A meeting of the Planning Commission will be held Wednesday, January 20, 2021, at 5:00 p.m., virtually via Zoom Webinar. Register and access the meeting online at: https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWq8DwghRZDRQ. To access via phone, dial 1 (301) 715-8592. Meeting ID: 853 0771 7064. Technical assistance line: (843) 724-3788. The meeting will be recorded and streamed on YouTube.

Public Comment Instructions:
Use one of the following methods to request to speak at the meeting or provide comments for the Commission. Provide your name, address, telephone number, meeting date, project number. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, January 20th:

1. Call 843-724-3765; or
2. Complete the form at http://innovate.charleston-sc.gov/comments/; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/pc in advance of the meeting.

Rezoning

1. a portion of lot 1A Theresa Dr (Bel Air – James Island) TMS # 4241000081 – approx. 0.40 ac. Request rezoning from Single- and Two-Family Residential (STR) to Diverse Residential (DR-1).
   Owner: Theresa Drive Development, LLC
   Applicant: SGA Narmour Wright Design

2. 1508 Evergreen St (Ardmore/Sherwood Forest – West Ashley) TMS # 3500700054 – approx. 0.21 ac. Request rezoning from Single-Family Residential (SR-2) to Diverse Residential (DR-1F).
   Owner: Justin Westbrook
   Applicant: Benjamin Stein

3. a portion of 214 & 216 Spring St (Westside – Peninsula) TMS # 4601101016 – approx. 0.33 acre. Request rezoning of the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 5 classification to Old City Height District 6 classification.
   Owner: 214-216 Spring St Development, LLC
   Applicant: same as owner

Subdivision

   Owner: Faison, Fenwick Hall, LLC
   Applicant: Bowman Consulting Group
Zonings


   Owner: James FitzGerald and Amanda L Rhoden

Election of Chair and Vice-Chair

Commission selection of a chairperson and vice-chairperson to serve until January 2022.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.
CITY OF CHARLESTON
PLANNING COMMISSION

January 20, 2021

Rezoning 1:

a portion of lot 1A Theresa Dr (Bel Air – James Island)

BACKGROUND

The applicant is requesting to rezone a portion of the subject property from Single- and Two-family Residential (STR) to Diverse Residential (DR-1). The subject property is currently an undeveloped wooded lot. The portion fronting Theresa Dr would remain STR and the portion to be rezoned would join a larger portion of the parcel that backs up to SC-30 (James Island Expressway). Surrounding development includes a broad variety of both zonings and housing types. Zoning includes: STR, DR-1, Single-family Residential (SR-1) and Mixed Style Residential (M-12) in Charleston County. Housing types include single-family, duplexes and multi-family. See the next page for a zoning comparison table.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The portion of the subject property to be rezoned is designated in the Century V Plan as Suburban which is typified by lower density residential zones adjacent to higher zones that include some mixed-use. Given the existing surrounding zonings and existing pattern of development in the surrounding area the requested zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
<table>
<thead>
<tr>
<th>Description</th>
<th>STR</th>
<th>DR-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>The STR district allows single- and two-family dwellings and all uses permitted in the SR districts.</td>
<td></td>
<td>The DR districts allow multi-family residential (3 or more) dwellings and one-family attached dwellings as well as single- and two-family dwellings.</td>
</tr>
<tr>
<td>Permitted Uses</td>
<td>Public, not for profit, golf courses; one and two family detached dwellings</td>
<td>Public, not for profit, golf courses; one family detached dwellings; two family dwelling; multi-family dwelling</td>
</tr>
<tr>
<td>Special Exception</td>
<td>Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations</td>
<td>Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations; Multi-family dwelling for the elderly</td>
</tr>
<tr>
<td>Conditional Uses</td>
<td>Water storage tanks; Community parking lots; One family attached dwelling; Affordable Housing (conditional subdivision and lot dimensional standards)</td>
<td>Water storage tanks; Community parking lots; One family attached dwelling; Affordable Housing (conditional subdivision and lot dimensional standards)</td>
</tr>
<tr>
<td>Density</td>
<td>9.7 units/acre</td>
<td>19.4 units/acre</td>
</tr>
</tbody>
</table>
REZONING 1

a portion of lot 1A Theresa Dr (James Island)

TMS # 4241000081 (a portion)

approx. 0.40 ac.

Request rezoning from Single- and Two-Family Residential (STR) to Diverse Residential (DR-1).

Owner: Theresa Drive Development, LLC
Applicant: SGA Narmour Wright Design
A PORTION OF LOT 1A THERESA DR, CENTURY V PLAN (SUBURBAN/URBAN)
CITY OF CHARLESTON
PLANNING COMMISSION

January 20, 2021

Rezoning 2:

1508 Evergreen St (Ardmore/Sherwood Forest – West Ashley)

BACKGROUND

The applicant is requesting to rezone the subject property from Single-Family Residential (SR-2) to Diverse Residential (DR-1F). The subject property is currently occupied by a single-family home. Surrounding development includes a mixture of single-family, multi-plexes and multi-family. Surrounding zonings include SR-2, DR-1F and STR. See the next page for a zoning comparison table.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The portion of the subject property to be rezoned is designated in the Century V Plan as Suburban which is typified by lower density residential zones adjacent to higher zones that include some mixed-use. Given the existing surrounding zonings and existing pattern of development in the surrounding area the requested zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
# ZONING COMPARISON TABLE

## SINGLE-FAMILY RESIDENTIAL (SR-2) AND DIVERSE RESIDENTIAL (DR-1F)

<table>
<thead>
<tr>
<th>Description</th>
<th>SR-2</th>
<th>DR-1F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The Single-family Residential (SR) districts allow for one-family detached dwellings.</td>
<td>The DR districts allow multi-family residential (3 or more) dwellings and one-family attached dwellings as well as single- and two-family dwellings.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>SR-2</th>
<th>DR-1F</th>
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<tr>
<td>Public, not for profit, golf courses; one family detached dwellings;</td>
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</tbody>
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<tr>
<th>Special Exception</th>
<th>SR-2</th>
<th>DR-1F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations</td>
<td>Mining and Quarrying of Nonmetallic Minerals, Except Fuels; Electric substations and gas regulator station; Cemeteries; Membership sports and recreation clubs; Day care centers; Museums; Civic, social and fraternal associations; Religious organizations; Multi-family dwelling for the elderly</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conditional</th>
<th>SR-2</th>
<th>DR-1F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horticultural Specialties; General Farms, Primarily Crop; Water storage tanks; Community parking lots; Affordable Housing (conditional subdivision and lot dimensional standards)</td>
<td>Water storage tanks; Community parking lots; One family attached dwelling; Affordable Housing (conditional subdivision and lot dimensional standards)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Density</th>
<th>SR-2</th>
<th>DR-1F</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.3 units/acre</td>
<td></td>
<td>19.4 units/acre</td>
</tr>
</tbody>
</table>
REZONING 2
1508 Evergreen St (West Ashley)
TMS # 3500700054
approx. 0.21 ac.

Request rezoning from Single-Family Residential (SR-2) to Diverse Residential (DR-1F).

Owner: Justin Westbrook
Applicant: Benjamin Stein
Rezoning 3:

a portion of 214 & 216 Spring St (Westside – Peninsula)

BACKGROUND

The applicant is requesting to rezone the portion of the subject property that is zoned Mixed-Use/Workforce Housing (MU-2) from the 5 story Old City Height District classification to the 6 story Old City Height District classification. The subject property is currently occupied by a single-story commercial building and surface parking. The portion of the property to be rezoned fronts Spring Street. The surrounding development includes one- and two-story residential homes to the rear, and a mixture of low-rise commercial and surface parking on both sides along Spring St. The parcel is at the western end of a corridor within the 5 story Old City Height District. Directly to the west, the height district transitions to 55/30 (functionally 5 stories) along Hagood Ave, and then 85/125 (functionally 10 stories) for the remaining block along Spring St. The Mixed-Use/Workforce housing zoning districts provide height bonuses, reduced parking and other incentives to promote a mixture of housing opportunities within a single development and to encourage the creation of affordable housing.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as Urban which is typified by mixed-use, but primarily residential areas with a wide range of building types and setbacks. Though the current development on the block is mostly lower-rise buildings, the entire block is classified as 5 story Old City Height District in anticipation of future redevelopment; and the neighboring WestEdge development is characterized by much taller buildings. Given the close proximity of the property to a height district that is double its current permitted height, the proposed 6 story Old City Height District classification is appropriate as a transitional height.

STAFF RECOMMENDATION

APPROVAL
REZONING 3

a portion of 214 & 216 Spring St (Peninsula)

TMS # 4601101016

approx. 0.33 ac.

Request rezoning of the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 5 classification to Old City Height District 6 classification.

Owner & Applicant: 214-216 Spring St Development, LLC
Zoning Item | Property Address | Approx. Acres | Land Use | Previous Zoning | Recommended Zoning |
--- | --- | --- | --- | --- | --- |
1. | 1946 Boeing Ave (Air Harbor – West Ashley) | 0.25 | Residential | Single-Family Residential (R-4) | Single-Family Residential (SR-1) |

BACKGROUND

The subject property for zoning #1 was recently annexed into the City of Charleston. The requested zoning matches the surrounding zonings.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as Suburban Edge. Given the surrounding zonings and existing pattern of development in the surrounding area the proposed zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
ZONING 1

1946 Boeing Ave (West Ashley)

TMS # 3501300028

approx. 0.25 ac.

Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: James FitzGerald and Amanda L Rhoden