



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA APRIL 19, 2023

A meeting of the Planning Commission will be held on **Wednesday, April 19, 2023 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, April 18, 2023** 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 into 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:

PRESENTATION

1. **Presentation from Clarion and Associates regarding the City's Zoning Code rewrite project.**

MINUTES

1. **Request Approval of Minutes from January 18, 2023, February 15, 2023, and March 15, 2023 Planning Commission Meetings**

REZONINGS

1. **17 Magazine Street**
Harleston Village - Peninsula | TMS #4570803003 | Approx. 0.07 ac.
Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).
Owner: Ernest Pinckney
Applicant: Old City Jail, LLC
2. **2 Radcliffe Street**
Radcliffeborough - Peninsula | TMS #4601202035 | Approx. 0.09 ac.
Request rezoning from Diverse Residential (DR-2) to Limited Business (LB).
Owner: Ralph Jordan II
Applicant: Eve Greene- eXp Realty

SUBDIVISION

1. River Rd. and Swygert Blvd.

Swygert's Landing - Johns Island | TMS #312000050 | Approx. 55.08 ac.

Request subdivision concept plan approval for a new CCDS District 9 elementary school.

Owner: Charleston County School District
Applicant: ADC Engineering

ZONINGS

1. 226 Norris Avenue

Edgewater Park - West Ashley | TMS #349090019 | Approx. 0.58 ac.

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

Owner: Thomas and Patricia Moore

2. 1721 Ashley River Road

West Glow & Westover - West Ashley | TMS #351160030 | Approx. 0.23 ac.

Request zoning of Limited Business (LB). Zoned Ashley River Road Corridor Overlay District Limited Commercial (OD-ARRC-LC) in Charleston County.

Owner: Conti Investment LLC

3. 1708 Jessamine Road

Pinecrest Gardens - West Ashley | TMS #351120023 | Approx. 0.20 ac.

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

Owner: 10-4 Props, LLC

4. 1349 Ashley Hall Road

Memminger Hall - West Ashley | TMS #351110056 | Approx. 0.21 ac.

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

Owner: Madison Pfeifer and Carter Brakefield

5. 1648 Secessionville Road

Fort Lamar - James Island | TMS #431060072 | Approx. 0.54 ac.

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

Owner: John and Kathleen Simpson

6. 1408 Orange Grove Road

Orange Grove Estates - West Ashley | TMS #352100049 | Approx. 0.23 ac.

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

Owner: Sharon Hartnett

7. 360 Lynwood Drive

Oakland - West Ashley | TMS #310120076 | Approx. 0.29 ac.

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

Owner: Karan S. Hawkins

8. 818 Saint Denis Drive

Moreland - West Ashley | TMS #4210300093 | Approx. 0.25 ac.

Request zoning of Single Family Residential (SR-1). Zoned Saint Andrews Area Overlay District Single Family Residential (OD-STA-R4) in Charleston County.

Owner: Karen Jean Byrd

9. 2919 Doncaster Drive

Hickory Hill - West Ashley | TMS #3581000080 | Approx. 0.40 ac.

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

Owner: Caroline Watford and Justin Clack

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and vice-chairperson to serve until January 2024.

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 accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.