

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF NOVEMBER 17, 2021

A meeting of the Planning Commission will be held **Wednesday, November 17, 2021, at 5:00 p.m.**, virtually via Zoom. Register and access the meeting online at: [https://us02web.zoom.us/webinar/register/WN\\_qb8CCVjxTcWo8DughRZDRQ](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 streamed on YouTube at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists>.

### **Public Comment Instructions:**

Written comments will be acknowledged into the record and summarized. You are encouraged to sign up to speak if you would prefer your comments be heard aloud. Use **one** of the following methods below to request to speak at the meeting or provide comments for the Commission. **Requests to submit comments must be received by 12:00 p.m., Tuesday, November 16. Requests to sign up to speak must be received by 12:00 p.m., Wednesday, November 17. 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, 3<sup>rd</sup> floor, Charleston, SC 29401.

The following applications will be considered at the November Planning Commission meeting. Information on the applications, will be available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc) in advance of the meeting.

### MINUTES

Request approval of minutes from **February 17, 2021; February 22, 2021; September 15, 2021 and October 20, 2021** Planning Commission meetings.

### REZONING

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.

Owners: Morris Sokol LLC & 530 E Bay LP  
Applicant: John H. Hofford

### 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).

Owner: MG Riverview Farms LLC  
Applicant: HLA Inc

## ORDINANCE AMENDMENT

- 1. Request to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and Opportunity Zones; and Article 3-Site Regulations, Part 4-Off-Street Parking Requirements; to include provisions for Small Efficiency Dwelling Units (Micro-units).**

Applicant: JJR Development, LLC

## SUBDIVISIONS

- 1. Parklawn Dr (Carolina Bay – West Ashley) TMS #3070000099 & 3070500501** – approx. 12.42 ac. Request subdivision concept plan approval for 43 lots. Zoned Planned Unit Development (Carolina Bay PUD).

Owner: Kiawah Raccoon Run LLC  
Applicant: Seamon Whiteside & Assoc. Inc

- 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).

Owner: Cainhoy Lumber & Timber LLC  
Applicant: Thomas & Hutton Engineering Co

- 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).

Owner: AMH Development LLC  
Applicant: Bowman Consulting Group Ltd

## ZONINGS

- 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.

Owner: Tiffany's Holdings, LLC

- 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.

Owners: Jonathan and Emma Schumacher

- 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.

Owners: Nicholas P. Katsibas and Stacia C. Katsibas

- 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.

Owners: Robert W Cauble Jr. and Melissa L. Cauble

**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.

Owners: Jeffrey Woodard and Secessionville Point Property Owners Association

**6. Clements Ferry Rd (Cainhoy) TMS #2680000002** – approx. 62.775 ac. Request zoning of General Business (GB). Zoned Manufactured Residential District (R-2) in Berkeley County.

Owners: Sandra J. Senn and Elizabeth Watson

## **DISCUSSION**

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

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](http://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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.