



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**October 21, 2020** 2 George St, Charleston, SC  
5:00PM - Regular Meeting

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF OCTOBER 21, 2020

A meeting of the Planning Commission will be held **Wednesday, October 21, 2020, at 5:00 p.m.**, virtually via Zoom Webinar. Register and access the meeting online at: [https://us02web.zoom.us/webinar/register/WN\\_qb8CCVjxTcWo8DughRZDRQ](https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ). 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, October 21st:**

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](mailto:Boards@charleston-sc.gov); or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3<sup>rd</sup> floor, Charleston, SC 29401.

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

### **REZONING**

- 1. Morrison Dr, Romney St & N Romney St (Laurel Island - Peninsula) TMS # 4590200013, 4611303024 & 4640000002, 006, 023 & 038** – approx. 191.6 ac. Request that subject properties be deleted from the Old City Height District Overlay zoning maps.  
Owners: Charleston County and LRA Promenade North LLC  
Applicant: City of Charleston
- 2. 123 Cannon St (Cannonborough-Elliottborough – Peninsula) TMS # 4601104077** – approx. 0.08 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).  
Owner: David and Kelly McSweeney  
Applicant: same as owner
- 3. 121 Cannon St (Cannonborough-Elliottborough – Peninsula) TMS # 4601104078** – approx. 0.09 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).  
Owner: William M. Amendariz Trust, Kerensa M. Amendariz Trust  
Applicant: Same as owner
- 4. 217 Ashley Ave (Cannonborough-Elliottborough – Peninsula) TMS # 4601104080** – approx. 0.330 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).  
Owner: Trust of Robert J. Lowe Jr. and Trust of Gwendolyn M. Lowe  
Applicant: Robert J. Lowe, Jr. and Gwendolyn M. Lowe/Trustees
- 5. 125 Cannon St (Cannonborough-Elliottborough – Peninsula) TMS # 4601104076** – approx. 0.07 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).  
Owner: Clean State Enterprises, LLC  
Applicant: Keith Hauer Ward

**6. 580 Savannah Hwy (Moreland – West Ashley) TMS # 4210300178** – approx. 0.24 ac. Request rezoning to include the subject property in the Savannah Highway (SH) Overlay Zone. Zoned Single-Family Residential (SR-1).

Owner: EMT Properties, LLC  
Applicant: Ellis R. Lesemann, Esq.

## **ZONINGS**

**1. 1858 Christian Rd (W Ashley Plant - West Ashley) TMS # 3531400095** – 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: William J and Elizabeth K Trull

**2. 1824 Sandcroft Dr (W Ashley Plant - West Ashley) TMS # 3531400220** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Jack and Samantha Reipke

**3. Wappoo Rd – vacant lot (West Ashley) TMS # 3501400086** – 0.38 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Joshua Brandner and Dan Tollens

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](http://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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

# CITY OF CHARLESTON PLANNING COMMISSION

October 21, 2020

## Rezoning 1:

**Morrison Dr, Romney St & N Romney St (Laurel Island - Peninsula)**

## **BACKGROUND**

*Note: This rezoning request was initiated by City Council and given first reading approval at its meeting of October 13, 2020.*

The City of Charleston is the applicant for this rezoning request to remove the subject properties from the Old City Height District Overlay Zone maps. The properties are part of the Laurel Island Planned Unit Development pending approval by City Council and recommended for approval by Planning Commission on August 19, 2020. Since the Laurel Island PUD application was heard by Planning Commission the applicants have met with residents and elected officials to receive more input regarding the content of the PUD. At both regular meetings and workshops of City Council, councilmembers have reviewed the PUD provisions in detail. One of the issues discussed was building height which led to initiation of this height district rezoning.

The purpose of removing the properties covered by the Laurel Island PUD from the Old City Height District Overlay is to avoid conflict and provide clarification between specific sections of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) and the height provisions in the proposed Laurel Island PUD document.

## **STAFF RECOMMENDATION**

APPROVAL

## REZONING 1 (MAP 1 OF 2)

Laurel Island

TMS # 4640000006, 002, 023, 038,  
4590200013 & 4611303024

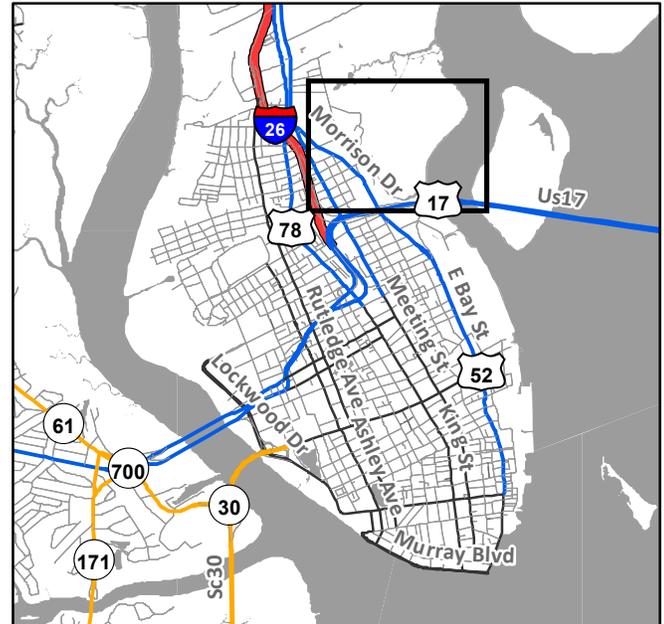
approx. 196.1 ac.

Request to remove the subject properties from the Old  
City Height District Overlay Zone Maps

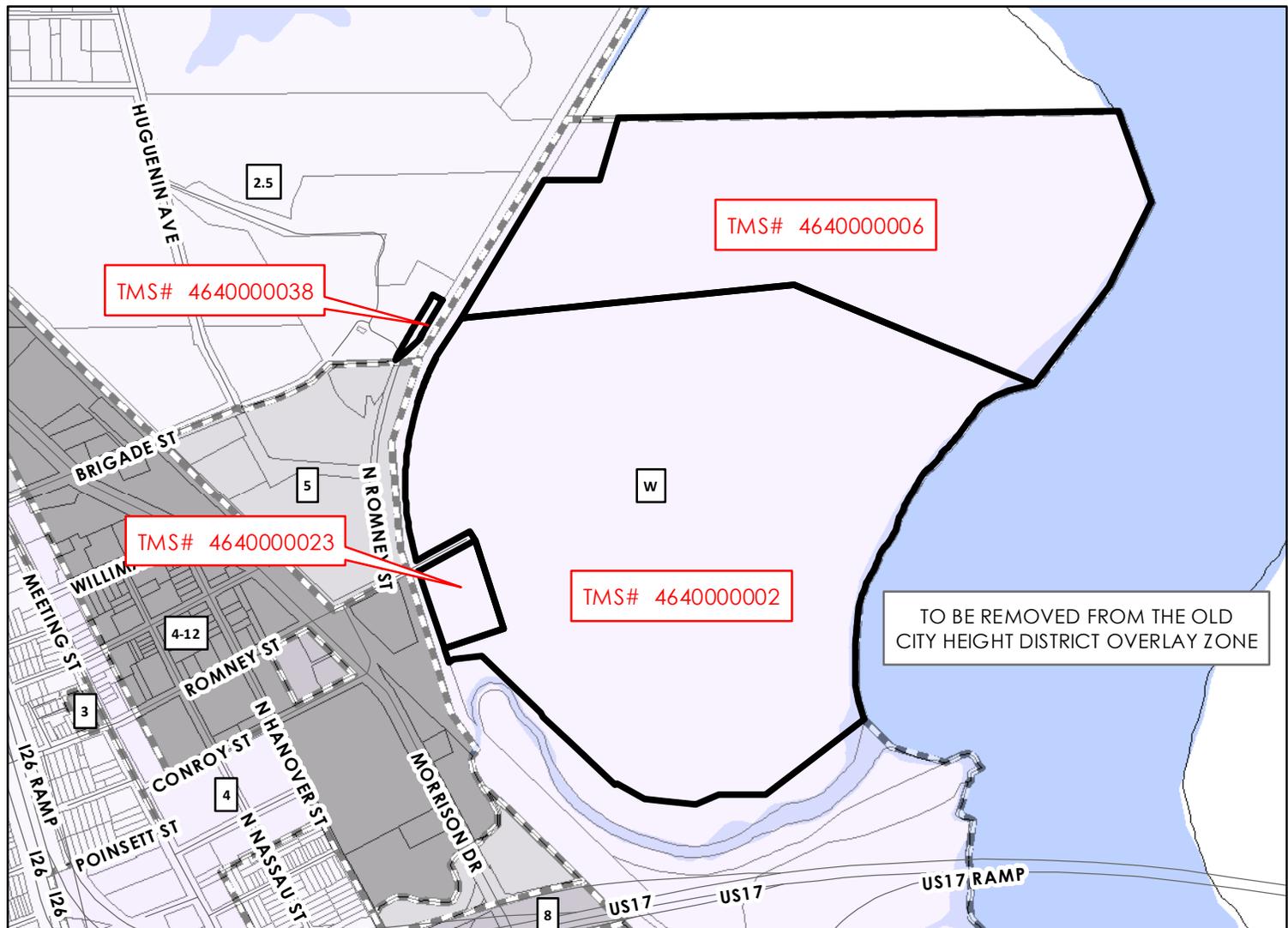
Owners: Charleston County and LRA Promenade  
North LLC

Applicant: City of Charleston

### Area



### Location



## REZONING 1 (MAP 2 OF 2)

Laurel Island

TMS # 4640000006, 002, 023, 038,  
4590200013 & 4611303024

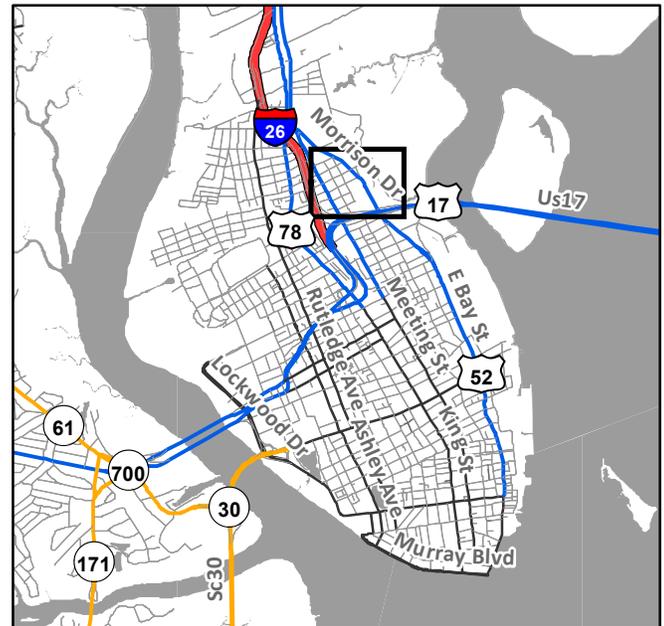
approx. 196.1 ac.

Request to remove the subject properties from the Old  
City Height District Overlay Zone Maps

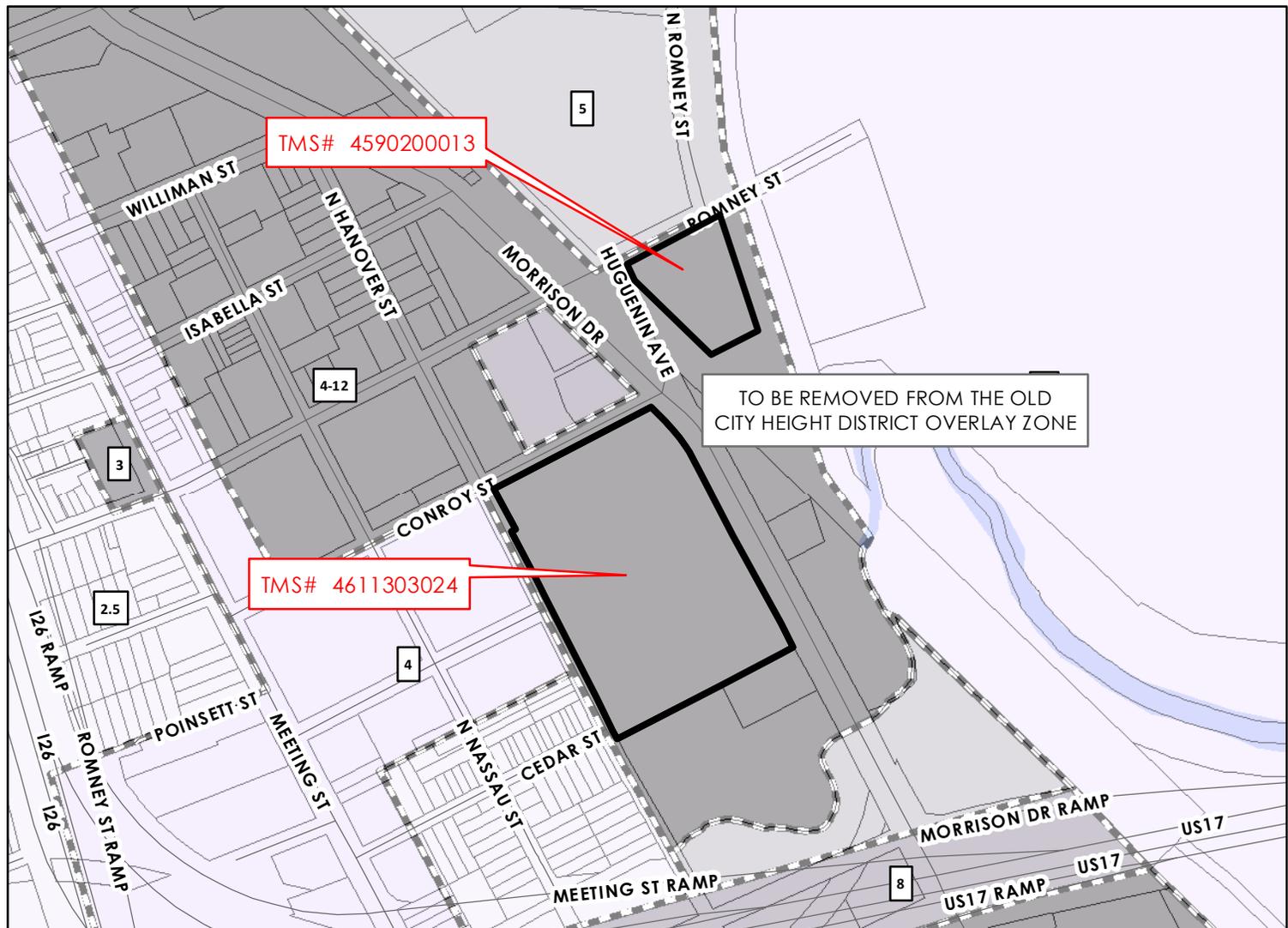
Owners: Charleston County and LRA Promenade  
North LLC

Applicant: City of Charleston

### Area



### Location



AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTIES LOCATED ON MORRISON DRIVE, ROMNEY STREET, AND NORTH ROMNEY STREET (LAUREL ISLAND AND PENINSULA) (CHARLESTON COUNTY TMS NOS. 459-02-00-013, 461-13-03-024, 464-00-00-002, 464-00-00-006, 464-00-00-023, 464-00-00-038) BE DELETED FROM THE OLD CITY HEIGHT DISTRICT ZONING MAPS.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) be, and the same is hereby amended, by changing the zone map, which is part thereof, so as to delete from the Old City Height District Zoning Maps the properties designated as Charleston County TMS Nos. 459-02-00-013, 461-13-03-024, 464-00-00-002, 464-00-00-006, 464-00-00-023, and 464-00-00-038, shown on the map attached hereto and incorporated herein by reference.

Section 2. City Council intends that Section 1 of this Ordinance be adopted simultaneously with the separate ordinance rezoning the properties described herein to Planned Unit Development (Laurel Island) (the “PUD Ordinance”), such that Sec. 54-256.c.(1) of the Zoning Ordinance will not restrict the PUD Ordinance.

Section 3. City Council also intends that Section 1 of this Ordinance be adopted simultaneously with the PUD Ordinance, such that footnote 2 to the Old City Height District Chart, codified at Sec. 54-306.X of the Zoning Ordinance, will not restrict the PUD Ordinance.

Section 4. This ordinance will become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_, in the Year of Our Lord 2020, in the \_\_\_\_ Year of the Independence of the United States of America

\_\_\_\_\_  
John J. Tecklenburg  
Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Cook  
Interim Clerk of Council

**CITY OF CHARLESTON  
PLANNING COMMISSION**

October 21, 2020

**Rezoning 2:**

**123 Cannon St (Cannonborough-Elliottborough – Peninsula)**

**BACKGROUND**

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Limited Business (LB). The subject property, located on the south side of Cannon Street between Islington Court and Ashley Avenue is surrounded by Diverse Residential (DR-2F) zoning on its own block and Limited Business zoning across from it on Cannon Street. The property is surrounded by mostly multi- and single-family residential uses but there is a small salon on the adjacent property to the west. The property is residential in both style and use and the house dates to the mid-1800s.

The LB zoning district allows a wide variety of commercial and residential uses and is typically found along busy streets with a mix of uses. The hours of operation are restricted for many uses in this zoning district and current on-site parking requirements apply to any new use. The subject property is also zoned under the Short Term Rental Overlay Zone that covers most of the Cannonborough-Elliottborough neighborhood. Only commercially zoned properties within the STR Overlay Zone may have a STR use.

The Cannonborough-Elliottborough neighborhood has seen in recent years a significant number of rezoning applications requesting changes from residential to commercial zoning districts. City administration reviews each application on its own merit but has maintained a consistent position on general criteria for receiving support from City staff. Generally, if a property has a past commercial use, whether current or historic, or the building is of a style with non-residential characteristics or non-residential architectural elements, it may be appropriate for a commercial zoning depending on the immediate surrounding context. Residential-styled buildings with a history of residential use have generally not been supported as appropriate for commercial zoning districts.

**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 **Urban** which is characterized by a mix of residential and commercial uses. The character of the block, the residential style of the existing building on the property and the historic residential nature of the property all indicate a pattern that should be maintained through appropriate zoning. In this case, because the LB zoning district allows potentially intense commercial uses, including short-term accommodations, the rezoning could alter the character of the block significantly.

**STAFF RECOMMENDATION**

DISAPPROVAL

## REZONING 2

123 Cannon St  
(Cannonborough-Elliottborough - Peninsula)

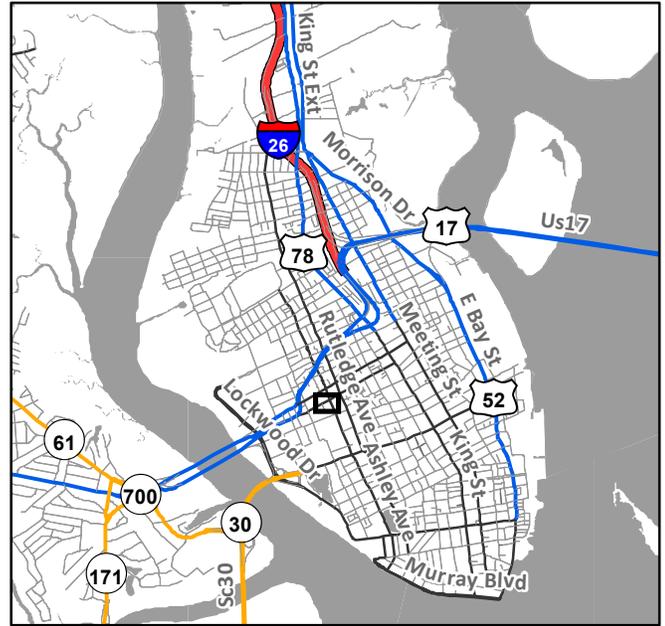
TMS # 4601104077

approx. 0.08 ac

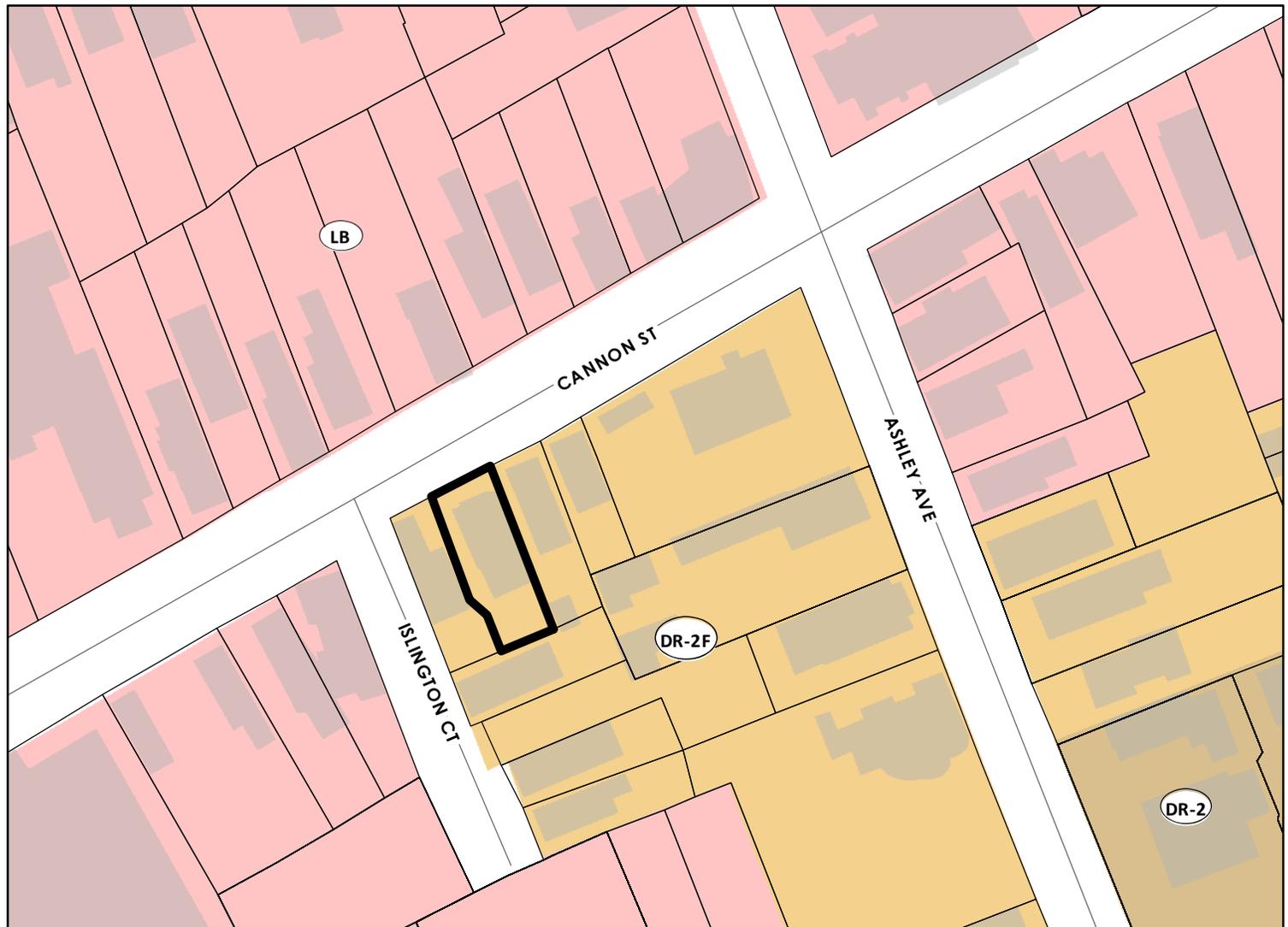
Request rezoning from Diverse Residential (DR-2F) to  
Limited Business (LB).

Owner and Applicant:  
David and Kelly McSweeney

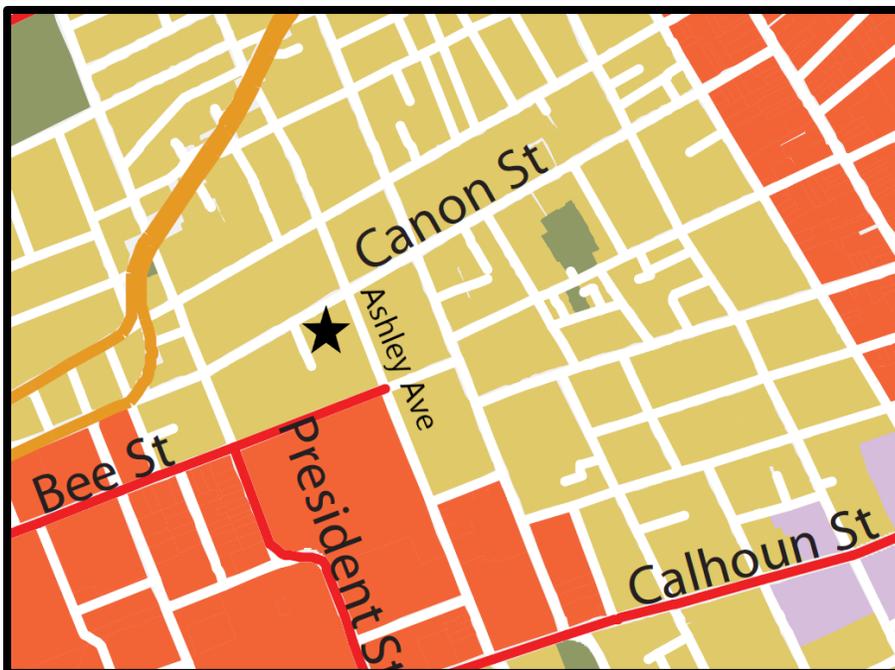
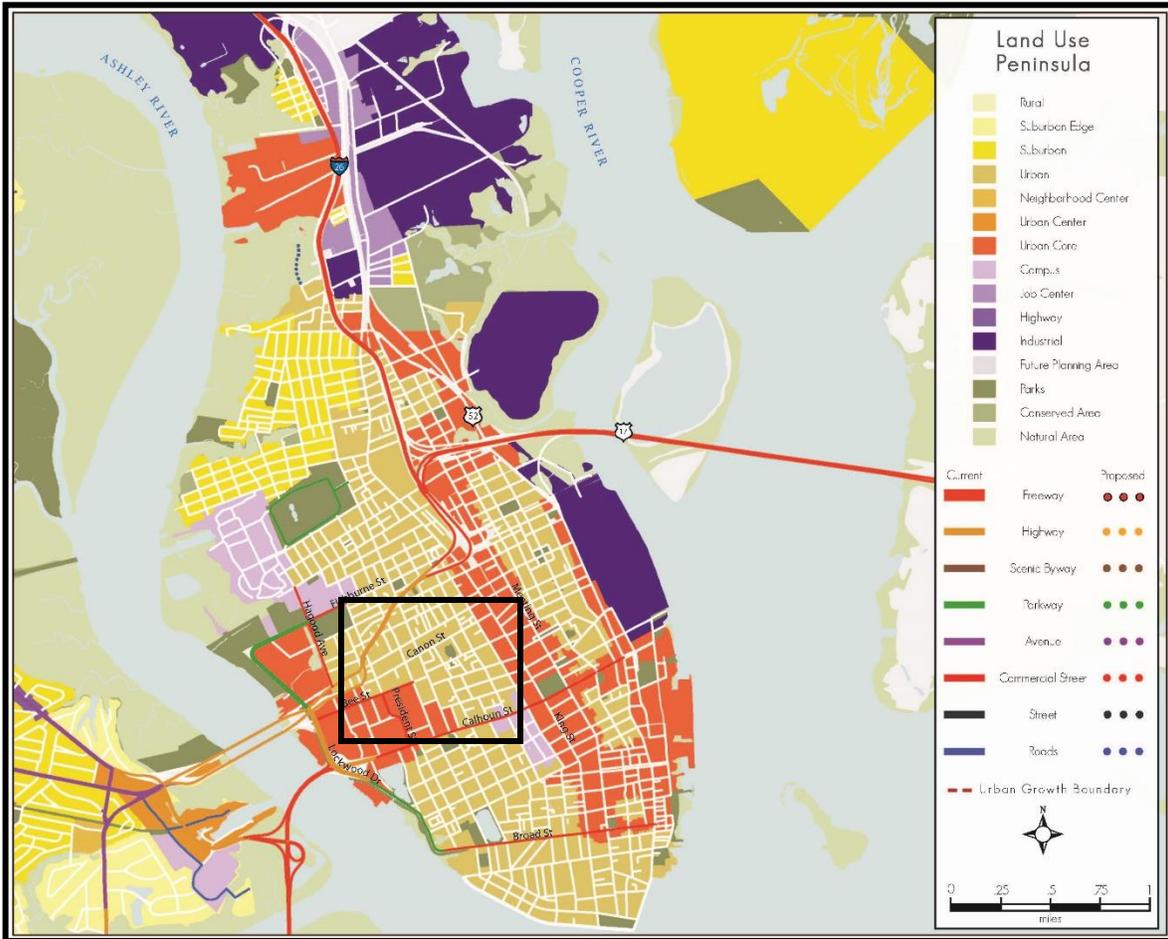
### Area



### Location



# 123 CANNON ST (PENINSULA) CENTURY V PLAN – URBAN



# CITY OF CHARLESTON PLANNING COMMISSION

October 21, 2020

## Rezoning 3:

**121 Cannon St (Cannonborough-Elliottborough – Peninsula)**

### **BACKGROUND**

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Limited Business (LB). The subject property, located on the south side of Cannon Street between Islington Court and Ashley Avenue is surrounded by Diverse Residential (DR-2F) zoning on its own block and Limited Business zoning across from it on Cannon Street. The property is surrounded by mostly multi- and single-family residential uses but there is a small salon nearby to the west. The property is residential in both style and use and the house dates to the early-1900s.

The LB zoning district allows a wide variety of commercial and residential uses and is typically found along busy streets with a mix of uses. The hours of operation are restricted for many uses in this zoning district and current on-site parking requirements apply to any new use. The subject property is also zoned under the Short Term Rental Overlay Zone that covers most of the Cannonborough-Elliottborough neighborhood. Only commercially zoned properties within the STR Overlay Zone may have a STR use.

The Cannonborough-Elliottborough neighborhood has seen in recent years a significant number of rezoning applications requesting changes from residential to commercial zoning districts. City administration reviews each application on its own merit but has maintained a consistent position on general criteria for receiving support from City staff. Generally, if a property has a past commercial use, whether current or historic, or the building is of a style with non-residential characteristics or non-residential architectural elements, it may be appropriate for a commercial zoning depending on the immediate surrounding context. Residential-styled buildings with a history of residential use have generally not been supported as appropriate for commercial zoning districts.

### **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 **Urban** which is characterized by a mix of residential and commercial uses. The character of the block, the residential style of the existing building on the property and the historic residential nature of the property all indicate a pattern that should be maintained through appropriate zoning. In this case, because the LB zoning district allows potentially intense commercial uses, including short-term accommodations, the rezoning could alter the character of the block significantly.

### **STAFF RECOMMENDATION**

DISAPPROVAL

## REZONING 3

121 Cannon St  
(Cannonborough-Elliottborough - Peninsula)

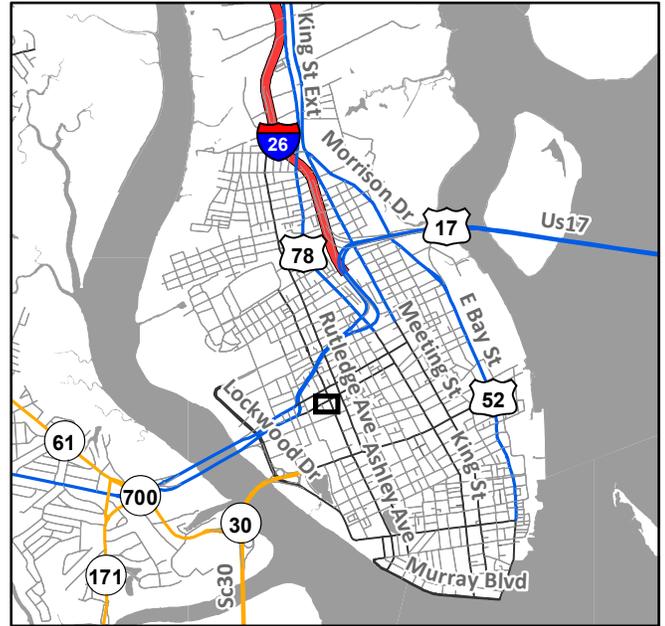
TMS # 4601104078

approx. 0.09 ac

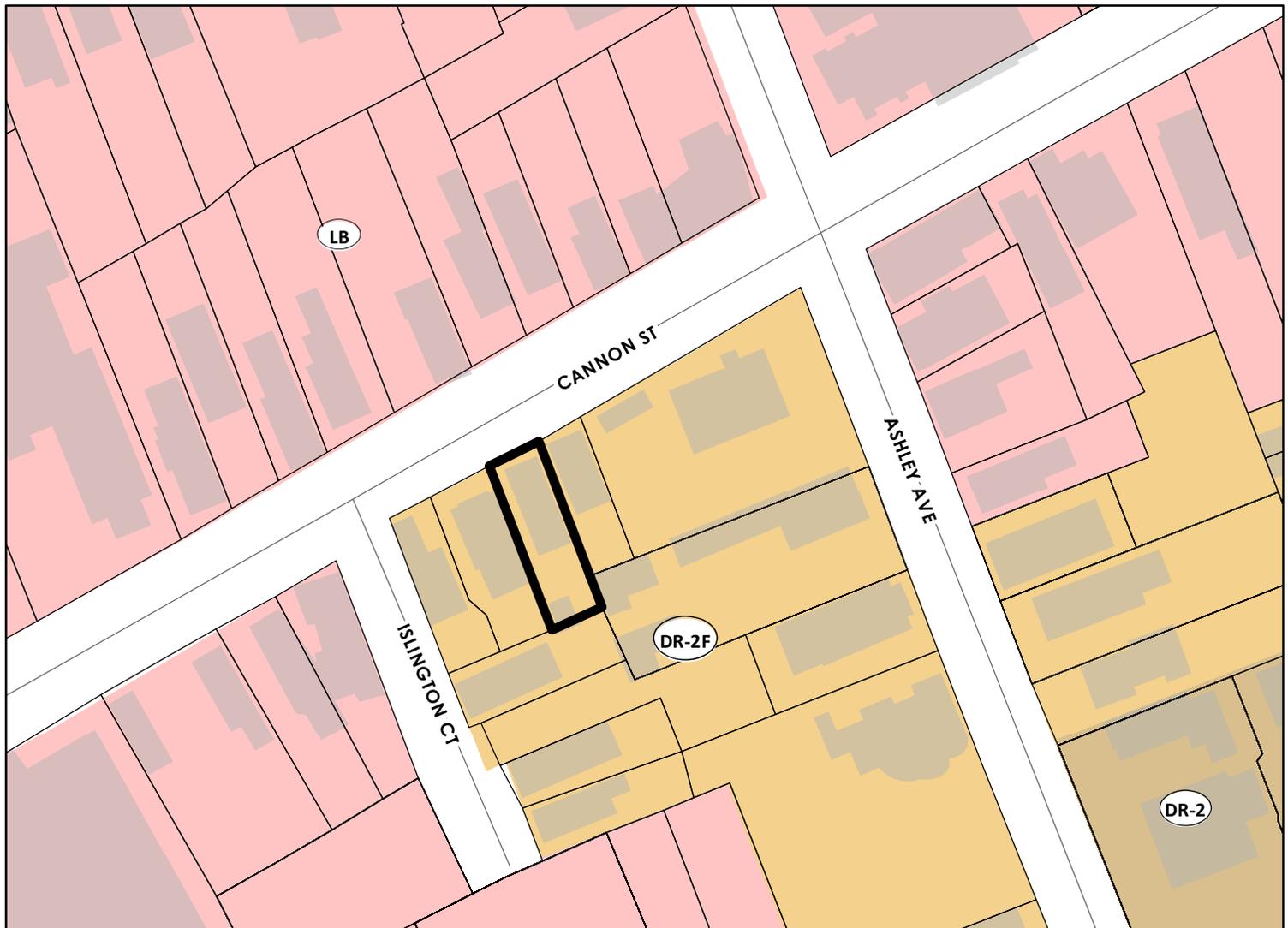
Request rezoning from Diverse Residential (DR-2F) to  
Limited Business (LB).

Owner and Applicant:  
William M. Amendariz Trust, Kerensa M. Amendariz Trust

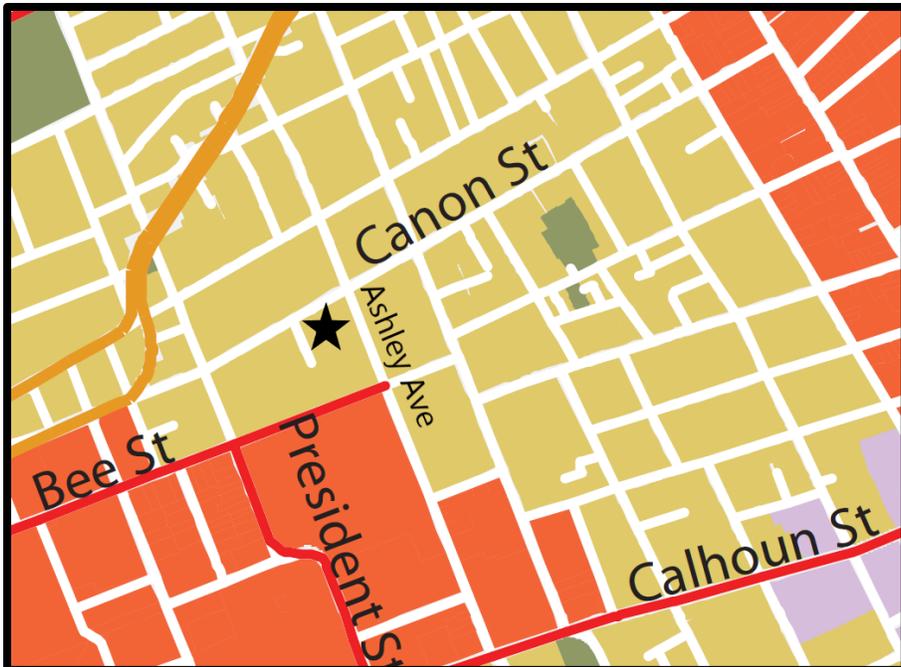
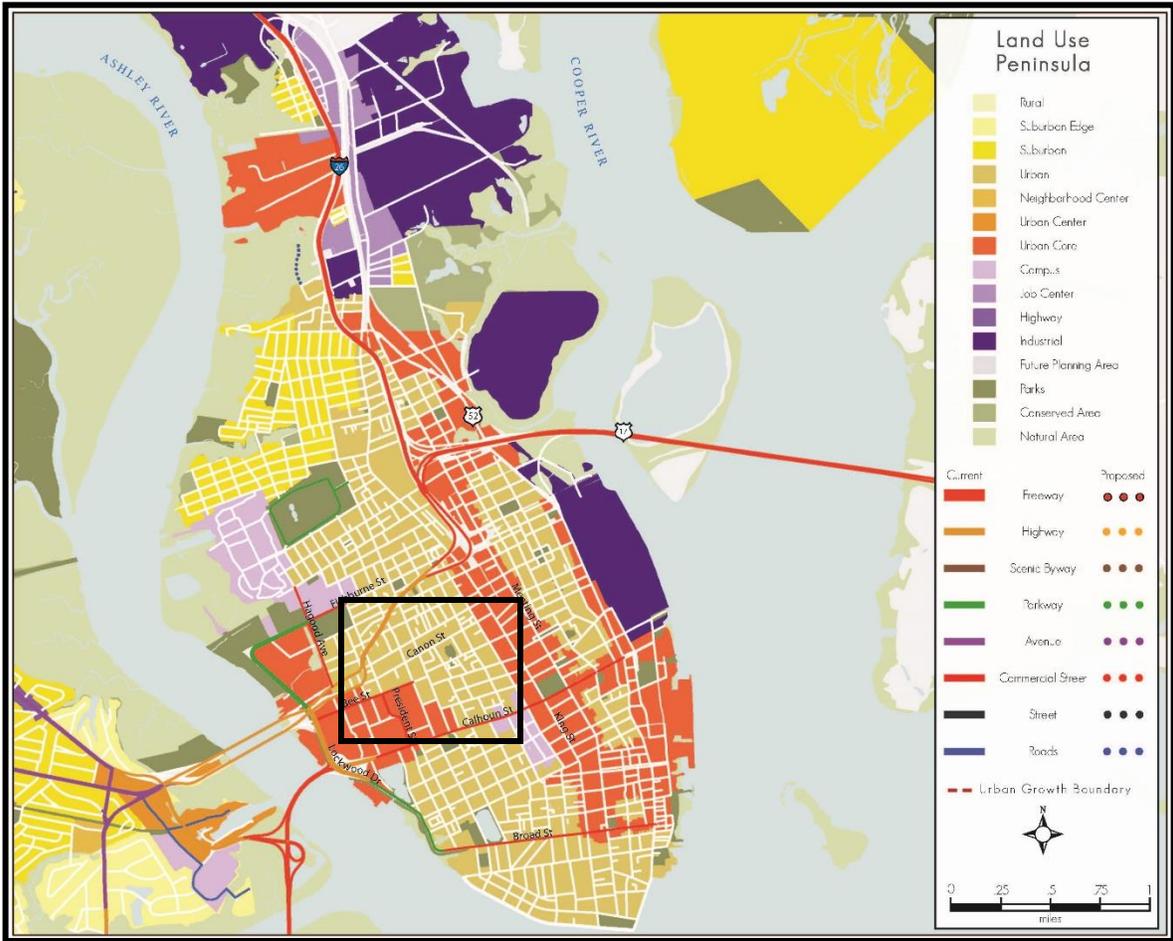
### Area



### Location



# 121 CANNON ST (PENINSULA) CENTURY V PLAN – URBAN



# CITY OF CHARLESTON PLANNING COMMISSION

October 21, 2020

## Rezoning 4:

**217 Ashley Ave (Cannonborough-Elliottborough – Peninsula)**

## **BACKGROUND**

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Limited Business (LB). The subject property, located on the southwest corner of Ashley Avenue and Cannon Street, is surrounded by DR-2F zoning on its own block and LB zoning across from it on both Ashley Avenue and Cannon Street. The property is surrounded by mostly multi- and single-family residential uses but there is a hair stylist and a church on the opposite corners of Ashley Avenue and Cannon Street. The property is residential in both style and use and the house, which has noteworthy historical significance, dates to the early 1800s.

The LB zoning district allows a wide variety of commercial and residential uses and is typically found along busy streets with a mix of uses. The hours of operation are restricted for many uses in this zoning district and current on-site parking requirements apply to any new use. The subject property is also zoned under the Short Term Rental Overlay Zone that covers most of the Cannonborough-Elliottborough neighborhood. Only commercially zoned properties within the STR Overlay Zone may have a STR use.

The Cannonborough-Elliottborough neighborhood has seen in recent years a significant number of rezoning applications requesting changes from residential to commercial zoning districts. City administration reviews each application on its own merit but has maintained a consistent position on general criteria for receiving support from City staff. Generally, if a property has a past commercial use, whether current or historic, or the building is of a style with non-residential characteristics or non-residential architectural elements, it may be appropriate for a commercial zoning depending on the immediate surrounding context. Residential-styled buildings with a history of residential use have generally not been supported as appropriate for commercial zoning districts.

## **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 **Urban** which is characterized by a mix of residential and commercial uses. The character of the block, the residential style of the existing building on the property and the historic residential nature of the property all indicate a pattern that should be maintained through appropriate zoning. In this case, because the LB zoning district allows potentially intense commercial uses, including short-term accommodations, the rezoning could alter the character of the block significantly.

## **STAFF RECOMMENDATION**

DISAPPROVAL

## REZONING 4

217 Ashley Ave  
(Cannonborough-Elliottborough - Peninsula)

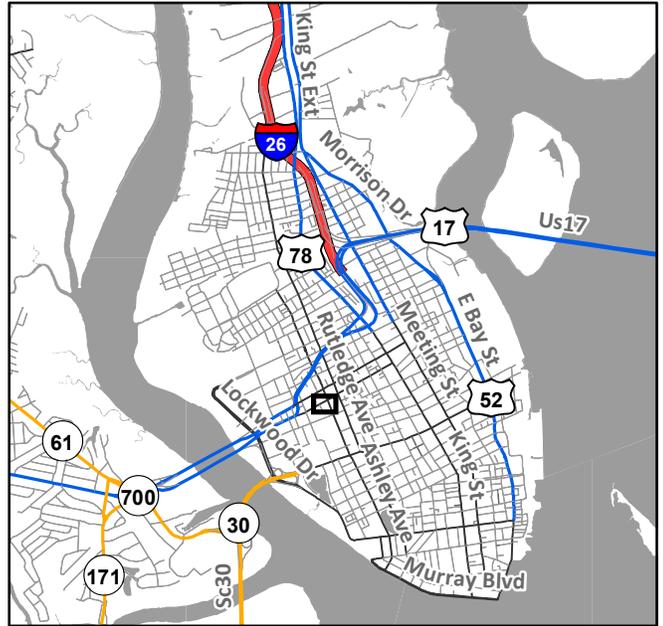
TMS # 4601104080

approx. 0.330 ac

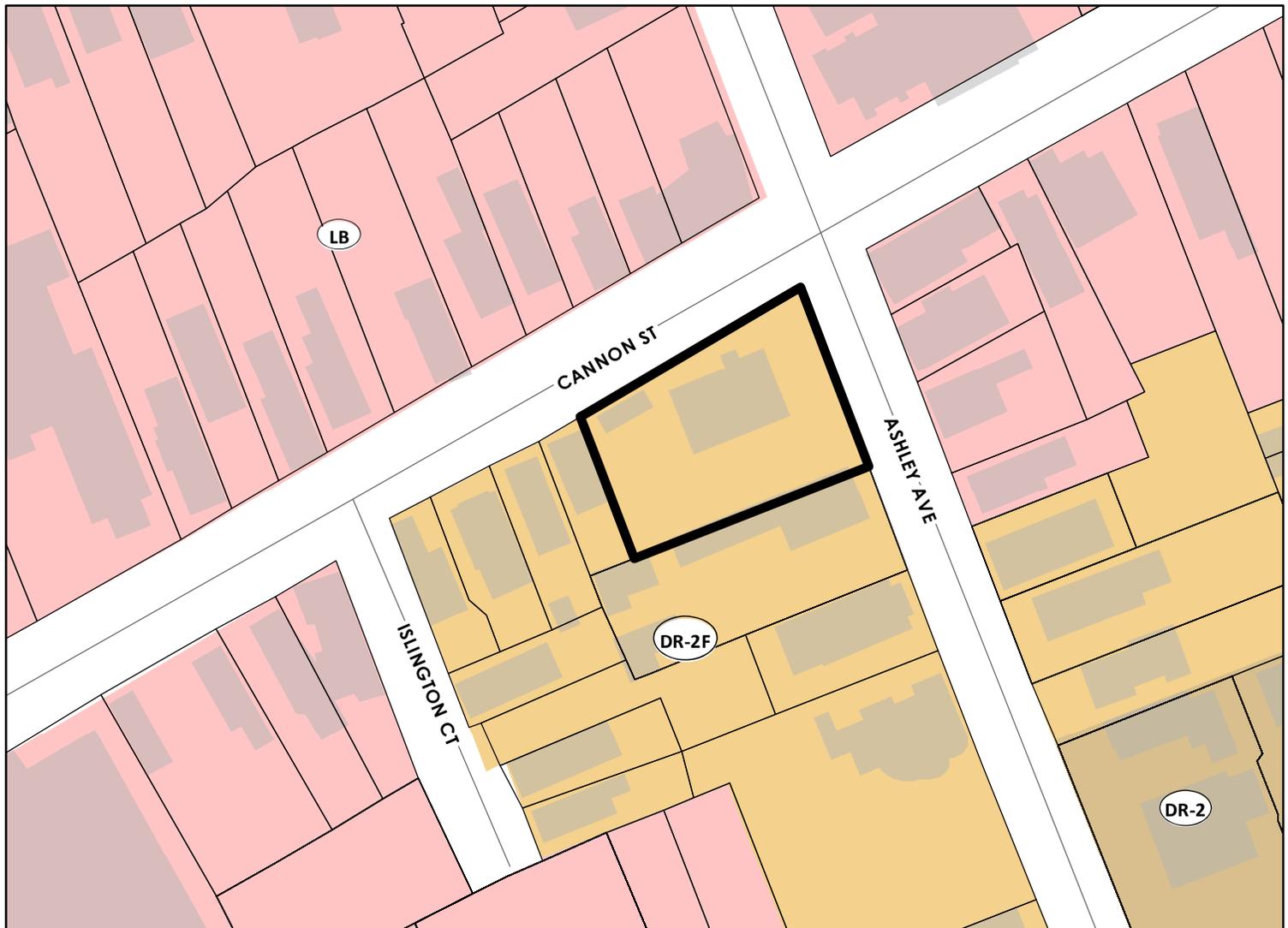
Request rezoning from Diverse Residential (DR-2F) to  
Limited Business (LB).

Owner: Trust of Robert J. Lowe Jr. and  
Trust of Gwendolyn M. Lowe  
Applicant: Robert J. Lowe, Jr. and  
Gwendolyn M. Lowe/Trustees

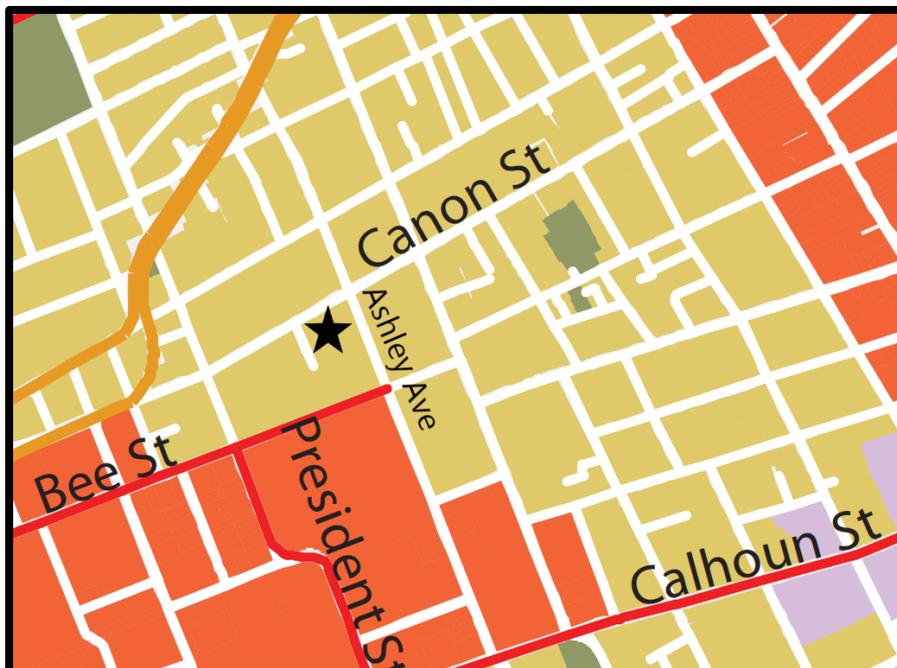
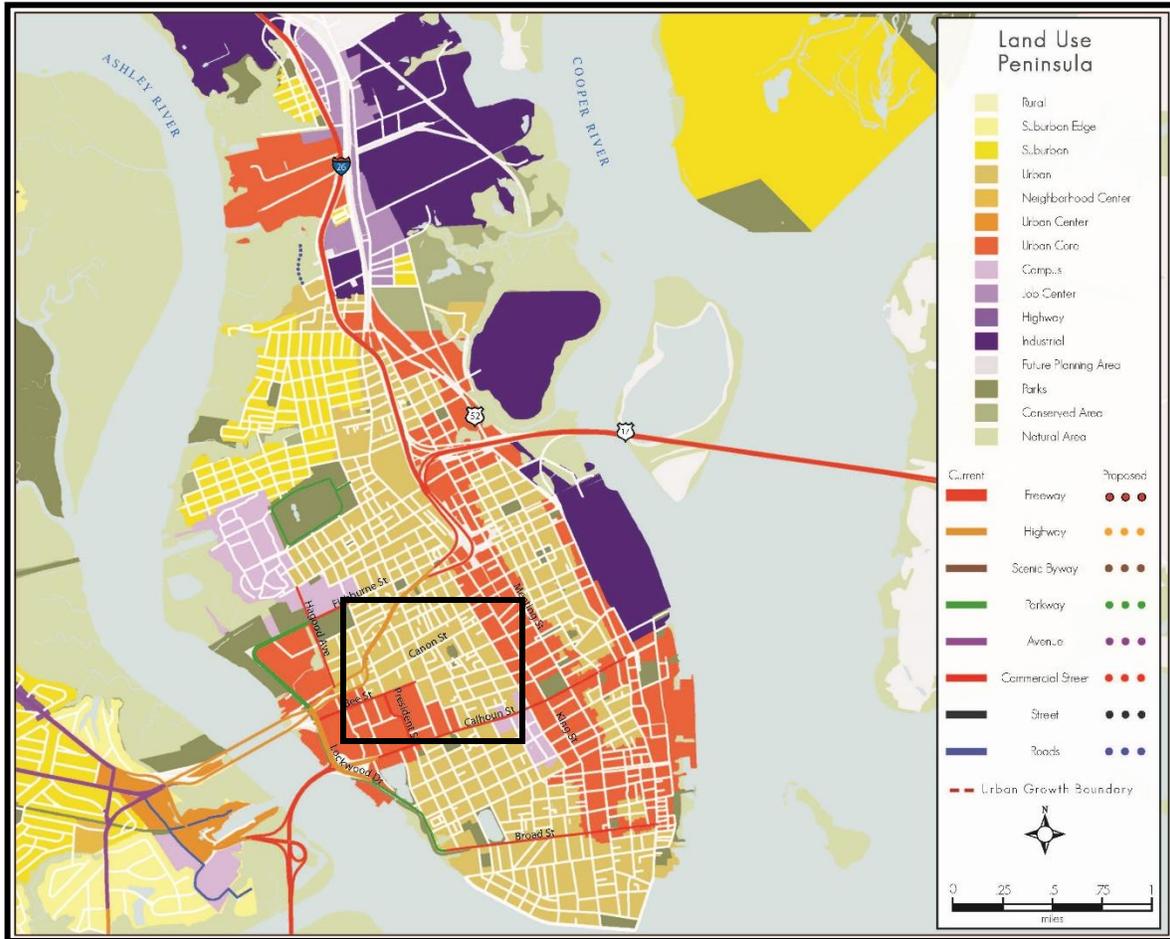
### Area



### Location



# 217 ASHLEY AVE (PENINSULA) CENTURY V PLAN – URBAN



# CITY OF CHARLESTON PLANNING COMMISSION

October 21, 2020

## Rezoning 5:

**125 Cannon St (Cannonborough-Elliottborough – Peninsula)**

### **BACKGROUND**

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Limited Business (LB). The subject property, located on the south side of Cannon Street between Islington Court and Ashley Avenue is surrounded by Diverse Residential (DR-2F) zoning on its own block and Limited Business zoning across from it on Cannon Street. The property is surrounded by mostly multi- and single-family residential. The building on the property is a one-story structure with a style and architectural features characteristic of commercial use and, while many additions were built, dates to the early-1900s. Currently the property contains a permitted (by zoning variance) salon use.

The LB zoning district allows a wide variety of commercial and residential uses and is typically found along busy streets with a mix of uses. The hours of operation are restricted for many uses in this zoning district and current on-site parking requirements apply to any new use. The subject property is also zoned under the Short Term Rental Overlay Zone that covers most of the Cannonborough-Elliottborough neighborhood. Only commercially zoned properties within the STR Overlay Zone may have a STR use.

The Cannonborough-Elliottborough neighborhood has seen in recent years a significant number of rezoning applications requesting changes from residential to commercial zoning districts. City administration reviews each application on its own merit but has maintained a consistent position on general criteria for receiving support from City staff. Generally, if a property has a past commercial use, whether current or historic, or the building is of a style with non-residential characteristics or non-residential architectural elements, it may be appropriate for a commercial zoning depending on the immediate surrounding context. Residential-styled buildings with a history of residential use have generally not been supported as appropriate for commercial zoning districts.

### **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 **Urban** which is characterized by a mix of residential and commercial uses. The character of the block, the residential style of the existing building on the property and the historic residential nature of the property all indicate a pattern that should be maintained through appropriate zoning. In this case, because the LB zoning district allows potentially intense commercial uses, including short-term accommodations, the rezoning could alter the character of the block significantly. The current salon use, permitted by zoning variance, is appropriate for the site.

### **STAFF RECOMMENDATION**

DISAPPROVAL

## REZONING 5

125 Cannon St  
(Cannonborough-Elliottborough - Peninsula)

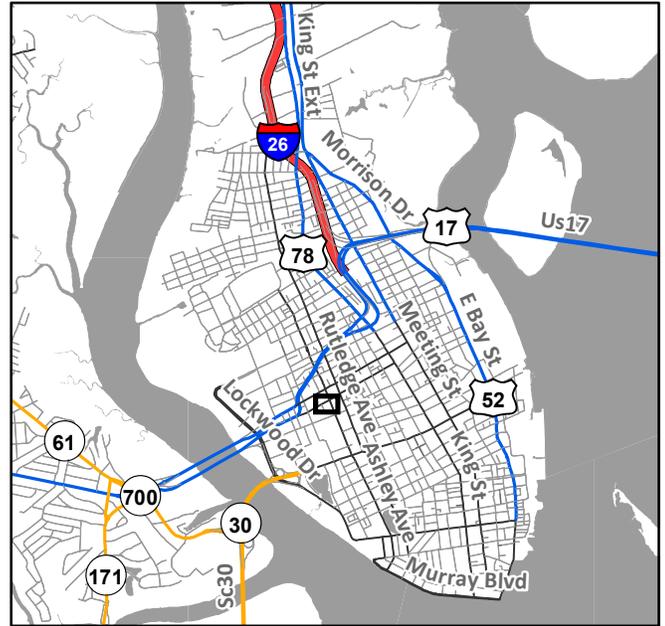
TMS # 4601104076

approx. 0.07 ac

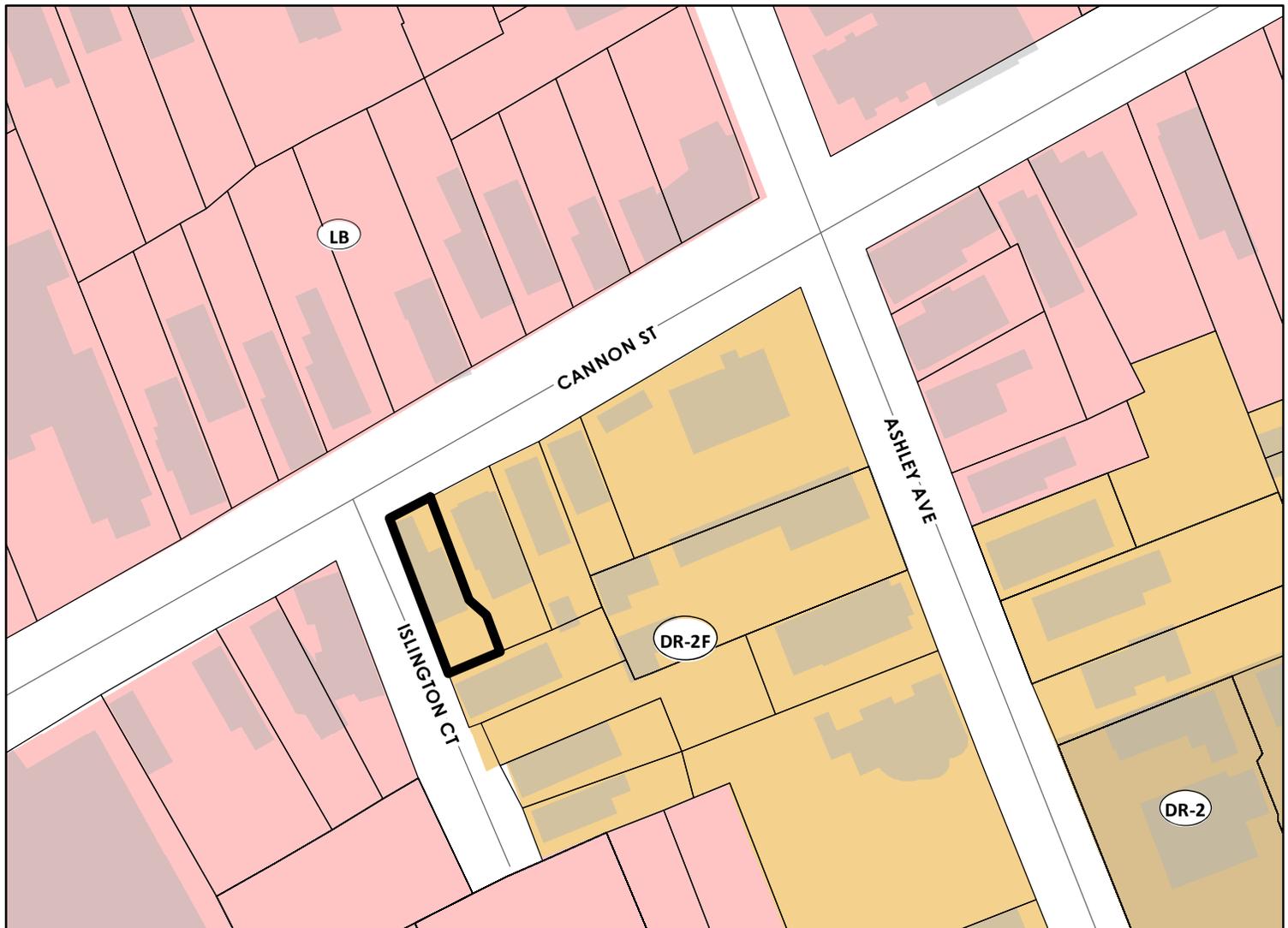
Request rezoning from Diverse Residential (DR-2F) to  
Limited Business (LB).

Owner: Clean State Enterprises, LLC  
Applicant: Keith Hauer Ward

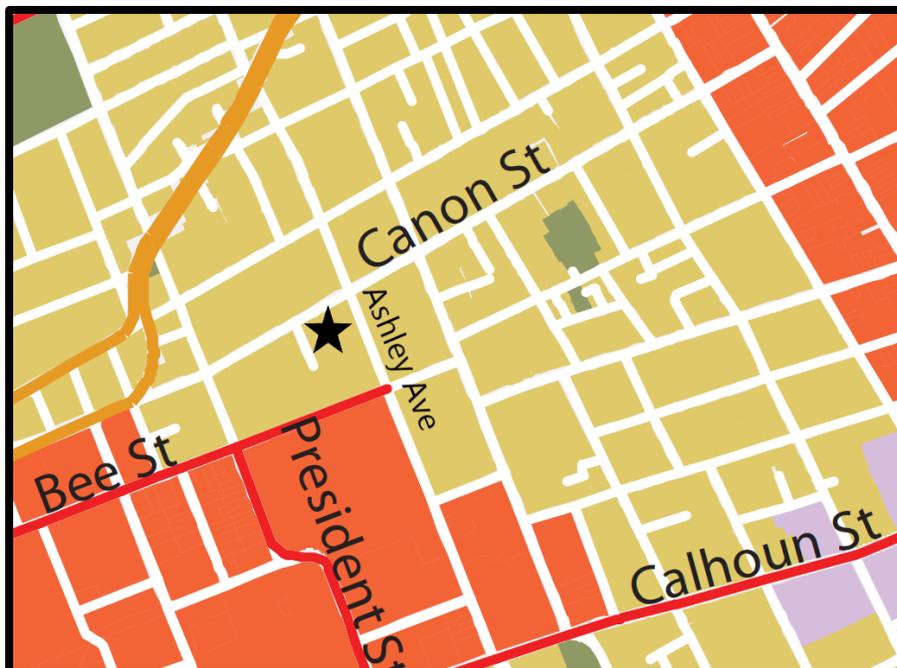
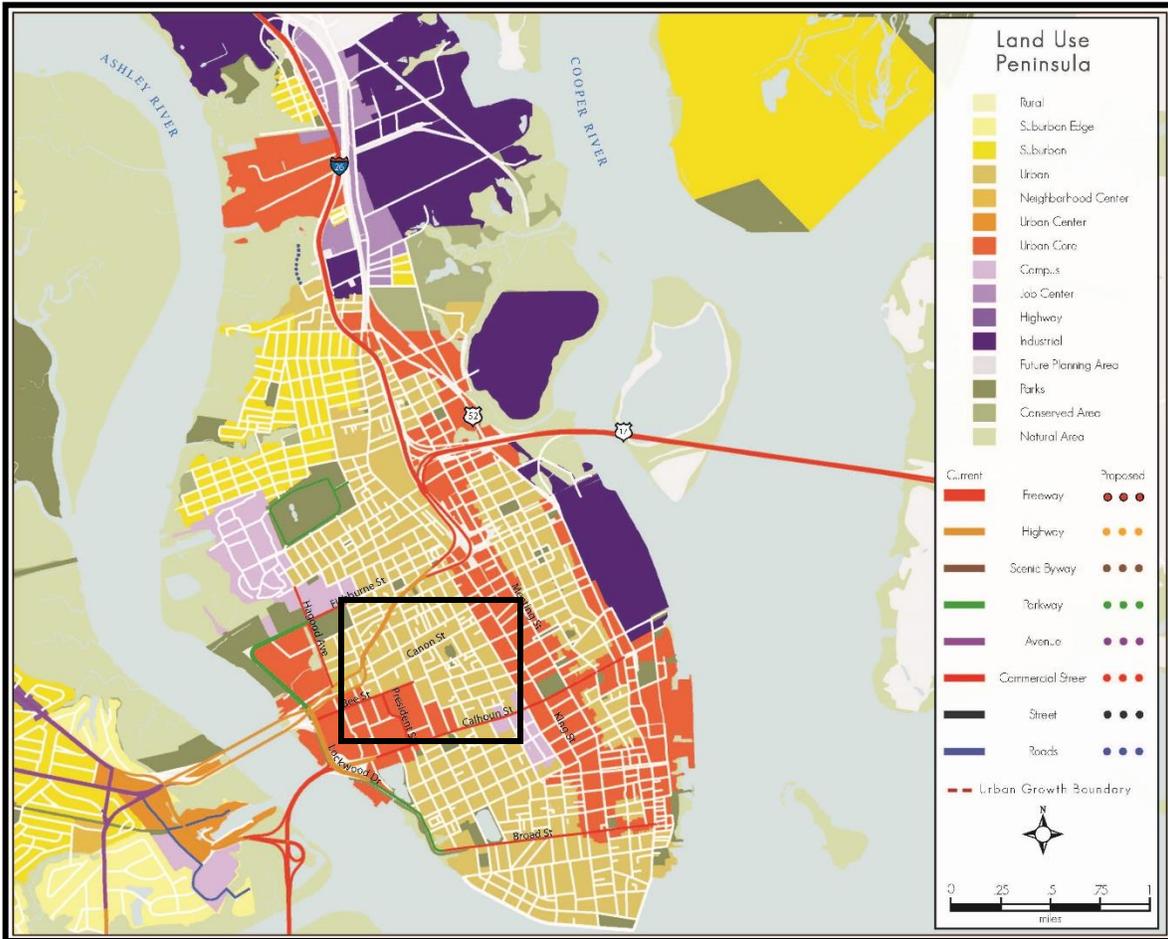
### Area



### Location



# 125 CANNON ST (PENINSULA) CENTURY V PLAN – URBAN



# CITY OF CHARLESTON PLANNING COMMISSION

October 21, 2020

## Zonings:

<u>Item #</u>	<u>Property Address</u>	<u>Approx. Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	<b>1858 Christian Rd</b> (West Ashley)	0.22	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)
2.	<b>1824 Sandcroft Dr</b> (West Ashley)	0.23	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)
3.	<b>Wappoo Rd</b> (West Ashley)	0.38	Residential Vacant Lot	Single-Family Residential (R-4)	Single-Family Residential (SR-1)

## **BACKGROUND**

**Zonings 1 & 2:** The subject properties are recent annexations into the City of Charleston. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County and are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

**Zoning 3:** The subject property is pending annexation into the City of Charleston. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood. The lot is vacant and one single-family home would be permitted on the property.

## **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 proposed zonings are appropriate for the Century V Plan designations assigned to the subject properties.

## **STAFF RECOMMENDATION FOR ZONINGS 1 THROUGH 3**

APPROVAL

## ZONING 1

1858 Christian Rd  
(W Ashley Plant - West Ashley)

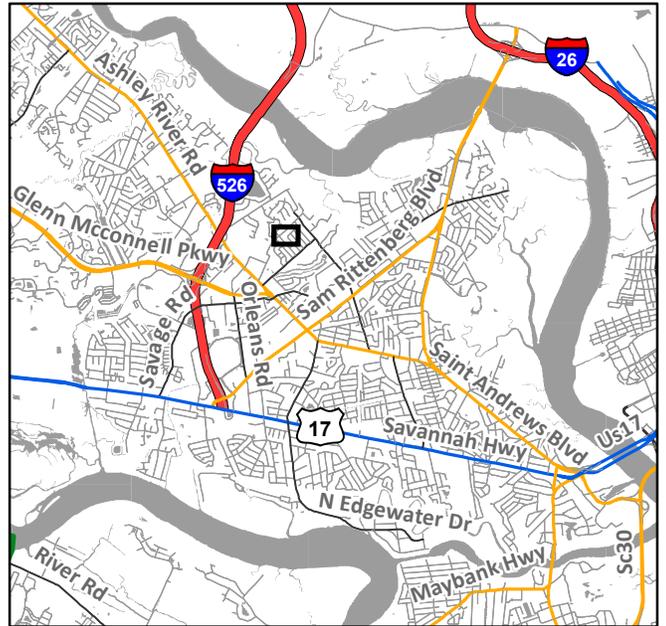
TMS # 3531400095

0.22 ac.

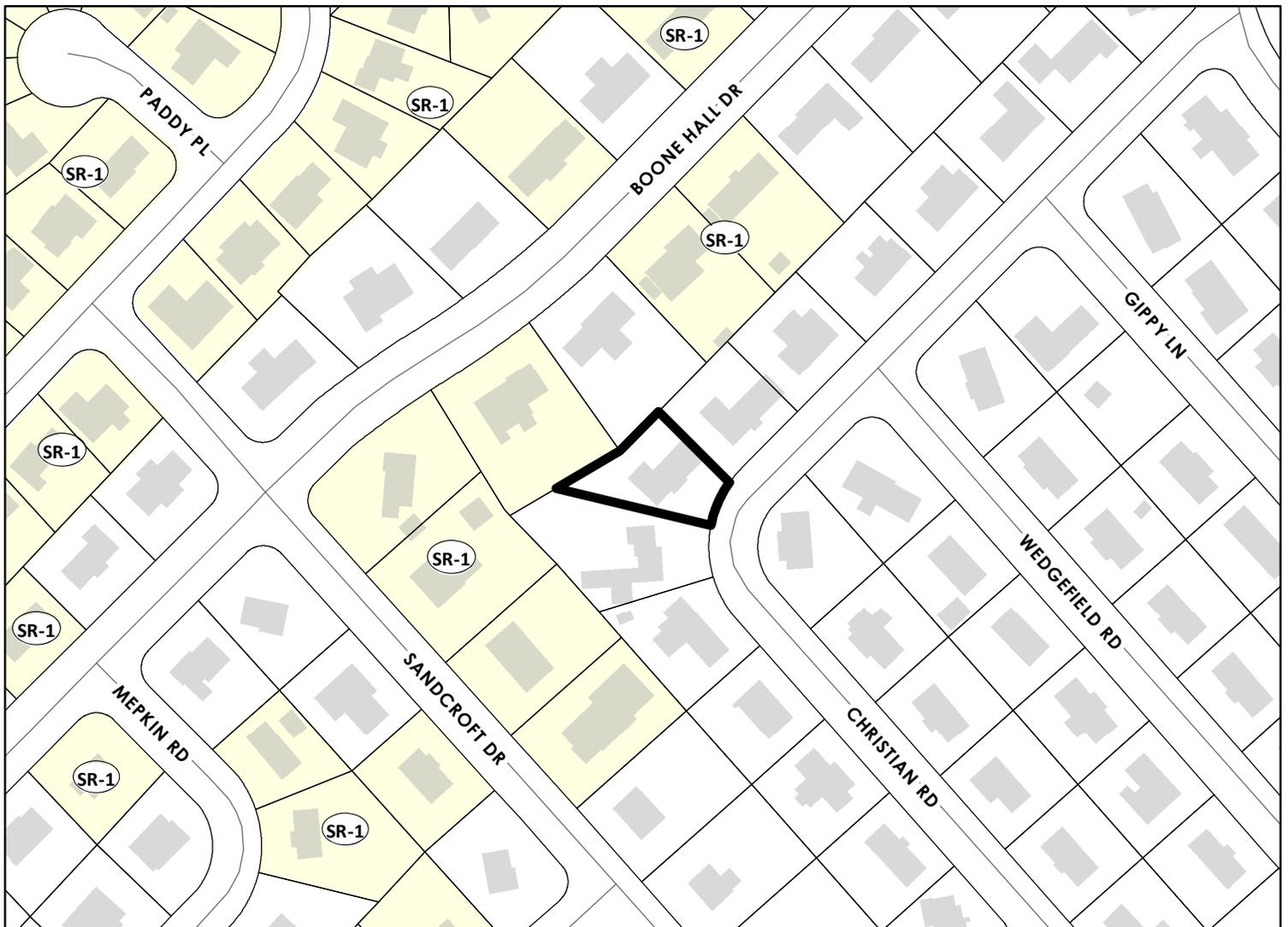
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

Owner: William J and Elizabeth K Trull

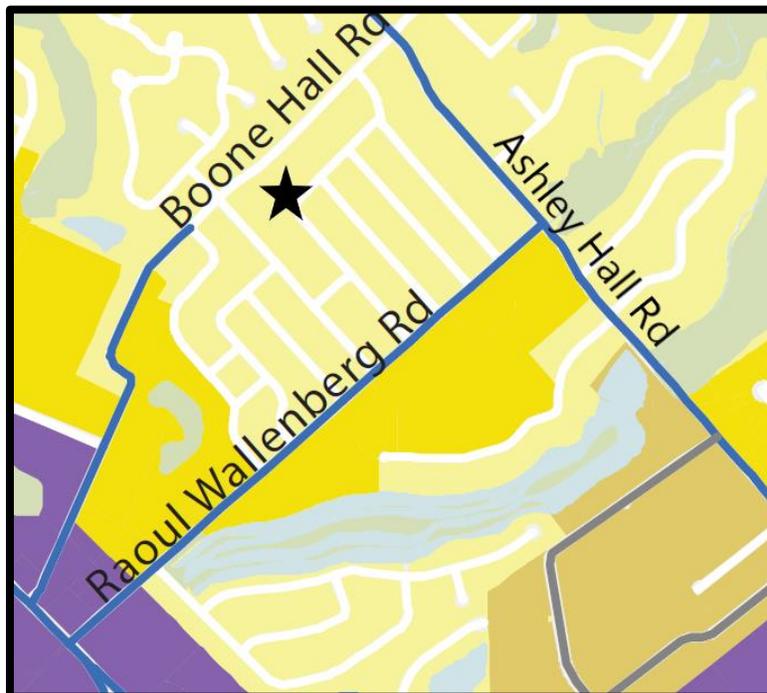
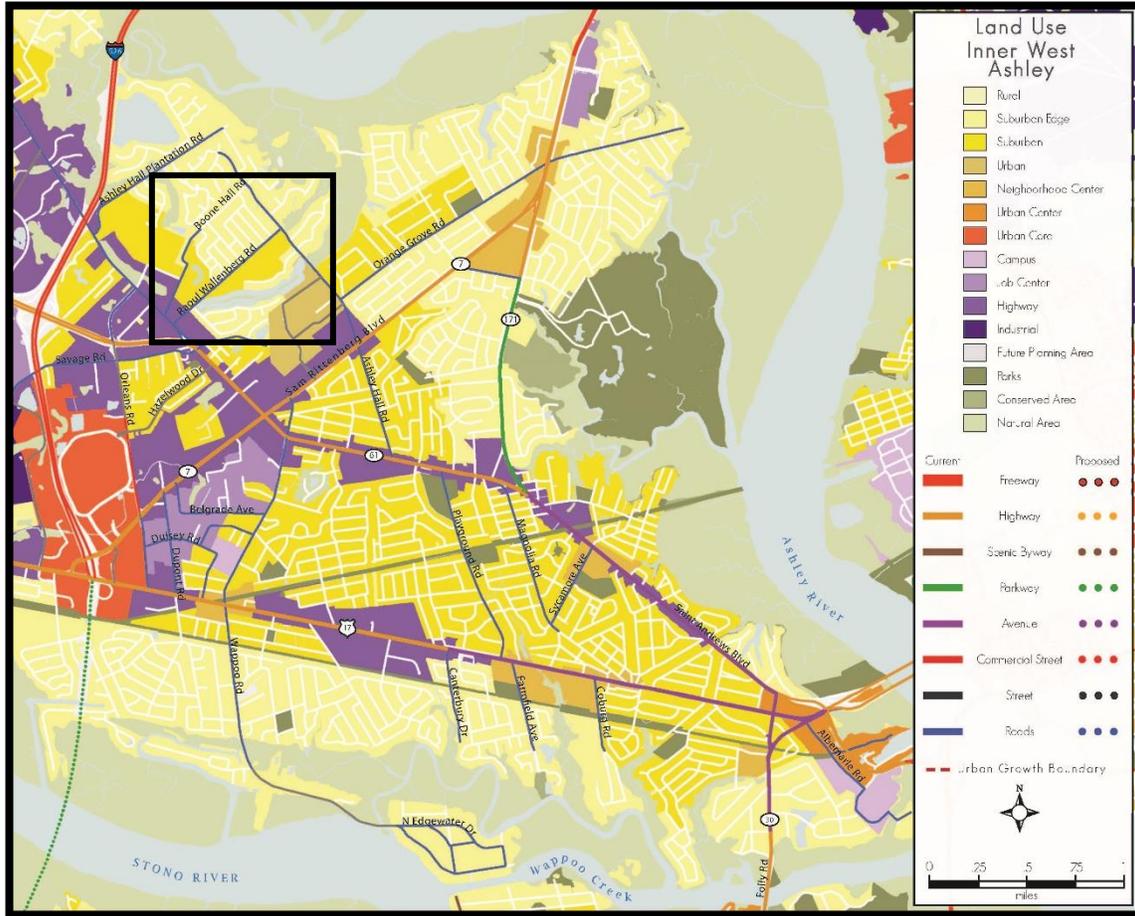
### Area



### Location



# 1858 CHRISTIAN RD (WEST ASHLEY) CENTURY V PLAN – SUBURBAN EDGE



## ZONING 2

1824 Sandcroft Dr  
(W Ashley Plant - West Ashley)

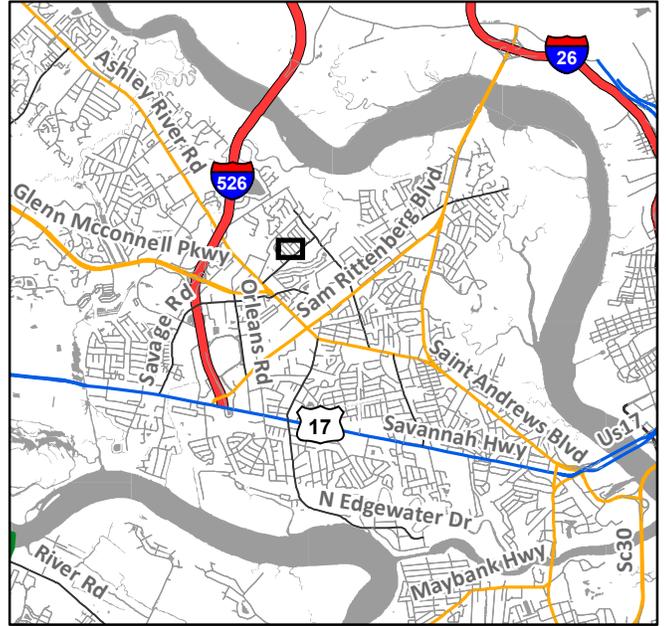
TMS # 3531400220

0.23 ac.

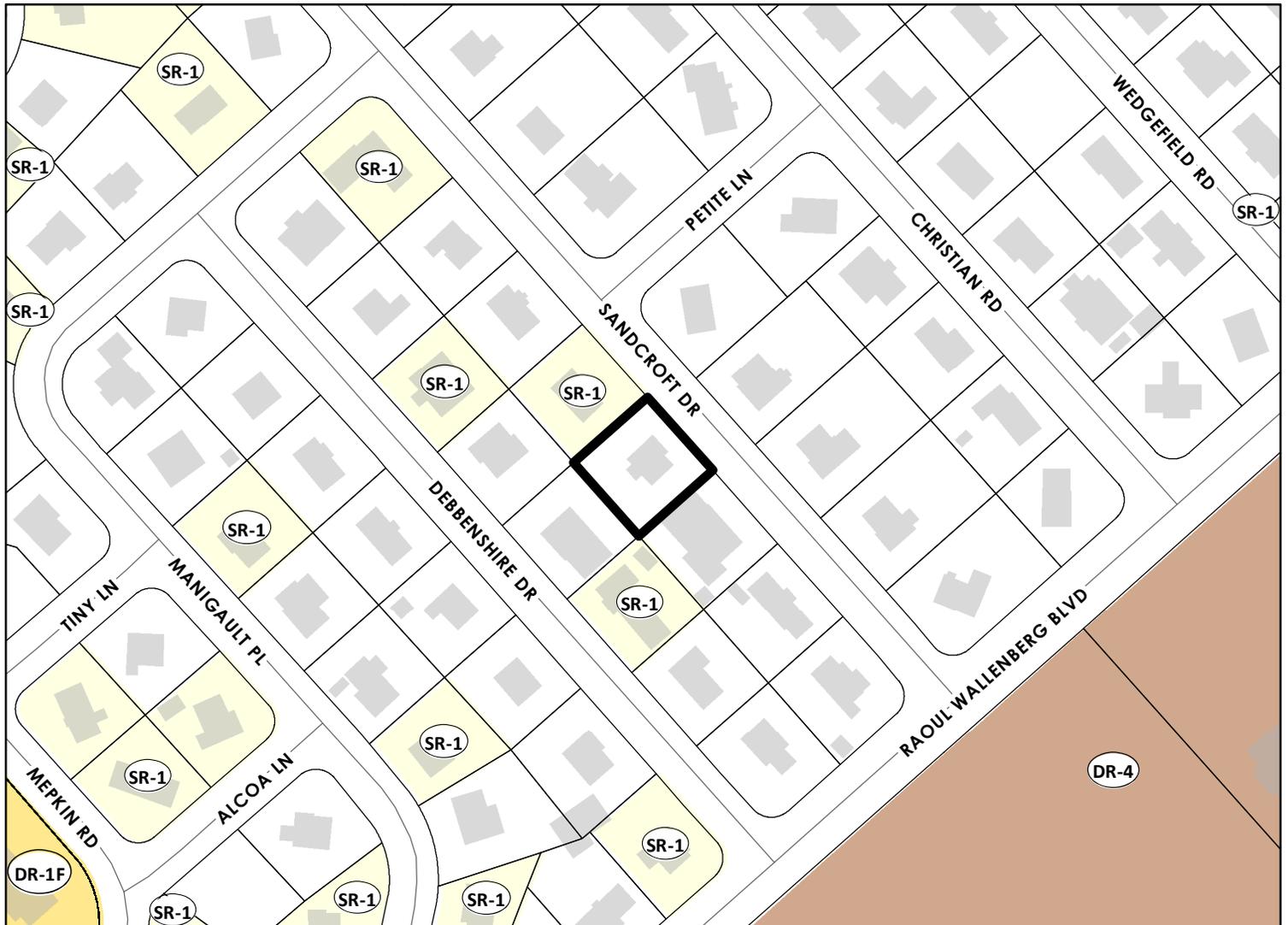
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

Owner: Jack and Samantha Reipke

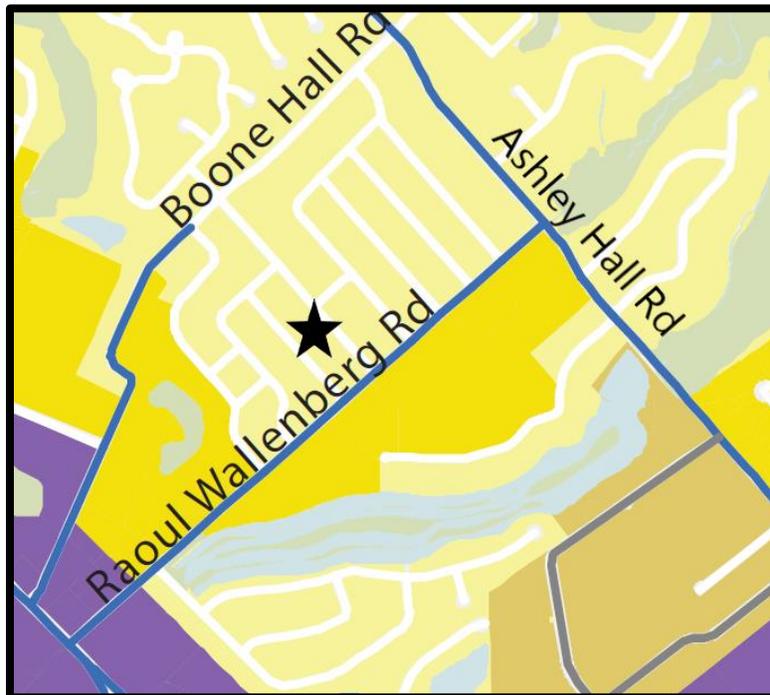
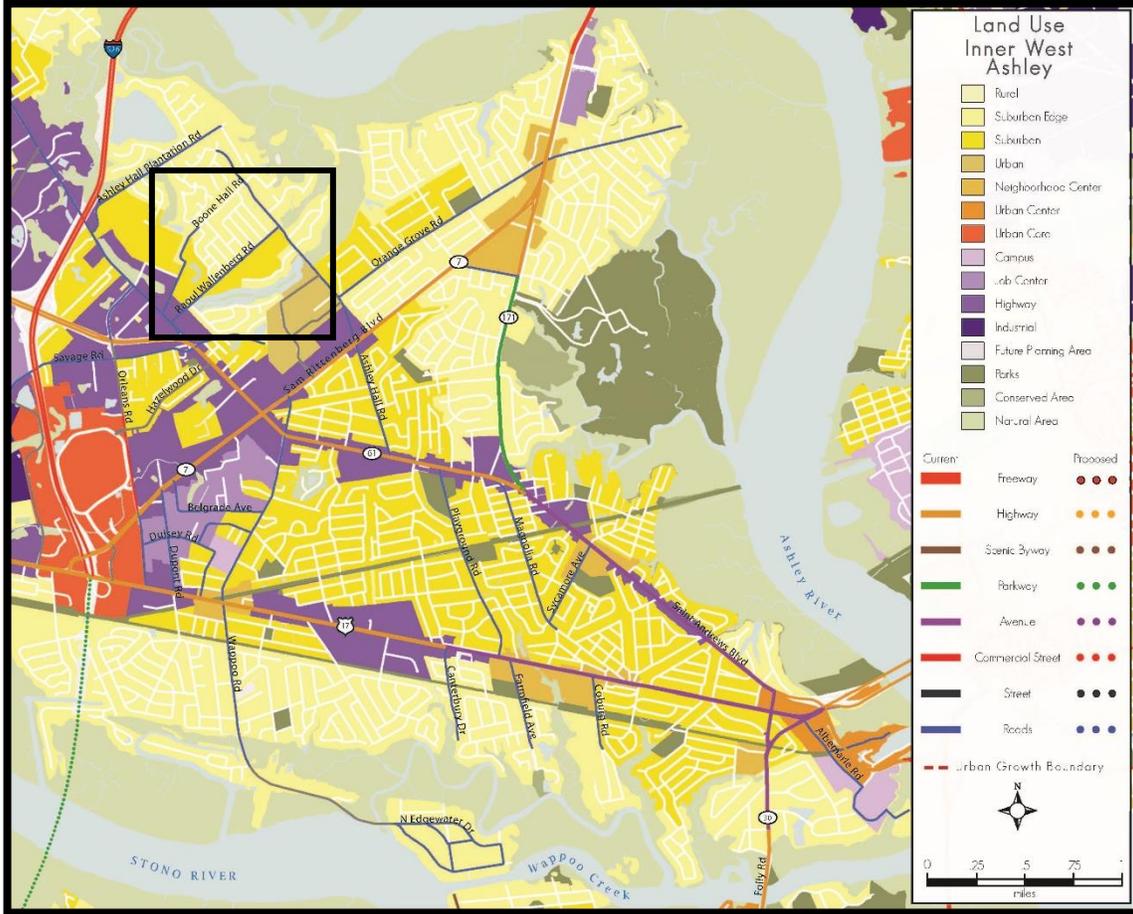
### Area



### Location



# 1824 SANDCROFT RD (WEST ASHLEY) CENTURY V PLAN – SUBURBAN EDGE



## ZONING 3

Wappoo Rd - vacant lot  
(West Ashley)

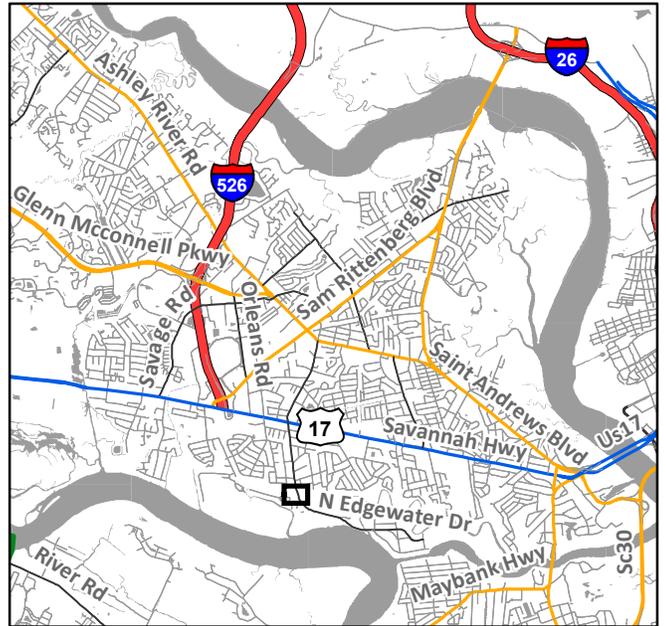
TMS # 3501400086

0.38 ac.

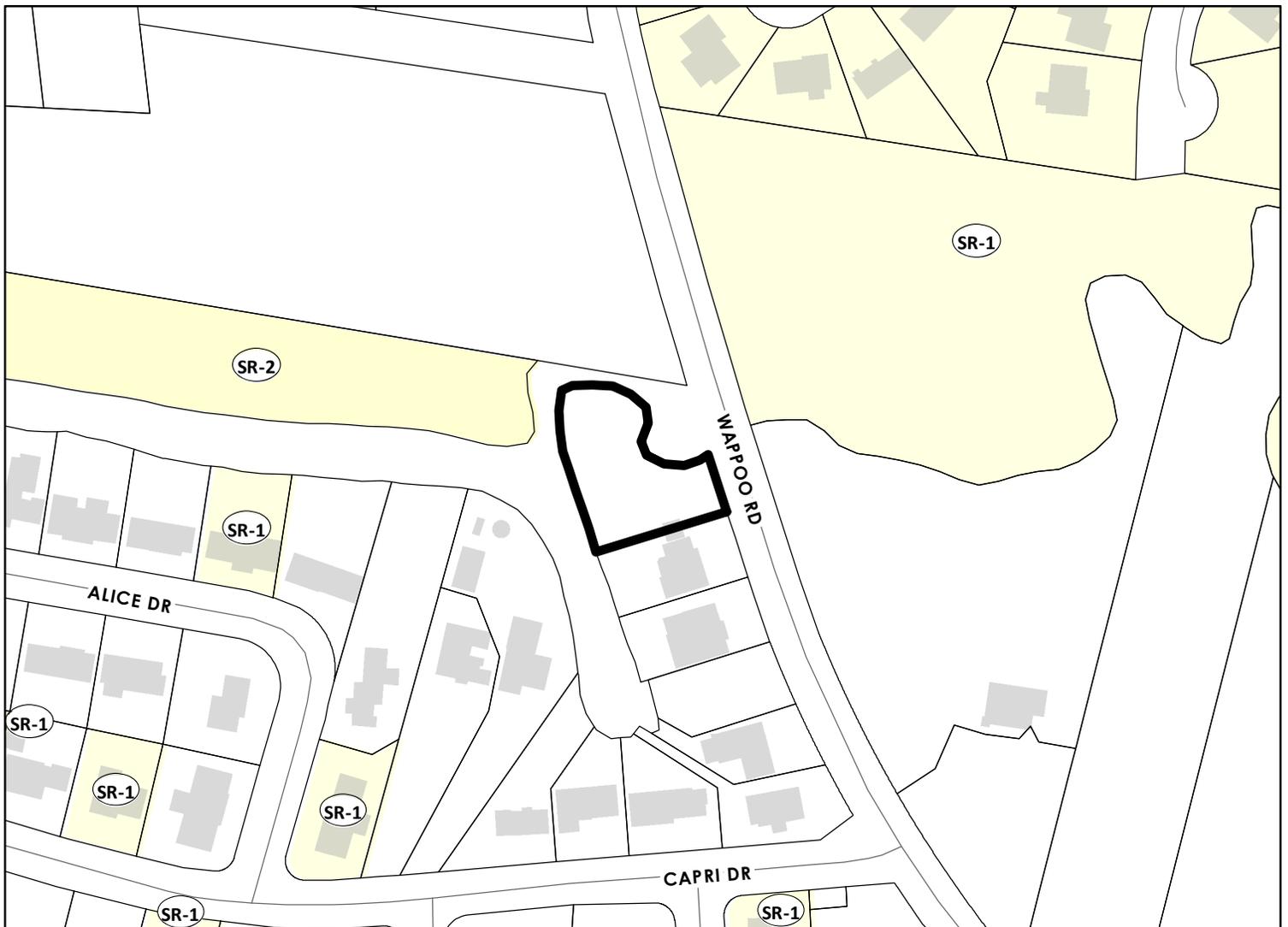
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

Owner: Joshua Brandner and Dan Tollens

### Area



### Location



# WAPPOO RD (WEST ASHLEY) CENTURY V PLAN – SUBURBAN EDGE

