

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MARCH 17, 2021

A special meeting of the Planning Commission will be held **Wednesday, March 17, 2021, at 4:30 p.m.**, virtually via Zoom. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m. on Wednesday, March 17, 2021**, virtually via Zoom. Register and access the meeting online at: https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ. To access via phone, dial 1 (301) 715-8592. Meeting ID# 853 0771 7064. Technical assistance line: (843) 724-3788. The meeting will be recorded and streamed on YouTube.

Public Comment Instructions:

Use **one** of the following methods to request to speak at the meeting or provide comments for the Commission. **Provide your name, address, telephone number, meeting date, project number. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, March 17th:**

1. Call 843-724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/pc in advance of the meeting.

SPECIAL MEETING

STAFF PRESENTATION

Geona Shaw Johnson, Director of the City of Charleston Department of Housing and Community Development, will report on outcomes of the optional fee in lieu of developing required workforce housing units onsite within the Mixed-Use/Workforce Housing zoning classifications.

REGULAR MEETING

APPROVAL OF MINUTES

Approval of minutes from the Special Planning Commission Meeting held on June 10, 2020; and the minutes from regular Planning Commission meetings held on September 16, 2020; November 18, 2020 and January 20, 2021.

REZONINGS

1. **Properties on St. Philip St, Line St, King St and Ackermans Ct (Cannonborough-Elliottborough – Peninsula) TMS# 4600802111, 114, 118 through 121 and a portion of TMS# 4600802015, 109, 110, 112, 117 and 122** – approx. 0.83 acre. Request rezoning of the subject properties from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).
Owner: Evening Post Industries
Applicant: LS3P

2. **Properties on St. Philip St, Line St, King St and Ackermans Ct (Cannonborough-Elliottborough – Peninsula) TMS# 4600802011 through 013, 113 and a portion of TMS# 4600802010, 015, 109, 110, 112 and 117** – approx. 1.9 acre. Request rezoning of the subject properties from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).
 Owner: Evening Post Industries
 Applicant: LS3P

3. **334 Folly Rd (James Island) a portion of TMS # 4240500028** – approx. 0.49 acre. Request rezoning of a portion of the subject property from Limited Business (LB) to General Business (GB).
 Owner: Refuel
 Applicant: Edmund Watkins

4. **254 Coming St (Cannonborough-Elliottborough – Peninsula) TMS # 4600802062** – approx. 0.03 acre. Request rezoning of the subject property from Diverse Residential (DR-2F) to Commercial Transitional (CT).
 Owner: Francia J Iwanicki and Caroline Von Asten
 Applicant: Same as owner

5. **860 Morrison Dr (Peninsula) TMS # 4590200002 & 005** – approx. 1.76 acres. Request rezoning of the subject property to be included within the Accommodations Overlay. Zoned Upper Peninsula (UP).
 Owner: John Ritter
 Applicant: Origin Development Partners LLC

6. **30 and 30.5 F St (Westside – Peninsula) TMS # 4631603049 and 050** – approx. 0.16 acre. Request rezoning of subject property from Diverse Residential (DR-1) to Diverse Residential (DR-2F).
 Owner: ELP Properties
 Applicant: Same as owner

ORDINANCE AMENDMENTS

1. To amend Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding thereto a new Part 19 (Conservation Development) and by adding relevant definitions to sec. 54-120 of the Zoning Ordinance.
2. To amend Part 15 (Workforce Housing Districts and Opportunity Zones) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to provide for an increased fee in lieu of developing required workforce housing units onsite.

SUBDIVISION

1. **Oakville Plantation Rd (American Star – Johns Island) TMS# 3170000011, 055 & 089** – approx. 201.6 ac. 205 lots. Request one (1) year extension of subdivision concept plan approval. Zoned Rural Residential (RR-1) and Light Industrial (LI).
 Owner: Keith Lackey, Et. Al.
 Applicant: Synchronicity

ZONINGS

1. **2138 Golfview Dr (Riverland Golfview – James Island) TMS # 3430600013** – approx. 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
 Owner: Greg White

2. 114 Magnolia Rd (Carolina Terrace – West Ashley) TMS # 4181300166 – approx. 0.20 ac.
Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in
Charleston County.

Owner: Matt Prendergast

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.