

# Planning Commission September 15, 2021 Meeting Citizen Participation Guide

## REZONINGS

- 1. Jack Primus Rd (Wando/Cainhoy) TMS # 2680000091, 133 and 134 – approx. 81.57 ac. Request rezoning from Diverse Residential (DR-1) to Light Industrial (LI).**

PRESENTING	Troy Miller
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 2. 25, 31 and 34 Woolfe St (Cannonborough/Elliottborough – Peninsula) TMS # 4590901053, 4601202001, 4600804064 – approx. 0.82 ac. Request rezoning from Light Industrial (LI) to Planned Unit Development (PUD) (Meddin Bros).**

PRESENTING	Brian Hellman
IN FAVOR	Erin Minnigan, Preservation Society of Charleston
OPPOSED	
COMMENT ONLY	

- 3. 228 President St (Westside – Peninsula) TMS # 4600701037 – approx. 0.56 ac. Request rezoning from 2.5 Story Old City Height District classification to 3 Story Old City Height District Classification.**

PRESENTING	Todd Richardson
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 4. Properties on King St (Cannonborough/Elliottborough – Peninsula) TMS # 4600802015, 016, 021, 098, 102, 103, 104 – approx. 2.51 ac. Request rezoning from 4 and 6 Story Old City Height District classifications to 5 and 7 Story Old City Height District classifications.**

PRESENTING	Patrick Allen Will Purvis Richard Gowe Scott Parker Ron Owens Ted Risch
IN FAVOR	Justin Schwebler, Historic Charleston Foundation <b>WRITTEN COMMENT X1 (attached letter)</b>
OPPOSED	Erin Minnigan, Preservation Society of Charleston
COMMENT ONLY	

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- 5. Property on Stuart St (East Central – Peninsula) TMS # 4590104011** – approx. 0.6 ac. Request rezoning from General Business (GB) to Upper Peninsula (UP) and from 6 Story Old City Height District classification to 4-12 Old City Height District classification.

PRESENTING	Stephen Ramos Jack Owens Leonard Bailey
IN FAVOR	
OPPOSED	
COMMENT ONLY	

- 6. 518 E Bay St (Ports Area – Peninsula) TMS # 4591302011** – 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 classifications to 6 Story Old City Height District classification.

PRESENTING	Hank Hofford James Wilson
IN FAVOR	Justin Schwebler, Historic Charleston Foundation
OPPOSED	Erin Minnigan, Preservation Society of Charleston
COMMENT ONLY	

### ORDINANCE AMENDMENTS

- 1. An Ordinance to amend Section 54-213 Sidewalk Café Regulations of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make changes including reducing the sidewalk width and clear pedestrian path width requirements.**

PRESENTING	Staff
IN FAVOR	
OPPOSED	
COMMENT ONLY	

### SUBDIVISIONS

- 1. Central Park Rd (Central Park Cluster Development - James Island) TMS# 3400300007** – approx. 10.35 ac. 38 lots. Request one (1) year extension of subdivision concept plan approval. Zoned Single-Family Residential (SR-1). **DEFERRED**
- 2. Daniel Island Dr (Parcel K - Daniel Island) TMS # 2750000086, 160 and 185** – approx. 36.9 ac. Request approval of subdivision concept plan consisting of public right-of-way and related infrastructure for proposed mixed-use development. Zoned Daniel Island General Office (DI-GO).

PRESENTING	Gary Collins Seamon Whiteside Amy Weber Andy Barfield Billy Cook
IN FAVOR	
OPPOSED	

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COMMENT ONLY	

## **ZONING**

- 1. 2029 Ashley River Rd (Trotty Woods – West Ashley) TMS # 3510200034** – approx. 0.24 ac. Request zoning of Single-family Residential (SR-1). Zoned Ashley River Rd Corridor Overlay District (OD\_ARRC\_CC) and Single-Family Residential (R-4) in Charleston County.

PRESENTING	
IN FAVOR	
OPPOSED	
COMMENT ONLY	

**The below written comments were submitted in error for the Planning Commission meeting and pertain to items on the City Council agenda for the meeting held on September 14, 2021. They are being included here for the record only.**

Amelia Mack, 178979 C of C Complex

The racism in Charleston has to stop. Police, housing, and public education are all affected by the racist system that Charleston perpetuates by not creating reparations for African Americans.

Tobias Walker, 66 George St

My name is Tobias I support the Commission on Equity, Inclusion, & Racial Conciliation. I encourage city council to vote in favor of making the Commission on Equity permanent, & I also call on the mayor to provide public progress reports on the recommendations set forth by the Commission. We must come together as a city to not only acknowledge but repair what has been done to Charleston Black community. We must ensure a just and equitable place for Charleston's Black community for future generations to come! Please vote Yes on extending the commission on Equity, Inclusion, & Racial conciliation! Everyone is watching!



Christopher Morgan,  
Department of Planning Preservation & Sustainability  
2 George Street  
Charleston, SC 29401

September 14, 2021

4. Properties on King St (Cannonborough/Elliottborough – Peninsula) TMS # 4600802016, 102, 103, 104 and a portion of 015 and 098 – approx. 2.51 ac. Request rezoning from 4 and 6 Story Old City Height District classifications to 5 and 7 Story Old City Height District classifications. Owner: Evening Post Industries Applicant: LS3P

Dear Christopher,

We want to comment positively on behalf of this applicant for the rezoning of the properties in our neighborhood. We have worked with the property owners, the applicant, and their design teams for many months to arrive at a project that works for them and the neighborhood. They have been in constant touch with us as issues have come up and they listened to us each time.

The zoning request before you is a formality in our mind as we have already registered support for the use and the building design on several occasions. We understand the rezoning is required because of the uncertainty in the demolition of the little building at 609 King (which we are in support of demolishing). This is the densest part of the city and the heights requested are appropriate.

The design team of RAMSA, Design Works and LS3P, the Post & Courier (land owner), and Liberty Senior Living (developer & future operator) are making a great project for this site, our neighborhood and the city of Charleston.

After a presentation at our meeting on Tuesday, September 7, 2021, the Cannonborough/Elliottborough Neighborhood Association voted overwhelmingly to support the rezoning request.

We encourage the Planning Commission to approve the request.

Email or call if I can be further assistance.

Best regards,

A handwritten signature in black ink, appearing to read 'Marion', with a long, sweeping underline.

Marion Hawkins  
President