



## CITY OF CHARLESTON PLANNING COMMISSION

### MEETING OF JUNE 15, 2022

A meeting of the Planning Commission will be held **IN PERSON on Wednesday, June 15, 2022 at 5:00 p.m. in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St.** The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists> .

**Public Participation Update:** The public may speak in person at the meeting without signing up in advance. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized. You are encouraged to attend the meeting in person to speak if you would prefer your comments to be fully heard. **Written comments must be submitted by 12:00 p.m., Tuesday, June 14 (day before the meeting). For all options, be sure to provide your name, address, telephone number, meeting date and agenda item description.**

1. Call 843-724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3<sup>rd</sup> floor, Charleston, SC 29401.

Information on the applications will be available at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc) in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at (843) 724-3765.

The following applications will be considered:

### MINUTES

Request approval of minutes from the **December 19, 2018, July 17, 2019, March 16, 2022, and May 18, 2022** Planning Commission meetings.

### REZONINGS

1. **24 N Market St (Downtown – Peninsula) TMS # 4580504023, 031 and 029** – approx. 0.67 ac. Request rezoning from 3 Story and WP Old City Height District to 4 Story Old City Height District.  
Owner: Carroll Building, LLC  
Applicant: K&L Gates LLP/City of Charleston
2. **810 Meeting St (East Central - Peninsula) TMS # 4610901010** - approx. 0.45 ac. Request rezoning from the 6 Story Old City Height District to the 4-12 Story Old City Height District.  
Owner: TMG 810 Meeting Street LLC  
Applicant: City of Charleston
3. **179 & 181 Fishburne St (Westside- Peninsula) TMS # 4600702173, 175 and 242** - approx. 0.23 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.  
Owner: Mt. Hermon Reformed Methodist Episcopal Church  
Applicant: Matthew Campbell

deferred

4. **313 Ashley Ave (Westside - Peninsula) TMS # 4600702053**- approx. 0.13 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.  
 Owner: RCC Properties, LLC  
 Applicant: Synchronicity
5. **20 Orrs Ct (Westside - Peninsula) TMS # 4600702069**- approx. 0.12 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.  
 Owner: RCC Properties, LLC  
 Applicant: Synchronicity
6. **properties on Travis Ln (Honey Hill- Cainhoy Peninsula) TMS # 2680000005 & 039** - approx. 11.4 ac. Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-9).  
 Owner: Clements Ferry Land SC LLC  
 Applicant: Seamon Whiteside + Associates

### **PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS**

1. **65 Barre St (Harleston Village - Peninsula) TMS# 4570204025** - approx. 0.19 ac. Request an amendment to the Barre/Halsey Planned Unit Development (PUD) Master Plan and Development Guidelines by rezoning the subject property from Single-Family Residential (SR-2) to Single-Family Residential Barre/Halsey PUD (SR-5, B/H PUD) and by increasing the maximum number of dwelling units from 21 to 23.  
 Owner: 221 Ashley LLC  
 Applicant: CKC Properties LLC
2. **0 Castlereagh Rd (Hemmingwood, West Ashley) TMS# 3530200167** - approx. 0.28 ac. Request reconsideration of the Planning Commission's recommendation on May 18, 2022 of disapproval of an ordinance to amend the Zoning Ordinance of the City of Charleston, by amending Ordinance 2006-187, which adopted the Hemmingwood Planned Unit Development (HW-PUD) Master Plan and Development Guidelines for a property located on Castlereagh Road (TMS# 3530200167) as Appendix L of the Zoning Ordinance, to delete references to a park common area, including subsection "VIII. Park Area" in its entirety, and increase the total number of single-family lots within the Hemmingwood PUD to 64 lots from 63 lots, to permit TMS# 3530200167 to be used for a single-family detached home.  
 Owner: 782A Rutledge, LLC  
 Applicant: O'Shea Law Firm

### **SUBDIVISION PROPERTY CONVERSION**

1. **0 Castlereagh Rd (Hemmingwood, West Ashley) TMS# 3530200167** – approx. 0.28 ac. Request reconsideration of the Planning Commission's recommendation on May 18, 2022 under Section 54-815 of the Zoning Code of disapproval 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

### **ORDINANCE AMENDMENT**

1. **To amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Sec. 54-306.L. - Height District 85/200, Sec. 54-306.M. - Height District 85/125, and Sec. 54-306.N. - Height District 85/30.**

## **ZONINGS**

- 1. 2157 Fort Pemberton Dr (Riverland Terrace - James Island) TMS # 3430100104** – approx. 0.23 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owners: Jack Narusevich and Jennifer Moeggenberg

- 2. 2863 Maybank Hwy (Johns Island) TMS # 3130000135**– approx. 1.14 ac. Request zoning of General Business (GB). Zoned Johns Island Maybank Highway Corridor Overlay District (JO-MHC-O) and Mixed Use (MU) in Charleston County.

Owner: Maybank Group LLC

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 [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.