



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA OCTOBER 19, 2022

A meeting of the Planning Commission will be held on **Wednesday, October 19, 2022 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street**. The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists. Application information will be available at www.charleston-sc.gov/pc in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

PUBLIC COMMENT:

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12 p.m. on Tuesday, October 18, 2022** (one day before the meeting) at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100 Charleston, SC 29401 | (843) 724-3781

The following applications will be considered:

PRESENTATION

1. **Remarks from PP&S Director Robert Summerfield**

MINUTES

2. **Request approval of minutes from September 21, 2022 Planning Commission Meeting**

REZONINGS

1. **1300 Rutledge Ave, 2130-3132 Mount Pleasant St, 2127-2133 Weaver St North Central - Peninsula | TMS # 4641400006, 4641400007, 4641400008, 4641400009, 4641400010, 4641400005, 4641400001 | Approx. 1.65 ac.**
Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-1/WH).

Owner: SI Holdings, LLC/ Azalea Holdings, LLC
Applicant: Free Market Ventures, LLC

2. **39 Line St Cannonborough/Elliottborough - Peninsula | TMS # 4590503114 | Approx. 0.07 ac.**
Request rezoning from Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: MMC Investments LLC
Applicant: Brian K. McArdle

3. Property on Southwick Dr

Fenwick Hills - Johns Island | TMS # 2790000018 | Approx. 61.3 ac.

Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-6).

Owner: Fenwick Hills Corp

Applicant: Middleburg Communities

SUBDIVISION

1. Property on Theresa Dr

Bel Air - James Island | TMS # 4241000030 | Approx. 2.6 ac.

Request approval of subdivision concept plan for 16 townhome units. Zoned Single and Two Family Residential (STR) and Diverse Residential (DR-1).

Owner: FMM Theresa Holdings, LLC

Applicant: Same as owner

ORDINANCE AMENDMENT

- 1. To amend Article 3, Part 2 (Old City Height Districts and View Corridor Protection), section 54-306.A. HEIGHT DISTRICT 2.5 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to allow more flexibility for height for principal buildings within a VE or AE Flood Zone.**
- 2. To amend section 54-506 (Exceptions to Setback Requirements) of Part 2 (Exceptions to Height and Setback Requirements) of Article 5 (Exceptions and Modifications) of the Zoning Ordinance of the City of Charleston.**

ZONINGS

1. 17 Lindendale Ave

Avondale - West Ashley | TMS # 4181400013 | Approx. 0.34 ac.

Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Eloise and Eric Thome

2. 1239 Wisteria Rd

Pinecrest Gardens - West Ashley | TMS # 3511200085 | Approx. 0.13 ac.

Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Janice Fetter

3. 1509 Gardenia Rd

Fairfield Pines - West Ashley | TMS # 3511200149 | Approx. 0.46 ac.

Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Wade C. Alexander

4. 1624 Wappoo Dr

Pinecrest Gardens - West Ashley | TMS # 3511200007 | Approx. 0.17 ac.

Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Nancy Griffith

5. 2040 Coker Ave

Riverland Terrace - James Island | TMS # 3430200110 | Approx. 0.24 ac.

Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Maria and Russell Cooper

6. 28 Rosedale Dr

Avondale - West Ashley | TMS # 4181400180 | Approx. 0.39 ac.

Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

PP&S DEPARTMENT UPDATES

PUBLIC MEETING ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.