



CITY OF CHARLESTON PLANNING COMMISSION

PUBLIC COMMENT AUGUST 16, 2023

A meeting of the Planning Commission will be held on **Wednesday, August 16, 2023 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100 Charleston, SC 29401 | 843-724-3781

REZONINGS

- 1. 1614 Grimball Road Ext and 1640 Folly Rd**
Scott Hill | TMS# 4270000021 and 4270000022 | Approx. 1.855 ac.
Request rezoning from Limited Business (LB) to General Business (GB).
Owner: Scan Assets LLC
Applicant: Nathan J. Schutte
No Comments Submitted

- 2. 48 Courtenay Drive**
Medical District | TMS# 4601501044 | Approx. 0.31 ac.
Request rezoning to include property into the Accommodations Overlay (A1)
Owner: 48 Courtenay Drive LLC
Applicant: Stephen Ramos

One Comment Submitted in Opposition

- **Sam Spence, Preservation Society of Charleston, 147 King Street**
Submitted on Innovate Site on Aug. 15, 2023 10:56 A.M.

The Preservation Society supports staff's recommendation for disapproval of the request to expand the Accommodations Overlay District to include 48 Courtenay St. Piecemeal expansions of the Accommodations Overlay District represent poor planning practice and, over time, erode the predictability and consistency that zoning is designed to create. The Accommodations Overlay District was created to limit hotel use to restricted areas of the city where accommodations uses and their impacts have been deemed compatible with existing conditions and the future land use map, included in the 10-year comprehensive plan. Current zoning for this property is limited business, and the future land use map designates this property as Campus. And while there

are a handful of existing accommodations uses nearby 48 Courtenay St., they're all concentrated along major, high-traffic corridors, and are all outside the Campus-designated area on the future land use map. According to the City Plan, viable uses for Campus future land use areas include significant education, medical, or office uses. Accommodations uses are not contemplated for this district, and an approval of this request could trigger an unpredictable market response and open the door to other inappropriate uses for the area, which includes several other Campus-designated properties likely to be developed in the future. We thank staff for its considerate evaluation of this request and urge the Commission to support staff's recommendation for disapproval.

3. 1614 Wilton Street

James Island | TMS# 4251300022 | Approx. 0.21 ac.

Request rezoning from Single-Family Residential (SR-1) to Limited Business (LB)

Owner: Stewart Living Trust

Applicant: RSDGP LLC

No Comments Submitted

ORDINANCE AMENDMENTS

1. An ordinance to amend Article 2, Part 6, Section 54-233, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to revise the board member composition requirements for the Board of Architectural Review.

No Comments Submitted

2. An ordinance to amend Article 2, Part 11, Section 54-269, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to revise the board member composition requirements for the Design Review Board.

No Comments Submitted

3. An ordinance to amend Article 2 (Land Use Regulations), Part 2 (Permitted Uses By Base Zoning District), Section 54-207, p of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to add the Commercial Transitional (CT) district to the list of base zoning districts where conditional use provisions may apply.

No Comments Submitted

ZONING

1. 1133 Carverwood Lane

West Ashley | TMS# 3510600201 | Approx. 0.28 ac.

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

Owner: Daniel and Denise McCormick

No Comments Submitted