authorized representative for my (our) zoning change request.

Michael W. Hoggard 2/26/20  
Signature of Owner(s)\* Date  
MICHAEL W. HOGGARD (Print Name)

Aly H. Cannon for HLA, Inc. 01/13/2020  
Signature of Applicant and/or Date  
Representative if different from the owner

\*Application *must* be physically signed by owner(s); a digital signature will not suffice.  
\*\*\$75.00 Non-refundable Application Fee  
\*\*Rezoning Signs are posted by City Staff  
The owner or representative should attend the Planning Commission Meeting and Public Hearing since additional information may be requested by the Planning Commission or City Council.




# PROPOSED CONTAINER STORAGE AND STACKING PLAN

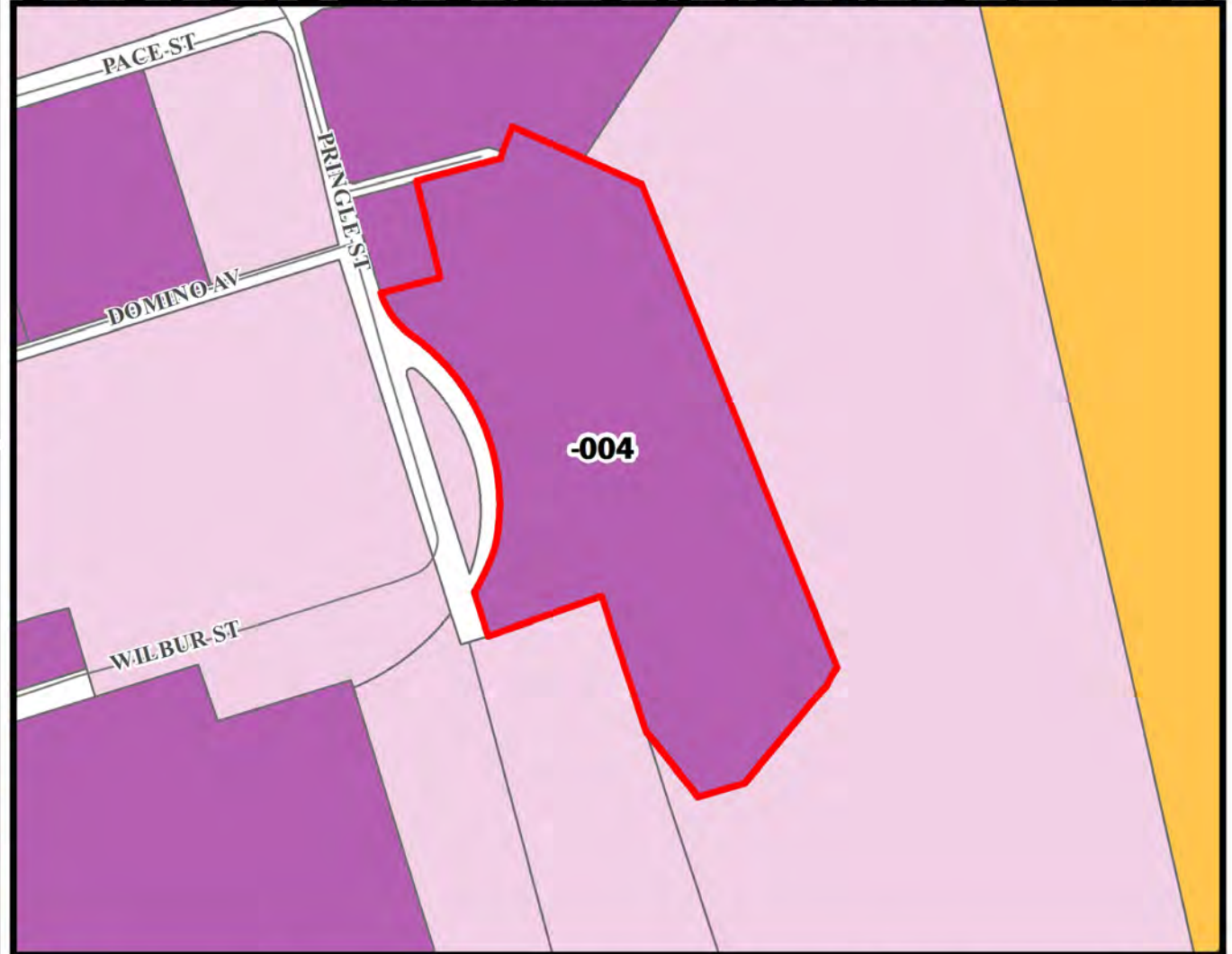
 SUBJECT PARCEL

## EXISTING ZONING

 R-2, MULTI-FAMILY RESIDENTIAL

 M-1, LIGHT INDUSTRIAL

 M-2, HEAVY INDUSTRIAL



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**SITE LOCATION MAP**


**PROPOSED CONTAINER STORAGE AND STACKING PLAN  
ON THE PROPERTY  
ADDRESSED AS 4185 CHITWOOD DRIVE  
(CHARLESTON COUNTY TMS# 412-11-00-004)**



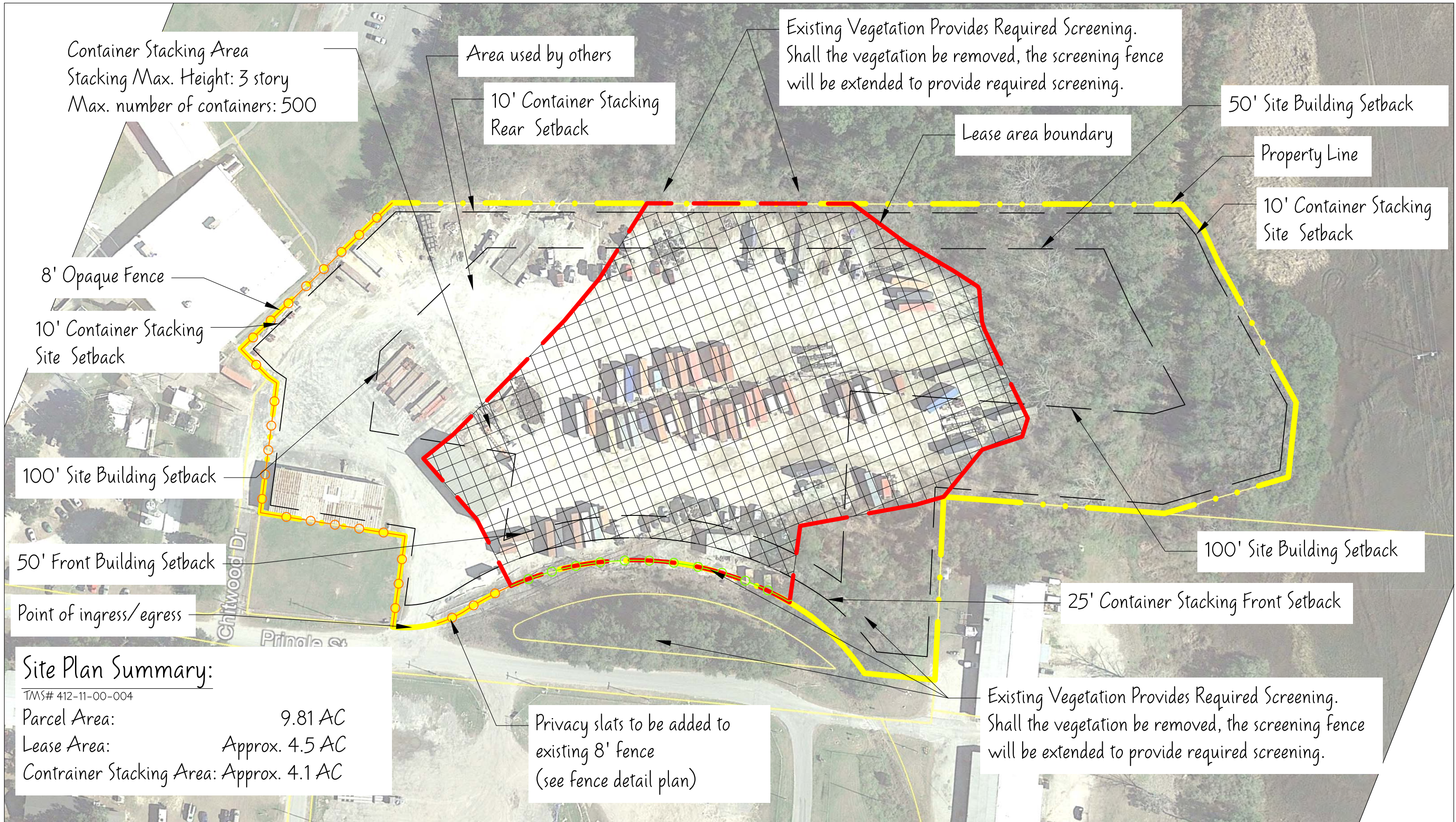
# 4185 CHITWOOD DRIVE



## Legend

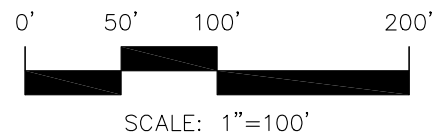
 Subject Parcel





### Site Plan Summary:

TMS# 412-11-00-004  
 Parcel Area: 9.81 AC  
 Lease Area: Approx. 4.5 AC  
 Container Stacking Area: Approx. 4.1 AC



Sheet 1 of 3

## MC Tank - Container Stacking Site Plan

4185 CHITWOOD DRIVE  
 NORTH CHARLESTON, SOUTH CAROLINA  
 DATE: 02/21/2020





PRIVACY LINK®  
 P.O. BOX 295  
 HYDE PARK, UT 84318  
 TOLL FREE: 1-800-574-1076  
 PHONE: (435) 563-1058  
 FAX: (435) 563-1062  
 www.eprivacylink.com

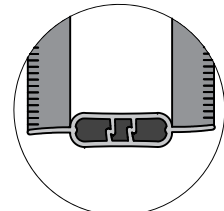
SELECT DESIRED SLAT COLOR:

- BEIGE     FOREST GREEN
- REDWOOD     DARK BROWN
- BLACK     ROYAL BLUE
- WHITE     SKY BLUE
- GRAY

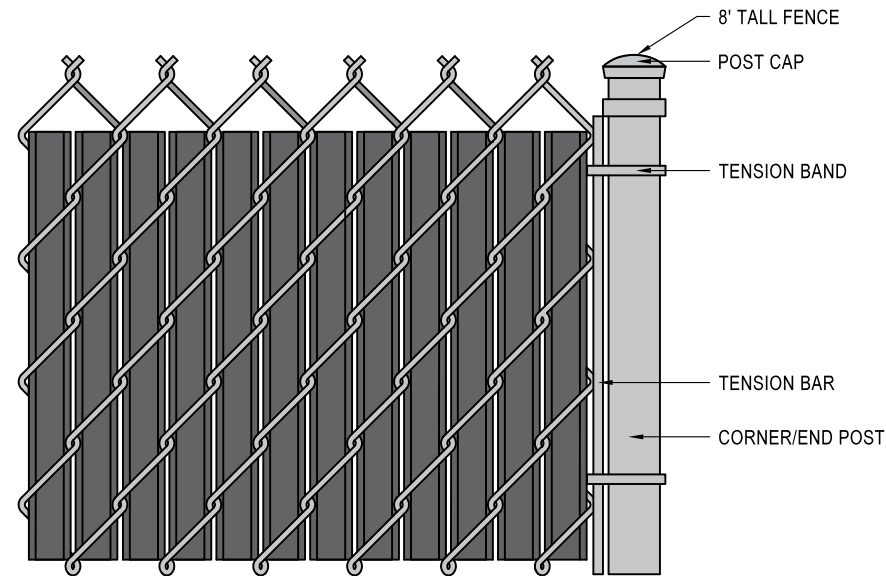
SELECT DESIRED CHAIN LINK WIRE COLOR:

- BEIGE     FOREST GREEN
- REDWOOD     DARK BROWN
- BLACK     GRAY
- WHITE     GALVANIZED

PRIVACYMASTER® 2 IN. MESH W/ SUPREME PRIVACY SLATS



SLAT END VIEW

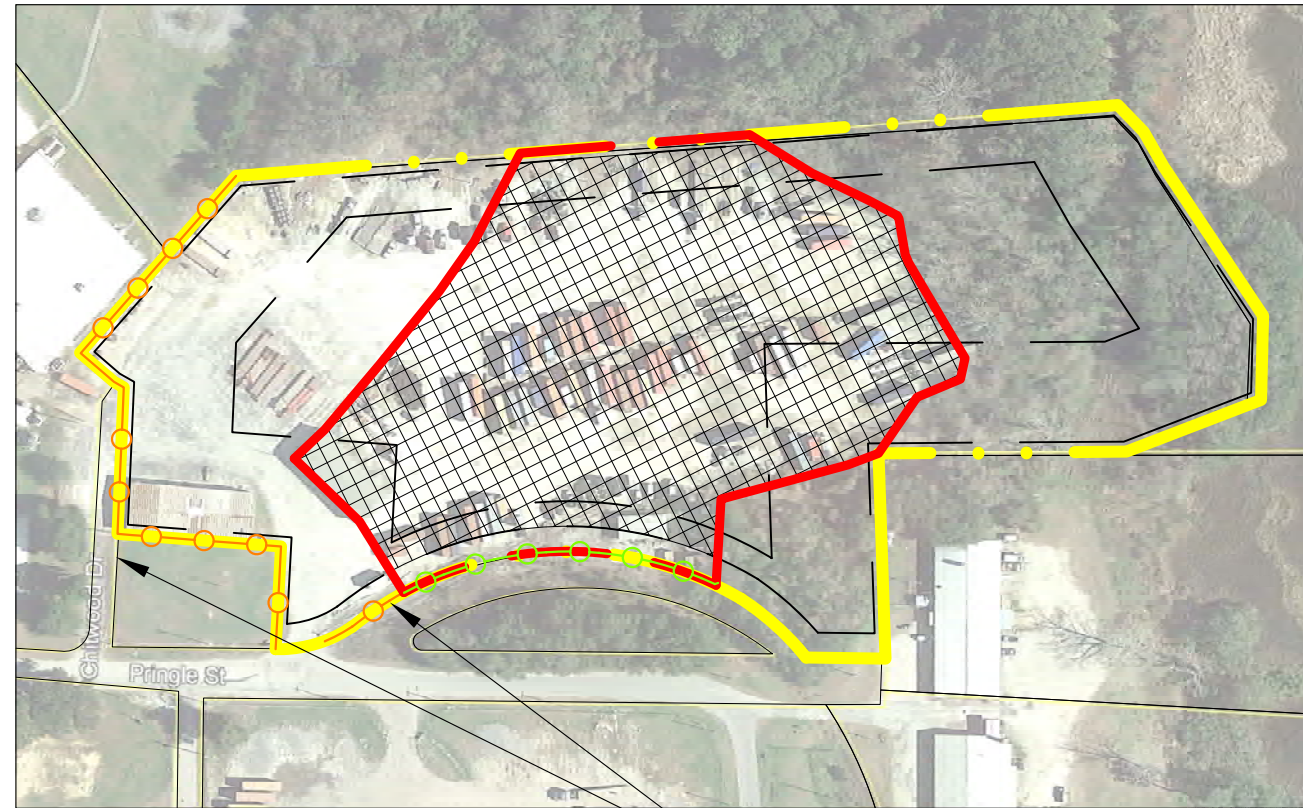


FRONT ELEVATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER MC Tank - Container Stacking.

CHAIN LINK FENCE WITH FACTORY INSERTED SLATS  
 PRIVACYMASTER® 2 IN. MESH W/ SUPREME PRIVACY SLATS



Location Plan  
 N.T.S

Location of the 8'  
 screening fence

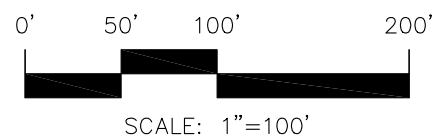
## MC Tank - Container Stacking Fence Detail

4185 CHITWOOD DRIVE  
 NORTH CHARLESTON, SOUTH CAROLINA  
 DATE: 02/21/2020





Max. number of containers stored: 1431 units based on 20' containers, stacked up to 3 story and spaced 5' apart, and 30' drives.



Sheet 3 of 3

### MC Tank - Container Count

4185 CHITWOOD DRIVE  
 NORTH CHARLESTON, SOUTH CAROLINA  
 DATE: 02/19/2020

**HLA**  
 THE SITE EXPERTS  
 29 Leinbach Drive, A2, Charleston SC 29407-6988 / tel 843.763.1166

LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 SURVEYING



**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** March 9, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Rezoning: Proposed Rezoning of 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 a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels, Changing from “Single-Family, Traditional” to “Major Business/Retail”

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

Proposed rezoning of 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 a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels, Changing from “Single-Family, Traditional” to “Major Business/Retail.”

**STAFF RECOMMENDATION:**

Denial. This item may be forwarded to City Council for first reading at its **April 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **April 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:        **ACTION**                    INFORMATION

# ZONING CHANGE

CASE NUMBER: Z200303    DATE RECEIVED: 01/14/2020

<b>Existing Zoning:</b>	R-1, Single-Family Residential
<b>Requested Zoning:</b>	B-2, General Business
<b>Property Owner:</b>	Diamond Nest Corporation
<b>Applicant:</b>	Wilhelmina C. Rellora (owner)
<b>Tax Maps:</b>	Charleston County 472-04-00-105 & -106
<b>Address:</b>	1921 Gumwood Boulevard
<b>Area:</b>	± 3629 sf (-105) & ± 4839 sf (-106) or ± 8468 square feet (total)
<b>Annexation:</b>	Original City
<b>Council District:</b>	7

## EXISTING LAND USE

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 adjacent properties to the south on Branch Avenue and to the west on Gumwood Boulevard are both developed with single-family homes as are the properties located across those streets. There is an apartment building located catty-cornered to the subject properties, and the neighborhood maintains a mix of residential housing types that includes single-family, multi-family, and manufactured homes, as well as several churches.

## ZONING HISTORY

The subject properties were incorporated as part of the Original City in 1972 with R-1 zoning and have never been rezoned.

## STAFF ANALYSIS

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: DENIAL**

**City of North Charleston  
Rezoning Application**

**Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571**

**Property Information**

Present Zoning District R-1 Proposed Zoning District B-2  
Property Address 1921 Gumwood Boulevard  
Charleston SC 29406  
Current Land Use: Residential

Tax Map #: 472-04-00-106 Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: 472-04-00-105 Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_

**Applicant/Owner/Representative**

Applicant Wilhelmina C. Rellora  
Address 1216 - Creek Stone Way  
Hanahan, SC 29410 Email ejcrellora@gmail.com  
Phone # (Day) 843-330-0984 Phone # (Night) SAME

Owner(s) (If different from applicant) Diamond Nest Corp  
Address 1216 Creek Stone Way  
Hanahan, SC 29410 Email ejcrellora@gmail.com  
Phone # (Day) 843-330-0984 Phone # (Night) SAME

Representative (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that \_\_\_\_\_ is my (our) authorized representative for my (our) zoning change request.

Wilhelmina C. Rellora 1-14-20  
Signature of Owner(s)\* Date  
Wilhelmina C. Rellora (Print Name)

Wilhelmina C. Rellora  
Signature of Applicant and/or Representative if different from the owner Date

\*Application must be physically signed by owner(s); a digital signature will not suffice.

\*\*\$75.00 Non-refundable Application Fee

\*\*Rezoning Signs are posted by City Staff

The owner or representative should attend the Planning Commission Meeting and Public Hearing since additional information may be requested by the Planning Commission or City Council.

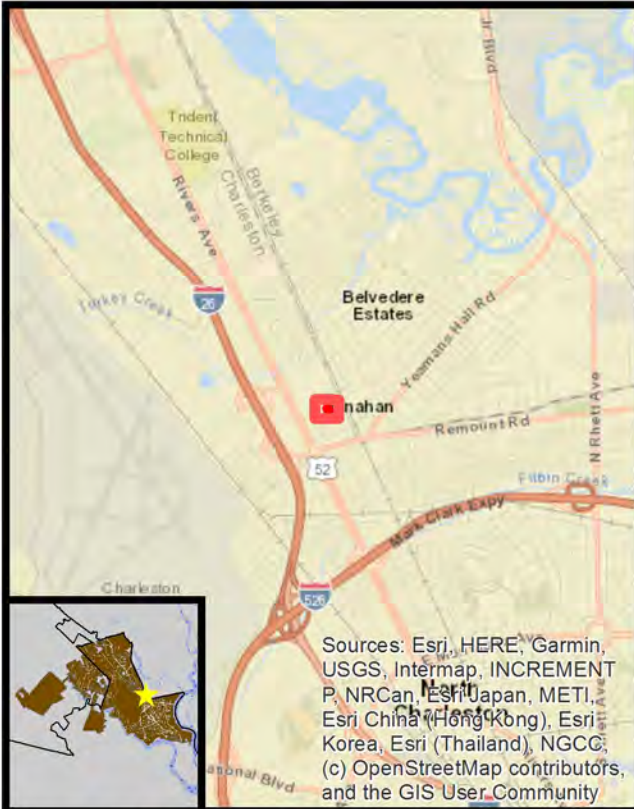
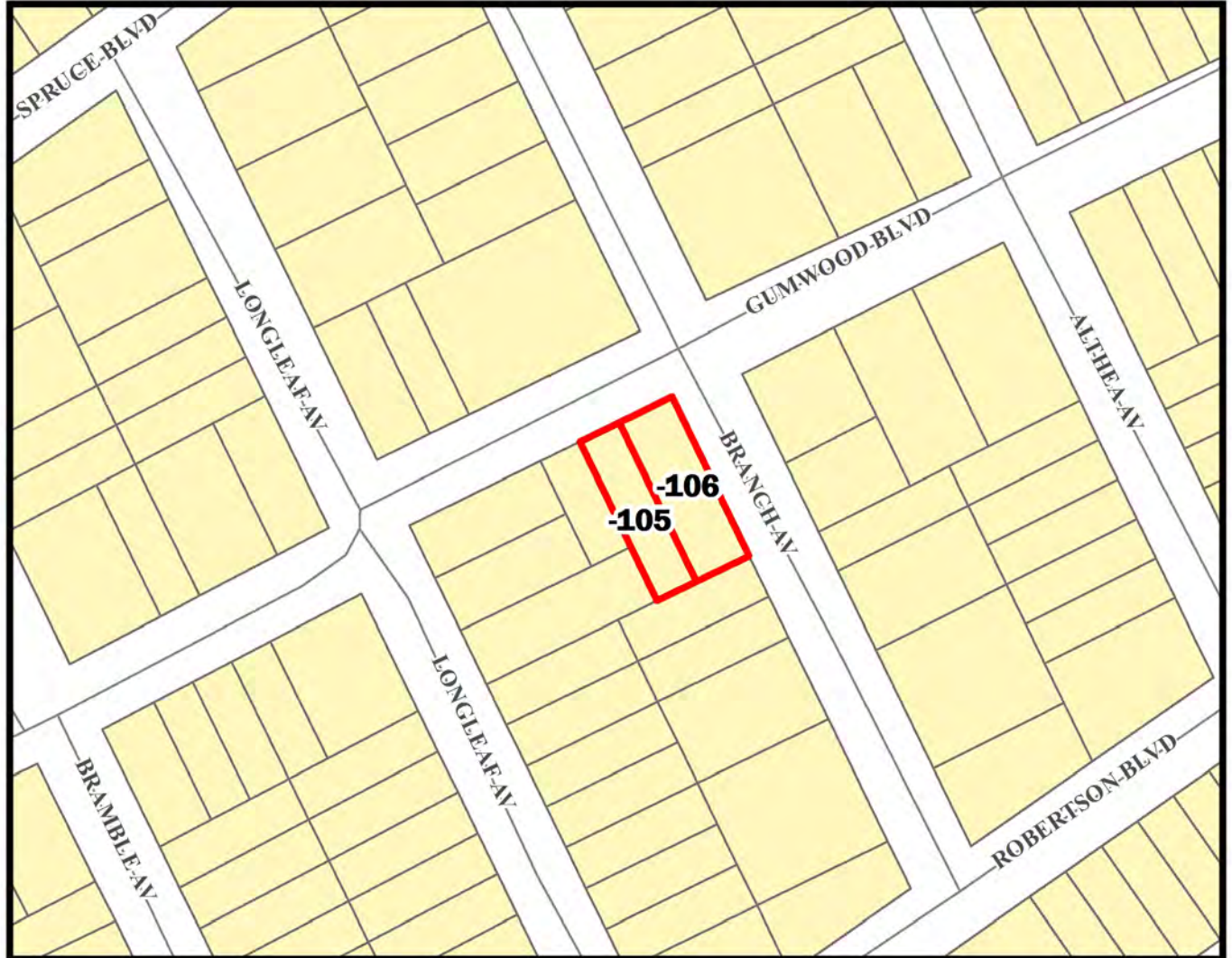


# PROPOSED REZONING

 SUBJECT PARCELS

EXISTING ZONING

 R-1, SINGLE-FAMILY RESIDENTIAL



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**SITE LOCATION MAP**

**PROPOSED REZONING OF 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**



# 1921 GUMWOOD BOULEVARD



GUMWOOD BLVD


BRANCHWAY



-105

-106

**Legend**

 Subject Parcels

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** March 9, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Rezoning: Proposed Rezoning of 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

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

Proposed rezoning of 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

**STAFF RECOMMENDATION:**

Approval. This item may be forwarded to City Council for first reading at its **April 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **April 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:      **ACTION**                      INFORMATION

# ZONING CHANGE

CASE NUMBER: Z200305    DATE RECEIVED: 01/28/2020

<b>Existing Zoning:</b>	R-1, Single-Family Residential
<b>Requested Zoning:</b>	B-2, General Business
<b>Property Owner:</b>	Strickland Living Trust
<b>Applicant:</b>	Courtney Scipio
<b>Tax Maps:</b>	Charleston County 397-00-00-061 & -081
<b>Address:</b>	7910 & 7920 Dorchester Road
<b>Area:</b>	± 1.38 ac (-061) & ± 0.46 sf (-081) or ± 1.84 acres (total)
<b>Annexation:</b>	1973
<b>Council District:</b>	1

## EXISTING LAND USE

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 properties are developed with a medium-sized, single-use, commercial building with parking areas in the front and to the west side and a large grassy field in the rear. Next door to the west is Mack's Garage, an auto repair shop, then Land and Sea Classics, a watercraft resale location. Across Dorchester Road is The Park at River's Edge subdivision and the Doorway Baptist Church. East of the building is Ruff Road, leading to the Summerfield Apartments to the rear of the subject parcel. On the other side of Ruff Road are several businesses along Dorchester Road: Stanley Steamer, Ironhorse Billiards, Robert's Automotive, and The Cutting Point barber shop.

## ZONING HISTORY

The subject properties were annexed into the City in 1973; they were rezoned from B-2 to B-1 in 2000 as part of a mass rezoning in preparation for the Dorchester Middle Corridor Plan and were maintained as B-1-zoned properties as a recommendation from the plan despite the owner's request to rezone back to B-2, which was denied in 2000. In recent years there have been 2 attempts to rezone the properties: in 2015 the larger parcel (-061) was proposed for B-3, but the owner withdrew the application after the Planning Commission meeting; and in 2016, the owner reapplied for rezoning to B-2 but withdrew again, this time after the Public Safety Committee meeting.

## STAFF ANALYSIS

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:    APPROVAL**



**City of North Charleston  
Rezoning Application**

**Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571**

**Property Information**

Present Zoning District B1- Proposed Zoning District B2  
Property Address 7910 Dorchester Road  
North Charleston SC 29418  
Current Land Use: Off:ce/Showroom

Tax Map #:	<u>397-00-00-081</u>	Acres:	<u>0.46</u>	Owner:	<u>Bobby Strickland</u>
Tax Map #:	<u>397-00-00-061</u>	Acres:	<u>1.38</u>	Owner:	<u>Bobby Strickland</u>
Tax Map #:	_____	Acres:	_____	Owner:	_____
Tax Map #:	_____	Acres:	_____	Owner:	_____

**Applicant/Owner/Representative**

Applicant Courtney S.C. pio  
Address 7910 Dorchester Road  
Email shawscpio@gmail.com  
Phone # (Day) 843-735-4519 Phone # (Night) \_\_\_\_\_

Owner(s) (If different from applicant) Bobby Strickland  
Address 5730 Dorchester Rd North Charleston SC 29418  
Email \_\_\_\_\_  
Phone # (Day) 843-568-4911 Phone # (Night) \_\_\_\_\_

Representative (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that \_\_\_\_\_ is my (our) authorized representative for my (our) zoning change request.

Bobby W. Strickland 1-28-20  
Signature of Owner(s)\* \_\_\_\_\_ Date  
Bobby Wilson Strickland (Print Name)  
Trustee W+D

Courtney S.C. pio 1/28/20  
Signature of Applicant and/or \_\_\_\_\_ Date  
Representative if different from the owner

\*Application must be physically signed by owner(s): a digital signature will not suffice.


\*\*\$75.00 Non-refundable Application Fee

\*\*Rezoning Signs are posted by City Staff

The owner or representative should attend the **Planning Commission Meeting** and **Public Hearing** since additional information may be requested by the Planning Commission or City Council.

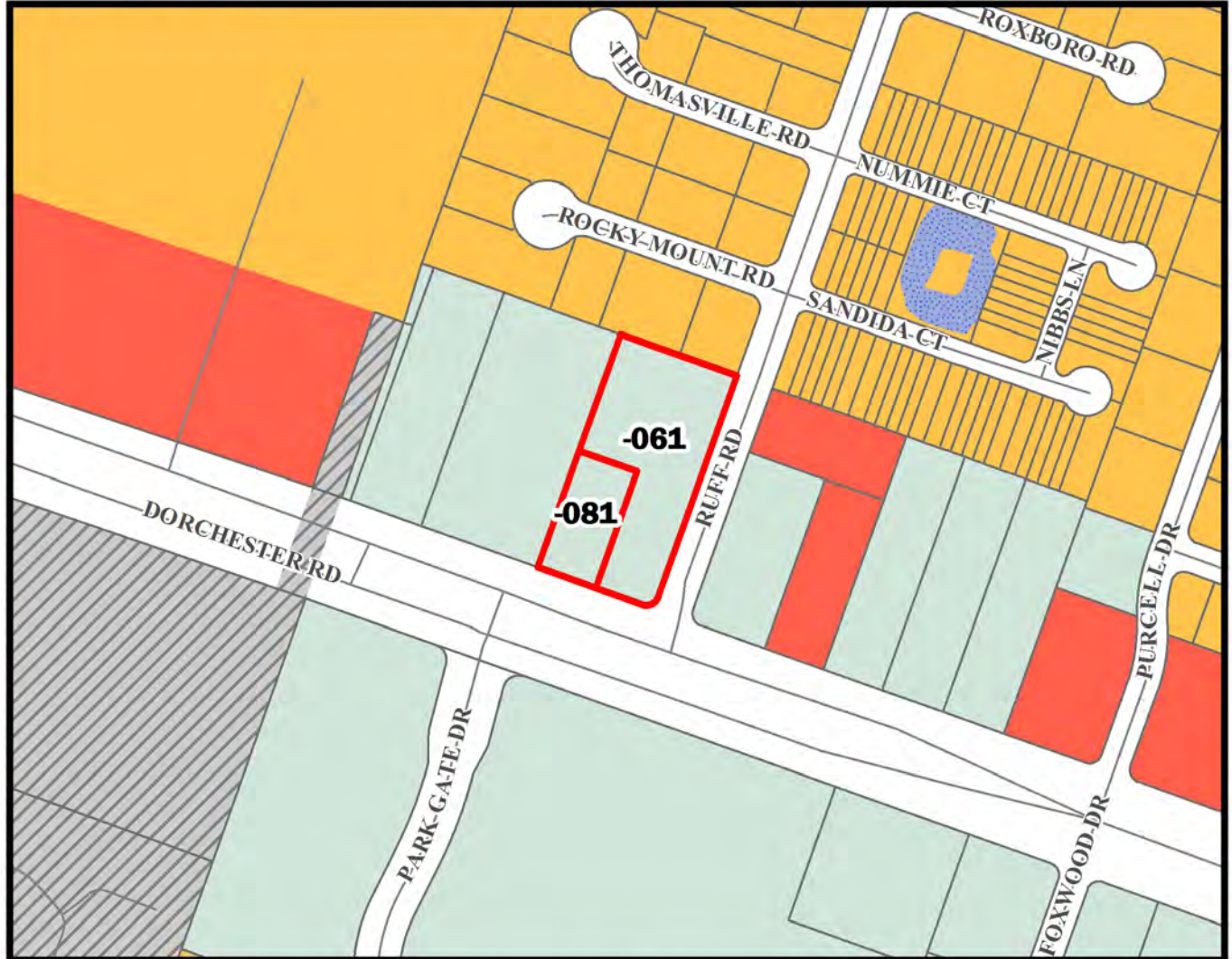


# PROPOSED REZONING

 SUBJECT PARCELS

## EXISTING ZONING

-  R-1, SINGLE-FAMILY RESIDENTIAL
-  R-2, MULTI-FAMILY RESIDENTIAL
-  B-1, LIMITED BUSINESS
-  B-2, GENERAL BUSINESS
-  WATER FEATURES
-  NOT IN CITY



PROPOSED REZONING OF 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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## SITE LOCATION MAP



# 7910 & 7920 DORCHESTER ROAD



**Legend**

 Subject Parcels

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** March 4, 2020

**Item Title:** Consideration of a Preliminary Plat and Road Name Approval: Proposed Approval of a Preliminary Plat titled “Preliminary Plat Showing the Subdivision of Tract B, TMS No. 393-00-00-007 (151.33 Acres) Into HOA Area #1 (0.860 Acres), Albert Jasmin Drive R/W (1.344 Acres) and Residual Tract B (149.13)” and Road Name Approval of “Albert Jasmin Drive” [#3265] (Council District 4)

**Contact Person:** Megan Clark, (843) 740-2517

**DESCRIPTION:**

This preliminary plat proposes to subdivide a 151-acre tract in Ingleside to create a new street named “Albert Jasmin Drive”, a small HOA area, and a residual tract of approximately 149 acres.

This preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on the following:

- Approval of road plans and profiles and a detailed drainage plan by the City Engineer

**STAFF RECOMMENDATION:**

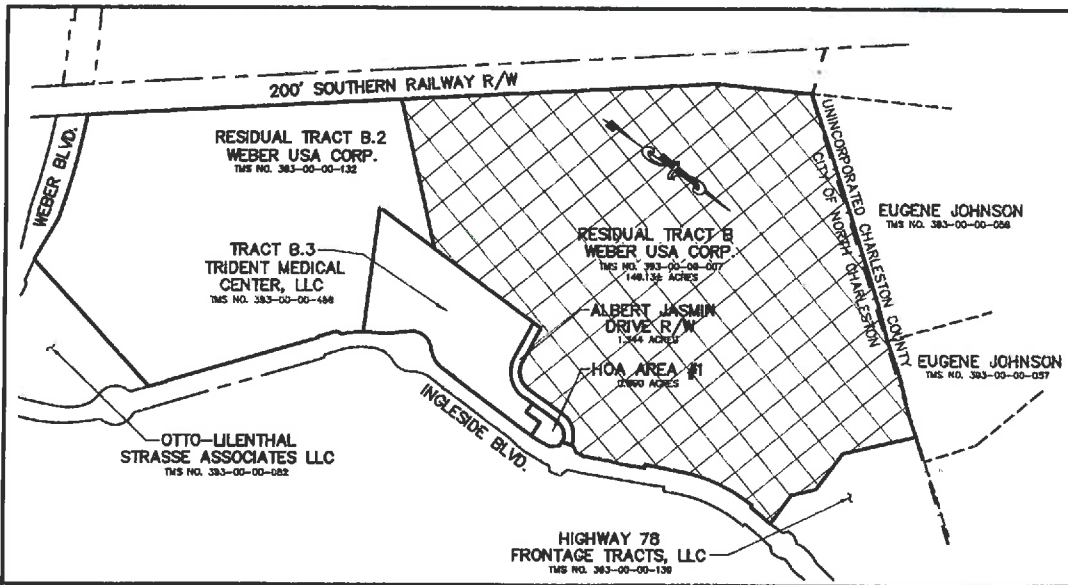
Contingent Approval of the preliminary plat and road name approval of “Albert Jasmin Drive”

**ATTACHED DATA FOR REVIEW:**

Preliminary Plat

This material is submitted for:        **ACTION**                    INFORMATION





**RESIDUAL MAP**  
NOT TO SCALE

**REFERENCES**

1. PLAT BY CORNERSTONE ENGINEERING AND SURVEYING INC. DATED OCTOBER 26, 1998. RECORDED IN PLAT BOOK EC, PAGE 974. CHARLESTON COUNTY RMC.
2. PLAT BY CORNERSTONE ENGINEERING AND SURVEYING INC. DATED OCTOBER 2, 2002. RECORDED IN PLAT BOOK EG, PAGE 120. CHARLESTON COUNTY RMC.
3. PLAT BY HLA, INC. DATED JANUARY 16, 2006. RECORDED IN PLAT BOOK EJ, PAGE 489. CHARLESTON COUNTY RMC.
4. PLAT BY HLA, INC. DATED JULY 16, 2006. RECORDED IN PLAT BOOK EK, PAGE 029. CHARLESTON COUNTY RMC.
5. PLAT BY HLA, INC. DATED NOVEMBER 14, 2006. RECORDED IN PLAT BOOK EK, PAGE 347. CHARLESTON COUNTY RMC.
6. PLAT BY DAVIS AND FLOYD, INC. DATED DECEMBER 17, 2009. RECORDED IN PLAT BOOK L10, PAGES 0111-0117. CHARLESTON COUNTY RMC.
7. PLAT BY DAVIS AND FLOYD, INC. DATED DECEMBER 17, 2009. RECORDED IN PLAT BOOK L10, PAGES 0111-0117. CHARLESTON COUNTY RMC.
8. PLAT BY DAVIS AND FLOYD, INC. DATED MAY 5, 2016. RECORDED IN PLAT BOOK L16, PAGES 0395-0401. CHARLESTON COUNTY RMC.
9. PLAT BY HLA, INC. DATED DECEMBER 4, 2018. RECORDED IN PLAT BOOK L18, PAGE 0602. CHARLESTON COUNTY RMC.

**NOTES**

1. TMS NO. 393-00-00-007.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. PROPERTY IS LOCATED IN FLOOD ZONES AE (EL. 12), (EL. 15), X AND X SHADED AS PER FEMA MAP NUMBER 45019C0280J, COMMUNITY PANEL 450042 0280 J EFFECTIVE DATE NOVEMBER 17, 2004 AND REVISED SEPTEMBER 3, 2009.  
FLOOD ZONE AE - BASE FLOOD ELEVATIONS DETERMINED  
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
FLOOD ZONE X SHADED - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
5. WETLANDS AND BUFFERS SHOWN APPROVED BY U.S. ARMY CORPS OF ENGINEERS UNDER SAC 2018-00070, DATED JANUARY 12, 2018.
6. ELEVATIONS SHOWN ARE BASED ON DATUM- NAVD 88.
7. ALL PONDS AND DRAINAGE SWALES ARE TO MAINTAINED BY THE (HOA) HOMEOWNERS ASSOCIATION.
8. ALL DRAINAGE EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.

DEVELOPMENT SUMMARY PRIOR TO SUBDIVISION	
TMS NO. 393-00-00-007	151.33± ACRES

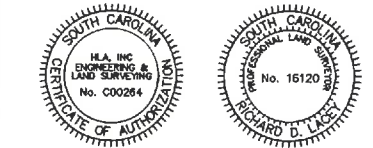
DEVELOPMENT SUMMARY POST SUBDIVISION	
TMS NO. 393-00-00-007	149.13± ACRES
ALBERT JASMIN DRIVE R/W	1.344 ACRES
HOA AREA #1	0.860 ACRES

**TREE LEGEND**

BEE	- BEECH
BG	- BLACK GUM
CED	- CEDAR
CNO	- CHESTNUT OAK
H	- HICKORY
LO	- LIVE OAK
O	- OAK
TAL	- TALLOW
WO	- WATER OAK

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE ALBERT JASMIN DRIVE R/W AND THE PUBLIC DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE

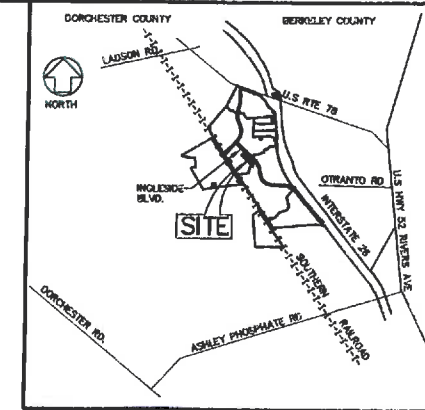
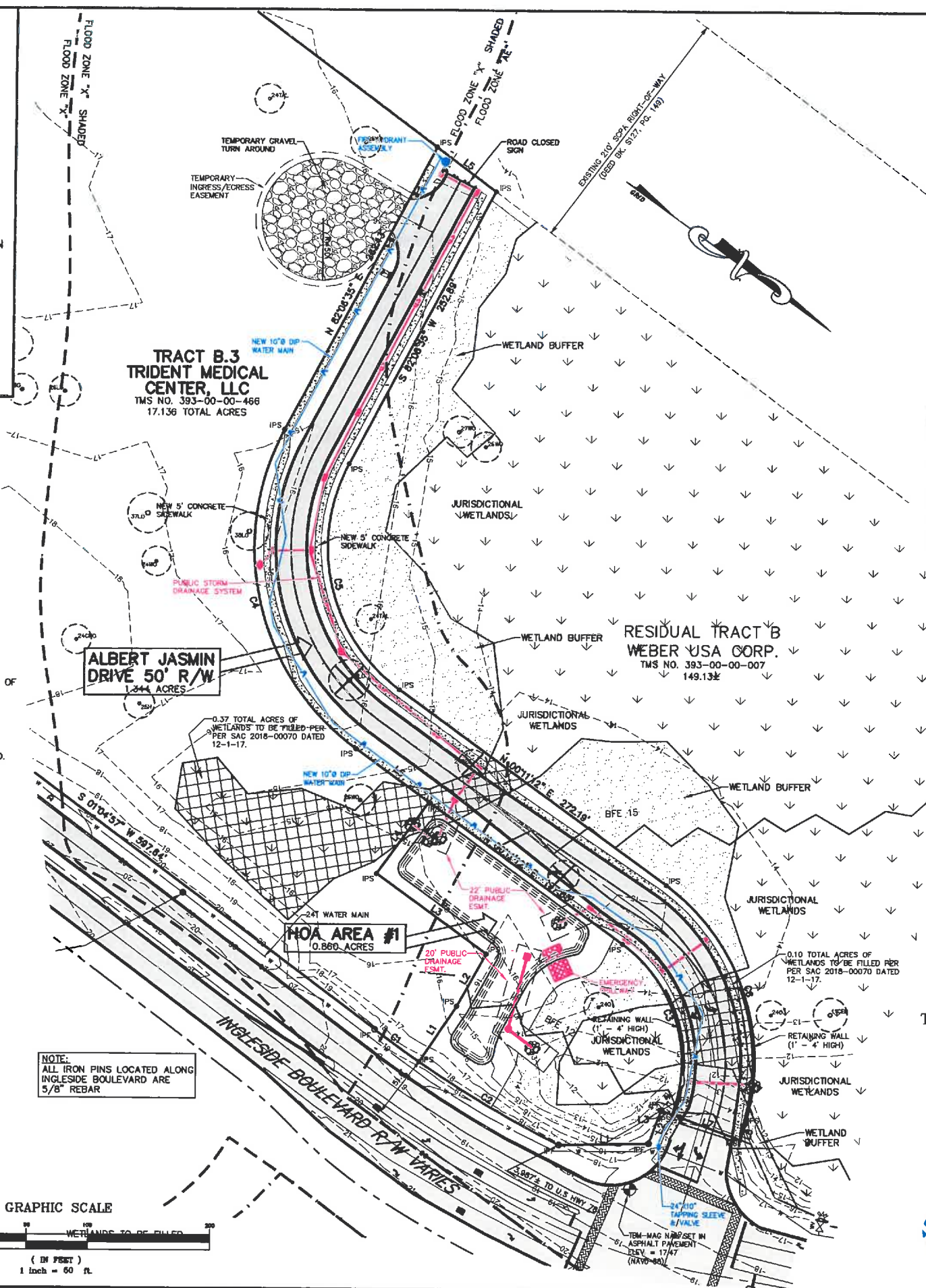
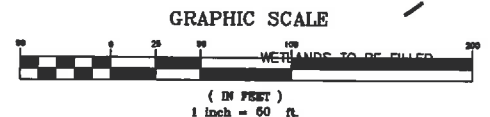


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Richard D. Lacey*  
RICHARD D. LACEY S.C.P.L.S. 16120

**LEGEND**

---	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
---	BOUNDARY LINE & CORNER SET (5/8" REBAR)
---	ADJACENT BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE (AS DESCRIBED)
---	CENTERLINE
---	OVERHEAD POWER LINE
PP	POWER POLE
UP	UTILITY POLE
BFE	BASE FLOOD ELEVATION
---	WETLANDS
---	WETLAND BUFFER
---	WETLANDS TO BE FILLED
---	GRAND TREE TO BE REMOVED



**LOCATION MAP**  
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	951.50'	45.17'	45.17'	N 00°06'12" E	2°43'13"
C2	951.50'	134.17'	134.06'	N 05°17'47" W	8°04'46"
C3	120.00'	147.50'	138.39'	S 35°24'03" W	70°25'42"
C4	205.00'	293.11'	268.78'	N 41°08'54" E	81°55'23"
C5	145.00'	207.32'	190.11'	S 41°08'54" W	81°55'23"
C6	180.00'	221.26'	207.59'	S 35°24'03" W	70°25'42"

LINE	BEARING	DISTANCE
L1	S 36°48'12" E	73.51'
L2	N 74°28'28" E	29.09'
L3	N 15°32'55" W	9.84'
L4	N 70°36'54" E	9.25'
L5	N 00°51'37" E	60.71'
L6	S 70°36'54" W	13.27'
L7	N 15°32'55" W	60.13'

**PRELIMINARY PLAT SHOWING THE SUBDIVISION OF TRACT B, TMS NO. 393-00-00-007 (151.33± ACRES) INTO HOA AREA #1 (0.860 ACRES), ALBERT JASMIN DRIVE R/W (1.344 ACRES) AND RESIDUAL TRACT B (149.13±) & OWNED BY WEBER USA CORPORATION**

LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JANUARY 10, 2020 SCALE: 1" = 50'

**HLA** SURVEYING CIVIL ENGINEERING  
THE SITE EXPERTS LAND PLANNING LANDSCAPE ARCHITECTURE

29 Leinbach Drive, A2, Charleston SC 29407-6988  
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** March 4, 2020

**Item Title:** Consideration of a Preliminary Plat and Road Name Approval: Preliminary Subdivision Plat of Tract B-3-1-3 TMS 393-00-00-472 (15.250 AC) To Create New Woodstock Station Road Right of Way (2.050 AC) and Creating Tract B-3-1-3 Residual (12.200 AC) and Creating Easements on Tract B-3-1-1 TMS 393-00-00-133 and B-3-1-2 TMS 393-00-00-471, All Tracts Owned by Weber USA Corporation, Located in the City of North Charleston, Charleston County, South Carolina” and Road Name Approval of “Woodstock Station Road” [#3271] (Council District 4)

**Contact Person:** Megan Clark, (843) 740-2517

**DESCRIPTION:**

This preliminary plat proposes to subdivide a 15-acre tract in Ingleside to create a new street named “Woodstock Station Road”, a a residual tract of approximately 13.2 acres and associated easements.

This preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on the following:

- Approval of road plans and profiles and a detailed drainage plan by the City Engineer

**STAFF RECOMMENDATION:**

Contingent Approval of the preliminary plat and road name approval of “Woodstock Station Road”

**ATTACHED DATA FOR REVIEW:**

Preliminary Plat

This material is submitted for:        **ACTION**                      INFORMATION



**REFERENCES:**

1. PLAT RECORDED IN PLAT BOOK L12, PAGE 0012, DATED JANUARY 4, 2012, BY RICHARD D. LACEY, SCPLS No. 16120.
  2. CHARLESTON COUNTY TMS No. 393-00-00-133 & 134.
- NOTES:**
1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES 'X', 'Y' (SHADED), & AE ELEV. 23 & 24 AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45019C 0280 4, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004, REVISED TO REFLECT LOMR EFFECTIVE: SEPTEMBER 3, 2009.
  2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
  3. PROPERTY CORNERS ARE 3/4" REBAR UNLESS SHOWN OTHERWISE.
  4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  6. EASEMENTS SHOWN (OTHER THAN NEW) ARE PER REFERENCES. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
  7. HORIZONTAL DATUM IS SC NAD 83 (2011) GRID, VERTICAL DATUM IS NAVD 88. REFERENCED FLOOD MAP DATUM IS NGVD 1929.
  8. PROPERTY IS ZONED INGLSIDE PDD PLANNED DEVELOPMENT DISTRICT.
  9. SEWER SERVICE PROVIDED BY NORTH CHARLESTON SEWER DISTRICT.
  10. WATER SERVICE PROVIDED BY CHARLESTON WATER SYSTEM.
  11. THE PROPOSED VARIABLE WIDTH PRIVATE POND EASEMENT AS SHOWN HEREON IS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL PONDS AND DRAINAGE SWALES ARE TO BE MAINTAINED BY THE P.O.A.
  12. ALL PROPOSED DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE PUBLIC.
  13. NO WATER LINES ARE PROPOSED TO BE EXTENDED ALONG THE PROPOSED ROAD ALIGNMENT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	206.46'	1348.24'	103.44'	8°46'29"	S 87°53'49" W	206.28'
C2	300.66'	1348.24'	150.96'	12°46'37"	N 81°25'56" W	300.04'
C3	644.40'	1348.24'	328.48'	27°23'06"	N 61°21'04" W	638.28'
C4	41.98'	1348.24'	20.99'	1°47'02"	N 42°24'10" W	41.98'
C5	82.53'	1348.24'	41.28'	3°30'26"	N 44°55'45" W	82.52'
C6	48.64'	1348.24'	24.32'	2°04'01"	N 42°08'31" W	48.64'
C7	43.67'	1348.24'	21.84'	1°51'21"	N 40°10'50" W	43.62'
C8	32.17'	52.00'	16.62'	35°26'49"	S 30°10'22" W	31.66'
C9	65.69'	150.89'	33.37'	24°55'33"	N 31°26'09" E	65.17'
C10	3.91'	63.00'	2.96'	5°22'45"	N 16°16'59" E	3.91'
C11	5.03'	37.00'	2.92'	7°47'06"	S 12°29'10" W	5.02'
C12	108.16'	249.00'	54.95'	24°53'17"	N 08°56'04" E	107.31'
C13	3.54'	37.00'	1.77'	5°29'01"	S 06°15'04" E	3.54'
C14	380.42'	288.00'	221.12'	73°09'04"	N 40°05'06" W	355.15'
C15	124.66'	308.00'	63.20'	23°11'26"	S 65°03'55" E	123.81'
C16	64.88'	358.00'	32.53'	10°23'02"	N 58°39'43" W	64.79'
C17	32.80'	403.00'	18.91'	5°22'25"	N 66°32'27" W	32.78'
C18	14.05'	342.00'	7.02'	2°19'09"	S 74°08'37" W	14.04'
C19	51.54'	52.00'	28.11'	56°47'02"	N 76°17'17" E	49.45'
C20	167.78'	182.00'	90.01'	51°24'21"	N 22°11'36" E	162.21'
C21	316.63'	248.00'	184.02'	73°09'04"	N 40°05'06" W	295.56'
C22	144.90'	358.00'	73.46'	13°11'26"	S 65°03'55" E	143.91'
C23	12.28'	308.00'	6.14'	2°17'01"	N 54°36'42" W	12.27'
C24	49.64'	263.00'	24.89'	10°48'48"	N 61°02'57" W	49.56'
C25	12.21'	263.00'	6.11'	2°39'58"	N 67°53'50" W	12.21'
C26	45.00'	100.00'	22.89'	25°47'04"	N 35°00'14" E	44.62'
C27	73.78'	165.00'	37.52'	25°32'16"	N 09°18'04" E	73.17'
C28	348.55'	273.00'	202.57'	73°09'04"	N 40°05'06" W	325.35'
C29	134.78'	333.00'	68.33'	23°11'26"	S 65°03'55" E	133.86'
C30	91.58'	333.00'	46.08'	15°45'27"	N 61°20'56" W	91.29'

**REFERENCES:**

3. PLAT SHOWING A PROPERTY LINE BEING ABANDONED BETWEEN TRACT B-3-1 TMS 393-00-00-133 (41.344 AC.) & TRACT B-3-4 TMS 393-00-00-134 (34.560 AC.) AND THE SUBDIVISION OF TRACTS B-3-1 & B-3-4 TO CREATE NEW TRACTS B-3-1-1 (24.280 AC.), B-3-1-2 (8.343 AC.) AND B-3-1-3 (15.280 AC.) AND TRACT B-3-4 RESIDUAL (28.030 AC.), BOTH TRACTS OWNED BY WEBER USA CORPORATION, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA DATED NOVEMBER 27, 2019 AND RECORDED IN PLAT BOOK L20 AT PAGE 0069.

LINE	BEARING	LENGTH
L1	N 55°30'24" E	33.31'
L2	S 47°53'47" W	1.23'
L3	S 03°30'54" E	328.54'
L4	S 76°39'58" E	78.17'
L5	S 53°28'12" E	84.60'
L6	N 34°14'47" E	45.00'
L7	S 69°13'39" E	43.71'
L8	N 20°46'21" E	45.00'
L9	N 69°13'43" W	43.80'
L10	S 20°46'21" W	50.00'
L11	S 69°13'39" E	14.33'
L12	S 20°46'21" W	45.00'
L13	S 69°13'39" E	68.46'
L14	S 13°53'17" W	95.23'
L15	S 76°06'43" E	114.28'
L16	N 24°16'59" E	133.50'
L17	S 06°03'51" W	93.49'
L18	N 51°18'51" E	131.02'
L19	N 47°53'47" E	75.01'
L20	N 47°53'47" E	56.30'
L21	N 22°06'42" E	50.91'
L22	N 03°30'34" W	222.93'
L23	N 06°15'27" W	125.14'
L24	N 03°30'34" W	6.54'
L25	N 76°39'58" W	78.17'
L26	N 53°28'12" W	84.60'
L27	N 69°13'39" W	87.51'
L28	N 69°13'39" E	68.09'
L29	N 13°53'17" E	132.28'
L30	S 74°53'22" E	67.90'
L31	N 13°04'51" E	119.99'
L32	N 47°53'47" E	19.50'
L33	N 13°53'37" E	46.29'
L34	N 03°30'34" W	198.20'
L35	N 08°59'35" W	123.80'
L36	N 03°30'34" W	3.57'
L37	N 76°39'58" W	78.17'
L38	N 53°28'12" W	84.60'
L39	N 26°08'46" E	45.00'
L40	S 69°13'39" E	4.73'
L41	S 35°58'21" E	154.28'

**SITE SUMMARY**  
 NEW TRACT B-3-1-1 24.28 ACRES  
 NEW TRACT B-3-1-2 8.343 ACRES  
 NEW TRACT B-3-1-3 13.200 ACRES  
 NEW ROAD RIGHT OF WAY 2.050 ACRES  
 TOTAL SITE 47.873 BEFORE SUBDIVISION

- LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER
  - RIGHT-OF-WAY LINE
  - ADJACENT PROPERTY LINE
  - CENTERLINE
  - APPROXIMATE FLOOD LINE
  - APPROXIMATE FLOODWAY LINE
  - APPROXIMATE FLOOD ELEVATION LINE
  - D.E. DRAINAGE EASEMENT
  - OHP OVERHEAD POWER
  - UG-GAS UNDERGROUND GAS
  - PP POWER POLE
  - LP LIGHT POLE
  - EB ELECTRIC BOX
  - TP TELEPHONE PEDESTAL
  - FH FIRE HYDRANT
  - GV GATE VALVE
  - S SIGN
  - PS PAINT STRIPE
  - SB STOP BAR
  - ADA ADA SIDEWALK RAMP
  - GR GUARD RAIL
  - SS SANITARY SEWER
  - SSMH SANITARY SEWER MANHOLE
  - CI CURB INLET
  - ① TAG INSERT NUMBER

- TREE LEGEND**
- P PINE
  - POP POPULAR
  - O OAK
  - HICK HICKORY

**Parker Land Surveying, LLC**  
 5910 Griffin Street  
 Hanahan, SC 29410  
 Phone: (843) 554-7777  
 Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD A. ALDRIDGE



TRACT B-3-2  
 PROPERTY OF  
 AVIAN AEROSPACE INC  
 TMS 393-00-00-183

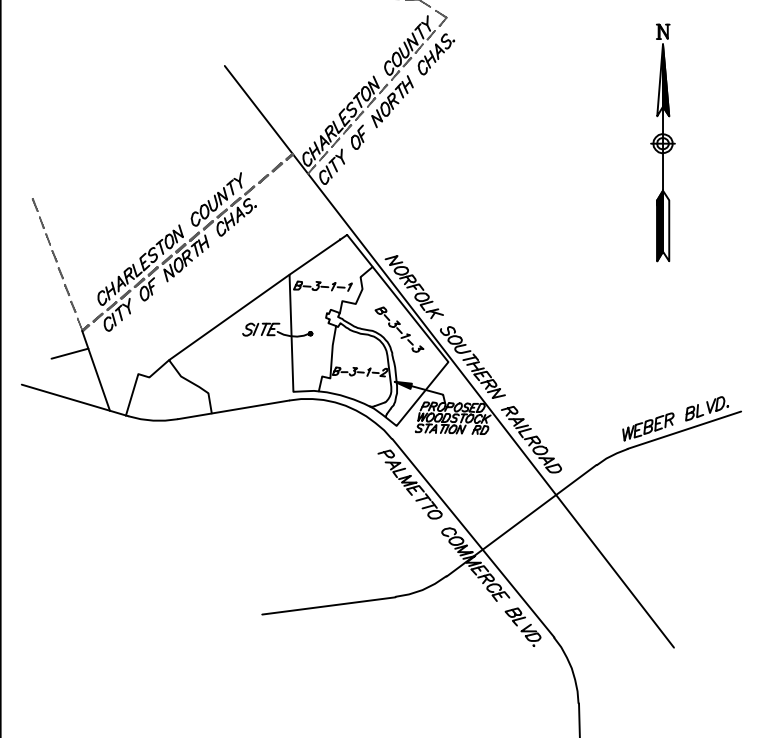
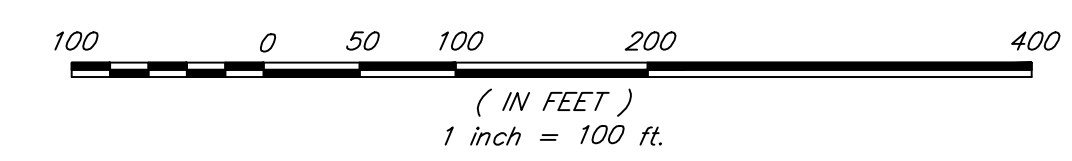
BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE THE ROAD RIGHT OF WAY, DRAINAGE EASEMENTS, ACCESS PEDESTRIAN EASEMENT AND TEMPORARY TURNAROUND EASEMENT SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE

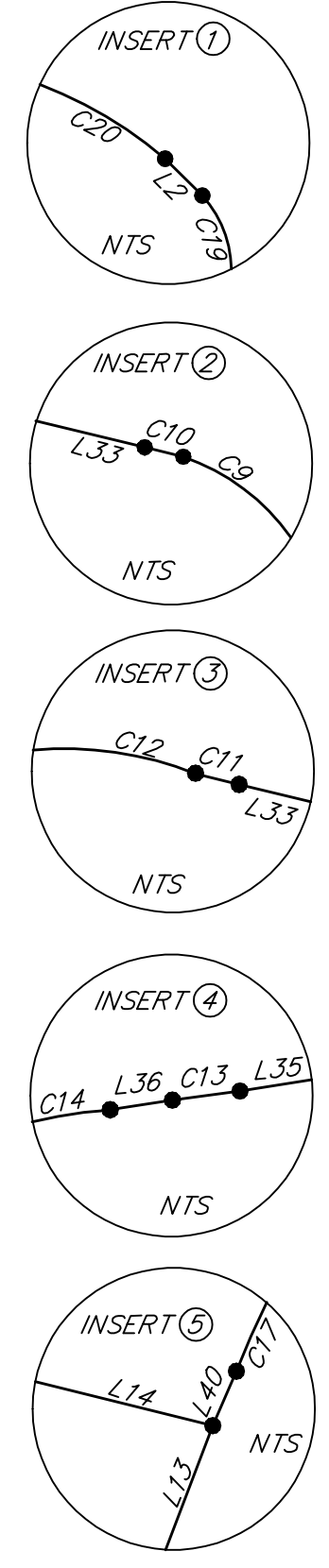
**PRELIMINARY SUBDIVISION PLAT OF**  
 TRACT B-3-1-3 TMS 393-00-00-472, A (15.250 AC.)  
 TRACT TO CREATE NEW WOODSTOCK STATION ROAD RIGHT OF WAY (2.050 AC.) AND CREATING TRACT B-3-1-3 RESIDUAL (13.200 AC.) AND CREATING EASEMENTS ON TRACT B-3-1-1 TMS 393-00-00-133 AND B-3-1-2 TMS 393-00-00-471, ALL TRACTS OWNED BY WEBER USA CORPORATION, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

DATE: JANUARY 29, 2020

SCALE: 1" = 100'



LOCATION MAP  
 N.T.S.



**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** February 10, 2020

**Item Title:** Comprehensive Plan: Consideration of Public Input and Resolution

**Contact Person:** Megan Clark, (843) 740-2517

**DESCRIPTION:**

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:**

Approval of the attached resolution, thus forwarding the PRIME North Charleston Comprehensive Plan to the Mayor and Council for public hearing and consideration.

**ATTACHED DATA FOR REVIEW:**

Public input results  
Resolution

This material is submitted for:            **ACTION**                            INFORMATION

**RESOLUTION #2020-001**

**A RESOLUTION FOR THE CITY OF NORTH CHARLESTON PLANNING COMMISSION TO RECOMMEND TO CITY COUNCIL CONSIDERATION AND ADOPTION OF THE PRIME NORTH CHARLESTON COMPREHENSIVE PLAN**

**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 has prepared 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 will be held during a meeting of the Mayor Council.

**Whereas**, the efforts of the City Planning Commission and Planning Staff, with assistance of the Berkeley Charleston Dorchester Council of Governments, have resulted in an innovative and achievable Comprehensive Plan to guide future growth; and

**Now, therefore be it resolved** by the City of North Charleston Planning Commission 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 draft and all associated appendices released for public review in February 2020 be hereby recommended to the City of North Charleston City Council for adoption.

**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.

CITY OF NORTH CHARLESTON PLANNING COMMISSION

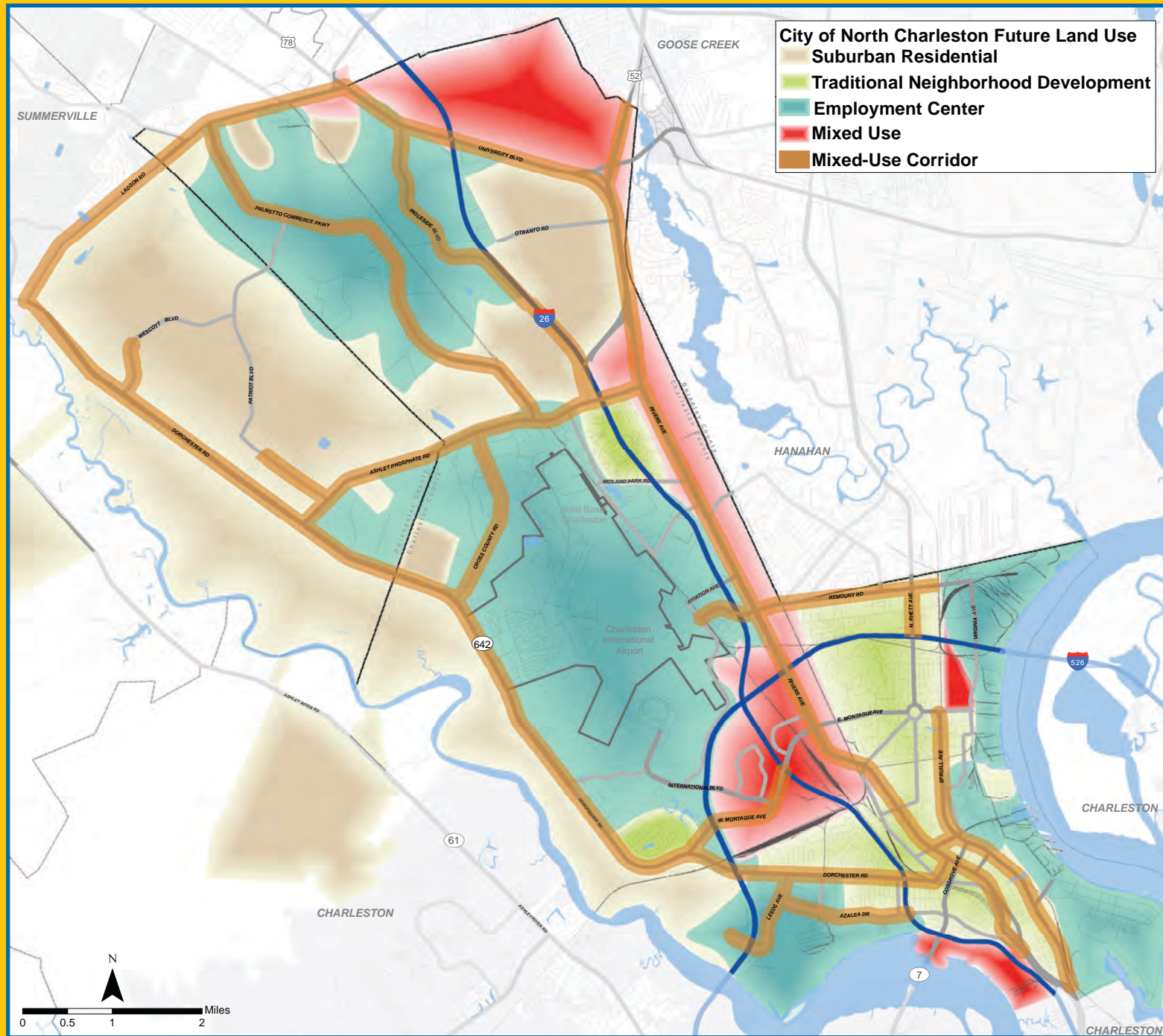
BY: \_\_\_\_\_

THIS 9th DAY OF March, 2020.

ATTEST: \_\_\_\_\_



# PROPOSED FUTURE LAND USE MAP



**PRIME  
NORTH  
CHARLESTON**  
COMPREHENSIVE PLAN  
*Bright Ideas, Bold Action*

## FOR MORE INFORMATION CONTACT:

City of North Charleston Planning Department  
**Megan Clark**  
*Deputy Director*  
 meclark@northcharleston.org  
 843.740.2617

BCDCOG  
**Kathryn Basha**  
*Planning Director*  
 kathrynb@bcdcog.com  
 843.529.2700

City of  
**NORTH  
 CHARLESTON**

**BCDCOG**  
 BERKELEY-CHARLESTON-DORCHESTER  
 COUNCIL OF GOVERNMENTS  
 PLANNING, PARTNERSHIP & PROSPERITY

## VISION FOR OUR CITY

The City of North Charleston envisions its future as a sustainable and resilient community...  
 ...where the quality of life is enhanced by connected communities and equitable access to gathering places;  
 ...where growth and development have been planned to respect natural systems and connect its people to nature;  
 ...where a vibrant and diversified economy provides employment opportunities to all residents;  
 ...where residents and visitors can move around and connect with necessary goods, services and activities using diverse transportation options.



## INTRODUCTION:

Over the past 18 months the City has collaborated with residents and stakeholders to identify goals and strategies to support the Prime North Charleston vision. These goals and strategies have been categorized under four guiding principles that describe the Plan's objectives.



### 1. Livability and Quality of Life:

*As the City grows, ensure a high quality of life city-wide by enhancing and connecting communities and building well-designed neighborhoods, encouraging infill and redevelopment and providing accessible new gathering places within communities throughout the City*

### 2. Sustainable Growth and Resiliency:

*Balance growth impacts with the needs of the environment to ensure sustainability and resiliency*

### 3. Economic Opportunity:

*Support a vibrant and diversified economic climate that provides a range of employment opportunities, retains existing businesses and attracts new businesses*

### 4. Mobility and Connectivity:

*Connect residents and visitors with employment, shopping, educational institutions and activity centers through safe and efficient multi-modal regional transportation systems*



Prime North Charleston goals seek to accommodate growth and all types of land uses with developments and projects that enhance the quality of life for all residents. Guiding growth to follow the development objectives defined for the five land use areas described below will incrementally contribute to the protection an expansion of green spaces, expanded and more affordable housing options, access to economic opportunity, and greater connectivity and mobility for residents.

#### Suburban Residential

The Suburban Residential designation is applied to areas where the City intends to sustain lower-density neighborhoods. The principal use of land within these designated areas is low-density, single-family residential development with large yards and open space. Multi-family development and commercial uses in proximity to designated Mixed-Use Corridor future land use areas are compatible within the SR designated areas as well. Appropriate land uses include: Single-family residential detached housing, manufactured homes, open space, civic and recreation facilities, and mixed-uses depending on the surrounding uses.



#### Traditional Neighborhood

The Traditional Neighborhood designation is applied to areas of the City to provide for and/or sustain higher-density neighborhoods with smaller lots and a mix of housing types. Principal use of land in this designation is mixed residential typical of urban neighborhoods, including single-family residential development on smaller lots, attached residential structures such as duplexes and townhomes, and small-scale multi-family development. Where opportunities for infill and redevelopment exist, new communities should strive to include walkable neighborhood units within the development, in addition to appropriately-scaled commercial uses.



#### Mixed Use

The Mixed-Use designation is established to sustain a mixture of commercial and residential land uses located within close proximity to one another. Uses may be combined within a parcel and/or stacked within a structure. New development in the Mixed-Use areas should be designed to be compact, incorporating a system of open space including interconnected trails or sidewalks that provide access to parks, recreation, and open space areas as well as commercial services. Appropriate uses include office, retail, multi-family, and light industry (manufacturing and assembly).



#### Mixed-Use Corridor

The Mixed-Use Corridor designation is to provide for commercial, retail, office and higher-density housing adjacent to principal transportation corridors throughout the City. These areas are intended to promote development of mixed-uses that will enhance access to a wider range of services for nearby neighborhoods. Appropriate uses include office, retail, multi-family and light industry (manufacturing and assembly).



#### Employment Center

The Employment Center designation is for large-scale office and industrial uses developed for a major employer or cluster of employers with a mix of supporting or ancillary uses, such as restaurants, hotels and limited service retail. Employment Center areas create a commerce-focused environment and generally benefit from proximity to one another, with ease of access to supportive services and residential areas to relieve congestion. Appropriate land uses include office, light industry (manufacturing and assembly), ancillary retail/services for employees, commercial services, accommodations and public/institutional uses. Multi-family uses may also be compatible depending on the surrounding land uses and when sufficiently set back from industrial uses. Within the Employment Center designation, heavier industrial uses are also appropriate where in close proximity to freight and rail corridors, provided there is adequate separation from residential uses.



## PUBLIC INPUT RECEIVED ON DRAFT PLAN – FEBRUARY 2020

### RESPONSIVENESS:

1. Over 125 attendees total at the 5 meetings
2. 65 survey respondents (6 did not attend meetings)
3. Majority respondents live in the City

### VISION STATEMENT: Majority (~65%) agree with the City's vision:

1. Few general comments that people were looking for more specifics (zoning or actual projects/programs)
2. Items in the Plan possibly needing more clarification:
  - o Plan for infill
  - o Support for elderly, youth engagement and better schools
  - o Train congestion
  - o Locations for small employers/businesses (mixed use areas)
  - o Connectivity to Low-line (covered in NAMP)
3. Priorities suggested: New library and Mobility
4. Couple anti-high density/MF comments

### GUIDING PRINCIPLES: Majority ~67%) agree primary goals are captured:

1. Couple comments that plan is not definitive/detailed enough
2. Overlooked: Climate Change and Equity discussions
3. Items needing more clarification:
  - o Restoration/reinvestment in older communities
  - o Addressing crime and justice
  - o Building new library
  - o Livability and Quality of Life goals appear to be just for pockets
  - o Addressing food deserts, police and fire service expansion

### TRANSPORTATION PREFERENCES:

1. Majority of respondents (~90%) drive own vehicle, but only ~42% prefer to
2. Majority (~60%) use primary transportation mode because of the flexibility it affords them, Most choose preferred mode for flexibility and cost effectiveness
3. A number comments were made about the reliability and convenience of transit
4. Other comments made about the lack of safety for biking or walking

### TRANSPORTATION AND INFRASTRUCTURE IMPROVEMENTS

1. Improved transit system
2. Better sidewalks/connectivity
3. Improved road conditions/reduced congestion
4. Couple comments on drainage and parity in improvements
5. Several notes that pre-planning for growth, infrastructure prior to growth
6. Suggestion that City lead on with a cooperative TOD ordinance



## **PUBLIC INPUT RECEIVED ON DRAFT PLAN – FEBRUARY 2020**

### **HOUSING AFFORDABILITY**

Comments defining affordability ranged from “not three times the rent a lot of people can afford” to “COST” to “Attainable”, matching the cost of living and salaries in the area.

Constructive comments were:

1. More multi-family in lieu of trailers
2. Affordable to teachers and public safety employees earning less than \$40,000/year
3. Single family moderate priced housing for families
4. High density, mixed-income development that looks no different from other housing
5. Need additional handicapped accessible apartments or elderly housing
6. Mixed use, mixed-income, diverse neighborhoods with subsidized housing for lowest incomes
7. Live/work units
8. More infill to create additional supply to promote affordable work force housing.

### **RESOURCE PROTECTION**

Natural resource areas (Watersheds, water quality, floodplains, wetlands, public parks and open spaces) followed by historic districts were chosen most frequently to be vulnerable and in need of protection. Other comments were made imploring conservation of neighborhood playgrounds and open green spaces.

### **PRIORITY INVESTMENTS**

Regional transportation improvements were identified as the priority most beneficial to respondents quality of life.

### **OTHER COMMENTS SUBMITTED:**

31 other comments were submitted ranging from:

1. Protect historically black neighborhoods
2. Address traffic congestion, upgrade roads
3. Protect natural resources
4. There were not enough meetings to solicit deep public input on the Plan. Not enough input was collected prior to developing the plan
5. Affordable housing programs are non-existent in the region. Homeless shelters are also needed.
6. Anti-slumlord legislation is needed. More help in the Neck is needed to address boarded up homes and vacant lots
7. Singing Pines, Ferndale, Russelldale etc. should not be thrown to the wolves as mixed use.

## PUBLIC INPUT RECEIVED ON DRAFT PLAN – FEBRUARY 2020

### COMMENTS RECEIVED BY STAFF AT DISPLAYS:

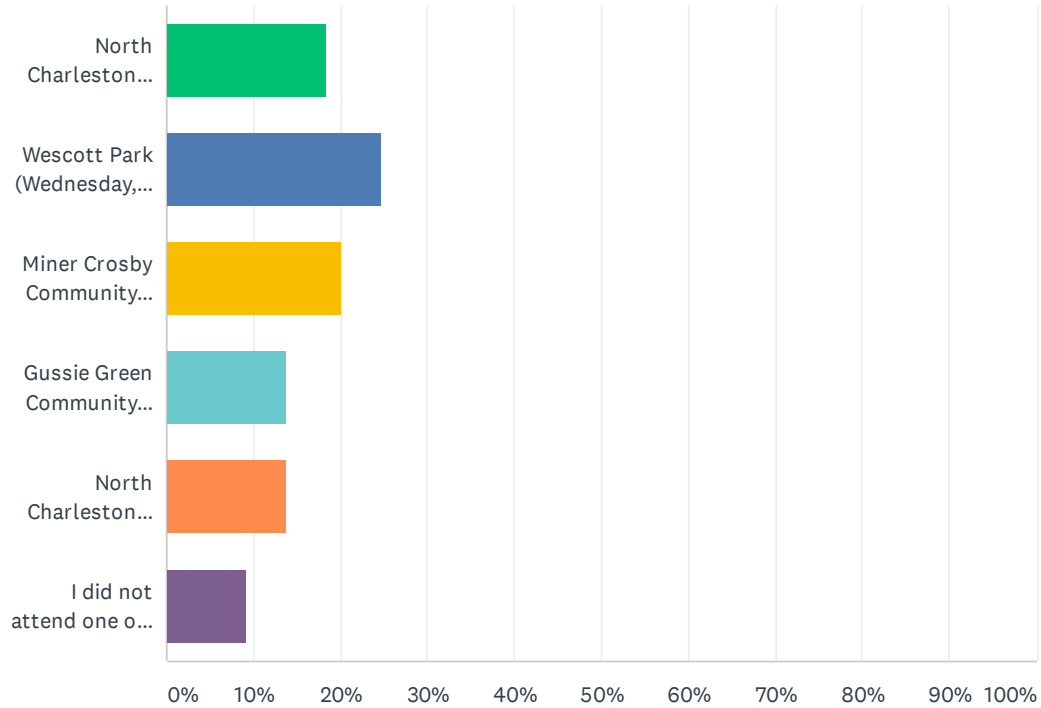
1. Many attendees mentioned their general concern for the speed of growth in North Charleston in recent years, but did not have specific questions, concerns, etc. to discuss, just seemed to want to express an uneasy about it, and agreement that any growth should be sustainable.
2. Livability needs to address senior housing options and access to services and shopping
3. There is support for initiatives to enhancing neighborhood identities.
4. Significant interest among residents in and concern for, increasing affordable housing options and access in the city. Developers are interested in affordable housing development but have many questions, don't know how to get started, who to go to, etc. Some of the general public is concerned that affordable housing could still price out current residents.
5. Affordable housing options should be made over the range of housing mix
6. Residents are concerned about gentrification of neighborhoods throughout North Charleston
7. City staff is commended for its prompt and helpful responses to inquiries and questions regarding code enforcement and zoning
8. Increased connectivity for pedestrians and bikers. There were questions and concerns about pedestrian safety in certain corridors, specifically Rivers Ave and concern that neighborhoods are going to need to safely connect to the BRT corridor
9. There were also inquiries about potential opportunities to redevelop defunct or abandoned railroads
10. Proposal to refer/christen area near the old Naval Base and along Cooper River as the "Silicon Harbor" due to the presence of several software/information technology companies and how smart transportation strategies can be implemented for their employees
11. Appreciation for the LCRT project but concern for Transit-Oriented Development and its long-term impacts such as gentrification of neighborhoods
12. Want to see redevelopment projects bring increased retail, commercial uses in the Neck area. Expressed interest in Shipwatch Square area redevelopment to provide shopping/office options. Concurrently there was concern for human safety at brownfield redevelopment sites, particularly if sites will be redeveloped into low-income residential areas
13. Resident engaged in real estate development and property management is an advocate of zoning update for the city, specifically:
  - o Redefine townhouses, now considered multi-family
  - o Reconsider required lot sizes to help increase density

## **PUBLIC INPUT RECEIVED ON DRAFT PLAN – FEBRUARY 2020**

14. Inquiry about form-based code, what it would mean for city, how it would work, and administering it, etc., and asked if other nearby communities have adopted one that could be reviewed as an example

## Q1 Which Open House location did you attend?

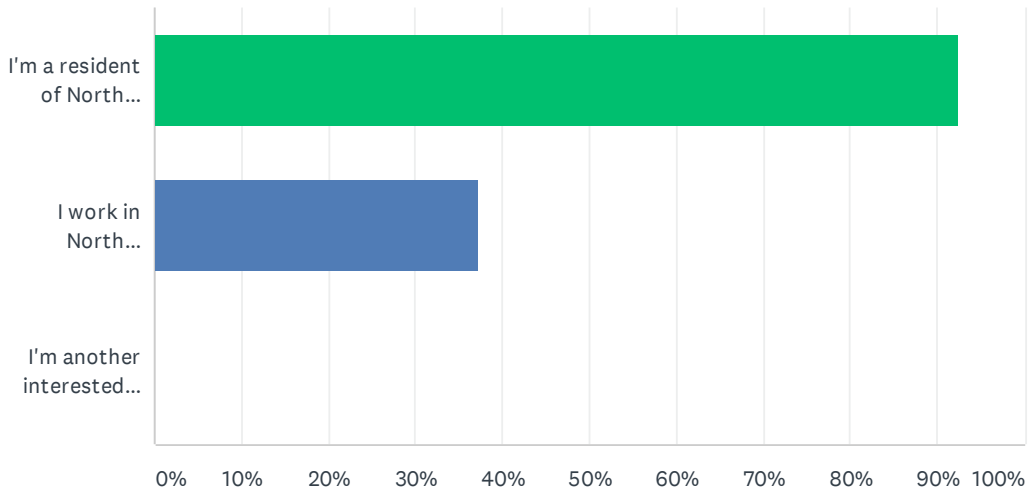
Answered: 65 Skipped: 5



ANSWER CHOICES	RESPONSES	
North Charleston Transit Center (Tuesday, Feb. 18th)	18.46%	12
Wescott Park (Wednesday, Feb. 19th)	24.62%	16
Miner Crosby Community Center (Monday, Feb. 24th)	20.00%	13
Gussie Green Community Center (Tuesday, Feb. 25th)	13.85%	9
North Charleston Athletic Center (Wednesday, Feb. 26th)	13.85%	9
I did not attend one of the Open Houses	9.23%	6
<b>TOTAL</b>		<b>65</b>

## Q2 Which of the following describes your interest in the PRIME North Charleston Comprehensive Planning process? Please select ALL that apply.

Answered: 67 Skipped: 3



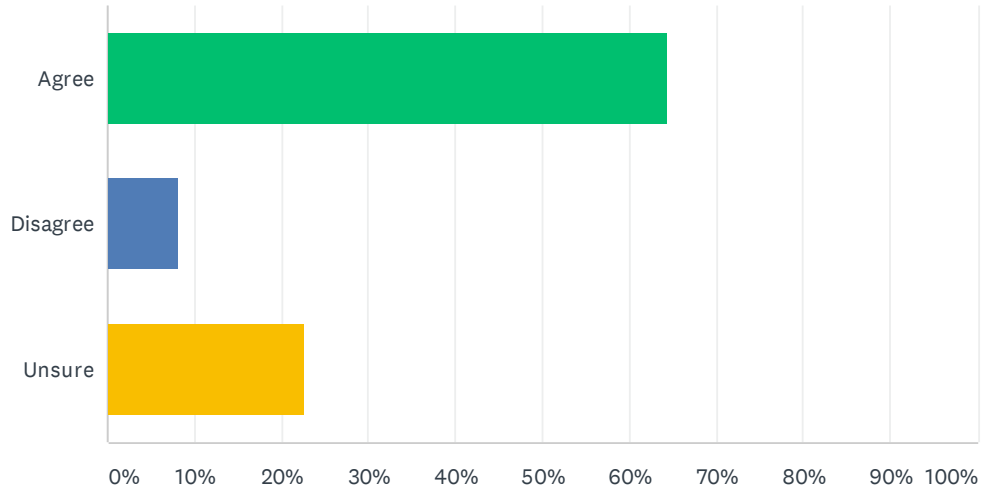
ANSWER CHOICES	RESPONSES
I'm a resident of North Charleston	92.54% 62
I work in North Charleston	37.31% 25
I'm another interested party	0.00% 0
Total Respondents: 67	

#	NONE OF THE ABOVE (PLEASE EXPLAIN)	DATE
	There are no responses.	



**Q3 Do you agree or disagree with the City’s vision for the future? Please let us know in the text box below if there are any key ideas to add or delete from the vision statement.**

Answered: 62 Skipped: 8



ANSWER CHOICES	RESPONSES	
Agree	64.52%	40
Disagree	8.06%	5
Unsure	22.58%	14
Total Respondents: 62		

PRIME North Charleston - Public Input Survey (February 2020)

#	KEY IDEAS TO ADD OR DELETE FROM THE VISION STATEMENT:	DATE
1	I would like to have a better understanding of the action plan items	2/28/2020 4:58 PM
2	I don't think upper N Chs, midland park area is being treated fairly. I see a beautiful, quaint wall being built for the neck area.	2/28/2020 4:53 PM
3	need a direct plan to infill existing , old communities with affordable homes for current residents	2/28/2020 4:50 PM
4	not specific enough	2/28/2020 4:47 PM
5	will need to review Plan, have not had a chance to see the details	2/28/2020 4:41 PM
6	ambivalent	2/28/2020 4:37 PM
7	programs for elderly, youth engagement, better schools and curriculum	2/28/2020 4:35 PM
8	ordinance that prevents removing high density for low density	2/28/2020 4:32 PM
9	we have to start somewhere...	2/28/2020 4:21 PM
10	Building of the new Chs Co. Public Library should be prioritized; city officials should be able to identify specific dates and times for this project	2/28/2020 4:17 PM
11	we need better forms of transportation to help with all the road congestion	2/28/2020 4:02 PM
12	promote short-term rentals to bring more tourists to NChs without presence of big hotels	2/28/2020 4:01 PM
13	need to know more about specific ideas or goals for design and implementation	2/28/2020 3:57 PM
14	suggestions look good but too little info provided to make a good guess as to the outcomes	2/28/2020 3:54 PM
15	The plan is so broad and generalized as to be opaque in terms of actual opinions	2/28/2020 3:51 PM
16	I would be concerned with collaborations of highways between city and state	2/28/2020 3:44 PM
17	Somewhat agree. employment centers appear to support larger employers. what about small to medium employers?	2/28/2020 3:41 PM
18	While I love the idea that the city is coming up with a strategic plan, I would really love for there to be more focus on revitalizing district 5, the Dorchester Corridor between I26 and 526 offers a lot of opportunity for more restaurants and retail shopping. It seems as if a lot of the zoning in that area is very industrialized. With the Faber office park and large communities it would be nice to see an area outside of Park Circle to grow and become more connected/walkable. Another idea would be to some how tie in the new LowLine being developed in Charleston up to our area and peninsula.	2/27/2020 7:03 AM
19	need electric scooters	2/24/2020 3:26 PM
20	would be great to see focus on economic opportunities for young adults. maybe there are, but just unknown. perhaps added marketing of existing programs is needed?	2/24/2020 3:24 PM
21	need more inclusion of older neighborhoods	2/24/2020 3:22 PM
22	STOP MULTI FAMILY	2/24/2020 3:19 PM
23	would just like to see it come to fruition	2/24/2020 3:15 PM
24	I agree in principle, however ...	2/24/2020 3:13 PM
25	I don't believe English people have been surveyed on this to make a decision	2/24/2020 3:01 PM
26	rail overpasses at rivers/montague/spruill	2/24/2020 2:58 PM
27	In general, yes. want to see aesthetic protection of the look of neighborhoods when infill is built or lots are subdivided. More attention on multi-modal transit and less train congestion. We need overpasses!	2/24/2020 2:56 PM
28	Mobility needs to be #1	2/24/2020 2:46 PM
29	Dispense with good-old-boys network and re-election of same old officials	2/24/2020 2:39 PM
30	see #10	2/24/2020 2:31 PM

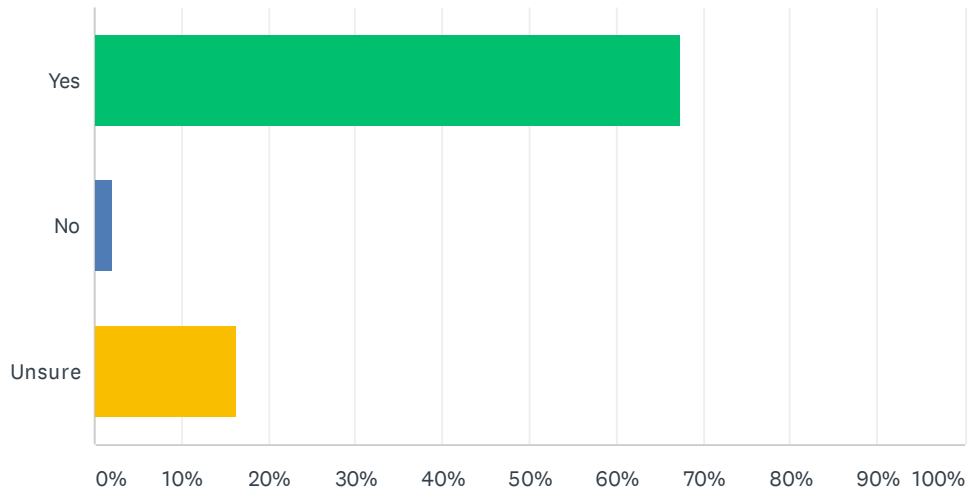
PRIME North Charleston - Public Input Survey (February 2020)

31	Somewhat - concerned with the term suites and duplexes on Trad. Neighborhoods - values???	2/24/2020 2:25 PM
32	We need more mixed use.	2/19/2020 11:32 AM



**Q4 In your opinion, do the Guiding Principles: 1.) Livability and Quality of Life, 2.) Sustainable Growth and Resiliency, 3.) Economic Opportunity, and 4.) Mobility and Connectivity, capture the primary goals for the City?**

Answered: 49 Skipped: 21



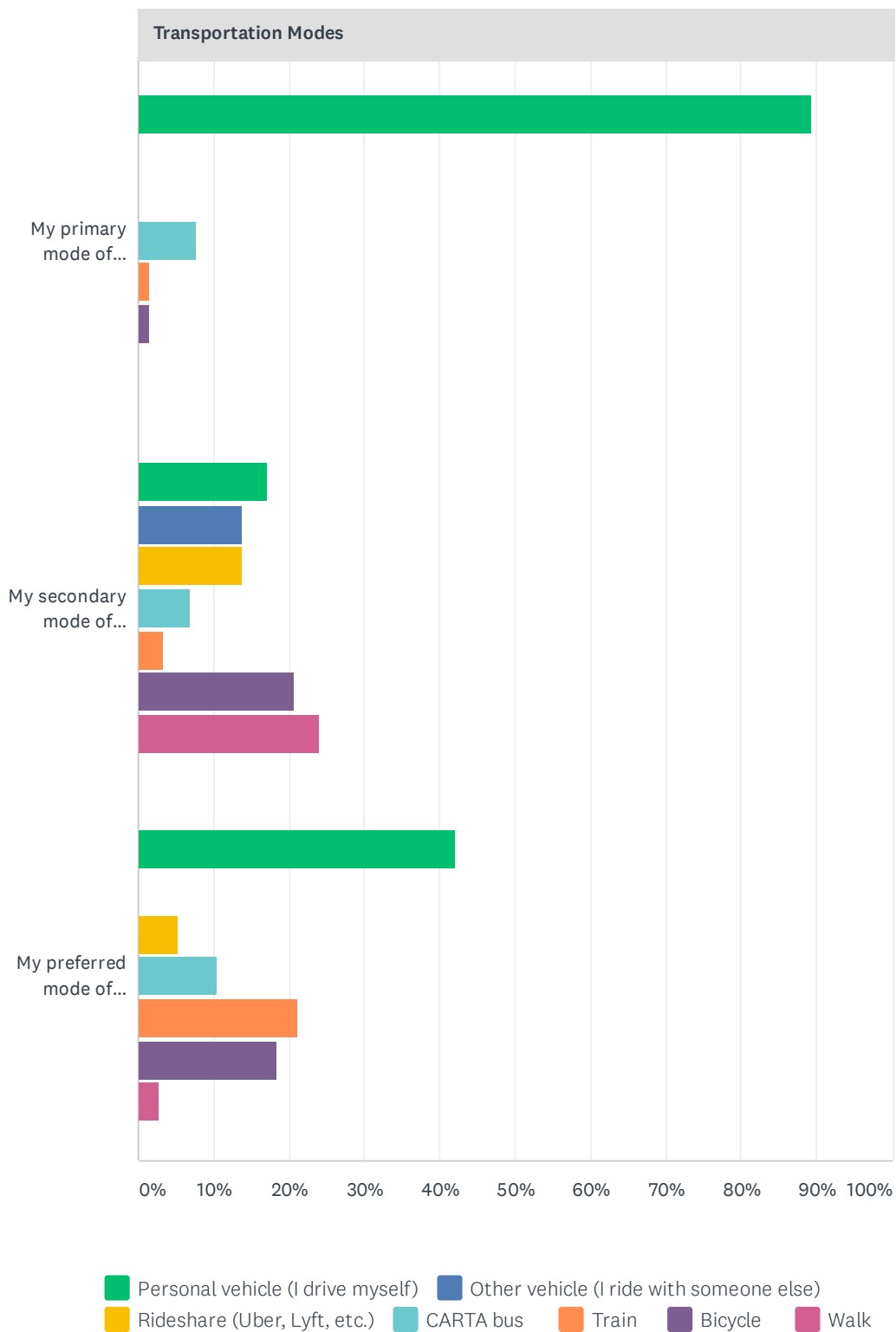
ANSWER CHOICES	RESPONSES	
Yes	67.35%	33
No	2.04%	1
Unsure	16.33%	8
<b>TOTAL</b>		<b>49</b>

PRIME North Charleston - Public Input Survey (February 2020)

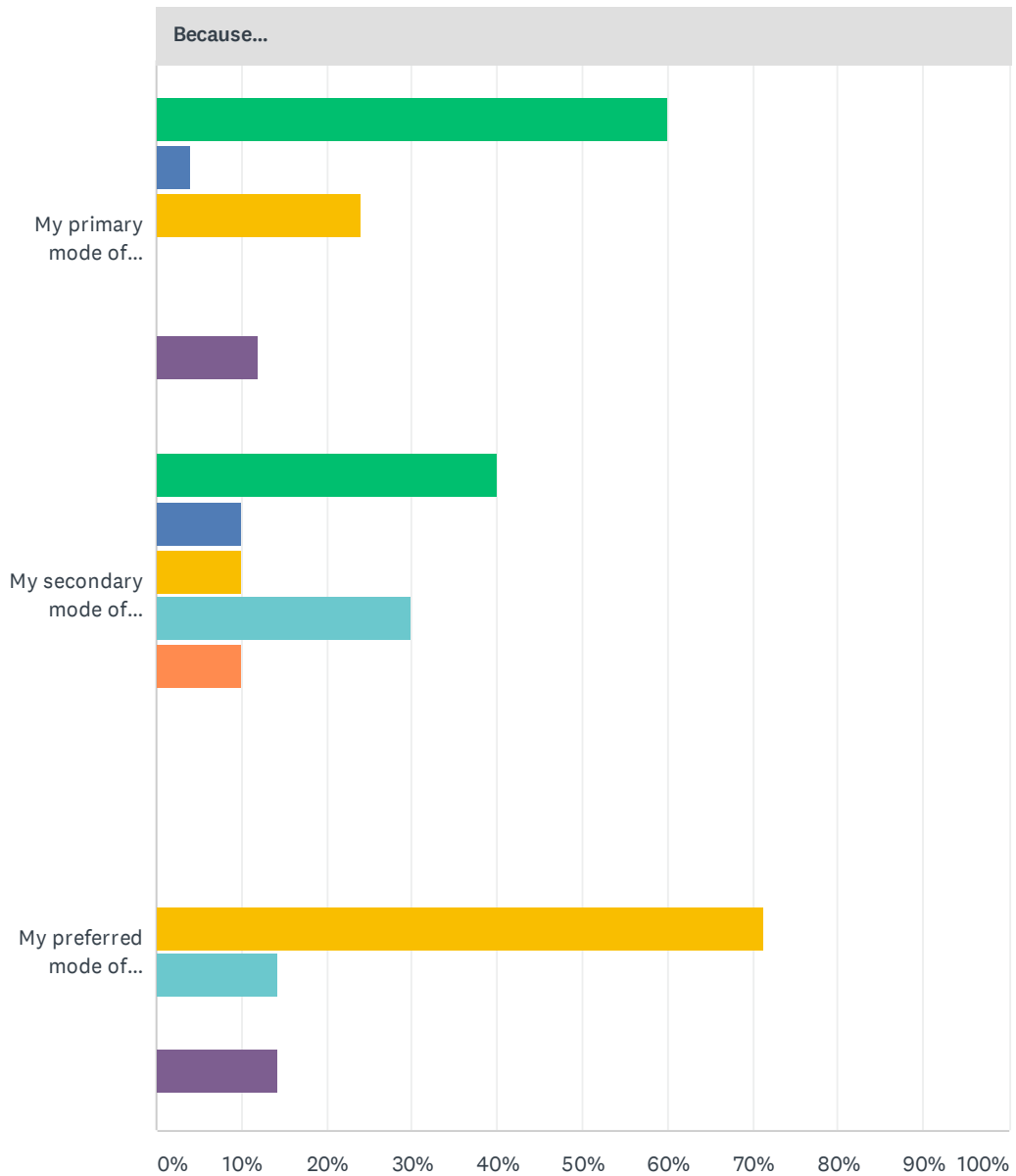
#	IF NOT, WHAT HAS BEEN OVERLOOKED?	DATE
1	It is important to work to restore older communities, to encourage reinvestment by partnering w/ property owners in historic areas.	2/28/2020 4:58 PM
2	need to look at ways to rehab some of the older communities	2/28/2020 4:50 PM
3	schools, low income, railroads, connectivity corridors	2/28/2020 4:35 PM
4	EQUITY - how do all residents get an opportunity at success and quality of life?	2/28/2020 4:32 PM
5	I will await the details	2/28/2020 4:26 PM
6	look at crime and justice	2/28/2020 4:21 PM
7	They do, however, I am extremely interested in what the plans are for the Cooper River Memorial Library and when it will finally be built?	2/28/2020 4:19 PM
8	the library was not specifically mentioned in the new Plan	2/28/2020 4:17 PM
9	will the city be able to push this forward in the event of another recession?	2/28/2020 4:01 PM
10	need more info on how we wish to accomplish them	2/28/2020 3:57 PM
11	lacking definitive plans to accomplish the end result ....	2/28/2020 3:54 PM
12	Break down into more specific categories: environmental consciousness; intentional co-mingling of economic populations; accessibility for elderly, disabled, children; etc.	2/28/2020 3:51 PM
13	District 5- Dorchester corridor	2/27/2020 7:03 AM
14	toll lanes? traffic circles?	2/24/2020 3:27 PM
15	with only 33% of residents having a college education, more skilled labor force would be helpful	2/24/2020 3:24 PM
16	Address "food deserts;" police and fire service expansion	2/24/2020 3:22 PM
17	infrastructure prior to development	2/24/2020 3:15 PM
18	Traffic impact studies are not neutral. Current process not accurate. No development ever has an impact.	2/24/2020 3:13 PM
19	Perhaps a goal not overlooked but one that should be re-evaluated would be the livability and quality of life for the entire population, not just for pockets	2/24/2020 3:10 PM
20	See above	2/24/2020 2:46 PM
21	People to be relocated - how will it affect livability for them? Seniors and low income impact	2/24/2020 2:41 PM
22	I somewhat agree. City has big issues but needs to focus on old neighborhoods, on keeping them intact. I like the business area plans.	2/24/2020 2:25 PM
23	Include plans for climate change!	2/24/2020 1:28 PM
24	Might be worth adding something like community integration, or partnership, to try to get past the areas of segregation (wealth, race, etc.)	2/24/2020 1:24 PM
25	You've omitted climate change throughout the plan. It's real, and it will affect the City and its citizens.	2/24/2020 6:15 AM

### Q5 Please help us better understand your current and preferred mode(s) of transportation and the reason(s) behind those choices.

Answered: 66 Skipped: 4



PRIME North Charleston - Public Input Survey (February 2020)



- it allows me flexibility in my schedule
- it is the most cost effective option
- it is flexible enough and cost effective
- it is the most environmentally conscious option
- other options are too expensive
- other options don't feel or seem safe enough



PRIME North Charleston - Public Input Survey (February 2020)

Transportation Modes								
	PERSONAL VEHICLE (I DRIVE MYSELF)	OTHER VEHICLE (I RIDE WITH SOMEONE ELSE)	RIDESHARE (UBER, LYFT, ETC.)	CARTA BUS	TRAIN	BICYCLE	WALK	TOTAL
My primary mode of transportation is	89.23% 58	0.00% 0	0.00% 0	7.69% 5	1.54% 1	1.54% 1	0.00% 0	65
My secondary mode of transportation is	17.24% 5	13.79% 4	13.79% 4	6.90% 2	3.45% 1	20.69% 6	24.14% 7	29
My preferred mode of transportation would be	42.11% 16	0.00% 0	5.26% 2	10.53% 4	21.05% 8	18.42% 7	2.63% 1	38

Because...							
	IT ALLOWS ME FLEXIBILITY IN MY SCHEDULE	IT IS THE MOST COST EFFECTIVE OPTION	IT IS FLEXIBLE ENOUGH AND COST EFFECTIVE	IT IS THE MOST ENVIRONMENTALLY CONSCIOUS OPTION	OTHER OPTIONS ARE TOO EXPENSIVE	OTHER OPTIONS DON'T FEEL OR SEEM SAFE ENOUGH	TOTAL
My primary mode of transportation is	60.00% 15	4.00% 1	24.00% 6	0.00% 0	0.00% 0	12.00% 3	25
My secondary mode of transportation is	40.00% 4	10.00% 1	10.00% 1	30.00% 3	10.00% 1	0.00% 0	10
My preferred mode of transportation would be	0.00% 0	0.00% 0	71.43% 5	14.29% 1	0.00% 0	14.29% 1	7

## PRIME North Charleston - Public Input Survey (February 2020)

#	OTHER (PLEASE SPECIFY)	DATE
1	I work in Summerville and St. George, so I have to drive to work. Public transit could be viable if employed in the CHATS boundary	2/28/2020 4:58 PM
2	I drive because I'm retired. I sometimes walk b/c stores are not too far away.	2/28/2020 4:47 PM
3	would prefer rail or bus, but not convenient schedules	2/28/2020 4:41 PM
4	would like to walk more, but nothing of interest nearby	2/28/2020 4:37 PM
5	high speed transit would be best, but doesn't exist	2/28/2020 4:32 PM
6	car is personal preference	2/28/2020 4:26 PM
7	buses are not reliable, i like to walk for exercise	2/28/2020 4:25 PM
8	I don't drive	2/28/2020 4:23 PM
9	I would like to bike more, but it's too dangerous, and I want my kids to have a dad ...	2/28/2020 4:01 PM
10	car is my only means of getting from 1 place to another	2/28/2020 3:57 PM
11	would like to use bus more, or train, but local public transportation is inadequate	2/28/2020 3:51 PM
12	no other choice but to drive. maybe a single rail line like proposed.	2/28/2020 3:44 PM
13	Use car because not enough sidewalk or bikelanes, not enough safe space to ride bike	2/24/2020 3:29 PM
14	Lyft/Uber is convenient. I'd like to use transit but unreliable, inconvenient	2/24/2020 3:27 PM
15	car is only good option	2/24/2020 3:22 PM
16	car because I'm an American. Need flexibility.	2/24/2020 3:19 PM
17	car is convenient	2/24/2020 3:15 PM
18	Rail would be an option for downtown	2/24/2020 3:13 PM
19	car because it is common	2/24/2020 3:10 PM
20	car because I'm retired	2/24/2020 3:05 PM
21	car is convenient, don't want to wait on public trans	2/24/2020 3:03 PM
22	buses are too long	2/24/2020 2:58 PM
23	I would prefer train but no one can make that happen. Trolley, light rail. Bus RT probably won't make me stop driving.	2/24/2020 2:56 PM
24	I can't drive, but biking is dangerous	2/24/2020 2:47 PM
25	no other option than automobile	2/24/2020 2:46 PM
26	I prefer car, but if transit prices are affordable, timely and close proximity, it is to be considered	2/24/2020 2:41 PM
27	Use transit because of age. Should have shorter waiting periods	2/24/2020 2:36 PM
28	use public transportation due to age	2/24/2020 2:27 PM
29	drive my own car because i work out of town	2/24/2020 2:25 PM
30	transit options are unreliable	2/24/2020 1:28 PM
31	Prefer to bike because it's fun and exercise, but not safe and not enough bike lanes or racks.	2/24/2020 1:24 PM

## Q6 Regarding transportation and infrastructure improvements, I think the City must focus on ...

Answered: 59 Skipped: 11

PRIME North Charleston - Public Input Survey (February 2020)

#	RESPONSES	DATE
1	tfv	2/29/2020 8:34 PM
2	More planning for the growth.	2/29/2020 8:21 AM
3	Protecting communities in the urban part of the neck area from redlining and disruption due to displacement created by broad through corridors	2/28/2020 4:58 PM
4	more coverage for small neighborhoods	2/28/2020 4:53 PM
5	this all stinks of gentrification	2/28/2020 4:53 PM
6	NEED bus line that works for residents who work in other areas of county	2/28/2020 4:50 PM
7	rapid transit and get state to link traffic lights to improve traffic flow	2/28/2020 4:47 PM
8	I hope it all comes to be	2/28/2020 4:42 PM
9	affordable/workforce housing. better traffic management. repairing potholes. repaving roads and streets. trash management.	2/28/2020 4:41 PM
10	much more reliable public transportation routes. definitely re-pave roads - potholes are getting out of hand!	2/28/2020 4:37 PM
11	people, schools, elderly	2/28/2020 4:35 PM
12	*public transit - NOT widening roads*	2/28/2020 4:32 PM
13	better mode of public transportation for all citizens, and improve streets and sidewalks	2/28/2020 4:25 PM
14	the elderly - please have more patience with us on public transportation	2/28/2020 4:23 PM
15	the roads, please!!!!	2/28/2020 4:21 PM
16	mass transit	2/28/2020 4:20 PM
17	availability	2/28/2020 4:19 PM
18	the interstates need to be widened to accommodate all the people moving to the area	2/28/2020 4:02 PM
19	Increasing land value. Aesthetics are horrible. All I see are power lines, title loan offices and pawn shops. Improve appearances. Increase residential density!!!	2/28/2020 4:01 PM
20	more things like Charlotte's transit system. I'm retired - will not get on roads until 10 AM or later, or after 3 PM.	2/28/2020 3:57 PM
21	main roads are almost unusable 7 AM - 10 AM and 3 PM - 6 PM	2/28/2020 3:54 PM
22	more bus routes and higher frequency of buses. electric buses with Wifi and comfortable seating.	2/28/2020 3:51 PM
23	limiting residential building until the road infrastructure can support the added demand	2/28/2020 3:44 PM
24	some neighborhoods are not benefiting from improvements. needs to be more parity in how/where roads and infrastructure will take place	2/28/2020 3:41 PM
25	improving the roads "first," before new development comes in	2/28/2020 3:36 PM
26	Linking Dorchester and 26 THRU JBC. Having to go all the way around at all times makes a simple accident shut down the city	2/27/2020 9:12 PM
27	Greenways/ connectivity into the city. Railway/ train.	2/27/2020 7:03 AM
28	Better transit system such as Park & Ride locations. Recommend monorail trains, this would eliminate traffic congestions.	2/26/2020 2:53 PM
29	Widening Dorchester Road. Intensify study and planning for mass transit options.	2/26/2020 12:35 PM
30	maintaining sidewalks	2/26/2020 8:01 AM
31	providing services in areas that greatly link the City to surrounding towns- Summerville=Mount Pleasant=John Island.	2/25/2020 3:36 PM



PRIME North Charleston - Public Input Survey (February 2020)

32	sidewalk, buses, bike lane, electric scooters	2/24/2020 3:29 PM
33	add electric scooters, better sidewalks	2/24/2020 3:26 PM
34	traffic light timing, safety	2/24/2020 3:24 PM
35	drainage, public transportation, traffic flow	2/24/2020 3:22 PM
36	Fix infrastructure. Stop public transport. Fix roads.	2/24/2020 3:19 PM
37	infrastructure first	2/24/2020 3:15 PM
38	Pre-plan by zoning population centers and build infrastructure prior to building. Buildings before roads does not work. Cost prohibitive to enlarge roads later (like Patriots Blvd). Plan for the growth and stick to it.	2/24/2020 3:13 PM
39	providing a rail system that connects the three counties	2/24/2020 3:10 PM
40	sidewalks	2/24/2020 3:03 PM
41	rail overpasses! transport NCHS > CHS	2/24/2020 2:58 PM
42	Trains! Connected corridors for biking, walking, running.	2/24/2020 2:56 PM
43	transit efficiency and complete streets	2/24/2020 2:47 PM
44	Sidewalk between Indico Fields Blvd and Ashley Phosphate	2/24/2020 2:46 PM
45	bus/light rail	2/24/2020 2:44 PM
46	Safety, convenience, price and timing	2/24/2020 2:41 PM
47	Environmental issues	2/24/2020 2:39 PM
48	more assembly transportation and quicker bus schedules	2/24/2020 2:27 PM
49	I am not concerned with trans. City needs to enforce codes and keep my property \$ up!	2/24/2020 2:25 PM
50	BRT! N Chas needs to also lead/cooperate with a uniform TOD code along the line	2/24/2020 1:28 PM
51	Sidewalks, crosswalks, bike lanes - make them easier and safer for non-cars	2/24/2020 1:24 PM
52	Embracing the BRT and working to enhance built environment at nodes along the line. The City also must be cooperative (as opposed to isolationist) in creating a cohesive zoning and land use policy along the entire line. A real opportunity for the City to exhibit tremendous leadership for the region.	2/24/2020 6:15 AM
53	Public Transportation	2/21/2020 11:42 AM
54	Better sidewalks, bike Lanes, reliable buses	2/20/2020 6:26 PM
55	Traffic and road improvements	2/19/2020 11:10 PM
56	Crime	2/19/2020 1:23 PM
57	Multi use paths, safer pedestrian paths.	2/19/2020 11:32 AM
58	BRT	2/19/2020 10:34 AM
59	BRT	2/19/2020 10:34 AM

**Q7 What should “affordable housing” mean for North Charleston? What words and ideas come to mind, what does it look like, how much does it cost? Or, what should it NOT be or how should it NOT look?**

Answered: 50 Skipped: 20

PRIME North Charleston - Public Input Survey (February 2020)

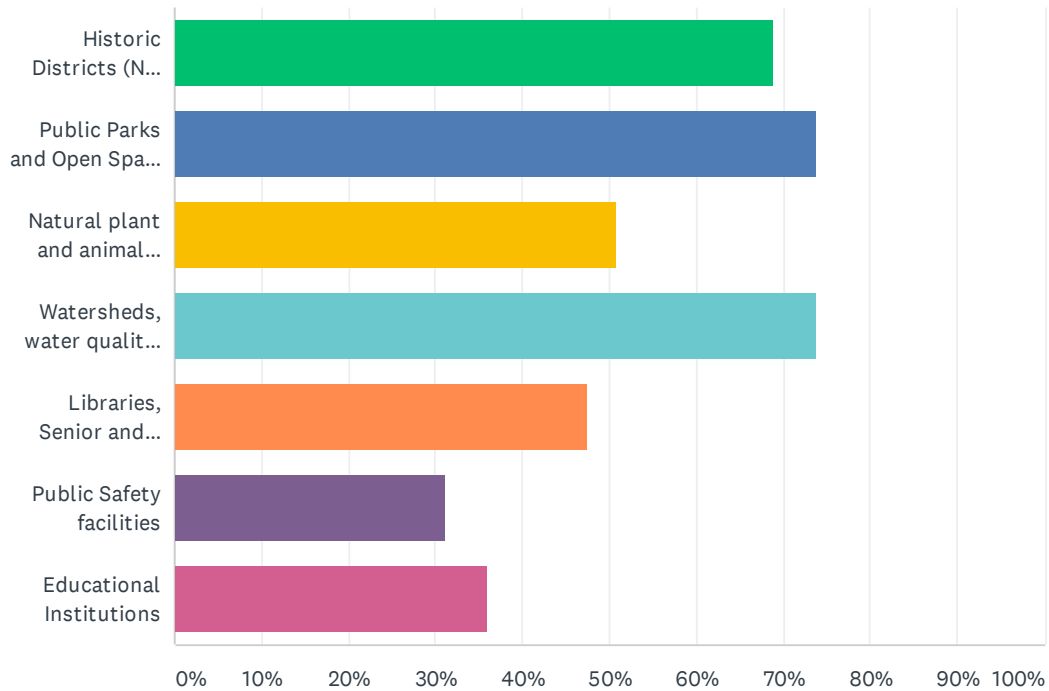
#	RESPONSES	DATE
1	it shouldn't be three times the rent a lot of people can't afford it and it is not feasible for here in South Carolina because in Charleston anyway because your pay is not up to the rent that they have in the city and in North Charleston	3/1/2020 3:52 PM
2	1 dollar	2/29/2020 8:34 PM
3	Less trailers, more multi family	2/29/2020 8:21 AM
4	Clean, affordable to teachers, firemen, police officers, single and married people, and families earning under \$40,000 per year.	2/28/2020 4:58 PM
5	single family, moderate price for families and not just the X generation	2/28/2020 4:53 PM
6	a home that someone making \$15 - \$20/hour can afford	2/28/2020 4:50 PM
7	affordable, modern	2/28/2020 4:43 PM
8	should not take more than 30% of HH income, should be safe, decent, accommodate a family comfortably	2/28/2020 4:41 PM
9	clean, environmentally friendly, create pride, good rodent control	2/28/2020 4:35 PM
10	high density, mixed-income developments. we need policy to help with this as well, but it should look no different than other housing	2/28/2020 4:32 PM
11	not high density - that just promotes crime in my opinion	2/28/2020 4:26 PM
12	housing cost is so much now - paycheck doesn't match	2/28/2020 4:23 PM
13	"COST"	2/28/2020 4:20 PM
14	\$750 - \$1000/month. Unfortunately, low cost housing generally equals increased crime. Increase pay for police and teachers.	2/28/2020 4:01 PM
15	need more handicap accessible apts or homes for elderly as well as general population	2/28/2020 3:57 PM
16	NOT large complexes that are ill-maintained and environmentally unsound. Mixed neighborhoods with housing of various economic levels and diverse populations - lots of green space. Subsidized for those at lowest median income levels. Liberty Hill, Chicora, Cherokee, Union Hts, Rosemont, Ferndale are TREASURES of N. Chs history!	2/28/2020 3:51 PM
17	I think "affordable housing" should take into consideration the average income of potential inhabitants	2/28/2020 3:44 PM
18	need more! applies to local residents to remain in the area. so many are being displaced, "good" paying jobs for local residents would help solves this	2/28/2020 3:41 PM
19	Affordable is the wrong word... attainable. Housing should be attainable for all residents of N Charleston if they live here and work full time here. Affordable is a poor choice of words - who decides what's affordable? I am a public school teacher in North Charleston, and it took me 2 years to find a home I could afford in North Charleston.	2/27/2020 9:12 PM
20	I've lived in cities where multi family apartments were built to accommodate a moderate percentage of low income units. Or multi family apartments that are strictly for low income families. Giving them a nice place to live in an accessible area. Other areas, there are grants and programs for low income families to get help purchasing housing in high market areas.	2/27/2020 7:03 AM
21	Affordable housing is quality of life. However, sometimes certain elements in society infiltrate our neighborhoods.	2/26/2020 2:53 PM
22	Live/work. Mixed development.	2/26/2020 12:35 PM
23	It should provide clean, well maintained, structurally sound housing with functional heat and air conditioning. There should be designated outdoor gathering areas. There should be provisions for weekly collection of household rubbish including old furniture.	2/26/2020 8:01 AM
24	It should not mean that as a homeowner you move people in the are nasty, on welfare and sell drugs. And then when reported to the police nothing happens	2/25/2020 3:36 PM
25	cost: within mean wage	2/24/2020 3:27 PM

PRIME North Charleston - Public Input Survey (February 2020)

26	more housing will make price go down	2/24/2020 3:26 PM
27	sweat equity programs for less fortunate	2/24/2020 3:24 PM
28	opportunity for home ownership to meet 30% threshold of basic income, safe communities	2/24/2020 3:22 PM
29	it should match the cost of living and salaries in the area	2/24/2020 3:15 PM
30	affordable means within the salary averages	2/24/2020 3:10 PM
31	housing based on local salaries	2/24/2020 3:03 PM
32	same residential reserved for lower income rental apartments WITH transport links, local to amenities + parks	2/24/2020 2:58 PM
33	The price of a house should not increase 10-fold in about as many years while wages stay stagnant. Shouldn't have to pay 50% of wages to live.	2/24/2020 2:56 PM
34	density in the right place	2/24/2020 2:47 PM
35	Residential housing spread around. NOT section 8 massive apartment buildings that concentrate misery and ruin neighborhood	2/24/2020 2:44 PM
36	Should be based on income of current residents not on where those relocating consider affordable	2/24/2020 2:41 PM
37	see below	2/24/2020 2:39 PM
38	Affordable housing below \$100, because most incomes are not able to afford	2/24/2020 2:36 PM
39	Should not be section 8	2/24/2020 2:31 PM
40	Condo design, open space, no trash. \$800/month for single and \$1200 for family. NO DRUGS. Verify conditions every 6-months for ones under 50 years old.	2/24/2020 2:25 PM
41	Attainable, safe, quality for median income. Institute inclusionary zoning or other tax / incentive measures	2/24/2020 1:28 PM
42	Not luxury, but not "Section 8." More in the middle - rent at \$1000 - \$1300 or so? Too often it's luxury or nothing.	2/24/2020 1:24 PM
43	Density and mixed use is the answer. Also the city should adopt and inclusionary zoning ordinance. It should Also advocate at the state level for tax incentives related specifically to attainable housing.	2/24/2020 6:15 AM
44	Single family homes under 200, 000 Apts under 900	2/21/2020 11:42 AM
45	Where the avg salary can afford to live here.	2/20/2020 6:26 PM
46	The cost of housing shouldn't out pace wages. Renting an apartment cost as much as buying a home.	2/19/2020 11:10 PM
47	income based	2/19/2020 1:23 PM
48	Density, muti use buildings	2/19/2020 11:32 AM
49	Market driven. More infill to promote affordable work force housing.	2/19/2020 10:34 AM
50	Market driven. More infill to promote affordable work force housing.	2/19/2020 10:34 AM

## Q8 What natural, cultural, and/or community resources and facilities do you feel are most vulnerable and in need of protection in North Charleston? (Select ALL that apply)

Answered: 61 Skipped: 9



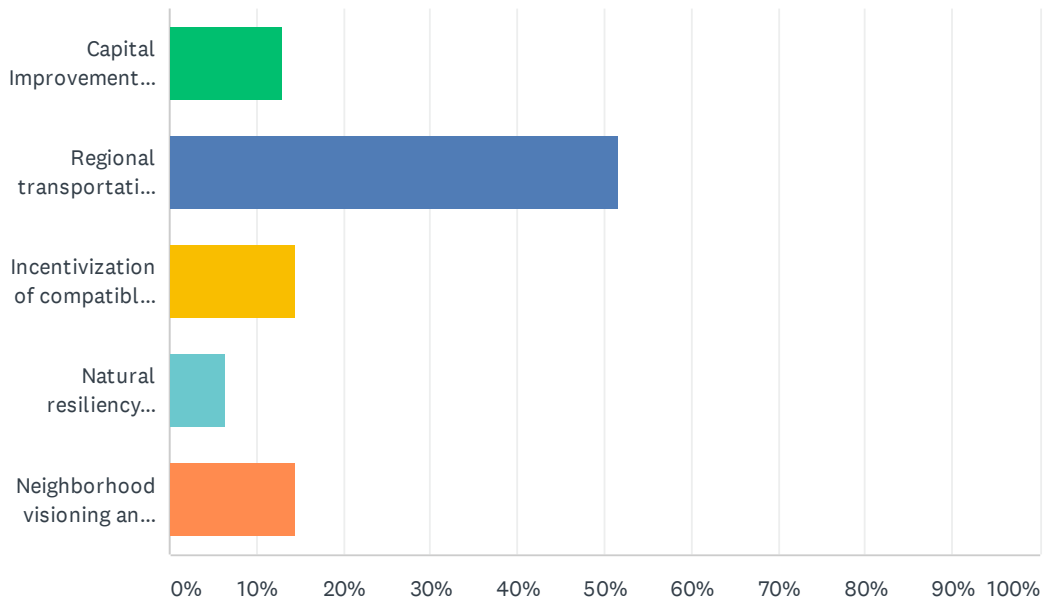
ANSWER CHOICES	RESPONSES
Historic Districts (Navy Yard, Ashley River, Olde North Charleston, etc.)	68.85% 42
Public Parks and Open Spaces (Riverfront, Rhett Ave, etc.)	73.77% 45
Natural plant and animal habitats	50.82% 31
Watersheds, water quality, floodplains, and wetlands	73.77% 45
Libraries, Senior and Community Centers, etc.	47.54% 29
Public Safety facilities	31.15% 19
Educational Institutions	36.07% 22
Total Respondents: 61	

#	OTHER (PLEASE SPECIFY)	DATE
1	Please build our new public library on Rivers Ave!	2/28/2020 3:51 PM
2	neighborhood playgrounds	2/26/2020 8:01 AM
3	Keep Park Circlly park-y. Don't build on all our open green space	2/24/2020 2:56 PM
4	Please do not sell any more greenspace.	2/24/2020 6:15 AM



### Q9 Which of the five Priority Investments identified in the plan and listed below would be most beneficial to your quality of life? (Select ONE)

Answered: 62 Skipped: 8



ANSWER CHOICES	RESPONSES	
Capital Improvement Plan to address funding for public facilities	12.90%	8
Regional transportation improvements	51.61%	32
Incentivization of compatible and affordable housing	14.52%	9
Natural resiliency initiatives	6.45%	4
Neighborhood visioning and branding programs	14.52%	9
<b>TOTAL</b>		<b>62</b>

**Q10 Please provide any additional comments you may have.**

Answered: 31 Skipped: 39

PRIME North Charleston - Public Input Survey (February 2020)

#	RESPONSES	DATE
1	historically black neighborhoods should be protected. Invest in the areas for the benefit of current residents and assist the communities in shaping their future	2/28/2020 4:58 PM
2	concerned about traffic congestion on Ashley Phosphate Rd. Also, bottleneck and inconvenience of traffic on International Blvd and at Best Buy Shopping Center on Rivers Ave	2/28/2020 4:41 PM
3	protect our natural resources, grow sustainably, attract tech and green manufacturing jobs	2/28/2020 4:32 PM
4	don't let up solving crimes	2/28/2020 4:21 PM
5	roads need upgrades!	2/28/2020 3:54 PM
6	Not enough time has been allotted to solicit deep public response. Please do 25 meetings, not 5! Vary hours and locations more!	2/28/2020 3:51 PM
7	I like the plan. I think environmental concerns must always be addressed.	2/28/2020 3:44 PM
8	affordable housing programs are non-existent here in low country; take a look at what Charlotte is doing; they have a complete plan (housing -> transportation -> jobs)	2/28/2020 3:41 PM
9	Please don't let the other areas of the county use us as a pass through and after thought. Make them pay attention to the fact that they are daily guests and need to behave as such.	2/27/2020 9:12 PM
10	The district 5 corridor has a lot of residents in that area that really could benefit from having a nice grocery store to go to within walking distance with fresh food options. More restaurants/bars would be a great addition for lunch and or dinner options in the area. Many folks living or working in District 5 leave North Charleston to travel across the bridge into west Ashley to spend their money currently. It would just be nice to focus more on development and revitalization in this area in regards to that. Connectivity and greenways is also a big passion of mine to help bring the city closer together. Park Circle has seen tremendous positive change and we feel that other areas of the city should see the same thing.	2/27/2020 7:03 AM
11	No additional comments.	2/26/2020 2:53 PM
12	We need anti-slumlord legislation. In our neighborhood there are 3 landlords who flagrantly ignore the condition of their properties with no apparent recourse. One had a building burn down while the other building had sewage running beneath it, one has tenants who have lived there for more than a year without water or electricity, and one has a small house with a sagging roof covered in a tarp that is home to four generations of a family. They don't secure these buildings so transients move in to vacant spaces. Currently there seems to be no recourse to these individuals.	2/26/2020 8:01 AM
13	I have been trying to purchase an abandoned school or building that is owned by the City. I have met with Major Summey. This was 3 years ago There are still many abandoned buildings that are available. Please call me at 352-484-8171. Wanda Lopez,. Thank You	2/25/2020 3:36 PM
14	electric scooters!	2/24/2020 3:26 PM
15	thank you!	2/24/2020 3:24 PM
16	address homeless issues? meetings needs of the underserved?	2/24/2020 3:22 PM
17	informative!	2/24/2020 3:15 PM
18	make housing developers pay for road upgrades and stop piling apartments in SF home neighborhoods	2/24/2020 3:05 PM
19	workshop style presentation is more helpful to public	2/24/2020 3:03 PM
20	Need to collect more input rather than relying on 900 surveys and 3 meetings with 200/each, only looking at 1500 residents	2/24/2020 3:01 PM
21	greenspace/ run / bike trails	2/24/2020 2:58 PM
22	Better relationship with residents through city with DOT, SPA & RRs	2/24/2020 2:56 PM
23	thanks!	2/24/2020 2:47 PM
24	the old plan had traditional neighborhood from Spruill to Rivers Ave, now its from Spruill to the RR tracks. Why throw Singing Pines, Ferndale, Russledale, Aichle Terrace and Checora	2/24/2020 2:44 PM

PRIME North Charleston - Public Input Survey (February 2020)

	Cherokee to the wolves as "mixed use?"	
25	more help in neck area, more city ordinances to do something about all the boarded-up houses and vacant lots	2/24/2020 2:39 PM
26	Singing Pines does not want mixed use in or near our community. Extend R1 single family from Chas Farms to Rivers Ave	2/24/2020 2:31 PM
27	Same large city issues as other cities. Too many people want handouts. Back to church, family responsibility and police enforcement.	2/24/2020 2:25 PM
28	In addition to TIF, utilize the multi-county biz/industrial park tool to way other munis are (G'ville, S'burg, Mauldin, etc.)	2/24/2020 1:28 PM
29	Climate change should be addressed. You also mentioned TIFs as a funding tool. Implore city to look into similar but more versatile tools that the state has given us.	2/24/2020 6:15 AM
30	No cookie cutter development (business or residential), north Charleston should have "Favor, a Vibe"	2/20/2020 6:26 PM
31	City wide recycling is needed. We don't have recycling in Westcott.	2/19/2020 11:10 PM