



CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF APRIL 20, 2022

A meeting of the Planning Commission will be held **IN PERSON on Wednesday, April 20, 2022 at 5:00 p.m. in the Public Meeting Room, 1st Floor, 2 George St.** The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists> .

Public Participation Update: The public may speak in person at the meeting without signing up in advance. 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. You are encouraged to attend the meeting in person to speak if you would prefer your comments to be fully heard. **Written comments must be submitted by 12:00 p.m., Tuesday, April 19 (day before the meeting). For all options, be sure to provide your name, address, telephone number, meeting date and agenda item description.**

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

Information on the applications will be available at www.charleston-sc.gov/pc in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at (843) 724-3765.

The following applications will be considered:

MINUTES

Request approval of minutes from the **March 16, 2022** Planning Commission meeting.

REZONINGS

1. **3, 5, 7 and 9 Cunningham Ave (Magnolia Cemetery – Peninsula) TMS # 4641400119 and 139** – approx. 1.16 acres. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP) and from the 2.5 Story Old City Height District to the 4-12 Story Old City Height District.
Owner: City of Charleston
Applicant: Same as owner
2. **24 N Market St (Downtown – Peninsula) TMS # 4580504023, 031 and 029** – approx. 0.67 acre. Request rezoning from 3 Story and WP Old City Height District to 4 Story Old City Height District.
Owner: Carroll Building, LLC
Applicant: K&L Gates LLP
3. **77 and 75 Washington St (Ports Area - Peninsula) TMS # 4591302004 and 005** – approx. 0.35 acre. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Washington Partners LLC
Applicant: JHH Inv. Inc.

4. **8 Charlotte St (Ports Area - Peninsula) TMS # 4591302009** approx. 0.22 acre. Request rezoning from General Business (GB) to Mixed-Used/Workforce Housing (MU-2/WH).
 Owner: Historic Charleston Developments LLC
 Applicant: JHH Inv. Inc.

5. **2003 Herbert St (Four Mile/Hibernian Heights - Peninsula) TMS # 4640200046** approx. 0.26 acre. Request rezoning from General Business (GB) to Business Park (BP).
 Owner: 2003 Herbert LLC
 Applicant: AJ Architects

6. **property on Clements Ferry Rd (Jack Primus - Cainhoy Peninsula) a portion of TMS # 2680000133** approx. 105.11 acre. Request rezoning from Light Industrial (LI) to Single-Family Residential (SR-2).
 Owner: McAlister Togant Clements LLC et al
 Applicant: Synchronicity LLC

SUBDIVISION PROPERTY CONVERSION

1. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** – 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.
 Owner: 782A Rutledge, LLC
 Applicant: O’Shea Law Firm

SUBDIVISION

1. **River Rd & Plowground Rd (Wooddale – Johns Island) TMS # 3160000034, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045 and 057** – approx. 469.1 acres. Request approval of subdivision concept plan for 430 single-family residential lots. Zoned Wooddale Planned Unit Development (PUD).
 Owner: Lennar Carolinas, LLC
 Applicant: Thomas & Hutton

TECHNICAL REVIEW COMMITTEE (TRC) APPEAL

1. **Cane Slash Rd (Cane Slash Subdivision – Johns Island) TMS # 3450000007 & 023** – approx. 30.2 acres. Request an appeal of the Staff’s determination to deny a Conservation Development Pre-Application per Zoning Code Sec. 54-299.61. Property zoned Single-Family Residential (SR-1).
 Owner: Chrysalis Investments, LLC.
 Applicant: Forsberg Engineering & Surveying, Inc.

ORDINANCE AMENDMENTS

1. **To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), Section 54-202 (Overlay zones) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to establish a Student Housing (STH) District Overlay Zone for the purpose of identifying sites appropriate for the establishment or expansion of student housing uses and to change the Zone Map, which is a part thereof, so that properties designated as Charleston County TMS Nos. 457-04-01-001, 457-04-01-008, 457-04-01-027 to 030, 457-04-01-032 to 034, 457-04-01-056 to 457-04-01-063, 457-04-01-075, 457-04-01-137, 457-04-01-141, 457-04-01-142, 457-04-02-001, 457-04-02-004 to 012, 457-04-02-014 to 033, 457-04-02-035 to 041, 457-04-02-043, 457-04-02-045, 457-04-02-046, 457-04-02-059 to 064, 457-04-02-066, 457-04-02-067, 457-04-02-069, 457-04-02-070, 457-04-02-071, 457-04-02-074, 457-04-02-075,**

457-04-02-078, 457-04-02-080 to 083, 457-04-02-085 to 134, 457-04-02-136 to 172, 457-04-02-175 to 182, 457-04-02-184 to 191, 457-04-02-193, 457-04-02-194, 457-04-04-051, 457-04-04-052, 457-04-04-054, 457-04-04-055, 457-04-04-058, 457-04-04-067, 457-04-04-075, 457-04-04-078, 457-04-04-079, 457-04-04-092 to 105, 457-04-04-107 to 111, 457-04-04-132 to 135, 457-04-04-150 to 154, 457-04-04-157 to 160, 457-04-04-163, 457-04-04-167 to 192, 457-04-04-271 to 277, 457-04-04-295 to 301, 457-04-04-307 to 320, 457-04-04-322, 457-08-01-046, 457-08-01-048 to 054, 457-08-01-067, 457-08-01-069, 457-08-01-095 to 117, 457-08-01-141 to 156, 460-16-01-077, 460-16-02-019 to 022, 460-16-02-024 to 034, 460-16-02-038 to 042, 460-16-02-044 to 046, 460-16-02-067, 460-16-02-073 to 079, 460-16-03-001, 460-16-03-002, 460-16-03-004 to 009, 460-16-03-017, 460-16-03-080, 460-16-03-081, 460-16-03-088, 460-16-03-089, 460-16-03-127, 460-16-03-143 to 203, 460-16-03-219, 460-16-04-001, 460-16-04-002 to 004 and 460-16-04-008 be included within the Student Housing (STH) District Overlay Zone.

2. To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), sub-section 54-201.d. (Base zoning districts - Single-Family Residential) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener's error.
3. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener's error.

ZONING

1. **1890 and 1886 Ashley River Rd, 1407 Adele St (Ancrum Hill – West Ashley) TMS # 3510700027, 028 and 048** – approx. 0.35 acre. Request zoning of Commercial Transitional (CT). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD_ARRC_CC), Neighborhood Commercial, General Office, and Single-Family Residential (R-4) in Charleston County.
Owner: Charleston Redevelopment Corporation.
2. **2931 Maybank Hwy (Johns Island) TMS # 3130000092** approx. 0.61 acre. Request zoning of Commercial Transitional (CT). Zoned Maybank Highway Corridor Overlay District (OD_MHC) and Limited Commercial (LC) in Charleston County.
Owner: HCC Holdings, LLC
3. **2153 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430600209** approx. 0.24 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Nicholas and Martha Kliosis
4. **2158 and 2154 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430100115 and 136** approx. 0.48 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Ryan and Lauren Fogelgren

PP&S DEPARTMENT UPDATES

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 schumacherj@charleston-sc.gov three business days prior to the meeting.