



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA JANUARY 17, 2024

A meeting of the Planning Commission will be held on **Wednesday, January 17, 2024** at **5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street**. The meeting will be live-streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#). Application information will be available at www.charleston-sc.gov/pc in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

PUBLIC COMMENT:

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Tuesday, January 16, 2024** at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged in the record and summarized.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781

The following applications will be considered:

MINUTES

1. **Request Approval of Minutes from October 18, 2023 Planning Commission Meeting.**

REZONINGS

1. **162 Ashley Ave**
Peninsula | TMS# 4601504061 | Approx. 0.25 ac.
Request rezoning from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Senior Cottages Acquisitions, LLC
Applicant: Kyra Brower, LS3P
2. **474 Meeting St**
Peninsula | TMS# 4590503071 | Approx. 0.15 ac.
Request rezoning for a portion of the property from 2.5-3 Old City Height District to 3.5 Old City Height District.
Owner: Star Gospel Mission
Applicant: Richard Gowe, LS3P

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

**1. Glenn McConnell Pkwy | Essex Farms PUD Amendment
West Ashley | TMS# 3090000003 | Approx. 286.18 ac.**

Request amendment to the Essex Farms Planned Unit Development (PUD) Master Plan and Development Guidelines to allow a drive-thru window for restaurants or commercial establishments as a conditional use in the Essex Farms Limited Business District.

Owner: Essex Farms A Partnership
Applicant: Camerson Property Co c/o HLA Inc

RESIDENTIAL SUBDIVISION

**1. 2682 Hwy 41 & 698 Tuxbury Farm Rd (Tuxbury Farm)
Cainhoy | TMS# 2630004006, 007, 042, 046 & 053 | Approx. 15.10 ac.**

Requesting Subdivision of 83 Mixed-use Lots 58 Townhomes/25 Single-Family Lots.

Owner: Rumphs Auto Service, et al., J. Ray Waits, & Tuxbury Equestrian Center
Applicant: Toll Brothers

DEFERRED

ORDINANCE AMENDMENT

**1. To amend Section 54-241 of the Code of the City of Charleston (Zoning Ordinance) to add penalties for the intentional demolition of structures without required approval.
REVISED**

ZONINGS

**1. 616 & 622 Wappoo Rd
West Ashley | TMS# 3500200018 & 019 | Approx. 4.57 ac.**

Request zoning of General Business (GB). Zoned DuWap Overlay District (OD-DUWAP).

Owner: White Gate LLC

DEFERRED

**2. 1136 Bees Ferry Rd
West Ashley | TMS# 2860000023 | Approx. 8.87 ac.**

Request zoning of Limited Business (LB). Zoned Single Family Residential (R-4).

Owner: Carol Short, Susan Mattingly, Robert Story

DEFERRED

**3. 1154 Bees Ferry Rd
West Ashley | TMS# 2860000037 | Approx. 1.30 ac.**

Request zoning of Limited Business (LB). Zoned Single Family Residential (R-4).

Owner: Alicia & Robert Story

DEFERRED

**4. 2413 & 2417 Savannah Hwy
West Ashley | TMS# 3100600053 & 054 | Approx. 0.82 ac.**

Request zoning of General Business (GB). Zoned Single Family Residential (R-4).

Owner: Timberwolf SC LLC

5. 1916 2nd Dr

West Ashley | TMS# 3500500008 | Approx. 0.21 ac.

Request zoning of Single and two-family Residential (STR). Zoned Single Family Residential (R-4).

Owner: Susanne Aberbach-Marolda

DEFERRED

6. 1419 Riverfront Dr

West Ashley | TMS# 3521000031 | Approx. 0.34 ac.

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

Owner: Michael and Jacey Verdicchio

PP&S STAFF UPDATES (as needed)

PUBLIC MEETING ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodations, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.