



PLANNING, PRESERVATION & SUSTAINABILITY 2022 YEAR-END REPORT

CITY OF CHARLESTON

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DEPARTMENT MISSION

To improve the built environment and quality of life for all people in the City of Charleston.

CORE FUNCTIONS

To accomplish our mission, we will always perform our core functions at the highest level.

- Use the Comprehensive Plan as a guiding document for a more resilient and equitable future
- Facilitate construction of new neighborhoods that are compact and include a mix of uses
- Facilitate projects, programs, and policies that create affordability in housing and transportation options
- Restore, protect, and preserve historic neighborhoods
- Cultivate healthy and diverse commercial districts
- Advocate for excellence in design
- Consider equity and environmental quality in all of our actions
- Collaborate across departments to solve complex problems
- Offer excellent, courteous, and professional service

ORGANIZATION

SIX DIVISIONS (# staff):

Administration (4)
Business & Neighborhood Services (6)
Civic Design Center (2.5)
Planning (6)
Preservation & Urban Design (7)
Zoning (9)

BOARDS & COMMISSIONS:

Board of Architectural Review - Large (BAR-L)
Board of Architectural Review - Small (BAR-S)
Board of Zoning Appeals - Site Design (BZA-SD)
Board of Zoning Appeals - Zoning (BZA-Z)
Design Review Board (DRB)
Minority Business Enterprise Advisory Board
Planning Commission (PC)
Technical Review Committee (TRC)
West Ashley Revitalization Commission (WARC)

2022 FOCUS AREAS

To address the current needs of our rapidly changing city, the department will focus on three areas of improvement for Charleston:

WATERPROOF

CHALLENGE: Increasing frequency and severity of flood events.

VISION: A waterproof city that can grow and adapt to changing climate conditions.

INCLUSIVE

CHALLENGE: Declining demographic diversity of the city.

VISION: An inclusive and equitable city open to people of varied backgrounds and incomes.

BALANCED

CHALLENGE: Separated uses, disconnected neighborhoods and commercial centers; livability.

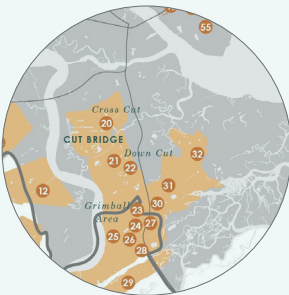
VISION: A balanced city of compact neighborhoods with a mix of workplaces, services and residences, connected together with a range of transportation options.

2022 KEY ACCOMPLISHMENTS



WATERPROOF

- ☐ Provide expertise and support for the 2022 Water Plan and integrate with City Plan data and recommendations.
- ☒ Work with design teams on Low Battery improvements at White Point Gardens.
- ☐ Provide additional analyses and recommendations for the Army Corps of Engineers 3x3x3 Peninsula barrier study.
- ☐ Update the Downtown Plan/Peninsula Plan.
- ☐ Initiate phase one of the Zoning Ordinance rewrite.



INCLUSIVE

- ☐ Implement diversity, equity, and inclusion recommendations from the Commission on Human Affairs and Racial Conciliation.
- ☒ Conduct design studies and identify opportunities to improve public housing.
- ☐ Remove barriers from the Accessory Dwelling Unit ordinance to provide more opportunities for attainable housing.
- ☐ Finalize lease agreement and build-out for M&WBE Entrepreneurial Center.
- ☐ Implement City Plan recommendations to protect and honor Settlement Communities.



BALANCED

- ☐ Complete the ordinance process and develop operational procedures for the King Street BID.
- ☐ Conduct a King Street design and mobility study to identify issues and opportunities for improvement.
Draft a college housing overlay district with tailored parking standards. (not adopted by Council)
- ☐ Coordinate the "Cleaning Up Charleston" initiative.
Create a Residential Rental Registration Program to address quality of life issues.



TRANSPARENT

- ☐ Implement an improved communications strategy for department work and citizen outreach.
- ☐ Transition restaurants from COVID emergency measures by updating the sidewalk cafe ordinance.
- ☐ Create outreach strategies and reports to update citizens on City Plan implementation.
- ☐ Establish a "Planner's Night In" to share information about City processes and plans.

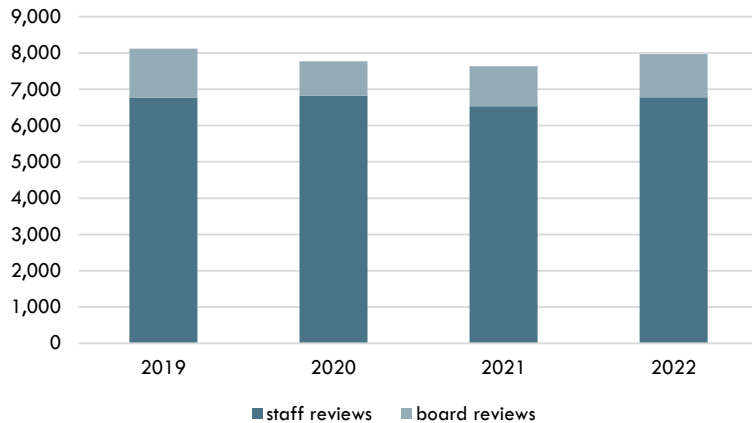


EFFICIENT

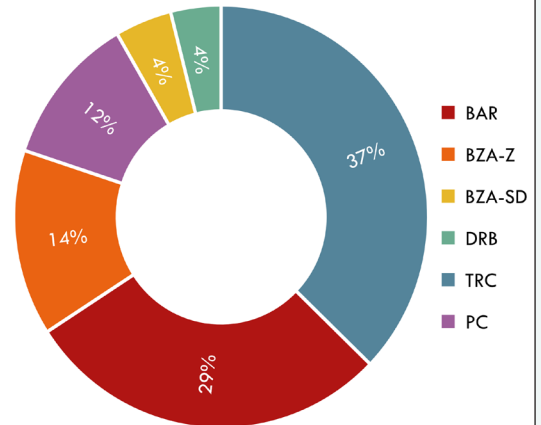
- ☐ Improve the renewal process for Short-Term Rentals.
- ☐ Accept and review TRC application submittals electronically through the Citizen Self Service portal.
Overhaul annexation strategies to provide improved services to residents and businesses.
Refine BAR policies to clarify rules and guidelines for demolitions and changes to exterior materials for historic buildings in upper Peninsula neighborhoods.
Establish consistent and transparent BAR enforcement policies and protocols.

BY THE NUMBERS

Application & Plan Reviews



2022 Board Reviews



	2019	2020	2021	2022	Change
Application & Plan Reviews					
staff reviews	6,762	6,827	6,533	6,777	+
board reviews	1,360	948	1,107	1,195	+
Board Reviews					
BAR	438	283	318	342	+
BZA-Z	181	131	189	170	-
BZA-SD	84	47	53	53	na
DRB	134	62	53	47	-
TRC	411	337	389	445	+
PC	112	88	105	138	+
Growth					
single-family lots created	550	351	425	235	-
single-family/duplex house plans approved	974	1,082	1,083	526	-
multi-family units approved at TRC	521	1,953	1,305	432	-
properties annexed (comm & res)	29	26	49	57	+
Outreach & Engagement					
engagement events	88	105	107	57	-
workshop attendees	556	246	1,372	1,207	-
MWBE certifications (new)	78	102	100	79	-
newsletter subscribers	6,374	6,653	7,927	7,995	+
Design Projects					
city design projects	13	22	29	36	+