PLANNING COMMISSION
July 20, 2022
Regular Meeting at 5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/pc

This meeting is being recorded and livestreamed on YouTube.
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).

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**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 June 15, 2022 Planning Commission meeting.
REZONING 1

1471 Folly Rd (Signal Point- James Island) TMS #33400000052 - approx. 0.30 ac.

Request rezoning from Limited Business (LB) to General Business (GB).

Owner: Jesus Antonio Gentile
Applicant: Jesus Antonio Gentile
1471 Folly Rd
(Industrial)
City Plan Future Land Use Recommendation

REZONING 1: 1471 Folly Rd

INDUSTRIAL

The Industrial areas primarily include more intensive manufacturing, warehousing and distribution uses involving heavy truck traffic and potential emissions not found with lighter manufacturing operations. Residential uses are not typically allowed in an effort to preserve these areas for job generation and reduce conflicts from industrial traffic, emissions, and noise. Examples include: the eastern side of the Charleston Neck area and the Columbus Street Terminal.
AERIAL
REZONING 1
1471 Folly Rd
(JAMES ISLAND)
REZONING 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
640 King St
(City Centers)
City Plan Future Land Use Recommendation

REZONING 2: 640 King 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.
AERIAL

REZONING 2

640 King St
(PENINSULA)
NEIGHBORING PROPERTIES TO THE SOUTH
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

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2 George St, Charleston, SC 29401
843.724.3765
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.
AERIAL
REZONING 3
179 & 181 Fishburne St
(PENNINSULA)
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE WEST
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE EAST
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
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.
SUBJECT PROPERTY (VACANT LOT) AND NEIGHBORING PROPERTIES TO THE SOUTH AND NORTH
REZONING 5

0 Orrs Ct (Westside - Peninsula) TMS # 4600702070 - 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
City Plan Future Land Use Recommendation

REZONING 5: 0 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.
AERIAL
REZONING 5
0 Orrs St
(PENINSULA)
SUBJECT PROPERTY NOT VISIBLE FROM THE STREET (VACANT LOT TO THE REAR OF HOUSE)
REZONING 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

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City Plan Future Land Use Recommendation

REZONING 5: 18 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.
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE NORTH
REZONING 7

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

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20 Orrs Ct
(Neighborhood)
City Plan Future Land Use Recommendation

REZONING 7: 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.
NEIGHBORING PROPERTIES TO THE SOUTH
NEIGHBORING PROPERTIES TO THE NORTH
ZONING 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

Area

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2 George St, Charleston, SC 29401
843.724.3765
CHARLESTON CITY PLAN FUTURE LAND USE

820 East Estates Blvd (Suburban Edge)

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 0.5 1 2 Miles
- 0 0.5 1 1 Miles

I-526
US-17
SUBURBAN EDGE

Generally suburban in character, but lower densities than typical suburban residential areas. Suburban Edge occurs mainly inside and next to the Urban Growth Boundary and often adjacent to neighborhoods in low-lying areas. Uses are almost exclusively residential and densities range from one to four dwelling units per acre (1 du/a to 4 du/a). Examples include: Sandhurst, Shadowmoss, and Stiles Point neighborhoods.
ZONING 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
2863 Maybank Hwy
(City Centers/Suburban)

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
- Future Planning Area
CITY CENTERS

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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.
SUBJECT PROPERTY
ZONING 3

1978 Maybank Hwy (James Island) TMS # 3430300198 – approx. 0.38 ac.


Owners: Brian Tanner and George Vasilos
CHARLESTON CITY PLAN FUTURE LAND USE

1978 Maybank Hwy
(Neighborhood Edge)

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
ZONING 3: 1978 Maybank Hwy

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.
SUBJECT PROPERTY
ZONING 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
City Plan Future Land Use Recommendation

ZONING 4: 4 Tovey Rd

SUBURBAN

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ZONING 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
City Plan Future Land Use Recommendation

ZONING 5: 31 Avondale Ave

SUBURBAN

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ZONING 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
5 Oakdale Place
(Suburban)
ZONING 6: 5 Oakdale Place

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.
City of Charleston Zoning Map

ZONING 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

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2 George St, Charleston, SC 29401
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ZONING 7: 22 Oakdale Place

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.
END OF SLIDES