CITY OF CHARLESTON
 PLANNING COMMISSION
 PUBLIC COMMENT PACKET

MEETING OF JUNE 15, 2022

REZONINGS

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

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

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

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. 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

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

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

1. 65 Barre St (Harleston Village - Peninsula) TMS# 4570204025 - 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.

One comment was submitted in opposition:
Dean Papadopoulos, 61 Barre St, Unit B

I am the property owner directly adjacent to 65 Barre and I oppose this rezoning application for the following reasons: 1. The property was zoned single family residential when I bought my unit directly adjacent to this lot and it was a factor in my purchase decision that it would remain SR-2. I believe zoning should mean something in the City of Charleston and not be changed to increase the owner’s or developer’s profit margin. 2. Rezoning the property to allow two large townhouse units would be a substantial detriment to my property as the developer would likely cover the entire lot with a maximum width, depth, and height three story structures and pavement to as close to the lot lines as possible. - The structures would have windows and porches that look directly into my windows and porches, and block light, air, and the view of the backyard of the Thos. Bennett House. These massive structures would create a significant detriment to my property in a way that a single-family house (even with an accessory structure) would not. - The amount of impervious coverage that would result is significantly higher than a single-family house would require, which is the last thing any of the neighbors want in an area prone to flooding. The risk of worse flooding is a significant detriment. 3. As a member of the Halsey HOA, I have received no assurances from the HOA or the developer that adding this property would not be a detriment to the HOA since no information has been provided on the developer’s plans. For example, we have insufficient visitor parking already, areas that flood, and there has been no budget impact analysis on the extra costs of having this property as part of the HOA. 4. I know of no hardship or unique conditions that would restrict the utilization of the property or provide any logic for rezoning it from single-family. It has a single-family house on it now, it would be straightforward to use it for its zoned purpose. This request appears to be driven by a desire to maximize profit from the land, in a way that detriments its neighbors. I ask that it be denied.

2. 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

Subdivision Property Conversion
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

Ordinance Amendment
1. To amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Sec.
54-306.L. - Height District 85/200, Sec. 54-306.M. - Height District 85/125, and Sec. 54-306.N. - Height District 85/30.

ZONINGS

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

2. 2863 Maybank Hwy (Johns Island) TMS # 3130000135 – approx. 1.14 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

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.