

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

AGENDA
SEPTEMBER 14, 2020
2:00 P.M.

- I. CALL TO ORDER**
- II. CORRESPONDENCE**
- III. PRESENTATION AND DISCUSSION: PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY COMPREHENSIVE PLAN AND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) TO ADOPT THE MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT (MRC-O).**
- IV. PRESENTATION: CONCEPTUAL PLANNED DEVELOPMENT (PD) PLAN, SEA ISLAND GOLF COURSE PD [TMS 204-00-00-025, 2.68 ACRES]**
- V. ADJOURNMENT**

****The regularly scheduled Planning Commission meeting will begin immediately following this workshop. Please see the regular meeting agenda on the back of this page.****

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

AGENDA
SEPTEMBER 14, 2020
Immediately following the Planning Commission Workshop

- I. CALL TO ORDER & INTRODUCTIONS**
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- III. APPROVAL OF THE AUGUST 10, 2020 MEETING MINUTES**
- IV. CORRESPONDENCE**
- V. COMPREHENSIVE PLAN AND ZLDR TEXT AMENDMENTS:**
 - a. Proposed amendments to the Charleston County Comprehensive Plan and Zoning and Land Development Regulations Ordinance (ZLDR) to adopt the Main Road Corridor Overlay Zoning District (MRC-O).**
- VI. REZONING REQUEST:**
 - a. ZREZ-07-20-00117: Request to rezone TMS 424-10-00-014 from the Single Family Residential 4 (R-4) Zoning District to the Mixed Style Residential 12 (M-12) Zoning District at 515 Joseph Street (James Island area).**
- VII. DIRECTOR'S REPORT**
- VIII. CHAIR'S REMARKS**
- IX. NEXT MEETING DATE: OCTOBER 12, 2020**
- X. ADJOURNMENT**

**CHARLESTON COUNTY
PLANNING COMMISSION
WORKSHOP MINUTES
AUGUST 10, 2020**

ATTENDEES

Planning Commission: Sussan Chavis, Cindy Floyd, Warwick Jones, David Kent, Adam MacConnell, Eric Meyer, Bruce Miller, and Pete Paulatos. Kip Bowman participated virtually via conference call.

County staff: Joel Evans, Director of Planning/Zoning; Andrea Melocik, Deputy Director of Planning/Zoning; Dan Frazier, Planner II; Niki Grimball, Planner II; Josh Downey, Code Enforcement Officer; Sally Brooks, Planner III; and Anna Kimelblatt, Administrative Support Coordinator I.

Members of the public: Ryan Buck, John Henry Jenkins, Mahie Jenkins, Ralph Massenburg, Ryan Meadows, Craig Howles, Joe Erwin, Joyce Gordon, Ruth Hargroves, Samy Cuzma, Harry and Janet Byrd, Gale Smith, Tanya Dowin, Joan Craly, Denise Mosimann, Julia Jacobs, Pam Skinner, Steve Varn, Chris Carrara, Fred Whittle, Betsy LaForce, Colleen Condon, Rebecca Epstein, Leonard Champaign, and Vanetha Jenkins.

CALL TO ORDER

Chair Meyer called to order the workshop of the Charleston County Planning Commission in Council Chambers at the Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive at 2:28 pm.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS

Chair Meyer announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act. He stated the purpose of the Planning Commission and introduced its members. Ms. Grimball confirmed Commissioner Bowman's attendance via telephone. Mr. Evans introduced County staff.

PRESENTATION AND DISCUSSION: PROPOSED AMENDMENTS TO ART. 6.8, SHORT-TERM RENTALS, OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

Andrea Melocik presented the proposed amendments, summarizing the history of the Short-Term Rental (STR) Ordinance and its adoption. She explained to the Commissioners that they would be voting on this again in order to ratify the changes that the Commission made at the July Planning Commission meeting, and to vote on an additional amendment regarding nonconforming uses.

Commissioner MacConnell asked if staff knew how many nonconforming short-term rentals were currently in existence in the County. Ms. Melocik stated that staff is aware of about 30 properties. Ms. Melocik then summarized the public input received regarding the Short-Term Rental Ordinance amendments.

Commissioner Chavis asked Ms. Melocik to elaborate on the slide depicting the conditions required for a property to be approved for a Special Exception to allow for more rental nights per year. Ms. Melocik stated that the list would help the Board of Zoning Appeals in their decision-making process and the time extension granted would be considered on an individual basis.

Commissioner MacConnell asked if staff had been able to confirm that the amendments were in compliance with state law regarding rentals associated with agri-tourism and/or farm-stays,

as it has been suggested in the public input that these types of rentals were exempt due to their agricultural tax designation. Commissioner Attorney Austin Bruner stated that the County wrote the amendments to be compliance with state law, but they could discuss the details further in an executive session if necessary. Commissioner Chavis echoed Commissioner MacConnell's inquiry, referencing the minutes from the previous meeting at which Commissioner Miller raised the question of being in compliance with state law.

There were no additional questions or comments from the Commissioners. Chair Meyer asked for public comment relating to the short-term rental amendments.

The Director of the South Carolina Agri-tourism Association, Gail Smith, 4651 Highway 165, Meggett, spoke in opposition to the amendments. She stated that state law includes agri-tourism activity as agricultural income, and therefore, the County is violating state law by charging permit fees. She stated she is requesting that agricultural properties be exempted from permit fees, be allowed unlimited rental nights, and be regulated in accordance with state law. These concerns were echoed by Denise Mosimann, 3038 Edenvale Road.

Colleen Condon, 4840 Chateau Avenue, also spoke in opposition, acknowledging the need to regulate short-term rentals, but reiterating the previous concerns and adding that short-term rentals on agricultural properties do not have the same types of impacts on the neighborhood as rentals in more densely populated areas. She stated that she was considering filing a lawsuit against the County for being in violation of state law.

Pam Skinner, 1437 Fairview Plantation Road, spoke in support of the regulations, stating that farmers are already provided relief in the form of tax cuts, and that the vague definition for a legitimate working farm would allow for loopholes.

Tanya Dowin, 3026 Edenvale Road, spoke in opposition, also addressing the state law relating to agri-tourism. She added that it was important to allow this supplemental income for farmers in order to preserve the rural farm nature of the area.

Commissioner Kent asked if the County had a definition for what constitutes a bona fide farm. Ms. Melocik explained that the bona fide agricultural use designation is determined by the Assessor's Office when the agricultural preferential tax assessment is requested. She clarified that it has nothing to do with the zoning of the property.

PRESENTATION AND DISCUSSION: PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY COMPREHENSIVE PLAN AND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) TO ADOPT THE JAMES ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT.

Dan Frazier presented the proposed amendments, which include the rezoning of 29 Single Family Residential 4 (R-4) properties to Residential Office (RO), changes to the prohibited uses in the district, and increased development and design standards. He provided a history regarding the planning process and community outreach efforts for the development of this Overlay Zoning District. He also provided maps of the proposed zoning changes, and summarized the seven letters of public comment that had been received as of the time of the workshop.

Commissioner Chavis asked if these additional design and development requirements would apply to existing businesses in the Overlay Zoning District. Mr. Frazier confirmed that if prohibited by the Overlay Zoning District, legally established uses would be considered nonconforming uses upon its adoption.

Commissioner Jones stated that some of the letters that were sent regarding the Overlay would have been better directed toward the South Carolina Department of Transportation as the recommendations they included, while very good, were outside the purview of the ZLDR.

Mr. Frazier clarified for Commissioner Miller that parking and stormwater requirements would be reviewed and enforced during the Site Plan Review process. Mr. Evans added that the Overlay Zoning District contains Special Protection Areas that would allow the Public Works Department to enact more stringent stormwater regulations when necessary.

Commissioner Kent asked why fast food and drive-through restaurants were prohibited in the proposed Overlay Zoning District. Mr. Frazier responded that these uses were prohibited due to traffic concerns from both the County and community.

Commissioner Paulatos asked why the residential parcels on Woodland Shores Road were being rezoned to Office Residential districts. Mr. Frazier explained that this was done at the request of the property owners.

PRESENTATION AND DISCUSSION: PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY COMPREHENSIVE PLAN AND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) TO ADOPT THE MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT.

Dan Frazier presented the proposed amendments, which include the creation of four new districts within the Overlay Zoning District. He provided maps of the proposed districts, reviewed the permitted and prohibited uses, and summarized the public comments that had been received as of the time of the workshop.

Ralph Massenburg, 3527 Kitford Road, spoke in opposition to the proposed Overlay Zoning District, expressing his concerns regarding the change in zoning for the Kitford Road properties currently zoned Industrial.

Miles Martschink, representing the Stono Market and Tomato Shed, 842 Main Road, Johns Island, also spoke in opposition, and requested more time for the public to review the proposed amendments prior to any further action by Planning Commission or County Council.

Samy Guzman, 3541 Kitford Road, expressed his support for the sidewalks and increased pedestrian accessibility, but also stated his frustration at the change in zoning for the Kitford Road properties currently zoned Industrial. Ruth Mongroves, 3541 Kitford Road, echoed these sentiments regarding the change in zoning for the Kitford Road properties currently zoned Industrial..

Ryan Meadows, 720 Sonny Boy Lane, spoke in opposition to the proposed amendments, stating that limiting uses in the area will result in decreased property values.

Betsy LaForce, 131 Spring Street, spoke on behalf of the Coastal Conservation League in support of the proposed amendments. She added that the Coastal Conservation League would like to ensure that all growth and development on Johns Island is consistent with the Dutch Dialogues. They would like the Dutch Dialogues to be integrated into the Zoning and Land Development Regulations Ordinance and stated their support of the letter from the Johns Island Task Force.

Chris Carrara, 847 Whispering Marsh, spoke in opposition to the proposed amendments. He stated that limiting the properties that would be allowed to rezone to commercial districts would diminish land values for property owners. He also stated his opposition to the Kitford Community Residential District located west of Main Road, stating it created a residential island surrounded by commercial properties that would decrease the property values of parcels in the residential district.

Barry Whalen spoke in opposition to some of the buffer requirements and stated that he felt there were other Best Management Practices that could be utilized more effectively. Additionally, he requested that density bonuses be provided for affordable housing opportunities.

Commissioner Miller asked when the proposed use table was provided to the public. Mr. Frazier replied that it was made available to the public the same day it was made available to the Commission, about 10 days before the workshop.

John Zlogar, speaking on behalf of the Johns Island Task Force, referenced the letter submitted from the organization in conjunction with the Johns Island Community Association. He stated they support a more planned approach to Main Road, but would like to see better integration of the Dutch Dialogues, as well as increased tree planting requirements in the Main Road right-of-way buffer and increased buffers for Belvedere and Humbert Roads. Mr. Frazier explained that staff was in favor of some of the Johns Island Task Force recommendations, including increasing the number of canopy trees per 100 linear feet to 3 and requiring all canopy trees to be Live Oaks. He explained that staff does not support the right-of-way buffer increases for Belvedere and Humbert Roads because Belvedere Road buffer is 50 feet and it is 20 feet for Humbert Road, and neither is included in the Overlay Zoning District. He also explained that resiliency and incorporation of the Dutch Dialogues will be looked at in the future as a larger project involving amendments to the ZLDR, Building Code, and Stormwater Ordinance.

Two citizens had questions about how the proposed Overlay Zoning District would impact their properties. Mr. Frazier stated that he would meet with them after the meeting to discuss the potential impacts to their parcels.

ADJOURNMENT

Chair Meyer adjourned the workshop at 3:56 p.m.

Anna Kimelblatt
Recording for the Planning Department

Ratified by the Charleston County Planning Commission this
14th day of September, 2020.

Eric Meyer
Chair

Attest:

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

PLANNING COMMISSION DISCLAIMER:

UNRATIFIED WORKSHOP MINUTES

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

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

**CHARLESTON COUNTY
PLANNING COMMISSION
MEETING MINUTES
AUGUST 10, 2020**

ATTENDEES

Planning Commission: Sussan Chavis, Cindy Floyd, Warwick Jones, David Kent, Adam MacConnell, Eric Meyer, Bruce Miller, and Pete Paulatos. Kip Bowman participated virtually.

County staff: Joel Evans, Director of Planning/Zoning; Andrea Melocik, Deputy Director of Planning/Zoning; Dan Frazier, Planner II; Niki Grimball, Planner II; Josh Downey, Code Enforcement Officer; Sally Brooks, Planner III; and Anna Kimelblatt, Administrative Support Coordinator I.

Members of the public: Ryan Buck, John Henry Jenkins, Mahie Jenkins, Ralph Massenburg, Ryan Meadows, Craig Howles, Joe Erwin, Joyce Gordon, Ruth Hargroves, Samy Cuzma, Harry and Janet Byrd, Gale Smith, Tanya Dowin, Joan Craly, Denise Mosimann, Julia Jacobs, Pam Skinner, Steve Varn, Chris Carrara, Fred Whittle, Betsy LaForce, Colleen Condon, Rebecca Epstein, Leonard Champaign, and Vanetha Jenkins.

CALL TO ORDER

Chair Meyer called to order the meeting of the Charleston County Planning Commission in Council Chambers at the Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive at 3:56 pm.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS

Chair Meyer announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act. He stated the purpose of the Planning Commission.

APPROVAL OF MINUTES

On the motion of Commissioner Miller, seconded by Commissioner MacConnell, the Planning Commission voted unanimously (8-0) to approve the July 13, 2020 workshop and meeting minutes. Commissioner Chavis abstained from voting due to absence at the July Planning Commission meeting.

ZLDR TEXT AMENDMENT REQUEST: ART. 6.8, SHORT-TERM RENTALS

Chair Meyer introduced the first item on the agenda, proposed amendments to Article 6.8, Short-term Rentals, of the Zoning and Land Development Regulations Ordinance. Having seen staff's presentation and discussed the proposed amendments at the workshop immediately preceding the meeting, Chair Meyer asked the Commission if they had any additional questions or comments.

Commissioner Floyd asked if a decision had been made as to whether or not the County's proposed amendments were in compliance with state law regarding Agri-tourism. Commission Attorney Austin Bruner stated that it could be discussed further in Executive Session if the Commission felt it was necessary. On a motion from Commissioner Miller, seconded by Commissioner MacConnell, the Planning Commission voted unanimously (9-0) to enter into an Executive Session. They returned from the Executive Session, at which no action was taken, at 4:15 pm to resume the meeting.

Commissioner Jones motioned to approve the amendments as recommended by staff, and the motion was seconded by Commissioner Paulatos. Commissioner Bowman asked if the amendments allow for agriculturally zoned properties to apply for Special Exception to

increase the number of rental nights per year. Mr. Evans replied that it did not. Ms. Grimball called upon each member of the Commission for a vote. The Commission voted 6-3 to approve the amendments as recommended by staff, with Commissioners Bowman, Chavis, and Miller dissenting.

Chair Meyer then stated that they would also need to vote on the related ZLDR amendments. On a motion by Commissioner Kent, seconded by Commissioner Jones, the Commission voted 6-3 to approve the related ZLDR amendments as recommended by staff, with Commissioners Bowman, Chavis, and Miller dissenting.

Lastly, Chair Meyer stated that they would require a vote regarding the Fee Ordinance amendments. On a motion from Commissioner Floyd, seconded by Commissioner Kent, the Commission voted unanimously (9-0), to approve the proposed amendments to the Short-Term Rental Fee Ordinance.

COMPREHENSIVE PLAN AND ZLDR TEXT AMENDMENT REQUEST: JAMES ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Chair Meyer introduced the next item on the agenda, proposed amendments to the Comprehensive Plan and ZLDR to incorporate the James Island Maybank Highway Overlay Zoning District. Having seen staff's presentation and discussed the proposed amendments at the workshop immediately preceding the meeting, Chair Meyer asked the Commission if they had any additional questions or comments.

Seeing none, Chair Meyer called for a vote. Commissioner Miller put forward a motion to approve the staff recommendation, which was seconded by Commissioner Jones. Commissioner Kent asked for clarification regarding why fast food and drive-through restaurants were prohibited. He proposed an amendment to the motion to allow for fast food restaurants but prohibit drive-thru restaurants. Commissioner Miller agreed to amend his motion accordingly.

Commissioner Chavis stated that the community does not want fast food type restaurants due to the traffic impacts that may result from such establishments. Commissioner Kent stated that not all fast food restaurants had a drive-thru component. Commissioner Miller asked Mr. Evans for the County's definition of fast food, which Mr. Evans provided. Commissioner Jones agreed with Commissioner Kent that there was a clear distinction between fast food restaurants and restaurants with a drive-thru component, and stated that since the community was vocal in its opposition to fast food restaurants, he was opposed to the motion. Chair Meyer called for a vote on Commissioner Miller's amended motion, to accept the staff recommendation but allow fast food restaurants. Ms. Grimball called upon each member for their vote, and the motion failed, 3-6, with Commissioners Chavis, Floyd, Jones, MacConnell, Meyer, and Miller dissenting.

Commissioner Chavis then put forward a motion to approve the staff recommendation as it was originally presented. The motion was seconded by Commissioner Jones. Ms. Grimball called upon each member the Commission for their votes, and the motion passed 8-1, with Commissioner Bowman dissenting.

COMPREHENSIVE PLAN AND ZLDR TEXT AMENDMENT REQUEST: MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

Chair Meyer introduced the next item on the agenda, proposed amendments to the Comprehensive Plan and ZLDR to incorporate the Main Road Overlay Zoning District. Having seen staff's presentation and discussed the proposed amendments at the workshop

immediately preceding the meeting, Chair Meyer asked the Commission if they had any additional questions or comments. Seeing none, Chair Meyer asked if there was a motion on the floor.

Commissioner Miller made a motion to defer the vote regarding the proposed amendments to the Main Road Corridor Overlay Zoning District because he felt that the public may need more time to review the relevant information. He stated the use table should be posted for public view at least 30 days prior to the meetings. Commissioner Floyd agreed that some amendments to the motion might be worthwhile, and stated that she would like to see the incorporation of the suggestions from the Johns Island Task Force. Mr. Evans acknowledged Commissioner Miller's concerns, but stated that staff was confident in their public outreach process, and that appropriate due diligence had been completed. He assured the Commission that public outreach was ongoing and would continue throughout the entirety of the amendment process. Commissioner Chavis confirmed that the County was in compliance with public notification requirements. Ms. Floyd clarified that the posting of the meeting packet information was contained in the Commission's rules and procedures, and agreed that ample time to view the proposed amendments had been given.

Commissioner Miller restated his motion, which was to defer the vote but not require the use table be posted at least 30 days prior to the meeting. Commissioner Chavis seconded the motion. Ms. Grimball called upon each of the Commissioners for their votes, and the Commission voted unanimously (9-0) to approve the motion to defer.

DIRECTOR'S REPORT

Mr. Evans delivered the Director's report for the month of July.

CHAIR'S REMARKS

Chair Meyer asked Mr. Evans to comment on the Council proceedings regarding PD-176, High School/Middle School in Awendaw, which Mr. Evans provided. Chair Meyer stated that the next meeting of the Planning Commission would be September 14, 2020 at 2:00 p.m. He stated the regular meeting would begin immediately following the close of the Planning Commission workshop, and stated that this would likely be the format for the Planning Commission meetings for the rest of the year.

ADJOURNMENT

Chair Meyer adjourned the meeting at 4:49 pm

Anna Kimelblatt
Recording for the Planning Department

Ratified by the Charleston County Planning Commission this
14th day of September, 2020.

Eric Meyer
Chair
Attest:

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

PLANNING COMMISSION DISCLAIMER:

UNRATIFIED MEETING MINUTES

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

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

PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY COMPREHENSIVE PLAN AND ZLDR TO ADOPT THE MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

-Case History

-Presentation

-Proposed Amendments

- Changes from the version presented at the August 10, 2020 Planning Commission meeting are shown in yellow highlights

-Public input

MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT CASE HISTORY

Planning Commission Workshop: January 13, 2020
Planning Commission Workshop and Meeting #1: August 10, 2020
Planning Commission Workshop and Meeting #2: September 14, 2020

Background

Main Road is a major thoroughfare on Johns Island and carries a large number of vehicles each day. Development along Main Road lacks a cohesive land use pattern, varying from rural and agricultural residential uses to intensive commercial and industrial development. Moreover, the corridor has minimal infrastructure supporting safe bicycle and pedestrian circulation. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road southward to Maybank Highway, including Kitford Road. The MRC-O, Main Road Corridor Overlay Zoning District, implements that recommendation. While some of the properties in the Main Road corridor are located within the jurisdictional limits of the City of Charleston, the MRC-O Overlay Zoning District regulations only apply to unincorporated parcels that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and parcels fronting on Kitford Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.”

The MRC-O is comprised of four districts: the Belvedere-Main Commercial (BMC) District; the Rural Commercial (RC) District; the Kitford Community Industrial (KCI) District; and the Kitford Community Residential (KCR) District. The BMC and RC Districts have been established to strike a balance between the ongoing development pressure that exists along the corridor and the need for future development and redevelopment to remain compatible with the existing community. The KCI and KCR Districts have been established to preserve and protect the Kitford Road rural residential community. The KCI District both acknowledges the few existing industrial developments and prohibits an expansion of uses that would be incompatible with the community. The remaining Kitford Road properties are within the KCR District and subject to rural residential densities, and limited to uses compatible with the rural residential community.

The MRC-O is the culmination of a two-year City of Charleston and Charleston County collaborative planning process including input from hundreds of residents and property owners, business owners, and stakeholders. Below is a summary of the project timeline to date:

- January 6, 2015: County Council adopted the Comprehensive Plan Five-Year Review, including the priority recommendation to review the MHC-O District and extend the overlay boundary onto James Island.
- July 31, 2018 and August 23, 2018: A total of 219 community members attended the first Johns Island Maybank Highway Overlay Zoning District (JO-MHC-O)/MRC-O Kick-Off Community Workshop held on July 31 at the Berkeley Electric Cooperative Conference Room, and a total of 141 community members attended the second JO-MHC-O/MRC-O Kick-Off Community Workshop held on August 23 at St. Johns High School.
- August-November 2018: Received 1,725 responses to the JO-MHC-O/MRC-O Community Survey.
- November-December 2018: Held three stakeholder meetings:
 - November 28, 2018: The Transportation and Drainage Stakeholder Meeting included representatives from SCDOT District 6, Town of Kiawah Island, Town of Seabrook Island, and the respective City of Charleston and Charleston County Zoning and Planning, Public

Works and Transportation Departments.

- November 29, 2018: The Community Stakeholder Meeting included representatives from various community organizations, neighborhood associations, St. Johns Water Company, St. Johns Fire District, EMS, CCSD, and city and county zoning and planning staff.
- December 4, 2018: The Business Owner Stakeholder Meeting included representatives from the business community along the corridors of Maybank Highway on James Island, and Maybank Highway and Main Road on Johns Island.
- February-October 2019: Held three additional rounds of Community Workshops:
 - The third Johns Island Community Workshop was held at St. Johns High School on February 28, 2019, with 103 community members in attendance;
 - The fourth Johns Island Community Workshop was held at St. Johns High School on June 17, 2019, with 72 community members in attendance; and
 - The fifth Johns Island Community Workshop was held at St. Johns High School on October 24, 2019, with 70 community members in attendance.
- January 13, 2020: The MRC-O was first introduced to the Planning Commission for initial feedback at a workshop.
- March 2020: City and County Staff facilitated Planning Commission member site visits to view and discuss the Johns Island Maybank Highway and Main Road corridors and elements of the draft JO-MHC-O and MRC-O.
- March 2020 – Present: City and County staff held multiple meetings to finalize the MRC-O.
- August 10, 2020: Planning Commission discussed the draft overlay zoning district at a workshop and at their regular meeting, deferred the item to the Sept. 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force (JITF), as appropriate (vote: 9 to 0).
- To date, City and County staff have met 18 times to discuss, review and revise the MRC-O.

The proposed amendments to the Comprehensive Plan and the ZLDR are attached.

COMPREHENSIVE PLAN AMENDMENTS

In summary, the proposed Comprehensive Plan amendments:

- Amend Chapter 3.1 as follows:
 - Update Map 3.1.4: Future Land Use to add the MRC-O;
 - Update Map 3.1.5: Urban/Suburban Future Land Use Detail to add the MRC-O;
 - Incorporate Map 3.1.18: Main Road Corridor Overlay Zoning District.
- Amend Chapter 3.9 as follows:
 - In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”;
 - In Table 3.9.2, update the Recommended Project column to remove the reference to the Main Road Corridor Overlay Zoning District.

APPROVAL CRITERIA

Pursuant to Article 3.2.6 of the Charleston County Zoning and Land Development Regulations Ordinance, *Comprehensive Plan* Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:

There was a significant error in the original Comprehensive Plan adoption;

- A. In adopting the Comprehensive Plan, the County Council failed to take into account facts, projections or trends that were reasonably foreseeable to exist in the future;
- B. Events, trends, or facts after adoption of the Comprehensive Plan have changed the County Council's original findings made upon plan adoption;
- C. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;

Response: The character and condition of the Main Road corridor has changed over time, including a marked increase in local and commuter vehicle traffic as Johns Island experiences continued growth. Sporadic development along Main Road lacks a cohesive land use pattern, and there is minimal infrastructure supporting safe bicycle and pedestrian circulation. The proposed overlay zoning district addresses these issues and implements the Comprehensive Plan's priority recommendation to create a Main Road Corridor Overlay Zoning District.

- D. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Art.3.17, Developments of County Significance; or
- E. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

Staff Recommendation – Comprehensive Plan Amendments: Approval

The proposed amendments meet the criteria of ZLDR Art. 3.2.6.

ZLDR AMENDMENTS

In summary, the proposed ZLDR amendments:

- Incorporate Article 5.17, MRC-O, Main Road Corridor Overlay Zoning District, which:
 - Creates four distinct districts with specific land use and development standards:
 - The Belvedere-Main Commercial (BMC) District, a higher intensity commercial/industrial district;
 - The Rural Commercial (RC) District, a less intense neighborhood commercial/service district;
 - The Kitford Community Industrial (KCI) District, intended to allow the Rural Commercial (RC) uses on properties currently zoned Industrial; and
 - The Kitford Community Residential (KCR) District, intended to preserve and protect the residential character of the Kitford Road Community.
 - Includes requirements for the 75-foot Main Road right-of-way buffer: 25-foot pedestrian and bicycle path, 50-foot landscaped buffer area.
 - Includes signage and vehicle access management requirements.
- Amend other sections of the ZLDR as follows:
 - ZLDR Sec. 8.4.2.A.4.i, Preliminary Plat Application Requirements, and ZLDR Sec. 8.5.2.B.9, Final Plat Application Requirements: To clarify that a United States Army Corps of Engineers (USACE) jurisdictional determination is required for approval of a subdivision plat application as required for the James Island Maybank Highway Corridor Overlay Zoning District.

- ZLDR Sec. 9.5.4, Table 9.5.4.A.3, Buffer Types by Roadway: Amend the limits of Main Road as currently described, add the roadway name Main Road Corridor Overlay Zoning District, and add a footnote to reference that the “Buffer type shall be as described in the Main Road Corridor Overlay Zoning District”.

APPROVAL CRITERIA

Pursuant to Article 3.3.6 of the Charleston County Zoning and Land Development Regulations Ordinance, text amendments to the ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition.

Response: The proposed overlay zoning district meets the challenge of the changing conditions of the Main Road corridor and the Kitford Road community by improving vehicle access, enhancing right-of-way buffer and signage requirements, creating consistency in permitted land uses, and implementing more restrictive density/intensity and dimensional standards.

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Response: The proposed overlay zoning district is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and implements the Comprehensive Plan’s priority recommendation to create a Main Road Corridor Overlay Zoning District.

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

Response: The proposed overlay zoning district furthers the public welfare by: improving the safety and efficiency of vehicle, pedestrian, and bicycle in the corridor, creating consistency in permitted land uses, and addressing drainage issues through Special Protection Area stormwater design criteria.

Public Input: All public input received to date is included in this packet.

Staff Recommendation-ZLDR Amendments: Approval

The proposed amendments meet the criteria of ZLDR Art. 3.2.6 and 3.3.6.

Planning Commission Workshop and Meeting: August 10, 2020

Recommendation: Defer the amendments to the September 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force (JITF), as appropriate (vote: 9 to 0).

Public Input: Thirteen letters/emails were received:

- Letters showing support, including:
 - Six letters in full support; and
 - Several in support of pedestrian and bicycle improvements.
- Letters showing concern*:
 - JITF recommendation to prohibit the following uses:
 - Short-term Rental, Commercial Guest House;
 - Heavy Duty Truck Dealer;
 - Manufactured Home Dealer;
 - Impound Yard; and
 - Towing Facility.
 - JITF/SCCCL recommendations concerning Main Road Buffer Plantings:

- Canopy Trees should include only Live Oaks;
 - Double the number of canopy trees to 4 per 100 linear feet;
 - Remove footnote 6 (reference to palmetto trees as canopy trees); and
 - Extend ROW Buffer and Planting requirements onto Belvedere and Humbert Roads.
- Three letters reference adopting Dutch Dialogues recommendations, including limiting development based on elevations.
 - One request for commercial zoning for all properties on west side of Main Road (some adjacent to Kitford Road are recommended KCR)

****Note: Many of these concerns were addressed prior to the Sept. 14, 2020 meeting. See the presentation for details.***

Notifications: On July 24, 2020, 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary. Additionally, the Planning Commission meeting was noticed in the Post & Courier on July 24, 2020.

Planning Commission Workshop and Meeting: September 14, 2020

Notifications: On August 28, 2020, 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary. Additionally, the Planning Commission meeting was noticed in the Post & Courier on August 28, 2020.

MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT (MRC-O)

Planning Commission Workshop: January 13, 2020

Planning Commission Workshop and Meeting #1: August 10, 2020

Planning Commission Workshop and Meeting #2: September 14, 2020

AUG. 10, 2020 PC RECOMMENDATION

Defer the amendments to the September 14, 2020 meeting to address the concerns of the owners of Industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force, as appropriate (vote: 9 to 0)

CHANGES SINCE THE AUG. 10, 2020 MEETING

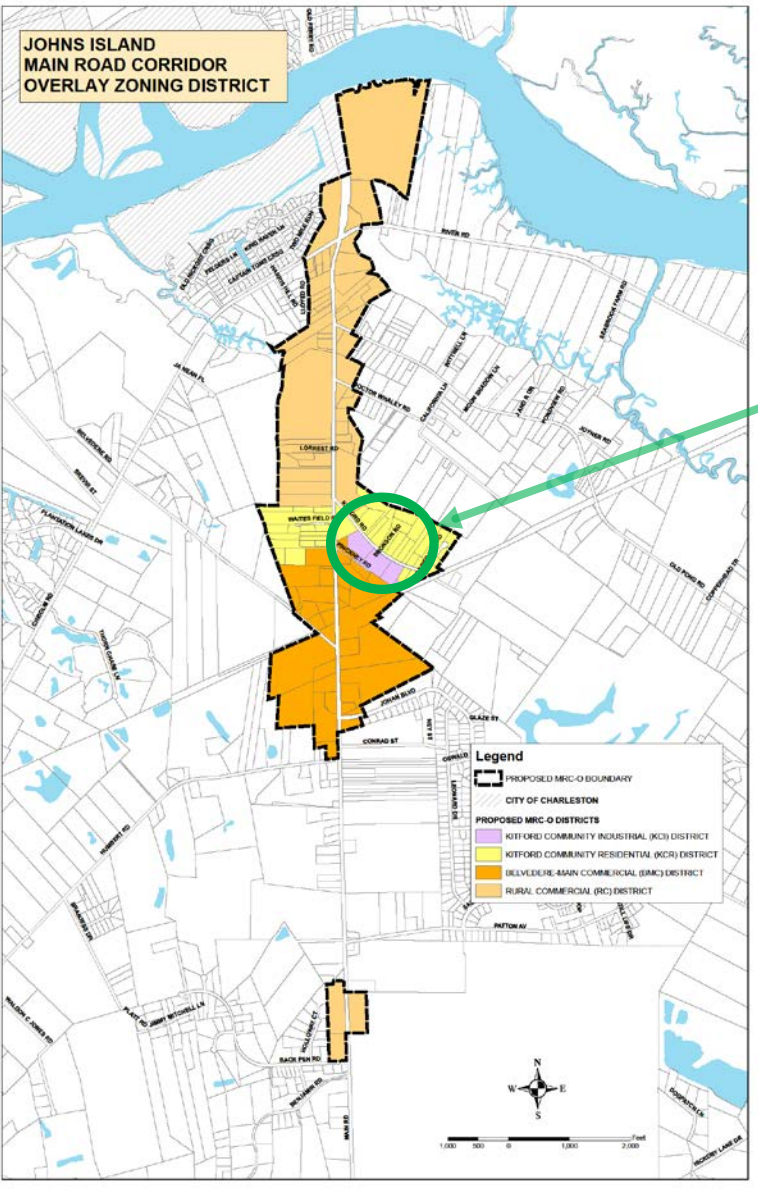
- Met with owners of industrial zoned property on Kitford Rd and came to a resolution:
 - Changed all properties previously zoned I to KCI (not including split-zoned properties)
 - Included all RC uses plus manufacturing and wholesale sales in the KCI District
- Addressed a request from a property owner to change the properties in the KCR district on the west side of Main Rd to RC
- Addressed the following JITF recommendations:
 - Deleted Short-term Rental, Commercial Guest House (*but allowing LHRs and EHRs*)
 - Deleted Heavy Duty Truck Dealer; Manufactured Home Dealer
 - Deleted Impound Yard; Towing Facility
 - Requiring all canopy trees to be Live Oaks
 - Increase the planted right-of-way buffer to 50' in depth per S4 buffer requirements (6 canopy trees, 9 understory trees, 50 shrubs, and 2 street trees per 100 LF) (*requested by JITF and SCCCL*)
 - Removed footnote 6 (reference to palmetto trees as canopy trees)

MRC-O MAP UPDATES

Map from Aug. PC Workshop

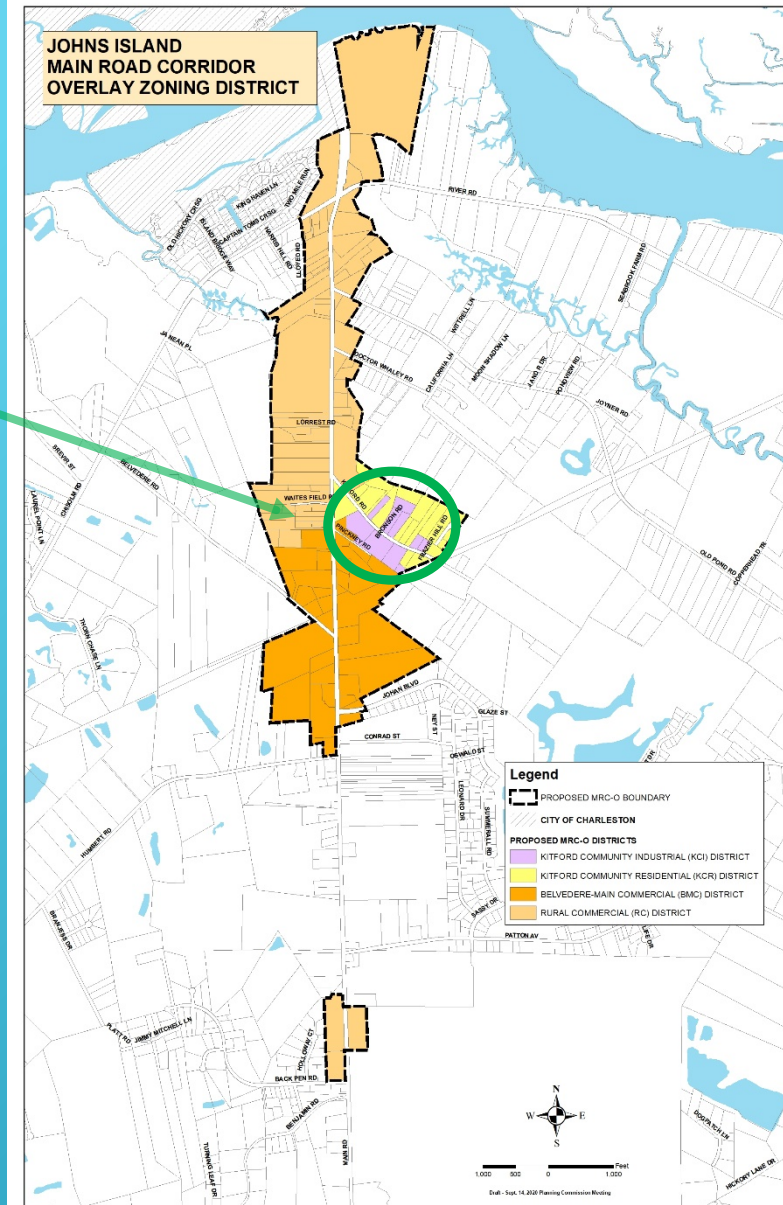
Updated Map for Sept. PC

JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT



KCI properties,
on which Rural
Commercial
uses would be
allowed

JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT



CHANGES SINCE THE AUG. 10, 2020 MEETING

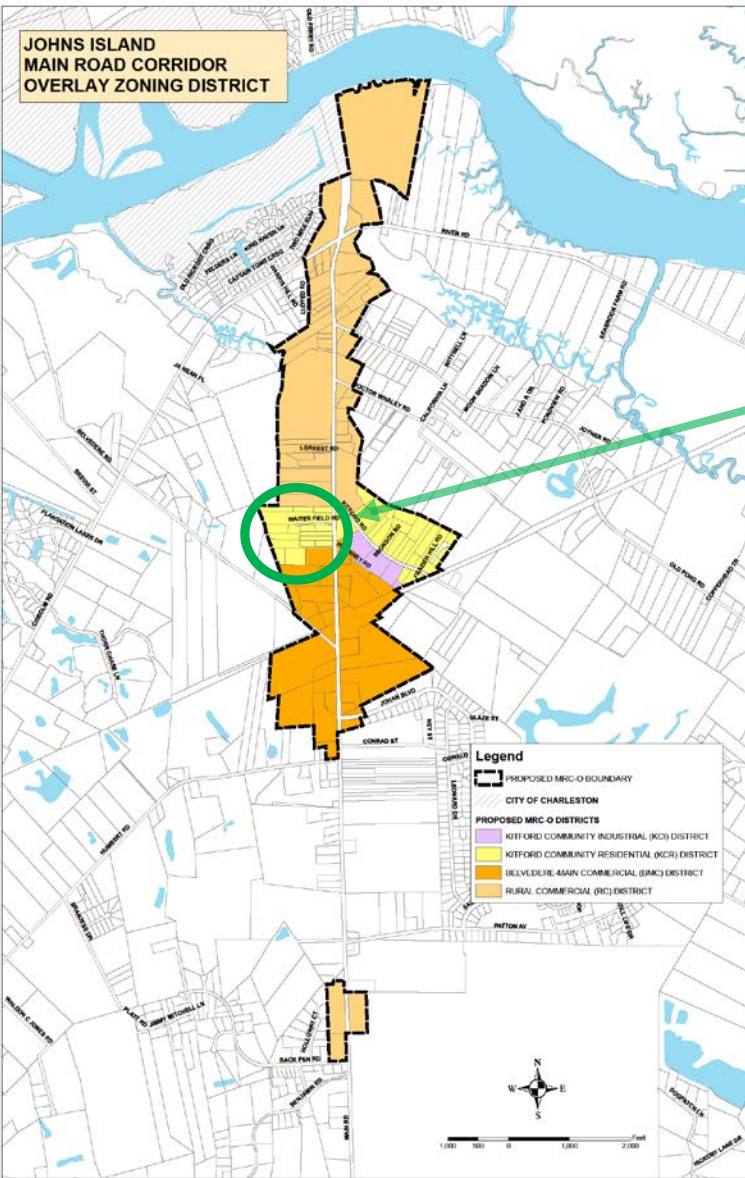
- Met with owners of industrial zoned property on Kitford Rd and came to a resolution:
 - Changed all properties previously zoned I to KCI (not including split-zoned properties)
 - Included all RC uses plus manufacturing and wholesale sales in the KCI District
- **Addressed a request from a property owner to change the properties in the KCR district on the west side of Main Rd to RC**
- Addressed the following JITF recommendations:
 - Deleted Short-term Rental, Commercial Guest House (*but allowing LHRs and EHRs*)
 - Deleted Heavy Duty Truck Dealer; Manufactured Home Dealer
 - Deleted Impound Yard; Towing Facility
 - Requiring all canopy trees to be Live Oaks
 - Increase the planted right-of-way buffer to 50' in depth per S4 buffer requirements (6 canopy trees, 9 understory trees, 50 shrubs, and 2 street trees per 100 LF) (*requested by JITF and SCCCL*)
 - Removed footnote 6 (reference to palmetto trees as canopy trees)

MRC-O MAP UPDATES

Map from Aug. PC Workshop

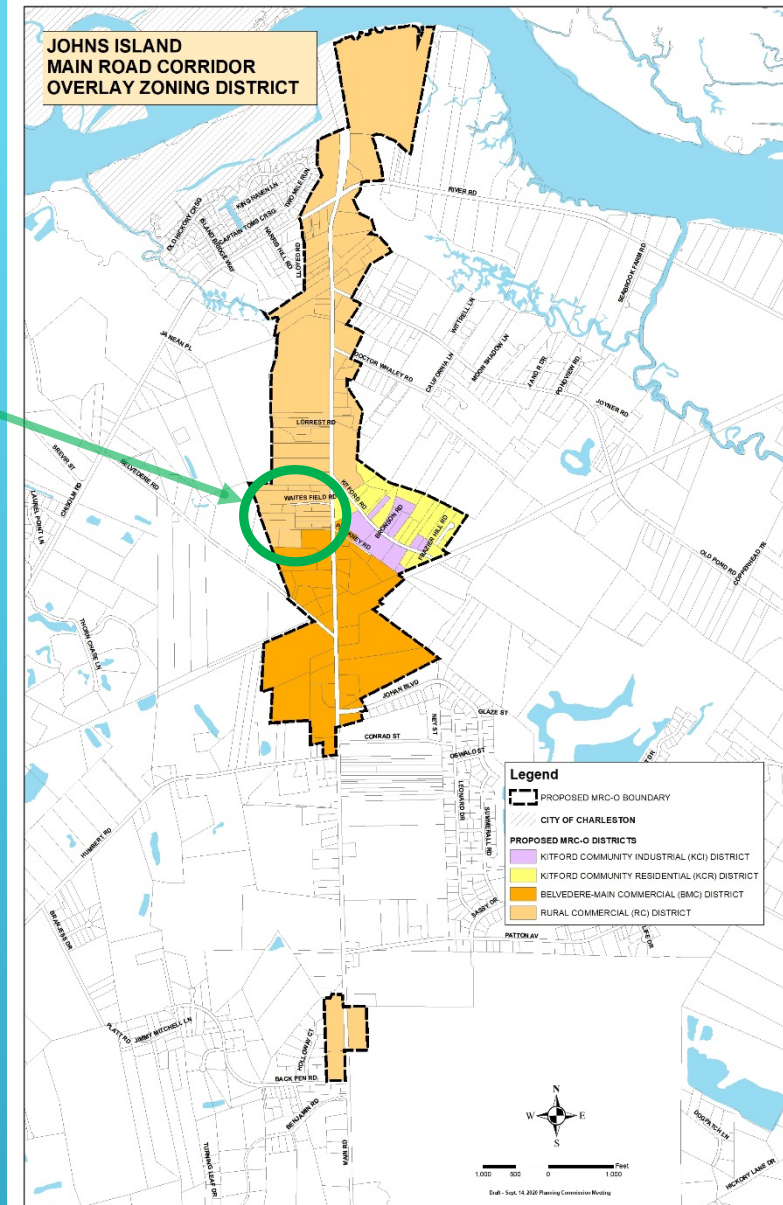
Updated Map for Sept. PC

JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT



Area changed
from KCR to RC
at request of a
property owner

JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT



CHANGES SINCE THE AUG. 10, 2020 MEETING

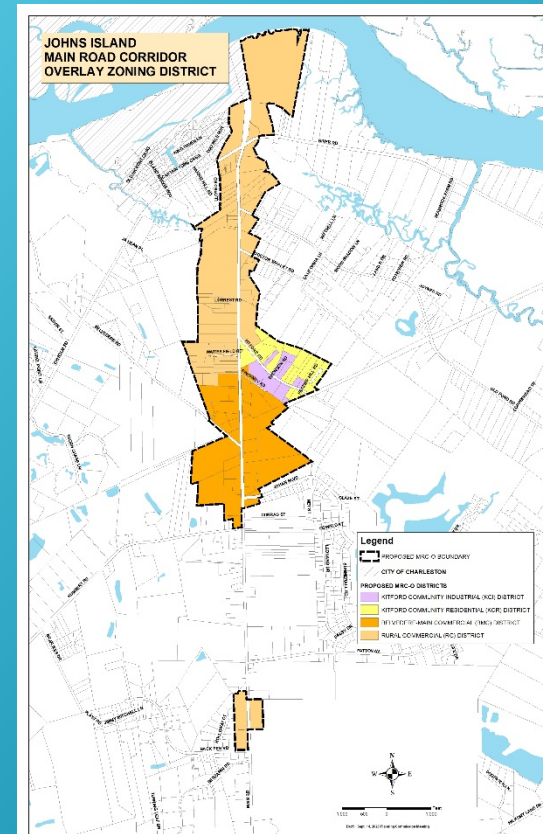
- Met with owners of industrial zoned property on Kitford Rd and came to a resolution:
 - Changed all properties previously zoned I to KCI (not including split-zoned properties)
 - Included all RC uses plus manufacturing and wholesale sales in the KCI District
- Addressed a request from a property owner to change the properties in the KCR district on the west side of Main Rd to RC
- Addressed the following JITF recommendations:
 - Deleted Short-term Rental, Commercial Guest House (*but allowing LHRs and EHRs*)
 - Deleted Heavy Duty Truck Dealer; Manufactured Home Dealer
 - Deleted Impound Yard; Towing Facility
 - Required all canopy trees to be Live Oaks
 - Increased the planted right-of-way buffer to 50' in depth per S4 buffer requirements (6 canopy trees, 9 understory trees, 50 shrubs, and 2 street trees per 100 LF) (*requested by JITF and SCCCL*)
 - Removed footnote 6 (reference to use of palmetto trees as canopy trees)

PUBLIC INPUT NOT ADDRESSED/RECOMMENDED

- Extend ROW Buffer and Planting requirements onto Belvedere and Humbert Roads (*Not recommended by staff: A 50' buffer is required for Belvedere Rd and a 20' buffer is required for Humbert Rd, and neither road is included in the MRC-O*)
- Adopt Dutch Dialogues recommendations, include specifically limiting development based on elevations (*To be addressed in the future as part of the Resilience Element implementation*)

PROJECT OVERVIEW AND HISTORY

- The MRC-O District includes properties that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and also includes properties that front on Kitford Road.
- This corridor is a major thoroughfare on Johns Island and carries a large number of vehicles each day.
- Four *new districts* are being created within the revised MRC-O:
 - Belvedere-Main (BMC) District;
 - Rural Commercial (RC) District;
 - Kitford Community Residential (KCR) District; and
 - Kitford Community Industrial (KCI) District.
- The intent of the overlay zoning district is to:
 - Preserve the positive qualities of existing development in the corridor;
 - Implement consistent and coordinated design and development standards; and
 - Support transportation and pedestrian safety improvements.



PROJECT OVERVIEW AND HISTORY

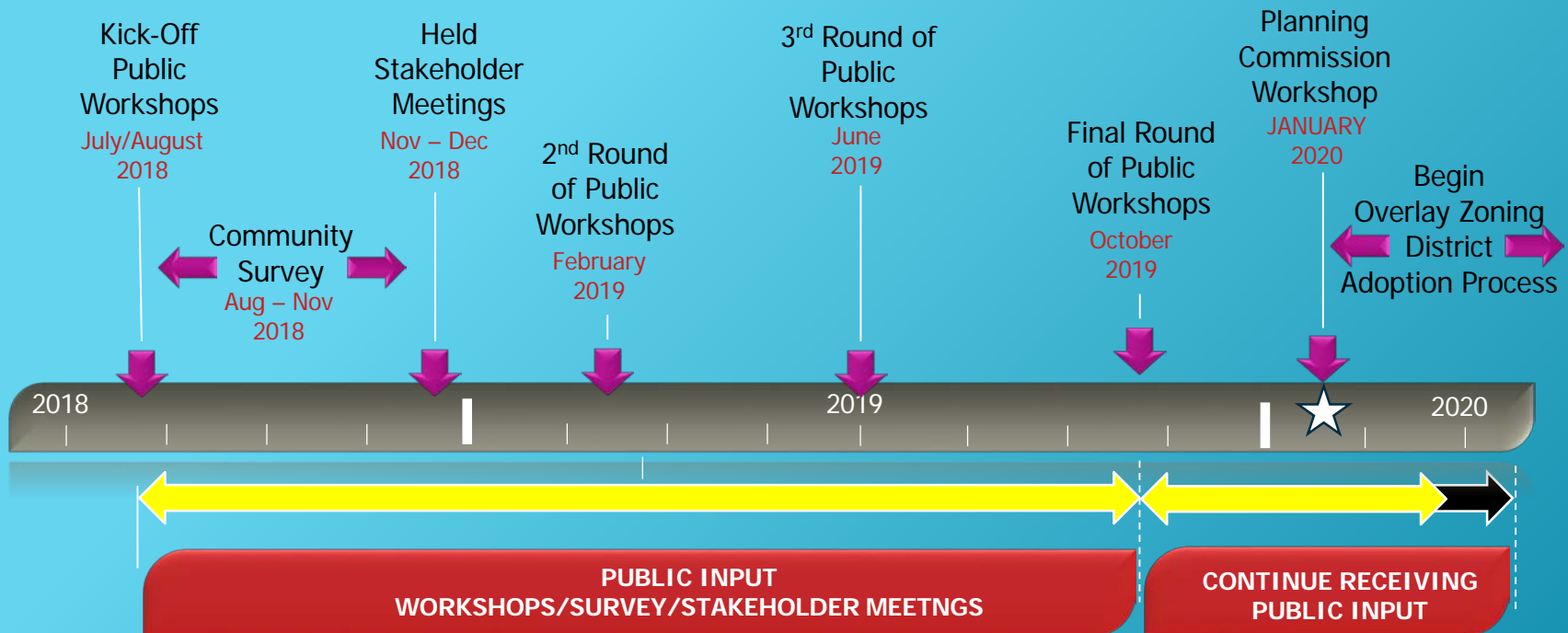
- **January 6, 2015:** County Council adopted the Comprehensive Plan Five-Year Review, including the priority recommendation to review the MHC-O District and extend the overlay boundary onto James Island.
- **July 31, 2018 and August 23, 2018:** A total of 219 community members attended the first JO-MHC-O/MRC-O Kick-Off Community Workshop held on July 31 at the Berkeley Electric Cooperative Conference Room, and a total of 141 community members attended the second JO-MHC-O/MRC-O Kick-Off Community Workshop held on August 23 at St. Johns High School.
- **August-November 2018:** Received 1,725 responses to the Johns Island Maybank Highway and Main Road Community Survey.
- **November-December 2018:** Held three individual stakeholder meetings:
 - The Transportation and Drainage Stakeholder Meeting included representatives from SCDOT District 6, Town of Kiawah Island, Town of Seabrook Island, and the respective City of Charleston and Charleston County Zoning and Planning, Public Works and Transportation Departments
 - The Community Stakeholder Meeting included representatives from various community organizations, neighborhood associations, St. Johns Water Company, St. Johns Fire District, EMS, CCSD, and city and county zoning and planning staff.
 - The Business Owner Stakeholder Meeting included representatives from the business community along the corridors of Maybank Highway on James Island, and Maybank Highway and Main Road on Johns Island.

PROJECT OVERVIEW AND HISTORY

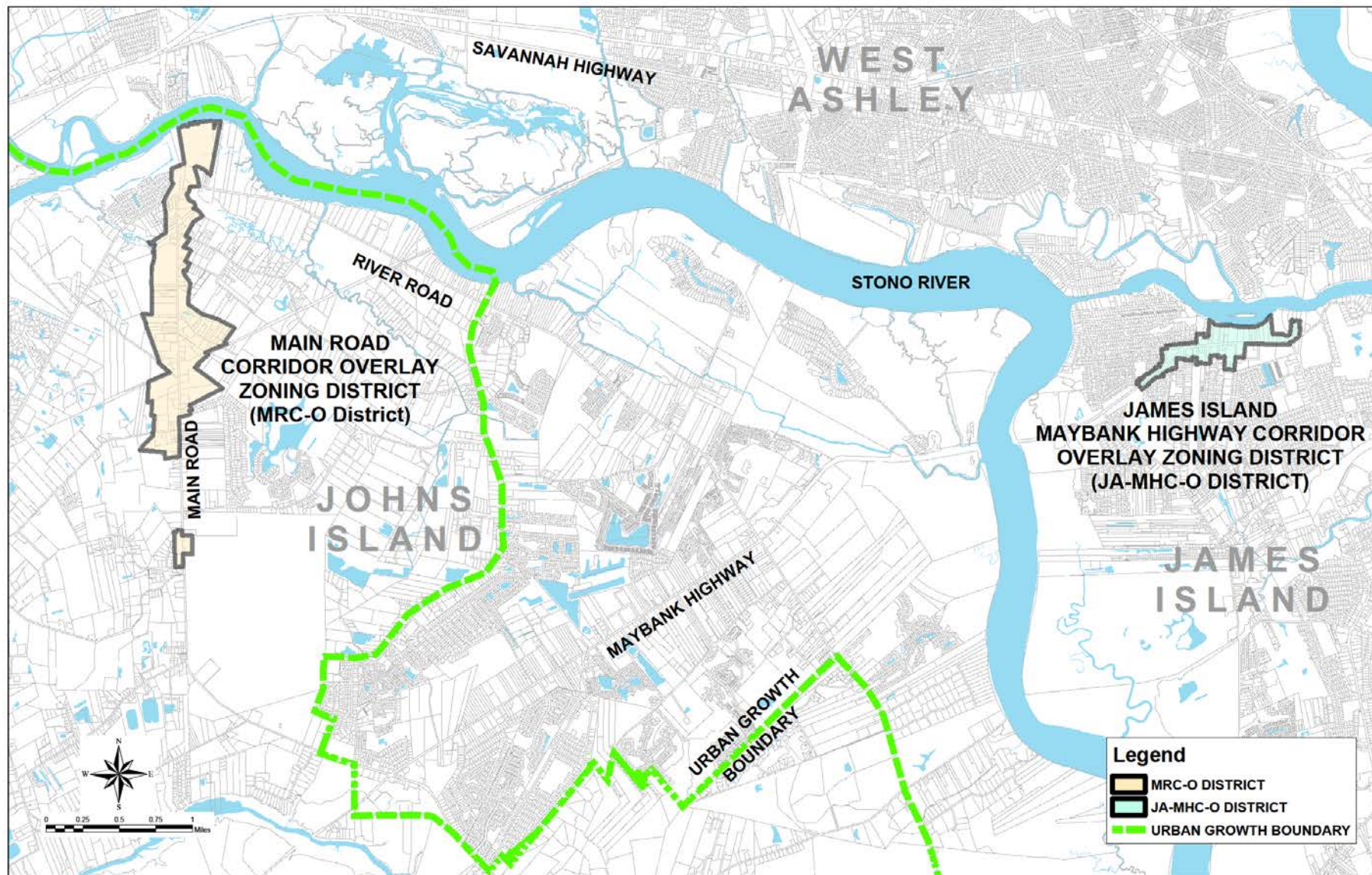
- **February-October 2019:** Held three additional rounds of Community Workshops:
 - The third Johns Island Community Workshop was held at St. Johns High School on February 28, 2019, with 103 community members in attendance;
 - The fourth Johns Island Community Workshop was held at St. Johns High School on June 17, 2019, with 72 community members in attendance; and
 - The fifth Johns Island Community Workshop was held at St. Johns High School on October 24, 2019, with 70 community members in attendance.
- **January 13, 2020:** Planning Commission Workshop
- **March 2020:** City and County Staff facilitated Planning Commission member site visits to view and discuss the Johns Island Maybank Highway and Main Road corridors and elements of the draft JO-MHC-O and MRC-O.
- **March 2020 – Present:** City and County staff held multiple meetings to finalize the MRC-O.
- **August 10, 2020:** Planning Commission discussed the draft overlay zoning district at a workshop and at their regular meeting, deferred the item to the Sept. 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force (JITF), as appropriate (vote: 9 to 0).
- **To date, City and County staff have met 18 times to discuss, review and revise the MRC-O.**

PROJECT OVERVIEW AND HISTORY

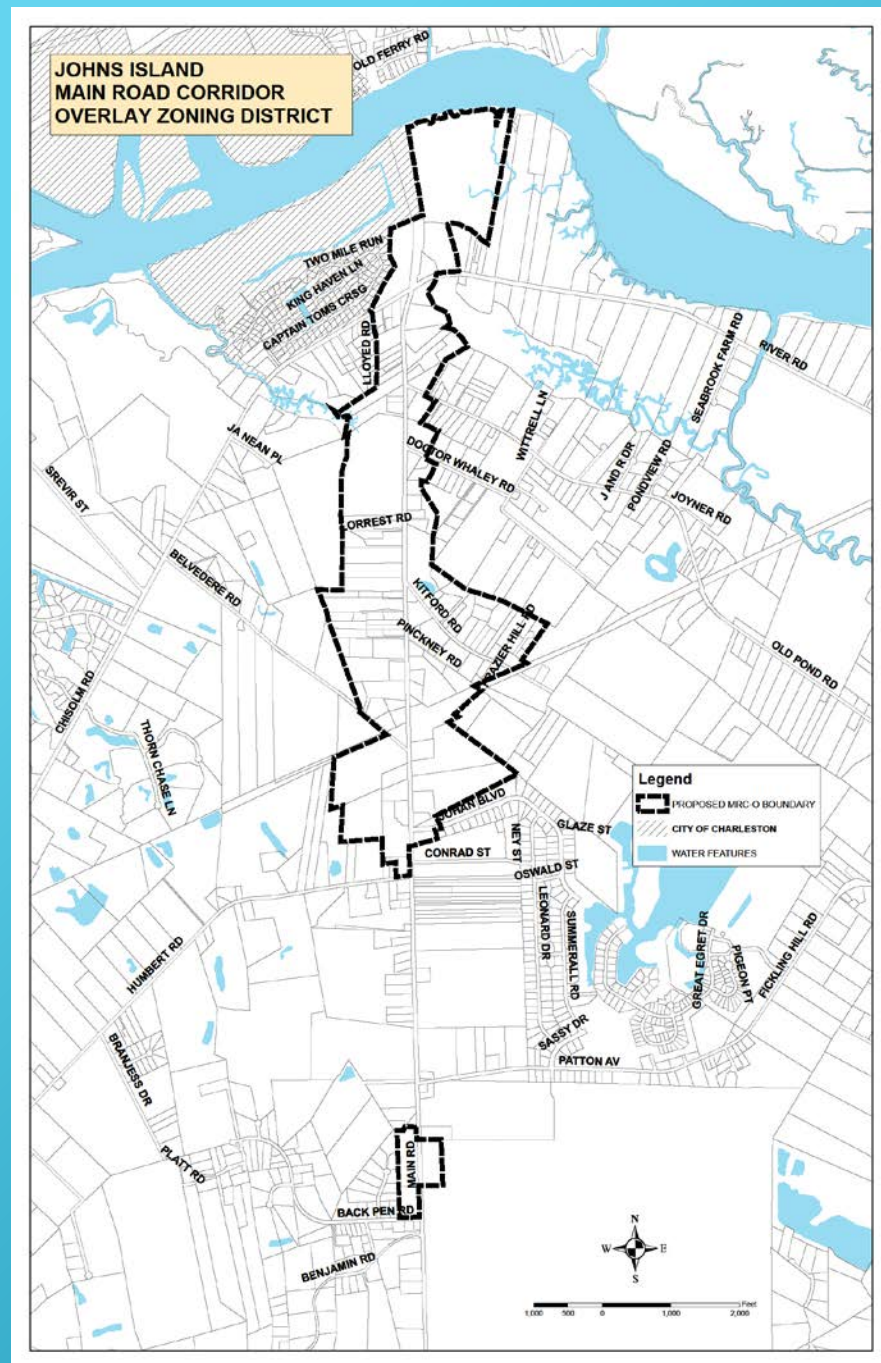
- Four Rounds of Public Workshops
- Two Community Surveys
- Three Stakeholder Meetings
- Numerous City-County Staff-level Meetings



MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT (MRC-O)

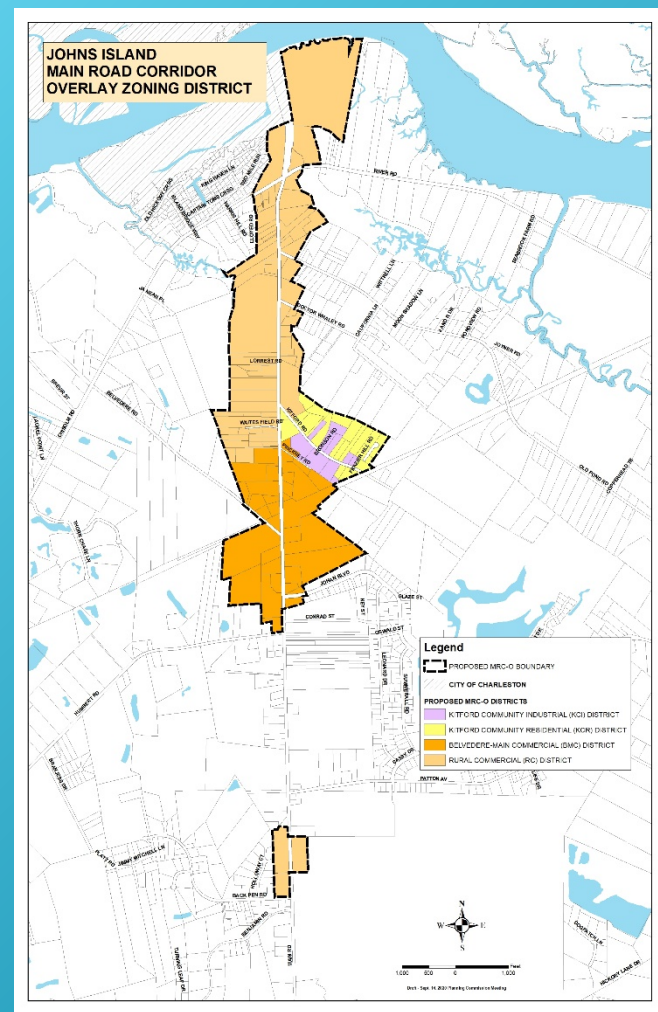


MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT BOUNDARY



COMPREHENSIVE PLAN AMENDMENTS

- Amend Chapter 3.1 as follows:
 - ✓ Update Map 3.1.4: Future Land Use to add the MRC-O;
 - ✓ Incorporate Map 3.1.18: Main Road Corridor Overlay Zoning District.
- Amend Chapter 3.9 as follows:
 - ✓ In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”;
 - ✓ In Table 3.9.2, update the Recommended Project column to remove the reference to the Main Road Corridor Overlay Zoning District.



APPROVAL CRITERIA – SECTION 3.2.6

Pursuant to Article 3.2.6 of the Charleston County Zoning and Land Development Regulations Ordinance, Comprehensive Plan Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:

There was a significant error in the original Comprehensive Plan adoption;

- A. In adopting the Comprehensive Plan, the County Council failed to take into account facts, projections or trends that were reasonably foreseeable to exist in the future;
- B. Events, trends, or facts after adoption of the Comprehensive Plan have changed the County Council's original findings made upon plan adoption;
- C. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area, making the proposed amendment necessary;

Response: The character and condition of the Main Road corridor has changed over time, including a marked increase in local and commuter vehicle traffic as Johns Island experiences continued growth. Sporadic development along Main Road lacks a cohesive land use pattern, and there is minimal infrastructure supporting safe bicycle and pedestrian circulation. The proposed overlay zoning district addresses these issues and implements the Comprehensive Plan's priority recommendation to create a Main Road Corridor Overlay Zoning District.

- D. The proposed Comprehensive Plan Amendment is requested pursuant to and complies with Art. 3.17, Developments of County Significance; or
- E. The proposed Comprehensive Plan Amendment is consistent with the comprehensive plan future land use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

RECOMMENDATION

The Comprehensive Plan amendments
meet the approval criteria.

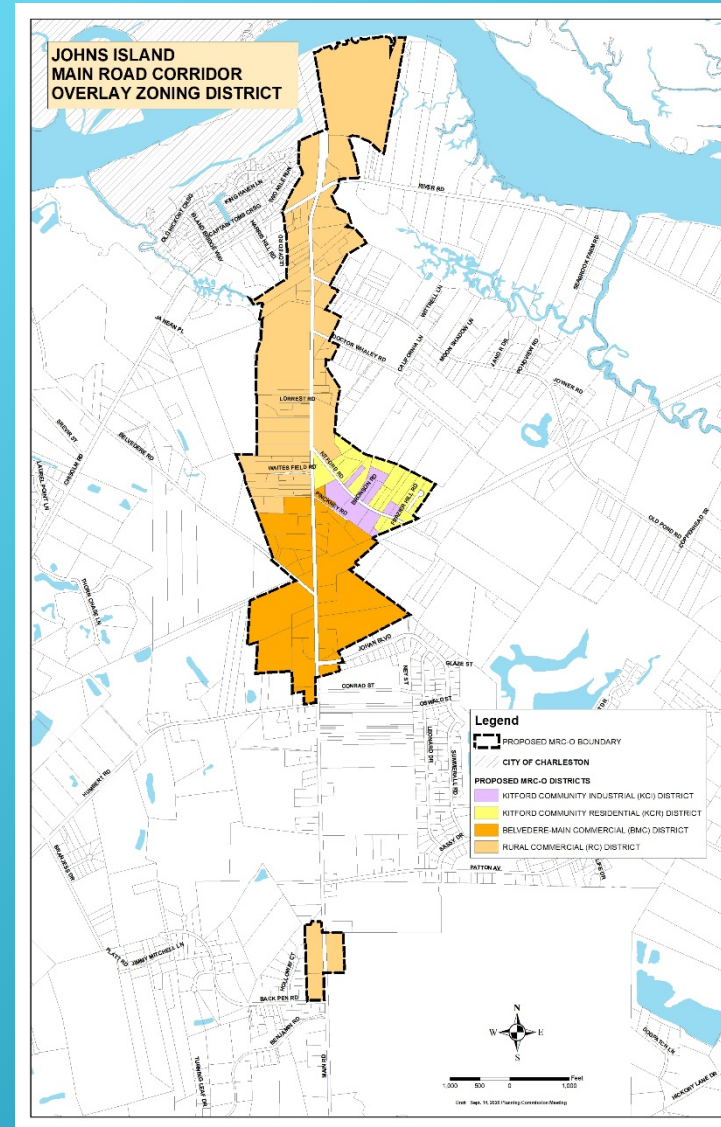
STAFF RECOMMENDATION: APPROVAL

**PLANNING COMMISSION RECOMMENDATION
(Aug. 10, 2020): DEFERRAL**

Defer the amendments to the September 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force, as appropriate (vote: 9 to 0)

MRC-O SUMMARY

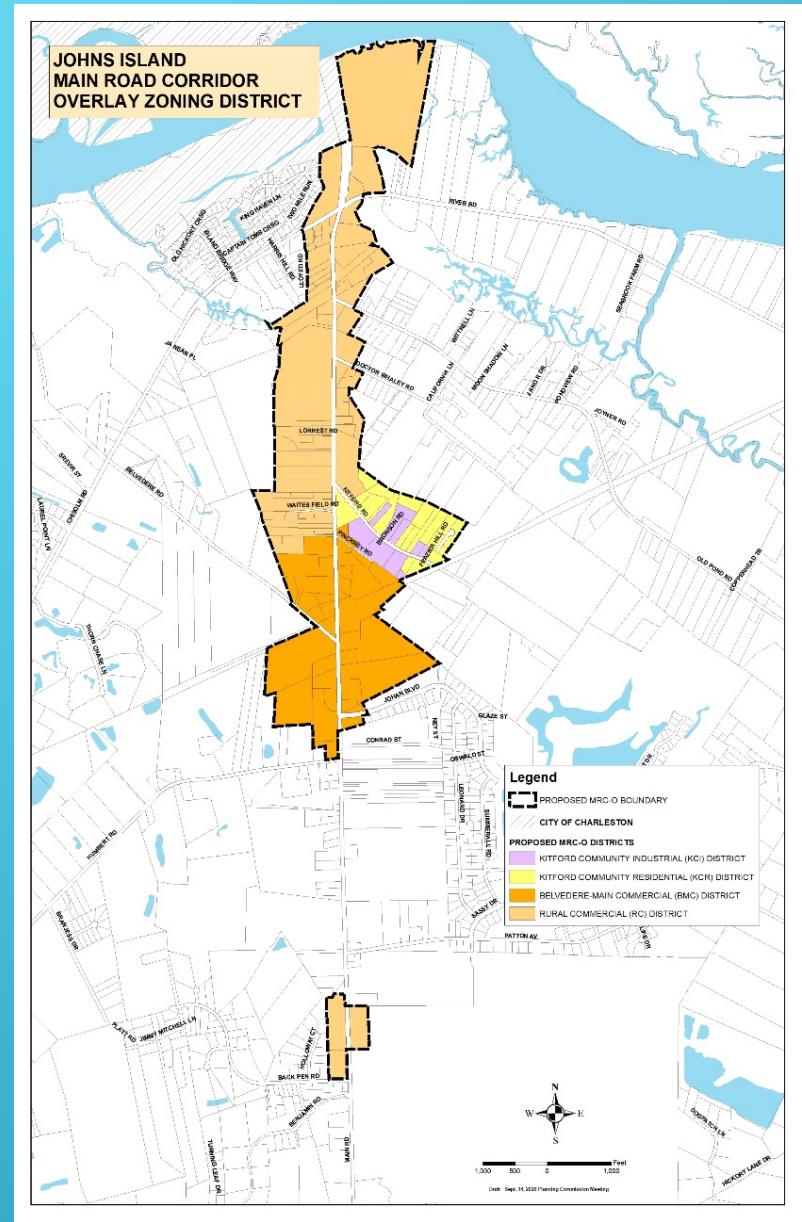
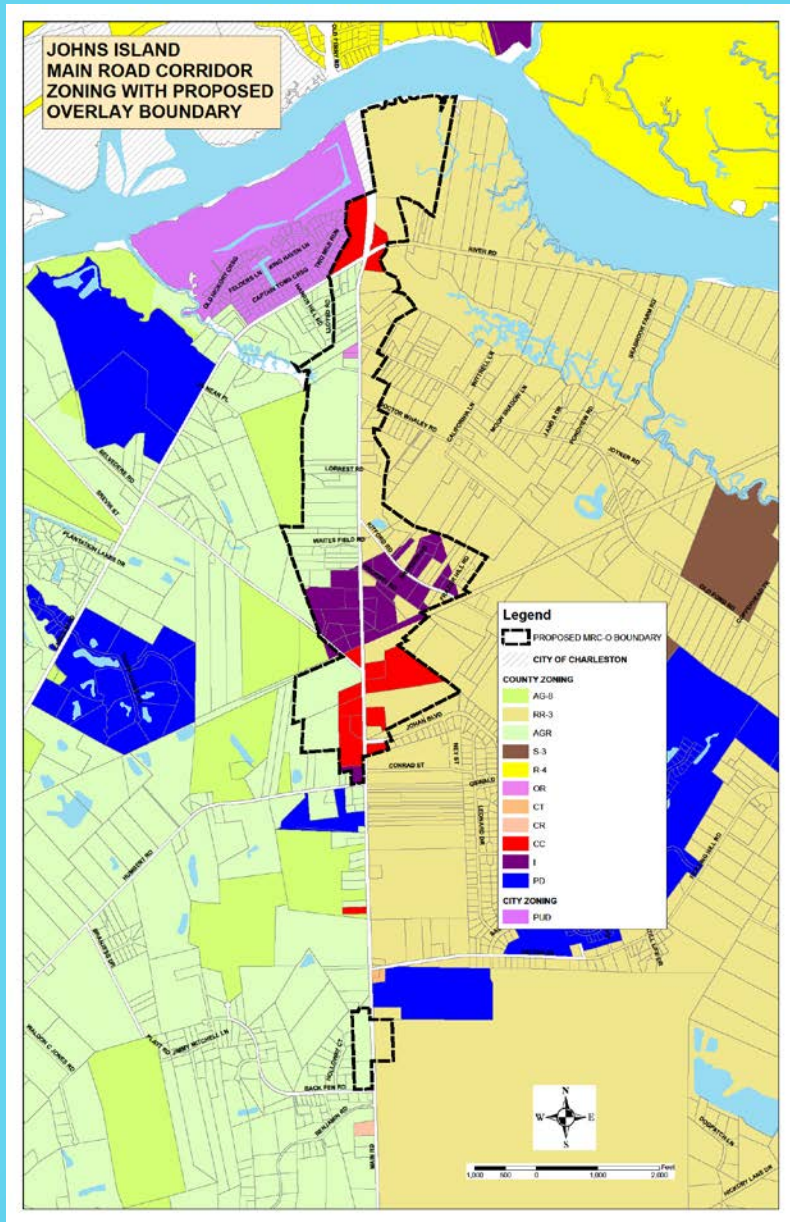
- ZLDR Text Amendments to incorporate Article 5.17 MRC-O, Main Road Corridor Overlay (MRC-O) Zoning District implements the priority recommendation included in Charleston County's Comprehensive Plan 2018-2023 Work Plan;
- Development on properties within this new overlay district will be subject to the additional regulations created for this district;



THE MRC-O DISTRICT

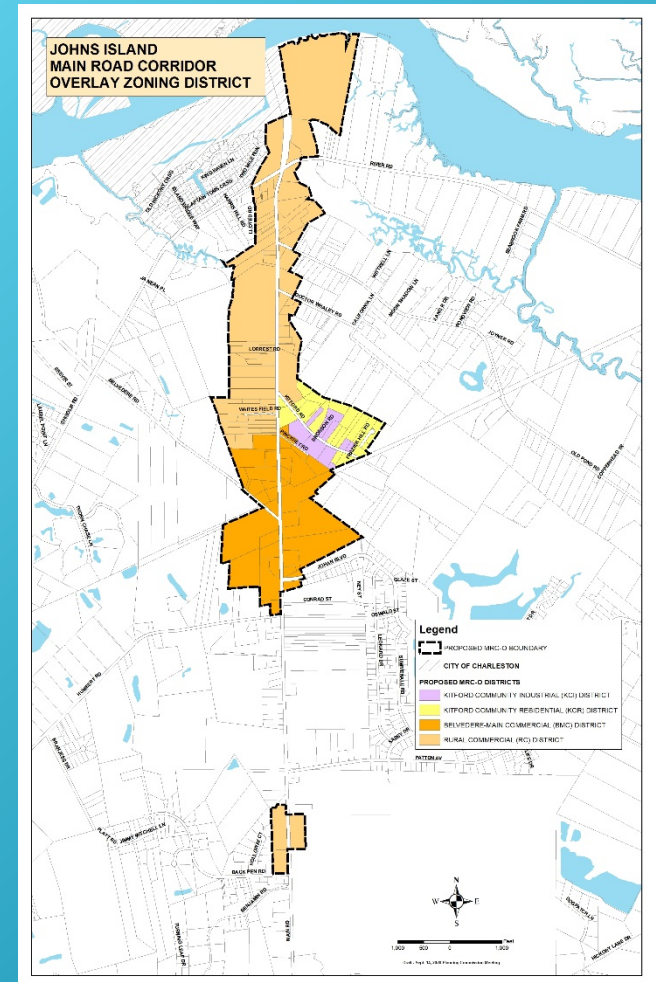
- Four new districts are being created within the revised MRC-O:
 - Belvedere-Main (BMC) District
 - Rural Commercial (RC) District
 - Kitford Community Residential (KCR) District
 - Kitford Community Industrial (KCI) District
- All of these properties are within the Rural Area, defined as the area located outside of Charleston County's Urban Growth Boundary.

ZONING COMPARISON



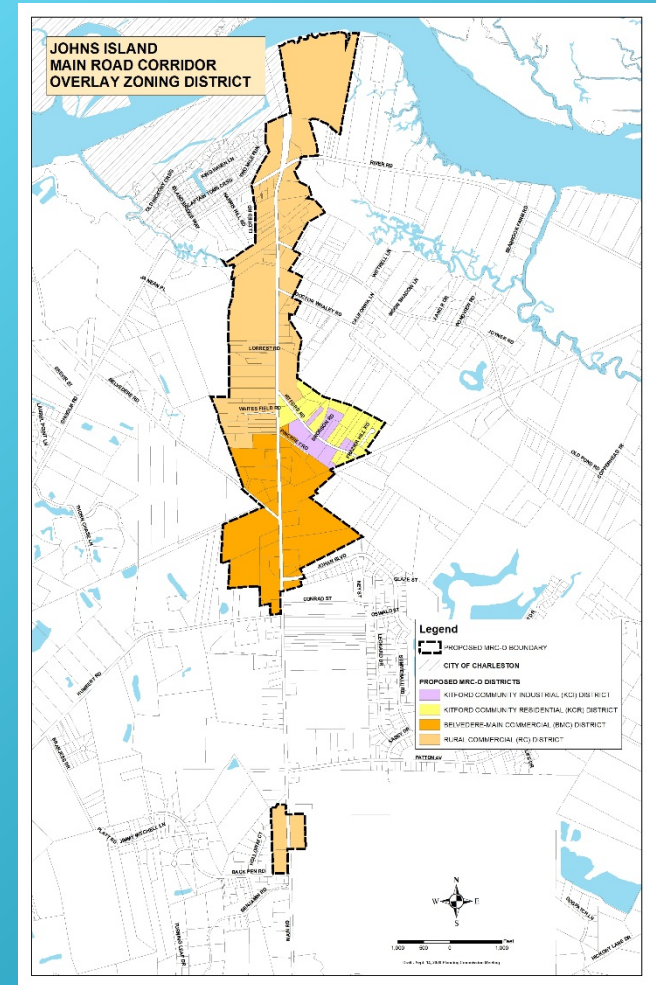
BMC AND RC DISTRICTS

- The BMC and RC Districts include properties with frontage on or within close proximity to Main Road north of Herbert Road.
- All BMC and RC District properties are within the Rural Area (outside of the Urban Growth Boundary).
- Rural Area properties are characterized by low levels of infrastructure and services, and low intensity development.
- These Rural Area properties should be maintained by encouraging low density development, and maintaining rural and agriculturally-oriented uses in a dispersed pattern.



BMC AND RC DISTRICTS

- The BMC and RC District land uses will encourage:
 - Opportunities for rural economic development through the designation of limited areas where more intense commercial and industrial uses may occur.
 - New, or expansion of existing commercial businesses, if they are compatible with the existing community, can be served by existing public facilities, and are principally designed to serve the surrounding rural area.



BMC AND RC DISTRICTS DEVELOPMENT STANDARDS AND BUFFER REQUIREMENTS

BMC and RC Districts Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 dwelling units per acre
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVER	30%
MAXIMUM BUILDING HEIGHT	35 feet

- Rural density residential development.
- Non-residential development limited to rural commercial land uses.
- Buffer requirement includes a bicycle and pedestrian path.

BMC and RC Districts Buffer Depth and Planting Schedule	
STANDARD	MAIN ROAD
MIN. BUFFER DEPTH	75 feet
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)	
Canopy Trees (must be Live Oak species)	6
Understory Trees (at least 50 percent evergreen)	9
Shrubs	50
Street Trees (may be counted toward canopy tree req.)	2

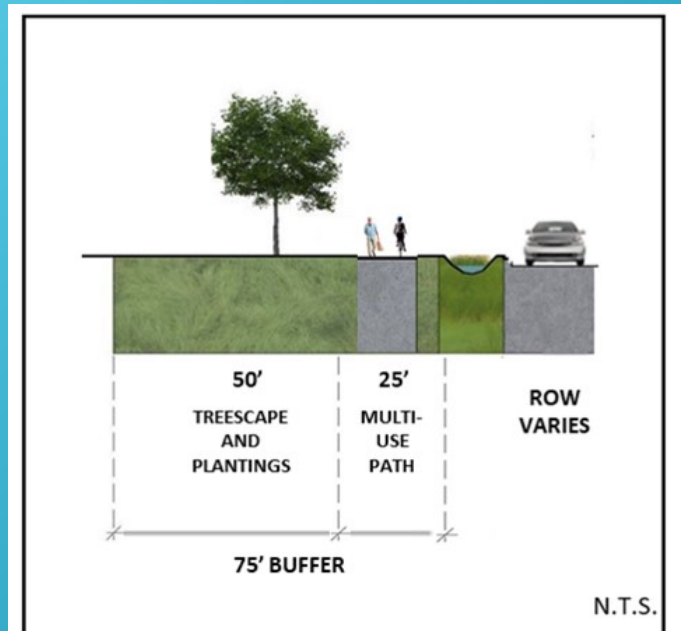
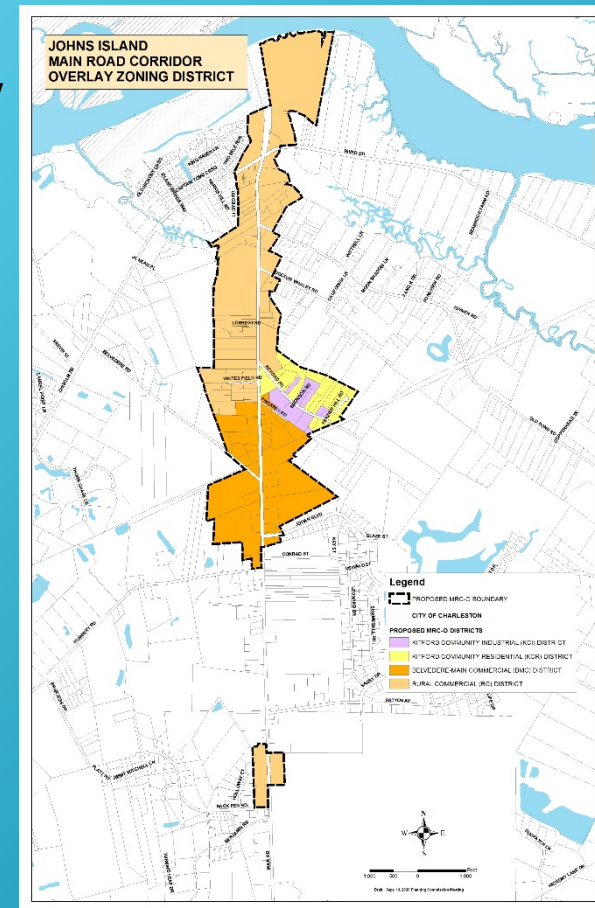


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

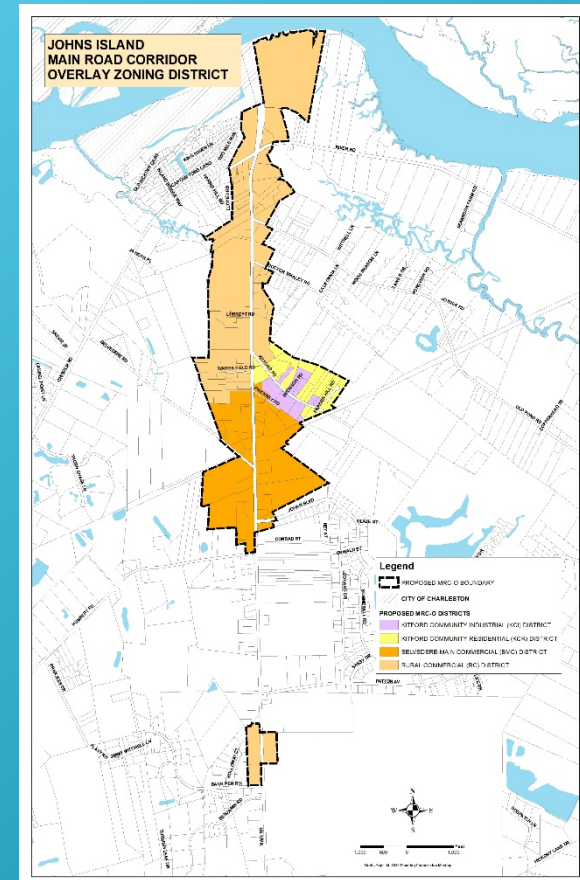
KITFORD COMMUNITY (KCR & KCI) DISTRICTS

- The Kitford Community Districts includes properties that front of Kitford Road (west of the abandoned railroad ROW).
- Existing uses in the Kitford Community Residential (KCR) District are predominantly rural density residential development and vacant properties.
- Existing uses in the Kitford Community Industrial (KCI) District include those in the RC District plus wholesale sales and manufacturing.
- The Kitford Community Districts are being created to maintain and protect the existing residential community and limit the scale and expansion of industrial uses.



KITFORD COMMUNITY (KCR & KCI) DISTRICTS

- The KCR District is intended for rural density residential development that reduces demand for public services and facilities while retaining rural community character
- All development in the KCR District shall be subject to the Rural Residential (RR-3) Zoning District development standards.
- All development in the KCI District shall be subject to the Industrial (I) Zoning District development standards.



SIGNAGE REQUIREMENTS AND VEHICLE ACCESS

Signage Requirements

- New freestanding signs shall be monument signs;
- Maximum height of 8 feet, maximum area of 40 sq. feet;
- Pole covers required when re-facing non-conforming signs.

Vehicle Access Management

- Specific restrictions on driveway width, separation, and number allowed;
- Shared access requirements and incentives.



PERMITTED USES

Uses

- The MRC-O includes Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table.
- The Use Table identifies the uses allowed by right, uses subject to conditions, uses subject to special exception, and prohibited uses for each of the four MRC-O districts.
- In general, the BMC and RC Districts are more restrictive than uses permitted in the Rural Commercial (CR) Base Zoning District.
- The KCI District allows the same uses as in the RC District plus wholesale sales and manufacturing.
- The KCR District permits uses comparable to the Rural Residential (RR-3) Base Zoning District.

TYPICAL ALLOWED USES

Belvedere-Main Commercial (BMC) District

- Density: 1 unit/acre
- Single Family Detached
- Horticultural and Crop Production
- Agricultural Processing, Sales or Service
- Daycare, Primary or Secondary Schools
- Healthcare Services
- Business, Civic and Professional Office
- Animal Services
- Most Rental and Leasing Services
- Repair and Maintenance Services
- Most Retail Sales
- Wholesale Services
- Most Industrial Services
- Limited Manufacturing and Production Services
- Warehouse and Freight Movement

Rural Commercial (RC) District

- Density: 1 unit/acre
- Single Family Detached
- Horticultural and Crop Production
- Agricultural Processing, Sales or Service
- Daycare, Primary or Secondary Schools
- Most Healthcare Services
- Business, Civic and Professional Office
- Most Animal Services
- Limited Rental and Leasing Services
- Limited Retail Sales
- Limited Manufacturing and Production Services

TYPICAL ALLOWED USES

Kitford Community Industrial (KCI) District

- Density: 1 unit/acre
- Single Family Detached
- Horticultural and Crop Production
- Agricultural Processing, Sales or Service
- Daycare, Primary or Secondary Schools
- Most Healthcare Services
- Business, Civic and Professional Office
- Most Animal Services
- Limited Rental and Leasing Services
- Limited Retail Sales
- Manufacturing and Production Services
- Wholesale Sales

Kitford Community Residential (KCR) District

- Density: 1 unit/3 acres
- Single Family Detached
- Horticultural and Crop Production
- Community Garden
- Safety Service
- Adult Day Car Service
- Community Recreation
- Parks and Recreation
- Religious Assembly

ADDITIONAL REQUIREMENTS

Stormwater Requirements

- At the discretion of the Public Works Department, construction activities occurring on properties within the MRC-O may be subject to Special Protection Area stormwater design criteria.

Traffic Impact Requirements

- All development applications requiring Site Plan Review shall be subject to the requirements of Article 9.9, Traffic Impact Studies.

ASSOCIATED AMENDMENTS TO OTHER SECTIONS OF THE ZLDR

- **ZLDR Sec. 8.4.2.A.4.j, Preliminary Plat Application Requirements:**

To clarify that a United States Army Corps of Engineers (USACE) jurisdictional determination is required for approval of a subdivision plat application as required for the Main Road Corridor Overlay Zoning District.

- **ZLDR Sec. 8.5.2.B.9, Final Plat Application Requirements:**

To clarify that a United States Army Corps of Engineers (USACE) jurisdictional determination is required for approval of a subdivision plat application as required for the Main Road Corridor Overlay Zoning District.

- **ZLDR Sec. 9.5.4, Table 9.5.4.A.3, Buffer Types by Roadway:**

Amend the limits of Main Road as currently described, add the roadway name Main Road Corridor Overlay Zoning District, and add a footnote to reference that the "Buffer type shall be as described in the Main Road Corridor Overlay Zoning District".

APPROVAL CRITERIA – SECTION 3.3.6

Pursuant to Article 3.3.6 of the Charleston County Zoning and Land Development Regulations Ordinance, text amendments to the ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition.**

Response: The proposed overlay zoning district meets the challenge of the changing conditions of the Main Road corridor and the Kitford Road community by improving vehicle access, enhancing right-of-way buffer and signage requirements, creating consistency in permitted land uses, and implementing more restrictive density/intensity and dimensional standards.

- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;**

Response: The proposed overlay zoning district is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and implements the Comprehensive Plan's priority recommendation to create a Main Road Corridor Overlay Zoning District.

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

Response: The proposed overlay zoning district furthers the public welfare by: improving the safety and efficiency of vehicle, pedestrian, and bicycle in the corridor, creating consistency in permitted land uses, and addressing drainage issues through Special Protection Area stormwater design criteria.

RECOMMENDATION

The ZLDR text amendments
meet the approval criteria.

STAFF RECOMMENDATION: APPROVAL

**PLANNING COMMISSION RECOMMENDATION
(Aug. 10, 2020): DEFERRAL**

Defer the amendments to the September 14, 2020 meeting to address the concerns of the owners of industrial zoned property on Kitford Road and incorporate the recommendations of the Johns Island Task Force, as appropriate (vote: 9 to 0)

NOTIFICATIONS

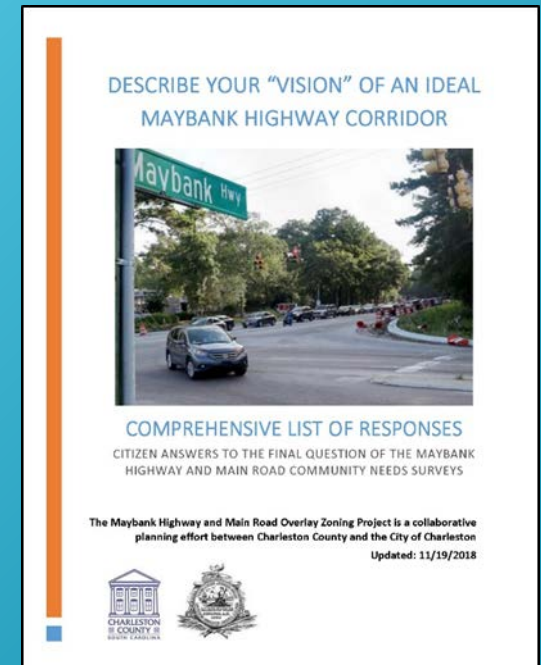
- July 24, 2020 (for the Aug. 10, 2020 Planning Commission Workshop & Meeting)
 - 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary.
 - Ad ran in the *Post & Courier*.

- August 28, 2020 (for the Sept. 14, 2020 Planning Commission Workshop & Meeting)
 - 1,275 Planning Commission meeting notifications were sent to individuals on the County's Johns Island, Johns Island Maybank Highway and Main Road, and ZLDR/Comprehensive Plan Interested Parties' Lists, as well as owners of properties within the MRC-O boundary.
 - Ad ran in the *Post & Courier*.

SUMMARY OF THE PUBLIC INPUT RECEIVED FROM COMMUNITY SURVEY

As part of the initial public input process, a Johns Island Community Survey was conducted during the month of August 2018. The survey was specifically tailored to the Maybank Highway and Main Road corridors on Johns Island, and was made available in paper at each of the community meetings, at the Johns Island public library, and online on the Charleston County Planning Department's Maybank Highway and Main Road Overlay Zoning Project webpage. A total of 1,725 Johns Island Community Surveys were completed, with the results showing the following community concerns:

- Widening Maybank Highway to four lanes;
- Improved traffic and road conditions;
- Preserve the Rural Area and natural resources;
- More commercial ventures so residents are not required to leave the island;
- Improved infrastructure to address drainage and flooding threats;
- Address transportation issues, including alternative modes of transportation (bike paths, pedestrian ways, etc.), better connectivity of existing road networks, and evacuation routes; and
- Slowed residential development, at least until infrastructure improvements are made.



MRC-O PUBLIC INPUT SUMMARY: 13 LETTERS/EMAILS

Letters showing support, including

- Six letters in full support
- Several in support of pedestrian and bicycle improvements

Letters showing concern

- JITF recommendation to prohibit the following uses:
 - Short-term Rental, Commercial Guest House (*deleted; but allowing LHRs and EHRs*)
 - Heavy Duty Truck Dealer; Manufactured Home Dealer (*deleted*)
 - Impound Yard; Towing Facility (*deleted*)
- JITF recommendations concerning Main Road Buffer Plantings:
 - Canopy Trees should include only Live Oaks (*addressed*)
 - Double the number of canopy trees to 4 per 100 linear feet (*changed to 50' buffer with S4 buffer requirements per JITF and SCCCL requests*)
 - Remove footnote 6 (reference to palmetto trees as canopy trees) (*deleted*)
 - Extend ROW Buffer and Planting requirements onto Belvedere and Humbert Roads (*Not recommended by staff: A 50' buffer is required for Belvedere Rd and a 20' buffer is required for Humbert Rd, and neither road is included in the MRC-O*)
- Three letters reference adopting Dutch Dialogues recommendations, include specifically limiting development based on elevations (*To be addressed in the future as part of the Resilience Element implementation*)
- One request to see commercial zoning for all properties on west side of Main Road (some adjacent to Kitford Road are recommended KCR) (*addressed on the map*)

MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT (MRC-O)

Planning Commission Workshop: January 13, 2020

Planning Commission Workshop and Meeting #1: August 10, 2020

Planning Commission Workshop and Meeting #2: September 14, 2020

Draft Article 5.7: Proposed Main Road Corridor Overlay Zoning District ZLDR Amendments

Changes since the version discussed at the August 10, 2020 meeting are shown in yellow highlights.

ARTICLE 5.17 MRC-O, MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.17.1 Statement of Findings

Main Road is a major thoroughfare on Johns Island and carries a large number of vehicles each day. Development along Main Road lacks a cohesive land use pattern, varying from rural and agricultural residential uses to intensive commercial and industrial development. Moreover, the corridor has minimal infrastructure supporting safe bicycle and pedestrian circulation. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road southward to Maybank Highway, including Kitford Road. The MRC-O, Main Road Corridor Overlay Zoning District implements that recommendation. While some of the properties within the Main Road corridor are located within the jurisdictional limits of the City of Charleston, the MRC-O Overlay Zoning District regulations only apply to unincorporated parcels that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and parcels fronting on Kitford Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.”

The MRC-O is comprised of four districts: the Belvedere-Main Commercial (BMC) District, the Rural Commercial (RC) District, the Kitford Community Industrial (KCI) District, and the Kitford Community Residential (KCR) District. The BMC and RC Districts have been established to strike a balance between the ongoing development pressure that exists along the corridor and the need for future development and redevelopment to remain compatible with the existing community. The KCI and KCR Districts have been established to preserve and protect the Kitford Road rural residential community. The KCI District both acknowledges the few existing industrial developments and prohibits an expansion in use that would be incompatible with the community. The remaining Kitford Road properties are within the KCR District and subject to rural residential densities, and limited to uses compatible with the rural residential community.

Sec. 5.17.2 Purpose and Intent

The primary purpose of the MRC-O is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. A secondary purpose of the MRC-O is to preserve and protect the unique residential area identified as the Kitford Road Community.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of this Overlay Zoning District. This planning effort, named *Dutch Dialogues Charleston*, culminated in a final report released in September 2019. The report addresses “long-term planning to manage the risks and the opportunities provided by the Lowcountry’s dynamic water systems.” It should be noted that implementation of recommendations included in the *Dutch Dialogues Charleston Final Report* may result in future amendments to the MRC-O.

Sec. 5.17.3 Applicability of the Overlay Zoning District

A. Standards.

The standards of this Article shall apply to all development of unincorporated properties within the MRC-O Overlay Zoning District, as shown on the map titled “Main Road Corridor Overlay Zoning District,” except Single-Family Detached Dwellings. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.

B. Variances.

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The following requirements are ineligible for Zoning Variances in addition to those listed in Sec. 3.10.1, Applicability; Limitations, of this Ordinance:

1. Sec. 5.17.7.B, Vehicle Access;
2. Sec. 5.17.7.D, Pedestrian Access and Multi-Use Path; and
3. Sec. 5.17.8.A.2, Right-of-Way Buffers;

Sec. 5.17.4 COORDINATION WITH ADJACENT JURISDICTIONS

A letter of coordination from the City of Charleston shall be required as part of all land development applications in the MRC-O that are located adjacent to properties in the City of Charleston. Applications for single-family detached residential uses are exempt from this requirement.

Sec. 5.17.5 USE REGULATIONS

- A. Use Table.** Table 5.17.5. Main Road Corridor Overlay Zoning District Use Table, lists the Principal Uses permitted in the four districts included in this Overlay Zoning District and as shown in the map entitled “Main Road Corridor Overlay Zoning District.” The following is a description of the codes used in the table:
1. **Uses Allowed by Right.** “A” indicates uses allowed by right.
 2. **Uses Subject to Conditions.** “C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
 3. **Uses Subject to Special Exception.** “S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
 4. **Prohibited Uses.** Blank cells indicate uses that are not permitted.
- B. New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12, Definitions.
- C. Nonconforming Uses.** The requirements of Article 10.2, Nonconforming Uses, of this Ordinance apply to all development subject to the MRC-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, Loss of Legal Nonconformity Status, subsection A:
1. **Abandonment.** If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the MRC-O.
- D. Accessory Uses.** Accessory Uses shall be allowed pursuant to Art. 6.5, Accessory Uses, of this Ordinance.

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Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
AGRICULTURAL					
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING AND SUPPORT					
Aquaculture					
Mariculture					
Apiculture (Bee Keeping)					
Animal and Insect Production					
Concentrated Animal Feeding Operations					
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A		A	
Hemp Crop Production and/or Processing	C	C	C		§5.17.6.A
Winery					
Agricultural Processing	A	S	S		
Agricultural Sales or Services	C	C	C		§5.17.6.B
Roadside Stand	A	A	A		
Farmers Market	A	A	A		
Sweetgrass Basket Stand	A	A	A	A	
Community Garden	A	A	A	A	
FORESTRY AND LOGGING					
Bona Fide Forestry Operations				C	§5.17.6.C
Lumber Mills, Planing, or Saw Mills					
RESIDENTIAL					
ASSISTED LIVING					
Assisted Living	S				
MANUFACTURED HOUSING					
Manufactured Housing Unit	C	C	C	C	§5.17.6.D
Manufactured Housing Park					
MULTI-FAMILY DWELLING					
Dwelling, Multi-Family					
Triplex and Fourplex					
Duplex					
Dwelling Group					
Dwelling, Single-Family, Attached					

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Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
SHORT-TERM RENTAL					
Short-Term Rental Property, Limited Home Rental (LHR)	C	C	C	C	Art. 6.8 §5.17.6.E
Short-Term Rental Property, Extended Home Rental (EHR)	S	S	S		Art. 6.8
SINGLE-FAMILY DWELLING					
Dwelling, Single-Family Detached	A	A	A	A	
OTHER RESIDENTIAL USES					
Transitional Housing					
Child Caring Institution					
Emergency Shelter	A	A	A		
Affordable Dwelling Units	C	C	C	C	§5.17.6.E
Group Residential					
Farm Labor Housing					
CIVIC / INSTITUTIONAL					
COURTS AND PUBLIC SAFETY					
Court of Law	A	A	A		
Correctional Institutions					
Parole Office or Probation Office					
Safety Service	A	A	A	A	
DAY CARE SERVICES					
Adult Day Care Service	A	A	A	A	
Family Home	C	C	C	C	§5.17.6.F
Group Home	A				
Child Care Center	A	A	A		
Day Camp	A	A	A		
DEATH CARE SERVICES					
Cemetery	A	A	A		
Funeral Services	A				
EDUCATIONAL SERVICES					
Pre-school or Educational Nursery	A	A	A		
School, Primary	A	A	A		
School, Secondary	A	A	A		

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Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
Higher Education Facility	S	S	S		
Personal Improvement Education	A	A	A		
HEALTH CARE SERVICES					
Medical Office	A	S	S		
Community Residential Care Facility	S	S	S		\$5.17.6.G
Counseling Service	A	S	S		
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	S	S		
Health Care Laboratory	A	A	A		
Home Health Agency	A	S	S		
Hospital; Hospice Facility	S	S	S		
Outpatient Facility for Chemically Dependent or Addicted Persons	S				
Rehabilitation Facility	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S	S		
MUSEUM, HISTORIC SITE AND SIMILAR INSTITUTIONS					
Historic Site	A	A	A		
Library or Archives	A	A	A		
Museums	A	A	A		
Nature Exhibition	A	A	A		
Botanical Gardens	A	A	A		
Zoo					
POSTAL SERVICE					
Postal Service, United States	A	A	A		
RECREATION AND ENTERTAINMENT					
Community Recreation	A	A	A	A	
Fishing, Hunting or Recreational Guide Service	A	A	A		
Golf Courses or Country Clubs					
Parks and Recreation	A	A	A	A	
Recreation and Entertainment, Indoor	A				

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Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Recreation and Entertainment, Outdoor	C	C	C		§5.17.6.H
	Drive-In Theater					
	Golf Driving Range					
	Outdoor Shooting Range					
	Special Events	C	C	C		§5.17.6.I
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS						
	Business, Professional, Labor, Political Organizations; Social or Civic Organization; Social Club or Lodge	A	A	A		
	Religious Assembly	A	A	A	A	
UTILITIES AND WASTE-RELATED USE						
	Utility Service, Major	C	C	C		§5.17.6.J
	Utility Service, Minor	A	A	A	A	
	Waste-Related Uses					
	Septic Tank Installation, Cleaning, or Related Services					
	Solid Waste Disposal Facility (Public or Private)					
COMMERCIAL						
	ACCOMMODATIONS					
	Short-Term Rental Property, Commercial Guest House (CGH)	C	C	I	I	§5.17.6.E
	Hotels or Motels					
	RV (Recreational Vehicle) Park					
	Campground					
ANIMAL SERVICES						
	Stable, Commercial	A	C	C		§5.17.6.K
	Stable, Private	A	A	A		
	Kennel	A	C	C		§5.17.6.L
	Pet Store or Grooming Salon	A	A	A		
	Small Animal Boarding	A	A	A		
	Veterinary Service	A	A	A		
FINANCIAL SERVICES						
	Banks or Financial Services	A				

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Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
Short-term Lender					
FOOD SERVICES AND DRINKING PLACES					
Bar or Lounge	S				
Catering Service	A	A	A		
Restaurant, Fast Food					
Restaurant, General	C	C	C		§5.17.6.M
Sexually Oriented Business					
INFORMATION INDUSTRIES					
Communication Service; Data Processing Service; and Publishing Industry	A				
Communications Towers	C	C	C		§6.4.5
OFFICES					
Administrative or Business Office; Government Office; Professional Office	A	A	A		
OTHER NONRESIDENTIAL DEVELOPMENT					
Convention Center or Visitors Bureau	A				
Heavy Construction Service or General Contractor	A	C	C		§5.17.6.N
Billboard					
Special Trade Contractor (Offices/Storage)	A	C	C		§5.17.6.N
PARKING, COMMERCIAL					
Parking Lot	A				
Parking Garage					
RENTAL AND LEASING SERVICES					
Charter Boat or other Recreational Watercraft Rental Service					
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	A				
Consumer Goods Rental Centers	A	A	A		
Self-Service Storage	C	C	C		§5.17.6.O

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Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions	
Vehicle Rental or Leasing	A					
REPAIR AND MAINTENANCE SERVICES						
Boat Yard	A					
Repair Service, Consumer	A	C	C			§5.17.6.N
Repair Service, Commercial	A					
Vehicle Repair or Service	A	S	S			§5.17.6.N
RETAIL SALES						
Nonstore Retailers	A					
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	A					
Home Improvement Centers						
Food Sales	A	A	A			
Food Truck	A	A	A			
Liquor, Beer, or Wine Sales	S					
Building Materials or Garden Equipment and Supplies Retailer	A					
Retail Sales or Services, General	A	A	A			
Convenience Stores	A					
Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A	A			
Pawn Shop						
Warehouse Clubs or Superstores						
Service Stations, Gasoline	C					§5.17.6.P
Truck Stop						
Vehicle Sales	A					
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	A					
Vehicle Parts, Accessories or Tire Stores	A	A	A			
RETAIL OR PERSONAL SERVICES						
Consumer Convenience Service	A					
Hair, Nail, or Skin Care Services	A	A	A	C		Sec. 6.4.3

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Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Job Training or Placement Service	A	A	A		
	Personal Improvement Service	A	A	A		
	Physical Fitness or Health Club	A	A	A		
	Tattoo Facility					
	Services to Buildings or Dwellings	A				
	Landscaping and Horticultural Service	A	A	A		
VEHICLE AND WATERCRAFT STORAGE						
	Vehicle Storage	A	C	C		\$5.17.6.P
	Impound Yard	C	I		I	\$5.17.6.P
	Towing Facility	C	I		I	\$5.17.6.P
	Boat Ramp		A	A		Art. 5.3
	Community Dock		A	A		Art. 5.3
	Commercial Dock					
	Marina					
WHOLESALE SALES						
	Wholesale Sales	A		A		
	Clay or Related Products, Construction Material Wholesaler	A		A		
	Flower, Nursery Stock or Florists' Supplies Wholesalers	A		A		
	Petroleum Wholesalers					
INDUSTRIAL						
	INDUSTRIAL SERVICES					
	Laundry, Dry Cleaning, or Carpet Cleaning Plants	A				
	Photo Finishing Laboratory	A				
	Research and Development Laboratory	A	A	A		
	Scrap and Salvage Service					
MANUFACTURING AND PRODUCTION, GENERAL						
	Artisan and Craftsman	A	A	A		
	Manufacturing and Production	A		A		

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Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Aircraft Manufacturing and Production, including Related Parts					
	Chemical Manufacturing and Production					
	Clay or Related Products, Furniture, Cabinets or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production	A	A	A		
	Microbrewery	S	S	S		
	Pulp Mill or Paper Mill, Rendering Plant					
	Slaughter House and Meat Packing					
	Stone or Shell Products Manufacturing and Production					
WAREHOUSE AND FREIGHT MOVEMENT						
	Warehouse and Distribution Facility	A				
	Container Storage Facility					
	Freight Forwarding Facility	A				
	Fuel Storage Facility					
	Grain Terminals and Elevators	A				
	Stockpiling of Sand, Gravel, or other Aggregate Materials	A				
	Storage or Manufacturing of Weapons or Ammunition					
OTHER USES						
	RECYCLING SERVICES					
	Recycling Center					
	Recycling Collection Facility	A	A	A		
	RESOURCE EXTRACTION/MINING					
	Resource Extraction/Mining					
	TRANSPORTATION					
	Aviation					
	Private Air Strip					
	Railroad Facility					
	Sightseeing Transportation, Land or Water	A				

Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table						
Uses		Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
	Taxi or Limousine Service	A				
	Urban Transit Systems	A				
	Water Transportation					

Sec. 5.17.6 Use Conditions

A. Hemp Production and Processing

1. **Industrial Hemp License.** Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
2. **Approval from South Carolina Department of Agriculture.** Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with all Site Plan Review applications.

B. Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer

Tractor-trailer containers are prohibited in outside storage areas.

C. Bona Fide Forestry Operations

Charleston County hereby adopts the processes and procedures outlined in S.C Code Sec. 48-23-205 et. seq. (1976, as amended).

D. Manufactured Housing Units

A Manufactured Housing Unit placed in the BMC, RC, KCI and KCR Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the manufactured housing unit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

~~E. Short-Term Rentals, Limited Home Rental (LHR) and Commercial Guest House (CGH)~~

- ~~1. KCR District: Short-Term Rentals, Limited Home Rental (LHR) use shall comply with the requirements of Article 6.8 of this Ordinance as regulated for the Rural Residential (RR-3) Zoning District.~~
- ~~2. BMC and RC Districts: Short-Term Rentals, Commercial Guest House (CGH) use shall comply with the requirements of Article 6.8 of this Ordinance as regulated for the Rural Commercial (CR) District.~~

E. Affordable Dwelling Units

Affordable Dwelling Units in the BMC, RC, KCI and KCR Districts shall comply with the requirements of Article 6.4.19 of this Ordinance as regulated for the Agriculture/Residential (AGR) Zoning District.

F. Family Home

A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.

G. Community Residential Care Facility

A Community Residential Care Facility that provides care for nine or less persons shall be considered a Family, and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Sec. 800. [42 U.S.C. 3601].

H. Outdoor Recreation and Entertainment

Any structure or activity use area established in connection with Outdoor Recreation and Entertainment uses shall have a vegetated land use buffer of not less than 50 feet from any property that contains a residential use and any property in an agricultural, residential or office Zoning District, except where such property line abuts a street, in which case the front setback established for the Zoning District shall apply.

I. Special Events

Special Events established as a principle use in the Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts shall comply with the requirements of Article 6.7 of this Ordinance as regulated for the Rural Commercial (CR) Zoning District.

J. Utility Service, Major

1. Sewage Disposal Facility, Water and Sewage Treatment Facility, Water Storage Tank, and Electric or Gas Power Generation Facility.

Vegetated Buffers. Any structure established in connection with a Water Storage Tank, Water and Sewage Treatment Facility, Sewage Disposal Facility, or Electric or Gas Power Generation Facility shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with the Chapter 9 buffer standards of this Ordinance.

2. Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, Utility Pumping Station, and Water Main.

- a. *Vegetated Buffers for Structures Less than 120 Square Feet.* Above ground structures that have a cumulative area of 120 square feet or less, associated with underground utilities such as meters, which are necessary for maintenance and monitoring, shall have a vegetated buffer of 10 feet from all property boundaries, in compliance with Chapter 9 buffer standards of this Ordinance;
- b. *Vegetated Buffers for Structures Greater than 120 Square Feet.* Above ground structures that have a cumulative area of greater than 120 square feet established in connection with a Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property boundaries, or the minimum setback of the overlay district, whichever is greater.
- c. *Storage of Vehicles and Equipment.* The accessory storage of vehicles and equipment on the premises shall be prohibited in the RC District.

K. Stable, Commercial

Commercial Stables may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements.

1. Riding Areas and Trails.

Riding areas and trails shall be limited to the subject parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.

2. Vegetated Buffers for Lots Less than Five Acres.

If the subject site is less than five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining parcels. In lieu of a 25-foot vegetated buffer, a 75-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.

3. Vegetated Buffers for Lots Five Acres or Greater.

If the subject site is five acres or greater, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining parcels. In lieu of a 50-foot vegetated buffer, a 150-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.

L. Kennel

Kennels shall be subject to the following standards:

1. Required Screening and Landscape Buffer

- a. **Vegetated Buffer.** A minimum 100-foot landscaped buffer is required from all adjacent properties in agricultural, residential or office Zoning Districts, and from adjacent properties containing residential uses.
- b. **Outdoor Activities.** Outdoor activities shall not be located within or have access to the required landscaped buffers.

M. Restaurants

All proposed Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential Zoning District or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.

N. Heavy Construction Service or General Contractor, Special Trade Contractor, Consumer and Commercial Repair Service

All materials and equipment shall be entirely screened from view of adjacent properties, and public or private right-of-ways, by the use of solid fencing or appropriate landscaping.

O. Self-Service Storage Facility

1. Performance Standards

a. Front Setback

All structures, including the accessory manager's office/residence shall be set back a minimum of 75 feet in compliance with the Main Road right-of-way buffer requirement contained in this Article.

b. Side and Rear Buffers/Screening

- i. Where projects abut lots in office, commercial, or industrial Zoning Districts, no side or rear setbacks are required.
- ii. Where sites abut lots containing residential uses or are located in residential or agricultural Zoning Districts, buildings adjacent to the perimeter must face inward with their doors away from such areas.

c. Building Lengths and Access

To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.

d. Accessory Office/Apartment

One management office and/or accessory residence shall be permitted.

e. Parking and Circulation

- i. **Entrance.** Project entrances shall be 30 feet in width.
- ii. **Roadway Widths.** Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
- iii. **Turning Radii.** Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

f. Signs

Signs shall comply with the requirements contained in this Article and Chapter 9 of this Ordinance.

2. Operating Conditions

a. Commercial Activities

The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.

b. Commercial Repair Activities

Commercial repairs of vehicles autos, boats, motors, furniture, or other items on the premises are prohibited.

c. **Storage of Flammable Substances**

Storage of flammable chemical substances within the complex is prohibited.

d. **Open Storage**

Open storage of vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in Chapter 9 of this Ordinance.

P. Vehicle Storage, Impound Yards, and Towing Facilities

Open storage of vehicles and boats shall be entirely screened from view of adjacent properties, and public or private right-of-ways, by the use of solid fencing or appropriate landscaping.

Q. Gasoline Service Stations

Gasoline Service Stations shall have a maximum of four fuel dispensing stations and a maximum of eight vehicle fueling positions (VFP). VFP's are the number of vehicles that can be fueled simultaneously at a gasoline service station.

Sec. 5.17.7 GENERAL DEVELOPMENT STANDARDS AND REQUIREMENTS (ALL DISTRICTS)

A. Residential Density

1. *Maximum Residential Density.*

- a. The Density/Intensity and Dimensional Standards listed in Table 5.17-2 of this Article shall apply to all properties in the BMC and RC Districts.
- b. The Kitford Community Industrial (KCI) District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (I) Zoning District; and
- c. The Kitford Community Residential (KCR) District shall be subject to the Density/Intensity and Dimensional Standards of the Rural Residential (RR-3) Zoning District.

2. *Calculation of Residential Density.* Residential density shall be calculated by dividing the number of Lots/Dwelling Units on a site by the net area (in acres) of highland of the site on which the Lots/Dwelling Units are located. Net highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as freshwater wetlands. Site Plan Review and Subdivision applications shall include all freshwater wetland metes and bounds, and total freshwater wetland acreage based on a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. Vehicle Access. All Site Plan Review and Subdivision applications shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. *Driveway Width.* Vehicular access from Main Road and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.
2. *Driveway Separation.* Driveway separation shall be a minimum distance of 150 feet from the intersection of the right-of-way lines to the closest edge of driveways.
3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. *Limitation to Number of Driveways.* For parcels with a right-of-way frontage equal to or less than 150 feet in length, the development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.17.7.B.6; for parcels with a frontage greater than 150 feet and less than 300

feet in length, the development is limited to two driveways; for parcels with a frontage equal to or greater than 300 feet, the development may have up to three driveways.

5. *Single Lane Driveways.* For parcels with a right-of-way frontage equal to or less than 150 feet in length, two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at the street line and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the right-of-way lines to the closest edge of driveways.
6. *Corner Lots.* Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of 50 feet from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary street to avoid undue interference with, or hazard to, traffic on the roadways.
7. *Shared Access Requirements.* Shared access is encouraged between adjoining parcels. Driveways for all uses except Single-Family Detached Dwellings shall be located in a manner where they can be shared between adjacent parcels as described below:
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 - i. A letter from the adjacent property owner denying access; or
 - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped.
 - d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.
 - e. Each parcel involved in a shared access shall be allowed an increase in building cover up to a maximum of 40 percent of the lot.
8. *Transportation Coordination.* Prior to the issuance of a Certificate of Occupancy, the applicant must show conformance with all requirements included in Letters of Coordination from South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).

C. Traffic Impact Analysis

All development applications requiring Site Plan Review shall be subject to the requirements of Article 9.9, Traffic Impact Studies.

D. Pedestrian Access and Multi-Use Path

1. *On-Site Pedestrian Access.* On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent parcels, and within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
2. *Main Road Multi-Use Path Requirements.* When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, a multi-use path shall be constructed in accordance with the right-of-way buffer requirements of this Article. The following shall apply:
 - a. A minimum 10-foot wide concrete multi-use path, located as shown in Figure 1, shall extend the length of the entire property frontage;

Main Road Corridor Overlay Zoning District – Draft
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- b. Where applicable as determined by the Zoning and Planning Director, asphalt surface material may be used in place of concrete to mitigate damage to existing trees that are to remain;
- c. The multi-use path shall have a minimum width of at least 10 feet;
- d. The property owner shall obtain and submit all required encroachment permits as part of the Site Plan Review application;
- e. The property owner shall record an easement for the safe movement of pedestrians;
- f. The property owner shall be responsible for the maintenance of the multi-use path; and
- g. The multi-use path shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.

E. Signs

All signage must comply with the requirements of this Section in addition to the applicable requirements of Art. 9.11, Signs, of this Ordinance.

1. Free standing Signs

- a. All new freestanding signs must be designed as monument signs.
 - i. Signs shall have a maximum height of 8 feet and a maximum size of 40 square feet.
 - ii. Shared free standing signs shall be allowed with a maximum height of 10 feet and a maximum size of 60 square feet.
- b. All sign illumination:
 - i. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.
 - ii. Electronic Copy Readerboard signs and Billboards are prohibited.
 - iii. No illumination that simulates traffic control devices or emergency vehicles shall be used.
 - iv. All illumination must be from a steady, stationary light source.
 - v. Internally Illuminated signs are prohibited.
 - vi. External Illumination:
 - a) Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
 - b) Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - c) The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
 - d) The color of light sources to illuminate signs shall be white.
 - e) Signs shall not have light-reflecting backgrounds or letters.
- c. Nonconforming Signs.
 - i. All signs made nonconforming by the adoption of this Article on [Date of Adoption] pursuant to Art. 10.5, Nonconforming Signs, of this Ordinance must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and/or the required addition of pole covers as described in subsection ii below.
 - ii. A Nonconforming Sign may be re-faced without complying with the sign requirements of this Article provided a pole cover is added to the existing poles in compliance with the following requirements:
 - a) The pole cover shall be at least one-third the width of the sign cabinet; and
 - b) The pole cover shall be at least one-third the overall height of the pole sign, provided the pole cover shall not exceed 8 feet in height.

2. Wall Signs.

- a. The maximum size of a wall sign shall be in accordance with Table 9.11.4, Wall/Façade Signs, of this Ordinance.
- b. In new multi-tenant developments, such as shopping centers and office parks, all tenant signs are to be similar in type, color, font size, font style, and method of illumination.
- c. New tenant signs in existing multi-tenant developments shall be consistent with the type and method of illumination of existing tenant signs.

F. Special Stormwater Requirements

All construction activities occurring on properties within the MRC-O may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

Sec. 5.17.8 BELVEDERE-MAIN COMMERCIAL (BMC) and RURAL COMMERCIAL (RC) DISTRICTS

The BMC and RC Districts primarily consist of properties with frontage on, or within close proximity to, Main Road north of Herbert Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.” All of these properties are within the Rural Area, defined by the Charleston County Comprehensive Plan as the area located outside of Charleston County’s Urban Growth Boundary. The Comprehensive Plan states that the Rural Area is characterized by low levels of infrastructure and services and low intensity development. Strategies in the Comprehensive Plan designed to foster the character of Rural Areas include encouraging the continuation of low-density development, and maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern to support and contribute to the rural quality of life.

The BMC and RC Districts are intended to provide opportunities for rural economic development through the designation of limited areas of more intense development where infill development, expansion, or redevelopment of existing commercial and industrial uses may occur. New commercial businesses, or the expansion of existing commercial businesses, can occur within the BMC and RC Districts if the uses are compatible with the existing community, can be served by existing infrastructure, and are principally designed to serve the surrounding rural area. The following regulations apply in addition to the requirements of Sec. 5.17.7, General Development Standards and Requirements (All Areas), of this Article to unincorporated parcels within the BMC and RC Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

A. Buffers.

1. Land Use Buffer. The land use buffer and landscape requirements of Chapter 9 shall apply.
2. Right-of-Way Buffer.
 - a. Main Road Right-of-Way Buffer.
 - i. *Buffer Requirement.* For properties with frontage on Main Road, the right-of-way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance.
 - ii. *Buffer Description.* The Main Road right-of-way buffer shall be 75 feet in depth and include the following
 - 0 – 25 feet from the property line at the right-of-way: A minimum 10-foot multi-use path meeting the requirements of Sec. 5.17.7.D.2. This area is also reserved for future road widening.
 - 25 – 50 75 feet from the property line at the right-of-way: Street trees and additional required plantings per Table 5.17-2. All required trees and plantings shall be installed and inspected prior to the issuance of Certificate(s) of Occupancy.

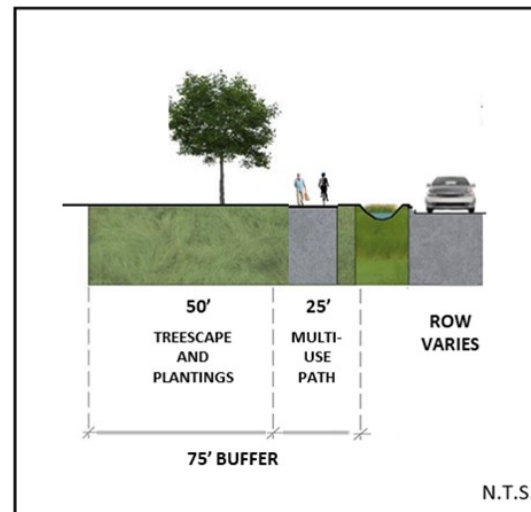


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

Main Road Corridor Overlay Zoning District – Draft
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- ~~50–75 feet from the property line at the right-of-way. This area is reserved for event spaces and stormwater infrastructure. Stormwater detention ponds located within the right-of-way shall not occupy more than 25% of the entire right-of-way buffer area.~~
- iii. Property owners shall be responsible for the long-term maintenance of all buffer requirements.
- iv. Right-of-way Buffers shall be provided in accordance with the following minimums standards:

Table 5.17-2, Main Road ROW Buffer Depth and Planting Schedule [1]	
STANDARD	MAIN ROAD
MIN. BUFFER DEPTH [2]	75 feet [3]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[4]	
Canopy Trees[5] [6]	2 6
Understory Trees (at least 50 percent evergreen)	4 9
Shrubs	30 50
Street Trees (may be counted toward canopy tree req.)	2
<p>All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.</p> <p>[1] All landscape and plant material shall comply with the minimum standards of Section 9.5.6 of this Ordinance.</p> <p>[2] Buffers may be traversed by permitted driveways and pedestrian ways.</p> <p>[3] Consisting of a minimum ten-foot multi-use path as illustrated in Figure 1.</p> <p>[4] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.</p> <p>[5] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.</p> <p>[6] Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three. Only Live Oak trees may be used to fulfill the canopy tree requirements.</p>	

- b. Right-of-way buffer requirements for all roads in the BMC and RC Districts other than Main Road shall comply with the requirements of Chapter 9 of this Ordinance.

B. Density, Intensity, Dimensional, and Design Standards. The following Density/Intensity and Dimensional Standards shall apply to properties in the BMC and RC Districts:

Table 5.17-2 Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 dwelling unit per acre [1]
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers [2]
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVER	30% [3]
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories [4]
<p>[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.17.6.F.</p> <p>[2] No building setback shall be less than 8 feet.</p> <p>[3] Parcels involved in a shared access agreement are allowed a maximum building cover of 40 percent, per Sec. 5.17.7.B, <i>Vehicle Access</i>.</p> <p>[4] Building height may be a maximum of 50 feet and 3 stories when the building meets all applicable setback and buffer requirements, and the following conditions:</p> <ul style="list-style-type: none"> a. The entire building, or the portion of the building exceeding 35 feet in height, is set back at least 300 feet from the Main Road Right-of-way; and b. The entire building, or the portion of the building exceeding 35 feet in height is set back at least 50 feet from any adjacent parcel which contains or is zoned for Single-Family Detached Dwellings. 	

Sec. 5.17.9 KITFORD COMMUNITY (KC) DISTRICTS

The Kitford Community consists of properties on or adjacent to Kitford Road as shown on the map titled “Main Road Corridor Overlay Zoning District.” When County Council adopted the first zoning map on January 19, 1970, many of these properties were placed in the Light Industrial Zoning District due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. While the expansion of tomato packing sheds did not occur over time, the industrial zoning remained, resulting in land uses that conflicted with the existing rural residential community. The MRC-O creates two Kitford Community Districts to address issues related to expansion of incompatible land uses and the resulting negative impacts of traffic and noise.

The KCI District is designated for the properties that were in the Industrial Zoning District at the time of adoption of this Article, with the exception of split-zoned properties. ~~a small number of properties on the south side of Kitford Road that are currently in the Industrial Zoning District.~~ Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table, identifies the permitted uses within the KCI District, allowing Rural Commercial District uses instead of Industrial uses along with some manufacturing/production and wholesale sales uses on these properties. ~~prohibiting many traditional industrial uses that would conflict with the intent of the MRC-O to preserve and protect the surrounding rural residential community.~~

The KCR District is designated for the remaining Kitford Community properties identified in the MRC-O, the majority of which were previously located in the RR-3 Zoning District. These properties contain Single-Family Detached Dwellings or are vacant. Two of the properties contain commercial developments. Table 5.17.5, Main Road Corridor Overlay Zoning District Use Table, identifies the permitted uses within the KCR District. These uses are compatible with the intent of the MRC-O to preserve and protect this rural residential community.

The following regulations apply in addition to the requirements of Sec. 5.17.7, General Development Standards and Requirements (All Areas), of this Article to parcels within the KCI and KCR Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

A. Buffers.

1. Land Use Buffers. The land use buffer and landscape material requirements of Chapter 9 shall apply.
2. Right-of-Way Buffer Requirements.
 - a. *Main Road Right-of-way Buffer Requirements.* Right-of-way buffer requirements for all properties with frontage on Main Road in the KCI and KCR Districts shall be subject to the requirements of Sec. 5.17.8.A.2.a of this Article.
 - b. *Other Right-of-way Buffer Requirements.* Right-of-way buffer requirements for all roads in the KCI and KCR Districts other than Main Road shall comply with the requirements of Chapter 9 of this Ordinance

B. Density, Intensity, Dimensional, and Design Standards.

1. All properties within the KCI District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (I) Zoning District.
2. All properties within the KCR District shall be subject to the Density/Intensity and Dimensional Standards of the RR-3 Zoning District.

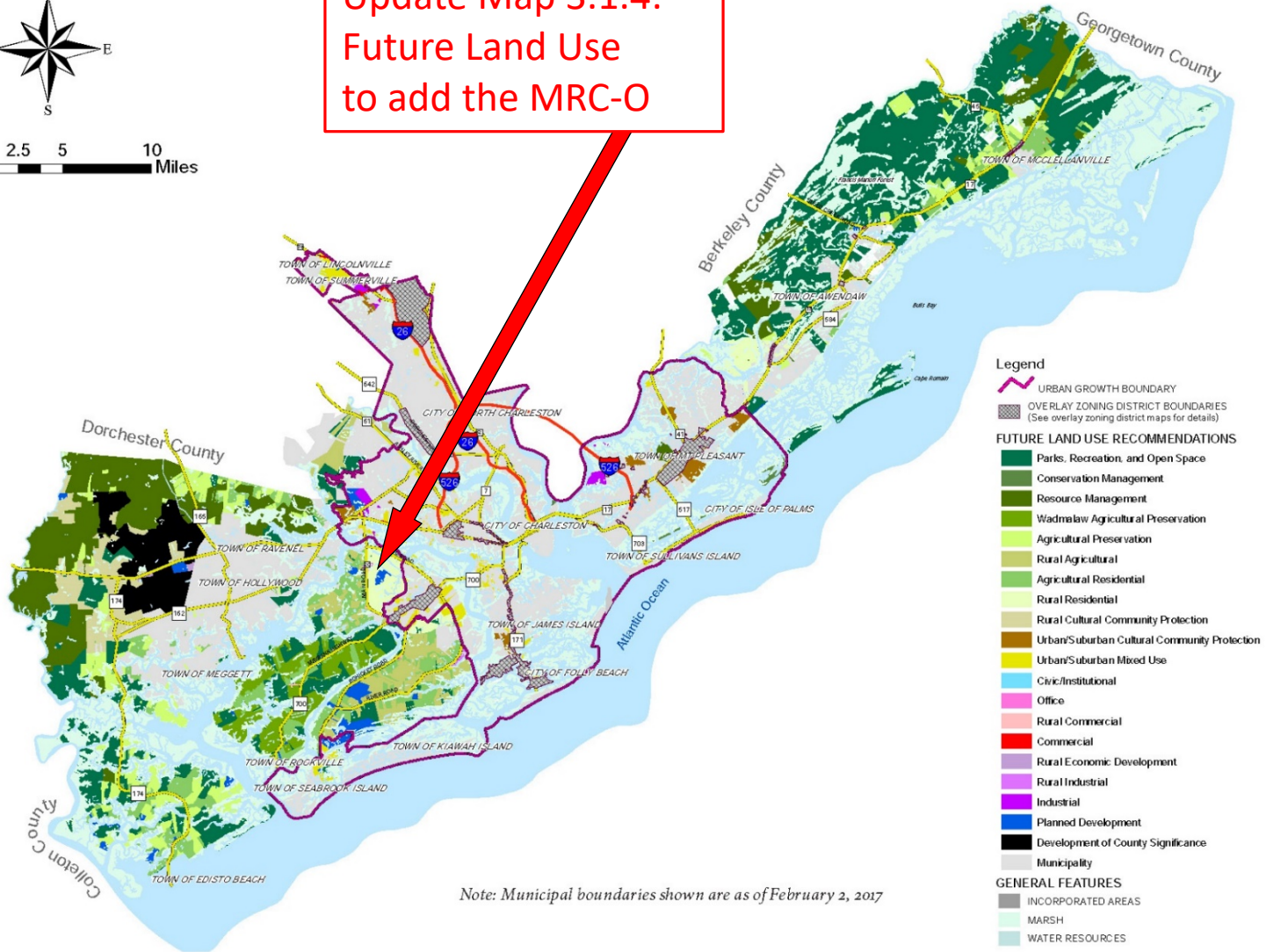
**Main Road Corridor
Overlay Zoning District:
Draft Comprehensive
Plan Amendments**

MAP 3.1.4: FUTURE LAND USE



0 2.5 5 10
Miles

Update Map 3.1.4:
Future Land Use
to add the MRC-O



Incorporate Map 3.1.18: Main Road Corridor Overlay Zoning District

Map 3.1.18: Main Road Corridor Overlay Zoning District

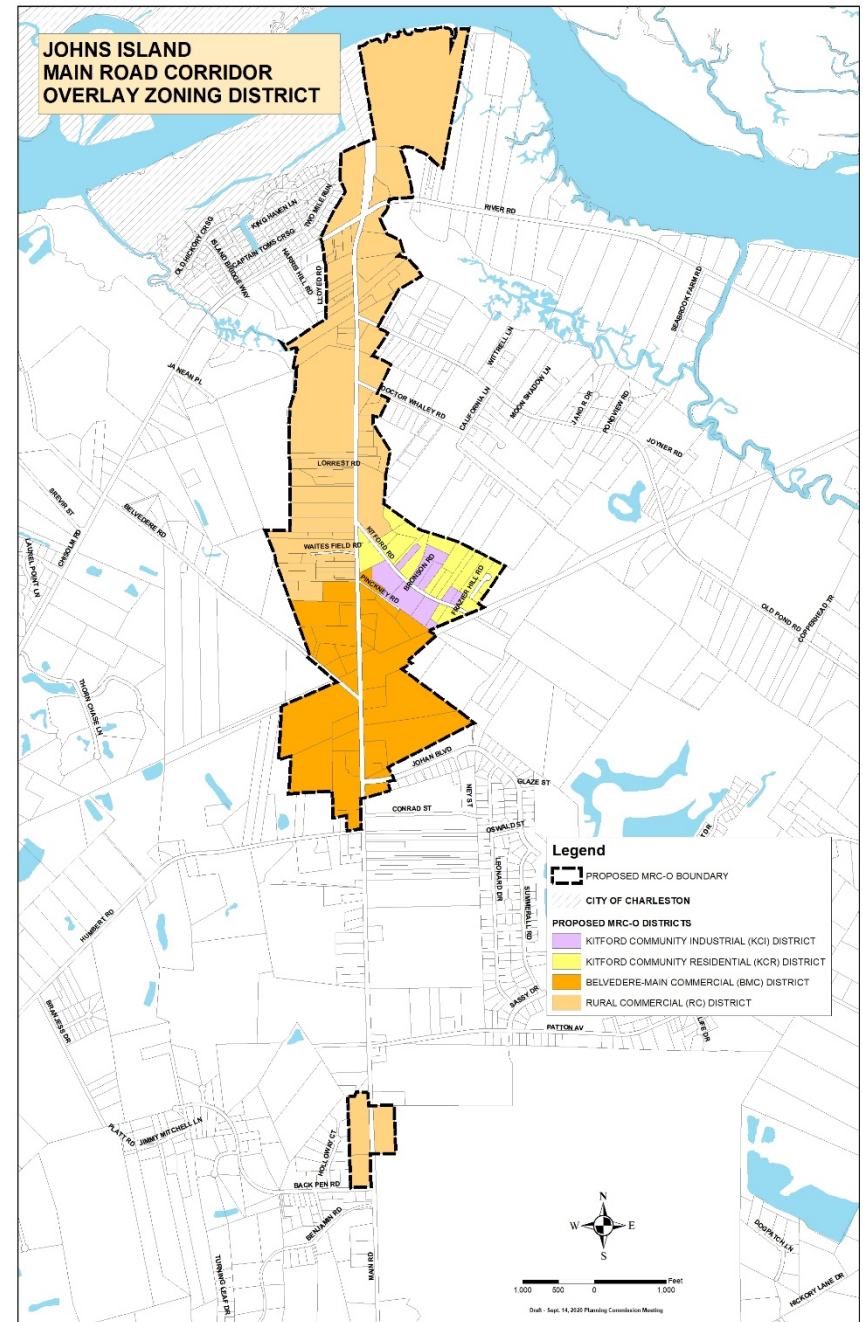


TABLE 3.9.1: PROJECT STATUSES FOR 2013-2014 FIVE-YEAR REVIEW PRIORITY RECOMMENDATIONS

Project	Intergovernmental Coordination	Project Status
Proposed Spring Grove Development (formerly East Edisto)	Towns of Hollywood, Meggett, and Ravenel	Development Agreement, Development of County Significance, and Form-Based Zoning District Adopted. Project development plan review will continue through 50-year life of the Development Agreement.
Historic Resources Survey Update	State Historic Preservation Office	Completed in 2016
West Ashley Consistency Review	City of Charleston	Completed DuPont Wappoo Community Plan and Overlay Zoning District in 2016; participating in City of Charleston Ashley Master Plan project.
Rural Area Cultural Community Protection Overlay Zoning District (Parkers Ferry Area)	Applicable jurisdictions and service providers	Completed in 2017
ReThink Folly Road Implementation	City of Charleston, Town of James Island, City of Folly Beach, and service providers	Plan adopted in 2016; implementation included in 2018-2023 Work Plan
ZLDR Comprehensive Review	All municipalities and service providers within Charleston County	Began in 2017; included in 2018-2023 Work Plan as it is a multi-year project.
Urban/Suburban Area Cultural Community Protection Overlay Zoning District	Applicable jurisdictions and service providers	Completed Sol Legare Community Plan and Overlay Zoning District in 2018; other communities included in 2018-2023 Work Plan
Implementation of Urban/Suburban Future Land Use Designation	All municipalities within the Urban Growth Boundary	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Implementation of the Rural Residential Future Land Use Designation	City of Charleston and Town of Mount Pleasant	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island)	City of Charleston	Included in 2018-2023 Work Plan
Main Road (River Road to Maybank Highway, including Kitford Road Area)	City of Charleston	Included in 2018-2023 Work Plan
Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	Town of Mount Pleasant	Included in 2018-2023 Work Plan
Reinforce the location of the Urban Growth Boundary	City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers	Included in 2018-2023 Work Plan
Voluntary Agricultural and Forestal Areas Ordinance	Applicable jurisdictions	Included in 2018-2023 Work Plan

In Table 3.9.1, update the Project Status column to show “Completion of the Main Road Corridor Overlay Zoning District”

Note: Projects listed above are in addition to staff's daily permitting and application review functions, such as zoning permit review and issuance; review of variance, special exception, appeals, rezoning, planned development, subdivision, and site plan review applications; preparation of staff reports for Board of Zoning Appeals, Planning Commission, and County Council; pre-application meetings with applicants and property owners; code enforcement; and addressing. The County Planning Department also provides similar services to the Towns of Kiawah Island, Meggett, Ravenel, and Rockville.

TABLE 3.9.2: 2018-2023 PRIORITY RECOMMENDATIONS

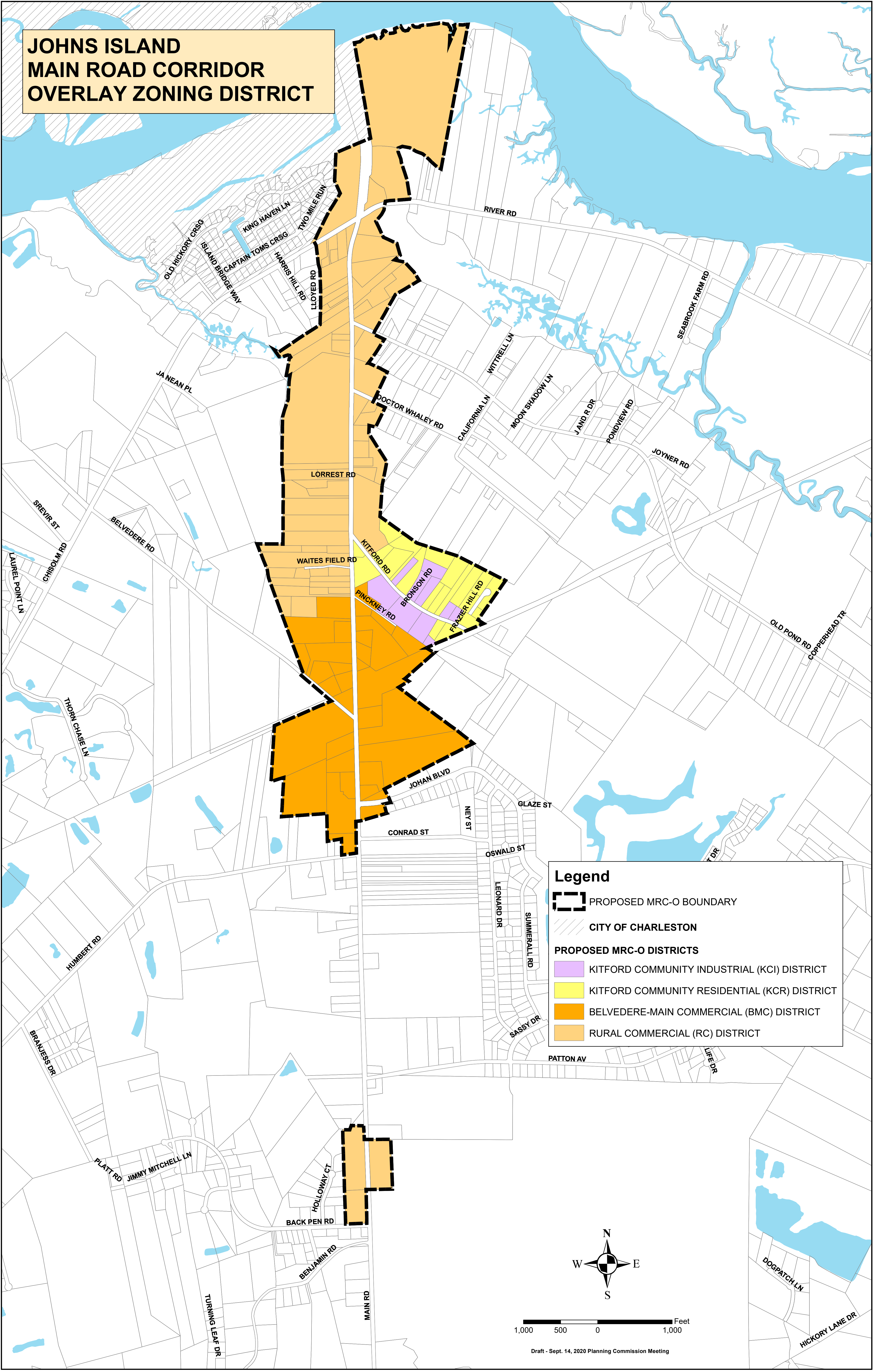
	Project	Recommended Time Frame*	Intergovernmental Coordination
1	ZLDR Comprehensive Review	2-3 Years	All municipalities and service providers within Charleston County
2	Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island) & Main Road (River Road to Maybank Highway, including Kitford Road Area)	1-2 Years	City of Charleston
3	Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	1-2 Years	Town of Mount Pleasant
4	Urban/Suburban Area Cultural Community Protection Overlay Zoning Districts for Historic African-American Communities, as identified in the 2016 Charleston County Historic Resources Survey Update (e.g. Phillips, Snowden, Ten Mile, Grimball Farm, etc.)	2-3 Years	Applicable jurisdictions
5	Reinforce the location of the Urban Growth Boundary	1-2 Years	City of Charleston, City of Mount Pleasant
6	Coordinate with Charleston County Economic Development Department to identify economic development opportunities in the Western area of Charleston County	1-2 Years	Towns of Hollywood, Mount Pleasant
6	Future Land Use Consistency Review in Highway 78 Area	2-3 Years	Town of Lincolnville, Berkeley County
7	Community Resiliency Element for Comprehensive Plan	2-3 Years	All municipalities and service providers within Charleston County
8	Voluntary Agricultural and Forestal Areas Ordinance	1-2 Years	Applicable jurisdictions
9	Wadmalaw Island Community Plan	2-3 Years	
10	Edisto Island ZLDR/Comprehensive Plan Amendments	2-3 Years	
11	Implementation of adopted Community Plans (e.g. DuPont Wappoo, Parkers Ferry, Sol Legare)	Ongoing	Applicable jurisdictions
12	ReThink Folly Road Implementation	Ongoing	City of Charleston, Town of James Island, City of Folly Beach, and service providers
13	2016 Charleston County Historic Resources Survey Update Implementation	Ongoing	Applicable jurisdictions and State Historic Preservation Office

*Time frame based on availability of adequate resources, to be directed and reviewed annually by County Council.

In Table 3.9.2, update the Recommended Project column to remove the reference to the Main Road Corridor Overlay Zoning District.

**DRAFT MAIN ROAD
CORRIDOR OVERLAY
ZONING DISTRICT
BOUNDARY MAP**

JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT



Draft Main Road Corridor Overlay Zoning District: ZLDR Related Amendments

Amend Sec. 8.4.2.A.4.j, as follows:

CHAPTER 8 | SUBDIVISION REGULATIONS

ARTICLE 8.4 PRELIMINARY PLAT

§8.4.2.A.4 Application; Requirements

A. Requirements

The following shall be submitted:

4. The following information shall be required on each plat:
 - j. ***United States Army Corps of Engineers Jurisdictional Determination.*** A United States Army Corps of Engineers (USACE) jurisdictional determination is not required for approval of a subdivision plat application except: ***(1) as required for the Main Road Corridor Overlay Zoning District, James Island Maybank Highway Corridor Overlay Zoning District, and Johns Island Maybank Highway Overlay Zoning District; and (2)*** that an Accurate-Approved jurisdictional determination is required for areas located within proposed publicly dedicated rights-of-way and/or easements prior to Preliminary Plat approval. (...)

Amend Sec. 8.9.2.B.9, as follows:

CHAPTER 8 | SUBDIVISION REGULATIONS

ARTICLE 8.5 FINAL PLATS

§8.5.2.B Application;

B. The Final Plat Shall Show the Following:

9. ***United States Army Corps of Engineers Jurisdictional Determination.*** A United States Army Corps of Engineers (USACE) jurisdictional determination is not required for approval of a subdivision plat application except: ***(1) as required for the Main Road Corridor Overlay Zoning District, James Island Maybank Highway Corridor Overlay Zoning District, and Johns Island Maybank Highway Overlay Zoning District; and (2)*** that an Accurate-Approved jurisdictional determination is required for areas located within proposed publicly dedicated rights-of-way and/or easements prior to Final Plat approval. (...)

Amend Sec. 9.5.4, Table 9.5.4.A.3, Buffer Types by Roadway, as follows:

MRC-O

Rename Roadway:

Replace: ~~Main Road (Limehouse Bridge to Maybank Hwy.)~~

With: **Main Road (Humbert Road to Maybank Highway)**

Add Roadway: **Main Road Corridor Overlay District**

Add Buffer Type: **[2]**

Add Footnote [2]: **Buffer type as described in the Main Road Corridor Overlay District**

Table 9.5.4.A.3, Buffer Types by Roadway			
ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Abbapoola Road	S4	Magwood Road	S3
Ashley Hall Road	S1	Main Road (Humbert Road to Maybank Hwy.)	S5
		Main Road Corridor Overlay District	[2]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	S1	Main Road (Bees Ferry Road to Limehouse <u>Bridge</u>)	S4
Hwy. 61/Ashley River Road (Sam Rittenberg Boulevard to Mark Clark Expressway)	S2	Manse Road	S4
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	S5	Mary Ann Point Road	S3
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line)[1]	S6	Mathis Ferry Road [1]	S4
Bears Bluff Road	S5	Maybank Highway Corridor Overlay District	[3]
Bees Ferry Road	S4	Maybank Highway [James Island]	S1
Belvedere Road	S4	Maybank Hwy (Main Road to Rockville)	S5
Betsy Kerrison Parkway [1]	S5	Meeting <u>Street</u>	S1
Bohicket Road [1]	S5	Murraywood Road	S4
Botany Bay Road	S4	Old Georgetown Road	S4

2. Buffer type as described in the Main Road Corridor Overlay District

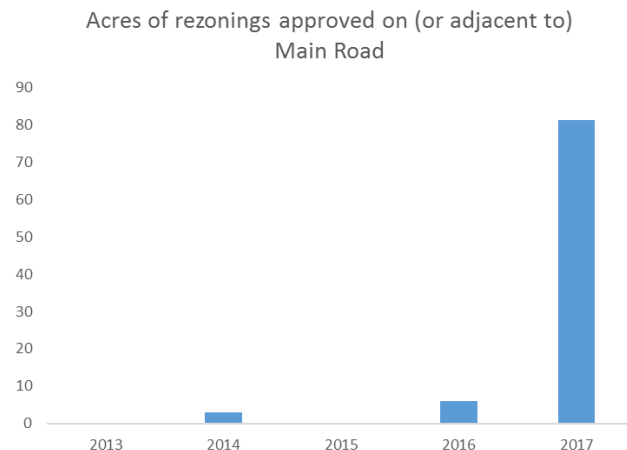
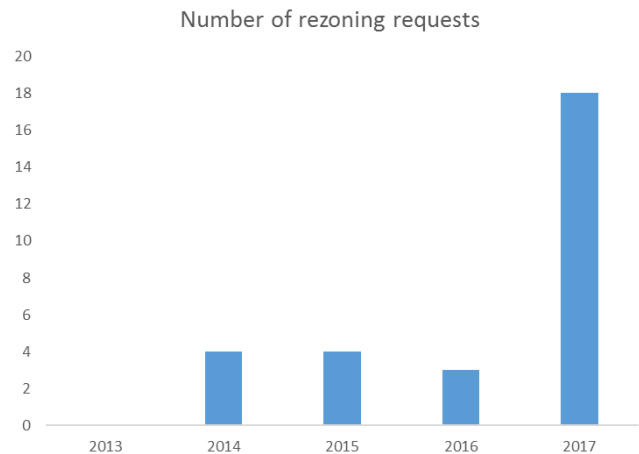
Public Input

Received from Johns Island Community Association April 24, 2018

Develop a Comprehensive Land Use Plan for the Main Road Corridor

Over the last 5 years, requests for rezonings in the County have increased significantly; with 18 requests submitted to the County last year. In that same time, on average, the Planning Commission has approved rezoning requests 75% of the time, resulting in significant increases in the acres of rezoned land. Last year alone, the Planning Commission approved 99.3% of requests resulting in the rezoning of 2,842 acres on the island.

The Johns Island Community Association recognizes the importance and need for rezonings. We are supportive of flexibility in the uses of land when there is a comprehensive plan that guides appropriate land uses and a system that assures that our county staff and elected officials adhere to those plans. The 2007 County Comprehensive plan indicates the need for a Main Road Overlay district to define a vision for this portion of Johns Island and to assign appropriate land uses and restrictions to the area; yet, over 10 years later, we still have no Main Road Overlay district. Rezonings are occurring at an ever increasing pace along the Main Road corridor. Last year alone, over 80 acres were rezoned typically from Agricultural to Commercial or Industrial. In fact, County Zoning and Planning staff have oftentimes suggested disapproval of rezoning along the Main Road corridor due to the fact that (1) these rezonings



are inconsistent with the existing Comprehensive plan and (2) because it is not appropriate to rezone land along Main Road without a vision in mind. What is most disturbing is that although County staff are assuring rezonings are consistent with the Comprehensive plan, the Charleston County Planning Commission votes against the County staff's recommendations between 20 to 60% of the time. Meaning that the Charleston County Planning Commission and Charleston County Council are making decisions that are contrary to the vision that Johns Islanders established over 10 years ago.

The Johns Island Community Association is requesting that:

- (1) Until a plan for the Main Road Corridor plan is in place that the County Planning Commission and County Council do not approve any rezonings in this area that is not in accordance with County Zoning and Planning staff recommendations and consistent with the 2007 Comprehensive Plan.
- (2) Prioritize the funding and development of the Main Road Corridor to assure a comprehensive vision of the development of this portion of the island.

From: [john zlogar](#)
To: [Dan J. Frazier](#)
Cc: [Joel Evans](#); [Andrea Melocik](#)
Subject: Main Road Overlay District
Date: Tuesday, May 26, 2020 11:37:17 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dan,

I had a good telecom with Joel after our last meeting. Based upon that discussion, I have a better understanding of the reasoning behind the use table developed by staff. Consequently there are only a few recommended changes as shown below. These changes should be in keeping with the rural nature of Main Road. If you want to discuss, please feel free to contact me.

John

Table 5.X.5, Main Road Corridor Overlay Zoning District Use Table						
Uses	Belvedere-Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions	
COMMERCIAL						
	FOOD SERVICES AND DRINKING PLACES					
	Bar or Lounge	S				
	Restaurant, General	C	C			\$5.X.6.N
	RETAIL SALES					
	Liquor, Beer, or Wine Sales	S				
	Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	A				
	VEHICLE AND WATERCRAFT STORAGE					
	Impound Yard	C				\$5.X.6.Q
	Towing Facility	C				\$5.X.6.Q
	INDUSTRIAL					
	MANUFACTURING AND PRODUCTION, GENERAL					
	Microbrewery	S	S			
	WAREHOUSE AND FREIGHT MOVEMENT					
	Grain Terminals and Elevators	A				



Main Road Corridor Overlay - Proposed Land Use Changes

The Coastal Conservation League is supportive of the County's effort to work collaboratively with the City of Charleston planning staff to create consistent land use, zoning, and development requirements for the Main Road Corridor on Johns Island. Included as a priority project in the County's Comprehensive Plan work plan, the Main Road Corridor Overlay Project is an important initiative to help ensure a cohesive land use pattern for Main Road. The Main Road Corridor Overlay project will help to allow rural economic development in a limited area of designated appropriate uses that are compatible with the existing community and the future land use vision.

The four newly created districts in the corridor (Rural Commercial, Kitford Community Residential, Kitford Community Industrial, and Belvedere-Main Commercial) are located outside of the urban growth boundary and should therefore maintain the rural nature of the area with frontage on or in close proximity to Main Road as it develops. The proposed land uses along the segment of the Main Road Corridor included in the overlay on Johns Island vary from rural and agricultural residential uses to commercial and light industrial development. Therefore, the proposed uses seem appropriate for maintaining consistency of character of the rural area while providing access to convenience goods and services to the surrounding neighborhoods.

Johns Island was selected as one of the focus areas included in the Dutch Dialogues report, and as such it is especially important that improvements to this corridor prioritize infrastructure that will support improved stormwater drainage. In addition, the Conservation League feels strongly that all improvements to the corridor require safe bike/ped connections into the surrounding residential communities and transportation network. The 75' buffer requirements that include a separated bicycle and pedestrian path are a good starting point. The Conservation League urges the County to increase tree protection and planting requirements whenever possible.

Regarding the buffer landscaping requirements for the proposed overlay, the number of street and canopy trees to be planted per 100 feet could be increased from 2 street trees to at least 6 and from 9 canopy trees to 15. Trees provide shade and protection for cyclists and pedestrians, beauty for drivers, habitat for native species, and essential ecosystem services for rainfall capture. In addition, the treescape and plantings in the stormwater buffer area should focus on native vegetation recommended by Clemson University for use in green infrastructure techniques such as bioswales and rain gardens to direct, capture, store and release rainwater.



**COASTAL
CONSERVATION
LEAGUE**

Thank you for your thoughtful consideration of these comments. We believe the approach the County is taking on the Main Road Corridor Overlay project is a positive one and look forward to following the progress that is to come along this corridor.

Respectfully,

A handwritten signature in blue ink, appearing to read "Betsy La Force", written over a light gray rectangular background.

Betsy La Force
Communities and Transportation Project Manager
Coastal Conservation League

From: [Sunshine S. Trakas](#)
To: [Dan J. Frazier](#)
Subject: FW: Main Road Corridor comment
Date: Monday, July 27, 2020 3:09:54 PM

Fyi

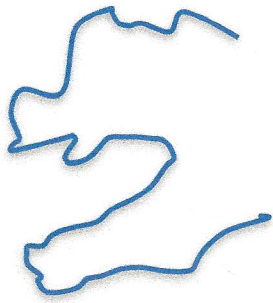
From: Kelsey Barlow <KBarlow@charlestoncounty.org> **On Behalf Of** Public Info
Sent: Monday, July 27, 2020 3:08 PM
To: Sunshine S. Trakas <STrakas@charlestoncounty.org>
Subject: FW: Main Road Corridor comment

Hi Sunshine,
Just passing this along.

From: Pandeatseabrook@att.net <Pandeatseabrook@att.net>
Sent: Monday, July 27, 2020 3:04 PM
To: Public Info <PublicInfo@charlestoncounty.org>
Subject: Contact From CharlestonCounty.org

First Name: Paul
Last Name: Giardino
Email: Pandeatseabrook@att.net
Phone: (843)768-0575

Question/Comment: In regard to the proposed Main Road Corridor Overlay Zoning District, no changes should be made that would result in an increase in traffic on Johns Island. All road improvements, Main Rd Savannah Highway flyover and widening of Main Rd., are COMPLETED. The road system on Johns Island can not support any additional traffic. Any further development on Johns Island without the road improvements would be irresponsible and hazardous.



Johns Island Task Force

Respect ■ Protect ■ Enhance

Mr. Eric Meyer
Chairman, Charleston City Planning Commission
4045 Bridge View Drive, Suite A-314
North Charleston, SC 29405

7 Aug 2020

Reference: Main Road Corridor Overlay Zoning District (MRC-O)

Dear Mr. Chairman:

On behalf of the members of the **Johns Island Task Force**, and in alliance with the member of the **Johns Island Community Association** and the **Johns Island Council**, I respectfully submit for consideration our recommendations regarding the Main Road Corridor Overlay Zoning District.

County Staff has done a great job developing the overlay. We have only a few recommended changes that we believe will help to further enhance the rural character of Main Road as it develops. These changes fall into three categories: use table, density, and plantings.

Use table: The majority of proposed uses are a good fit for this area of Johns Island located outside the Urban Growth Boundary. However, to maintain the rural character of Main Road, the following uses should be deleted:

- Short-Term Rental Property, Commercial Guest House (CGH)
- Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer
- Impound Yard
- Towing Facility

Density: The Dutch Dialogues, which is discussed in Sec 5.17.2 of the Overlay, has several elevation-based recommendations for land use on Johns Island. For lower elevations, these recommendations include reduce housing density, require elevated foundations, limit soil disturbances and limit tree disturbances. One of the key recommendations is to eliminate further developments below an elevation of 6 feet. Accordingly, we recommend that Sec 5.17.7 A 2 be changed as follows:

- From: "Net highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as freshwater wetlands."
- To: "Net highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line, identified as freshwater wetlands or below 6 feet in elevation."

Plantings: The tree canopy can almost be considered a trademark of Johns Island. This canopy of trees, most often live oaks, becomes evident when one drives along Bohicket, Chisolm or River Roads. Developments on Main Road should only enhance and amplify this "trademark". Accordingly, we recommend the following changes to Table 5.17.2, "Main Road ROW Buffer Depth and Planting Schedule":

- The use of live oaks, rather than other types of tree, should be required. Therefore, add a note for "Canopy Trees" that states: "[x] All canopy trees shall be live oak with a diameter breast height (DBH) of 6 inches or greater."
- Since a dense canopy similar to what occurs throughout Johns Island is desired, change the "plants per linear feet for canopy trees" quantity from "2" to "4".
- Since palmetto trees do not supply a canopy, delete Note [6] "Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three."
- Since Belvedere and Humbert Roads are key gateways into the interior of the Island, properties fronting on these roads should be required to have the same buffers required as for Main Road. Therefore, change the Title of Table 5.17-2 from "Main Road ROW Buffer Depth and Planting Schedule" to "Main, Belvedere and Humbert Roads ROW Buffer Depth and Planting Schedule".

We believe these changes are key to ensuring developments along Main Road maintain the rural character that the residents of Johns Island expect and what is required in the Charleston County's Comprehensive Plan.

Thank you for your consideration.

Sincere regards,



John Zlogar

Chair, Johns Island Task Force

The Johns Island Task Force is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry and outdoor recreation.



A GROWING TRADITION SINCE 1973

August 5, 2020

Charleston County Planning Commission
4045 Bridge View Drive
North Charleston, SC 29405

Re: Main Road Corridor Overlay Zoning District (MRC-O)

Dear Planning Commissioners,

My name is Andrew Dupps. I am the President of HMD Holding which is the property owner of 1182 Main Road. I strongly approve of the proposed amendments to the Charleston County Plan and the Charleston County Zoning and Land Development Regulations Ordinance. The amendments are well suited for Main Road and allow the property owners to properly use their land while creating uniformity along Main Road. I appreciate the Planning Commission for taking the time to review these amendments and look forward to seeing the amendments being approved.

Thank You,

Andrew Dupps

President of HMD Holding, LLC
President of The Greenery of Charleston

From: [Robert Maynor](#)
To: [CCPC](#)
Subject: Public Comments on James Island and Johns Island Overlays
Date: Wednesday, August 05, 2020 3:22:32 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commission,

My name is Robert Maynor. I am a resident of Wadmalaw Island. As a member of the broader Charleston County barrier island community, I have a vested interest in the proposed overlay districts on James Island and Johns Island.

I support the bicycle and pedestrian path improvements on Maybank Highway on James Island. I urge officials to move forward immediately to implement a unified multi-modal path in this area. The area is currently very dangerous for cyclists and pedestrians, and current residents should not have to wait until there are more new developments to have safer transportation routes.

I also support the Johns Island Main Road overlay. It is imperative that the recommendations for Johns Island from the Dutch Dialogues be incorporated into the plan. There should be no new development on property below 6 feet Mean Sea Level (MSL) and development below 15 feet MSL should be heavily restricted.

Thank you for considering all of the applicable research, as well as the input of citizens when considering these overlays on James Island and Johns Island.

Sincerely,
Robert Maynor

From: [Paul Wood](#)
To: [CCPC](#)
Subject: Dutch Dialogues!
Date: Wednesday, August 05, 2020 3:28:12 PM

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Can you tell me if Charleston County has officially adopted the published recommendations of the Dutch Dialogues?

Many thanks, Edie Wood Johns Island edie_wood@att.net

Sent from my iPad

From: [Susan Morris/ Dells Inc](#)
To: [CCPC](#)
Subject: Maybank Hwy. John's Island
Date: Thursday, August 06, 2020 8:46:31 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Susan Morris and I live at 3045 Maybank Hwy., John's Island. I appreciate the opportunity to let y'all know how it is out here on Maybank Hwy. I've lived in this spot for 40 years now and have a company called DELLS INC which is a heavy equipment company that specializes in site work. In my daily experience the need here is for Maybank to be widened to four lanes with a median you can merge into. It is almost impossible for me to turn left towards Wadmalaw Island in a single vehicle much less for a truck and trailer. The traffic is so constant you just can't get both lanes clear to cross both lanes to turn left. If it was like Folly Rd. then someone could wait till oncoming traffic allowed them to get into the median and then wait to merge into traffic going their direction. Please, please build user friendly roadways. Please do not build up the median so that it can't be utilized for merging and accidents and car troubles. You can't pull off the side of the road now if something happens or an ambulance or police come speeding by and if you get a flat tire or your pulley goes out there is nowhere to get to not impede traffic. There are so many people here now and we all need safer roads so please make it so we can merge and also have a place to get out of traffic if need be.

Thank you, Susan Morris
843-559-5002

From: [Harry Polychron](#)
To: [CCPC](#)
Subject: Johns Island overdevelopment
Date: Wednesday, August 05, 2020 8:43:19 PM

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I am a resident of Seabrook Island and frequent the roads of JI. Because of flooding the roads are often unusable. We need to stop the paving of the natural absorption remedies for flooding with fill and build and overdevelopment in general. Thank you,
Harry Polychron

From: [Beverly Keating](#)
To: [CCPC](#); [Beverly Keating](#)
Subject: John's Island Main Road Corridor Overlay
Date: Wednesday, August 05, 2020 3:48:50 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commissioners,
For the John's Island Main Road Corridor Overlay we require that the John's Island recommendations from the Dutch Dialogues Report be included to prohibit any new development below 6 feet Mean Sea Level (MSL) and limit development below 15 feet MSL.

It is crucial that Future Developments must align with the recommendations from the Dutch Dialogues and John's Island Community Plan especially relating to Stormwater Management and Transportation Infrastructure.

Fill and Build has to stop on John's Island as it is affecting all established homes and businesses.

These are important Community Issues affecting many lives and livelihoods on our Island.

Thank you in advance for your assistance in making John's Island a planned development we can all be proud to call home.

Beverly S Keating
3680 Morse Avenue
John's Island, SC

From: joymnewman@aol.com
To: [CCPC](#)
Subject: Question regarding the future commercial development of the River Rd/Main Rd/Chisolm Rd. intersection
Date: Wednesday, August 05, 2020 2:45:56 PM

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I understand that a multilane roundabout is planned for this intersection. How will pedestrians and bicyclists be able to cross this intersection ?

From: [Chris Carrara](#)
To: [CCPC](#)
Subject: Main Road Overlay parcel 283-00-00-090
Date: Thursday, August 06, 2020 2:03:30 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Chris Carrara and I am a long time resident of resident of James Island.

Approximately 7 years ago, as an investment I bought parcel # 283 00 00 090 which is a 5 acre parcel on Main road on Johns Island

presently zoned as AG 1.

It has come to my attention that this parcel is encompassed in the Main Road Overlay Zone presently being discussed by the County.

My research indicates that there are several other parcels Zoned Commercial in the environs and I would request that this Parcel be zoned Commercial as well.

It is a large parcel and could accommodate a # of commercial uses while adhering to any setback and buffer requirements.

A Commercial setting at this location would certainly allow quicker access to goods and services for the residents thus cutting down on the traffic and congestion.

(which is a problem on Main Road all hours of the day).

I appreciate your attention to this request and ask that you place a copy of this e mail in the record.

I plan to be in attendance at the Meeting this Monday and will answer any questions you or the Commissioners may have.

Many thanks ,

Chris Carrara
847 Whispering Marsh Dr.
Charleston, SC 29412
(843)696 6040
chris@cardivi.com

From: [Ruthie Frazier](#)
To: [CCPC](#)
Subject: Main Road Corridor Overlay
Date: Friday, August 07, 2020 11:59:15 AM

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My family has lived on Kitford Road for many decades and I would like for our generations to come to be able to enjoy the family's homestead.

"

While I am pleased about the following statement made

The Kitford Community Districts are being created to maintain and protect the existing residential community and limit the scale and expansion of industrial uses.

I am also concerned about the following statement that includes a short list of other uses compatible with the Kitford Community. We must make sure that the environment is not negatively impacted with other industrial companies that might posed a health concern sometime in the future.

The KCI District will be limited to the existing uses on these KCI properties and a short list of other uses compatible with the Kitford Community.

Thank you
Ruthie Frazier Jeffrey

**Workshop Presentation:
Conceptual Planned
Development (PD) Plan, Sea
Island Golf Course PD
TMS [204-00-00-025]**

SEA ISLAND GOLF

The property consists of 2.68 Acres and is presently zoned R-4. The property is located at 4455 Betsy Kerrison Parkway. The property is adjacent to Kiawah Town Hall and a B.E.C. Substation and just past Resurrection Road. The proposed development plans for 36 holes of miniature golf, two bocce ball courts, picnic area, and food services. The planned development would also allow for the uses of sandwich shop, donut/pastry shop, coffee shop, and educational exhibit in the Walnut Hill School House.

There are no wetlands on the property and no sewer service is available to the property. The property is designated Urban/Suburban Mixed Use on the Charleston County Comprehensive Plan. The proposed PD zoning will allow the specific uses without a re-zoning to a district that would also allow more intensive commercial uses.

Traffic will exit onto Betsy Kerrison Parkway right out only and right in only. This side of the Betsy Kerrison Parkway is a Charleston County Road. A Traffic Impact Analysis was prepared by South Carolina Professional Engineer Michael Ridgeway. Peak activity to the development is expected after dinner and after lunch. We estimate 27 groups playing at one time for a total of 54 trips. Betsy Kerrison Parkway presently has 16,421 daily trips.

The planned development will only deploy low impact signage and lighting. The planned development will require a 20-foot planted buffers adjacent to residential zoned properties and no required buffer areas for adjacent non-residential. The required buffers will consist of: (3) canopy trees; (2) understory trees; and (15) shrubs per 100 linear feet. Buffers may be reduced to five-feet with a six-foot high opaque wood, brick, or masonry wall. 75% lot coverage allowed and setbacks of: 25-foot front; 15-foot rear; and 5-foot sides. 60 parking spaces will be provided.

Walnut Hill School was constructed in 1868 by the Freedman's Bureau to educate the children of freed slaves. The building was used as a school until the 1930's and then used as a courthouse. In 1991, due to road expansion, the building moved .75 mile south and then moved .25 mile southeast in 2011. The proposed re-use of the school will have no adverse effect on it as long as it does not permanently alter its design, workmanship, or materials. The Historical and Archeological Properties Survey <HAPS> identified no archeological remains within the project area. Walnut Hill School is eligible for the N.R.H.P. One of the principal goals of the planned development is to preserve the school house.

Sea Island Golf will partner with local charities: Barrier Island Medical; Ronald McDonald House; Fisher House of Charleston; Back Pack Buddies; Coastal Boy Scouts; Charleston Humane Society; Barrier Island Baseball; Our Lady of Mercy; The Point; and South Carolina Ovarian Cancer Foundation. They will receive half of golf revenue November through February. In addition, they will each have designated weekends in which they will share the golf revenues.

A community information meeting was held at the property on August 25, 2020. The meeting was attended by twenty-six members of the surrounding community and John Taylor from the town of Kiawah Island.

25' FROM
SETRACK

TMS#204-00-00-025
TRACT "A"
116,859 sq.ft.
2.68 acres

-SEPTIC
DRAIN
FIELD

✓ 15' REAR LOT
SETBACK

VICINITY MAP

Map showing the location of the site (SITE TMS 204-00-00-025) near the intersection of Highway 101 and Highway 1, near the SeaQuest Scuba and Outfitters. The map includes labels for various roads and landmarks, and a red arrow points to the site location.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.28	S49°53'39"E
L2	5.39	S76°17'46"E
L3	2.27	N08°34'50"E

LEGEND

IRON PIPE FOUND ③
CONCRETE MONUMENT FOUND ④
POWER LINES ○ ——— ○ ———
SPOT ELEVATION 9.12
CONTOUR ——— (15) ———
GRAND OAK ○ DG16 19
AK ○ 012
PINE ○ 914
HACKBERRY ○ 913
FIG ○ 15
CEDAR ○ 25
MAGNOLIA ○ MON 11
MAPLE ○ 916
TREE PROTECTION ○ ———

HUSSEY GAY BELL
— *Established 1958* —
474 WANDO PARK BLVD. SUITE 201 MT. PLEASANT, SC 29464 / T/843.840.7500

174 W ANDO PARK BLVD SUITE 201 MT PLEASANT SC 29464 / T:843 849 7500

SEA ISLAND GOLF COURSE
4499 BETSY KERRISON PARKWAY
JOHN'S ISLAND, SC 29439

SITE PLAN RENDERING

DRAWING NUMBER

X-3

Public Input

From: [Richard Fishburn](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway
Date: Tuesday, September 01, 2020 2:22:22 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We understand that you will be reviewing a zoning application for 4455 Betsy Kerrison Parkway on September 14. We believe this application should be denied for safety reasons. Access would be from a four-lane divided highway, with a U-turn required for traffic approaching westward. There is no sidewalk on this side of the Parkway. At approximately this location, traffic speed increases from 35 mph to 50, causing potential distraction for cars that would be exiting. All issues combined create an accident-prone environment.

Thank you for considering our concerns.

Dick and Kathy fishburn
55 River Marsh Lane
Johns Island, SC 29455

From: [Greg Zerkel](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Rezoning Request
Date: Sunday, August 30, 2020 7:51:02 PM

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To Whom It May Concern:

My name is Greg Zerkel and I am owner of 12 acres located at 4480 Betsy Kerrison Parkway. I am writing to express my disapproval of the subject property being rezoned. It is my opinion the property does not have adequate parking for its proposed use. The introduction of commercial businesses along Betsy Kerrison is not desirable to many of us who have invested in real estate in this area due to its current and preferable rural status. We prefer that it remain rural. Finally, if this proposed business generates consumers who will walk or bike to the location from Kiawah Island, Seabrook Island or Freshfields Village, there are inherent safety issues due the lack of sidewalks and the speed limits of vehicular traffic.

Greg Zerkel
304.677.8228
gzerkel@gmail.com

Sent from my iPhone

From: dmcgill4@cs.com
To: [CCPC](#)
Subject: Betsy Kerrison Zoning Proposal
Date: Sunday, August 30, 2020 2:23:13 PM

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Dear Charleston County Planning Board,

I am writing in opposition to the Planned Development of the Sea Island Golf Course @ 4455 Betsy Kerrison Parkway. The nature and feel at the end of Betsy Kerrison is more residential than commercial and I think that zoning that parcel commercial will lead to further development and change the nature of that area of Johns Island. In addition there are some safety concerns - families biking/walking to this property will have to cross KI Parkway/roundabout and there are no sidewalks on that side of Betsy Kerrison.

Thank you for hearing my concerns

Dennis McGill
419 Snowy Egret Lane
Kiawah Island

From: [BZA](#)
To: [CCPC](#)
Subject: FW: Putt Putt on Johns Island
Date: Monday, August 31, 2020 11:18:39 AM

From: Merri Read-Corpening <FatherofLights7@outlook.com>
Sent: Monday, August 31, 2020 11:02 AM
To: BZA <BZA@charlestoncounty.org>
Subject: Putt Putt on Johns Island

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Zoning Department,

I object to the Putt Putt business attempting to establish at 4455 Betsy Kerrison Parkway, Johns Island 29455. The tourist business is only for a few months every year and another business here would compete with established business already here. I do not believe this type of Putt Putt business would make it year long. Meanwhile our beautiful land, wildlife, and clean environment will be destroyed by this disruption and our adult community would suffer from the increased traffic on out infrastrucutor.

Sincerely,

Merri Read

7324 Indigo Palms Way

Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [Luigi Canali](#)
To: [CCPC](#)
Subject: opposition to zonig request for TMS 204-00-00-025
Date: Tuesday, September 01, 2020 9:55:41 AM

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I've been in Kiawah now for about 16 years, and am very concerned about all the development that's currently going on as is. There's no need for a putt-putt golf course here. It simply doesn't flow with what Kiawah, Seabrook and the area are about which is to preserve the natural beauty so people can continue to enjoy that. There's already way too much commercialization going on imo. We do not want Kiawah or Seabrook to turn into a Myrtle beach, nor even coming close to anything like a Myrtle beach.

thank you
Luigi Canali

--

Luigi Canali, PMP, GSLC

FedCMS
(301) 537-9009 - mobile
(202) 318-7628 - fax
LCanali@FedCMS.com
www.FedCMS.com

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From: [Joanne Nelson](#)
To: [CCPC](#)
Cc: garry@msn.com
Subject: PD Sea Island Golf Course
Date: Wednesday, September 02, 2020 10:34:55 AM

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It was very disappointing to once again see the Charleston County Planning Commission will again consider the above referenced Planned Development. While it is understandable that the County is always in need of tax revenue getting that revenue by overbuilding with inexpensive amusements will destroy the rural nature of Johns Island and once again put pressure on an inadequate road system. Without adequate PLANNED infrastructure continued development ultimately leads to a reduced quality of life for citizens and a poor image for the entire area. If this island must be developed it should be done by FIRST providing the infrastructure to serve this development. It's so difficult to get anywhere when "the cart is before the horse".

Thank you,
Joanne Nelson
150 Nicholas Carteret Circle
Johns Island S.C. 29455

Sent from my iPad

From: [Rhona Wendler](#)
To: [CCPC](#)
Subject: Planned rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Wednesday, September 02, 2020 5:49:36 PM

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I am strongly against the rezoning. This is not Myrtle Beach. We do not need the extra traffic and the ugly miniature golf course.

We have seen the slippery slope of development on Hilton Head Island and the road (278) feeding the island. Once a country road, its now a 6 lane highway with Walmart, target etc.

Please do not allow the rezoning.

Rhona and Chip Wendler
175 Kiawah Island Club Drive

From: rallacoker@aol.com
To: [CCPC](#)
Subject: Putt Putt golf course
Date: Tuesday, September 01, 2020 3:25:19 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My husband and I have lived on Kiawah for 14 years. One of the reasons we bought here is because it isn't Myrtle Beach to say the least.

If this new zoning passes, what's to stop the next "attractions" from being built on Betsy Kerrison Pkwy?

We both totally disagree for the need or want of a miniature golf course on Betsy Kerrison Parkway. I also want to add the issues concerning the safety and parking aspect of the project.

Please don't allow this project to go forward on our beautiful islands.

Thank you,

Jim and Ralla Coker
26 Cormorant Island Lane
Kiawah Island, SC 29455

From: [Laura DiLella](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, August 30, 2020 12:16:20 PM

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I strongly disagree with the proposed rezoning of the parcel at 4455 Betsy Kerrison Parkway for the following reasons.

One parcel rezoned leads to more rezoning (ie commercial development & possible loss of peoples' homes)

Safety - families biking/walking to this property have to cross KI Parkway/roundabout and there are no sidewalks on that side of Betsy Kerrison (a known high speed area)

Increased traffic on roads that cannot handle it already.

I am also concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

We do not want to become Myrtle Beach ,Folly Beach or Hilton Head. Johns Island, Kiawah Island and Seabrook Island are already too commercial. There are plenty of activities for families with out a Putt Putt golf venue, all related to nature .

Laura DiLella
511 Bufflehead Dr
Kiawah Island, SC, 29455

From: [Helen Wright](#)
To: [CCPC](#)
Subject: Re-zoning 4455 Betsy Kerrison Pkwy
Date: Monday, August 31, 2020 10:13:52 PM

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To Whom It May Concern ~ Please let it be known that I do not support the rezoning of parcel 4455 Betsy Kerrison Pkwy for miniature golf. This type of activity would only be a detriment to the present serenity of the parkway. Since Johns Island has no formal government to oppose such rezoning the fear is that this will lead to more and more unnecessary development along this corridor. With thousands of homes already in the works, the roads and essential services cannot handle this or any other addition. Thank you.....Helen Wright

From: [Crgraber](#)
To: [CCPC](#)
Subject: Rezoning Kerrison Parkway
Date: Wednesday, September 02, 2020 4:46:00 PM

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Dear Sirs,

If you want Kiawah Island to become another Pigeon Forge or Myrtle Beach, by all means approve a miniature golf range.

Lack of such entertainment is why we come to Kiawah!!!!

Please do not approve!!!!

Caroline Graber

Sent from my iPhone

From: [Doug Pyle](#)
To: [CCPC](#)
Subject: Rezoning of Betsy Kerrison for a Putt-Putt course
Date: Sunday, August 30, 2020 5:10:25 PM

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I'd like to register my opposition to this zoning change and the intended use. I appreciate that many will, legitimately, point to objections based upon safety and traffic considerations. I agree with all of that but for me, additionally, it just cheapens the entire area. Being from Philadelphia originally I am familiar with "the Jersey Shore". It's cheap, carney, atmosphere leaves much to be desired. Please don't import that to our unique and beautiful surroundings of Johns Island; it's just not worth it.

Thank you,

Doug Pyle
241 Glen Abbey Road
Kiawah Island, SC 29456

From: [trschell](#)
To: [CCPC](#)
Subject: Rezoning of parcel located at 4455 Betsy Kerrison Parkway
Date: Monday, August 31, 2020 11:24:46 AM

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To whom it may concern,

We would like to express our concern about the consideration of rezoning the above-mentioned parcel. This is one of few undeveloped parcels in the area and is located on one of the most dangerous areas of Betsy Kerrison where traffic is merging after departing the sea islands and visitors are approaching the roundabout. We would strongly object to the rezoning.

Thank you for your consideration,
Bailey and Tina Schell
Kiawah Island

From: [Richard Segal](#)
To: [CCPC](#)
Subject: Rezoning proposed on Betsy Kerrison Hwy Johns Island
Date: Sunday, August 30, 2020 2:41:20 PM

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Please be advised that my wife and I strongly oppose any rezoning in that area for a miniature golf facility. It would lessen the value of the bucolic area, attract too much traffic, and would be out of keep with the existing environment.

Thank you for your consideration.
RICHARD AND SANDRA SEGAL
KIAWAH, SC

From: [Harry Morton](#)
To: [CCPC](#)
Subject: Rezoning
Date: Wednesday, September 02, 2020 5:10:05 PM

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To whom it may concern: I think it would be horrible mistake to rezone the property on Johns Island and allow a put put golf business locate by the new municipal building. Property owners of Seabrook and Kiawah would be greatly embarrassed at the sight of such a place. The roads are crowded enough with out adding more confusion and danger. I hope you the zonimy board look closely at this situation and reject the rezone. Respectfully HJ Morton
9 Rhett's Bluff Rd Kiawah Island
Sent from my iPhone

From: [Eileen Canali](#)
To: [CCPC](#)
Subject: Sea Island Golf Course 4455 Betsy Kerrison Parkway
Date: Tuesday, September 01, 2020 8:11:31 AM

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To Whom it May Concern,

I am emailing to express my opposition to rezoning 4455 Betsy Kerrison Parkway. I have lived on Kiawah for 16 years and would hate to see that property be developed into a Putt Putt Course.

Please don't allow our area to turn into Myrtle Beach!

It is my belief that families, visitors and residence come to Kiawah, Seabrook and Beachwalker Park for the natural beauty. Please keep that in mind and reject rezoning of 4455 Betsy Kerrison Parkway.

Thank you and stay safe!

Eileen Canali

President, FedCMS

Federal Cyber Management Systems

Certified WOSB

(301) 455-3764 - direct

(202) 318-7628 - fax

ecanali@fedcms.com

<http://www.FedCMS.com>

<http://www.FreshPC.com>

<http://www.BurnerBrowser.com>

<http://www.ZeroNetU.com>

Cage Code: 3PDM2

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From: [Nancy Harold](#)
To: [CCPC](#)
Subject: Sea Island Golf Course PD
Date: Tuesday, September 01, 2020 1:50:45 PM

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To: Charleston County Planning Commission

From: Edward & Nancy Harold

Date: September 1, 2020

We are opposed to this application for the following reasons:

Safety issues are a paramount deterrent to this location. Many residents/visitors utilize the bike paths & sidewalks along KI Parkway & SI Road to travel from their residences on Kiawah & Seabrook to Freshfields for entertainment & restaurant options. What's another short distance to the proposed site where they need to cross the roundabout and there are no sidewalks/bike paths on that side of Betsy Kerrison? In addition during casual conversations with Charleston County Sheriff's officers it has been mentioned that Betsy Kerrison Parkway is known for its high rates of speed causing further safety concerns!

This rezoning will set the stage for a myriad of future applications resulting in the loss of the rural ambience that attracts home buyers and tourists to the area.

The lack of commercialization is unique to the entrance of these coastal communities and is a contributing factor to the property values on these islands.

And for those of us living on Betsy Kerrison it will detrimentally affect our property values and in some cases threaten peoples' homes.

Personally we are concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

Thank you for your attention.

From: [Jane Myer](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course
Date: Friday, September 04, 2020 9:22:34 AM

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Ladies and gentleman,

I am writing to you in opposition of the “rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course”. This potential amusement facility will undoubtedly change the entire character of our unique area and Johns Island. As noted in the Johns Island Community Plan, a 46-page document established by and contributed to by the residents of Johns Island, specific zoning codes were established to ensure development which aligns and fits the island’s character. This report specifically looked at the significant traffic issues and the critical need for more secondary streets to allow for safe travel of residents without affecting the primary roads. With good intentions, our main roads continue to be crowded and problematic. Second to the traffic concerns, this report focused on the excessive building and increased volume in construction on Johns Island. To that end, the addition of a mini golf facility on Betsy Kerrison would only add to the concerns voiced in the Johns Island Community Plan and create additional traffic issues. Currently, traffic to Freshfields and the islands via the roundabout is an issue throughout the year. The merge into one lane when approaching the roundabout at Freshfields is typically a challenge, but can be tackled with much caution and reduction in speed. Also, this amusement facility would require a crossover entrance/exit onto an extremely busy and congested area of Johns Island/Betsy Kerrison Road.

Additional issues to strongly consider is the impact on aquifer and wildlife, increased stress on the sewer system, and the visual eyesore of characters and moving structures. This would conflict with the amazing, natural and pristine vistas of which every resident and visitor currently enjoys and experiences — it’s the beauty of Johns Island.

A recommendation and possible option to propose to the individual asking for this rezoning might be to consider leasing or purchasing an existing/empty building at Citadel Mall and build an indoor mini golf facility similar to the facility at Mall of the Americas. This would provide a 365 days/year activity to a vast audience and could also be used as an event venue.

Thank you in advance for considering my concerns and please vote **NO** to the rezoning of 4455 Betsy Kerrison Parkway.

Sincerely,

Jane Myer
Johns Island, SC
(843) 764-9176

From: [Diane Angelini](#)
To: [CCPC](#)
Subject: Response to Land Development on John's Island near Kiawah
Date: Friday, September 04, 2020 8:46:33 AM

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I am opposed to changing the zoning for the land near the Kiawah Town Hall to be developed into a Putt Putt facility

Most people who own at Kiawah and pay taxes to Charleston County are opposed to this zone change and to having this placed on this land

Most of us moved here to help conserve the land and keep it rural.

This zoning change will primarily help Renters and they do not pay taxes to Charleston County, the homeowners do!

As a Kiawah owner who pays taxes to Charleston County I DO NOT want to see this zoning change go through

Diane Angelini
31 Burroughs Hall
Kiawah Island, SC 29455

From: [Leiman Andrea](#)
To: [CCPC](#)
Subject: Rezoning
Date: Friday, September 04, 2020 7:55:54 AM

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Dear Zoning & Planning Members: We are full time residents of Kiawah, and we strongly object to the proposed rezoning of 4455 Betsy Kerrison Parkway.

The idea of placing a commercial attraction in that area is terrible. There are so many problems with traffic already, trying to entice more people out Main Road is ludicrous. There are accidents almost daily with the overdevelopment as it is. Additionally, the impact on water, wildlife, and sewage treatment issues would further erode the beauty and health of the sea islands.

This poses another real threat the unique beauty and value to those who live on Johns Island and the surrounding islands.

Please vote against this proposal.

Andrea & Paul Leiman
128 Blue Heron Pond Road

From: [Baumann, Patricia L](#)
To: [CCPC](#)
Subject: Rezoning Betsy Kerrison
Date: Thursday, September 03, 2020 10:37:47 PM

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Dear Sir/Madam

I am writing as a resident of Kiawah Island, SC to express my opposition to the proposed zoning change that would allow for a miniature golf course. This type of change would lead to a decrease in the quality of life in this area, as well as a decrease in my property values. Please do vote for the proposed change.

Thank you.

Pat Baumann
10 Sundown Bend
Kiawah Island

Sent from my iPhone

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From: [Jacqueline Byer](#)
To: [CCPC](#)
Subject: Rezoning of Betsy Kerrison Blvd.
Date: Thursday, September 03, 2020 9:57:16 PM

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We are in opposition of rezoning Betsy Kerrigan Blvd near the Kiawah Island Town Center on Johns Island. This proposed rezoning is not confluent with the natural environment of the area, would bring about a noise and traffic nuisance to an already heavily travelled road, and also bring about a commercialization to a rural area that that is unique in its environmental setting. As long time residents of Kiawah Island, we cherish the rural nature of Johns Island and support residents of this area to help maintain the unique and natural, rural setting of this area. It does not need commercialization! There are so few areas of this quality left in South Carolina to cherish and stabilize. Please reconsider any changing of zoning this property. Thank you!

Jacqueline and James Fredrick Byer
62 New Settlement Rd.
Kiawah Island, SC 29455

Sent from my iPad

From: [Debbi Lamendola](#)
To: [CCPC](#)
Subject: Proposed rezoning of Betsy Kerrison
Date: Thursday, September 03, 2020 6:18:00 PM

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Please do not allow for the rezoning of this area. The last thing we need is a Putt Putt. Let this area remain rural for the residents out here. We have enough traffic and tourists as it is.

Thank you for your consideration.

Debbi Lamendola
29 Surfsong Road
Kiawah Island

From: [Darryl Dewberry](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 (the undeveloped property between the Municipal Center and Resurrection Road).
Date: Thursday, September 03, 2020 6:03:30 PM

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To whom it may concern,

I live at 66 Falcon Point Rd on Kiawah.

I very much oppose the rezoning of the property referenced above.

The existing beauty and character along main road and on to Freshfields and the Seabrook and Kiawah islands has taken decades to create, and by allowing a development that includes putt putt and other low end retail in the middle of what is one of the most attractive, high quality developments along the east coast will not only detract from the character but will degrade the image for all stakeholders.

Thank you.

From: [Steve Lapp](#)
To: [CCPC](#)
Subject: Rezoning of property at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Thursday, September 03, 2020 5:19:23 PM

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Dear Sir or Madam:

I own property on Kiawah Island and write today to strongly oppose the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. The possible uses of this property with rezoning are completely inconsistent with the character of the area and would definitely stress the natural environment of the area. Please refuse the rezoning request. Thanks for your consideration.

Steve Lapp
Kiawah Island Property Owner
4153 Bank Swallow Lane
slapp@designsciencesinc.com

From: [Jim McDonald](#)
To: [CCPC](#)
Subject: Proposed 36 hole mini golf facility with parking for 75 vehicles off Betsy Kerrison
Date: Thursday, September 03, 2020 5:00:08 PM

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To our "elected officials".

You are supposed to represent us. As full time residents, my wife and I have voted in Charleston County since moving here full time three years ago.

The proposed 36 hole mini golf on the parcel adjacent to Kiawah's town hall is an Abomination ! It should not even get consideration. Rest assured any support for this by the current council member representing us will come with a loss of our votes. it's frustrating that that may be the sole recourse we have.

Does anyone consider the traffic, the noise, the complete disregard for this not fitting into anyone's idea of what our island (John's, Seabrook, Kiawah) evolved from, or should aspire to be.

We own two homes here, we pay significant taxes, we contribute significantly to local charities and we are involved.... why does the county think it can just run roughshod over its constituents ?

We have serious issues with road infrastructure, horrible roadside trash ... flooding nightmare traffic. Prioritize education ... fix the Citadel mall, fix the traffic issues.... We do not need or want a mini golf establishment at the entrance / exit to Kiawah - Seabrook please listen.

Please just deny this proposal and put an end to it.

Jim & Dawn Mc Donald
12 Rhett's Bluff rd
2132 Landfall Way

From: [Donna Jones](#)
To: [CCPC](#)
Subject: Rezoning on Betsy Kerrison
Date: Thursday, September 03, 2020 4:56:47 PM

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Please don't make this another Hilton Head or
Myrtle Beach. The natural beauty of the islands and Charleston means a lot to all of us.
Donna Jones
4439 Hope Plantation Dr
Johns Island, SC
Sent from my iPhone

From: [Michael Chandler](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Rev 1 of Opposing Rezoning 4455 Betsy Kerrison Parkway Johns Island
Date: Thursday, September 03, 2020 2:31:52 PM

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I am re-sending because one key point was left out. I apologized for the inconvenience.

To : Charleston County Planning Commission

From: Lori and Michael Chandler

Oppose Rezoning of 4455 Betsy Kerrison Parkway Johns Island

Lori and Michael Chandler strongly oppose the rezoning of 4455 Betsy Kerrison Parkway from R-4. We have lived on Kiawah Island since 1992 and have observed many changes in Johns Island during that time.

Charleston County and the Johns Island community had a long range vision to enhance Johns Island through urbanization along Maybank Highway and some parts of River Road.

That vision allowed Johns Island to prosper and grow while preserve its rural heritage, culture and charm which is unique to Johns Island.

The county Planning Commission should not rezone on a parcel by parcel basis. A long range plan is needed with community input.

The following are the key reasons we oppose rezoning

1. Rezoning of this parcel is not in alignment with the comprehensive Johns Island development plan
2. A Planned Unit Development including a miniature golf course is disrespectful of the rural culture of Johns Island including its local farms, equestrian community , wildlife and natural beauty.
3. Charleston Country is rich in history, culture, beaches and nature beauty. This type of rezoning is not what makes Charleston one of best mid size cities to live in or visit. Charleston needs to ensure that it is not over commercialized like Hilton Head or Myrtle Beach..
4. Traffic and congestion are already an issue on John's Island. Over commercialization will only make the issue worse and will not enhance the livability of Johns Island.

From: mpcunniffe@aol.com
To: [CCPC](#)
Cc: cbates2020@gmail.com
Subject: Proposed MiniGolf on Betsy Kerrigan
Date: Thursday, September 03, 2020 1:21:16 PM

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To Whom It May Concern:

We are writing in opposition to the proposed commercial development of the lot on Betsy Kerrigan near Kiawah Island, where we own a home.

The beauty of the low country, particularly this area, is what drew us to buy a home in South Carolina. However, we are increasingly alarmed by the development in and around Kiawah Island, both residential and commercial. Kiawah and Seabrook islands are surrounded by fragile aquifers. In fact, they are built on top of them. The disruption to this ecosystem in regards to excavation, drilling, loss of green space, destruction of wildlife habitats, and erosion, let alone the pollution that will increase by careless visitors out for a quick thrill, using gas and increasing noise, is enough for your board to reject this proposal. One could additionally argue that the lighting needed for a minigolf course, often frequented in the evenings, would interrupt mating patterns of several key wild creatures. In addition, adding restaurant or restroom facilities is adding to an already fragile sewer system.

Traffic on Betsy Kerrigan is brutal on Saturdays from turnaround day, people leaving and arriving to rental properties. There is only one road in and out, Betsy Kerrigan. The PGA tour is sure to create its own problems with traffic, but that is only a week or more and then life should resume normally.

From a purely aesthetic position, the beauty of that end of John's Island is its remote, secluded nature, the surrounding marshlands, grasses, and sparse small business. Children and adults know and love Kiawah for the entertainment they receive through interaction with wildlife and for outdoor activities involving nature, like biking, fishing, beach combing, etc.

The place for carnival-like atmosphere, where native grasses and wildlife will be destroyed for hardscaped artificial putting greens and a parking lot, ruining the ability for water to naturally filter, is definitely not at the entrance to Kiawah and Seabrook Islands. There are more than enough places, closer to Charleston, where a minigolf course would make sense. We respectfully request you reject this proposal.

Sincerely,
Melissa Cunniffe and Christopher Bates
86 Surfscoter Lane

From: [Tom Stallings](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: 4455 Betsy Kerrison Parkway
Date: Thursday, September 03, 2020 11:23:07 AM

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Members of CCPC

As a long time property owner and a full time resident of Kiawah Island I would like to express my opposition to the request to have this property rezoned to allow the construction and operation of a miniature golf facility. First I don't think such an establishment is in keeping and an appropriate neighbor to the Kiawah Town Hall, the entrances to Kiawah and Seabrook as well as Freshfield Village. It would also create additional traffic at a very heavily traveled intersection without creating any meaningful value add for the majority of the local residents. Beyond that I can't imagine that there is a high demand for such a facility at this location as the majority of the residents in close proximity don't fit the profile of a patron of a miniature golf course.

Thank you,
Tom Stallings
404-386-4168

From: [Margaret Blue](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course
Date: Thursday, September 03, 2020 11:07:52 AM

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Ladies and Gentleman,

I **strongly** oppose the rezoning of the above property to add a miniature golf course. Such a commercial venture does not blend in with the lovely rural landscapes and natural settings of Johns Island. The idea of such a monstrosity on JI is appalling. People have moved out here to escape such commercialism and enjoy nature. You see no miniature golf courses on Sullivan's Island or even Folly Beach. Such establishments are usually found in more populated and commercial areas such as Myrtle Beach or Nags Head, NC. that cater to a more family and group type vacations. The traffic that the golf course would bring would certainly be an issue for those of us that are close to the property not to mention increased traffic accidents. It is already hard enough just to get to Fresh Field to go to the grocery store during peak season. The thought of driving past such a "circus" on a daily basis is disgusting. Those that are interested in building the golf course need to go elsewhere.

PLEASE! NO Miniature Golf Course on Johns Island!!!!

Regards,

Margaret Blue
(703) 201-8880

From: [Tony](#)
To: [CCPC](#)
Subject: Sea island golf
Date: Wednesday, September 02, 2020 7:55:18 PM

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Hi all,

In my opinion I think the golf that hopefully will be developed by Sea Island Golf, would be beneficial for the community, giving young people and adults another form of entertainment, which there is a lack of at this time. It could only be a plus, for everyone involved, especially for young people that are here on vacation.

I hope you will agree with my opinion.

Thank You,
Tony Ruzowicz
Seabrook Island

From: [Wylie Small](#)
To: [CCPC](#)
Subject: Rezoning Proposal
Date: Wednesday, September 02, 2020 6:05:03 PM

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Hello,

As new residents of Kiawah Island, I would like to offer our unique perspective to the proposed rezoning of the property on 4455 Betsy Kerrison Parkway. Communications with us have led us to believe the current owners would like to use the parcel as a miniature golf course. Given the proximity to Kiawah, we are firmly against this proposal.

For many years my husband and I visited Hilton Head. My parents bought property there in the early '70s and we, in turn, purchased a home there seven years ago, hoping to ultimately retire there. Over the past few years we noticed a change in Hilton Head. Fast food restaurants, mini golf courses, a proposed go-cart track all added to the creeping commercialism of the island. We ended up selling our home for this very reason. We have embraced Kiawah for the distinct lack of commercialism here. A mini golf course can only detract from the peaceful natural beauty of the island, and, potentially, open the door to the commercialism that has ruined Hilton Head.

Thank you for your consideration. I would be happy to discuss this further if need be - my cell is 585-732-6310.

Thank you,

Wylie and Stuart Small
Marsh Hawk Ln., Kiawah

Sent from my iPad

From: [Greg Hero](#)
To: [CCPC](#)
Cc: [greg.Hero](#)
Subject: Proposed Rezoning - 4455 Betsy Kerrison
Date: Wednesday, September 02, 2020 4:52:50 PM

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TO WHOM IT MAY CONCERN:

My name is Greg Hero and I am a full-time resident on Kiawah. I am writing this note to express support **FOR** the proposed rezoning of 4455 Betsy Kerrison Parkway - from R-4 to a Planned Unit Development (PUD) with the intent of building miniature golf facility.

I sincerely believe that a miniature golf facility will greatly **ENHANCE** our Kiawah and Seabrook communities, and well as the surrounding communities. In my opinion, we need family-oriented activities, and this is the perfect idea to serve folks of all ages. Any potential negatives are overblown - traffic will NOT be substantially affected nor will property values go down (I actually think the values will go up).

To summarize - I am **IN FAVOR OF** rezoning and the proposed miniature golf facility.

Feel free to call my with further questions.

Greg Hero
52 Surfsong Road
Kiawah Island
704-533-3833

From: [Robert Hill](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Proposed Rezoning of 4455 Betsy Kerrison Parkway
Date: Wednesday, September 02, 2020 4:49:22 PM

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Simply put, a miniature golf course is not wanted or appropriate for the lower portion of Johns Island. It is more suited to the more commercial areas of the island, such as Maybank Hwy.

Please do not rezone 4455 Betsy Kerrison Parkway.

Best regards,

Catherine M. Hill
721 Virginia Rail Road
Johns Island, SC 29455

From: dorothy.costello
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Rezoning of Betsy Kerrison Parkway, Johns Island
Date: Friday, September 04, 2020 11:10:01 AM

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As 20+ year owners of a home on Kiawah, and permanent residents for the past 4 years, we have seen many changes, especially the massive amount of new development on Johns Island. We are concerned that this new development, and now specifically the proposed rezoning, is negatively impacting the treasured and unique natural beauty of Kiawah, Seabrook and Johns Islands, which is a draw for homeowners and vacationers alike. Families enjoy the simpler things that our natural setting encourages, such as kayaking, fishing, bird-watching, and bicycling, and we think it is a mistake to take these islands in the direction of more commercial amusements, such as miniature golf.

Furthermore, changing the zoning and allowing incorporation of a miniature golf venue will bring more traffic, and open the door to the incorporation of additional amusement venues and the restaurants and other amenities that are a natural follow-on, thus further exacerbating already dangerous and completely inadequate roads.

James and Dorothy Costello
591 Piping Plover Lane
Kiawah Island, SC 29455

From: [denise.milleman](#)
To: [CCPC](#)
Subject: Johns Island Mini Golf
Date: Friday, September 04, 2020 11:21:27 AM

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Dear Charleston County,

I am a 30+ resident of Johns Island. I am writing to let you know that I am highly in favor of the plans by Todd Gerhart to build a mini golf course on Johns Island. I believe the facility will be well received by both residents and vacationers alike. I personally look forward to the entertainment value that this endeavor will provide. To not leave the island and have a great outdoor activity that I can frequent with my family members, including my grandchildren would be awesome. Additional benefits to local businesses are people dining at Freshfields as well as extra retail shopping that would occur due to proximity.

Thus more revenue overall for Johns Island business owners. Also, given the charitable donations to local 501C non profit businesses on island, I don't know how anyone could be against this project moving forward. To me, this is a win-win situation.

This is a needed project that will environmentally fit in with the current landscape in the area and not be a Myrtle Beach style attraction.

Please favorably consider this request.

Thank you,

Denise Milleman

From: [Renee McCormick](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Friday, September 04, 2020 12:24:18 PM

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I recently heard about plans to build a mini golf on Betsy Kerrison Parkway. I am strongly opposed to development of this kind. The beauty of Kiawah and Seabrook Island is that these types of developments are not here. We do not want a Hilton Head or Myrtle Beach environment. I am a Homeowner in the Kiawah Community and the thought that a Miniature Golf course would be even considered here is highly upsetting. Please deny this request.

Thank you,
Renee McCormick

Sent from my iPhone

From: [Patrick McCormick](#)
To: [CCPC](#)
Subject: Miniature golf proposal for Betsy Kerrison parkway
Date: Friday, September 04, 2020 12:35:07 PM

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To whom it may concern,

Kiawah Island, Seabrook Island Johns Island are a very attractive areas and a true asset for Charleston and South Carolina. The area has been carefully developed to maintain a beautiful and natural family environment. Introducing tourist trap type entertainment businesses would lead the area down the path of Myrtle Beach and Hilton Head Island and the inherent crowds, crime and destruction of natural areas that follow. I encourage to planning commission to deny zoning changes that would make miniature golf, arcades, go cart tracks and the like possible .

Thank you,

Patrick McCormick
4569 Park Lake Drive
Kiawah Island

From: pluegerd@gmail.com
To: [CCPC](#)
Subject: In favor of miniature golf on Betsy K rd
Date: Friday, September 04, 2020 12:32:30 PM

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Hi!

I just wanted to give our input of the miniature golf. I think it's a wonderful idea and much nicer than more homes to increase population. Adding a miniature golf course would give families in the area something fun, covid safe, and family friendly thing to do. When we moved here the only thing I said is that it would be nice to have a miniature putt putt course nearby. Please consider approving it. It's great for all ages!

Thank you for reading!
Donna Plueger

Sent from my iPhone

From: [April Kanew](#)
To: [CCPC](#)
Subject: rezoning parcel 4455 betsy kerrison
Date: Friday, September 04, 2020 1:49:39 PM

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My main concern re.....One parcel rezoned leads to more rezoning (ie commercial development & possible loss of peoples' homes)

Safety - families biking/walking to this property have to cross KI Parkway/roundabout and there are no sidewalks on that side of Betsy Kerrison (a known high speed area)

Personally we are concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

Having said this we r against this action as Kiawah Island owners for 18 years.

thank U!!

From: [Matthew Miner](#)
To: [CCPC](#)
Subject: Sea Island Golf Course Recreation and food sales
Date: Friday, September 04, 2020 3:41:33 PM

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I would like to support the proposed development at 4455 Betsy Karrison Parkway. We welcome the recreational mini golf and look forward to having such activities in the local area.

Matthew Miner
r.matthew.miner@verizon.net
Seabrook Island Resident

From: [karenlomba](#)
To: [CCPC](#)
Subject: Proposed change to zoning
Date: Friday, September 04, 2020 4:06:42 PM

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I hope you do not allow the proposed changes to the vacant lot on Betsy Kerrison Blvd. That intersection is very busy already and if these changes are allowed it will only make the area busier and more prone to accidents.

Thank you,
Karen Lombardo
187 Belted Kingfisher Rd
Johns Island

From: [James](#)
To: [CCPC](#)
Subject: Email to Commission Members re: Johns Island Zoning
Date: Tuesday, September 08, 2020 10:04:30 AM

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Dear Commission Members:

Thank you for this opportunity to express my thoughts concerning the proposed rezoning of the land between Resurrection Road and the Kiawah Town Hall on Johns Island.

1. I ask that you **NOT** approve the requested change in zoning to a PUD.
2. In the event that you must approve a zoning change, I ask that ***Under No Circumstances*** do you approve a miniature golf course for this land.

1 and 2 both are born of my belief that they would be detrimental to southern Johns Island. This part of the island is struggling to hold onto its character as a South Carolina Sea Island. The beauty of this part of the island is breathtaking and its history and people an important element of South Carolina's identity. This proposed PUD would be damaging to both.

The worst part of the proposed plan is a putt-putt golf course. It is completely out of character for this naturally beautiful and historically important section of the island, and speaks of the crass materialism and soulless dedication to exploitive tourism that has destroyed so many other beautiful areas of South Carolina. In my opinion, any group that wants to bring putt putt golf to southern Johns Island should be automatically turned down for poor taste and environmental insensitivity.

Thank you,
James Vincent
3029 Seabrook Village Drive
Johns Island, SC 29455

Get [Outlook](#) for iOS

From: [Bob Struble](#)
To: [CCPC](#)
Subject: Rezoning for putt putt Friday Sept. 11th
Date: Monday, September 07, 2020 4:45:55 PM

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Dear members of the Charleston County Planning Commission

It is a given that by design putt putt golf courses are not architecturally or aesthetically pleasing, to say the least. This commercial development should not be erected next to the beautiful multi-million dollar new Kiawah municipal building. Seabrook and Kiawah can rightly be said to be the crown jewels of Charleston county. Don't diminish everyone's assets.

Sincerely,

Dr Struble

Robert Struble, MD
Snowy Egret Lane
Kiawah Island SC

From: [Jane Marvin](#)
To: [CCPC](#)
Subject: Miniature Golf Course, Johns Island
Date: Monday, September 07, 2020 2:00:02 PM

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I am voicing my opinion on the proposed miniature golf course on Betsy Kerrison Parkway on Johns Island. I think it is a wonderful idea and good addition to the area. I do expected it to be we'll done in an attractive way comparable to other businesses and structures in the immediate area. Thank you. Jane Marvin, 2650 High Hammock Rd, Johns Island, SC 29455; 336-413-0704.

From: [Stephen Campanella](#)
To: [CCPC](#)
Subject: Proposal for 4455 Betsy Kerrison Parkway, Johns Island
Date: Monday, September 07, 2020 1:08:12 PM

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To whom it may concern:

I wish to voice my opposition to the planned miniature golf facility at 4455 Betsy Kerrison Parkway. The Bohicket Road/Betsy Kerrison Parkway corridor is a scenic, residential part of Johns Island which would only be demeaned by the construction of a miniature golf facility. The mixture of homes (of various racial and socioeconomic makeup), churches and farm stands already suffers from increased traffic from newer housing development. This proposed facility would only increase traffic congestion and decrease safety. It would also diminish the memory of Betsy Kerrison and the gorgeous live oak lined corridor dedicated in her name.

Steve Campanella
430 Snowy Egret Lane
Johns Island, SC

Sent from my iPhone

From: [Richard Ames](#)
To: [CCPC](#)
Subject: Sea Island Gold LLC Proposed Rezoning
Date: Monday, September 07, 2020 12:54:34 PM

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Dear Planning Commission,

We are against the rezoning request submitted by Sea Island Gold LLC. As rural John's Island becomes overdeveloped we are headed towards the look and feel of a Myrtle Beach.

The population of John's island has more than doubled in the past 10 years and approved new developments will be adding thousands of additional housing units.

This has all happened without addressing the limited road capacity serving the island which has resulted in over congested and dangerous conditions.

Please reject this proposed rezoning. It will harm the character of John's Island and will further exasperate the already unacceptable road conditions.

Sincerely,

Richard & Laura Ames
147 Blue Heron Pond Road
Johns Island SC

From: [Robert Susinno](#)
To: [CCPC](#)
Subject: planned development
Date: Monday, September 07, 2020 12:29:19 PM

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To Whom It May Concern,

As residents of Johns Island we are vehemently opposed to the proposed development at 4455 Betsy Kerrison Parkway.

Please **do not approve** the “Sea Island Golf Course”, it will destroy the natural environment, increase flooding and infrastructure issues.

Sincerely,
Dr. & Mrs. R. Susinno

From: [Marie-Helene Grabman](#)
To: [CCPC](#)
Subject: Rezoning
Date: Monday, September 07, 2020 8:51:09 AM

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We wish to register our opposition to the rezoning of the property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455.

The Charleston County Planning Commission staff, at last Fall's hearing, gave an overview of this application, including the recommendation for DISAPPROVAL of rezoning this area. As property owners on Seabrook, we agree.

This area should remain zoned residential.

Marie-Helene and Mike Grabman, 2395 High Hammock, Seabrook Island

Sent from my iPad

From: [Mary Strauss](#)
To: [CCPC](#)
Subject: Proposed Development on Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 10:04:18 PM

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Dear Planning Commissioners and Councilmen,

My husband and I are property owners on Seabrook Island. We looked at many coastal communities before buying property and chose Seabrook because of it's natural setting and it's lack of commercial development such as putter golf courses. Adding such an attraction to the location on Betsy Kerrison Parkway will detract from the simple beauty of the approach to both Seabrook and Kiawah. I hope that you will take this into consideration before allowing a putter golf course to be built.

Thank you.

Mary Strauss

Sent from my iPhone

From: [Cherie Squire](#)
To: [CCPC](#)
Subject: Mini-golf on Johns Island
Date: Sunday, September 06, 2020 8:27:08 PM

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Dear Planning Commission,

I own 2 properties on Seabrook Island and fully SUPPORT the mini-golf project on Betsy Kerrison, Johns Island. The plan shows a well designed, attractive and family friendly entertainment option for the Johns Island Community. My family, friends and visitors would LOVE to have a fun mini-golf course close by!

I have found that most people that oppose this project have no idea what the plans look like. They all envision a dinosaur or windmill laden Myrtle Beach style mini-golf which is NOT what is proposed at all.

In addition, as it is currently zoned residential, I have greater concern for the type of housing that could be put on that property should the mini-golf plan be rejected. Immediately next to this lot, there is a huge power substation that constantly hums and there is no public sewer, both of which certainly limits the quality of housing that would be placed there. So, what is best for the community: Low quality housing or an attractive mini-golf course? And what is best for the county: Low property tax revenues with increased need for county services or county sales tax revenues?

Thank you for your consideration,

Cherie Squire
727 Spinnaker Beachhouse
Johns Island, SC 29455

From: [Elaine Mansfield](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway Johns Island SC 29455
Date: Sunday, September 06, 2020 7:06:05 PM

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To all members of the Charleston County Planning Commission:

I would like to voice my opinion in regards to the rezoning issue. I am totally against any change to the existing R-4 zoning that currently exists for this parcel of land. This island cannot support any more housing developments or tourist attractions. Our roadways cannot handle it. We only have Bohicket Road and River Road to exit this island from Kiawah Island or Seabrook Island, we already experience accidents on a regular basis, requiring one of those 2 roads be shut down temporarily to clear the accident. It is totally unacceptable for someone to knowingly purchase a property with a specific zoning attached which clearly specifies the use and then just apply for a change of zoning and be granted it. Why is any property zoned if it's so easily rezoned?

This matter needs to be thoroughly investigated before any changes are made. The first item should be to do a traffic study, in the event of a natural disaster residents of Kiawah and Seabrook would have added trouble evacuating if more housing is built on this site. And If it were to become a Miniature Golf course I believe it is not a type of business we would be interested in having in our backyards, this area is rural and not a tourist attraction. I'm sure I speak for the majority of taxpayers in this area that we are not against new businesses, just not on the scale of a Miniature Golf Course, which of course would draw tourists from other areas looking for entertainment, thus back to my original reason for taking a stand against this proposal, and that being the traffic and potential accidents on our only 2 roadways.

Elaine Mansfield
2978 Deer Point Drive
Seabrook Island SC 29455

From: [John Connolly](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 6:57:27 PM

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To Whom It May Concern,

As a resident of Kiawah Island, my wife and I are strongly opposed to the proposed rezoning of the parcel at 4455 Betsy Kerrison Parkway, Johns Island, SC. Our area does not need to become an amusement park littered with tacky attractions such as that which is being proposed for this site. People who wish to enjoy entertainment such as this have multiple options within the state of South Carolina, namely Myrtle Beach.

Should the Planning Commission wish to grant the requested change, I would ask that the Charleston County Tax Assessor be immediately prepared to devalue properties both on Kiawah Seabrook Islands. Perhaps the new putt putt golf course could be assessed at a rate that would make up the difference. Your call!

As residents of Charleston County, we deserve at least some semblance of fair and equal treatment given the money Charleston County collects from our property owners.

Regards,
John and Linda Connolly
1020 Scaup Ct.
Kiawah Island, SC 29455-5665

From: [Bill Baker](#)
To: [CCPC](#)
Subject: Sea Island Golf Course PD
Date: Sunday, September 06, 2020 6:44:17 PM

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Good morning,

This email is intended to address the proposed planned development by Sea Island Golf Course at TMS 204-00-00-025.

I am the treasurer/secretary of Hopkinson Point Plantation Homeowners Association, a 9 lot residential development approximately 1/3 mile from the proposed planned development. Our HOA opposes such development and the change in zoning it would require. In the last 3 years we have had 3 homes sold and two lots sold within our development totaling \$3,055,000 in transactions - a significant tax base, along with the other homes and lots that are part of our subdivision. All of these purchases were made with the knowledge and expectation of local zoning staying the same as it is now.

Putting a high traffic business with 75 proposed parking spaces, lighting, outdoor noise pollution and increased traffic turning in and out off of a busy Betsy Kerrison Parkway is a recipe for disaster. I am not sure if you are aware, but the turnout on Betsy Kerrison Parkway at Resurrection Road (the nearest turn about) floods with 4"-8" of water every time we have a brief shower. Adding asphalt parking for 75 cars will exacerbate this problem among other flooding issues.

I find it quite creative that the developers have used donating to local charities as a "carrot" to hold out if only granted re-zoning. It's also interesting that the months they have offered revenue from their operations to charities is November - February. The 4 months of their lowest usage. I am sure the principals involved in this endeavor will support these charities wether the re-zoning takes place or not.

Please protect those existing property owners that made decisions to purchase property with the zoning staying as it is now and reject this planned development. There are many more suitable places that this development could be built that already has applicable zoning.

Thank you,
William Baker
Secretary/Treasurer
Hopkinson Point Plantation HOA
3320 Hopkinson Plantation Rd
Johns Island, SC 29455
Baker5801@gmail.com

--

Bill Baker

From: [gail.reid](#)
To: [CCPC](#)
Subject: Opposition to Rezoning for Miniature Golf on Betsy Kerrison, Johns Island
Date: Sunday, September 06, 2020 6:23:11 PM

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Planning Commission,

I am writing to voice my opposition for a parcel to be rezoned commercial to operate a putt-putt golf (Sea Island Golf) business on Betsy Kerrison, Johns Island.

The issues of concern include noise, traffic, lighting, flooding, sewer and water infrastructure.

Thank you,

Gail Reid
Seabrook Island

Sent from my iPad

From: [Brenda Lundstrom](#)
To: [CCPC](#)
Subject: Mini golf near Kiawah and Seabrook
Date: Sunday, September 06, 2020 5:00:33 PM

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Please do not allow the mini golf near Kiawah and Seabrook. We do not need Betsy Kerrison turning into an attraction. The islands are very concerned with staying natural habitats and preserving nature. I mini golf would better be placed on Maybank for more people to enjoy or even better on Folly road. This is not Hilton Head or Myrtle Beach and residents who live in the area do not want the area to turn into that.

Thank you,
Brenda Lundstrom

[Sent from AT&T Yahoo Mail on Android](#)

From: [Ellen Alexander](#)
To: [CCPC](#)
Subject: Comments about proposed rezoning of property at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Sunday, September 06, 2020 4:47:11 PM

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Members of Charleston County Planning Commission:

My husband and I attended the August 25, 2020 public information meeting at the property which is requesting rezoning on Betsy Kerrison Parkway. We were favorably impressed with the proposed use of this property. It would be wonderful to have a tasteful mini golf course near our home on Seabrook Island. The miniature golf course would provide employment for Johns Island residents, good, clean, safe fun for kids of all ages, as well as, increased tax revenue for our county.

This project gets two thumbs up from us.

Ellen and Bob Alexander
2941 Baywood Drive
Seabrook Island, SC 29455

Sent from my iPhone

From: [Helen Mueller](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway (TMS 204-00-00-025)
Date: Sunday, September 06, 2020 4:35:15 PM

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My husband and I **strongly oppose** building a **miniature golf course** on 4455 Betsy Kerrison Parkway. We are full time residents on Kiawah - this island and its neighborhood is special and should not be degraded.

We do not want this area to become **another MYRTLE BEACH!!!**

Sincerely,

Gerd and Helen Mueller

Sent from my iPad

From: [Deanna Cochran](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway (for miniature golf)
Date: Sunday, September 06, 2020 3:50:08 PM

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Ladies & Gentlemen,

The purpose of this email is to share opposition to the rezoning of 4455 Betsy Kerrison Parkway to accommodate the construction of a miniature golf course.

Betsy Kerrison Road is like the trunk of a beautiful oak tree with the exiting roads on the right and left resembling the limbs taking one to calm rural living, comfortable dining, several active churches, lovely golf and residential communities, and the last two southern branches leading to wonderful islands.....Kiawah and Seabrook.

Keeping the analogy of a tree, I do not believe this beautiful tree will survive with rezoning to accommodate any type of "amusement" facility. The "Putt Putt branch" would be the start of an irreversible loss of beauty and character that now exists. Why would anyone want to change this landscape? Rezoning should always allow for development that belongs!

Most families who come to this type area are in search of a place to relax, reset, and enhance physical and mental health. They want to enjoy the beauty, fitness, unique vistas, and nature that is all around us. Betsy Kerrison Road sets the tone for that life or vacation!

All of John's Island is unique. The past specific zoning laws have served Betsy Kerrison well. Please do not allow anyone to change it's roots!

*Sincerely,
Deanna Cochran
Kiawah Island
540-798-2446*

From: [John M. McCabe](#)
To: [CCPC](#)
Subject: We do NOT need a mini golf course near Kiawah / seabrook / Freshfields
Date: Sunday, September 06, 2020 3:25:49 PM

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I'm a Part time seabrook resident. I Have a couple rental properties here as well. We do NOT need a mini golf course at the proposed location. This isn't myrtle beach. Thanks. John

John M. McCabe
414-378-6320
WisconsinLakeCondo@gmail.com
Sent From My Email Machine

From: [Charlene Barker](#)
To: [CCPC](#)
Subject: Putt-Putt on Johns Island
Date: Sunday, September 06, 2020 3:17:46 PM

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To Whom It May Concern:

I have owned property on Johns Island since 1982 and full time resident since 2005. My husband and I loved the rural atmosphere of Johns Island and one of the reasons we chose to make it our home. We had been request visitors to Hilton Head over many years and just hated the way it turned out. I do not believe we need a putt-putt course and ice cream shop in an area of R-4. Once commercial is let in, it is hard to stop the next applicant. Keep Johns Island rural please. We do not need another Maybank Hwy.

Sincerely,

Charlene Barker

From: [Paul McLaughlin](#)
To: [CCPC](#)
Subject: Rezoning Proposal: 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Sunday, September 06, 2020 3:10:44 PM

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I oppose the rezoning proposal for the Miniature Golf Course near Kiawah and Seabrook Islands for the following reasons:

- 1) Johns Island along Maybank and Main are a zoning train wreck. There was ample opportunity for more thoughtful planning when the Johns Island Connector and the bridge on Main were built, but it wasn't done. Now there are huge traffic, flooding and congestion problems. The approval of the this rezoning request will set in motion a repeat of these past mistakes. It should be denied pending a comprehensive Zoning, flooding and road plan for the area taking into account the sad lessons learned on Main and Maybank, below Plow Ground to the roundabout at Kiawah and Seabrook.
- 2) The area subject to the rezoning request has historical significance. The school house and surrounding land are artifacts and will be trivialized by commercialization. It will also further diminish the unique rural charm of Johns Island.
- 3) Please check with the Sheriffs office about the number of severe accidents that routinely occur on Bohicket and River Road. The area has not yet experienced the full build out of the new Kiawah River development. Adding more traffic, especially at night, will result in more accidents. And, when an accident on either or both roads occurs there is no way off Johns Island.

Despite the proposed generosity of the owner, this project should be denied for reasons of poor planning, diminishment of the historic beauty of Johns Island, and traffic safety.

Paul D. McLaughlin
3061 Baywood Dr
Seabrook Island, SC 29455

Sent from my iPhone. Please excuse any typos

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Sunday, September 06, 2020 1:46:17 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to oppose the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. Sea Island Gold LLC is proposing to rezone their property from its current zoning of R-4 to Planned Unit Development (PUD). Their current proposal includes use as a miniature golf facility referenced as Sea Island Golf Course for outdoor recreation and food sales. In 2019, this property submitted an application for rezoning for a similar proposal, in which the County deferred their decision.

My opposition to this development is based on several reasons: (1) The traffic on Johns Island has been a concern for many years. Bohicket Road has become increasingly congested. It is a two lane road, and there appears to be no way of widening this road to improve traffic flow. As more houses are built on Johns Island, the traffic continues to get worse. The Beach Development Company has a huge multi-home development in that area that is just in its early stages. We also have two new proposed facilities in that area that are going to adversely impact traffic—a long term care facility and an MUSC health facility on Seabrook Island Road. If an outdoor recreation facility with parking for 75 cars goes in that area, it is likely to attract people from all over the Charleston area. We don't need more congestion on Bohicket Road. Until the county can come up with a plan for an alternate route to get to Betsy Kerrison Parkway, we don't need more development in the area. (2) The proposed facility is unlikely to benefit the residents who live in the area. While there are families who rent on Kiawah and Seabrook, the majority of people who live in these communities and the surrounding neighborhoods are retired and unlikely to use a miniature golf

facility. It is more likely to attract people from the greater Charleston area so it is unclear why this facility needs to be located in what is primarily a rural residential area with an older population. (3) In checking the operating hours of a similar facility in Mt. Pleasant, these courses are open to 9:00 pm on weekdays and 11:00 pm on weekends. The two lane roads on Johns Island are poorly lit with many large oak trees right along the side of the road and deer running wild during certain seasons. These roads are hazardous at night. My guess is that this facility will attract many teenagers, and we don't need an abundance of inexperienced drivers on what are already dangerous, narrow, poorly lit roads. (4) Finally, this type of commercial facility is not in keeping with the rural charm of Johns Island. If we allow a miniature golf facility, what's next—go carts, jump castles, rides, fast food, etc? The residents who live in this area do not want to see this area turned into Myrtle Beach.

This same proposal was denied about a year ago. I don't know why developers can continue to submit the same proposal year after year. A miniature golf course is a miniature golf course. Nothing has changed.

Thank you for your consideration.

Susan McLaughlin

3061 Baywood Drive, Johns Island, SC 29455

Sent from my iPad

From: [Deadra Duncan](#)
To: [CCPC](#)
Subject: Mini Golf“Degrading Idea”
Date: Sunday, September 06, 2020 12:09:16 PM

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Sent from my iPhone

From: [EILEEN MERCER](#)
To: [CCPC](#)
Subject: Land development
Date: Sunday, September 06, 2020 11:24:08 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear CCPC:

We are responding to the email we have received today regarding land development between Kiawah and Resurrection Road. There has been much development on the islands for quite some time now plus along Betsy Kerrison and Main Roads. We have 2 golf courses on Seabrook and 4 on Kiawah plus one along Betsy Kerrison. Seems like there are enough courses to go around in our area. Do we really need one more? The traffic is already horrendous during the summers and starting to get worse in the winter.

Please consider not letting the development of that area at all.

Thank you,
Eileen Mercer

Sent from my iPad

From: [Norman Powers](#)
To: [CCPC](#)
Subject: Comment For Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 10:25:40 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern:

I am a Seabrook Island resident and wish to record my strong opposition to the proposed rezoning of property at 4455 Betsy Kerrison Parkway as proposed by Sea Island Gold LLC.

This parcel is one of the few remaining undeveloped parcels on the Parkway and currently houses one of the last remaining Rosenwald Schools from Johns Island's Civil Rights history, moved here from its original site down the road at Walnut Hill and fostered as a museum by the late Betty Stringfellow and others. To see this piece of our regional history disregarded, especially at this sensitive time in our national discourse, in favor of a miniature golf course is an insult to the memory of those who struggled to ensure African-American children were given educational opportunities denied their parents.

I would much rather see this parcel and its historic building become a mini-park and museum honoring the work of such important local Civil Rights figures as Esau Jenkins, Septima Clark and many others to provide educational opportunities to Johns Island's African-American community.

Thank you,
Norman Powers
2374 Cat Tail Pond Road
Seabrook Island, SC 29455

From: [chad_rouse](#)
To: [CCPC](#); jtaylor@kiawahisland.org
Subject: Proposed Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 8:27:10 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To those concerned,

I have heard that there is a proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 From a R-4 to a Planned Unit Development. I live around the corner from this proposed development at 2866 Maritime Forest Drive on Oak Point Golf Course. While I am happy for there to be development of this lot into something that fits into the surrounding area, I feel that a mini-golf center has no place on Johns Island or near Kiawah. Mini-golf is for Myrtle beach and overdeveloped tacky seaside towns. Johns Island and Kiawah are unique and world famous for their natural beauty and rural setting. Mini-golf does not fit into a rural setting like ours. In my opinion, A mini-golf center does not adhere to the Johns Island Community Plan as it does not protect the unique character of the island but goes against it. Please do not allow this property to be Developed in this way.

Kind regards,
Spencer Chadwick Rouse

From: [Joanne Fagan](#)
To: [CCPC](#)
Subject: Zoning request change for property on Johns Island
Date: Sunday, September 06, 2020 7:29:34 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to state my opinion that allowing a zoning change to permit the construction of a mini golf course on property between the Kiawah Island Town Hall and Resurrection Road on Johns Island not be approved by the zoning board.

This location is a on highly traveled roadway, which already presents many traffic challenges on any given day, with serious accidents impeding any traffic flow off of Kiawah or Seabrook Islands.

I feel that this project, which I believe has been presented before, is not the best use of this land and will increase traffic congestion and add more potential for serious safety and traffic concerns.

Joanne Fagan

813 Treeloft Trace

Seabrook Island, SC. 29455

Sent from my iPad

From: [Donna](#)
To: [CCPC](#)
Subject: Rezoning property at 4455 Betsy Kerrison John's Island 29455
Date: Sunday, September 06, 2020 7:08:54 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear CCPC:

I am a resident of John's Island. And, I am a proponent of changing the zoning of the above referenced property that will allow plans for the miniature golf course to go forward. I cannot think of a facility on John's Island that is designed to promote a day or evening of affordable "family fun". Kids love "putt putt". It's an inexpensive way to spend time with your children and grandchildren. I seriously doubt that this facility will add to traffic congestion or create a blight on the neighborhood. I believe it will promote wholesome activity and family together time for locals, vacationers and their children.

I hope you will approve the zoning change. Mini Golf will be an asset and a bright spot on Betsy Kerrison.

Donna Brown

2444 Golf Oak Park

John's Island 29455

PS- This miniature golf project has been discussed with friends and neighbors for months. We think it's a good idea. Please, don't allow the few loud opposers to lead you to believe that most John's Islanders do not want this project to move forward. That is the only reason I've taken time to write to you.

Sent from my iPhone

From: [Steven Brody](#)
To: [CCPC](#)
Subject: Rezoning
Date: Saturday, September 05, 2020 4:01:31 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To: CCPC@charlestoncounty.org
Subject: Rezoning

Dear Zoning & Planning Members: We are full time residents of Kiawah, and we strongly object to the proposed rezoning of [4455 Betsy Kerrison Parkway](#).

The idea of placing a commercial attraction in that area is terrible. There are so many problems with traffic already, trying to entice more people out Main Road is ludicrous. There are accidents almost daily with the overdevelopment as it is. Additionally, the impact on water, wildlife, and sewage treatment issues would further erode the beauty and health of the sea islands.

This poses another real threat the unique beauty and value to those who live on Johns Island and the surrounding islands.

Please vote against this proposal.

Karen and Steven Brody
140 Blue Heron Pond Road
Kiawah Island

From: [Vickey Wile](#)
To: [CCPC](#)
Subject: TMS 204-00-00-025
Date: Saturday, September 05, 2020 12:24:06 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

I am writing to oppose the development of the proposed Sea Island Golf Course on Betsy Kerrsion Parkway.

The traffic on Betsy Kerrsion has grown exponentially during the last few years, and this would add to that congestion.

Also many trees would have to be removed to build a 75 space parking lot. The land would have to be graded and filled in to make it level for a putt-putt golf course.

Thank you for considering that this would not be the best use of this parcel of land.

Sincerely,
Vera Wile

The joy that you give to others is the joy that comes back to you.

From: [Robin Culler](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org; [Robin Culler](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island
Date: Saturday, September 05, 2020 12:17:22 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commission:

I am a permanent resident of Kiawah Island and am vehemently opposed to the proposed rezoning of 4455 Betsy Kerrison Parkway for use as a miniature golf facility.

The natural bucolic uniqueness of Johns Island, Kiawah Island and Seabrook Island is being destroyed by elitist over development. We should be supporting conservation of our rich agricultural assets, clean air, pure water and dark nighttime skies. With continuing development we will soon become another congested seaside area with strip malls like Myrtle Beach.

I bought my first home on Kiawah in 1977 when wild horses were running on the beach. We are now overrun with a daily parade of construction vehicles and constant deafening leaf blowers. Once it's gone you can't get it back.

Respectfully,

Robin Culler
327 Low Oak Woods Rd
Kiawah Island SC

From: [Kristen Strauss Jones](#) on behalf of [Kristen Strauss](#)
To: [CCPC](#)
Subject: Rosebank Farms/Reject Golf Course Development
Date: Saturday, September 05, 2020 10:39:17 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hi there,

This is regarding TMS 204-00-00-025. I am a property owner on Seabrook Island and strongly urge the council to reject the planned golf course development at 4455 Betsy Kerrison Pkwy. Please keep Rosebank Farms and reject the commercialization of this site with a new putt putt course complex.

Thank you,
Kristen Jones

From: [Carroll Dunn](#)
To: [CCPC](#)
Subject: Parcel at 4455 Betsy Kerrison Parkway
Date: Saturday, September 05, 2020 10:30:35 AM

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Good Morning,

I understand there is a request to rezone the parcel at 4455 Betsy Kerrison Parkway and the building of a miniature golf course being presented to the Planning Commission on September 14, 2020.

To be clear, I am in opposition to this request. I have several concerns.

- Foremost, safety. There would be families biking and walking to this facility who would have to cross the Kiawah Island Parkway/roundabout and there are no sidewalks on that side of the parkway. There are also two lanes coming off the island that merge and have at times been extremely dangerous.
- We are concerned about no after hours security. There are possible overflow parking issues and the importance of maintaining aesthetics. There is no local Johns Island government to enforce such issues.
- If this parcel gets rezoned, this will lead to additional rezoning in the future such as commercial development and the possible loss of family homes

Please do not approve this request for rezoning. It is wrong for this part of Johns Island.

Sincerely,

Carroll and George Dunn
3 Terrapin Island Lane
Kiawah Island, SC 29455

From: [Michael DiGiovanni](#)
To: [CCPC](#)
Subject: Sea Island Gold LLC is proposal
Date: Saturday, September 05, 2020 8:55:58 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Sirs,

A miniature golf facility does not belong in this area.

We do not want our neighborhood to resemble Myrtle beach.

Thank You

Michael & Toula DiGiovanni

51 Cotton Hall

Kiawah Island. SC

Michael DiGiovanni

843.469.7554

From: [Fran Williams](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway Rezoning Request
Date: Saturday, September 05, 2020 7:08:13 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Ladies and gentleman,

I respectfully oppose the rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course.

The Johns Island Community Plan, established and contributed to by the residents of Johns Island, established specific zoning codes to ensure development aligns with and fits the island's character. A putt-putt course, no matter how beautiful the design, does not fit this description. Not only does it not fit this description, I would argue that it is in direct conflict with the island's character. And of course, the parking lot to accommodate patrons is even further away from the character of the Low Country.

There are already significant road and traffic issues affecting the safety of residents that live along and use Betsy Kerrison Parkway, Bohicket Road, River Road and Main Road. All of these roads are already overcrowded. This issue has been recognized for years yet development along them continues to be approved exacerbating a known problem. The addition of an access point through the median will add to the risk faced by travelers on this road every day.

When I chose to invest in property on Johns Island, I considered Myrtle Beach, Hilton Head, Isle of Palms and John's Island. There were two reasons I decided on Johns Island. The first was the beauty of this place which includes flora, fauna and wildlife. Myrtle Beach, Hilton Head and to some extent Isle of Palms were already overdeveloped and commercialized. All of my research pointed to Johns Island leadership recognizing that their advantage was the natural beauty of the low country. The second reason I chose Johns Island was specifically, believe this or not, the absence of putt-putt, water parks, chain restaurants and commercial properties. If I wanted to buy where those things were available to me, I would have chosen a place in Myrtle Beach, Hilton Head or Isle of Palms. Real estate prices were about the same. The discriminator was the beauty of **under development**. I understand that commercial development adds money through taxes and fees, etc but I believe a larger price to pay will be losing the competitive edge of having something that these other places do not.

One last point. What happens when/if this venture fails? The county will be left with a rotting, dilapidated eyesore. We have all seen it happen too many times. I look at the former Chez Fish just down the road from the proposed putt-putt course as an example. I'm not sure how many restaurants have tried and failed there but it is more than two. Now the building is an ugly eyesore waiting for someone to take another chance. If a good restaurant can't survive the ups and downs of seasonal peaks and valleys, I don't see how a putt putt facility will. Then what?

Please vote **NO** to the rezoning of 4455 Betsy Kerrison Parkway and preserve the beauty of

the low country.

Respectfully,

Fran Williams
4794 Tennis Club Lane
Kiawah Island, SC 29455

From: [Laura Dewees](#)
To: [CCPC](#)
Subject: Sea Island Golf Course
Date: Friday, September 04, 2020 9:36:53 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear CCPC:

We are writing as concerned residents of Kiawah in regard to the proposal for the development of 44555 Betsy Kerrison Pkwy. We have read and heard that this property is up for a change in zoning and a miniature golf course, Sea Island Golf Course, is proposed. We are opposed to this change in zoning as well as the miniature golf course. Thank you for your time.

Sincerely,

Laura and Larry Dewees

From: [Patricia Schwert](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: property located at 4455 Betsy Kerrison Parkway
Date: Friday, September 04, 2020 5:27:49 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To: Charleston County Planning Commission

We are strongly opposed to the proposed rezoning of the property located at 4455 Betsy Kerrison Parkway, Johns Island, SC in order to permit building Sea Island Golf Course. We built a home on Kiawah Island in 2008 after researching many coastal communities. One of the characteristics of Kiawah and Seabrook that makes this area special is the focus on nature and the intentional lack of commercialism common to many other seaside communities. If rezoning is approved for a miniature golf course, it will forever change the unique character of this community. It also sets a precedent for rezoning other land parcels which may result in additional amusement venues.

The traffic on Betsy Kerrison Parkway is already problematic. Heavy traffic is an inconvenience, but also impedes emergency vehicles which poses a health and safety issue for residents. Adding a recreational destination that will attract people from the greater Charleston area will add to the already untenable traffic congestion.

We urge you to deny this application for rezoning which is a slippery slope to eroding the quality of life so valued by those of us who chose to live here.

Respectfully,

Patricia and William Schwert
734 Virginia Rail Road
Kiawah Island, SC 29455

From: [Debra Sheldon](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison proposed reasoning
Date: Friday, September 04, 2020 4:42:06 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We are strongly opposed to rezoning this rural property. Johns Island roads are already dangerously overcrowded from the extensive rezoning already in place bringing high density housing and changing the very character of Johns Island. Furthermore, a commercial enterprise such as a putt putt golf course is aesthetically inconsistent with the rural character of the property. High density housing requires more parks, more schools, more roads, more utilities, more libraries, more assistance to those in need. Keep Johns Island rural and provide more help to those already here. Thank you.

Debra Sheldon
843 768 1764.

Sent from my iPad

Palmer and Rebecca Krantz
349 Low Oak Woods Rd.
Johns Island, SC 29455

To Whom It May Concern

Please allow this letter to serve as our qualified opposition to the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. It is our understanding that Sea Island Gold LLC is proposing to rezone their property from its current R-4 to a PUD. Further, it is our understanding that if the rezoning request is successful, the owners plan to use the property as a miniature golf course.

While we assume that Sea Island Gold is committed to an appropriately designed facility, by its very nature a miniature golf course is inappropriate for this part of Johns Island. Our position is not rooted in the "Keep Johns Island Rural" philosophy but rather in the incongruous nature of the proposed use. This section of Johns Island is a land of Live oaks and palmettos, mom and pop stores and old and new residences (and residents). It is not a land of putt-putt golf courses, roller coasters and tacky gift shops. It is our understanding that the old Walnut Schoolhouse, built in 1868 for freed slaves, is to be used as the golf course "club house." This act alone underscores the insensitivity of Sea Gold LLC to the nature and culture of the area.

Other concerns include: will alcohol be served; will the facility be open at night and, if so, what will be done to keep light pollution to a minimum; will the facility be landscaped like the adjacent Kiawah Town Hall to minimize unsightly features such as parking lots and support buildings. While it is not our responsibility to anticipate the financial success of such a facility, the highly seasonal nature of Kiawah and Seabrook tourism raises additional concerns. Will enough business be generated over a three to four-month season to sustain the operation? Should the business fail, what will be done with the remaining infrastructure?

As stated above, our opposition to the rezoning application is qualified. Our qualification is based on the fact that we have yet to learn the details of the proposed development. We look forward to the information public meeting in order to form an unqualified position.

Thank you.

Palmer Krantz

Rebecca L. Krantz

REZONING REQUEST:

ZREZ-07-20-00117

- Case History
- Presentation
- Application

ZREZ-07-20-00117: Case History

Planning Commission: September 14, 2020

Public Hearing: October 6, 2020

Planning and Public Works Committee: October 15, 2020

First Reading: October 20, 2020

Second Reading: November 10, 2020

Third Reading: November 19, 2020

CASE INFORMATION

Applicant: Caleb Costa

Owner: Harbor View Oaks, LLC

Location: 515 Joseph Street (James Island area)

Parcel Identification: 424-10-00-014

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

Council District: 9 - Honeycutt

Property Size: 0.5 acres

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

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

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

APPROVAL CRITERIA

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

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

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

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

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

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

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

Staff Response: *Not applicable.*

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

Staff Response: *Not applicable.*

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

PLANNING COMMISSION MEETING: September 14, 2020

Notifications: 78 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on August 28, 2020. Additionally, this request was noticed in the *Post & Courier* on August 28, 2020.



Charleston County Zoning Map Amendment Request

Planning Commission: September 14, 2020

Public Hearing: October 6, 2020

Planning and Public Works Committee: October 15, 2020

First Reading: October 20, 2020

Second Reading: November 10, 2020

Third Reading: November 19, 2020

ZREZ-07-20-00117

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

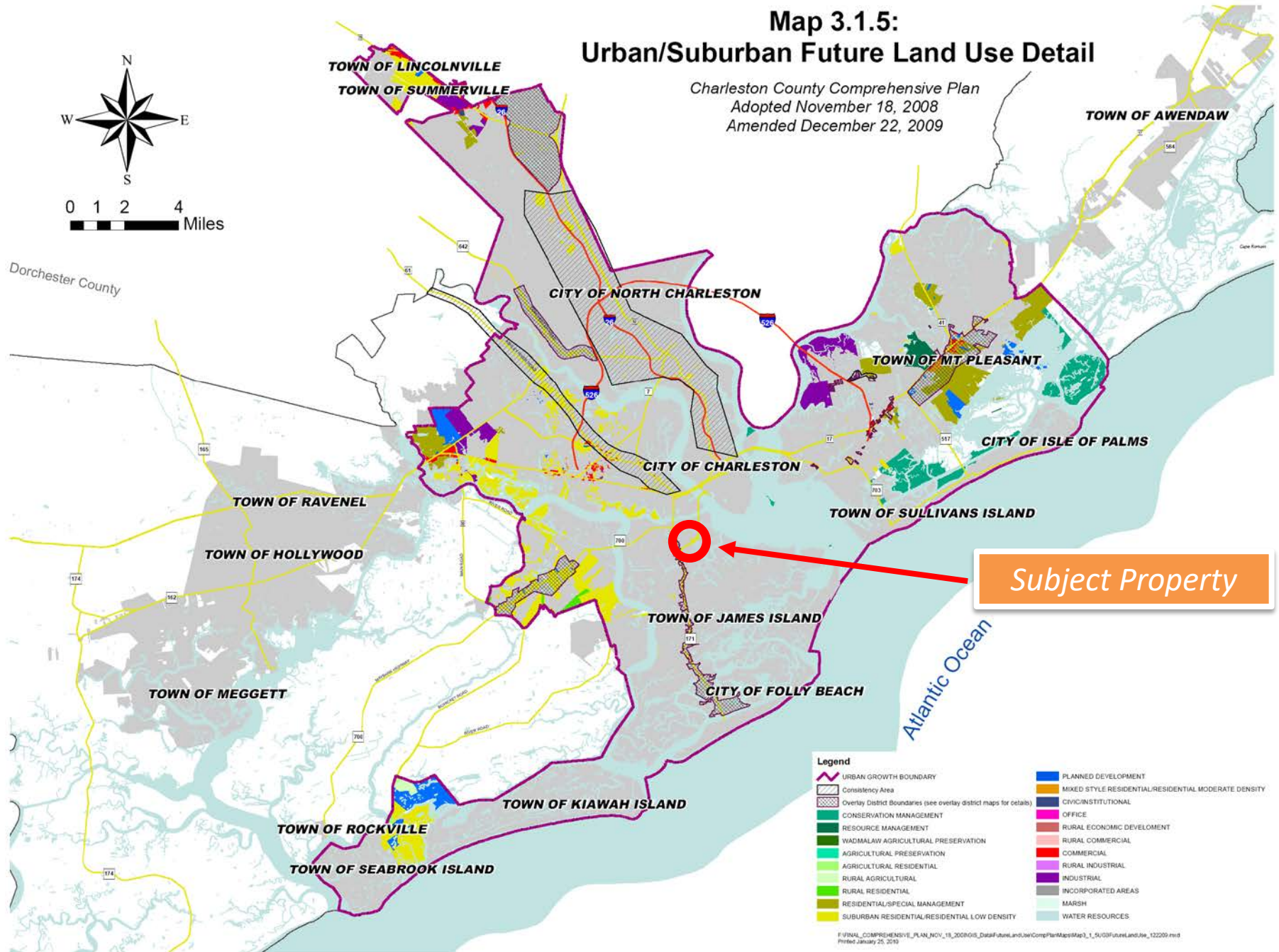
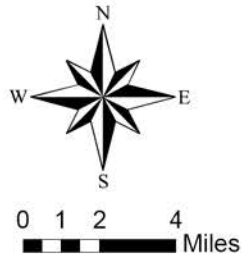
Request to rezone property located at 515 Joseph Street, Parcel Identification Number 424-10-00-014, from the Single Family Residential 4 (R-4) Zoning District to the Mixed-Style Residential 12 (M-12) Zoning District.

Zoning History

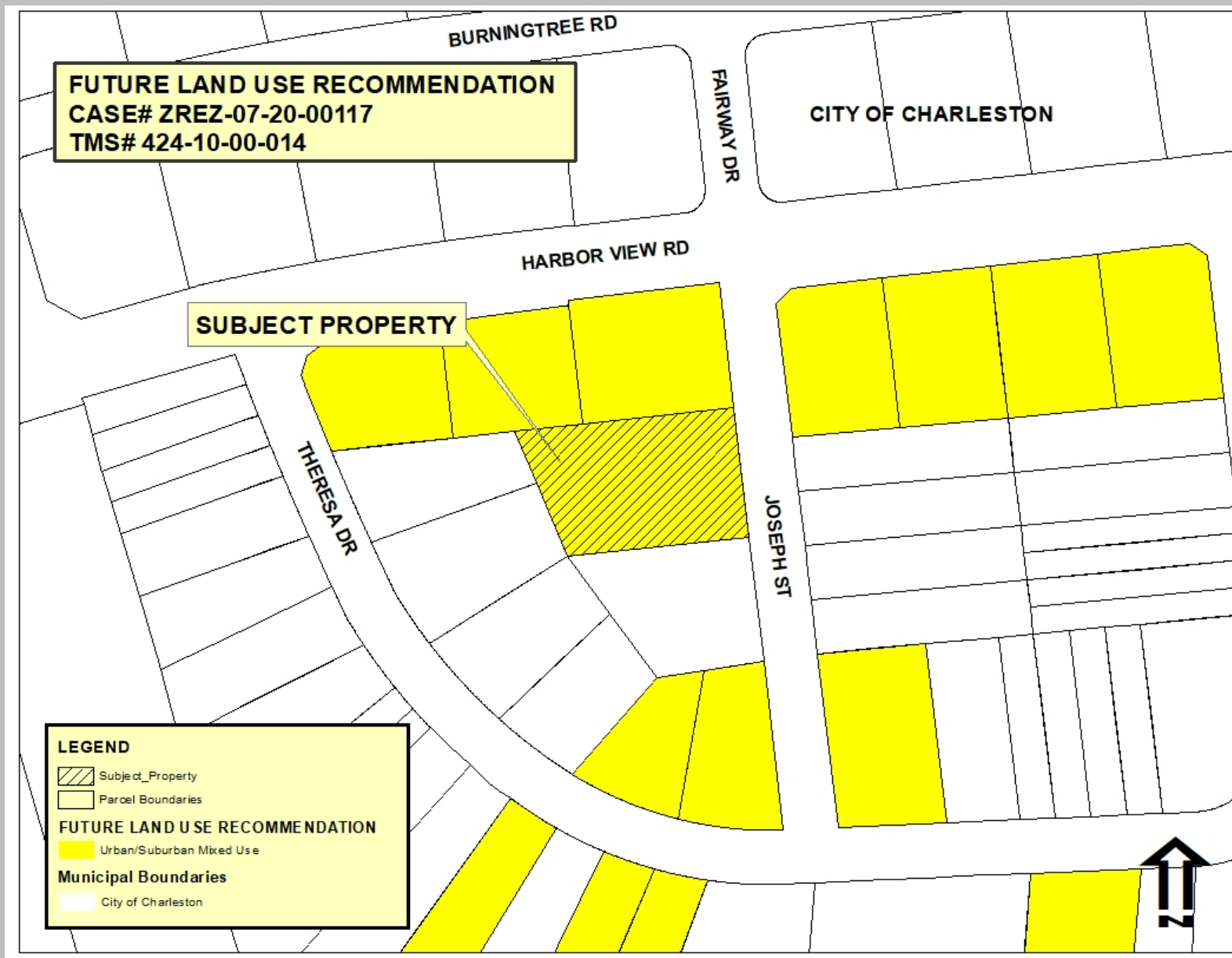
- The subject property was zoned RS-10 prior to 2001, and was zoned Low-Density Residential (RSL) in 2001.
- There have been no previous rezoning requests for this parcel.
- The RSL Zoning District was renamed “R-4” as part of the 2006 ZLDR amendment project.
- The subject property is undeveloped.

Map 3.1.5: Urban/Suburban Future Land Use Detail

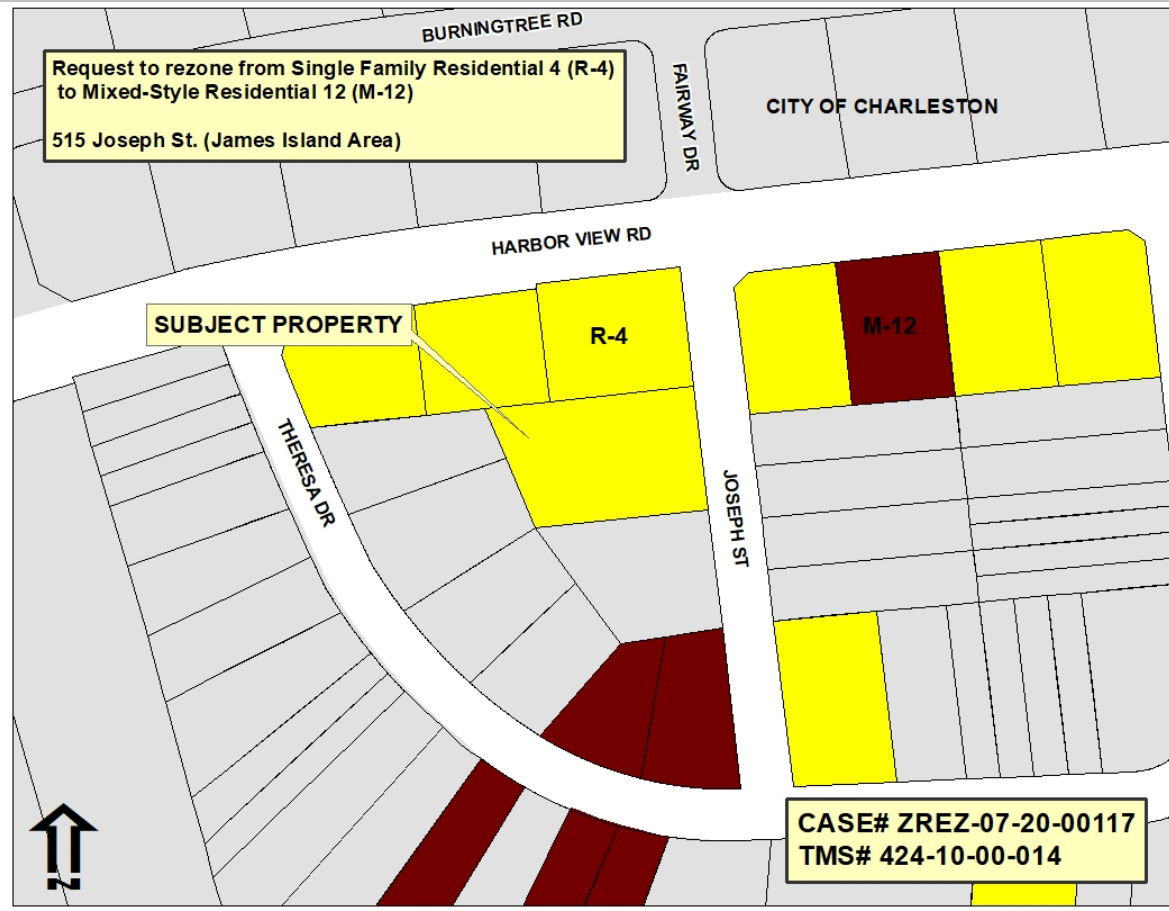
Charleston County Comprehensive Plan
Adopted November 18, 2008
Amended December 22, 2009



Future Land Use



Current Zoning



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

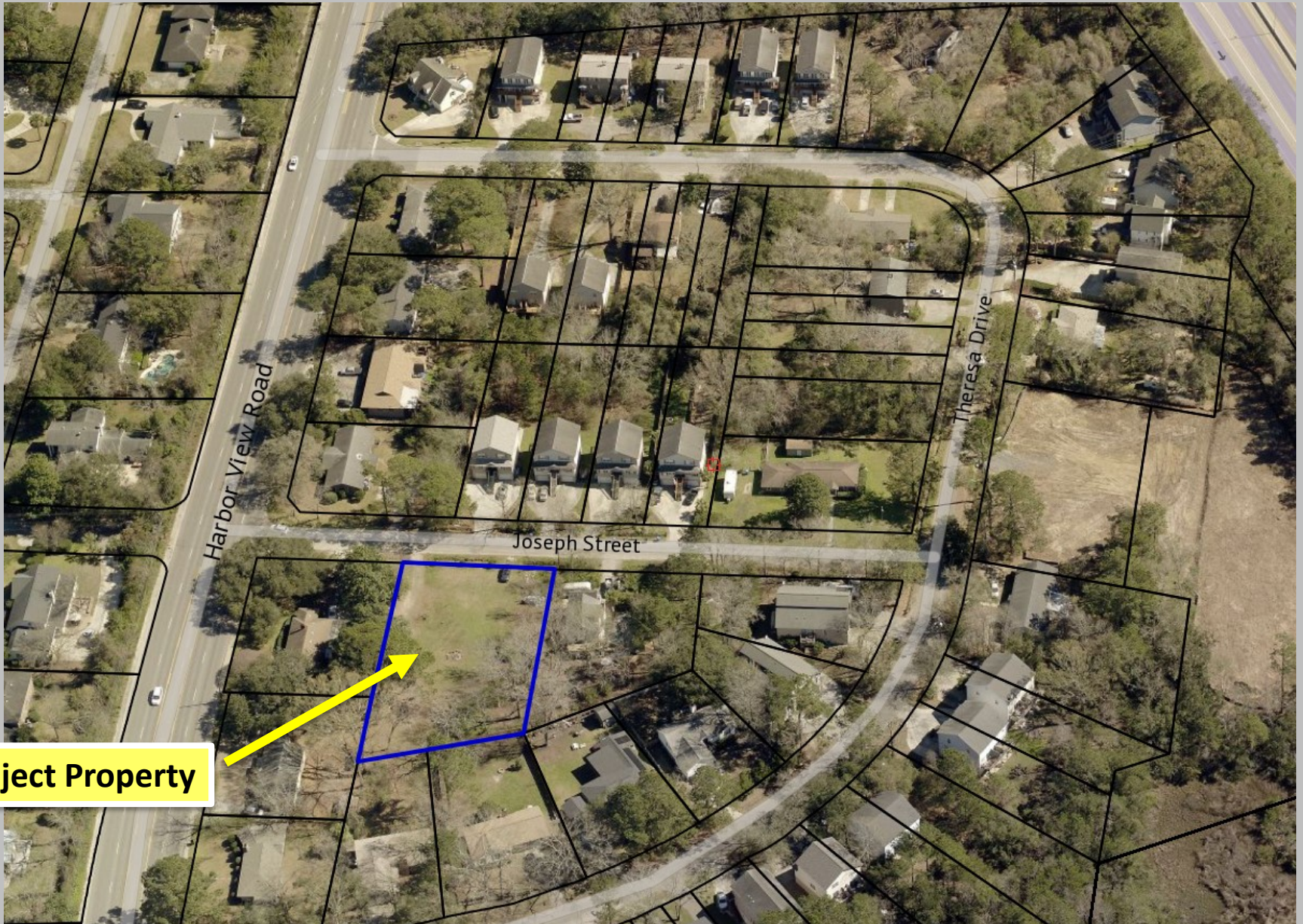
Subject Property



Aerial View to the West



Aerial View to the East



Subject Property

Site Photos



1 – Subject Property

2 –Property across the street to the East



Site Photos



3 – Adjacent Property to the North

4 – Adjacent Property to the South



Approval Criteria—Section 3.4.6

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

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

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

Approval Criteria Cont'd

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

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

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

Staff Response: Not applicable.

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

Staff Response: Not applicable.

Recommendation

Staff Recommendation: Approval

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

Notifications

August 28, 2020

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



Charleston County Zoning Map Amendment Request

Planning Commission: September 14, 2020

Public Hearing: October 6, 2020

Planning and Public Works Committee: October 15, 2020

First Reading: October 20, 2020

Second Reading: November 10, 2020

Third Reading: November 19, 2020

ZONING CHANGE APPLICATION

CASE 2PEZ-07-20-00117 PD _____

PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT M-12

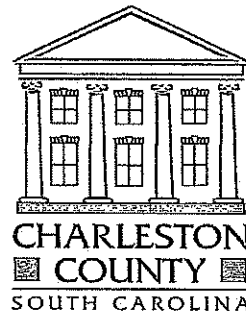
PARCEL ID(S) 424-10-00-014

CITY/AREA OF COUNTY Charleston

STREET ADDRESS 515 Joseph St

DEED RECORDED: BOOK 0187 PAGE 247 DATE 5/13/11

PLAT RECORDED: BOOK J PAGE 47 DATE 6/19/53



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

ACRES 0.5

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT

Caleb Costa

HOME PHONE _____

MAIL ADDRESS

45 Sycamore Ave. Apt. 1137

WORK PHONE _____

CITY, STATE, ZIP

Charleston S.C. 29407

CELL PHONE 843-693-4908

EMAIL joshua.Caleb.Costa@gmail.com

OWNER

(IF OTHER THAN APPLICANT)

Harbor View Oaks, LLC
Barbara Mooneyhan / Linda Haslett

HOME PHONE 803-2318-1184

MAIL ADDRESS

2440 Wash Haven Rd

WORK PHONE _____

CITY, STATE, ZIP

Chapin SC 29036

CELL PHONE 803-528-1648

EMAIL _____

REPRESENTATIVE

(IF OTHER THAN APPLICANT)

Caleb Costa

HOME PHONE _____

MAIL ADDRESS

45 Sycamore Ave. Apt. 1137

WORK PHONE _____

CITY, STATE, ZIP

Charleston S.C. 29407

CELL PHONE 843-693-4908

EMAIL joshua.Caleb.Costa@gmail.com

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Caleb Costa is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Signature of Owner(s)

Date

Signature of Applicant/ Representative (if other than owner)

Date

Planner's Signature

Date

Zoning Inspector's Signature

Date

OFFICE USE ONLY

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

joshua.Caleb.Costa 7/30/2020
Applicant/ Representative