City of Charleston

PLANNING COMMISSION

January 20, 2021
5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/pc

**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Just as in an in-person meeting, all items heard today are part of a **public meeting format**. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the **February 23, City Council** meeting.

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
- Chaun William Pflug

**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**
- Marcia Grant, **Clerk**
Virtual Meeting Protocol

Staff will control the PowerPoint slides displayed throughout the meeting.

Applicants, staff, Commissioners, and the public are required to give their name first whenever speaking.

Video and microphone have been disabled for all attendees. The public will only be given the capability to speak when they are called on during the public comment period. Applicants will be promoted to panelist for the duration of their item, giving them temporary access to microphone and video. They should remain muted unless called on to speak.

Chat and the Q&A functions have been disabled for everyone.

These proceedings are being recorded.

Order of the Meeting:

• City staff present the agenda item and recommendation
• Applicant comments
• Public comments in favor (first spoken, then written)
• Public comments in opposition (first spoken, then written)
• Applicant response
• Commission discusses agenda item, makes a motion, and votes
Virtual Meeting Protocol

Commission:

- Commission members should be both seen on video and heard when speaking.

- Commissioners will be polled by the Chairman for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Commissioner making the motion should correct the Chairman if he has not re-read the motion accurately.

- Commissioners that need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next agenda item.

- If the Commission needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
Public Comment Period

Providing Comment:

• All applications heard today are part of a public meeting format.

• Applicants and members of the public have been required to register, indicate the agenda item they wish to comment on, and submit any documents by 12PM today in order to speak during the public comment period.

• Individuals registered to speak will be called in order for the applicable agenda item. Your microphone will be enabled when it is your turn to speak and disabled when you are done.

• You must state your name and address for the record.

• You may only speak once for each item.

• Unregistered individuals who raise their hand will not be called on to speak. Advance registration is required.

• Written public comments provided by 12PM today will be read or summarized by staff for the applicable agenda item and made part of the record.

• Members of the public that speak are encouraged to remain in the meeting for the completion of the item on which they commented.
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Rezoning 1

a portion of lot 1A Theresa Dr
(Bel Air – James Island)

TMS # 4241000081
Approximately 0.40 ac.

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

Owner: Theresa Drive Development, LLC
Applicant: SGA Narmour Wright Design
Century V Plan

REZONING 1
PORTION OF LOT 1A THERESA DR

SUBURBAN/URBAN
AERIAL REZONING 1
PORTION OF LOT 1A
THERESA DR

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ADJACENT PROPERTIES TO THE WEST
APPLICANT-PROVIDED EXHIBITS
END OF APPLICANT-PROVIDED EXHIBITS
Rezoning 1

Staff Recommendation:
APPROVAL
Public Comment Period

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Rezoning 1: Discussion & Vote

a portion of lot 1A Theresa Dr
(Bel Air – James Island)

TMS # 4241000081
Approximately 0.40 ac.

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

Owner: Theresa Drive Development, LLC
Applicant: SGA Narmour Wright Design
Rezoning 2

1508 Evergreen St
(Ardmore/Sherwood Forest – West Ashley)

TMS # 3500700054
approx. 0.21 ac.

Request rezoning from Single-Family Residential (SR-2) to Diverse Residential (DR-1F).

Owner: Justin Westbrook
Applicant: Benjamin Stein
Century V Plan

REZONING 2
1508 EVERGREEN ST
SUBURBAN

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AERIAL

REZONING 2

1508 EVERGREEN ST

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Rezoning 2

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Rezoning 2: Discussion & Vote

1508 Evergreen St
(Ardmore/Sherwood Forest – West Ashley)

TMS # 3500700054
approx. 0.21 ac.

Request rezoning from Single-Family Residential (SR-2) to Diverse Residential (DR-1F).

Owner: Justin Westbrook
Applicant: Benjamin Stein
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Rezoning 3

a portion of 214 & 216 Spring St
(Westside – Peninsula)

TMS # 4601101016
approx. 0.33 ac.

Request rezoning of 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 & Applicant: 214-216 Spring St Development, LLC
Century V Plan

REZONING 3
PORTION OF 214 & 216 SPRING ST

URBAN

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AERIAL

REZONING 3

PORTION OF 214 & 216 SPRING ST

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Rezoning 3

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Public Comment Period

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Rezoning 3: Discussion & Vote

a portion of 214 & 216 Spring St (Westside – Peninsula)

TMS # 4601101016
approx. 0.33 ac.

Request rezoning of 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 & Applicant: 214-216 Spring St Development, LLC
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Zoning 1

1946 Boeing Ave
(Air Harbor – West Ashley)

TMS # 3501300028
approx. 0.25 ac.

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

Owner: James FitzGerald and Amanda L Rhoden

STAFF RECOMMENDATION: APPROVAL
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END OF SLIDES