City of Charleston

PLANNING COMMISSION
February 17, 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 **March 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

**Your City of Charleston Assisting Staff are:**

- Christopher Morgan, Planning Manager
- Lee Batchelder, Zoning Administrator
- Philip Overcash, Senior Planner
- Ana Harp, Senior Zoning Planner
- Angie Johnson
- Sunday Lempesis
- Chaun William Pflug
- Chloe Stuber, Planner
- Marcia Grant, Clerk

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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:

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Rezoning 1

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

TMS # 4601101017

approx. 0.025 acre.

Request rezoning of the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 2.5 classification to Old City Height District 3 classification.

Owner & Applicant: 214-216 Spring St Development, LLC
Century V Plan

REZONING 1
PORTION OF 214 & 216 SPRING ST

URBAN

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
AERIAL

REZONING 1

PORTION OF 214 & 216 SPRING ST
Rezoning 1

Staff Recommendation:

APPROVAL
Public Comment Period

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Rezoning 1: Discussion & Vote

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

TMS # 4601101017

approx. 0.025 acre.

Request rezoning of the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 2.5 classification to Old City Height District 3 classification.

Owner & Applicant: 214-216 Spring St Development, LLC
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Rezoning 2

569-571 King St
(Cannonborough-Elliottborough – Peninsula)

TMS # 4601202070
approx. 0.12 acre

Request rezoning of the subject property from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner: JASEGA, LLC
Applicant: Elaine Jenkins
Century V Plan

REZONING 2
569-571 KING ST

URBAN CORE

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STREETVIEW (CANNON ST - WEST)
APPLICANT-PROVIDED EXHIBITS
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END OF APPLICANT-PROVIDED EXHIBITS
Rezoning 2

Staff Recommendation:

APPROVAL
Public Comment Period

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Rezoning 2: Discussion & Vote

569-571 King St
(Cannonborough-Elliottborough – Peninsula)

TMS # 4601202070

approx. 0.12 acre

Request rezoning of the subject property from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner: JASEGA, LLC
Applicant: Elaine Jenkins
Rezoning 3

Properties on St. Philip St, Line St, King St and Ackermans Ct (Cannonborough-Elliottborough – Peninsula)

TMS# 4600802111, 114, 118 through 121 and a portion of TMS# 4600802015, 109, 110, 112, 117 and 122

approx. 0.83 acre.

Request rezoning of the subject properties from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH) and to rezone a portion of TMS# 4600802015, 109, 110, 111 and 112 from Height District Classification 2.5-3 to Height District Classification 3.5 [AS AMENDED].

Owner: Evening Post Industries
Applicant: LS3P
Rezoning 4

Properties on St. Philip St, Line St, King St and Ackermans Ct (Cannonborough-Elliottborough – Peninsula)

TMS# 4600802011 through 013, 113 and a portion of TMS# 4600802010, 015, 109, 110, 112 and 117 approx. 1.9 acre.

Request rezoning of the subject properties from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH) and to rezone a portion of TMS# 4600802010 through 013, 015, 109, 110, 112, 113 and 117 from Height District Classification 6 to Height District Classification 7 [AS AMENDED].

Owner: Evening Post Industries
Applicant: LS3P
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Century V Plan

REZONING 3
PROPERTIES ON ST. PHILIP ST, LINE ST, KING ST
AND ACKERMANS CT (CANNONBOROUGH-ELLIOTTBOROUGH – PENINSULA)

URBAN CORE

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AERIAL

REZONING 3

PROPERTIES ON ST. PHILIP ST, LINE ST, KING ST AND ACKERMANS CT (CANNONBOROUGH-ELLIOTTBOROUGH – PENINSULA)

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
SUBJECT PROPERTY (NORTHWEST SECTION)
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APPLICANT-PROVIDED EXHIBITS
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Rezoning 3 & 4

Staff Recommendation:

TO BE DISCUSSED
Public Comment Period

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Rezonings 3 & 4: Discussion & Vote

REZONING 3

REZONING 4

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Rezoning 5

Properties on Maybank Hwy (Johns Island)

TMS # 2790000056 & 057 – approx. 37.29 acres.

Request rezoning of the subject properties from Single-family Residential (SR-1) and (SR-4) to Diverse Residential (DR-6).

Owner: St Johns Center LLC and 4 S Maybank LLC
Applicant: Dangerfield Engineering & Surveying, LLC/John Dangerfield, II
Zoning 3

3486 Maybank Hwy (Johns Island)
TMS # 2790000055

approx. 9.62 acre

Request zoning of Diverse Residential DR-6. Zoned Maybank Highway Corridor Overlay District (OH-MHC) in Charleston County.

Owner: St. Johns Center, LLC and Charles P Youmans, Jr
Century V Plan

REZONING 5 AND ZONING 3
PROPERTIES ON MAYBANK HWY (JOHNS ISLAND)

SUBURBAN
AERIAL

REZONING 5 AND ZONING 3

PROPERTIES ON MAYBANK HWY (JOHNS ISLAND)
APPLICANT-PROVIDED EXHIBITS
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## CURRENT VS. PROPOSED ZONING

### CURRENT ZONING
- SR-4: (14.36 acres) allows 10.9 units per acre (156 units)
- SR-1: (9.67 acres) allow for 4.8 units per acre (46 units)
- County parcel: (12.66 acres) allows for 4.8 units per acre (60 units)
- Total average allowed density: 7.19 units per acre (262 units allowed)

### DR-6 ZONING
- 6 units per acre (lower than current average) (207 units maximum)
- Consistent with FLM which calls for 4 to 8 units per acre
- Same zoning designation as Hayes Park
END OF APPLICANT-PROVIDED EXHIBITS
Rezoning 5 and Zoning 3

Staff Recommendation:

APPROVAL
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Rezoning 5 and Zoning 3: Discussion & Vote

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Ordinance Amendment 1

To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Article 2, Part 3, Table of Permitted Uses to add utility-scale battery storage facilities as a principal use category and make this use a permitted use within the light industrial and heavy industrial zoning district.

BACKGROUND:
Utility-scale battery storage facilities expand storage capacity for electricity generated by renewable energy sources. The amendment is being proposed to add this new use to the permitted uses table of the Zoning Ordinance.

STAFF RECOMMENDATION: APPROVAL
AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 2, PART 3, TABLE OF PERMITTED USES TO ADD UTILITY-SCALE BATTERY STORAGE FACILITIES AS A PRINCIPAL USE CATEGORY AND MAKE THIS USE A PERMITTED USE WITHIN THE LIGHT INDUSTRIAL AND HEAVY INDUSTRIAL ZONING DISTRICTS

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

Section 1. Article 2, Part 3, Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting “4911. Utility-scale battery storage facility.” in the Principal Uses column, after “491. Electric substations and gas regulator station.” and inserting “•” within the zoning district columns for “LI”, and “HI”, thereby making utility-scale battery storage facilities a permitted use within the Light Industrial and Heavy Industrial districts.

Section 2. This Ordinance shall become effective upon ratification.
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Subdivision 1

Fenwick Hall Allee
(Fenwick Hall Allee – Johns Island)

TMS # 3460000260

approx. 12.25 ac.


Owner: Faison, Fenwick Hall, LLC
Applicant: Bowman Consulting Group
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END OF APPLICANT-PROVIDED EXHIBITS
Subdivision 1

Staff Recommendation:

APPROVAL WITH CONDITIONS

• Per the comments included in the agenda meeting package from the Technical Review Committee (TRC), the concept plan for the subdivision has met the minimum standards required to move forward in the review process; or has received conditional approval contingent upon those minimum standards being met prior to submitting for final approval from TRC.

• The timing of the final approval of Preliminary Plat and Road Construction plans will depend on the construction progress of the N Pitchfork and the ability to provide construction access to Fenwick Hall Allee without impacting Pitchfork construction.

• The Right-of-Way widths and layout proposed within the Concept Plan are accepted by Engineering Division; on condition the Road Construction Plans show they are wide enough to:
  – Accommodate the roadway infrastructure necessary to allow all vehicular traffic, including Emergency and Public Service vehicles to safely circulate (without reversing) within the subdivision property, and
  – Allow City of Charleston maintenance vehicles sufficient access to all infrastructure elements requiring service by the City.

• Stormwater Department: Road Construction plan submittals will have to meet the minimum requirements of the 2020 SWDSM and account for residual notes in the 2/11/21 Stormwater review comments.
Subdivision 1: Discussion & Vote

Fenwick Hall Allee
(Fenwick Hall Allee – Johns Island)

TMS # 3460000260

approx. 12.25 ac.


Owner: Faison, Fenwick Hall, LLC
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Zoning 1

2181 Wappoo Hall Rd
(Wappoo Hall – James Island)

TMS # 3430100032

approx. 0.37 acre

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

Owner: Hurley Living Trust

STAFF RECOMMENDATION: APPROVAL
Century V Plan

ZONING 1
2181 WAPPOO HALL RD

SUBURBAN EDGE

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Zoning 2

2182 Parkway Dr (Wappoo Hall – James Island)

TMS # 3430100144

approx. 0.20 acre


Owner: Peter Deen Wey and Leigh Mendelsohn Wey

STAFF RECOMMENDATION: APPROVAL
Century V Plan

ZONING 2
2182 PARKWAY DR

SUBURBAN EDGE

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