

PLANNING COMMISSION

January 20, 2021

A meeting of the Planning Commission was held this date at 5:00 p.m. via Zoom Webinar, [https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ](https://us02web.zoom.us/join/85307717064), Conference Call #: 1 - 301-715-8592. Meeting ID# **853 0771 7064**.

Notice of this meeting was sent to all local news media.

PRESENT

Mr. Charles Karesh, Chair, Mr. Harry Lesesne, Vice Chair, Mr. Jimmy Bailey, Jr., Mrs. Loquita Bryant-Jenkins, Ms. Erica Harrison, Mrs. Donna Jacobs, Mrs. Angie Johnson, Ms. Sunday Lempesis and Mr. Chaun Pflug. **CITY STAFF:** Mr. Christopher Morgan, Planning Director, Mr. Philip Overcash, Senior Planner and Ms. Chloe Stuber, Planner.

Chair Karesh explained the rules and procedures of the meeting.

The following item was deferred:

SUBDIVISION

1. Fenwick Hall Allee (Fenwick Hall Allee – Johns Island) TMS # 3460000260 – approx. 12.25 ac. Mixed-use with 79 single-family detached lots. Request subdivision concept plan approval. Zoned Planned Unit Development – Village at Fenwick Mixed-Use Residential (PUD-VFMR). **Deferred**

The rezonings and zoning were presented by Mr. Morgan.

REZONINGS

1. To rezone a portion of lot 1A Theresa Drive (*Bel Air – James Island*) (Approx. 0.40 acre) (TMS # 424-10-00-081) from Single- and Two-Family Residential (STR) to Diverse Residential (DR-1). Owner: Theresa Drive Development, LLC Applicant: SGA Narmour Wright Design

Staff Presentation:

- Theresa Drive neighborhood had a variety mixed residential uses – single-family, multi-family duplexes, quads; the proximity of the property to James Island Expressway makes sense for rezoning;
- Parcel is a little in the suburban and in the urban area, that was part of the reason for the justification of the rezoning; it wasn't really purely in the suburban area
- The property had been cleared by previous applicant who had received DRB (Design Review Board) approval for new units; the economy changed and the property had been sitting since then; staff feels comfortable with the rezoning and recommended approval

In Favor: Bill Eubanks, SGA Narmour Wright Design

- There was a property line adjustment done in 2013 that expanded parcel 9; there was another property line adjustment in 2020 where all of the property's interior lines were abandoned and became one parcel
- His client proposed a townhouse project for the property; another developer had planned a multi-family there, but they felt that wasn't appropriate because of the location and elevations of the site as they wanted to be respectful of the Dutch Dialogues
- They thought if they adjusted the split zoning by moving the line between the STR and DR-1 up it would keep the situation along Theresa Drive exactly the same as it would be without the rezoning but allowed them to do the townhouses there in a different manner
- Townhouses were an allowed use in STR but they had to front a public right-of-way; they could also do townhomes in DR-1 but there was no requirement for right-of-way frontage, so they could have drives and parking areas associated with townhomes instead of having to build an additional

50-foot right-of-way; it resulted in less impervious surfaces, less stormwater needs and more open space

- Asking for .4 acres to shift from STR to DR-1; it would result in the net gain of 3 units that they could potentially do, but their goal was to be under the 35-unit maximum density allowed, they only planned for 24 units; this wouldn't change the character of Theresa Drive, it only affected the property behind it

Opposed: No one spoke against the application.

Chair Karesh closed public hearing.

Motion: Mrs. Jacobs moved for approval. She did drive through the neighborhood and found it to be a hodge-podge of different zonings. She felt the rezoning was appropriate.

Second: Ms. Lempesis

The motion passed unanimously.

2. To rezone 1508 Evergreen Street (*Ardmore/Sherwood Forest – West Ashley*) (Approx. 0.21 acre) (TMS # 350-07-00-054) from Single-Family Residential (SR-2) to Diverse Residential (DR-1F).
Owner: Justin Westbrook Applicant: Benjamin Stein

Staff Presentation:

- This was an area rapidly evolving from single-family to more of a diverse neighborhood; single-family residence currently on the parcel; good bit of denser residential zoning and affordable housing being built in; showing as suburban in Century V but because of the evolution over the last few years the designation might be changed in the new plan; has good proximity to the transit corridor on Highway 17; staff is comfortable with the rezoning and recommended approval

In Favor: Ben Stein, applicant

- He was helping owner, Justin Westbrook; saw potential of the lot; the current home on lot is rented out; have goals to develop the lot; DR-1F allowed for a lot flexibility; he (Mr. Stein) was doing a similar project at 1551 Evergreen Street where they're building three townhomes

Opposed: No one spoke against the application.

Chair Karesh closed public hearing.

Discussion:

Mr. Lesesne asked if the neighborhood expressed an opinion on this.

Mr. Morgan said staff got the impression that they're comfortable with this.

Chair Karesh assumed the neighborhood was aware this rezoning was on this public hearing.

Mr. Morgan said yes, neighborhood presidents received an agenda, the property was posted and it was advertised in the newspaper.

Motion: Ms. Harrison moved for approval

Second: Mr. Lesesne

The motion passed unanimously.

3. To rezone a portion of 214 & 216 Spring Street (*Westside – Peninsula*) (Approx. 0.33 acre) (TMS # 460-11-01-016) the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 5 classification to Old City Height District 6 classification.
Owner: 214-216 Spring Street Development, LLC Applicant: same as owner

Staff Presentation:

- This area was also rapidly evolving; staff felt the request was modest; given the context of the five story buildings in the area, six stories not too outrageous; it is in urban designation but might shift

to Urban Core in the new plan; dramatic shift from Aston Street; was the former site of a check cashing business; staff recommended approval

In Favor: Jeffrey Roberts, JJR Development, LLC

- They thought this was a tremendous opportunity for a modest transition to a much taller district steps away; they thought with the six stories, some little extra height holds it quite well; they were not looming over the buildings on Ashton Street but rather was buffering them; they thought the modest height provided a sensible transition into a much taller district

Arthur Lawrence

- The neighborhood knew the developer and know he's careful about historical structures; he did several developments in their area and he took the community to heart; the neighborhood supported him and he wouldn't do anything to hurt residents on Ashton Street; they asked for approval of the application

Opposed: No one spoke against the application.

Chair Karesh closed public hearing.

Discussion

Ms. Harrison noticed they were moving to new height district but there was a portion that was outside of this boundary. She questioned it there was a particular reason why it's not being included or was it because of the parcel abutting.

Mr. Morgan said this corner was a 2 ½ story district and you could only do one step up in height. The most it could go up to was 3 or 3 ½ story. The portion that was already a 5 story could go up to a 6 story.

Motion: Ms. Harrison moved approval. She said it was an appropriate change.

Second: Ms. Lempesis

Mr. Lesesne concurred with Mr. Lawrence's comments regarding Mr. Roberts. He thought it was wonderful to have him working in this part of the City that was so visible to everyone who moves around in this area.

The motion passed unanimously.

ZONINGS

1. 1946 Boeing Avenue (*Air Harbor – West Ashley*) (Approx. 0.25 acre) (TMS # 350-13-00-028) Single-Family Residential (SR-1).

Staff Presentation:

- Neighborhood is an incredible mix of County and City; the lots that have come into the City were R-4; staff recommend approval.

In Favor: No one spoke for or against the request.

Chair Karesh closed the public hearing.

Motion: Mr. Bailey moved for approval.

Second: Ms. Bryant-Jenkins

The motion passed unanimously.

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and vice-chairperson to serve until January 2022.

Motion: Ms. Lempesis moved to keep current chair and vice chair.

Second: Mrs. Jacobs

Mr. Lesesne voted in favor of the Chair and abstain on the vote for the Vice Chair.

The motion passed unanimously.

Chair Karesh asked Ms. Bryant-Jenkins to introduce herself to the Commission.

Ms. Bryant-Jenkins said she was originally from Houston, Texas. She moved to Charleston 2008. She worked with Alma Dungee, former president of North Central Neighborhood Association. She currently works with the US Attorney's Office and has been there for 33 years. She dabbles in real estate. She is married to Itriss J. Jenkins, Esq. and is the mother to two daughters.

Chair Karesh thanked Mr. Lesesne for presiding over the Special Planning meeting last Monday as he was en route from Columbia and couldn't make the meeting.

Mr. Lesesne thanked the staff for running the technology on the meetings. It was a gigantic undertaking and was done efficiently. He said for him, they made the meetings as close to being the real thing as possible.

Mrs. Jacobs concurred with Mr. Lesesne. She also thanked them for getting all the information on the city plan.

Mr. Bailey asked if there were any updates on the schedule for comprehensive plan meetings.

Mr. Morgan said one was scheduled for February 22 but he didn't know if they were going to meet that date. They might shift it to March. They were still working to get things finalized from the consultants and the staff was also working on getting their stuff done over the next few weeks. The next update that was scheduled for February 22 was a presentation of a draft document but he didn't think they would make that date. He said staff will update the Commission.

Ms. Harrison asked if the staff felt they could it done in the time that was mandated.

Mr. Morgan said in an obscure piece of legislation requested by Beaufort County, the state relaxed the 10-year deadline for plans this year. Plans that needed updating would have until the end of 2021. He thought they had some flexibility and staff had other stuff on their plate for later this year – redistricting, City Council elections, other planning initiatives they wanted to get out - so they wanted to get this done this spring but they might be a few weeks off at the end of the year.

Chair Karesh noted that Mayor Riley's birthday was yesterday.

There being no further business to discuss, the meeting was adjourned at 5:53 p.m.

Marcia L. Grant
Administrative Assistant II