

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF FEBRUARY 17, 2021

A meeting of the Planning Commission will be held **Wednesday, February 17, 2021, at 5:00 p.m.**, virtually via Zoom Webinar. 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 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, February 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](mailto:Boards@charleston-sc.gov); or
4. 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. Information on the applications, will be available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc) in advance of the 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. **a portion of 214 & 216 Spring St (Westside – Peninsula) TMS # 4601101017** – approx. 0.025 acre. Request rezoning of the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 2.5 classification to Old City Height District 3 classification.  
Owner: 214-216 Spring St Development, LLC  
Applicant: same as owner
2. **569-571 King St (Cannonborough-Elliottborough – Peninsula) TMS # 4601202070** – approx. 0.12 acre. Request rezoning of the subject property from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).  
Owner: JASEGA, LLC  
Applicant: Elaine Jenkins

3. **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) and to rezone a portion of TMS# 4600802015, 109, 110, 111 and 112 from Height District Classification 2.5-3 to Height District Classification 3.5 **[AS AMENDED]**.

Owner: Evening Post Industries  
Applicant: LS3P

4. **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) and to rezone a portion of TMS# 4600802010 through 013, 015, 109, 110, 112, 113 and 117 from Height District Classification 6 to Height District Classification 7 **[AS AMENDED]**.

Owner: Evening Post Industries  
Applicant: LS3P

5. **Properties on Maybank Hwy (Johns Island) TMS # 2790000056 & 057** – approx. 37.29 acres. Request rezoning of the subject properties from Single-family Residential (SR-1) and (SR-4) to Diverse Residential (DR-6).

Owner: St Johns Center LLC and 4 S Maybank LLC  
Applicant: Dangerfield Engineering & Surveying, LLC/John Dangerfield, II

## **ORDINANCE AMENDMENTS**

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Article 2, Part 3, Table of Permitted Uses to add utility-scale battery storage facilities as a principal use category and make this use a permitted use within the light industrial and heavy industrial zoning district.

## **SUBDIVISION**

1. **Fenwick Hall Allee (Fenwick Hall Allee – Johns Island) TMS # 3460000260** – approx. 12.25 ac. Mixed-use with 80 single-family detached lots. Request subdivision concept plan approval. Zoned Planned Unit Development – Village at Fenwick Mixed-Use Residential (PUD-VFMR).

Owner: Faison, Fenwick Hall, LLC  
Applicant: Bowman Consulting Group

## **ZONINGS**

1. **2181 Wappoo Hall Rd (Wappoo Hall – James Island) TMS # 3430100032** – approx. 0.37 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Hurley Living Trust

2. **2182 Parkway Dr (Wappoo Hall – James Island) TMS # 3430100144** – approx. 0.20 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Peter Deen Wey and Leigh Mendelsohn Wey

**3. 3486 Maybank Hwy (Johns Island) TMS # 2790000055** – approx. 9.62 ac. Request zoning of Diverse Residential DR-6. Zoned Maybank Highway Corridor Overlay District (OH-MHC) in Charleston County.

Owner: St. Johns Center, LLC and Charles P Youmans, Jr

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.