

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF SEPTEMBER 15, 2021

**PLEASE NOTE EARLIER MEETING TIME.** A meeting of the Planning Commission will be held **Wednesday, September 15, 2021, at 2:00 p.m.**, virtually via Zoom. Register and access the meeting online at: [https://us02web.zoom.us/webinar/register/WN\\_qb8CCVjxTcWo8DughRZDRQ](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 streamed on YouTube at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists>.

### **PLEASE NOTE THE FOLLOWING CHANGES TO PUBLIC PARTICIPATION.**

Beginning with the September 15 meeting and for all meetings going forward, the deadline to submit written comments is **12:00 PM the day before** the meeting. The deadline to sign up to speak is **12:00 PM** the day of the meeting. Written comments will be acknowledged into the record and summarized. You are encouraged to sign up to speak if you would prefer your comments be heard aloud.

#### **Public Comment Instructions:**

Use one of the following methods to request to speak at the meeting or provide comments for the Commission. **For all options, be sure to provide your name, address, telephone number, meeting date, project number. Requests to submit comments must be received by 12:00 p.m., Tuesday, September 14. Requests to sign up to speak must be received by 12:00 p.m., Wednesday, September 15.**

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](mailto:Boards@charleston-sc.gov); or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3<sup>rd</sup> floor, Charleston, SC 29401.

The following applications will be considered at the September Planning Commission meeting. Information on the applications, will be available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc) in advance of the meeting.

### **MINUTES**

Request approval of minutes from **November 20, 2019; March 17, 2021; April 21, 2021 and May 19, 2021** Planning Commission meetings.

### **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).  
Owner: McAllister Togant Clements Ferry LLC et al  
Applicant: Troy Miller
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).  
Owner: Hyman J Meddin Residuary Trust & HJM Associates, LLC  
Applicant: Brian Hellman

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.  
 Owner: 228 President Street LLC  
 Applicant: Synchronicity LLC
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.  
 Owner: Evening Post Industries  
 Applicant: LS3P
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.  
 Owner: International Longshoremen’s Association Local 1422-A  
 Applicant: Stephen Ramos, LS3P
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.  
 Owner: Morris Sokol LLC  
 Applicant: John H. Hofford

**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.**

**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: Lesemann & Associates, LLC
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).  
 Owner: Holder Properties 1990 DI, LLC  
 Applicant: Seamon Whiteside & Associates

**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.  
 Owners: Ethel Mack Swinton and Thomas Swinton

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](http://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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.