A meeting of the Planning Commission will be held Wednesday, April 21, 2021, at 5:00 p.m., virtually via Zoom. Register and access the meeting online at: https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ. To access via phone, dial 1 (301) 715-8592. Meeting ID# 853 0771 7064. Technical assistance line: (843) 724-3788. The meeting will be recorded and streamed on YouTube.

Public Comment Instructions:
Use one of the following methods to request to speak at the meeting or provide comments for the Commission. Provide your name, address, telephone number, meeting date, project number.
Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, April 21st:
1. Call 843-724-3765; or
2. Complete the form at http://innovate.charleston-sc.gov/comments/; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/pc in advance of the meeting.

**APPROVAL OF MINUTES**

Approval of minutes from the Special Planning Commission Meeting held on June 10, 2020; and the minutes from regular Planning Commission meetings held on September 16, 2020; November 18, 2020 and January 20, 2021.

**REZONINGS**

1. **2012 Meeting Street Rd (Peninsula) TMS # 4661600012** – approx. 0.32 acre. Request rezoning of subject property from General Business (GB) classification to Light Industrial (LI) classification.
   Owner: Myron H. Herron
   Applicant: Tupper Builders, Inc.

2. **1780 Bevis Dr (Pierpont – West Ashley) TMS # 3530200068** – approx. 0.297 acre. Request reasoning of subject property from Limited Business (LB) classification to Diverse Residential (DR-2F) classification.
   Owner: Sherman and Barbara Cohn
   Applicant: Barry Cohn
REZONING AND PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

1. Sheppard Street PUD (Cannonborough-Elliottborough - Peninsula) TMS # 4600404074, 078, 079, 080, 086 & a portion of previous Saint Philip Street right-of-way – approx. 1.453 acre. Request rezoning of 84 Sheppard Street (TMS # 4600404079), approximately 0.067 acre, from General Business (GB) classification to Planned Unit Development (Sheppard Street PUD) classification and to amend the Sheppard Street PUD development guidelines to allow up to an aggregate of three (3) accommodations use units on 84 and 86 Sheppard Street.
   Owners: Al Thaddeaus Thompson, Titus Sherod Thompson and Asia Rachal Thompson; Sheppard Parking LLC; King and Sheppard Partners, LLC; Lowcountry Marketing Group, LLC
   Applicant: Titus Thompson

SUBDIVISION

1. Sanders Rd (Rhodes Crossing – West Ashley) a portion of TMS # 2860000001 – approx. 22.377 acres. 57 attached townhome lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).
   Owner: Bear Island, LLC 2
   Applicant: Thomas & Hutton

ZONINGS

1. Floyd Dr (West Ashley) TMS # to be assigned – approx. 0.22 acres. Request that a portion of previously unzoned right-of-way be zoned to General Business (GB).
   Owner: Harpers Place LLC

2. 1908 2nd Dr (St Andrews Heights – West Ashley) TMS # 3500500006 – approx. 0.20 acre. Request zoning of Single-Family Residential (SR-2). Zoned Dupont-Wappoo Overlay District (OD_DUWAP) in Charleston County.
   Owner: John H and John J Tecklenburg

   Owner: Robert A Limehouse, IV

4. 3919 Savannah Hwy (Red Top – West Ashley) TMS # 2850000205 – approx. 1.83 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
   Owner: Lillie and Carl Smalls

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.
The subject property is currently occupied by a residential structure and is located at the northern end of Meeting Street that borders the City of North Charleston. The surrounding development includes a brewery, a towing facility, adult entertainment, and variety of other industrial uses. Surrounding zoning includes General Business (GB), Light Industrial (LI), Heavy Industrial (HI) and Community Commercial (CC) in Charleston County. The LI district is intended to permit most commercial uses and low impact industrial uses which are compatible with surrounding commercial districts. More intensive industrial and manufacturing uses are permitted as conditional uses if the uses satisfy specific performance standards. Storage yards are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals. Categories of uses that are included in LI and not in GB include: agriculture; construction; low-impact manufacturing, production, and distribution; transportation; water and sewer treatment; laundry services; and tattooing.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of a property. The subject property to be rezoned was unintentionally left out of the Century V Plan future land use map, but the nearby parcels were designated as Job Center and Industrial. Job Center areas primarily house light manufacturing, warehousing, office/warehousing and some commercial and office uses that cannot conform to traditional urban block patterns. Industrial areas would primarily house more intensive manufacturing, warehousing and distribution involving heavy truck traffic and potential emissions that would not be found in lighter manufacturing operations. Given the surrounding development and nearby land use recommendations, the proposed zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL
REZONING 1

2012 Meeting Street Rd (Peninsula)

TMS # 4661600012

approx. 0.32 acre.

Request rezoning of subject property from General Business (GB) classification to Light Industrial (LI) classification.

Owner: Myron H. Herron
Applicant: Tupper Builders, Inc.
2012 MEETING ST - CENTURY V PLAN
(ADJACENT TO JOB CENTER & INDUSTRIAL)
Zonings 1-4 (West Ashley):

<table>
<thead>
<tr>
<th>Zoning Item</th>
<th>Property Address</th>
<th>Approx. Acres</th>
<th>Land Use</th>
<th>Previous Zoning</th>
<th>Recommended Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Floyd Dr</td>
<td>0.22</td>
<td>abandoned right-of-way</td>
<td>Unzoned</td>
<td>General Business (GB)</td>
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<tr>
<td>2</td>
<td>1908 2nd Dr</td>
<td>0.20</td>
<td>residential</td>
<td>Dupont-Wappoo Overlay District (OD_DUWAP)</td>
<td>Single-Family Residential (SR-2)</td>
</tr>
<tr>
<td>3</td>
<td>738 Saint Andrews Blvd</td>
<td>0.26</td>
<td>commercial</td>
<td>St Andrews Overlay District (OD_STA)</td>
<td>General Office (GO)</td>
</tr>
<tr>
<td>4</td>
<td>3919 Savannah Hwy</td>
<td>1.83</td>
<td>undeveloped</td>
<td>Community Commercial (CC)</td>
<td>General Business (GB)</td>
</tr>
</tbody>
</table>

BACKGROUND & CENTURY V PLAN RECOMMENDATION

**Zoning 1:** The subject property was previously right-of-way. The requested zoning is consistent with surrounding City zoning and development. It is designated as Neighborhood Center in the Century V Plan.

**Zoning 2:** The subject property was recently annexed into the City of Charleston. The requested zoning is comparable to County zoning (Single-Family Residential (R-4) within the Dupont-Wappoo Overlay District) and is consistent with surrounding City zoning and development. It is designated as Suburban in the Century V Plan.

**Zoning 3:** The subject property was recently annexed into the City of Charleston. The requested zoning is comparable to County zoning (Office General (OG) within the St Andrews Overlay District) and is appropriate for the current use: salon office suites. It also is consistent with the surrounding City zoning and development. It is designated as Highway in the Century V Plan.

**Zoning 4:** The subject property is pending annexation into the City of Charleston. The requested zoning is comparable to County zoning and is consistent with the surrounding City zoning and development. It is designated as Highway in the Century V Plan.

STAFF RECOMMENDATION

APPROVAL OF ZONINGS 1-4
FLOYD DR - CENTURY V PLAN (NEIGHBORHOOD CENTER)
ZONING 1

Floyd Dr (West Ashley)

TMS # to be assigned

approx. 0.22 acres.

Request that a portion of previously unzoned right-of-way be zoned to General Business (GB).

Owner: Harpers Place LLC
ZONING 2

1908 2nd Dr (St Andrews Heights – West Ashley)

TMS # 3500500006

approx. 0.20 acre.

Request zoning of Single-Family Residential (SR-2).
Zoned Dupont-Wappoo Overlay District (OD_DUWAP)
in Charleston County.

Owner: John H and John J Tecklenburg
ZONING 3
738 Saint Andrews Blvd (Avondale – West Ashley)
TMS # 4181500081
approx. 0.26 acre.

Request zoning of General Office (GO). Zoned St Andrews Overlay District (OD_STA) in Charleston County.

Owner: Robert A Limehouse, IV

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov  2 George St, Charleston, SC 29401  843.724.3765
738 Saint Andrews Blvd - Century V Plan (Highway)
ZONING 4

3919 Savannah Hwy (Red Top – West Ashley)

TMS # 2850000205

approx. 1.83 ac.

Request zoning of General Business (GB).
Zoned Community Commercial (CC) in Charleston County.

Owner: Lillie and Carl Smalls