

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF NOVEMBER 26, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Monday, November 26, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

DEVELOPMENT AGREEMENT

1. **Properties on River Rd & Maybank Hwy (Johns Island) TMS# 346000004, 076 & portions of 346000258 & 259** – approx. 44.891 acres. Request approval of a Development Agreement between the City of Charleston and the owners, 1776, LLC.

REZONINGS

1. **34 Cooper St (Peninsula) – TMS# 4590601007** – 0.153 ac. Request rezoning from Diverse Residential (DR-2F) to Residential Office (RO).
Owner: Jarrett Hodson & Michael Jewell
Applicant: Becky Fenno
2. **52 Line St (Peninsula) – TMS# 4590503139** – approx. 0.90 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Norfolk Southern Railway
Applicant: LS3P
3. **F St (Peninsula) – TMS# 4600404118** – 0.71 ac. Request rezoning of previously unzoned right-of-way to Mixed-Use/Workforce Housing (MU-1/WH).
Owner/Applicant: City of Charleston
4. **89 Romney St (Peninsula) – TMS# 4631602005** – 0.10 ac. Request rezoning from Diverse Residential (DR-1F) to Residential Office (RO).
Owner: Mary A. Boags Life Estate Rem et al.
Applicant: Courtney C. Brown
5. **2026 Clements Ferry Rd (Cainhoy) – TMS# 2710001035** – 30.50 ac. Request rezoning from Light Industrial (LI) to General Business (GB).
Owner: Clements Ferry Properties LLC
Applicant: SeamonWhiteside + Associates

SUBDIVISION

1. **Main St (Ashleyville Subdivision – West Ashley) – TMS# 4181100034** – 0.676 ac. Requesting subdivision into 6 lots. Zoned SR-4.
Owner: Bussy, LLC
Applicant: Forsberg Engineering and Surveying, Inc.

ZONINGS

1. **Clements Ferry Rd (Cainhoy) TMS# 2750000005** – approx. 16.40 ac. Request zoning of Rural Residential (RR-1). Zoned Multisection Manufactured Residential (R1-MM) in Berkeley County.
Owner: IVO SANDS LLC
2. **1389 River Rd (Johns Island) TMS# 3110000025** – 10.94 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Knapp A Partnership
3. **1381 River Rd (Johns Island) TMS# 3110000097** – 1.28 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Knapp A Partnership
4. **1310 N Edgewater Dr (West Ashley) TMS# 3491400009** – 0.62 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Grant & Jennifer Zinkon

ORDINANCE AMENDMENTS

1. **River Rd & Maybank Hwy (The Village at Fenwick PUD – Johns Island) TMS# 3460000004, 076 & portions of 3460000258 & 259** – approx. 44.891 ac. Request an amendment to Ordinance No. 2016-005 by substituting the Amended and Restated Planned Unit Development Master Plan and Development Guidelines for this property.
Owner: 1776 LLC
Applicant: City of Charleston
2. **Bees Ferry Rd (Verdier Pointe PUD – West Ashley) TMS# 3010000028, 673, 674 & 677** – approx. 102.65 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.
Owner: Henry Kuznik, BFK Holdings LLC & City of Charleston
Applicant: HLA Inc
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to incorporate provisions to allow subdivision and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts.**
4. Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Part 17 – Upper Peninsula District pertaining to strengthening workforce housing.**
5. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) **to provide that, in case a proposed amendment, supplement, or change to the Zoning Ordinance or Zoning Map be disapproved by the Planning Commission, or in case of a valid protest by certain adjacent property owners to such proposed amendment, supplement, or change, that such amendment, supplement, or change shall not become effective except by the favorable vote of at least eight (8) of the members of City Council present and voting.**

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. 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.