



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA JUNE 21, 2023

A meeting of the Planning Commission will be held on **Wednesday, June 21, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, June 20, 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:

MINUTES

1. **Request Approval of Minutes from the March 15, 2023 and April 19, 2023 Planning Commission Meetings**

REZONINGS

1. **1739 Hollydale Ct**
Johns Island | TMS #3130000023 | Approx. 5.37 ac.
Request rezoning from Single-Family Residential (SR-1) to Business Park (BP).
Owner: TBLB LLC
Applicant: Timothy Cook
2. **1745 – 1709 Meeting Street Road**
Peninsula – Neck Area | TMS #4640200091, 4640600009, 4640600010 | Approx. 1.01 ac.
Request rezoning to include property into the Accommodations Overlay (A).
Owner: 1745 Meeting Street Road, LLC
Applicant: Nathan J. Schutte

SUBDIVISIONS

1. **806 Magnolia Road**
Magnolia – West Ashley | TMS 4180900030 | Approx. 2.08 ac.
Request subdivision concept plan approval for nine (9) Single-Family homes with associated infrastructure. Zoned: SR-2.
Owner: STYO
Applicant: Barrier Island Engineering

2. Primus Park

Cainho | TMS 2680000133 | Approx. 105.1 ac.

Request subdivision concept plan approval for 102 Single-Family homes. Zoned: SR-2.

Owner: McAlister Togant Clements LLC

Applicant: Thomas and Hutton

Deferred

ZONINGS

1. 3124 Maybank Hwy

Johns Island | TMS #3130000021 | Approx. 5.0 ac.

Request zoning of General Business (GB) on approx. 2.25 acres for the front portion of the property and Business Park (BP) on approximately 2.75 acres for the rear portion of the property. Zoned Maybank Highway Corridor Overlay Zone (OD-MHC) in Charleston County.

Owner: TBLB LLC

2. 1080 Bees Ferry Road

West Ashley | TMS# 2870000219 | Approx 1.0 ac.

Request Zoning of Conservation (C) on a portion of the property. Zoned R-4 in Charleston County.

Owner: Commissioners of Public Works of the City of Charleston

3. 2202 South Dallerton Circle

West Ashley | TMS# 3100700042 | Approx 0.26 ac.

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

Owner: Harriet E. Kitt

4. 1652 Boone Hall Drive

West Ashley | TMS# 3531400141 | Approx. 0.29 ac.

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

Owner: Lisa and Kenneth LeBoeuf

5. 2944 Sugarbush Way

West Ashley | TMS# 3581000078 | Approx. 0.29 ac.

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

Owner: Tupelo Hassman and Bradford Earle

6. 325 Stinson Drive

West Ashley | TMS# 3500900076 | Approx. 0.23

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

Owner: Gerald Willis

7. 1426 Bedford Drive

West Ashley | TMS# 3520900088 | Approx. 0.33

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

Owner: Wiley and Casey Sinkus

8. 1866 Ashley Hall Road

West Ashley | TMS# 3531400007 | Approx. 0.32

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

Owner: Darby Little

9. 1875 Saint Julian Drive

West Ashley | TMS# 3331400024 | Approx. 0.44 ac.

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

Owner: Ashutosh Jaswani

10. 1532 Joan Street

West Ashley | TMS# 3521300142 | Approx. 0.20 ac.

Request Zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: André Gallant

11. 1349 Ashley River Road

West Ashley | TMS# 4180500002 | Approx. 0.30 ac.

Request Zoning of Limited Business (LB). Zoned Saint Andrews Corridor Overlay District (OD_STA) in Charleston County.

Owner: Warfield Holdings, LLC

12. 3338 Maybank Hwy

Johns Island | TMS# 2790000035 | Approx. 0.82 ac.

Request Zoning of Limited Business (LB). Zoned Johns Island Maybank Highway Corridor Overlay Zoning District (OD_JO-MHC) in Charleston County.

Owner: Paul Keller

13. 711 Blichridge Road

West Ashley | TMS# 3500100074 | Approx. 0.34 ac.

Request zoning of SR-1 (Single-Family Residential). Zoned Dupont-Wappoo Overlay District (OD_DUWAP) in Charleston County.

Owner: George and Lila Hawkins

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.