PLANNING COMMISSION

August 17, 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.

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
STAFF UPDATE ON PENDING HEIGHT ORDINANCE CHANGES
AN ORDINANCE

TO AMEND ARTICLE 3, PART 2 (OLD CITY HEIGHT DISTRICTS AND VIEW CORRIDOR PROTECTION), SECTIONS 54-306 THROUGH 54-306.I. OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO AMEND THE STANDARDS RELATED TO HEIGHT ADJUSTMENTS.

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

Section 1. Part 2 (Old City Height Districts and View Corridor Protection), Sections 54-306 through 54-306.I. 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. Old City Height Districts.

The requirements of this section have resulted from a contextual study of building height and architectural patterns in the Old City Height District. The requirements of this section reflect the predominant building height trends of the areas to which they are applied, and reinforce the principles cited in the Downtown Plan, adopted in 1999, that higher structures be located along spine streets of the Peninsula, with heights of structures tapering down towards the waters' edges. The requirements of this Section are intended to clarify acceptable heights of buildings in areas of the Old City Height District, subject to the right of the Board of Architectural Review to adjust heights in limited circumstances when based on architectural merit and context.

General requirements:

1. Heights shall be measured in stories or feet, as specified. Notwithstanding the foregoing, height shall be measured in feet in the following districts: 3X, 85/200, 85/12S, 85/30, 100/30, 80/30, 55/30S, 55/30, 56/30V, 120/30, 50W, W and WP.

2. For maximum height specified in feet, the measurement shall be taken from the highest curb elevation adjacent to the site to the highest point of the structure. Where heights are specified in stories, the measurement shall be taken from finished floor to finished floor.
3. If a building is required to be raised per FEMA requirements, that same height shall be added to the maximum height allowed, up to a maximum of six (6) feet. This measurement shall be taken from the highest curb elevation.

4. Existing structures shall be allowed to be elevated to meet FEMA and City freeboard requirements and exceed height limitations of this Chapter.

5. Any area under a structure in excess of six feet shall be counted as a story.

6. Downward height adjustment: The BAR is empowered to require a downward adjustment of one-half story in the number of stories from the permitted number of stories in the applicable height district based on the predominate number of stories in the structure’s immediate surroundings, as defined in Section 54-231.

7. Floors shall be measured in the following manner:
   
   **Residential:**
   
   a. The maximum height of any residential floor shall be 12 feet The BAR may grant a waiver up to 14 feet on the first or second floor, based on architectural merit, design and context. Any dimension above this shall constitute two stories.
   
   b. The minimum height of any residential floor shall not be less than 10 feet; however, there is no minimum height for floors in a one family dwelling, two family dwelling or one family attached dwelling.
   
   c. The BAR is empowered to require adjustments to floor heights, based on context of the structure with its immediate surroundings, as defined in Section 54-231.

   **Non-Residential:**
   
   d. The maximum height of any nonresidential story shall be 20 feet. The BAR may grant a waiver up to 25 feet on the main floor based on architectural merit, design and context. Any dimension above this height shall constitute two stories.
   
   e. The minimum height of any nonresidential floor shall not be less than 12 feet, unless otherwise specified in Sec. 54.306.X.
   
   f. The BAR is empowered to require adjustments to floor heights, based on context of the structure with its immediate surroundings, as defined in Section 54-231 H.

8. Half stories, as the top story of a building, shall be permitted as specified by height district, subject to the following restrictions.

   For the purposes of this section, half stories on one-family dwellings, two-family dwellings, one-family attached dwellings, and accessory buildings to these building types within the Old City Height Districts shall be limited the space under a gable or hipped roof where the wall plates, or knee walls, on at least two opposite exterior walls shall not exceed two feet in height. The aggregate width of dormers on a half story shall not exceed 30% of the width of the exterior wall below the dormer(s).
Notwithstanding the definition for half story in Sec. 54-120, for purposes of this section, half stories on all other types of buildings may be either:

a. A full story with a total floor area, including any covered exterior floor area under a roof, that does not exceed 50% of the conditioned floor area of the story immediately below the half story as illustrated in Figure 1 below, or

b. A half story under a gable or hipped roof that complies with the restrictions for a half story on a one or two family dwelling described in the previous paragraph

Figure 1

<table>
<thead>
<tr>
<th>A</th>
<th>Area of half story</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Story immediately below the half story</td>
</tr>
</tbody>
</table>

| A | shall not exceed 50% of the conditioned floor area of C |

9. Building height to roof eave shall not exceed twice the building width of the primary façade of habitable space fronting the street as illustrated in Figure 2 belows, provided the Board of Architectural Review may waive this provision based on architectural merit, design and context.
10. There shall be no minimum building height requirement, unless required by the applicable height district as specified in Section 54-306.X.

11. If any portion of a structure subject to the jurisdiction of the BAR is within fifty (50) feet of an existing structure rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory, adopted by Section 54-235, or a structure in the Landmark Overlay district, such portion of that structure shall not exceed the height of such existing structures unless approved by the Board of Architectural Review based on architectural merit, design, and context.

12. Additional buildings and additions to buildings that are subject to the jurisdiction of the BAR shall be subordinate in height, scale and mass to the primary building; provided this provision may be waived by the Board of Architectural Review when it deems such appropriate based on architectural merit, design, and context or existing lot conditions. This provision does not apply to vertical additions to existing buildings. When appropriate, vertical additions must strive to be minimally visible with minimal impact on the character of the historic building and its context.

13. Parking garages shall not exceed the height of the principal building on the site. Parking garages shall not be constrained by floor to floor height requirements, but stand-alone parking garages shall appear from the street to conform to the number of stories permitted in the height district in which it is located.

14. In the height districts where additional height may be awarded on the basis of architectural merit and context, if the property is not subject to the jurisdiction of the Board of Architectural Review, the owner requesting the additional height must submit the plans to the Board of Architectural Review for review and approval. The property will not remain subject to the Board of Architectural Review purview after the request for additional height is...
reviewed. Any further request for additional height will trigger review by the Board of Architectural Review.

14.15 Additional height through rezoning:

a. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district with the following exceptions: except for applicants seeking a rezoning to the Upper Peninsula Zoning district. Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.

1) Applicants seeking a rezoning to the Upper Peninsula Zoning district;

2) Projects that are subject to affordable housing covenants in favor of the City of Charleston, Charleston Housing Authority, Charleston County, Department of Housing and Urban Development, and projects funded fully or in part by the City of Charleston, Charleston Housing Authority, Charleston County, Department of Housing and Urban Development, or through state issued Low Income Housing Tax Credits where 50% or more of the units are dedicated to be affordable or workforce housing units may request a rezoning up to the next two height districts.

b. All requests to rezone to a higher height district shall be evaluated, in part, based on the following criteria and the applicant must demonstrate in the rezoning submittal how each criterion is satisfied through a study that includes supporting information, graphics, and images:

1) The proposed height district responds to and is compatible with the context and character of the immediate surroundings including all abutting properties and those on both sides of the street of the block of the subject property.

2) The proposed height district demonstrates a compatible building height to right-of-way width ratio, so as not to create a canyon effect.

i. On rights-of-ways fifty (50) feet or greater, the building height to right-of-way width ratio at the street right-of-way line should not exceed 1 to 1 and shall never exceed 1.2 to 1; additional building height shall be set back at least twenty-five (25) feet from all street right-of-way lines. For purposes of this evaluation one story is equivalent to twelve (12) feet.
ii. On rights-of-way less than fifty (50) feet, the proposed height district at the street right-of-way line shall not exceed 3.5 stories and any additional building height shall be set back at least twenty-five (25) feet from all street right-of-way lines.

3) The proposed height district is in accordance with the Comprehensive Plan.

4) If the proposed height district is requested to address FEMA requirements, surveyed topographical information must be provided.

5) The rezoning request includes a corresponding request and documentation for a Zoning Map change.

6) A height district rezoning for additional height has not been requested for the same property and approved by the City of Charleston within the previous ten (10) years.

15. Standalone Communication towers shall not exceed the maximum building height limits of districts that include a maximum height limit in feet, or a height limit equal to 14 feet per story for districts that are specified in stories.

17. "Architectural merit" means a project that reflects exemplary architectural and urban design, utilizes the highest level of materials and finishes and contributes to the public realm, as outlined in the Board of Architectural Review Principles.

16. Additional height for ornamental appurtenances such as church spires, belfries, cupolas, domes, and similar elements not intended for occupancy and utilitarian appurtenances related to mechanical equipment or structural systems (such as elevator and stair towers, exhaust fans, HVAC and communication equipment) that exceed the maximum allowable height may be permitted by the Board of Architectural Review, based on architectural merit, design and context. See also 54-308 Exceptions.

17. Utilitarian appurtenances related to mechanical equipment or structural systems (such as elevator and stair towers, exhaust fans, HVAC and communication equipment) that exceed the maximum allowable height may be permitted by the Board of Architectural Review based on architectural merit, design and context.

18. Utilitarian appurtenances shall not exceed nine (9) feet and shall be placed to the rear of side of a building where possible in order to minimize visibility from the public right of way. See also 54-308 Exceptions.

19. Mechanical equipment on a roof shall be visually screened from the street with parapets or other types of visual screens of the minimum height necessary to conceal the same. Density of screening should be adequate to sufficiently screen mechanical equipment.
Sec. 54-306.A. Height District 2.5.

In this district:

1. Maximum building height shall be 2.5 stories as specified in 54-306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional half story on buildings subject to its jurisdiction based on architectural merit and context.

3. Notwithstanding Sec. 54-306 (5), new principal buildings within a VE or AE zone on the Flood Insurance Rate Map may have 2 stories over a first floor structure that exceeds 6’ in height, provided the first floor elevation does not exceed the elevation required to meet FEMA and City freeboard requirements.

4. Within residential zone districts that are not subject to design review approval by the Board of Architectural Review, accessory buildings, as defined by the Zoning Ordinance, shall not exceed one and one-half stories and an eave height of eleven feet, except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.

(Ord. No. 2017-085, § 1, 8-15-17; Ord. No. 2020-014, § 1, 1-28-20)

Sec. 54-306.B. Height District 3.

In this district:

1. Maximum building height shall be 3 stories as specified in 54.306.X.

2. The attic shall not be habitable.

3. The nonresidential ground floor shall not exceed 14 feet as specified in 54.306.X.

4. The Board of Architectural Review may waive the limitation on habitable attic space based on architectural merit and context.

5. Within residential zone districts, accessory buildings, as defined by the zoning ordinance, that are not subject to design review approval by the Board of Architectural Review, shall not exceed one and one-half stories and an eave height of eleven feet, except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.

(Ord. No. 2017-085, § 1, 8-15-17; Ord. No. 2020-014, § 1, 1-28-20)
Sec. 54-306.C. Height District 2.5 - 3.

In this district:

1. On rights-of-way greater than 50 feet, the building height shall be limited to a maximum 3 stories as specified in 54.306.X.

2. On rights-of-way between 35 feet and 50 feet, the building height shall be limited to a maximum of 3 stories as specified in 54.306.X, and shall also be limited by the right-of-way width of the street at a maximum 1:1 ratio (i.e.: if a ROW is 40ft, the building shall not be taller than 40ft). Right-of-Way measurements will be determined by the Zoning Administrator.

3. On rights-of-way less than 35ft the building height shall be limited to a maximum 2.5 stories as specified in 54.306.X.

4. The nonresidential main floor shall not be less than 12 feet in height and no more than 14 feet in height, unless a waiver is granted for additional height of the floor per the requirements of Section 54-306(7) hereof.

5. Within residential zone districts, accessory buildings, as defined by the zoning ordinance, that are not subject to design review approval by the Board of Architectural Review, shall not exceed one and one-half stories and an eave height of eleven feet, except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.

(Ord. No. 2017-085, § 1, 8-15-17 ; Ord. No. 2020-014 , § 1, 1-28-20)

Sec. 54-306.D. Height District 3.5.

In this district:

1. Maximum building height shall be 3.5 stories as specified in 54.306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional half story, based on architectural merit and context.

(Ord. No. 2017-085, § 1, 8-15-17 ; Ord. No. 2020-014 , § 1, 1-28-20)

Sec. 54-306.E. Height District 4.

In this district:

1. Maximum building height shall not exceed 4 stories as specified in 54.306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional one-half story, based on architectural merit and context.

(Ord. No. 2017-085, § 1, 8-15-17 ; Ord. No. 2020-014 , § 1, 1-28-20)
Sec. 54-306.F. Height District 5.

In this district:

1. Maximum building height shall not exceed 5 stories as specified in 54.306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional story based on architectural merit and context.

2.3. Structures that are 5 stories or more shall be abutted by sidewalks no less than 10 feet in width.

(Ord. No. 2017-085, § 1, 8-15-17; Ord. No. 2020-014, § 1, 1-28-20)

Sec. 54-306.G. Height District 6.

In this district:

1. Maximum building height shall not exceed 6 stories as specified in 54.306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional story based on architectural merit and context.

2.3. Structures that are more than 6 stories shall be abutted by sidewalks no less than 10 feet in width.

(Ord. No. 2017-085, § 1, 8-15-17; Ord. No. 2020-014, § 1, 1-28-20)

Sec 54-306.H. Height District 7.

In this district:

1. Maximum building height shall not exceed 7 stories as specified in 54.306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional story based on architectural merit and context.

2.3. Structures that are more than 7 stories shall be abutted by sidewalks no less than 10 feet in width.

(Ord. No. 2017-085, § 1, 8-15-17; Ord. No. 2020-014, § 1, 1-28-20)

Sec. 54-306.I. Height District 8.

In this district:

1. Maximum building height shall not exceed 8 stories as specified in 54.306.X.

2. The Board of Architectural Review or Design Review Board may permit an additional story based on architectural merit and context.

2.3. Structures that are 8 stories or more shall be abutted by sidewalks no less than 10 feet in width.

3.4. The provisions of Section 54-306(12) do not apply in this height district.

(Ord. No. 2017-085, § 1, 8-15-17; Ord. No. 2020-014, § 1, 1-28-20)
Section 2. 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: ________________________________
Jennifer Cook
Clerk of Council
REZONING RECONSIDERATION 1

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

Area
OLD CITY HEIGHT DISTRICT MAP WITH REZONING REQUEST
LOCATIONS IN THE WESTSIDE NEIGHBORHOOD

- 313 Ashley Ave
- 0 Orrs Ct
- 18 Orrs Ct
- 20 Orrs Ct
- 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
RECONSIDERATION 1

179 & 181 Fishburne St
(PENNINSULA)
15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE WEST
SUBJECT PROPERTY AND NEIGHBORING PROPERTY TO THE EAST
REZONING 1

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 1: 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.
Sec. 54-306:

15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
SUBJECT PROPERTY (VACANT LOT) AND NEIGHBORING PROPERTIES TO THE SOUTH AND NORTH
NEIGHBORING PROPERTIES TO THE SOUTH
NEIGHBORING PROPERTIES ACROSS ASHLEY AVENUE
REZONING 2

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
OLD CITY HEIGHT DISTRICT MAP WITH REZONING REQUEST LOCATIONS IN THE WESTSIDE NEIGHBORHOOD
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.
15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
Orrs Ct. ROW Width

ROW Distance - 29 ft
SUBJECT PROPERTY NOT VISIBLE FROM THE STREET (VACANT LOT TO THE REAR OF HOUSE)
NEIGHBORING PROPERTIES
ORRS COURT TOWARD THE NORTH
ADJACENT PROPERTY TO SOUTH
Video of surrounding area (provided by Staff)
Video of surrounding area (provided by Staff)
REZONING 3

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
OLD CITY HEIGHT DISTRICT MAP WITH REZONING REQUEST LOCATIONS IN THE WESTSIDE NEIGHBORHOOD

- 813 Ashley Ave
- 179-181 Fishburne St
- 0 Orrs Ct
- 18 Orrs Ct
- 20 Orrs Ct
CHARLESTON CITY PLAN FUTURE LAND USE

18 Orrs Ct
(Neighborhood)

LEGEND

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

REZONING 3: 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.
15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
REZONING 4

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

REZONING 4: 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.
15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
NEIGHBORING PROPERTIES TO THE SOUTH
NEIGHBORING PROPERTIES TO THE NORTH
ORRS COURT TOWARD THE NORTH FROM FISHBURNE STREET
REZONING 5

35 & 37 Prioleau St (French Quarter - Peninsula) TMS # 4580902007 - approx. 0.22 ac. Request rezoning to be included into the Accommodations Overlay (A-1).

Owner: Prioleau Enterprises, LLC
Applicant: AJ Capital Partners LLC
City Plan Future Land Use Recommendation

REZONING 5: 35 & 37 Prioleau 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 5
35 & 37 Prioleau St
(PENINSULA)
SUBJECT PROPERTY (LOOKING NORTHWARD FROM PRIOLEAU ST)
SUBJECT PROPERTY (LOOKING SOUTHWARD FROM PRIOLEAU ST)
ADJACENT PROPERTY TO THE SOUTH
ADJACENT PROPERTY TO THE NORTH
REZONING 6
92 President St (Cannonborough/Elliottborough - Peninsula) TMS # 4601104021 - approx. 0.05 ac.
Request rezoning from the 4 Story Old City Height District to the 5 Story Old City Height District.

Owner: 96 President Street, LLC
Applicant: Edward K. Pritchard, III, Esq.
CHARLESTON CITY PLAN FUTURE LAND USE

92 President St
(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
REZONING 6: 92 President 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.
15. An applicant seeking a height rezoning shall only be able to request a rezoning to the next higher height district, except for applicants seeking a rezoning to the Upper Peninsula Zoning district.

Requests to rezone to a higher height district shall be evaluated, in part, on the context of the property, the character of the immediate area, street widths around the property, and whether the requested rezoning will be compatible with surrounding properties.
ADJACENT PROPERTY TO THE SOUTH
PUD AMENDMENT RECONSIDERATION 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 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

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
City Plan Future Land Use Recommendation

PUD Amendment Reconsideration 1: 0 Castlereagh Rd (Hemmingwood)

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.
AERIAL

PUD Amendment

Reconsideration 1

0 Castlereagh Rd
(WEST ASHLEY)
SUBDIVISION PROPERTY CONVERSION RECONSIDERATION 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

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

0 Castlereagh Rd
(Suburban)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
Subdivision Property Conversion Reconsideration 1: 0 Castlereagh Rd

PROPERTY: 0 Castlereagh Rd, TMS# 353-02-00-167

BACKGROUND

This property is located in the Hemmwood Subdivision in West Ashley. The subdivision was built under Charleston County jurisdiction in 1989 and was annexed into the City of Charleston in 1993. On the final subdivision plat recorded on August 24, 1989, the lot in question is shown as a 12,390.33 square feet “park (common area)”. The owner of the property wishes to remove the park/common area status of the parcel and convert it to a building site in order to build a new single family residence on the parcel. The Hemmwood PUD requires a minimum lot size of 6,000 square feet for a residential parcel.

Per Sec. 54-815 of the City of Charleston Zoning Ordinance, this conversion requires approval by the Planning Commission.

Sec. 54-815. - Miscellaneous platting situations.

Converting parcels to building sites. A land parcel created by deed or land parcel identified as a reserve parcel on a plat may be converted to a building site within the limits set forth in this chapter. Removal of the reserve status shall require Planning Commission approval.
AERIAL

Subdivision Property Conversion Reconsideration 1

02 Castlereagh Rd (WEST ASHLEY)
DEDICATION STATEMENT

THE SQUIRES HOME, INC, IN RECORDING THIS PLAT OF HEMMINGWOOD SUBDIVISION COMMUNITY HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR THE USE BY THE HOMEOWNERS IN HEMMINGWOOD SUBDIVISION COMMUNITY FOR RECREATION AND OTHER RELATED ACTIVITIES

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN HEMMINGWOOD SUBDIVISION COMMUNITY AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO HEMMINGWOOD SUBDIVISION COMMUNITY DATED SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

ALSO, BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE ALL EASEMENTS AND ROAD RIGHT OF WAYS TO THE USE OF THE PUBLIC FOREVER

[Signature]

OWNERS OR REPRESENTATIVE
City of Charleston Zoning Map

ZONING 1

29 Avondale Ave (Avondale - West Ashley)
TMS # 4181400030 - approx. 0.34 ac.

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

Owner: Jay and Julia Langston
City Plan Future Land Use Recommendation

ZONING 1: 29 Avondale Ave

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 2

309 Cessna Ave (Dupont Station - West Ashley)
TMS # 3500900028 - approx. 0.18 ac.

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

Owner: Marshall D. and Fiona R. Sanderson
CHARLESTON CITY PLAN FUTURE LAND USE

309 Cessna Ave
(Suburban Edge)
City Plan Future Land Use Recommendation

ZONING 2: 309 Cessna Ave

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 3

2157 Wappoo Dr (Riverland Terrace - James Island) TMS # 3430600174 - approx. 0.22 ac.

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

Owner: John and Maggie Guerry
2157 Wappoo Dr
(Suburban)
City Plan Future Land Use Recommendation

ZONING 3: 2157 Wappoo 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 4

1989 Maybank Hwy (Woodland Shores - James Island) TMS # 3430300208 - approx. 1.52 ac. - Request zoning of General Business (GB).

Zoned James Island Maybank Highway Overlay and Planned Development (OD_JA-MHC, PD) in Charleston County.

Owner: Maywood LLC
1989 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
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
END OF SLIDES