



STAFF SUMMARY
FOR The Planning Commission

Topic: AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BERKELEY COUNTY, SOUTH CAROLINA, IN REGARD TO RICHARD BAILEY FOR TMS: 271-00-01-054 AND 271-00-01-055 (+/- 2.00 TOTAL AC.), LOCATED ON PINEFIELD DRIVE IN CHARLESTON, SC; FROM MANUFACTURED RESIDENTIAL DISTRICT (R-2) TO GENERAL COMMERCIAL DISTRICT (GC) IN COUNCIL DISTRICT 8.

Prepared by: Catherine Taylor,
Date: 1/16/2018 3:39 PM

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Planning Commission

****Please note that this rezoning request is associated with 3 Additional Rezoning Items Requested by Richard Bailey. Please refer to previous rezoning item, requested by Mr. Bailey, for additional relevant information related to this request.****

Zoning Matter: Rezoning from R-2 to GC District
Prepared by: Thomas Moore, AICP
Date: January 16, 2018
Location: 271-00-01-054 and 271-00-01-055, (\pm 2.00 total acres)
Total Acreage: \pm 2.00 acres
Applicant: Richard Bailey
Owners: Robert Porcher Jr. and Marilyn M. Porcher, Jermaine Diggins, Commissioners of Public Works
Council District: 8

Background:

The applicant, Richard Bailey, is requesting to rezone 2 parcels, totaling 2.00 acres approx., located along Pinefield Drive and indicated by the TMS numbers indicated in the table below, from Manufactured Residential (R-2) to General Commercial (GC). According to the Applicant, Pinefield Development, LLC- TMS: 271-00-01-054 & 055

the owner wishes to allow Charleston Water Systems to construct future storage tank facilities in this location. Ownership of a 0.37-acre portion of TMS 271-00-01-177 shall be swapped with CPW to be combined with TMS 271-00-01-054 and 055 to be rezoned GC to support the use.

271-00-01-054	1
271-00-01-055	1
Total	2..00 Acres approx.*

Existing Uses and Adjacent Property Information:

The subject property currently is undeveloped. According to our database, the subject property is not served by public water or public sewer, though it is possible that Charleston Water System may be able to provide water and sewer to the subject parcels through the storage tank project.

Adjacent property characteristics are listed below.

Adjacent Property Information		
	<i>Zone</i>	<i>Use</i>
North	GC	Industrial/commercial area along Marina Drive
South	GC	Undeveloped/ part of rezoning request for R-4 development
East	GC/PDMU	Undeveloped marsh and Clements Ferry is Huggins Tract PD
West	R-2	Single Family/Mobile Home

Conformance with Comprehensive Plan: **Yes** - The subject property contains the 2010 Future Land Use Plan designation of *Employment* and it is located on the edge of an *Employment Center* designation adjacent to a *Moderate Density Suburban* designation. The request is also within the Principal Growth Area (PGA). Staff finds the request consistent with the Comprehensive Plan as proposed public water service use is compatible with the employment center; additional details follow.

Employment Center Designation:

Pinefield Development, LLC- TMS: 271-00-01-054 & 055

“Locations designated for Employment Centers are intended for development of large scale office and light industrial uses by a major employer or a cluster of multiple employers with a mix of supporting or ancillary uses, such as restaurants, hotels, and limited service retail. Future employment centers will feature high visual quality site design and accommodate high traffic generating uses. Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping will be sensitive to the natural features of the site, including views. Smaller employment centers may be located adjacent to or in conjunction with Town Centers and/or planned communities.” The *Employment Center* classification supports high intensity economic development and supporting and complementary uses.

Moderate Density Suburban Designation:

The subject property also contains the 2010 Future Land Use Plan recommendation of *Moderate Density Suburban*, which are areas that *“are designated in locations where such development can provide a transition from low-density suburban to already developed residential and commercial areas.*

These areas are already proposed for development with various new communities that should strive to include walkable neighborhood units within the community that are about one-half mile wide. To the extent possible, future communities should be co-located with neighborhood centers of nonresidential development. New neighborhoods/neighborhood units should each include a system of interconnected trails or sidewalks that will provide access to parks, recreation, and open space areas focused near and in between residential communities.” The *Moderate Density Suburban* classification supports moderate density residential development and supporting and complementary uses.

Staff Recommendation: Approval

Staff as reviewed the request and recommends approval. Staff finds that the direct proximity to the industrial/commercial uses on Marina Drive, helps align the request with the Future Land Use Plan. Local utility uses are compatible in the context of the area concerned.

Potential Impacts:

Denial- The applicant will continue to be held to standards required in R-2 or GC zoning categories as established, restricting the establishment of any multifamily development.

Approval- The applicant will be held to the GC zoning requirements and can use the parcel to develop local utility or other public service uses.

Attachments:

Pinefield Development, LLC- TMS: 271-00-01-054 & 055

Maps

Application

Fiscal Impact:

Attachments:

REZONING APPLICATION-271-00-01-054&055-R2 TO GC (PDF)

areial overview GC and R4 map (PDF)

pinefield townhome zoning map R2&GC TO R4 with TMS (PDF)

CPW parcel FLU map R2 TO GC (PDF)

CPW parcel zoning map R2 TO GC (PDF)

X001-ZONING EXISTING (PDF)

X002-REZONING PROPOSED (PDF)

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WHEREAS, Berkeley County Council adopted a Zoning and Development Standards Ordinance, including Official Zoning and Development Standards Maps, on April 26, 1999, pursuant to Title 6, Chapter 29, of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, Berkeley County Council adopted such regulations for the purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the County; and

WHEREAS, the Berkeley County Council has determined that the rezoning or reclassification of the land designated herein is for the public good, the morals and the general welfare of the County of Berkeley and its citizens, and that it is consistent with the Berkeley County Comprehensive Plan, which was adopted on April 26, 1999;

NOW, THEREFORE, BE IT ORDAINED that the official Zoning and Development Standards Maps for Berkeley County, South Carolina, which were adopted pursuant to Ordinance No. ##-##-## shall be modified in the following regard:

That portion of the official Zoning Map which contains that portion of property identified as TMS: 271-00-01-054 & 055; and as is more clearly shown on "Exhibit A", which is attached hereto and made a part hereof. This Property Has Previously Been Designated as R-2 and will hereafter upon approval of this ordinance be reclassified as GC District.

BE IT FURTHER ORDAINED that all ordinances in conflict with this modification are repealed to the extent necessary to give this ordinance full force and effect.