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

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**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  
McKenna Nokes

**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
REZONING 1

63 Columbus St (Eastside – Peninsula)
TMS # 4590902151, 152, 153 and 168
approx. 3.04 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
School Overlay Zone

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
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
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

100 Line St (Neighborhood)
98/92 LINE ST (ZONED CT)
## 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.](#)
REZONING 3

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.

Owner: Carroll Building, LLC
Applicant: K&L Gates LLP
24 N Market 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 3
24 N Market St
(PENINSULA)
STREET VIEW: SUBJECT PROPERTY ON RIGHT

4 STORY DISTRICT

SUBJECT PROPERTY
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

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
517 Joseph St
(Low Impact/Conserved)
STREET VIEW: SUBJECT PROPERTIES ACROSS THE STREET
### ZONING COMPARISON TABLE

<table>
<thead>
<tr>
<th></th>
<th>SINGLE-FAMILY RESIDENTIAL (SR-1)</th>
<th>SINGLE- AND TWO-FAMILY RESIDENTIAL (STR)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></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>
<tr>
<td><strong>Density</strong></td>
<td>4.8 units/acre</td>
<td>7.3 units/acre (single-family) 9.7 units/acre (two-family)</td>
</tr>
</tbody>
</table>

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

CLICK HERE FOR MOST RECENT TRC REVIEW COMMENTS
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.
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
AERIAL
ZONING 1
1939 Piper Dr
(WEST ASHLEY)
SUBJECT PROPERTY
END OF SLIDES