A meeting of the Planning Commission will be held **Wednesday, February 16, 2022, at 5:00 p.m.**, virtually via Zoom. Register and access the meeting online at: [https://us02web.zoom.us/webinar/register/WN_6zKmA1XRTeaCzRZJNhvWA](https://us02web.zoom.us/webinar/register/WN_6zKmA1XRTeaCzRZJNhvWA). To access via phone, dial 1 (301) 715-8592. Meeting ID# 829 3157 6544. Technical assistance line: (843) 724-3788. The meeting will be streamed on YouTube at [https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists](https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists).

**Public Comment Instructions:**
Written comments will be acknowledged into the record and summarized. You are encouraged to sign up to speak if you would prefer your comments be heard aloud. Use one of the following methods below to request to speak at the meeting or provide comments for the Commission. **Requests to submit comments must be received by 12:00 p.m., Tuesday, February 15. Requests to sign up to speak must be received by 12:00 p.m., Wednesday, February 16.** For all options, be sure to provide your name, address, telephone number, meeting date and agenda item description.

1. Call 843-724-3765; or
2. Complete the form at [http://innovate.charleston-sc.gov/comments/](http://innovate.charleston-sc.gov/comments/); or
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered at the February Planning Commission meeting. Information on the applications will be available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc) in advance of the meeting.

**Presentation**
Update on affordable housing incentive zoning districts and other affordable housing initiatives.

**Minutes**
Request approval of minutes from the **January 19, 2022** Planning Commission meeting.

**Rezonings**
1. 265, 275, 277, 279 Huger St, and 581, 583, 585, 587, 589, 591 Meeting St (East Central – Peninsula) TMS # 4631604018, 054 & 055 – approx. 3.16 ac. Request rezoning of subject properties from Diverse Residential (DR-2) and General Business (GB) to Mixed-Use Workforce Housing (MU-1/WH).
   - Owners: City of Charleston Housing Authority
   - Applicant: Bello Garris Architects
2. Properties on Meeting St (Eastside - Peninsula) TMS # 4590503077-079, 4590504216 & 222 – approx. 0.51 ac. Request rezoning of parcels TMS # 4590503077-079 from Accommodations Overlay District (A-1) to Accommodations Overlay District (A-4), and to include parcels TMS # 4590504216 & 222 within A-4.
   Owners: Grace Hotel Inc. and City of Charleston
   Applicant: Richard Gowe, LS3P

3. 590 Meeting St (East Central – Peninsula) TMS # 4590103047 – approx. 0.23 ac. Request rezoning of subject property from General Business (GB) to Upper Peninsula (UP), from 5 Story Old City Height District to 4-12 Story Old City Height District, and to include the subject property within the Accommodations Overlay District (A).
   Owner: Meeting Street Properties
   Applicant: Richard Gowe, LS3P and Sunju Patel, Montford Group

4. 1224 Wappoo Rd (Pinecrest Gardens – West Ashley) TMS # 3511200192 & 028 – approx. 0.33 ac. Request rezoning of subject property from General Office (GO) to Commercial Transitional (CT).
   Owner: John Peters
   Applicant: same as owner

5. 1144 and 1150 Folly Rd (James Island) TMS # 4251300030 & 031 – approx. 0.88 ac. Request rezoning of subject properties from Residential Office (RO) to Limited Business (LB).
   Owner: Bennett Construction & Realty LLC
   Applicant: Zachary Bennett

**ORDINANCE AMENDMENT**

1. To Amend Article 2 (Land Use Regulations), Part 15 (Workforce Housing Districts and Opportunity Zones), and Article 3 (Site Regulations), Part 4 (Off-Street Parking Requirements) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to include provisions for small efficiency dwelling units.
   Applicant: Jeffrey Roberts

**ZONING**

1. 2309 Lazy River Dr (Parkdale - West Ashley) TMS # 3101400017– approx. 0.46 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Seel Living Trust

2. 1517 & 1521 Wappoo Dr (Fairfield Pines - West Ashley) TMS # 3511200115 & 207 – approx. 0.54 ac. Request zoning of Single- and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Little Dudes LLC and The Dude Invests LLC

3. 2131 Clayton Dr (Oakland - West Ashley) TMS # 3101200018 – approx. 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: David William Ogden and Erin Hope Leach-Ogden

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

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