

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF FEBRUARY 16, 2022

A meeting of the Planning Commission will be held **Wednesday, February 16, 2022, at 5:00 p.m.**, virtually via Zoom. Register and access the meeting online at:

[https://us02web.zoom.us/webinar/register/WN\\_6zKmAlXRTeaCzRZJNjyvWA](https://us02web.zoom.us/webinar/register/WN_6zKmAlXRTeaCzRZJNjyvWA). To access via phone, dial 1 (301) 715-8592. Meeting ID# 829 3157 6544. 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, February 15. Requests to sign up to speak must be received by 12:00 p.m., Wednesday, February 16. 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 February 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.

### **PRESENTATION**

Update on affordable housing incentive zoning districts and other affordable housing initiatives.

### **MINUTES**

Request approval of minutes from the **January 19, 2022** Planning Commission meeting.

### **REZONINGS**

1. **265, 275, 277, 279 Huger St, and 581, 583, 585, 587, 589, 591 Meeting St (East Central – Peninsula) TMS # 4631604018, 054 & 055** – approx. 3.16 ac. Request rezoning of subject properties from Diverse Residential (DR-2) and General Business (GB) to Mixed-Use Workforce Housing (MU-1/WH).

Owners: City of Charleston Housing Authority  
Applicant: Bello Garris Architects

2. **Properties on Meeting St (Eastside - Peninsula) TMS # 4590503077-079, 4590504216 & 222** – approx. 0.51 ac. Request rezoning of parcels TMS # 4590503077-079 from Accommodations Overlay District (A-1) to Accommodations Overlay District (A-4), and to include parcels TMS # 4590504216 & 222 within A-4.  
 Owners: Grace Hotel Inc. and City of Charleston  
 Applicant: Richard Gowe, LS3P
  
3. **590 Meeting St (East Central – Peninsula) TMS # 4590103047** – approx. 0.23 ac. Request rezoning of subject property from General Business (GB) to Upper Peninsula (UP), from 5 Story Old City Height District to 4-12 Story Old City Height District, and to include the subject property within the Accommodations Overlay District (A).  
 Owner: Meeting Street Properties  
 Applicant: Richard Gowe, LS3P and Sunju Patel, Montford Group
  
4. **1224 Wappoo Rd (Pinecrest Gardens – West Ashley) TMS # 3511200192 & 028** – approx. 0.33 ac. Request rezoning of subject property from General Office (GO) to Commercial Transitional (CT).  
 Owner: John Peters  
 Applicant: same as owner
  
5. **1144 and 1150 Folly Rd (James Island) TMS # 4251300030 & 031** – approx. 0.88 ac. Request rezoning of subject properties from Residential Office (RO) to Limited Business (LB).  
 Owner: Bennett Construction & Realty LLC  
 Applicant: Zachary Bennett

## **ORDINANCE AMENDMENT**

1. **To Amend Article 2 (Land Use Regulations), Part 15 (Workforce Housing Districts and Opportunity Zones), and Article 3 (Site Regulations), Part 4 (Off-Street Parking Requirements) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to include provisions for small efficiency dwelling units.**  
 Applicant: Jeffrey Roberts

## **ZONING**

1. **2309 Lazy River Dr (Parkdale - West Ashley) TMS # 3101400017**– approx. 0.46 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
 Owner: Seel Living Trust
  
2. **1517 & 1521 Wappoo Dr (Fairfield Pines - West Ashley) TMS # 3511200115 & 207** – approx. 0.54 ac. Request zoning of Single- and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.  
 Owner: Little Dudes LLC and The Dude Invests LLC
  
3. **2131 Clayton Dr (Oakland - West Ashley) TMS # 3101200018** – approx. 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
 Owner: David William Ogden and Erin Hope Leach-Ogden

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.