



# CITY OF CHARLESTON PLANNING COMMISSION

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## PUBLIC COMMENT FEBRUARY 15, 2023

A meeting of the Planning Commission will be held on **Wednesday, February 15, 2023** at **5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). Please check the website on the meeting date to view any withdrawn or deferred agenda items.

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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### **REZONINGS**

#### **1. 155 Meeting St.**

**Downtown - Peninsula | TMS # 4570802011, 012, 111, 112 | Approx. 1.91 ac.**

Request rezoning from Accommodations Overlay (A-1) and 4, 6 Story Old City Height Districts to Accommodations Overlay (A-5) and 3, 5, and 7 Story Old City Height Districts.

Owner: Pinnacle Mountain Holdings LLC, King Street Holdco LLC, Pastime Amusement Company, The Beach Company

Applicant: Womble Bond Dickinson (US) LLP, James M. Wilson

**Three (3) letters of support submitted: See attached**

### **ZONINGS**

#### **1. 39 Riverdale Dr.**

**Avondale - West Ashley | TMS # 4181400061 | Approx. 0.30 ac.**

Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Andrew Steen

**No comments submitted**

#### **2. 480 Magnolia Rd.**

**Carolina Terrace - West Ashley | TMS # 4181300151 | Approx. 0.17 ac.**

Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Tricia and Ryan Sandusky

**No comments submitted**

**3. 635 Magnolia Rd.**

**Carolina Terrace - West Ashley | TMS # 4181000003 | Approx. 0.34 ac.**

Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Laurie Griese and Michael Dysart

**No comments submitted**

**4. 742 Arcadian Way**

**Avondale - West Ashley | TMS # 4181500059 | Approx. 0.36 ac.**

Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Amy and Ryan Byrne

**No comments submitted**

**DEFERRED**

**OTHER BUSINESS**

**1. Discussion of public input guidelines for Planning Commission meetings.**

**No comments submitted**

**Highland Ventures III  
Longvalley III, LLC**  
c/o Insite Properties LLC  
1213 W Morehead Street, Suite 150  
Charlotte, North Carolina 28208

February 13, 2023

VIA electronic Mail [morganc@charleston-sc.gov](mailto:morganc@charleston-sc.gov)

Mr. Christopher Morgan  
Planning Director  
City of Charleston  
2 George Street  
Charleston, SC 29402

Re: 155 Meeting Street Rezoning Request

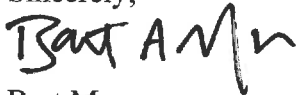
Dear Mr. Morgan,

As representatives of the owners of both 174 Meeting Street and 134 Meeting Street we wanted to express support for the rezoning requests for 155 Meeting Street.

The development that they are planning for the site will have a positive impact on the neighborhood and remove an eyesore that exists today. The mixture of retail, hospitality, residential and meeting space will be a benefit to the area.

Thank you for consideration of this application. If you have questions, or require additional information, please do not hesitate to contact our office.

Sincerely,



Bart Murr  
Principal  
Insite Properties LLC  
for Highland Ventures III and Longvalley III, LLC

February 13, 2023

Mr. Lee Batchelder  
Zoning Administrator  
City of Charleston  
2 George Street  
Charleston, SC 29402

Re: ~~155~~ Meeting Street Rezoning Request

Dear Mr. Batchelder,

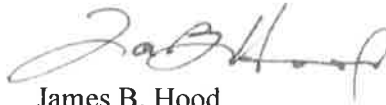
I am writing on behalf of 172 Meeting Street Associates, LLC, which owns the office building at 172 Meeting Street, and The Hood Law firm, the tenant, to express support for the rezoning requests for 155 Meeting Street.

The development that they are planning for the site will have a positive impact on the neighborhood and remove an eyesore that exists today. The mixture of retail, hospitality, residential and meeting space will be a benefit to the area.

Thank you for consideration of this application. If you have questions, or require additional information, please do not hesitate to contact me.

Kind regards,

Yours truly,



James B. Hood

JBH/spc

**From:** Stephanie Wilson Gentile <[frenchquartercharleston@gmail.com](mailto:frenchquartercharleston@gmail.com)>  
**Sent:** Monday, February 13, 2023 2:53 PM  
**To:** Morgan, Christopher <[MORGANC@charleston-sc.gov](mailto:MORGANC@charleston-sc.gov)>  
**Cc:** Wilson, James <[James.Wilson@wbd-us.com](mailto:James.Wilson@wbd-us.com)>  
**Subject:** FQNA - 155 Meeting Street Project (Feb 15 2023 Planning Commission meeting)

**CAUTION:** This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Morgan,

Please accept this email as a letter of support from the French Quarter Neighborhood Association for the 155 Meeting Street zoning application.

We have had the opportunity to meet with Mr. Wilson and the developers and look forward to having this project commence. We believe that the development envisioned will enhance our neighborhood as well as the rest of the downtown Peninsula.

Warmest regards,  
Stephanie Wilson Gentile  
President, French Quarter Neighborhood Association  
917 331 8007