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
MEETING MINUTES

Request approval of minutes from the December 19, 2018, July 17, 2019, March 16, 2022, and May 18, 2022 Planning Commission meetings.
City of Charleston Zoning Map

June 15, 2022

REZONING 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

Area

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
AERIAL

REZONING 1

24 N Market St
(PENNINSULA)
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.
REZONING 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
CHARLESTON CITY PLAN FUTURE LAND USE

810 Meeting St
(City Centers)

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
AERIAL
REZONING 2
810 MEETING ST
(PENNINSULA)
SUBJECT PROPERTY (FROM MEETING ST)
City Plan Future Land Use Recommendation

REZONING 2: 810 Meeting 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.
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

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov
2 George St, Charleston, SC 29401
843.724.3765
AERIAL
REZONING 3
179 & 181 Fishburne St
(PENINSULA)
PROPERTY TO THE EAST
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.
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

Location

Area

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

313 Ashley Ave
(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

I-26
US-17

Killians St
Orrs Ct
Fishburne St
Ashley Ave
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.
REZONING 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

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

REZONING 5: 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.
REZONING 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
AERIAL
REZONING 6
PROPERTIES ON TRAVIS LN
(CAINHOY PENINSULA)
城计划未来土地使用推荐

REZONING 6: 特拉维斯路的财产

邻居边

这些区域位于现有社区和未来社区的边缘。用途变化广泛，但主要是居民需要的东西，如办公室、商店和餐馆，这些通常位于道路和交通路线的边缘，而不是中心。虽然传统上沿主干道分布，但随着时间的推移，这些区域可以转变为更紧凑的城市设计模式，并包含更多的住宅用途，特别是在主干道上。住宅密度可以从每英亩6-20个单位。例如：许多份的福里路和萨凡纳高速公路的部分，萨姆里滕伯格大道和比斯费里路。

自然/湿地

沼泽、湿地、小型水体或其他由于其地理或地形无法开发的土地。
PUD 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.

Owner: 221 Ashley LLC
Applicant: CKC Properties LLC
65 Barre St
(Neighborhood)
65 Barre Street Planning Commission

Rezoning 65 Barre Street from SR-2 to SR-5 Barre/Halsey PUD

June 15th 2022 Planning Commission Meeting
The goal of rezoning 65 Barre Street to SR-5 B/H PUD is to create a more cohesive development by annexing 65 Barre Street into the adjacent Halsey Park Community. This annexation would require that 65 Barre Street be developed utilizing the same design standards for architecture as the prior developed portions of Halsey Park and to consider the PUD mission that was originally established through the PUD process.

Additionally, this would serve to further stabilize the Halsey Park HOA reserve funds through contributing $3,000 per lot initiation fees and expanding the quarterly collections of HOA dues through additional memberships.
Existing Halsey Park Plat & Aerial
Halsey Park Existing Conditions

Halsey Park displays a series of interconnected “living” courts that surround a central green space. Not all structures are adjacent to this central green space so the “living” courts serve not only as a means of vehicular ingress and egress, but also as a gathering space for pedestrian walking, biking, and enjoyment by the residents.
Existing Conditions of 65 Barre Street

- 65 Barre Street currently maintains a 1960’s home that is in poor condition and has been approved by the City of Charleston’s Board of Architectural Review for demolition. The previous use of the structure was a residential use as a college rental.

Surrounding Properties:
- **Thomas Bennet House** on the North side of the property which is utilized as an event space.
- **Parking lot** on the West side of the property owned by Roper Hospital which will likely be sold and developed as they move off the peninsula.
- **63 Barre** to the South of the property is a vacant parcel that will be developed as a residential home in the Halsey Park Development.
- **64 Barre** also to the South of the property along the rear of 65 Barre is a residential town home building within the Halsey Park development.
The existing Lot 12 (63 Barre Street) of the Halsey Park Development has been acquired by the owner of 65 Barre Street and is to be combined with 65 Barre Street upon its annexation into the Halsey Park PUD. This would form 3 separate parcels as shown on the proposed plat.

The existing lot 12 and new lot 14-A fronting Barre Street would provide an access and utility easement along their rear western property lines to allow access to all 3 lots.

This access easement would form a small “living” court in a similar fashion to what is currently displayed throughout the Halsey Park development.
Benefits of Rezoning 65 Barre Street to the Surrounding Community

- **Removal of Existing Structure**: Ensures the removal of the existing blighted structure on the lot and reduces the risk of college rentals.

- **Cohesive Development**: Ensures that the design plan for the homes to be built on the lots formed are in keeping with the Halsey Park Development guidelines and that high quality building materials will be used.
  - The easement created on 63 Barre providing access to the two new lots formed will create another “living” court for the Halsey Park residents to walk, gather and enjoy.

- **Additional Space Along the Frontage of 64 Barre**: The easement created on 63 Barre Street providing access to the two new lots will prevent the initial approved design plans for 63 Barre from being built and provide ample space between the 64 Barre Street town home and new home constructed on 63 Barre.

- **Additional Space Along the Side of 64 Barre**: The enhanced 6’ South Side Setback provided on the new lot formed (Lot 14-B) as part of the PUD amendment will ensure that no structure is built within 12’ of the North side of the 64 Barre Street town home structure.
  - Under the current zoning (SR-2) for 65 Barre Street, an accessory building structure could be placed directly along the rear and side set back adjacent to 64 Barre Street.

- **Contribution to HOA Reserves**: The Developer will be contributing $3,000 per lot initiation fees which will serve to further stabilize the HOA reserve funds.

- **Additional Due Paying HOA Members**: The two additional lots formed will add to the quarterly HOA dues collected while having a minimal impact on what those fees serve to maintain.
Halsey Park Support From HOA and Declarant
ADJACENT PROPERTY TO THE SOUTH
ADJACENT PROPERTY TO THE NORTH
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.
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
CHARLESTON CITY PLAN FUTURE LAND USE

0 Castlereagh Rd (Suburban)

LEGEND

- Rural
- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Studio
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- African American Settlement Area
- Urban Growth Boundary
AERIAL

PUD Amendment 2

0 Castlereagh Rd
(WEST ASHLEY)
City Plan Future Land Use Recommendation

PUD Amendment 2: 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.
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
AERIAL
Subdivision Property Conversion 1
02 Castlereagh Rd (WEST ASHLEY)
Subdivision Property Conversion 1: 0 Castlereagh Rd

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

**BACKGROUND**

This property is located in the Hemingwood 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 Hemmingwood 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.
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
AN ORDINANCE


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

Section 1. Section 54-306.L., 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.L. - Height District 85/200.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of two hundred (200) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than seventy-five (75) percent of the building site coverage area.”

Section 2. Section 54-306.M., 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.M. - Height District 85/125.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one hundred and twenty-five (125) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building’s street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.

3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than seventy-five (75) percent of the building site coverage area.”
Section 3. Section 54-306.N., 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.N. - Height District 85/30.

In this district:

1. For structures located in Mixed-Use Workforce Housing (MU-1/WH and MU-2/WH) base zoning districts and for structures having principal uses of Health Services, as listed on the Table of Permitted Uses in Section 54, Article 2, Part 3, at 801, 805, 806, and 807, no part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one eighty-five (85) feet, nor shall the principal structure be lower than thirty (30) feet. For all other principal uses and accessory uses within this height district, the maximum building height shall not exceed 5 stories as specified in 54.306.F.

2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.”

Section 4. 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: __________________________________
Clerk of Council
ZONING 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

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

2157 Fort Pemberton Dr
(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
ZONING 1: 2157 Fort Pemberton 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.
2863 Maybank Hwy
(City Centers & Suburban)
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
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.
END OF SLIDES