

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF FEBRUARY 19, 2020

A special meeting of the City of Charleston Planning Commission was held at **3:30 p.m. on Wednesday, February 19, 2020** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, February 19, 2020** in the Public Meeting Room, 1st Floor, 2 George St. The applications below were considered at the regular meeting:

SPECIAL MEETING

CHARLESTON CITY PLAN ORIENTATION

Orientation to the 2020 update of the City's Comprehensive Plan: Charleston City Plan. The orientation will provide an overview of the state requirements for comprehensive plans, the role of Planning Commissioners, a summary of efforts undertaken thus far and the proposed planning schedule for 2020.

REGULAR MEETING

APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission January 2020 meeting.

APPROVAL (8-0)

REZONINGS

1. **a portion of 1320 King Street Extension (Silver Hill/Magnolia - Peninsula) TMS # 4641400191** – approx. 0.94 ac. Request rezoning from 8 and 2.5 Old City Height District Classification to 4-12 Old City Height District Classification.

RECOMMEND APPROVAL (7-0) (PFLUG RECUSED)

2. **220 Nassau St (Meeting St Manor/Cooper River Court – Peninsula) TMS # 4590501067** – approx. 0.89 ac. Request rezoning from Diverse Residential (DR-2) to Mixed-Use/Workforce Housing (MU-1/WH).

RECOMMEND APPROVAL (8-0)

3. **Laurel Island, TMS # 4640000006, 002, 023, 038, 4590200013, and 4611393924** – approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).

DEFERRED BY APPLICANT

4. **Ashley River Rd (West Ashley) TMS # 3541200004** – approx. 1.53 ac. Request rezoning from Single-Family Residential (SR-1) to Limited Business (LB).

RECOMMEND APPROVAL (8-0)

5. **295 Calhoun St (Harleston Village – Peninsula) TMS # 4570202001** – approx. 2.1 ac. Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.

DEFERRED BY APPLICANT

6. **625 Saint Andrews Blvd (Westwood – West Ashley) TMS # 4210200240** – approx. 0.33 ac. Request rezoning from Single-family Residential (SR-2) to Residential Office (RO).

RECOMMEND DISAPPROVAL (8-0)

7. **1970 Delaney Dr (James Island) TMS # 3400000099** – approx. 0.303 ac. Request rezoning from Single-Family Residential (SR-1) to Single-Family Residential (SR-4).

RECOMMEND APPROVAL (8-0)

SUBDIVISION

1. **Maybank Highway (Indigo Grove – Johns Island) TMS # 3450000090** – 32.83 ac. 118 lots. Request for subdivision concept plan approval. Zoned Planned Unit Development (PUD - Kerr Tract).

APPROVAL WITH CONDITIONS (8-0)

ORDINANCE AMENDMENTS

1. Request approval of an ordinance providing for an amendment of the Daniel Island Master Plan Section 3.2(4)(2)(7) by deleting “or day care facilities” and adding attached Section 3.2(4)(8) “Day care facility.”

RECOMMEND APPROVAL (8-0)

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by deleting Part 16 Cluster Development, and replacing said part with a new Part 16 Conservation Development, to increase provisions to preserve natural features of the existing landscape; allow for a variety of housing types; reaffirm the importance of smart and creative stormwater management that integrates natural systems and minimizes impervious surfaces; and provide for the incorporation of low-impact development techniques to support overall health and sustainability of the neighborhood.

DEFERRED

3. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission rules and procedures.

DISCUSSED, DEFERRED FOR FURTHER REVIEW

4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone for corrections and clarifications.

RECOMMEND APPROVAL (8-0)

ZONINGS

1. **1320 King St Ext (Silver Hill/Magnolia - Peninsula) TMS # 4641400191** – approx. 1.50 ac. Request zoning of Upper Peninsula District (UP). Previously unzoned right-of-way.

RECOMMEND APPROVAL (7-0) (PFLUG RECUSED)

2. **a portion of Bender St (Maryville/Ashleyville - West Ashley) TMS # to be assigned** – approx. 0.13 ac. Request zoning of Single-Family Residential (SR-2). Previously unzoned right-of-way.

RECOMMEND APPROVAL (7-0) (PFLUG RECUSED)