PLANNING COMMISSION
February 16, 2021
Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/pc

**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Just as in an in-person meeting, all items heard today are part of a public meeting format. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All zoning, rezoning and ordinance amendment requests will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the March 22, 2022 City Council meeting.

Meeting results will be posted on the City’s website at www.charleston-sc.gov/pc.

Your City of Charleston Planning Commission Members are:
Charles Karesh – Chair
Harry Lesesne – Vice-Chair
Jimmy Bailey, Jr.
Loquita Bryant-Jenkins
Erika V. Harrison

Donna Jacobs
Angie Johnson
Sunday Lempesis

Your City of Charleston Assisting Staff are:
Christopher Morgan, Planning Manager
Lee Batchelder, Zoning Administrator
Philip Overcash, Senior Planner

Ana Harp, Senior Zoning Planner
Chloe Stuber, Planner
Philip Clapper, Clerk

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
STAFF PRESENTATION:
PP&S AFFORDABLE HOUSING INITIATIVE UPDATES
Incentive Districts

MIXED-USE/WORKFORCE HOUSING (MU/WH)
- As of February 16, 2022 the City has collected $10.4 million in fee-in-lieu funds
- There are two pending fee-in-lieu applications/developments:
  - 695 Meeting St - $188,292
  - 31/32 Laurens St - $766,057
- 14 of 16 projects opted to pay the fee-in-lieu since the option was created (389 WH units not built)

UPPER PENINSULA (UP)
- 838 Morrison Dr (Morrison Yard) – Under Construction – 380 units – 19 WH units
- 55 Romney St – Under Construction – 304 units – 0 WH units
- 1310 Meeting St – Under Construction – 303 units – 0 WH units
- 1505 Greenleaf St – Conceptual Plan – 365 units proposed – 37 WH required

CONSERVATION DEVELOPMENT SUBDIVISION REQUIREMENTS
- 2 projects currently in the early site analysis stage under new requirements. They have not yet reached the point of discussing number of lots and whether they plan to include townhomes (which would require 20% be dedicated to workforce housing).
Active Affordable Housing Projects

Going through approvals now, anticipated to be completed in the next 2-3 years.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>Area</th>
<th>Developer</th>
<th>Estimated Completion Year</th>
<th>Affordability Period</th>
<th>Type</th>
<th>Affordable Units</th>
<th>Percent Affordable</th>
<th>Income Requirements (% of AMI)</th>
<th>Incentive District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>AH: Esau Jenkins Village</td>
<td>James Island</td>
<td>Sea Island Development Corporation</td>
<td>2022</td>
<td>30</td>
<td>Rental</td>
<td>72</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>AH: Bulls Creek</td>
<td>West Ashley</td>
<td>Classic Development Co.</td>
<td>2022</td>
<td>30</td>
<td>Rental</td>
<td>62</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>AH: 60 Nassau St</td>
<td>Peninsula</td>
<td>PASTORS, Inc.</td>
<td>2022</td>
<td>30</td>
<td>Rental</td>
<td>2</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>AH: 84-88 Line Street</td>
<td>Peninsula</td>
<td>Off Line Court, LLC</td>
<td>2022</td>
<td>10</td>
<td>Rental</td>
<td>6</td>
<td>15%</td>
<td>80%</td>
<td>MU/WH</td>
</tr>
<tr>
<td>5</td>
<td>AH: 5 Porters Ct</td>
<td>Peninsula</td>
<td>City of Charleston</td>
<td>2022</td>
<td>90</td>
<td>For Sale</td>
<td>1</td>
<td>100%</td>
<td>120%</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>AH: Father Grants Ct</td>
<td>Peninsula</td>
<td>JJR Development, Inc.</td>
<td>2022</td>
<td>90</td>
<td>For Sale</td>
<td>6</td>
<td>100%</td>
<td>120%</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>AH: 2319 Birdie Garrett</td>
<td>Peninsula</td>
<td>Charleston Redevelopment Corporation</td>
<td>2022</td>
<td>99</td>
<td>For Sale</td>
<td>1</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>AH: 26 Reid St</td>
<td>Peninsula</td>
<td>Charleston Habitat for Humanity</td>
<td>2022</td>
<td>30</td>
<td>For Sale</td>
<td>1</td>
<td>100%</td>
<td>80%</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>AH: Romney St Rentals</td>
<td>Peninsula</td>
<td>PASTORS, Inc.</td>
<td>2022</td>
<td>30</td>
<td>Rental</td>
<td>2</td>
<td>50%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>AH: 1555 Juniper St</td>
<td>West Ashley</td>
<td>City of Charleston</td>
<td>2022</td>
<td>90</td>
<td>For Sale</td>
<td>11</td>
<td>100%</td>
<td>120%</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>AH: Bermuda Point</td>
<td>West Ashley</td>
<td>Berry Company</td>
<td>2022</td>
<td>perpetuity</td>
<td>For Sale</td>
<td>30</td>
<td>75%</td>
<td>120%</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>AH: Pierpont Townhomes</td>
<td>West Ashley</td>
<td>Homes of Hope</td>
<td>2022</td>
<td>perpetuity</td>
<td>For Sale</td>
<td>75</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>AH: 14 Porters Ct</td>
<td>Peninsula</td>
<td>Episcopal Diocese CHDO</td>
<td>2022</td>
<td>90</td>
<td>For Sale</td>
<td>1</td>
<td>100%</td>
<td>120%</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>AH: 79 Cooper</td>
<td>Peninsula</td>
<td>City of Charleston</td>
<td>2022</td>
<td>90</td>
<td>For Sale</td>
<td>1</td>
<td>100%</td>
<td>120%</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>AH: Lowline Housing</td>
<td>Peninsula</td>
<td>NHE Inc.</td>
<td>2023</td>
<td>60</td>
<td>Rental</td>
<td>55</td>
<td>100%</td>
<td>50%, 60%, 80%</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>AH: James Lewis, Jr. Apts</td>
<td>Peninsula</td>
<td>Flatiron Partners, Classic Development Co.</td>
<td>2023</td>
<td>50</td>
<td>Rental</td>
<td>64</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>AH: 573 Meeting St</td>
<td>Peninsula</td>
<td>One80 Place</td>
<td>2023</td>
<td>40</td>
<td>Rental</td>
<td>70</td>
<td>100%</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>AH: Abbington of Charleston</td>
<td>Cainhoy Peninsula</td>
<td>REA Ventures Group</td>
<td>2023</td>
<td>30</td>
<td>Rental</td>
<td>90</td>
<td>100%</td>
<td>50% &amp; 60%</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>AH: Archer School</td>
<td>Peninsula</td>
<td>Humanities Foundation</td>
<td>2023</td>
<td>30</td>
<td>Rental</td>
<td>89</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>AH: 569-571 King St</td>
<td>Peninsula</td>
<td>JASEGA, LLC</td>
<td>2023</td>
<td>10</td>
<td>Rental</td>
<td>4</td>
<td>100%</td>
<td>80%</td>
<td>MU/WH</td>
</tr>
<tr>
<td>21</td>
<td>AH: Addison St</td>
<td>Peninsula</td>
<td>PASTORS, Inc.</td>
<td>2023</td>
<td>30</td>
<td>Rental</td>
<td>5</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>AH: 36 Cooper St</td>
<td>Peninsula</td>
<td>Palmetto Community Action Partnerships (PCAP)</td>
<td>2023</td>
<td>30</td>
<td>For Sale</td>
<td>4</td>
<td>100%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>AH: 275 Huger St</td>
<td>Peninsula</td>
<td>Charleston Housing Authority</td>
<td>2023</td>
<td>perpetuity</td>
<td>Rental</td>
<td>63</td>
<td>74%</td>
<td>80%</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>AH: 3030 Maybank Hwy</td>
<td>James Island</td>
<td>Prosperity Builders LLC</td>
<td>2024</td>
<td>75</td>
<td>For Sale</td>
<td>7</td>
<td>10%</td>
<td>80%, 100%, 120%</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>AH: Gateway at Charleston</td>
<td>West Ashley</td>
<td>Park Terrace Development</td>
<td>2025</td>
<td>Rental</td>
<td>69</td>
<td>100%</td>
<td>60%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total 791
Streamlining Affordable Housing Initiative

*Lead by Dept. of Planning, Preservation & Development in partnership with Dept. of Housing & Community Development*

<table>
<thead>
<tr>
<th>Action</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waive plan and permit application fees for projects with 50% or greater affordable units.</td>
<td>Complete</td>
</tr>
<tr>
<td>Designate single point of contact, “Affordable Housing Concierge”</td>
<td>Partially complete</td>
</tr>
<tr>
<td>Set up system and train all review staff to track affordable housing projects in EnerGov (permitting and plan review software)</td>
<td>Complete</td>
</tr>
<tr>
<td>Assign priority status to projects with 50% or greater units dedicated as affordable (priority status awards package of advantages during review process)</td>
<td>Complete</td>
</tr>
<tr>
<td>New Affordable Housing protocol established for Technical Review Committee (priority status projects only): Sketch Plan Wednesday agenda priority, 17-day review schedule and “red flag” follow-up meetings</td>
<td>Complete</td>
</tr>
<tr>
<td>Reduce limitations on lot dimension standards for 100% affordable housing projects</td>
<td>Complete</td>
</tr>
<tr>
<td>Allow for ADUs by-right in multiple base zoning districts (with affordability requirement)</td>
<td>Complete</td>
</tr>
<tr>
<td>Increase fee-in-lieu amount in MU/WH districts</td>
<td>Complete</td>
</tr>
<tr>
<td>Create dashboard of vacant properties and structures ideal for affordable housing, considering elevation, transit access and stormwater challenges</td>
<td>In Progress</td>
</tr>
<tr>
<td>Conduct analysis of neighborhoods at high risk of displacement and formulate displacement prevention policies.</td>
<td>In Progress</td>
</tr>
</tbody>
</table>

This table only shows complete and in progress actions over the last 2 years. It does not display the long list of actions not yet started.

Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
END OF PRESENTATION
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 1

265, 275, 277, 279 Huger St, and 581, 583, 585, 587, 589, 591 Meeting St (East Central – Peninsula) TMS # 4631604018, 054 & 055 – approx. 3.16 ac.

Request rezoning of subject properties from Diverse Residential (DR-2) and General Business (GB) to Mixed-Use Workforce Housing (MU-1/WH).

Owners: City of Charleston Housing Authority
Applicant: Bello Garris Architects
265, 275, 277, 279 Huger St, and 581, 583, 585, 587, 589, 591 Meeting St (City Centers)
AERIAL
REZONING 1
265, 275, 277, 279 HUGER ST
AND 581, 583, 585, 587, 589,
591 MEETING ST
(PENINSULA)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
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# ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th></th>
<th>Diverse Residential (DR-2)</th>
<th>General Business (GB)</th>
<th>Mixed-Use/Workforce Housing (MU-1/WH)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></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>
<td>The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses.</td>
<td>The MU-1/WH district is incentive based and is intended to permit high density residential uses with a mixture of housing opportunities, along with limited neighborhood nonresidential uses and services in urban areas of the city. The MU-1/WH and MU-1/WH districts are only available to property owners who apply for the district designation</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>26.4 units/acre (multi-family)</td>
<td>26.4 units/acre (multi-family)</td>
<td>No density cap</td>
</tr>
<tr>
<td></td>
<td>21.8 units/acre (two-family)</td>
<td>21.8 units/acre (two-family)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>17.4 units/acre (single-family)</td>
<td>17.4 units/acre (single-family)</td>
<td></td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>No special exception uses permitted.</td>
<td>No special exception uses permitted.</td>
<td>Every development in the MU-1/WH or MU-2/WH zoning district that has five (5) or more residential units must include owner occupied workforce housing units and/or rental workforce housing units. Every development in the MU-1/WH or MU-2/WH zoning district that has less than five (5) units must include at least one (1) owner occupied or rental workforce housing unit or nonresidential use(s) that face the street on the ground level in accordance with the provisions of subsection b; or pay a fee-in-lieu; or donate land by discretion of City Council. Parking and loading: one (1) space per two units for workforce and one (1) space per unit for market-rate. Frontage not required for new lots.</td>
</tr>
</tbody>
</table>

CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT.
APPLICANT-PROVIDED EXHIBIT
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Rezoning 1

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 2

Properties on Meeting St (Eastside - Peninsula)
TMS # 4590503077-079, 4590504216 & 222 – approx. 0.51 ac.

Request rezoning of parcels TMS # 4590503077-079 from Accommodations Overlay District (A-1) to Accommodations Overlay District (A-4), and to include parcels TMS # 4590504216 & 222 within A-4.

Owners: Grace Hotel Inc. and City of Charleston
Applicant: Richard Gowe, LS3P
CHARLESTON CITY PLAN FUTURE LAND USE

Properties on Meeting St
(City Centers)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
AERIAL
REZONING 2
PROPERTIES ON MEETING ST (PENINSULA)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Accommodations Overlay Zones

Sec. 54-220. (b) (i):
within areas of the accommodations overlay zone designated as "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", or "A-7" on the zoning map, the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located shall not exceed 50 in areas designated "A-1"; 180 in areas designated "A-2"; 225 in areas designated "A-3"; 100 in areas designated "A-4"; 150 in areas designated "A-5"; 69 in areas designated "A-6"; and 175 in areas designated "A-7"; provided, however, that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north (the "Full-Service Corridor"), the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located may exceed 50, but shall not exceed 250, if the accommodations use qualifies as a Full-Service Hotel, meaning that the accommodations use provides 20,000 or more square feet of meeting, conference and banquet space of which 15,000 square feet thereof is contiguous, an on-site restaurant that serves breakfast, lunch and dinner seven days a week and other services such as a concierge, a spa/health club, laundry, turndown service, newspaper delivery, security personnel and airport shuttle; and in no event shall any accommodations use on the peninsula exceed 250 sleeping units;

CLICK HERE TO LEARN MORE ABOUT THE ACCOMMODATIONS OVERLAY ZONE
Rezoning 2

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 3

590 Meeting St (East Central – Peninsula) TMS # 4590103047 – approx. 0.23 ac.

Request rezoning of subject property from General Business (GB) to Upper Peninsula (UP), from 5 Story Old City Height District to 4-12 Story Old City Height District, and to include the subject property within the Accommodations Overlay District (A).

Owner: Meeting Street Properties
Applicant: Richard Gowe, LS3P and Sunju Patel, Montford Group

Accommodations Overlay

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
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# ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th>General Business (GB)</th>
<th>Upper Peninsula (UP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The UP District is intended to accommodate a mixture of dense residential and commercial and uses and taller buildings in the upper portion of the peninsula through the use of incentives designed to promote ecology, mobility, energy efficiency, diverse housing and privately maintained outdoor spaces accessible to the public.</td>
</tr>
<tr>
<td>The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses.</td>
<td></td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td></td>
</tr>
<tr>
<td>26.4 units/acre (multi-family)</td>
<td>26.4 units/acre if 4 stories or less No density cap if 5 stories or higher (points required to earn additional stories)</td>
</tr>
<tr>
<td>21.8 units/acre (two-family)</td>
<td></td>
</tr>
<tr>
<td>17.4 units/acre (single-family)</td>
<td></td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td><a href="https://www.charleston-sc.gov/PC">CLICK HERE FOR MORE INFORMATION ABOUT THE UPPER PENINSULA DISTRICT</a></td>
</tr>
</tbody>
</table>

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT](https://www.charleston-sc.gov/PC).
Rezoning 3

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 4

1224 Wappoo Rd (Pinecrest Gardens – West Ashley) TMS # 3511200192 & 028 – approx. 0.33 ac.

Request rezoning of subject property from General Office (GO) to Commercial Transitional (CT).

Owner: John Peters
Applicant: same as owner
1224 Wappoo Rd
(Suburban)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
# ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th>Intent</th>
<th>General Office (GO)</th>
<th>Commercial Transitional (CT)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The GO district is intended to provide for professional, administrative, executive and government offices including, but not limited to, medical, insurance, real estate, attorney, engineering, and financial offices. Accessory uses intended to compliment office uses are permitted pursuant to Section 54-212.</td>
<td>The CT District is intended to protect, preserve and enhance residential areas while allowing commercial uses which are compatible with the adjacent residential areas. In addition to allowing a limited number of commercial uses, the size and hours of operation of certain uses are restricted.</td>
</tr>
</tbody>
</table>
| Density | 2 units/acre (single-family only) | 19.4 units/acre (multi-family)  
14.5 units/acre (two-family)  
10.9 units/acre (single-family) |
| Hours | | In the CT district, normal business hours are deemed to be hours of operation beginning no earlier than 7 a.m. and ending no later than 8 p.m. |

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT.]
Rezoning 4

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
REZONING 5

1144 and 1150 Folly Rd (James Island) TMS # 425130030 & 031 – approx. 0.88 ac.

Request rezoning of subject properties from Residential Office (RO) to Limited Business (LB).

Owner: Bennett Construction & Realty LLC
Applicant: Zachary Bennett
REZONING 5 (additional map)

1144 and 1150 Folly Rd (James Island) TMS # 4251300030 & 031 – approx. 0.88 ac.

Request rezoning of subject properties from Residential Office (RO) to Limited Business (LB).

Owner: Bennett Construction & Realty LLC
Applicant: Zachary Bennett
1144 and 1150 Folly Rd (Neighborhood Edge)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
AERIAL
REZONING 5
1144 & 1150 FOLLY RD
(JAMES ISLAND)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
## ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th></th>
<th>Residential Office (RO)</th>
<th>Limited Business (LB)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td>The RO District is intended to allow limited office uses within converted residential</td>
<td>The LB district is intended to provide for a limited variety of commercial uses and services associated with</td>
</tr>
<tr>
<td></td>
<td>structures along major roadways. This district shall provide for the daily convenience</td>
<td>neighborhood retail, financial and office activities which are compatible with residential areas. The hours</td>
</tr>
<tr>
<td></td>
<td>and personal service needs of the surrounding community and shall be designed to mix</td>
<td>of operation for most permitted commercial uses are restricted to between 7 a.m. and 11 p.m. Gasoline service</td>
</tr>
<tr>
<td></td>
<td>compatibly and aid in the preservation and stabilization of the local neighborhood. The</td>
<td>stations are permitted as a conditional use. Prohibited uses include, but are not limited to bars, liquor stores,</td>
</tr>
<tr>
<td></td>
<td>RO zoning district is not intended to permit the loss of viable housing stock.</td>
<td>car washes as a principal use, bowling alleys, billiard parlors, dance halls, restaurants with drive-thru service</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>7.3 units/acre (single-family only)</td>
<td>windows, and automobile sales.</td>
</tr>
<tr>
<td></td>
<td>19.4 units/acre (multi-family)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>14.5 units/acre (two-family)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10.9 units/acre (single-family)</td>
<td></td>
</tr>
<tr>
<td><strong>Hours</strong></td>
<td></td>
<td>Within LB. In the limited business, LB district, certain uses, as specified herein, are restricted to operating only between 7 a.m. and 11 p.m., except that theaters may operate beyond 11 p.m. although theater box offices may not sell tickets after 11 p.m.</td>
</tr>
</tbody>
</table>

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICT.](#)
Folly Road Overlay Requirements (All Areas)

- All parcels in this overlay zoning district with a base zoning of RO (Residential Office) shall be allowed one curb cut per 150 feet of road frontage; all other parcels with a commercial base zoning shall be allowed one curb cut every 250 feet.

- All applications for development of non-residential uses shall include a suitable access management plan demonstrating that the driveway separation requirements can be met.

- Multi-use path. A multi-use path of at least twelve feet (12') in width shall be installed along the frontage of the parcel. The design of the multi-use path shall be reviewed and approved by the Design Review Board.

- Parcels with a base zoning of CT, LB, GB and LI within the Folly Road Overlay shall be limited to a maximum of eight dwelling units per acre of high ground (12 if workforce housing is included).

- Building height. The height of buildings shall not exceed a maximum of two and one-half (2.5) stories or thirty-five (35) feet.

CLICK HERE TO VIEW FOLLY RD OVERLAY FULL ORDINANCE.
Folly Road Overlay Requirements (South Village Sub-Area)

- Permitted uses on a parcel shall include uses allowed in the base zoning district of that parcel as modified by Section 54-229.4, b, except that motor vehicle dealers (new and used) shall be prohibited.
- A minimum 15-foot vegetated right-of-way buffer shall be required along the east side of Folly Road and a minimum 35-foot vegetated right-of-way buffer shall be required along the west side of Folly Road;
- 2A minimum 20-foot vegetated rear buffer shall be required adjacent to residually zoned parcels; and
- Fencing may be required to screen adjacent residually zoned parcels. When a minimum 6-foot high opaque fence or wall is utilized, the zoning administrator may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

[CLICK HERE TO VIEW FOLLY RD OVERLAY FULL ORDINANCE.]
Rezoning 5

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Ordinance Amendment 1

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) ARTICLE 2- LAND USE REGULATIONS, PART 15- WORKFORCE HOUSING DISTRICTS AND OPPORTUNITY ZONES; AND ARTICLE 3- SITE REGULATIONS, PART 4- OFF- STREET PARKING REQUIREMENTS
TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) ARTICLE 2-LAND USE REGULATIONS, PART 15-WORKFORCE HOUSING DISTRICTS AND OPPORTUNITY ZONES; AND ARTICLE 3- SITE REGULATIONS, PART 4-OFF-STREET PARKING REQUIREMENTS

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS IN CITYCOUNCIL ASSEMBLED:

Section 1. That Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and Opportunity Zones, Section 54-299.1-Definitions; be amended by inserting the following:

“v. Small Efficiency Dwelling Unit (Micro-Unit): A Dwelling Unit no smaller than 250 square feet and no larger than 375 square feet but still containing cooking, living, sanitary and sleeping facilities that are not shared with any other Dwelling Unit. Any unit larger than 375 square feet does not qualify as a Small Efficiency Dwelling Unit.

w. Full-service Supermarket/Grocery Store; A licensed retail establishment with a minimum contiguous size of 10,000 square feet that carries a variety of food and grocery items for sale including, but not limited to, fresh produce and meats, prepared meals, canned and boxed food, bread and dairy, and household items. A Full-service Supermarket/Grocery shall also provide parking within 600 feet, measured from the closest point of the grocery store space to the closest point of the parking lot or structure.”

Section 2. That Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and Opportunity Zones; be amended by inserting the following:

“Sec. 54-299.8. – Small efficiency dwelling units.

Small Efficiency Dwelling Units shall be permitted in MU-1/WH and MU-2/WH districts if the plans satisfy the following requirements.

a. Buildings with Small Efficiency Dwelling Units shall not contain any other Dwelling Unit Type unless specifically allowed by this section.
b. Buildings with Small Efficiency Dwelling Units must conform to the provisions of Sec.
54-299.2
c. Developments utilizing the reduced parking requirement for Small Efficiency Dwelling Units shall satisfy all requirements of this Section and contain a minimum of fifteen (15) Small Efficiency Dwelling Units.
d. Small Efficiency Dwelling Units shall be located within the following distances, measured in a straight line from the closest point of the small efficiency dwelling property to the grocery store space or transit stop:
   I. ¼ mile of a full-service, supermarket/grocery store, as defined herein; and
   II. ¼ mile or less from a public transit stop (bus, BRT).

e. Buildings with Small Efficiency Dwelling Units shall provide an onsite enclosed and covered bicycle parking room that is secure and ventilated and which can accommodate one (1) bicycle parking space per three small efficiency dwelling unit, rounded up to the next whole number. The building shall include a bicycle work stand, a basic set of bicycle repair tools and an air pump in close proximity to the bicycle parking room. The use of security cameras and/or security personnel is encouraged. Spaces within dwelling units do not count toward the bicycle parking
General requirements for all bicycle parking rooms:

i. Bicycle rack selection criteria.

(a) Provide at least two (2) points of contact for a standard bicycle frame (racks that are designed to support a bicycle primarily by a wheel are not allowed).

(b) Have rounded surfaces and corners.

(c) Be coated in a material that will not damage the bicycle.

(d) Be securely anchored or fastened to a hardscape surface.

ii. Bicycle parking space dimensions:

(a) Parking spaces shall accommodate a wide range of bicycle frame types and provide adequate space between bikes, especially those with wider handlebar stems. Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two (2) feet wide.

(b) An aisle or other space shall be provided for bicycles to enter and leave the facility.

iii. Lighting and site materials:

(a) Lighting shall be provided such that all bicycle parking facilities are thoroughly illuminated and visible from adjacent sidewalks, parking lots or buildings during hours of use.

(b) Bicycle parking shall be located on a hard surface material such as concrete, asphalt, brick or other stable surface the rack can be securely fastened to.

(c) Signage shall demarcate the bicycle parking and be placed in a visible and highly used location to inform users of the system in place.

iv. Proximity to building entrances.

(a) Bicycle parking shall be located within close proximity to, or inside, the main building. Bicycle parking shall be located no further from the building's main or secondary entrance than the closest automobile parking space to that entrance or no more than fifty (50) feet away, whichever is closer.
(b) If required bicycle parking is not clearly visible from the main entrance of the building, wayfinding signs shall be posted at the primary entrances indicating the location of the parking.

f. Any resident of a Small Efficiency Dwelling Unit shall not be eligible for a “neighborhood parking decal” (if located in such a District where they would ordinarily be eligible) and acknowledge that exclusion within the lease documentation or a separate rider.”

Section 3. That Article 3-Site Regulations, Part 4-Off-Street Parking Requirements, Section 54-317-Required Number of Off-Street Parking Spaces By Land Use, Table 3.3: Off-Street Parking Requirements; be amended by inserting the following requirement under the “Residential” subcategory of the table:

<table>
<thead>
<tr>
<th>Residential:</th>
<th>Number of Spaces Required:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small efficiency dwelling unit (Micro-unit)</td>
<td>1 per 3 dwelling units, or fraction thereof</td>
</tr>
</tbody>
</table>

Section 4. That these amendments adopted hereby shall take effect and be in full force and effect immediately upon ratification.

Ratified in City Council this ___ day of ______ in the Year of Our Lord, 2022 in the ______ Year of Independence of the United States of America.

By: __________________________________________
John J. Tecklenburg
Mayor, City of Charleston

ATTEST: ________________________________
Jennifer Cook
Clerk of Council
Planning Commission Meeting 02-16-22
City of Charleston

Proposed Amendment to the Zoning Ordinance of the City of Charleston to Promote the Development of Small Efficiency Dwelling Units

Prepared by J JR Development, LLC
February 16, 2022

Jeffrey Roberts, Managing Member
Patrick Head, Director of Development
As we all know, housing availability and affordability is one of the greatest challenges in the City of Charleston. As stated in the updated City Comprehensive Plan, new housing stock has been added at about 2% annually while median rent has increased about 51% over the past decade, far outpacing incomes. The city has identified housing as one of its main priorities over the next decade and it needs to produce far more new housing across the price and type spectrum than it is now producing to have any meaningful impact. To do this, the city will need solutions to come from a number of different sources as no single solution will solve this problem.

One such solution that has been successfully implemented in other cities is “Small Efficiency Dwelling Units” also known as Micro Units. These small apartments have found success in many high density urban centers around the country including Seattle, Austin, and New York. These projects provide a price-approachable housing option for those wanting to be close to urban job centers, allowing people to live and work in close proximity to each other and nearby to other city amenities. Those that opt for a Small Efficiency Dwelling Unit choose location and value over size of living space. While not a silver bullet, it offers a solution that can provide sorely needed “Price-Approachable” housing in our city.

To paraphrase a ULI study specific to this topic, “Although micro-unit has no standard definition, a working definition is a small studio apartment, typically less than 350 square feet, with a fully functioning and accessibility compliant kitchen and bathroom. Under this definition, a 160 square foot single-room-occupancy (SRO) unit that relies upon communal kitchen or bathroom facilities does not qualify as a true micro-unit.”

In comparing a 350 square foot micro-unit to other conventional offerings, a prototypical studio apartment in a new building on the Peninsula is between 550 to 650 square feet (with rents of $1,800-$2,100/month), and one bedroom offerings being between 600 to 825 square feet (with rents of ($2,100 to $2,300/month).

Any Charleston Peninsula micro-unit development should be exquisitely sensitive to location and not applicable citywide for a variety of reasons including the need for it to be walkable to an employment zone, in close proximity to public transit and within walking distance of a grocery store and other services. In presenting this Charleston Peninsula Micro-Unit Briefing, the City’s new Comprehensive Plan that is currently under refinement has been carefully studied, and what is contained herein is completely consistent with what is being currently promulgated.

In the new Comprehensive Plan, the first section of “Transportation and Housing” states: …“Where someone lives determines how they get around, how far they have to go, and
how much they pay to get there. This analysis highlights the important connection between housing and transportation and further supports the need for a wider range of mobility options, affordable housing in all areas of the city, and for more housing to be located near where people work”… Micro-Units do just that by allowing people to live close by to where they work without spending hours per day in a car on the highway.

The micro-unit concept uniquely works on the Charleston Peninsula with a limited number of properties located in areas with very select characteristics. They are as follows:

- Located in MU District. Prevailing MU Affordable Housing Fee-In-Lieu requirement calculations still apply.
- Walkable to major job centers within 1/2 mile
- Within 3/4 mile of a full-service, multi-department supermarket
- Within 1/4 mile or less from public transit bus stop(s)
- Have sufficient (covered) bicycle parking for residents
- A micro-unit shall be defined as a self-contained dwelling unit that has an internal (non-shared) kitchen and bathroom within; and the size shall be no less than 250 square feet nor larger than 375 square feet. All residential units in the building shall be within these minimum-maximum size ranges, as evidenced by a stamped and sealed drawing from an SC Licensed Architect. Commercial activation (non-residential) is excluded from these size requirements specifically promulgated for residences.
- Any resident of the micro-unit would be ineligible for a “neighborhood parking decal” (if in such a District where they would ordinarily exist) and acknowledge that exclusion within the lease documentation or a separate rider.
Counts and Density of All Jobs in Work Selection Area in 2018

All Workers

Map Legend

<table>
<thead>
<tr>
<th>Job Density [Jobs/Sq. Mile]</th>
<th>Job Count [Jobs/Census Block]</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 - 2,063</td>
<td>1 - 23</td>
</tr>
<tr>
<td>2,064 - 8,238</td>
<td>24 - 353</td>
</tr>
<tr>
<td>8,239 - 18,530</td>
<td>354 - 1,786</td>
</tr>
<tr>
<td>18,531 - 32,939</td>
<td>1,787 - 5,643</td>
</tr>
<tr>
<td>32,940 - 51,465</td>
<td>5,644 - 13,776</td>
</tr>
</tbody>
</table>
Based on the well documented and varied, diverse demographic cohorts that would inhabit the micro-unit project, the need for an automobile is minimized if not wholly eliminated in most cases. To give several examples, we see this micro-unit paradigm having great appeal to a medical tech worker who may be making 80% of AMI ($40,000 per year), most all of whom are priced out of living Downtown, and who have to make long commutes over one hour each way on I-26, take a shuttle bus from a parking lot; and then repeat the process when work is done. Effectively, this is 3 hours out of their life, plus an estimated $400 per month car payment, plus gas, insurance, and maintenance. Additionally, we see tech workers, young medical doctors in residency, and even single senior citizens as tenants who want to be in this type of smaller yet carefully planned and constructed dwelling unit.

Clearly, while some parking would be required for any project’s overall economic viability, old notions of trying to deliver good urban planning and provide density in Charleston’s urban core while parking 1 to 2 cars per dwelling unit are outmoded and obsolete in certain circumstances, and actually counterproductive to those ends, without acknowledging special and unique situations.

We can quickly collaborate with City Planning to readily create a “Job Map” of the Peninsula, but the existing job density data is illustrative. (See U.S. Census map below)

Currently, the parking requirements are 1 to 1 in MU districts (with 4-bedroom units having the same parking ratio requirement as a micro-unit). A hotel can have 2 spots for every 3 rooms, and MU-WF designated/subsidized housing can have 1 spot per 4 units (regardless of bedroom count).

After careful study, we recommend an adjustment to the City’s current Parking Ordinance to be restructured to be 1 parking spot for 3 micro-units.

The table below is taken from an NYU Furman study on micro-units and lists the minimum parking requirements from their study cities. These parking regulations are not specific to micro-units but are specific to the location, which in each case would be a central business district supporting the highest density. These locations would also be very walkable and close to public transportation. In Denver, the off-street parking requirement is 0 cars, in Austin it is 3 cars for 5 dwelling units but is reduced to 0 cars in its most dense zoning districts, in Washington D.C. it is 1 per 4, in Seattle it is 0 and in New York City it is 0. Additionally, the recent Micro-Unit Ordinance in Austin sets the parking requirement at 1 per 4 for Micro-Unit projects.

**Figure 8. Least-Restrictive Minimum Parking Requirements, by City**

<table>
<thead>
<tr>
<th>Unit of Measurement</th>
<th>Denver, CO&lt;sup&gt;b&lt;/sup&gt;</th>
<th>Austin, TX&lt;sup&gt;c&lt;/sup&gt;</th>
<th>Washington, D.C.</th>
<th>Seattle, WA&lt;sup&gt;b&lt;/sup&gt;</th>
<th>New York City, NY&lt;sup&gt;b&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Space per Unit(s)&lt;sup&gt;a&lt;/sup&gt;</td>
<td>0 spaces per unit</td>
<td>3 spaces per 5 units</td>
<td>1 space per 4 units</td>
<td>0 spaces per unit</td>
<td>0 spaces per unit</td>
</tr>
</tbody>
</table>

<sup>a</sup>Percentages provided for densest districts where micro-unit development is most likely.

<sup>b</sup>As noted above, Denver, Seattle and New York all have districts within the city that are not subject to any parking requirements.

<sup>c</sup>In Austin the Central Business District (CBD) and the Downtown Mixed Use (DMU) and certain Public (P) zoning districts have no requirement for off-street parking.

Excerpt from NYU Furman Study on Micro-Units
Community Facilities and Priority Investment

Advance racial and economic equity.
Increase the amount of permanent affordable and attainable housing for all income levels.

Prevent displacement of vulnerable communities.

Improve mobility for all modes of travel, especially pedestrians, cyclists.

Housing

Beyond Affordability

Understanding the affordability of existing housing stock is necessary to addressing Charleston’s housing challenge, but it does not account for nuances that factor into individual housing choices including, but not limited to:
Availability: Is the unit currently open for someone looking for housing?
Size and number of bedrooms: Is the unit the right size for a household’s lifestyle?
Location: Is the housing unit in close proximity to friends and family, work, school, grocery stores, and other amenities that a household may need?

Each of these factors vary by family and can further constrain the choices of housing units available to someone looking for a place to live. When these lifestyle and availability factors are combined with cost considerations, many households are forced to reach above the 30% affordability threshold to meet their needs.

Land Use Recommendations

Make the best use of the highest land around the city for residential, commercial and mixed use development, especially areas around current or future public transit corridors.
Conclusions:

The aforementioned Micro-Unit plan is tailored for very specific areas of the City that are the most walkable near the highest density of jobs. It is a “time has come” solution whereby we can provide sensible urban density and diversity of “price-approachable” housing that will be a benefit at large for all citizens of Charleston. In order to fulfill the goals and objectives set forth in the City's new Master Plan, innovative solutions that are a result of public-private collaboration will efficiently address a market segment that is not currently being served. In order to do that, a change in the City's Parking Ordinance must take place as noted earlier. The proposed changes to the City’s ordinance follow this document.
END OF APPLICANT CONTENT
Ordinance Amendment 1

STAFF RECOMMENDATION:

No recommendation
2309 Lazy River Dr (Parkdale - West Ashley)
TMS # 3101400017 – approx. 0.46 ac.

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

Owner: Seel Living Trust
Zoning 1

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
ZONING 2

1517 & 1521 Wappoo Dr (Fairfield Pines - West Ashley) TMS # 3511200115 & 207 – approx. 0.54 ac.


Owner: Little Dudes LLC and The Dude Invests LLC
1517 & 1521 Wappoo Dr (Suburban)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Zoning 2

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
ZONING 3

2131 Clayton Dr (Oakland - West Ashley) TMS # 3101200018 – approx. 0.25 ac.

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

Owner: David William Ogden and Erin Hope Leach-Ogden
2131 Clayton Dr
(Suburban Edge)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Zoning 3

STAFF RECOMMENDATION:

APPROVAL
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.