

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF JULY 17, 2019

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, July 17, 2019** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **642 King St & 54 Line St (Peninsula) TMS# 4600404029 & 030** – 0.106 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).

WITHDRAWN BY APPLICANT

2. **609, 631, 631, 635 & 637 King St, 226, 228, 234 & 242 Saint Philip St & 1 Ackermans Ct (Peninsula) TMS# 4600802011, 012, 013, 112 & 113 and portions of 4600802010, 015, 109, 110, 111, 114, & 117** – approx. 2.16 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

DEFERRED BY APPLICANT

3. **1150 Folly Rd (James Island) TMS# 4251300030** – 0.47 ac. Request rezoning from Residential Office (RO) to Commercial Transitional (CT).

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by deleting Section 54-220 Accommodations Overlay Zone, and replacing said section with a new Section 54-220, Accommodations Overlay Zone, to, among other things: provide for the preservation or creation of Mixed-Use Districts; prohibit the displacement of housing by accommodations uses and consider the effects of dwelling units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the dwelling units should be attached to an accommodations special exception approval; establish conditions on the displacement or reduction of office space by accommodations uses; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on the property; to include a minimum and maximum size for accommodations facilities; to provide regulations for the design and location of guest drop off and pick up areas; to require the incorporation of meeting and conference space; to establish a limit on the number of full-service hotels; to provide for a contribution to the City of Charleston Affordable/Workforce Housing Account; and to subject violators of the provisions of this Section 54-220 to having their business license or certificate of occupancy revoked.**

RECOMMENDED APPROVAL WITH CONDITIONS

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-511 to clarify the type of use that may qualify for a special exception that reduces the number of parking spaces required by Chapter 54 of the Code of the City of Charleston (Zoning Ordinance).**

RECOMMENDED APPROVAL

ZONINGS

1. **1732 Elm Rd (West Ashley) TMS# 3551100120** – 0.49 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1617 Jessamine Rd (West Ashley) TMS# 3511200081** – 0.14 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting 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 three business days prior to the meeting.