

Comment #	1
Method	Email
Date	April 19, 2016
Name	Ms. Julia Long
Address	2700 Fernwood Drive, North Charleston, SC 29406
Comment	[The] Westview Baptist Church property across the street from me on Fernwood should of course be blue for institutional. ... It's not a land use that needs changing - just a map color. The church was there when the last comp plan was done and is still there.
Changes made?	Yes
Staff response	Staff will change the proposed Future Land Use Map to show the parcel bearing TMS# 486-10-00-034 as "Institutional," as it is owned and used by Westview Baptist Church.

Comment #	2
Method	Email
Date	April 27, 2016
Name	Ms. Julia Long
Address	2700 Fernwood Drive, North Charleston, SC 29406
Comment	<p>TMS# 486-06-00-042 in District 3 should be shown on the proposed updated Land Use Map as office of the type suitable for re-zoning as ON. The reason is so that it will fit in with rezonings already made to all the other parcels in a cluster shown on the 2008 Comp map as planned R-1 and as located between Shadow and Fernwood and between the Korean Methodist Church and the front row of lots on University Boulevard.</p> <p>EXPLANATION OF COMMENT:</p> <p>The City's 2008 Land Use plan showed a future cluster of single-family-residence properties located between 486-06-00-068 (which was planned for Institutional use and is occupied by the Korean Methodist Church) and the lots accessing University Boulevard (which were planned for eventual B-1 type zoning, later rezoned as B-2, and now known as 486-06-00 parcels 129, 38, 39, and 40).</p> <p>All but one of the parcels in this single-family-residence cluster has since been updated to allow non-residential use:</p> <ol style="list-style-type: none"> 1. On the 2008 plan, property now labelled as 486-06-00 parcels 127, 128, and 130 were shown as part of the cluster planned for single-family residences. They are now all planned for and zoned B-2. 2. On the 2008 plan, 486-06-00-037 was shown as part of the cluster planned for single-family residences. The current proposed Future Land Use map re-designates it as a planned-for office use of the type suitable for ON zoning. It has already been rezoned as ON. 3. On the 2008 plan, 486-06-00-042, facing Fernwood Drive, was shown as part of the cluster planned for single-family residences. Out of the original cluster of

	<p>properties planned for single family development, only this one remains unchanged and as such isolated. When parcel 037 (facing Shadow behind parcel 042) was re-zoned from R-1 to ON, discussion during the City's public hearing focused on Council-member comments that parcel 037 now has borders both on B-2 and Institutional, and so has lost its value as residential property, especially since about two acres of property across Shadow is also designated Institutional. Parcel 042 is very similar to 037 in that 042 also has borders on B-2 and Institutional, with eight or so acres across Fernwood as Institutional (the site of Westview Baptist Church). Therefore, parcel 042 should join parcel 037 in being shown on the proposed Future Land Use map as planned for the type of office use suitable for ON zoning.</p> <p>SUMMARY</p> <p>As the owner of TMS# 486-06-00-042, I find it very painful to face the likelihood that because of the changes the City has made around me since 2008 my family's home since 1957 will not in future be of much value as residential. But I accept the judgment of City Council when its vote on parcel 037 provided evidence that lots in this part of this block with borders on B-2 and Institutional, and with varying sizes of Institutional on the other side of the street, should be re-zoned as ON.</p> <p>As I explained to the Mayor and City Council at the public hearing when the up-zoning of parcel 037 was being discussed, my property is in fact my life-time savings. I have worked hard to prepare for paying my own old-age medical and other bills. Thus, as I further explained, the rezoning of 037 would mean that I dare not take the chance of leaving my own property R-1 for sentimental reasons, as it could result in my becoming a financial burden to my children. While I hope to go on living here for years to come, I ask the City now to proceed with making what I believe amounts to a minor, reasonable, and even obvious, update to the proposed Future Land Use map: that is, please complete the City's process of re-planning all this 2008 cluster of single-family properties (located between Shadow and Fernwood and between the Korean Methodist Church Institutional use and the front row of lots on University Boulevard Business/commercial use) to include appropriate non-residential use. In the case of my property - the last of this cluster to be updated - the appropriate non residential use is ON-type.</p> <p>I deeply appreciate the City's consideration in this matter.</p>
Changes made?	No
Staff response	<p>We believe this change is not in keeping with the neighborhood's long-standing objections to non-residential encroachment into Deer Park. Accordingly, we believe this type of change is more appropriate for discussion in context of the new Comprehensive Plan due in 2018. Should the property owner want to pursue the future land use change in the interim, she can, of course, apply for rezoning of the property, which would move forward for consideration by City Council with a concurrent change to the Comprehensive Plan to update the property's future land use category, which would be in keeping with the manner the others changes occurred.</p>

Comment #	3
Method	Comment card
Date	May 5, 2016
Name	Ms. Mickie Kelecy
Address	8549 Delhi Road, North Charleston, SC 29406
Comment	TMS 486-06-00-042 should be planned for neighborhood office.
Changes made?	No
Staff response	See staff response to Comment #2.

Comment #	4								
Method	Verbal comment								
Date	May 5, 2016								
Name	Ms. Julia Long								
Address	2700 Fernwood Drive, North Charleston, SC 29406								
Comment	Clarification is needed regarding the proposed changes to the office-related future land use categories								
Changes made?	No								
Staff response	<p>The following definitions are provided on page 9.14 of the plan:</p> <p style="padding-left: 40px;">Suburban Office – This land use identifies low-intensity professional office uses.</p> <p style="padding-left: 40px;">Office/Professional – This category of uses indicates office buildings, business parks, and other professional office uses.</p> <p>Table 9.3, “Future Land Use With Applicable Zoning” on page 9.15, shows, in part, the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Zoning Districts</th> <th>Land Use Category</th> </tr> </thead> <tbody> <tr> <td>R-2, B-1, B-2, OD, CRD</td> <td>Mixed Use</td> </tr> <tr> <td>ON, OD</td> <td>Office/Professional, Suburban Office</td> </tr> <tr> <td>B-1</td> <td>Neighborhood Commercial</td> </tr> </tbody> </table> <p>As the zoning determines the uses on the property and the future land use is a recommendation, staff does not believe there must necessarily be a one-to-one correlation between zoning districts and future land use categories. Allowing flexibility of matching zonings to land uses allows for deliberation and discussion during the consideration of rezoning requests.</p>	Zoning Districts	Land Use Category	R-2, B-1, B-2, OD, CRD	Mixed Use	ON, OD	Office/Professional, Suburban Office	B-1	Neighborhood Commercial
Zoning Districts	Land Use Category								
R-2, B-1, B-2, OD, CRD	Mixed Use								
ON, OD	Office/Professional, Suburban Office								
B-1	Neighborhood Commercial								

Comment #	5
Method	Comment card
Date	May 5, 2016
Name	Mr. Jesse Williams
Address	2747 Constitution Avenue, North Charleston, SC
Comment	Clarification is needed concerning single family residential/suburban and single family residential/traditional
Changes made?	No
Staff response	<p>The following definitions are provided on page 9.13 of the plan:</p> <p style="padding-left: 40px;">Single-Family, Suburban – This category indicates single-family lots in a suburban scale and pattern.</p> <p style="padding-left: 40px;">Single-Family, Traditional – This includes single-family lots in a traditional (or historic) pattern and scale.</p> <p>While perhaps a less-than-precise delineation of the residential types, this language is unchanged from the 2008 plan. Staff believes it may be more appropriate to change the Future Land Use Map as to some existing neighborhoods which may have been mischaracterized; however, given that these neighborhoods are developed and both land use categories support R-1 zoning, staff believes the map and perhaps the categories can be further refined in the upcoming Comprehensive Plan.</p>

Comment #	6
Method	Email
Date	May 6, 2016
Name	Ms. Linda Brinson
Address	2510 Gable Street, North Charleston, SC 29406
Comment	I am not appose to TMS #486-06-00-042 being changed to office/professional on the Future Land Use map.
Changes made?	No
Staff response	See staff response to Comment #2.

Comment #	7
Method	Email
Date	May 9, 2016
Name	Mr. Dennis Isgitt
Address	2987 Edbillellis Road, North Charleston, SC 29406
Comment	I would like to show my support for changing the future land use listing for 4860600042 to Office Professional to match the porperties surrounding it.
Changes made?	No
Staff response	See staff response to Comment #2.

Comment #	8
Method	Email
Date	May 9, 2016
Name	Mr. Dennis Isgitt
Address	2987 Edbillellis Road, North Charleston, SC 29406
Comment	I also feel the listing for 4861000065 should be Neighborhood Commercial.
Changes made?	No
Staff response	TMS# 486-10-00-065 is the property that was recently rezoned to the University Commercial PDD to allow for a storage facility and some limited commercial-type uses. Because the storage facility would otherwise require B-2, General Business, zoning and, thus, a future land use of "Major Business/Retail," that change to the map was considered concurrently with the rezoning and both the rezoning and map amendment were approved via Ordinance #2016-011. Given that the map amendment was approved two and a half months ago and that the zoning ultimately controls what can be done on the property, staff is not recommending a change at this time.