

**REZONINGS**

- 1. 518 E Bay St & 81 Washington St (Ports Area – Peninsula) TMS # 4591302011 (a portion) & 4591302010 – approx. 0.67 ac. Request rezoning from Light Industrial (LI) to Mixed-Used/Workforce Housing (MU-2/WH) and from 5 Story and WP Old City Height District to 6 Story Old City Height District on portions of the properties.**

PRESENTING	Hank Hofford James Wilson Ben Chase
IN FAVOR	Cashion Drolet, Historic Charleston Foundation (base)
OPPOSED	Cashion Drolet, Historic Charleston Foundation (height) Brian Turner, the Preservation Society
COMMENT ONLY	

**REZONING AND PUD AMENDMENT**

- 1. River Rd (Gardens at Riverview – Johns Island) TMS #3120200085, 3120000064 & 208 – approx. 28.70 ac. Request rezoning from Rural Residential (RR-1) & Conservation (C) to PUD (Gardens at Riverview).**

PRESENTING	Barry Whalen Kat Stafford Mark Goldberg
IN FAVOR	
OPPOSED	
COMMENT ONLY	

**SUBDIVISIONS**

- 2. Clements Ferry Rd & Cainhoy Rd (Cainhoy Del Webb – Cainhoy) TMS #2620000028 – approx. 585.3 ac. Request subdivision concept plan approval for 1,094 lots. Zoned Planned Unit Development (Cainhoy Land & Timber PUD).**

PRESENTING	Will Cox Brian Riley Sid Dudley
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 3. Fenwick Hall Alee (The Village at Fenwick – Johns Island) TMS #3460000260 – approx. 12.25 ac. Request subdivision concept plan approval for 79 lots. Zoned Planned Unit Development (The Village at Fenwick PUD).**

PRESENTING	Ricky Waters
IN FAVOR	
OPPOSED	
COMMENT ONLY	

**ZONING**

- 1. 1830 Savannah Hwy (West Ashley) - TMS #3500500043 – approx. 0.21 ac. Request zoning of Limited Business (LB) and Dupont/Wappoo Overlay Zone. Zoned Community Commercial (CC) and Dupont/Wappoo Overlay Zone in Charleston County.**

PRESENTING	
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 2. 1820 Alice Dr (Capri Isles – West Ashley) - TMS #3501400095 – approx. 0.50 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.**

PRESENTING	
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 3. 2155 Wappoo Dr (Riverland Terrace – James Island) TMS #3430600175– approx. 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.**

PRESENTING	
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 4. 3030, 3026 & 3036 Maybank Hwy (Johns Island) TMS # 3130000004, 006 & 234 – approx. 9.0 ac. Request zoning of Diverse Residential (DR-12). Zoned Limited Commercial (LC) and Maybank Highway Corridor District Overlay (OD-MHC) in Charleston County.**

PRESENTING	
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 5. Fort Lamar Rd (Secessionville – James Island) TMS # 4310400038 & 039 – approx. 3.37 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.**

PRESENTING	
IN FAVOR	Carol Jackson
OPPOSED	
COMMENT ONLY	

# Planning Commission November 17, 2021 Meeting Citizen Participation Guide

## 6. Clements Ferry Rd (Cainhoy) TMS #268000002 – approx. 62.775 ac. Request zoning of General Business (GB). Zoned Manufactured Residential District (R-2) in Berkeley County.

PRESENTING	
IN FAVOR	<b>WRITTEN COMMENT X1</b> (attached letter)
OPPOSED	
COMMENT ONLY	

### **DISCUSSION**

Mixed-Use/Workforce Housing (MU/WH) districts and the fee-in-lieu.

PRESENTING	Staff (Housing & Community Development)
COMMENTS	Jeffrey Roberts



HISTORIC CHARLESTON  
FOUNDATION

**POSITION STATEMENT**

To: Members of the City of Charleston Planning Commission

Date: November 17, 2021

From: Cashion Drolet, Historic Charleston Foundation

Re: Agenda Item #1, 518 East Bay Street Rezoning Request

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Historic Charleston Foundation is supportive of the use rezoning from light industrial to mixed use-worked force housing for 518 East Bay Street. Given the affordable housing crisis the City of Charleston faces, HCF is encouraged that workforce housing zoning is being pursued and that the applicant has committed to dedicating units in the new building to workforce housing for income-qualified individuals, in addition to paying a fee-in-lieu option.

HCF is opposed to the height rezoning. The rezoning request for reclassification from 5 to 6 stories – with the potential to request 7 stories from the Board of Architectural Review for architectural merit – is not appropriate for the site. While this property is located within the Urban Core, it is not within the area of the peninsula deemed to be the “spine”, the area between King and Meeting Streets where the tallest buildings should be located. 518 East Bay Street is adjacent to several 2 ½ historic single houses on Charlotte Street, two single-story commercial buildings directly across the street, a 3 ½ story office building and a 3 ½ historic building with 2 ½ story dependencies. The tallest building closest to this location is a 5-story building at the corner of Calhoun and East Bay Streets. A 6-story – potentially 7-story – building is insensitive to the surrounding properties and to the historic Mazyck-Wraggborough neighborhood. It is appropriately zoned at its current height district of 5 stories. Thus, HCF respectfully encourages the Commission to reject the height rezoning request for 518 East Bay Street.

**Peter O. Lawson-Johnston II**  
**111 Live Oak Drive**  
**Mt. Pleasant, SC 29464**  
**Tel: 203-517-5991**

November 12, 2021

City of Charleston Planning Dept.  
2 George Street  
Charleston, SC 29401

Dear Members of Charleston City Council and Charleston Planning Commission,

I am writing in regards to the pending annexation and zoning request for TMS #268000002 on Clements Ferry Road.

We represent the neighboring properties owned by the Cainhoy Land & Timber and Seven Sticks LLCs (TMS #262000028).

We support the annexation and the proposed General Business zoning.

Please contact us with any questions.



Peter Lawson-Johnston II