

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF OCTOBER 16, 2019

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, October 16, 2019** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission January – April 2019 meetings.

REZONINGS

- 1. 98 Line St (Canonborough/Elliottborough - Peninsula) a portion of TMS# 4600404004** – approx. 0.016 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner: Haute on Line, LLC
Applicant: Erika V. Harrison
- 2. 1522 Balsam St (Ardmore/Sherwood Forest - West Ashley) TMS# 3500700045** – 0.55 ac. Request rezoning from Single- and Two-family Residential (STR) to Diverse Residential (DR-1F).
Owner: Anthony Coaxum
Applicant: Same as owner
- 3. 645 East Bay St (East Side - Peninsula) TMS# 4590604021** – 0.13 ac. Request rezoning from Limited Business (LB) to Mixed-Use/Work Force Housing (MU-1/WH).
Owner: Jimmy C Washington II
Applicant: Atlantic South LLC – Adrian Williams, PE
- 4. 245 Huger St (East Central - Peninsula) TMS # 4590103048** – 0.50 ac. Request rezoning to include the property in the Accommodations Overlay Zone (A).
Owner: Chase Furniture Company Inc
Applicant: City of Charleston

SUBDIVISION PROPERTY CONVERSION

- 1. 0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 – 0.28 ac.** Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.
Owner: 782A Rutledge, LLC
Applicant: O'Shea Law Firm

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).
Owner: Central Park Rd, LLC
Applicant: SeamonWhiteside +
- 2. Pepperbush St (Crossing at Verdier - West Ashley) TMS# 3010000028** – approx. 21.275 ac. 42 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD) (Verdier Pointe).
Owner: Henry Kuznik
Applicant: HLA, Inc.

ORDINANCE AMENDMENTS

1. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending applicable sections related to the Design Review Board in order to establish board member alternates, prioritize placement of affordable/workforce housing projects on agendas, and limit the number of agenda items.**
2. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by establishing archaeological preservation standards.**
3. **Maybank Hwy & Bohicket Rd (Sea Island Health Care/Angel Oak Village – Johns Island) TMS# 2790000142, 248, AND 309** – approx. 51.67 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.
Owner: Sea Island Health Care Corporation
Applicant: Forsberg Engineering & Surveying, Inc.

ZONINGS

1. **2951 Bolton Rd (West Ashley) TMS# 3071000044** – 0.32 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.
Owner: Joshua L. Bettinger and Shelby R. Walls
2. **2591 Morning Dove Ln (West Ashley) TMS# 3550500132** – 0.28 ac. Request zoning of Planned Unit Development (PUD) (Canterbury Woods). Zoned Planned Development (PD) in Charleston County.
Owner: Samuel and Kelley Mosley
3. **Properties on Playground Rd (West Ashley) TMS# 4180500045 and 337** – 0.36 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: City of Charleston
4. **Property on Rushland Landing Rd (Johns Island) TMS# 3110000309** – 3.76 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owners: Martin S Roache, Reico Harris, and Herb Fraser
5. **2988 Bolton Rd (West Ashley) TMS# 3071000037** – 0.5 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Sandra Lynn Mixson
6. **333 and 335 Wappoo Rd (West Ashley) TMS# 3501000144** – 0.46 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Robert J. Suli
7. **Properties on Savannah Hwy and Hughes Rd (West Ashley) TMS# 2870000139, 140, 142 and 178** – 28.85 ac. – Request zoning of Planned Unit Development (PUD) (Cosby Tract). Zoned Single-Family Residential (R-4) and Community Commercial (CC) in Charleston County.
Owner: Colson Jean R Saltwater Breeze, LLC

ELECTION OF CHAIR

1. Commission selection of a chairperson to serve until January 2020.

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.