All items heard today are part of a **public meeting format**.

*Written comments* submitted by the deadline have been provided to Commissioners 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council for a second public hearing. Meeting results will be posted on the City’s website at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

Your City of Charleston Planning Commission Members are:

- Charles Karesh – Chair
- Harry Lesesne – Vice-Chair
- Jimmy Bailey, Jr.
- Loquita Bryant-Jenkins
- Erika V. Harrison
- Donna Jacobs
- Angie Johnson
- McKenna Joyce
- Sunday Lempesis

Your City of Charleston Assisting Staff are:

- Christopher Morgan, Planning Manager
- Lee Batchelder, Zoning Administrator
- Ana Harp, Senior Zoning Planner
- Jim Hemphill, Planner
- Philip Overcash, Senior Planner
- Chloe Stuber, Senior Planner
- Philip Clapper, Clerk
MEETING MINUTES

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

Location

City of Charleston Zoning Map

June 15, 2022
AERIAL
REZONING 1
24 N Market St
(PENNINSULA)
City Plan Future Land Use Recommendation

REZONING 1: 24 N Market St

CITY CENTERS

City Centers consist of the most dense and mixed-use portions of the city. The tallest buildings would occur here along with the most buildings of regional significance. Blocks may be smaller, streets have steady street tree planting, and buildings are set close to wide sidewalks. These areas occur on the highest ground elevations in the city allowing for best opportunities for new or infill development. Densities range from 10 dwelling units per acre and up. Development in City Centers is dependent on the surrounding context. Examples: The Central Business District of Charleston (portions of King, Calhoun, Meeting and East Bay Streets) and Daniel Island Town Center.
Rezoning 1: 24 N Market St.

STAFF RECOMMENDATION

APPROVAL
REZONING 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
CHARLESTON CITY PLAN FUTURE LAND USE

810 Meeting St
(City Centers)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary

0 0.75 1.5 Miles

0 0.38 0.75 Miles
AERIAL

REZONING 2

810 MEETING ST
(PENNINSULA)
City Plan Future Land Use Recommendation

REZONING 2: 810 Meeting St

CITY CENTERS

City Centers consist of the most dense and mixed-use portions of the city. The tallest buildings would occur here along with the most buildings of regional significance. Blocks may be smaller, streets have steady street tree planting, and buildings are set close to wide sidewalks. These areas occur on the highest ground elevations in the city allowing for best opportunities for new or infill development. Densities range from 10 dwelling units per acre and up. Development in City Centers is dependent on the surrounding context. Examples: The Central Business District of Charleston (portions of King, Calhoun, Meeting and East Bay Streets) and Daniel Island Town Center.
Rezoning 2: 810 Meeting St.

STAFF RECOMMENDATION

APPROVAL
REZONING 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

Department of Planning, Preservation
& Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
CHARLESTON CITY PLAN FUTURE LAND USE

179 & 181 Fishburne St (Neighborhood)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Natural/Wetland
- Future Planning Area
- Low Impact/Conserved
- African American Settlement Area
- Urban Growth Boundary

I-26
US-17
AERIAL

REZONING 3

179 & 181 Fishburne St
(PENINSULA)
City Plan Future Land Use Recommendation

REZONING 3: 179 & 181 Fishburne St

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
REZONING 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
313 Ashley Ave
(Neighborhood)
City Plan Future Land Use Recommendation

REZONING 4: 313 Ashley Ave

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
REZONING 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
AERIAL
REZONING 5
20 ORRS CT (PENINSULA)
ADJACENT PROPERTY TO THE SOUTHEAST
ADJACENT PROPERTY TO THE NORTHWEST
City Plan Future Land Use Recommendation

REZONING 5: 20 Orrs Ct

Neighborhood

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
REZONING 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
Properties on Travis Ln
(Neighborhood Edge & Natural/Wetland)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary

CHARLESTON CITY PLAN FUTURE LAND USE

0 0.75 1.5 Miles
0 1.5 30.75 Miles
AERIAL
REZONING 6
PROPERTIES ON TRAVIS LN
(CAINHOY PENINSULA)
City Plan Future Land Use Recommendation

REZONING 6: Properties on Travis Ln

Neighborhood Edge

These areas are found on the periphery of existing neighborhoods and future neighborhoods. Uses vary widely but are mainly those things that residents need such as offices, stores and restaurants that are typically found along roads and transit routes forming the edges of neighborhoods rather than the centers. While traditionally threaded along major roads, over time, these areas could transition to more urban compact design patterns and contain more residential uses; especially along major transit routes. Residential densities can range from 6-20 units per acre. Examples include: many portions of Folly Road and some portions of Savannah Highway, Sam Rittenberg Boulevard and Bees Ferry Road.

NATURAL/WETLAND

Marsh, wetlands, small water bodies or other lands that cannot be developed due to their geography or topography.
Rezoning 6: Properties on Travis Ln

STAFF RECOMMENDATION

APPROVAL
PUD 1

65 Barre St (Harleston Village - Peninsula) TMS# 457024025 - 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

Area

Location

City of Charleston Zoning Map

June 15, 2022

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
CHARLESTON CITY PLAN FUTURE LAND USE

65 Barre St
(Neighborhood)
65 Barre Street
Planning Commission

Rezoning 65 Barre Street from SR-2 to SR-5 Barre/Halsey PUD
June 15th 2022 Planning Commission Meeting
The goal of rezoning 65 Barre Street to SR-5 B/H PUD is to create a more cohesive development by annexing 65 Barre Street into the adjacent Halsey Park Community. This annexation would require that 65 Barre Street be developed utilizing the same design standards for architecture as the prior developed portions of Halsey Park and to consider the PUD mission that was originally established through the PUD process.

Additionally, this would serve to further stabilize the Halsey Park HOA reserve funds through contributing $3,000 per lot initiation fees and expanding the quarterly collections of HOA dues through additional memberships.
Existing Halsey Park Plat & Aerial
**Halsey Park Existing Conditions**

Halsey Park displays a series of interconnected “living” courts that surround a central green space. Not all structures are adjacent to this central green space so the “living” courts serve not only as a means of vehicular ingress and egress, but also as a gathering space for pedestrian walking, biking, and enjoyment by the residents.
Existing Conditions of 65 Barre Street

- 65 Barre Street currently maintains a 1960’s home that is in poor condition and has been approved by the City of Charleston’s Board of Architectural Review for demolition. The previous use of the structure was a residential use as a college rental.

**Surrounding Properties:**

- **Thomas Bennet House** on the North side of the property which is utilized as an event space.
- **Parking lot** on the West side of the property owned by Roper Hospital which will likely be sold and developed as they move off the peninsula.
- **63 Barre** to the South of the property is a vacant parcel that will be developed as a residential home in the Halsey Park Development.
- **64 Barre** also to the South of the property along the rear of 65 Barre is a residential town home building within the Halsey Park development.
The existing Lot 12 (63 Barre Street) of the Halsey Park Development has been acquired by the owner of 65 Barre Street and is to be combined with 65 Barre Street upon its annexation into the Halsey Park PUD. This would form 3 separate parcels as shown on the proposed plat.

The existing lot 12 and new lot 14-A fronting Barre Street would provide an access and utility easement along their rear western property lines to allow access to all 3 lots.

This access easement would form a small “living” court in a similar fashion to what is currently displayed throughout the Halsey Park development.
Benefits of Rezoning 65 Barre Street to the Surrounding Community

- **Removal of Existing Structure** - Ensures the removal of the existing blighted structure on the lot and reduces the risk of college rentals.

- **Cohesive Development** - Ensures that the design plan for the homes to be built on the lots formed are in keeping with the Halsey Park Development guidelines and that high quality building materials will be used.
  - The easement created on 63 Barre providing access to the two new lots formed will create another "living" court for the Halsey Park residents to walk, gather and enjoy.

- **Additional Space Along the Frontage of 64 Barre** - The easement created on 63 Barre Street providing access to the two new lots will prevent the initial approved design plans for 63 Barre from being built and provide ample space between the 64 Barre Street town home and new home constructed on 63 Barre.

- **Additional Space Along the Side of 64 Barre** - The enhanced 6’ South Side Setback provided on the new lot formed (Lot 14-B) as part of the PUD amendment will ensure that no structure is built within 12’ of the North side of the 64 Barre Street town home structure.
  - Under the current zoning (SR-2) for 65 Barre Street, an accessory building structure could be placed directly along the rear and side set back adjacent to 64 Barre Street.

- **Contribution to HOA Reserves** - The Developer will be contributing $3,000 per lot initiation fees which will serve to further stabilize the HOA reserve funds.

- **Additional Due Paying HOA Members** - The two additional lots formed will add to the quarterly HOA dues collected while having a minimal impact on what those fees serve to maintain.
Halsey Park
Support From
HOA and
Declarant
ADJACENT PROPERTY TO THE SOUTH
NEIGHBORHOOD

These areas include a mix of uses, but primarily residential areas with regular block patterns and a wide range of building types and setbacks. Often next to more urban areas, uses can include a variety of neighborhood compatible services and densities range from six to twelve dwelling units per acre (6 du/a to 12 du/a). Examples include: Ansonborough, and Hampton Park Terrace neighborhoods.
PUD Amendment 1: 65 Barre St

STAFF RECOMMENDATION

APPROVAL
AN ORDINANCE


BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54-306.L., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a strike-through:

“Sec. 54-306.L. - Height District 85/200.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of two hundred (200) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than fifty (50) percent of the building site coverage area.”

Section 2. Section 54-306.M., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a strike-through:

“Sec. 54-306.M. - Height District 85/125.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one hundred and twenty-five (125) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.

3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than seventy-five (75) percent of the building site coverage area.”
Section 3. Section 54-306.N., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the text shown below with a double-underline and deleting text shown below with a strike-through:

“Sec. 54-306.N. - Height District 85/30.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one eighty-five (85) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.”

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of __________ in the Year of Our Lord, 2022, and in the _____ Year of the Independence of the United States of America

________________________________________
John J. Tecklenburg, Mayor

ATTEST: __________________________________
Clerk of Council
City of Charleston Zoning Map

ZONING 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

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765

June 15, 2022
2157 Fort Pemberton Dr
(Suburban)
City Plan Future Land Use Recommendation

ZONING 1: 2157 Fort Pemberton Dr

SUBURBAN

Low intensity, suburban-style areas, adjacent to higher-intensity areas that include a mix of uses. Limited mixed-use occurs at key cross roads. Densities range from four to eight dwelling units per acre (4 du/a to 8 du/a). Examples include: Wagener Terrace, Riverland Terrace, Avondale, and St. Johns Woods neighborhoods.
ZONING 1: 2157 Fort Pemberton Dr

STAFF RECOMMENDATION

APPROVAL