



# CITY OF CHARLESTON PLANNING COMMISSION

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## AGENDA SEPTEMBER 20, 2023

A meeting of the Planning Commission will be held on **Wednesday, September 20, 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](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, September 19, 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 in 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**

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The following applications will be considered:

### **MINUTES**

- 1. Request Approval of Minutes from the June 21 Planning Commission Meeting**

### **PENINSULA PLAN**

Peninsula Plan Consultant Presentation

### **REZONINGS**

- 1. 483 Meeting Street and 2 Carlson Court**  
**Peninsula | TMS# 4590503130 & 4590503117 | Approx. 0.50 ac.**  
Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).  
Owner: JEM Management Company (483 Meeting) & JOHKEN, LLC (2 Carlson)  
Applicant: Hellman & Yates, PA, Brian A. Hellman, Esq.
- 2. 800 Wappoo Road**  
**West Ashley | TMS# 3500200118 | Approx. 1.0 ac.**  
Request rezoning from General Office (GO) to Job Center (JC).  
Owner: 800 Wappoo Properties, LLC  
Applicant: Maria Kiehling Brees
- 3. Lot 1A Theresa Drive**  
**James Island | a portion of TMS# 4241000030 | Approx. 2.63 ac.**  
Request rezoning from Single and Two-Family Residential (STR) to Diverse Residential (DR-1) on a portion of the property.  
Owner: FMM Theresa Holdings LLC  
Applicant: Bill Eubanks

**4. 32 F Street**

**Peninsula | TMS# 4631603051 | Approx. 0.11 ac.**

Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).

Owner: Louise Sumpter

Applicant: Adam Hall

**PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS**

**1. Verdier PUD Amendment**

**West Ashley | TMS# 3010000673 | Approx. 13.38 ac.**

Request amendment to the Verdier Planned Unit Development (PUD) Master Plan and Development Guidelines to change the maximum number of residential units, allow a wider range of housing types and include affordable and workforce housing provisions.

Owner: Kuzee LLC

Applicant: City of Charleston

**2. Daniel Island PUD Amendment**

**Daniel Island**

Request Amendment to Daniel Island Master Plan Zoning – Section 3.2(4) Daniel Island General Office (DIGO) Zone.

Applicant: Womble Bond Dickinson (US) LLP, James Wilson

**DEFERRED**

**ORDINANCE AMENDMENTS**

- 1. To amend Chapter 54, Article 2, Part 4 of the City of Charleston’s Zoning Code to allow certain accessory uses within the Limited Business (LB) zoning district.**
- 2. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding a new definition to Section 54-120 of Article 1, Part 3, and a new subsection to Section 54-207 of Article 2, Part 2, regarding the parking of commercial vehicles.**

**ZONINGS**

**1. 680 Cornell Street**

**West Ashley | TMS# 4181500019 | Approx. 0.21 ac.**

Request Zoning of Diverse Residential (DR-1F). Zoned Urban Residential (UR) in Charleston County.

Owner: Ion Venture, LLC

**2. 2953 Innisbrook Court**

**West Ashley | TMS# 3581000009 | Approx. 0.27 ac.**

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

Owner: James and Vicki Miers

**3. 1829 Saint Julian Drive**

**West Ashley | TMS# 3531400015 | Approx. 0.36 ac.**

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

Owner: Jerry DeVoe Jr.

**4. 2954 Innisbrook Court**

**West Ashley | TMS# 3581000050 | Approx. 0.29 ac.**

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

Owner: Evangelia and Charles Remington

**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 accommodations, should please contact Janet Schumacher at 843-577-1389 or [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.