City of Charleston

PLANNING COMMISSION

March 16, 2021
Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/pc

This meeting is being recorded and livestreamed on YouTube.
All items heard today are part of a public meeting format.

Written comments submitted by the deadline have been provided to Commissioners 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

All zoning, rezoning and ordinance amendment requests will receive a recommendation from the Planning Commission and will then go to City Council for a second public hearing. 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

Your City of Charleston Assisting Staff are:
Donna Jacobs
Angie Johnson
Sunday Lempesis
McKenna Joyce

Christopher Morgan, Planning Manager
Lee Batchelder, Zoning Administrator
Philip Overcash, Senior Planner

Ana Harp, Senior Zoning Planner
Chloe Stuber, Planner
Philip Clapper, Clerk
REZONING 1

63 Columbus St (Eastside – Peninsula)  
TMS # 4590902152, 153 and 168  
approx. 2.43 acres.

Request for subject property to be included in  
the School (S) Overlay Zone. Zoned Diverse-  
Residential (DR-2F).

Owner: Charleston County School District  
Applicant: Same as owner
CHARLESTON CITY PLAN FUTURE LAND USE

63 Columbus St
(Neighborhood)

LEGEND

<table>
<thead>
<tr>
<th>Rural</th>
<th>Suburban Edge</th>
<th>Suburban</th>
<th>Neighborhood</th>
<th>Neighborhood Edge</th>
<th>City Centers</th>
</tr>
</thead>
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<tr>
<th>Campus</th>
<th>Job Center</th>
<th>Industrial</th>
<th>Park</th>
<th>Low Impact/Conserved</th>
<th>Natural/Wetland</th>
</tr>
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<tr>
<th>Future Planning Area</th>
<th>African American Settlement Area</th>
<th>Urban Growth Boundary</th>
</tr>
</thead>
</table>

I-26
US-17
SC-61
City Plan Future Land Use Recommendation

REZONING 1: 63 COLUMBUS ST

NEIGHBORHOOD

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
AERIAL
REZONING 1
63 Columbus St
(PENINSULA)
The intent of the School "S" overlay zone is to provide for appropriate sites for the establishment or expansion of school uses within residential zoning districts, as set forth on the official zoning map. The City places a high value on the preservation of the character of its residential neighborhoods. Potential negative impacts affecting residential neighborhoods shall be minimized to the greatest extent possible.

CLICK HERE TO LEARN MORE ABOUT THE SCHOOL OVERLAY ZONE
STAFF RECOMMENDATION:

APPROVAL
REZONING 2

100 Line St (Cannonborough/Elliottborough – Peninsula) TMS # 4600801040 approx. 0.06 acre.

Request rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT).

Owner: Victor Wright
Applicant: Francine Floyd Murray
These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
SUBJECT PROPERTY: OBLIQUE IMAGE
ZONING COMPARISON TABLE

(WITHIN THE SHORT-TERM OVERLAY ZONE)

<table>
<thead>
<tr>
<th></th>
<th>Diverse Residential (DR-2)</th>
<th>Commercial Transitional (CT)</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 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>
<tr>
<td><strong>Density</strong></td>
<td>26.4 units/acre (multi-family)</td>
<td>19.4 units/acre (multi-family)</td>
</tr>
<tr>
<td></td>
<td>21.8 units/acre (two-family)</td>
<td>14.5 units/acre (two-family)</td>
</tr>
<tr>
<td></td>
<td>17.4 units/acre (single-family)</td>
<td>10.9 units/acre (single-family)</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>Dwelling units may not be converted into a commercial short-term rental.</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dwelling units may be converted into a commercial short-term rental, with required permitting.</td>
</tr>
</tbody>
</table>

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICTS.]
[CLICK HERE TO LEARN MORE ABOUT THE SHORT-TERM OVERLAY ZONE.]
STAFF RECOMMENDATION:

APPROVAL OF REZONING AREA OF BUILDING FOOTPRINT ONLY
REZONING 4

517 Joseph St (Bel Air – James Island)
TMS # 4241000015 – approx. 0.38 acre.

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

Owner: Deborah K. Moreno
Applicant: Nicolas Roberts
REZONING 4: 517 JOSEPH ST

LOW IMPACT/CONSERVED

This designation encompasses two types of land area. 1) Low-elevation lands in potential tidal flood-risk areas and future marsh migration areas. Some of these areas may see limited development, but structures are likely to be elevated so as not to impair natural intertidal systems. Uses are limited and residential densities limited to less than one unit per acre. 2) Lands preserved via public ownership (not necessarily open to the general population) or private ownership with preservation or conservation easements that significantly restrict development.
### ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th>Intent</th>
<th>SINGLE-FAMILY RESIDENTIAL (SR-1)</th>
<th>SINGLE- AND TWO-FAMILY RESIDENTIAL (STR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The Single-family Residential (SR) districts allow for one-family detached dwellings.</td>
<td>The STR district allows single- and two-family dwellings and all uses permitted in the SR districts</td>
</tr>
</tbody>
</table>
| Density | 4.8 units/acre | 7.3 units/acre (single-family)  
|         |                 | 9.7 units/acre (two-family) |

[CLICK HERE TO VIEW TABLE OF PERMITTED USES FOR ALL ZONING DISTRICTS.](#)
Rezoning 4

STAFF RECOMMENDATION:

DISAPPROVAL
THE SOUTH CAROLINA STATE LAW REQUIRES THAT EXCAVATORS GIVE 72-HOUR NOTICE, (3 WORKING DAYS EXCLUDING WEEKENDS AND HOLIDAYS), FOR THE LOCATORS TO GET OUT TO MARK THE AREA. AFTER A TICKET HAS BEEN PROCEEDED WITH THE DIGGING WORK AND WHICH UTILITIES IN THE AREA P.U.P.S. WILL BE NOTIFYING FOR YOU. ANY UTILITIES THAT P.U.P.S. DOES NOT NOTIFY, YOU WILL BE RESPONSIBLE FOR NOTIFYING DIRECTLY. THE UTILITY COMPANIES ASK THAT YOU LEAVE A 2 \( \frac{1}{2} \) FEET MARGIN ON EACH SIDE OF A MARKED UTILITY LINE. ALSO NOTE THAT YOUR REQUEST IS GOOD FOR 15 WORKING DAYS AFTER IT HAS BEEN PROCESSED BY OUR SYSTEM.

CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL PALMETTO UTILITIES PROTECTION SERVICE AT 1-888-721-7877 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
The South Carolina State Law requires that excavators give 72-hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly.

The utility companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.

Considerable effort has been made to determine the location of underground utilities. Some locations are actual field measurements and some are taken from utility records. This plan does not warrant that utilities are shown accurately nor that all utilities are shown. The contractor shall be responsible for determining the exact location of all utilities prior to beginning digging operations. Call Palmetto Utilities Protection Service at 1-888-721-7877 a minimum of 3 working days before digging. Any utilities utilities damaged or disturbed during construction shall be restored to their original condition at the contractor's expense. Additionally, the contractor shall confirm the connection points of new utilities to existing utilities prior to beginning new construction.

SCALE: 1" = 10'

DECEMBER 02, 2021

GADSDEN A. LINTON III
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Subdivision 1: Cannon Row

Date of first submission: 12/6/21
Dates of TRC review: 1/6/22, 2/10/22, 3/3/22

CLICK HERE TO VIEW FULL CONCEPT PLAN

CLICK HERE FOR MOST RECENT TRC REVIEW COMMENTS
SUBDIVISION CONCEPT PLAN APPROVAL

The Planning Commission has 60 days to act from the date of the receipt of the concept plan and all required documentation, or shall be deemed approved if no action is taken within the 60-day time period. Approval of a concept plan by Planning Commission, including a default approval, does not guarantee final subdivision plan approval; it merely permits the applicant to proceed to the next step in the review process.

In this case, the approval of the Planning Commission is required for a major subdivision consisting of 5 lots or more but no new rights-of-way are being proposed. The mixed use parcel will return to TRC for Site Plan review. Final approval by the Technical Review Committee is required prior to applying for construction permits is contingent upon:

1. **Approval of the preliminary plat** which requires full compliance with regulations regarding lot size, Stormwater easements, GIS addressing and protected trees, where applicable.

2. **Approval of site plan** for the mixed use lot but not for the residential lots as those are reviewed as Single Family Residential permits.
Subdivision 1: Cannon Row

STAFF RECOMMENDATION:

APPROVAL
ZONING 1

1939 Piper Dr (Dupont Station – West Ashley) TMS # 3500900067 – approx. 0.28 acre.

Request zoning of Single-Family Residential (SR-1).

Owner: Susan J. Vigen
City Plan Future Land Use Recommendation

ZONING 1: 1939 PIPER DR

SUBURBAN EDGE

Generally suburban in character, but lower densities than typical suburban residential areas. Suburban Edge occurs mainly inside and next to the Urban Growth Boundary and often adjacent to neighborhoods in low-lying areas. Uses are almost exclusively residential and densities range from one to four dwelling units per acre (1 du/a to 4 du/a). Examples include: Sandhurst, Shadowmoss, and Stiles Point neighborhoods.
Zoning 1

STAFF RECOMMENDATION:

APPROVAL
END OF SLIDES
The Affordable Housing Dashboard is intended to increase transparency and collaboration around the creation of affordable housing in the City of Charleston. The Dashboard updates on a nightly basis. Please note: As development projects are fluid, certain project information may be an estimate, incomplete, or subject to change.

What is Affordable Housing?
In this dashboard, “affordable housing” refers to the full range of housing priced below market rate, from low-income to workforce housing. Specifically, it is all housing priced at or under 30% of pre-tax household income of households making from 0% to 120% of the Area Median Income. Click here to view 2021-2022 Income limits and fair market rents as published by HUD.

“Proposed” units are active within the City’s review and permitting process. These developments are likely to be completed within the next 2-5 years.

“Commited” units are affordable housing required as part of approved 2021-2026 plans to eliminate affordability gaps by 2030.

There are currently 828 proposed units in active development, leaving 15,523 units remaining to meet our goal to eliminate affordability gaps. (Shown in pie chart below)

To date, there are also 5,553 existing affordable housing units in the city.