



## CITY OF CHARLESTON PLANNING COMMISSION

### MEETING OF AUGUST 17, 2022

A meeting of the Planning Commission will be held on **Wednesday, August 17, 2022** at **5:00 p.m.** in the **Public Meeting Room, 1<sup>st</sup> Floor, 2 George Street**. The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at [www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists](http://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. on Tuesday, August 16, 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](http://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:

### STAFF UPDATE ON PENDING HEIGHT DISTRICT CHANGES

#### REZONING RECONSIDERATION

- 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

#### 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
- 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
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. **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
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.

## **PLANNED UNIT DEVELOPMENT (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

## **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

## **ZONINGS**

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
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

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
  
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

## **PP&S DEPARTMENT UPDATES**

### **PUBLIC MEETING ACCOMMODATION:**

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.