A meeting of the Planning Commission will be held on Wednesday, September 21, 2022 at 5:00 p.m. in the Public Meeting Room, 1st Floor, 2 George Street.

The following written comments were submitted to the Mayor’s Office of Innovation Public Meetings Portal or staff and will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at www.charleston-sc.gov/pc in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100 Charleston, SC 29401  |  (843) 724-3781

The following applications will be considered:

SPECIAL PRESENTATION - BEGINNING AT 4:30 P.M.
A special presentation from Charleston Redevelopment Corporation regarding affordable housing efforts will begin at 4:30 p.m., Wednesday, September 21, 2022 in the Public Meeting Room, 1st Floor, 2 George Street. Note: This presentation is separate from the regular meeting of the Planning Commission.

MINUTES - BEGINNING AT 5:00 P.M.
1. Request approval of minutes from July 20, 2022 Planning Commission Meeting
2. Request approval of minutes from August 17, 2022 Planning Commission Meeting

REZONING RECONSIDERATION - BEGINNING AT 5:00 P.M.
1. 179 & 181 Fishburne St
   Westside - Peninsula | TMS # 4600702173, 175 & 242 | Approx. 0.23 ac.
   Request reconsideration of the Planning Commission’s recommendation on July 20, 2022 under Article V Section 4 of the Zoning Code of disapproval to rezone 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

Three comments submitted on Innovate Public Meetings Portal in opposition
• Jeffrey Roberts, 42 Broad Street, Charleston, SC:
  Submitted Sep 12 2022 11:44AM
  I am writing this letter, as I did for the August hearing in which this project was
deferred, in opposition for the applicant’s request for reconsideration for the height increase on this property. For some context, and as the Commission may be familiar with, my companies have developed a significant amount of structures in Westside over the last 2 decades or more; many on Fishburne Street and surrounds. We also own many substantial parcels nearby in the neighborhood, so there is a vested interest. Also, some years ago, I have looked at the subject property so I have considerable familiarity with it. We would never capriciously want to deny an owner’s right to develop their property; they should only do it sensibly. In my highly experienced opinion, and one that is very familiar with Fishburne St., any height increase for that church is just puzzling and would be highly out of context with the existing homes that are relatively small in stature. The structure can not be demolished, and in it’s existing form and elevation, can be “flood-proofed” to conform to FEMA guidelines, with a FEMA variance readily obtainable, in addition to private market commercial flood policy really available. It’s use would then could be for a repurposed commercial structure- with it being quite usable at its current height. Additionally, the site appears very developable staying in its current 2.5 story height, without “park under garages”. While that would require house plans that are more diminutive in size to be architecturally proportional with the scale of its neighbors and perhaps less density, additional height for the structures would be grossly out of scale, and any “park under garages” just do not belong here, as opposed to surface parking.

I would respectfully submit that a more proportional and respectful development plan can occur here with thought and creativity, but perhaps less density than this Applicant may desire, but it is achievable without a height increase. I completely concur with the comments of Mr. Arthur Lawrence, and we need to do everything possible to ensure that the small structures and architectural rhythm on Fishburne St. is maintained by not granting permission of a height increase at this specific location. The issue here is programming (which is quite possible within the confines of the current height), instead of over- reaching when it will cause detriment to the area’s context.

Caroline Raho, 171 Fishburne Street:
Submitted Sep 19 2022 5:33PM
To whom it may concern, I am the owner and resident of 171 Fishburne, just a few homes down from this proposed project. This three story proposal does not, within reason, fit the character of the neighborhood. Many homes are a single or two stories and buildings such as this tower over the homes around them. An example of this type of project gone poorly is the lot turned three story multi family townhouses next to 195 Fishburne. This was built without regard to the age and taste of the neighborhood as it is modern and towering over the single story home to its right. We need to allow these neighborhoods to grow without sacrificing their character and the residents who currently live here. I respectfully request the denial to this three story home. Thank you for your consideration.

Nicole Staycheff, 177 Fishburne St. Charleston SC 29403:
Submitted Sep 19 2022 12:58PM
To whom it may concern. My name is Nicole Staycheff, I am the owner & resident of 177 Fishburne st along with my fiancé & dog. My home is directly to the left of the church. The 3 story homes are also proposed to be built directly behind my home as well. While I am happy to see Charleston &
particularly the Westside neighborhood that I love, progress & development I believe it should be done within reason & adhere to our current neighborhood standards. I believe the proposed buildings could negatively affect my property & quality of life. Due to these factors, I oppose the requested 3 story height allowance. Our house (1.5 story) will become a bunkertowered by x2 3 stories, we already get very little sunlight, to the west we have a 2.5 story, the current permit requests to build a 3 story to the south and by raising the church it will turn it into another 3 story, the proposed house behind us will be 4 feet from our back deck where we spend a lot of time now will be looking into someone’s window. The 3 story buildings will be directly towering over our feet windows prohibiting us from any privacy and sun light. We respectfully request the denial to build 3 story homes. Thank you for your consideration. Nicole Staycheff

Two comments submitted for Aug. 17, 2022 meeting:

• Audrey Lisbon, President of Westside Neighborhood Association:
  Submitted via email on August 15 in reference to Jeffrey Roberts’ comments
  This letter is concise to the point and respectful to both Westside and the Applicants. I world like to support and be included in this letter also, expressing my total agreement of your views and expertise as a Developer. The plans of developing structures of the applicant’s proposed height is not conducive in this location. The structures should be smaller and the church structure could be renovated for improvement or whatever you said!
  I appreciate you Jeff! Thank you.
  Audrey Lisbon

• Joan Marshall, 214 Fishburne St.:
  Submitted for July 20, 2022 Meeting
  We do not want this type of development in our neighborhood. Please leave things as they are.

REZONINGS

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

Three comments submitted in opposition for Aug. 17, 2022 meeting:

• Sarah Bryant, 306 Ashley Ave.:
  Submitted for July 20, 2022 Meeting
  I am opposed to the type of structure that is planned for the site. I would not like to see that in my neighborhood.

• Antoinette Laverne, 312 Ashley Ave.:
  Submitted for July 20, 2022 Meeting
  I am the third generation living in my house across the street from the property in question. The developer of the property next door has been a bad neighbor and there have been noise and litter issues. The style of development is not
appropriate for the neighborhood. The site currently serves as parking for the building next door, so this will push parking into the neighborhood.

- **Henrietta Bennekin, 317 Ashley Ave.**:  
  *Submitted for July 20, 2022 Meeting*  
  I am opposed to this rezoning. It is not appropriate for the neighborhood and I would like things to remain as they are now.

### 2. 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

### 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

*One comment submitted in opposition for Aug. 17, 2022 meeting:*

- **Sylvia Godfrey, 206 Fishburne St.**:  
  *Submitted for July 20, 2022 Meeting*  
  I am against changing the zoning for this property. The zoning should remain as is. The Westside neighborhood does not want development like this.

### 4. 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

### 5. 1040 Gardner Rd.

**Jenkins Woods - West Ashley | TMS # 3511500027 | Approx. 0.94 ac.**

Request rezoning from Job Center (JC) to Business Park (BP).

- **Owner:** Molony Investments  
- **Applicant:** Kevin Molony

**PLANNED UNIT DEVELOPMENT (PUD)**

### 1. Properties on Battery Island Dr

**Bee Field - 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 (Battery Island PUD).

- **Owner:** Battery Island Community LLC  
- **Applicant:** Robinson Design Engineers/ Joshua Robinson, PE
Three comments in opposition and five letters of support were received for the September 21 meeting:

Comments in opposition:

- **Franny Henty:**
  *Submitted Sept. 20, 2022 11:12 a.m.*
  Please do not grant this. James Island is finally getting rezoned. She is screaming “ME TOO” from being raped and pillaged over decades. Our trees have been slaughtered by unconscious planning. So much of the infrastructure is broken and neglected. The governments have abused and neglect James Island for decades!
  Some of the governments are coming around. The Town is taking huge measures to preserve the island as well as the PSD. The county is trying. We need the city on board too!
  We really need a moratorium on James Island until we have a better plan and path to move forward.
  Please if you care about our future and the future of our children, wait until rezoning happens (which is currently on the horizon) to consider an application such as this one.

- **Amanda Curry**

  I am a resident of Ocean Neighbors on James Island. Please defer the PUD zoning application for Battery Island. We need the opportunity review the entire proposal w. specifics, including potential future phases of the project.

  This is a residential area. Hotels should not be approved for development here.

  I also request a community meeting with the engineer or developer to explain the plan and local impact on affected residents both east and west of Folly Rd, especially how this may exacerbate local flooding problems.

  Please share my comments as appropriate with the planning commission.

- **Susan Milliken, 762 Fort Sumter Dr.**

  To Planning Commission Members:

  Please DEFER this application for PUD zoning for the Battery Island PUD development proposal. We need to be able to review the entire proposed PUD document (the text) with all specifics, esp. if this might be Phase I of more phases. Additionally, we ask that the engineer/developer host at least one community meeting to explain in full this proposal to the entire community on both the west and east sides of Folly Road. The images submitted for the TRC include many images of other projects and "ideas" not true drawings of the actual plans for this project. We have photos of severe flooding on this property and nearby properties running to the north of these parcels.

  Please DEFER for more information. A PUD project at this location impacts ALL of James Island. Thank you for your consideration.
Letters in support:

- **Sammy Backman, 1720 Battery Island Dr:**  
  *Letter received Sept. 20, 2022*  
  See attached copy.

- **Robert M. Hollings III, 761 Whispering Marsh Drive:**  
  *Letter received Sept. 20, 2022*  
  See attached copy.

- **Kenneth Lafayette, 2004 Sol-Legare Road:**  
  *Letter received Sept. 20, 2022*  
  See attached copy.

- **Ford McCabe, 1730 Wambaw Ave:**  
  *Letter received Sept. 20, 2022*  
  See attached copy.

- **Bradley Baker, 74 Rebellion Road:**  
  *Letter received Sept. 20, 2022*  
  See attached copy.

ORDINANCE AMENDMENT

1. To amend Article 3, Part 2 (old city height districts and view corridor protection), section 54-306.A. HEIGHT DISTRICT 2.5 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to allow more flexibility for height for principal buildings within a VE or AE Flood Zone.

ZONINGS

1. **827 Trent St**  
   *Melrose - West Ashley | TMS # 3100200155 | Approx. 0.31 ac.*  
   Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
   Owner: Taylor Green
2. 2 Trail Hollow Dr  
Shadowmoss - West Ashley | TMS # 3580700051 | Approx. 0.63 ac.  
Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.  
Owner: Jose A. Torres, Tracie A. Stemmer-Torres, Ann Stemmer

3. 7 Oakdale Pl  
Avondale - West Ashley | TMS # 4181500055 | Approx. 0.25 ac.  
Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.  
Owner: Greta Pierson

4. 1630 Wappoo Dr  
Pinecrest Gardens - West Ashley | TMS # 3511200006 | Approx. 0.05 ac.  
Request zoning of Single Family Residential (SR-2). Zoned Single Family Residential (R-4) in Charleston County.  
Owner: Joshua Mitchell

5. 1592 Southwick Dr  
Fenwick Hills - Johns Island | TMS # 2790700057 | Approx. 0.36 ac.  
Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.  
Owner: Matthew Antol

PP&S DEPARTMENT UPDATES

PUBLIC MEETING ACCOMMODATIONS:  
In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.
I offer this letter of support to Battery Island Community LLC in acknowledgement of the proposed PUD to be developed in The BeeField Community.

The BeeField Community is a community in which I have lived for 74 years. A community in which my relatives and descendants of the Backman family have lived for generations.

I am pleased to welcome Battery Island Community LLC PUD as a part of our community. Most encouraging is the PUD’s approach to maintaining Green Space and storm water mitigation with the implementation of Green Roofs.

Sincerely, Sammy Backman

1720 Battery Island Dr

Charleston SC 29412

backmansammy@bellsouth.net

[Signature]

7/24/2022

RECEIVED
3 SEP 2022
CITY OF CHARLESTON
PLANNING DEPARTMENT
Monday September 19, 2022

Robert M. Hollings III
761 Whispering Marsh Drive
Charleston, SC 29412
Stiles Point Plantation
City Council District 12

Reference: City of Charleston
Department of Planning, Preservation, & Sustainability
2 George Street, Suite 3100
Charleston, SC 29401
Letter in Favor of the Battery Island PUD September 21, 2022 Hearing

To City of Charleston, Department of Planning, Preservation & Sustainability:

I am writing in support of the PUD Master Plan for the Battery Island PUD located at Old Folly Road in Beefield. The ownership group is comprised of local Charlestonians some of whom I have known for many years. Their investment dollars will stay local and they want to produce a project that the James Island and surrounding community can be proud of for years to come. This is not a fill and build development and all structures are elevated with drive under parking. Another positive attribute of this project is the development team plans to use green roof technologies and the project will conserve over two acres of green space as undeveloped land. As growth in Charleston and the Lowcounty advances, we will need to continue to develop smartly designed commercial spaces and housing of all types to sustain this growth. Sustainable developments that encourage green spaces such as this project and that work within the City of Charleston’s newly enacted comprehensive plan are keys to successful, well-designed and sustainable developments.

Sincerely,

Robert M. Hollings III
Planning Commission and City Council Members

I support this project for so many reasons, being a James Island native with family ties to Beefield. I like seeing projects that uplift the community in more ways than 1. This project is a Eco friendly with a lot of history and tradition, and is open to the community and the public. The project will also benefit the community by donating to the annual HOA fees by 36 doors. I see the owners have strong mitigation plan against flooding that is much needed in the lowcountry.

Kenneth Lafayette
2004 Sol-Legare Road Charleston, SC 29412

9/18/22

K.Lafayette843@GMAIL.COM

RECEIVED
SEP 20 2022
CITY OF CHARLESTON
PLANNING DEPARTMENT
I Ford McCabe write this letter of support to The City of Charleston Planning Commission and City of Charleston Council members For The Battery Island PUD at Beefield with great enthusiasm. As a born and raised Charlestonian that resides at 1730 Wambaw Ave James Island believes that James Island needs a small Inn situated close to downtown connector and Folly Beach. This is not only good for the City of Charleston Tourist market, but it also will have direct benefits on traffic to and from downtown and Folly Beach. The site is close enough for people to start using the bike bath to Folly.

I also understand the owners are implementing Green roof Construction, sustained green spaces and elevated drive under construction, all of which is unfortunately uncommon nowadays and should be awarded when implemented. Lets start making the smart choices for our City, even when they may not be the most popular.

Just say yes to this project.

Ford McCabe
1730 Wambaw ave Chas 29412

9/18/2022

RECEIVED
SEP 20 2022
CITY OF CHARLESTON PLANNING DEPARTMENT
I Bradley Baker have been passing this site on my way to folly beach for the past 33 years. I have always thought it would be a great site for some sort of hospitality use. I have lived in Charleston my whole life. Born and raised in South Windemere. I think the Battery Island PUD/ Beefield project would only be beneficial to the community. I give my full support and I encourage the community/board to push this project through.

I extend this letter of support for the Battery Island PUD to Planning Commission and City Council.

Bradley Baker 74 Rebellion Road Chas SC 29407

9-19-22

RECEIVED
SEP 20 2022
CITY OF CHARLESTON
PLANNING DEPARTMENT