



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA DECEMBER 15, 2022

A meeting of the Planning Commission will be held on **Thursday, December 15, 2022 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.** (Please note the date change due to holiday schedules.) The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists. 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 Wednesday, December 14, 2022** 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 October 19, 2022 and November 16, 2022 Planning Commission Meetings**

REZONINGS

- 1. 1320 Folly Rd**
Green Crest - James Island | TMS # 4270100011 | Approx. 0.46 ac.
Request rezoning from Limited Business (LB) to General Business (GB).
Owner and Applicant: Joseph C. Fipps

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

- 1. 3328 Maybank Hwy**
Maybank Highway - Johns Island | TMS # 2790000029, 030, 031, 035, 685 |
Approx. 10.6 ac.
Request amendment to the Rhett's Cove Planned Unit Development (PUD) Master Plan and Development Guidelines to change the land use acreage and parking requirements.
Owner: Kuluck Properties, Consultants LLC 24/7, Stanley Martin Homes LLC
Applicant: Stanley Martin Homes

ORDINANCE AMENDMENT

- 1. An ordinance to amend Article 2 (Land Use Regulations), Part 2 (Permitted Uses By Base Zoning District), Sec. 54-207, p of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to extend conditional use provisions to allow an increased number of affordable housing units on larger lots.**

ZONINGS

- 1. 372 Lynwood Dr**
Oakland - West Ashley | TMS # 3101200079 | Approx. 0.33 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Ricky Bradley
- 2. 521 St Andrews Blvd**
Moreland - West Ashley | TMS # 4210300113 | Approx. 0.33 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential in Charleston County.
Owner: Zeyi Chen
- 3. 1401 River Front Dr**
Orange Grove Estates - West Ashley | TMS # 3521000036 | Approx. 0.21 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maddieco LLC
- 4. 1603 Pinecrest Rd**
Pinecrest Gardens - West Ashley | TMS # 3511200060 | Approx. 0.09 ac.
Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maddieco LLC
- 5. 1731 East Avalon Cir**
Orange Grove Estates - West Ashley | TMS # 3521300136 | Approx. 0.28 ac.
Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maddieco LLC
- 6. 1754 Jervey Ave**
Orange Grove Estates - West Ashley | TMS # 3521000069 | Approx. 0.09 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maddieco LLC
- 7. 2056 Piper Dr**
Air Harbor - West Ashley | TMS # 3500900114 | Approx. 0.25 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Boxwood Ventures LLC

8. 2161 Wappoo Hall Rd

Wappoo Hall - James Island | TMS # 3430100027 | Approx. 0.56 ac.

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

Owner: Taylor Hill

9. 2190 Saint James Dr

Riverland Terrace - James Island | TMS # 3430100079 | Approx. 0.20 ac.

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

Owner: Jeffery Bolen

PP&S DEPARTMENT UPDATES

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.