City of Charleston

PLANNING COMMISSION
July 21, 2021
Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/pc

**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Planning Commission – July 21, 2021

Just as in an in-person meeting, all items heard today are part of a public meeting format. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All zoning, rezoning and ordinance amendment requests will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the August 17, City Council meeting.

Meeting results will be posted on the City’s website at www.charleston-sc.gov/pc.

Your City of Charleston Planning Commission Members are:

Charles Karesh – Chair
Harry Lesesne – Vice-Chair
Jimmy Bailey, Jr.
Loquita Bryant-Jenkins
Erika V. Harrison

Donna Jacobs
Angie Johnson
Sunday Lempesis
Chaun William Pflug

Christopher Morgan, Planning Manager
Lee Batchelder, Zoning Administrator
Philip Overcash, Senior Planner
Ana Harp, Senior Zoning Planner
Chloe Stuber, Planner
Marcia Grant, Clerk

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Virtual Meeting Protocol

Staff will control the PowerPoint slides displayed throughout the meeting.

Applicants, staff, Commissioners, and the public are required to give their name first whenever speaking.

Video and microphone have been disabled for all attendees. The public will only be given the capability to speak when they are called on during the public comment period. Applicants will be promoted to panelist for the duration of their item, giving them temporary access to microphone and video. They should remain muted unless called on to speak.

Chat and the Q&A functions have been disabled for everyone.

These proceedings are being recorded.

Order of the Meeting:
- City staff present the agenda item and recommendation
- Applicant comments
- Public comments in favor (first spoken, then written)
- Public comments in opposition (first spoken, then written)
- Applicant response
- Commission discusses agenda item, makes a motion, and votes
Virtual Meeting Protocol

Commission:

- Commission members should be both seen on video and heard when speaking.

- Commissioners will be polled by the Chairman for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Commissioner making the motion should correct the Chairman if he has not re-read the motion accurately.

- Commissioners that need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next agenda item.

- If the Commission needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
Public Comment Period

Providing Comment:

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Rezoning 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
Century V Plan

REZONING 1

GEORGE, SOCIETY & KING

URBAN CORE

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Rezoning 1

Staff Recommendation:

APPROVAL
Public Comment Period

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Rezoning 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
Century V Plan

REZONING 2

CUMBERLAND, CHURCH AND LINGUARD

URBAN CORE

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
AERIAL

REZONING 2

CUMBERLAND, CHURCH & LINGUARD STS (PENINSULA)

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Staff Recommendation:

TO BE DISCUSSED
Public Comment Period

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Rezoning 3

Properties on Maybank Hwy (Rhett’s Cove – Johns Island) TMS # 2790000029, 030, 031 and 035 (a portion)

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). 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.

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Century V Plan

REZONING 3

MAYBANK HWY (RHETT’S COVE PUD)

SUBURBAN
AERIAL

REZONING 3

MAYBANK HWY – RHETT’S COVE PUD

(JOHNS ISLAND)
Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
## PUD DETAILS

<table>
<thead>
<tr>
<th>Gross Acreage</th>
<th>Net Acres</th>
<th>Maximum Dwelling Units (DU) Allowed</th>
<th>Net Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.636</td>
<td>8.564</td>
<td>59</td>
<td>6.9 D.U. / acre</td>
</tr>
</tbody>
</table>

### AREA

<table>
<thead>
<tr>
<th>AREA</th>
<th>TOTAL ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildable Area</td>
<td>1.82 AC</td>
</tr>
<tr>
<td>Total Open Space</td>
<td>3.303 AC</td>
</tr>
<tr>
<td>Buffers</td>
<td>0.69 AC</td>
</tr>
<tr>
<td>Right-Of-Way</td>
<td>2.56 AC</td>
</tr>
<tr>
<td>Wetlands</td>
<td>2.072 AC</td>
</tr>
<tr>
<td>HOA Areas</td>
<td>4.472 AC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District</th>
<th>Gross Acreage</th>
<th>Net Acreage</th>
<th>Jurisdictional Wetland</th>
<th>Non-Jurisdictional Wetland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential District</td>
<td>9.068 AC</td>
<td>6.996 AC</td>
<td>2.072 AC</td>
<td>–</td>
</tr>
<tr>
<td>Commercial District</td>
<td>1.568 AC</td>
<td>1.568 AC</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>
Rezoning 3

Staff Recommendation:

APPROVAL WITH THE FOLLOWING CONDITION:

The parking lot approval by Charleston County, 10-year parking lease and parking rider must be completed prior to TRC approval of subdivision. Parking lot must be completed prior to final subdivision plat approval.
Providing Comment:

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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; Charleston County; LRA Promenade, LLC; LRA Promenade North, LLC; and LID OZ I, LLC.

An additional public hearing before City Council regarding the proposed development agreement will be held August 17, 2021 at 5:00 p.m.
Development Agreement 1

Laurel Island
Development Properties

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Development Agreement 1

West Ashley Bikeway Properties

Morris Island Property

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
Development Agreement 1

Staff Recommendation:

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Zoning 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
AERIAL

ZONING 1

1349 & 1351 ASHLEY RIVER RD

(WEST ASHLEY)
Staff Recommendation:

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Zoning 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
Century V Plan

ZONING 2

109 MAGNOLIA RD

SUBURBAN

Go to www.charleston-sc.gov/PC for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.
AERIAL

ZONING 2

109 MAGNOLIA RD

(WEST ASHLEY)
Zoning 2

Staff Recommendation:

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Zoning 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
Century V Plan

ZONING 3

2710 PINE LOG LN

SUBURBAN

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AERIAL

ZONING 3

2710 PINE LOG LN

(JOHNS ISLAND)
Zoning 3

Staff Recommendation:

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END OF SLIDES