



# CITY OF CHARLESTON PLANNING COMMISSION PUBLIC COMMENT PACKET

MEETING OF AUGUST 17, 2022

## 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

### **Three (3) comments submitted in opposition:**

- **Jeffrey Roberts, Broad St.:**

*Submitted Aug 15 2022 2:32PM*

I am writing this letter 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 its 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. Its 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.

- **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 would 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 (3) comments submitted in opposition:**

- **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 (1) comment submitted in opposition:**

- **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. **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. 0.55 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

**Seven (7) written comments submitted to the Innovation Public Meetings Portal**

- **Kailee Place, 1703 Eallystockert Road:**

*Submitted Aug 11 2022 8:18AM*

Mr. Irvin, please leave our neighborhood be. For good. Just leave us be. You're trying to change the layout of a neighborhood that has been set for over 30 years. Whoever advised you to purchase this property gave you poor advice because it's a green space for our neighborhood. It's a wetland spot to help the nearby houses from collecting water. It's a nice patch of nature for some of the animals that stick around the area. It's nice having a good amount of trees in the neighborhood. This has been labeled a neighborhood/public/green space area for a reason... it's

a terrible place to build a house on as it holds so much water after it rains and it's a nice wooded area for the neighborhood. Accept that fact that you were advised poorly and leave our established and peaceful neighborhood alone.

- **Charlotte Fleming, 2404 Castlereagh Road:**

*Submitted Aug 15 2022 10:54AM*

Property is part of subdivision common area. Not suited for single family home

- **Amanda Blum, 1708 Eallystockert Charleston, SC:**

*Submitted Aug 15 2022 11:12AM*

Opposed to a house being built in the wooded area of hemming wood subdivision.

- **Andrea Bolton, 1710 Eallystockert Rd:**

*Submitted Aug 15 2022 8:00PM*

I am a resident of the Hemmingwood neighborhood and this lot is our only common park area. Our community has plans to make a seating area and small play area where we will be able to enjoy the sights and sounds of the birds and squirrels that inhabit this lot. I have 2 young children that utilize the neighborhood for bike riding, walking out dog and playing. Another home in the neighborhood would disrupt the overall dynamic and safety of the neighborhood. Parking is already limited around the area of interest and construction on that turn would greatly limit visibility for motorists and pedestrians. The lot owner should have done due diligence prior to purchasing the property to ensure that it was zoned for a use they wanted. Their lack of research should not negatively impact our neighborhood. Our community should not have to continually challenge this zoning change request. Please deny it and finalize the preservation of our park area.

- **Rikki Davenport, 2449 Castlereagh Road, Charleston, SC 29414:**

*Submitted Aug 15 2022 7:34PM*

I live in Hemmingwood and this lot is our only common park area. Our community has plans to make a seating area and small play area where we will be able to enjoy the birds and squirrels that inhabit this lot. The owner should have done due diligence prior to purchasing the property to ensure that it was zoned for a use they wanted. Their lack of research should not negatively impact our neighborhood. Our community should not have to continually challenge this zoning change request. Please deny it and finalize the preservation of our park area.

- **Christine Bryant, 2435 Castlereagh Rd Charleston, SC 29414:**

*Submitted Aug 16 2022 10:39AM*

I live in Hemmingwood and this lot is our only common "green/park area". Our community currently has plans to make a seating area and a small play area where we will be able to enjoy the birds/animals that inhabit this lot and would be the only place that small children could go that is not on an actual pavement street. This property was set up at the time of the subdivision build and was set aside as common area where the subdivision could establish a park or meeting area. Since then, the property has changed hands via multiple tax sales (and we cannot figure out how this keeps happening since it's not titled/zoned for sale). The land is partially wetland, and floods during heavy rain. The subdivision residents have reached out many times to the city in regards to the current owner, but we have never received any action on the property. We have been hesitant to put too much of our own funds into the lot except keeping it green, because it keeps getting sold and resold, even though it should never have been. We'd LOVE to have this put behind us, to have it for use in the subdivision and be able to feel safe in putting the time, money and effort into our plans for a green seating area and we'd LOVE the city's help in finally being able to do so.

Please help us with this effort by denying this request and allowing this property to be put to its intended use. Converting it to a single home property will eliminate the only green space left in our neighborhood, and prevents us from making the land a usable space as was indicated in the initial covenants of the neighborhood. We have been working to establish a neighborhood association through assistance from West Ashley Connects. The lot owner should have done due diligence prior to purchasing the property to ensure that it was zoned for a use they wanted. Their lack of research should not negatively impact our neighborhood. Our community should not have to continually challenge this zoning change request. Please deny it and finalize the preservation of our park area.

- **Alecia Weber, 2437 Castlereagh Rd.:**

*Submitted Aug 16 2022 11:49AM*

I am opposed to this application as it will change the dynamics of our neighborhood which has been set for 30 plus years. This lot is currently green space and wetland spot to assist with nearby houses from collecting standing water in their yards. As we all know through the the low country their is terrible flooding due to expanding communities. This property was originally set up to be a common area for the neighborhood. The property has changed hands multiple times via tax sales which should not have occurred since the lot is not titled/zoned for sale. In addition parking is already very limited in that bend of the road and construction or another home there would limit visibility for motorist and pedestrians (children and adults) and could prove to be very dangerous. The owner should have done due diligence prior to purchase of the property to ensure that it was zoned for what they wanted. Our community should not have to continually challenge this zoning change request. Please deny this request and make that denial final.

## **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

### **One (1) written comments submitted to the Innovation Public Meetings Portal**

- **Rikki Davenport, 2449 Castlereagh Road, Charleston, SC 29414:**

*Submitted Aug 15 2022 7:38PM*

I live in Hemmingwood and this lot is our only common park area. Our community has plans to make a seating area and small play area where we will be able to enjoy the sights and sounds of the birds and squirrels that inhabit this lot. The lot owner should have done due diligence prior to purchasing the property to ensure that it was zoned for a use they wanted. Their lack of research should not negatively impact our neighborhood. Our community should not have to continually challenge this zoning change request. Please deny it and finalize the preservation of our park area.

## **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