

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JULY 21, 2021

A meeting of the Planning Commission will be held **Wednesday, July 21, 2021, at 5:00 p.m.**, virtually via Zoom. Register and access the meeting online at:

https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ. To access via phone, dial 1 (301) 715-8592. Meeting ID# 853 0771 7064. Technical assistance line: (843) 724-3788. The meeting will be recorded and streamed on YouTube.

Public Comment Instructions:

Use **one** of the following methods to request to speak at the meeting or provide comments for the Commission. **Provide your name, address, telephone number, meeting date, project number.**

Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, July 21st:

1. Call 843-724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/pc in advance of the meeting.

REZONINGS

1. **Properties on George St, Society St and King St (Downtown – Peninsula) TMS # 4570404007, 008, 112, 025, 113 and 017** – approx. 1.74 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owners: GS Acquisitions, LLC; ENT SD, LLC
Applicant: Hellman Yates, PA

2. **Properties on Cumberland St, Church St and Linguard St (Downtown – Peninsula) TMS # 4580503089, 090, 091, 093 and 087** – approx. 0.68 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner/Applicant: Cumberland, LLC

3. **Properties on Maybank Hwy (Rhett’s Cove – Johns Island) TMS # 2790000029, 030, 031 and 035** – approx. 10.6 ac. Request approval of the Rhett’s Cove Planned Unit Development (PUD) Master Plan and Development Guidelines and to zone and rezone subject properties to PUD (Rhett’s Cove). Subject properties are currently zoned Commercial Transitional (CT) in the City of Charleston; and Planned Development (PD) and Maybank Highway Corridor Overlay District (OD_MHC) in Charleston County.

Owners: 1108 Gregory St, LLC, et. al.
Applicant: HLA, Inc.

DEVELOPMENT AGREEMENT

1. **Laurel Island (Peninsula) TMS # 4180000006, 4500000013, 4590200013, 4611303024, 100, 101, 102, 4640000002, 006, 023 and 038** – approx. 352.35 ac. Request approval of a Development Agreement between the City of Charleston and the owners LRA Promenade North, LLC and the City of Charleston.

An additional public hearing before City Council regarding the proposed development agreement will be held August 17, 2021 at 5:00 p.m.

ORDINANCE AMENDMENT

1. **An ordinance to amend Article 3 (Site Regulations), Part 11 (One-family attached dwellings) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add new regulations for one-family attached dwellings in the GB zone district.**

ZONINGS

1. **1349 and 1351 Ashley River Rd (Washington Park – West Ashley) TMS # 4180500001 and 002** – approx. 0.53 ac. Request zoning of General Business (GB). Zoned St Andrews Blvd Overlay District/Community Commercial (OD_STA/CC) in Charleston County.
Owners: Graphic Glamour Holdings, LLC & Shubh Labh of Charleston, LLC
2. **109 Magnolia Rd (Ashley Forest – West Ashley) TMS # 4181300132**– approx. 0.13 ac. Request zoning of Single- and Two-Family Residential (STR). Zoned Mixed Style Residential (M-12) in Charleston County.
Owner: Darren Finan
3. **2710 Pine Log Ln (Johns Island) TMS # 3120000251**– approx. 4.66 ac. Request zoning of Diverse Residential (DR-6). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Carey S. Rivers

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. 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.