



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA JANUARY 21, 2026

A meeting of the Planning Commission will be held on **Wednesday, January 21, 2026 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

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 Please check the website on the meeting date to view any withdrawn or deferred agenda items. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#).

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, January 20, 2026** at <http://innovate.charleston-sc.gov/comments/> or delivered to: 2 George Street, Suite 3100, Charleston, SC 29401. 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 | 843-724-3781

The following applications will be considered:

A. MOMENT OF SILENCE

1. **Moment of Silence for former Planning Commissioner, Mrs. Barbara Ellison.**

B. MINUTES

1. **Request Approval of Minutes from December 17, 2025, Meeting**

C. REZONINGS

1. **993 & 995 Morrison Dr
Peninsula | TMS# 4611303101 & 46113030241 | Council District 4 | Approx. 6.43 ac.**
Request to remove the Tech Overlay District.
Owner: Charleston County
Applicant: City of Charleston

D. ORDINANCE AMENDMENTS

1. **Request approval to amend the City of Charleston Zoning Code to create the Mixed-Use/ Workforce Housing District (MU-3/WH).**
2. **DEFERRED | Request approval to amend Sections 54-208 and 54-227 to incorporate minor wording and definition changes to the Short-Term Rental Ordinance intended to clarify terms, submittal and review criteria, and penalties.**

E. SUBDIVISIONS

1. **Thomas Island Subdivision**
Cainhoy | TMS# 2750000005 | Council District 1 | Approx. 14.41 ac.
Request Concept Plan approval for a 38-lot conservation development.
Owner: Clouter Creek Reserve LLC
Applicant: SeamonWhiteside & Associates
2. **Grimball Folly Assemblage**
James Island | TMS# 4270000019, -020, -039, -106, -110, -111
Council District 12 | Approx. 14.097 ac.
Request Concept Plan approval for mixed used commercial and single family attached residential development with 67 lots
Owner: Levi Granthan, LLC

F. ZONINGS

1. **1744 E. Avalon Circle**
West Ashley | TMS# 3521300083 | Council District 9 | Approx. 0.31 ac.
Request zoning Single- and Two-family Residential (STR). Zoned Residential (R-4) in Charleston County.
Owner: Bryn Hite
2. **1352 S. Edgewater Drive**
West Ashley | TMS# 3491300036 | Council District 11 | Approx. 0.58 ac.
Request zoning Single Family Residential (SR-1). Zoned Residential (R-4) in Charleston County.
Owner: Edward and Ruth Baer
3. **32 Rosedale Drive**
West Ashley | TMS# 4181400005 | Council District 9 | Approx. 0.34 ac.
Request zoning Single Family Residential (SR-1). Zoned Residential (R-4) in Charleston County.
Owner: John & Mirella Mirabelli
4. **218 Island Drive**
West Ashley | TMS# 3491400028 | Council District 11 | Approx. 0.62 ac.
Request zoning Single Family Residential (SR-1). Zoned Residential (R-4) in Charleston County.
Owner: Dale J Aren and Scott Allan
5. **1598 Boone Hall Drive**
West Ashley | TMS# 3531400131 | Council District 7 | Approx. 0.34 ac.
Request zoning Single Family Residential (SR-1). Zoned Residential (R-4) in Charleston County.
Owner: 1598 Boone Hall Trust
6. **2206 Weepoolow Trail**
West Ashley | TMS# 3531200003 | Council District 2 | Approx. 0.3 ac.
Request zoning Single Family Residential (SR-1). Zoned Residential (R-4) in Charleston County.
Owner: Robin L. and William A. Daisley

7. 2520 Liverpool Drive

West Ashley | TMS# 3091300045 | Council District 2 | Approx. 0.28 ac.

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

Owner: Christopher and Roxanna Troutman

8. 0 Folly Road

James Island | TMS# 4270000019 | Council District 12 | Approx. 3.12 ac.

Request zoning Rural Residential (RR-1). Zoned Special Management District (S-3) in Charleston County.

Owner: Levi Granthan, LLC

G. 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 accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.