



# CITY OF CHARLESTON PLANNING COMMISSION

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## AGENDA NOVEMBER 16, 2022

A meeting of the Planning Commission will be held on **Wednesday, November 16, 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](http://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists). Application information will be available at [www.charleston-sc.gov/pc](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 12:00 p.m. on Tuesday, November 15, 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**

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The following applications will be considered:

### **MINUTES**

- 1. Request approval of minutes from September 21, 2022 and October 19, 2022 Planning Commission Meetings**

### **REZONINGS**

- 1. Property on Southwick Dr**  
**Fenwick Hills - Johns Island | TMS # 2790000018 | Approx. 60.61 ac.**  
Request rezoning from Single Family Residential (SR-1) to Conservation (C - approx. 22.35 ac.) and Diverse Residential (DR-6 - approx. 38.26).  
Owner: Fenwick Hills Corp  
Applicant: Middleburg Communities

### **PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT**

- 1. 3328 Maybank Hwy**  
**Maybank Highway - Johns Island | TMS # 2790000029, 030, 031, 035 | Approx. 10.6 ac.**  
Request amendment to the Rhetts' Cove Planned Unit Development (PUD) Master Plan and Development Guidelines to change the land use acreage and parking requirements.  
Owner: Kuluck Properties, Consultants LLC 24/7, Stanley Martin Homes LLC  
Applicant: Stanley Martin Homes

- 2. Brewster Ct, Cannon St, Coming St & Saint Philip St  
Cannonborough - Elliotborough - Peninsula | TMS # 4600804015, 016, 017, 037,  
042, 043, 075 through 081, 083 through 088, 090 & 094 through 110 | Approx. 1.39  
ac.**

Request amendment to the Residences at Coming & Cannon Street Planned Unit Development (PUD) Master Plan and Development guidelines to change the permitted uses to allow commercial short-term rentals for all properties within the PUD.

Owner: Ty Costa et al.  
Applicant: Virginia Landon

### **ORDINANCE AMENDMENT**

- 1. To amend section 54-306 (Old City Height Districts) of Part 2 (Old City Height Districts and View Corridor Protection) of Article 3 (Site Regulations) and Section 54-506 (Exceptions to Setback Requirements) of Article 5 (Exceptions and Modifications) of the Zoning Ordinance of the City of Charleston to increase permitted heights of accessory structures.**

### **ZONINGS**

- 1. 638 Tuxbury Farm Rd (a portion) & two adjacent parcels on Tuxbury Farm Rd  
Cainhoy | TMS # 2630004046 (a portion), 042 & 053 | Approx. 10.32 ac.**  
Request zoning of Single-Family Residential (SR-1). Zoned Rural Single-Family Residential (R1-R) in Berkeley County.  
Owner: Ray Waits & Angela Waits
- 2. 715 Yaupon Dr & 2682 Hwy 41  
Cainhoy | TMS # 2630004007 & 006 | Approx. 5.71 ac.**  
Request zoning of Diverse Residential (DR-12). Zoned General Commercial (GC) in Berkeley County.  
Owner: Rumphs Auto Service et al.
- 3. 1737 Jessamine Rd  
Pinecrest Gardens - West Ashley | TMS # 3511200029 | Approx. 0.18 ac.**  
Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Edgar John David Life EST
- 4. 326 Cessna Ave  
Air Harbor - 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
- 5. 12 Riverdale Dr  
Avondale - West Ashley | TMS # 4181400088 | Approx. 0.25 ac.**  
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Joseph J. Nemeth III

**6. 3306 Bonanza Rd**

**Carolina Bay- West Ashley | TMS # 3070000006 | Approx. 0.91 ac.**

Request zoning of General Office (GO). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Jaime Raul Gomez and Marlene D. Hernandez

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