



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA NOVEMBER 15, 2023

A meeting of the Planning Commission will be held on **Wednesday, November 15, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, November 14, 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

The following applications will be considered:

MINUTES

- 1. Request Approval of Minutes from the August 16, 2023 Planning Commission Meeting**

REZONINGS

- 1. 134 Columbus St
Cannonborough-Elliottborough - Peninsula | TMS# 4600802006 | Approx. 3.77 ac.**
Request rezoning from Light Industrial (LI) to Planned Unit Development (PUD) and to rezone from 4 and 8 Old City Height Districts to 3, 4, 5, 6, 8, and 8-12 (A, B, C) Old City Height Districts.
Owner: Evening Post Industries, Inc.
Applicant: Womble Bond and Dickinson (US) LLP, James Wilson

DEFERRED

- 2. 162 Ashley Ave
Peninsula | TMS# 4601504061 | Approx. 0.25 ac.**
Request rezoning from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Senior Cottages Acquisitions, LLC
Applicant: Kyra Brower, LS3P

DEFERRED

RESIDENTIAL SUBDIVISION

- 1. 2682 Hwy 41 & 698 Tuxbury Farm Rd (Tuxbury Farm)
Cainhoy | TMS# 2630004006, 007, 042, 046 & 053 | Approx. 15.10 ac.**
Requesting Subdivision of 83 Mixed-use Lots 58 Townhomes/25 Single-Family Lots.
Owner: Rumphs Auto Service, ETAL, J. Ray Waits, and Tuxbury Equestrian
Center
Applicant: Toll Brothers

DEFERRED

ORDINANCE AMENDMENT

- 1. To amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to establish a new 8-12 height district.**

DEFERRED

ZONINGS

- 1. 2871 Maybank Hwy
Johns Island | TMS# 3130000133 | Approx. 0.73 ac.**
Request zoning of General Business (GB). Zoned OD_JO-MHC, LT C
Owner: Barrier Island Oyster Company, LLC
- 2. 1819 Wallace Ln
West Ashley | TMS# 3510200021 | Approx. 1.25 ac.**
Request zoning of General Office (GO). Zoned Single-Family Residential (R-4).
Owner: City of Charleston
- 3. 168 Stono Dr
Riverland Terrace - James Island | TMS# 3430500061 | Approx. 0.48 ac.**
Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4).
Owner: Margaret and Nathan Stone
- 4. 2016 Bayhill Dr
Hickory Hill - West Ashley | TMS# 3581000032 | Approx. 0.42 ac.**
Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4).
Owner: Margaret Reed
- 5. Property on Fern Hill Dr
Johns Island | TMS# 3130000583 | Approx. 4.30 ac.**
Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4).
Owner: Five Lakes, LLC
- 6. 908 Trent St
West Ashley | TMS# 3091400126 | Approx. 0.27 ac.**
Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4).
Owner: Thomas J. and Mary Ann K. Sullivan

7. 1975 Holliday St

West Ashley | TMS# 3551500105 | Approx. 0.20 ac.

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

Owner: Mohammad Hosseini

PP&S STAFF UPDATES (as needed)

Discussion with Planning Commission Commissioners on a date and time for the Special Courier Square Meeting (Suggested date: 1/4/24)

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 three business days prior to the meeting.