

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MAY 19, 2021

A meeting of the Planning Commission will be held **Wednesday, May 19, 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, May 19th:

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.

REZONINGS

- 1. 3 and 5 Charleston Center Dr (Medical Complex - Peninsula) TMS # 4601400019** – approx. 2.678 acres. Request rezoning of subject property from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH) and to rezone a portion of the subject property from 85/30 Old City Height District Classification to 85/200 Old City Height District Classification.
Owner: Charleston County
Applicant: Thomas & Hutton
- 2. 1505 Greenleaf St (Silver Hill/Magnolia - Peninsula) TMS # 4641000120-124 and 006** – approx. 1.42 acre. Request rezoning of the subject property from Heavy Industrial (HI) to Upper Peninsula (UP) and to be included in the 4-12 story Old City Height District classification.
Owner: Cooper River Corp, LLC
Applicant: LS3P

REZONING/ZONING 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

2. **Clements Ferry Rd (The Marshes at Cooper River PUD – Cainhoy) original TMS# 2670000004, 005, 010, 050-057, 069 & 071– approx. 36.09 ac.** Request to amend the Marshes at Cooper River Planned Unit Development (PUD) Master Plan and Guidelines and to zone property on Clements Ferry Rd (TMS # 2710002153), approximately 0.15 acre, to be included in the PUD (Marshes at Cooper River).

Owner: Sweetwater Apartments SC Phase II LLC

ORDINANCE AMENDMENT

1. To amend section 54-604 (Developments that require TRC approval) of Article 6 (Land Development Plan Review) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance) to update the list of development project types that require the approval of the Technical Review Committee (TRC).

SUBDIVISION

1. **Sanders Rd (Rhodes Crossing – West Ashley) a portion of TMS # 2860000001 – approx. 22.377 acres.** 57 one-family attached lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).

Owner: Bear Island, LLC 2

Applicant: Thomas & Hutton

ZONINGS

1. **807 Savage Rd (Castlewood - West Ashley) TMS # 3091500053 – approx. 0.193 acre.** Request zoning of Diverse Residential (DR-12). Zoned Mixed Style Residential (M-12) in Charleston County.

Owner: Andrew duFresne and Grace duFresne

2. **1453 S Edgewater Dr (Edgewater Park – West Ashley) TMS # 3491300008 – approx. 0.47 acre.** Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Constantine D. and Cherie A. Lillio

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.