



CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JULY 20, 2022

A meeting of the Planning Commission will be held **on Wednesday July 20, 2022 at 5 p.m. in the Public Meeting Room, 1st Floor, 2 George Street.** 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>.

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12 p.m., Tuesday, July 19, 2022** (day before the meeting) at <http://innovate.charleston-sc.gov/comments/> or delivered to 2 George Street, Suite 3100, Charleston, SC 29401. 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.

Application information will be available at www.charleston-sc.gov/pc in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at 843-724-3781.

The following applications will be considered:

MINUTES

Request approval of minutes from the **June 15, 2022** Planning Commission meeting.

REZONINGS

- 1. 1471 Folly Rd (Signal Point- James Island) TMS #3340000052** - approx. 0.30 ac. Request rezoning from Limited Business (LB) to General Business (GB).
Owner: Jesus Antonio Gentile
Applicant: Jesus Antonio Gentile
- 2. 640 King St (Downtown – Peninsula) TMS # 4600404028** - approx. 0.10 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: EQ Squared LLC
Applicant: Branko Damjanovic
- 3. 179 & 181 Fishburne St (Westside- Peninsula) TMS # 4600702173, 175 & 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
- 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. **0 Orrs Ct (Westside - Peninsula) TMS # 4600702071** - approx. 0.07 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. **18 Orrs Ct (Westside - Peninsula) TMS # 4600702070** - approx. 0.06 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
7. **20 Orrs Ct (Westside - Peninsula) TMS # 4600702069** - 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

PLANNED UNIT DEVELOPMENT (PUD)

1. **Properties on Battery Island Dr (Beefield - James Island) TMS #3340500023, 022 & 055** – approx. 7.08 ac Request rezoning of two properties (TMS# 3340500023 & 022) from Rural Residential (RR-1) and zoning of one property (TMS# 3340500055) to Planned Unit Development (PUD) (Battery Island), with the Planned Unit Development Guidelines attached hereto and incorporated herein by reference to serve as the development plan for such property.
 Owner: Battery Island Community LLC
 Applicant: Robinson Design Engineers

ZONINGS

1. **820 East Estates Blvd (Long Branch - West Ashley) TMS# 3100200152** – approx. 0.26 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.
 Owners: Leroy E. Waring Sr. and Sheila W. Waring
2. **2863 Maybank Hwy (Johns Island) TMS# 3130000135 & 138** – approx. 1.59 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
3. **1978 Maybank Hwy (James Island) TMS # 3430300198** – approx. 0.38 ac. Request zoning of General Business (GB). Zoned James Island Maybank Highway Corridor Overlay District, Community Commercial (JA-MHC-O, CC) in Charleston County.
 Owners: Brian Tanner and George Vasilos
4. **4 Tovey Rd (Carolina Terrace - West Ashley) TMS# 4181000109** – approx. 0.17 ac. Request zoning of Single Family Residential (SR-2). Zoned Single Family Residential (R-4) in Charleston County.
 Owner: John Bouvette
5. **31 Avondale Ave (Avondale – West Ashley) TMS# 4181400029** – approx. 0.36 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.
 Owners: Ashley and James Mackintosh

6. 5 Oakdale Place (Avondale – West Ashley) TMS # 4181500042 – approx. 0.22 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owners: Allison and James Lutz

7. 22 Oakdale Place (Avondale – West Ashley) TMS # 4181000104 – approx. 0.24 ac Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Kayley Seawright

PP&S DEPARTMENT UPDATES

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 three business days prior to the meeting.