



CITY OF CHARLESTON PLANNING COMMISSION PUBLIC COMMENT PACKET

MEETING OF APRIL 20, 2022

REZONINGS

1. **3, 5, 7 and 9 Cunnington Ave (Magnolia Cemetery – Peninsula) TMS # 4641400119 and 139** – approx. 1.16 acres. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP) and from the 2.5 Story Old City Height District to the 4-12 Story Old City Height District.

No written comments submitted.

2. **24 N Market St (Downtown – Peninsula) TMS # 4580504023, 031 and 029** – approx. 0.67 acre. Request rezoning from 3 Story and WP Old City Height District to 4 Story Old City Height District.

No written comments submitted.

3. **77 and 75 Washington St (Ports Area - Peninsula) TMS # 4591302004 and 005** – approx. 0.35 acre. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

No written comments submitted.

4. **8 Charlotte St (Ports Area - Peninsula) TMS # 4591302009** approx. 0.22 acre. Request rezoning from General Business (GB) to Mixed-Used/Workforce Housing (MU-2/WH).

No written comments submitted.

5. **2003 Herbert St (Four Mile/Hibernian Heights - Peninsula) TMS # 4640200046** approx. 0.26 acre. Request rezoning from General Business (GB) to Business Park (BP).

No written comments submitted.

6. **property on Clements Ferry Rd (Jack Primus - Cainhoy Peninsula) a portion of TMS # 2680000133** approx. 105.11 acre. Request rezoning from Light Industrial (LI) to Single-Family Residential (SR-2).

No written comments submitted.

SUBDIVISION PROPERTY CONVERSION

1. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** – 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

Two (2) comments submitted in opposition.

Kerri Kennedy, 1711 Eallystockert Rd: This property was set up at the time of the subdivision build. It was set aside as common area where the subdivision could establish a park or meeting area. Since then, the property has changed hands via tax sales. The land is partially wetland, and floods during heavy rain. The subdivision residents have reached out many times to the city in regards to the current owner, but we have never received any action on the property. Converting it to a single home property will eliminate the only green space left in our neighborhood, and prevents any future neighborhood association from making the land usable space as was indicated in the initial covenants of the neighborhood. We have been working to establish a neighborhood association through assistance from West Ashley Connects.

Kailee Place, 1703 Eallystockert Rd: I oppose the proposed change. This property was set up at the time of the subdivision build. It was set aside as common area where the subdivision could establish a park or meeting area. Since then, the property has changed hands via tax sales. The land is partially wetland, and floods during heavy rain. The subdivision residents have reached out many times to the city in regards to the current owner, but we have never received any action on the property. Converting it to a single home property will eliminate the only green space left in our neighborhood, and prevents any future neighborhood association from making the land usable space as was indicated in the initial covenants of the neighborhood. We have been working to establish a neighborhood association through assistance from West Ashley Connects.

SUBDIVISION

1. **River Rd & Plowground Rd (Wooddale – Johns Island) TMS # 3160000034, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045 and 057** – approx. 469.1 acres. Request approval of subdivision concept plan for 430 single-family residential lots. Zoned Wooddale Planned Unit Development (PUD).

No written comments submitted.

TECHNICAL REVIEW COMMITTEE (TRC) APPEAL

1. **Cane Slash Rd (Cane Slash Subdivision – Johns Island) TMS # 3450000007 & 023** – approx. 30.2 acres. Request an appeal of the Staff's determination to deny a Conservation Development Pre-Application per Zoning Code Sec. 54-299.61. Property zoned Single-Family Residential (SR-1).

No written comments submitted.

ORDINANCE AMENDMENTS

1. **To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), Section 54-202 (Overlay zones) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to establish a Student Housing (STH) District Overlay Zone for the purpose of identifying sites appropriate for the establishment or expansion of student housing uses and to change the Zone Map, which is a part thereof, so that properties designated as Charleston County TMS Nos. 457-04-01-001, 457-04-01-008, 457-04-01-027 to 030, 457-04-01-032 to 034, 457-04-01-056 to 457-04-01-063, 457-04-01-075, 457-04-01-137, 457-04-01-141, 457-04-01-142, 457-04-02-001, 457-04-02-004 to 012, 457-04-02-014 to 033, 457-04-02-035 to 041, 457-04-02-043, 457-04-02-045, 457-04-02-046, 457-04-02-059 to 064, 457-04-02-066, 457-04-02-067, 457-04-02-069, 457-04-02-070, 457-04-02-071, 457-04-02-074, 457-04-02-075, 457-04-02-078, 457-04-02-080 to 083, 457-04-02-085 to 134, 457-04-02-136 to 172, 457-04-02-175 to 182, 457-04-02-184 to 191, 457-04-02-193, 457-04-02-194, 457-04-04-051, 457-04-04-052, 457-04-04-054, 457-04-04-055, 457-04-04-058, 457-04-04-067, 457-04-04-075, 457-04-04-078, 457-04-04-079, 457-04-04-092 to 105, 457-04-04-107 to 111, 457-04-04-132 to 135,**

457-04-04-150 to 154, 457-04-04-157 to 160, 457-04-04-163, 457-04-04-167 to 192, 457-04-04-271 to 277, 457-04-04-295 to 301, 457-04-04-307 to 320, 457-04-04-322, 457-08-01-046, 457-08-01-048 to 054, 457-08-01-067, 457-08-01-069, 457-08-01-095 to 117, 457-08-01-141 to 156, 460-16-01-077, 460-16-02-019 to 022, 460-16-02-024 to 034, 460-16-02-038 to 042, 460-16-02-044 to 046, 460-16-02-067, 460-16-02-073 to 079, 460-16-03-001, 460-16-03-002, 460-16-03-004 to 009, 460-16-03-017, 460-16-03-080, 460-16-03-081, 460-16-03-088, 460-16-03-089, 460-16-03-127, 460-16-03-143 to 203, 460-16-03-219, 460-16-04-001, 460-16-04-002 to 004 and 460-16-04-008 be included within the Student Housing (STH) District Overlay Zone.

Three (3) written comments submitted in opposition. One (1) written comment submitted in favor.

Katie Mallory, 115 Coming St: I would like the committee to defer the decision. We were not notified of this proposed district prior to the signs being posted. We, as neighbors, would like time to be able to research potential implications of this district and how it will affect our quality of life.

Laura Esenstein, 4 Beaufain St: Owner - Resident - Taxpayer - April 20, 2022^[SEP] Opposition to Proposed New Zoning District in Code: ^[SEP] Student Housing Overlay Zone Public Hearing As a full-time resident and taxpaying property owner living on Beaufain St. just off King St. and who doesn't own a car because there is no place to park it downtown, I am strongly opposed, for reasons cited below, to the Proposed New Zoning District: Student Housing Overlay Zone in Historic Downtown Charleston! 1. As the College of Charleston, by state law, does not pay any property tax to the City of Charleston, this Ordinance and the proposed overlay map will eliminate millions of dollars in property taxes now collected in City of Charleston and used to finance the operation of the City and the services it provides to taxpaying residents! 2. The City of Charleston prides itself and its annual high rankings as a major tourist destination for visitors from the US and around the world. King Street is already crowded with students attending C of C and visitors, creating a real obstacle for homeowners in the Downtown Historic District to walk the street, to shop and drive to services such as groceries stores, appointments on the peninsula and events at places like Charleston Music Hall, Dock Street Theatre, the Galliard, and more. So now you plan to make this an area overrun by rowdy, disrespectful colleges students. Do you all really care about your taxpaying residents and small business owners? 3. A population made up of primarily college students brings loud noise, late night parties, drug dealing, sexual assaults, trash on all the streets, bicycles everywhere, more bars and music/dance venues to an area of Lower King that depends primarily on tourism, commercial retail, fine dining, and high-end shopping! How do the new owners of Charleston Place feel about this proposal? 4. How did all the exclusive long-tenured shops along King St. between Hasell and George streets manage to get excluded from the proposed student housing overlay Dumas, Croghans, the Worthwhile, Hampdens, etc.? Is it who you know on City Council that makes the difference as to whether you are not included in this zone? 5. How does this type of student housing support and impact the recently Council enacted King Street Business Improvement District (BID) already mapped on King St. from Line St. to Broad St.? All property owners (residential, business, rental) in the commercially zoned buildings will pay an annual assessment (TAX) to support the BID! ^[SEP] The proposed student housing overlay on King St. from Radcliffe St. to Beaufain St. with the exception of the east side of King from Beaufain to George St. will kill the small businesses on King St. who rely primarily on tourism in the zone! P. 2 Laura J. Isenstein, 4 Beaufain St., 29401 - Owner - Resident - Taxpayer^[SEP] Opposition to Proposed New Zoning District in Code: ^[SEP] Student Housing Overlay Zone To a "reasonable person" it appears that beautifying King Street using the BID to welcome and encourage visitors to spend dollars will be a totally unnecessary as it is directly at odds with a Student Housing zoning overlay for the majority of the very same properties mapped and approved BID overlay! 6. If C of C has outgrown its available student housing, that is the College's problem not the City of Charleston's. C of C has a horrible reputation of maintaining their existing student residences, i.e., my niece lived in Berry! C of C needs to build more Student Housing and ample parking elsewhere on the Peninsula and bus those students to campus as they have in done with the apartment building constructed several years ago at the East Bay St. exit off the Ravenel Bridge coming from Mt. Pleasant! Announced last week, two private developer-built large apartment complexes for C of C students on upper King

(Hoffler Place) and Meeting (the Summit) are for sale as they didn't get the occupancy and profits they anticipated. So whose really behind this overlay effort and why is it even necessary? 7. Many C of C students already live in homes and apartments surrounding the campus not included in the proposed overlay zone. Ask the residential neighbors, many who are college faculty in those communities how satisfied they are with having college students as neighbors? 8. Roper Hospital will be vacating its hospital space in the next several years, why doesn't [SEP] C of C or a developer buy that facility and parking and convert to student housing? In this scenario no City tax dollars are lost as hospitals don't pay property taxes!

Henry Golabek, 63 Warren St: Radcliffeborough Neighborhood Association was not notified or included in the discussion of this proposal. Only after seeing the signage posted on utility poles did we learn of it. Our biggest concern would be the inclusion of the Charleston Water System building and it's parking lot. We seek deferral so that we can be discuss the proposal with it's originators.

Anthony McAlister, 106 Pitt St, Mt Pleasant, SC: This is long overdue and I commend City Leadership and City Staff for focusing on this extremely important livability issue. Our team, along with the College of Charleston, the City Staff, and neighborhood leadership have worked for over 25 years on an effort to move students on or adjacent to campus where they desire to live most. The neighborhoods will be the most positively impacted beneficiary of the Student Housing Overlay Zone. This is a further extension of the solution that has been an ongoing effort since the early 1990's. Every bed built on or adjacent to campus relieves pressure on our valuable neighborhoods. One very important item I hope will be debated and discussed is affordability. Affordable student housing has become a crisis level issue to students and parents of the College of Charleston.

2. To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), sub-section 54-201.d. (Base zoning districts - Single-Family Residential) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener's error.

No written comments submitted.

3. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener's error.

No written comments submitted.

ZONING

1. 1890 and 1886 Ashley River Rd, 1407 Adele St (Ancrum Hill – West Ashley) TMS # 3510700027, 028 and 048 – approx. 0.35 acre. Request zoning of Commercial Transitional (CT). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD_ARRC_CC), Neighborhood Commercial, General Office, and Single-Family Residential (R-4) in Charleston County.

No written comments submitted.

2. 2931 Maybank Hwy (Johns Island) TMS # 3130000092 approx. 0.61 acre. Request zoning of Commercial Transitional (CT). Zoned Maybank Highway Corridor Overlay District (OD_MHC) and Limited Commercial (LC) in Charleston County.

No written comments submitted.

- 3. 2153 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430600209** approx. 0.24 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

No written comments submitted.

- 4. 2158 and 2154 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430100115 and 136** approx. 0.48 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

No written comments submitted.