

Sharon Reed – Chairperson  
Vernon Pryor – Vice Chairperson  
Ed Astle  
Matthew Brady

**CITY OF NORTH CHARLESTON  
PLANNING COMMISSION  
THIRD FLOOR  
BUIST CONFERENCE ROOM  
December 9, 2019  
6:00 P.M.**

Sammie Douan  
Anil Rao  
Suzanne Thigpen  
Warren Wurscher

**Legal Staff:**  
Francie Austin  
Kriston Neely

## **AGENDA**

- I. **Call to Order** –Chairperson Sharon Reed
  
- II. **Minutes:**
  - Consideration of the Minutes of the November 12, 2019 Planning Commission Meeting
  
- III. **Public Hearings and Recommendations:**
  - A. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Properties Addressed as 4333 & 4337 Leslie Street (Charleston County TMS#s 408-02-00-073 & -074) from R-2, Multi-Family Residential, to R-3, Mobile Home Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels Changing from “Light Industrial” to “Mobile Home”
  
  - B. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Property Addressed as 5624 Rivers Avenue (Charleston County TMS# 472-08-00-104) from B-2, General Business, to B-3, Commercial, Recreation, and Highway Oriented Uses, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel Changing from “Major Business/Retail” to “Highway Oriented Use”
  
  - C. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Property Addressed as 4332 Walton Street (Charleston County TMS# 408-02-00-084) from R-2, Multi-Family Residential, to M-1, Light Industrial, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel Changing from “Multi-Family Residential” to “Light Industrial”
  
  - D. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Property Addressed as 1935 Burton Lane (Charleston County TMS# 466-03-00-092) from R-1, Single-Family Residential, to B-2, General Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Single-Family, Traditional” to “Major Business/Retail”

- E. **Public Hearing and Recommendation to Council – Proposed Rezoning:** Proposed Rezoning of the Properties Addressed as 4006, 4010, 4049, 4052, 4055, 4060, 4064, 4066, 4070, 4074, 4075, 4101, 4107, 4111, 4119, 4189, & 4193 South Rhett Avenue, 1832 Helm Avenue, 4062 Colleton Avenue, 4080 Spruill Avenue, 4034 Four Poles Park Drive, 4135 Spartanburg Avenue, 4102 Rivers Avenue, and 1808, 1810, 1812, 1816, 1822, 1824, and 1826 Orangeburg Street (Charleston County TMS#s 470-12-00-033, -036, -038, -044, -045, -046, 470-14-00-169, -195, -197, 470-15-00-009, -013, -019, -036, & -074 and portions of TMS#s 470-11-00-069, 470-12-00-101 and 470-15-00-020) from R-3, Mobile Home Residential to R-2, Multi-Family Residential
- F. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Properties Addressed as 4313, 4315, & 4317 Bream Road (Charleston County TMS#s 408-10-00-236 to -238) from ON, Neighborhood Office, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels Changing from “Office, Professional” to “Multi-Family Residential”
- G. **Public Hearing and Recommendation to Council – Proposed Planned Development Amendment:** Proposed Amendment to the Planned Development District Known As Dorchester Senior Independent and Assisted Living Project Located at 8601 Dorchester Road ((Dorchester County TMS#s 171-00-00-071, -220, & -221) To Increase the Unit Count from 144 to 149, Lower the Age Restriction from 62 to 55, and To Incorporate a Memory Care Unit into the Planned Development
- IV. **Zoning Text Amendments:**
- A. **Public Hearing and Recommendation to Council – Proposed Zoning Text Amendment:** Proposed Zoning Text Amendment to amend Section 5-3(b)2 of the Zoning Ordinance to allow artist and photography studios as conditional uses within the Neighborhood Office district and Section 5-3.1 to allow neighborhood office uses within the B-1 zoning district
- B. **Public Hearing and Recommendation to Council – Proposed Zoning Text Amendment:** Proposed Zoning Text Amendment to amend Section 10-20(b)6 to allow an exemption for a third story in the Olde North Charleston Neighborhood Conservation district
- V. **Other Business:**
- Summary of Actions Taken by City Council at its November 14<sup>th</sup> and November 26<sup>th</sup> Meetings
- VI. **Commission Member Comments**
- VII. **Staff Comments**
- VIII. **Adjourn**