A meeting of the City of Charleston Planning Commission will be held at 5:00 p.m., on Wednesday, November 20, 2019 in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

**REZONINGS**

1. **1555 Juniper St (Ardmore/Sherwood Forest – West Ashley)** TMS # 3500300185 AND 186 – 0.58 ac. Request rezoning from Single- and Two-Family Residential (STR) to Diverse Residential (DR-1).
   - Owner: City of Charleston
   - Applicant: Same as owner

2. **52 Kennedy St (Westside - Peninsula)** TMS # 4600704106 – 0.08 ac. Request rezoning from Height District 2.5 to Height District 3. Base zoning is Diverse Residential (DR-2F).
   - Owner: Martay, LLC
   - Applicant: Same as owner

3. **80 Alexander St (Mazyck-Wraggborough - Peninsula)** TMS # 4591304045 – 0.17 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-2F).
   - Owner: 1776 Development, LLC
   - Applicant: Seamon Whiteside & Associates

**SUBDIVISION PROPERTY CONVERSION**

1. **0 Castlereagh Rd (Hemmingwood - West Ashley)** TMS# 3530200167 – 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.
   - Owner: 782A Rutledge, LLC
   - Applicant: O'Shea Law Firm

**SUBDIVISIONS**

1. **Pepperbush St (Crossing at Verdier - West Ashley)** TMS# 3010000028 – approx. 21,275 ac. 42 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD) (Verdier Pointe).
   - Owner: Henry Kuznik
   - Applicant: HLA, Inc.

   - Owner: RHK, LLC
   - Applicant: Seamon Whiteside & Associates

3. **Daniel Island - Northern Parcel FF (Daniel Island)** TMS # 2720000001 AND 2720501004 – 81.30 ac. 62 lots. Request approval of subdivision concept plan.
   - Owner: The Daniel Island Company, Inc.
   - Applicant: Thomas and Hutton
ORDINANCE AMENDMENTS

1. Request approval of an ordinance providing for an amendment to the Daniel Island Master Plan zoning text.
   Owner: The Daniel Island Company, Inc.
   Applicant: Womble Bond Dickinson (US) LLP

2. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission rules and procedures.

3. Request approval of an ordinance to amend Part 15 (Mixed Use 1 - Workforce Housing District Mixed Use 2 - Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to implement the federal Opportunity Zone program, by creating certain incentives to encourage the development of workforce housing units within designated qualified opportunity zones.

4. Request approval of an ordinance to amend Chapter 54 of the code of the City of Charleston (Zoning Ordinance) to add to Sec. 54-299.4.b of the Zoning Ordinance a requirement for the installation of a twelve foot (12’) wide multi-use path along the frontage of parcels within the Folly Road, FR, Overlay Zone; to authorize the Zoning Administrator to reduce the minimum required buffer plantings adjacent to a right-of-way and/or reduce the minimum required width of the multi-use path in certain circumstances, with appeal to the Board of Zoning Appeals-Site Design; and to amend Sec. 54-120 of the Zoning Ordinance to add definitions for the terms “bikeway” and “multi-use path.”

5. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to clarify the types of dwellings defined in Sec. 54-120 by including definitions for “single-family detached dwelling” and “single-family attached dwelling.”

ZONINGS

1. 320 Woodland Shores Rd (Woodland Shores – James Island) TMS # 3431100117 – 1.0 ac.
   Request zoning of Single-family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Cecil K. and Janice M. Cargile

2. Brickyard Rd (Johns Island) TMS# 3110000090 – 2.0 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Worldwide Investments, LLC

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.