



## CITY OF CHARLESTON PLANNING COMMISSION

### MEETING OF MAY 18, 2022

A meeting of the Planning Commission will be held **IN PERSON on Wednesday, May 18, 2022 at 5:00 p.m. in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St.** The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists> .

**Public Participation Update:** The public may speak in person at the meeting without signing up in advance. 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. You are encouraged to attend the meeting in person to speak if you would prefer your comments to be fully heard. **Written comments must be submitted by 12:00 p.m., Tuesday, May 17 (day before the meeting). For all options, be sure to provide your name, address, telephone number, meeting date and agenda item description.**

1. Call 843-724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3<sup>rd</sup> floor, Charleston, SC 29401.

Information on the applications 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) 724-3765.

The following applications will be considered:

### MINUTES

Request approval of minutes from the **December 19, 2018, May 15, 2019, June 19, 2019, July 17, 2019, August 21, 2019, October 16, 2019, March 16, 2022, and April 20, 2022** Planning Commission meetings.

### REZONING

1. **1332 Ashley River Rd and adjacent parcel (Old Towne Acres - West Ashley) TMS # 4180200107 & 155** - approx. 1.4 ac. Request rezoning from Single Family Residential (SR-1) to General Office (GO).

Owner: Jane Jarrard Hill, Elaine Jarrard Starr, MKJ Properties, LLC  
Applicant: Barrier Island Engineering and Consulting, Andrew Bajoczky

### PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

1. **2310 Henry Tecklenburg Dr (Essex Farms - West Ashley) TMS # 3090000483** - approx. 2.39 ac. Request amendment to a portion of the Essex Farms Village Center Planned Unit Development (PUD) Master Plan and Development guidelines to change the use for TMS # 3090000483 from EFVC-BD (Business District) to EFVC-LI (Light Industrial) and to limit the uses on EFVC-LI as amended herein.

Owner: Dominion Energy South Carolina, Inc.  
Applicant: Forsberg Engineering & Surveying Inc.

- 2. 0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** - approx. 0.28 ac. Request approval 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 under Section 54-815 of the Zoning Code 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

### **SUBDIVISION**

- 1. 16 Cross Creek Dr (Cross Creek - James Island) TMS # 4240000013** – approx. 4.48 ac. Request approval of a subdivision concept plan for 51 townhome units. Zoned General Business (GB).

Owner: Cross Creek Shopping Center Two, LLC  
Applicant: Seamon Whiteside

### **ZONINGS**

- 1. 1804 Able St (Trotty Woods - West Ashley) TMS # 3510200035** – approx. 0.25 ac. Request zoning of Single Family Residential (SR-1). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD\_ARRC\_CC) and Single-Family Residential (R-4) in Charleston County.

Owner: Lanita Brown

- 2. 2506 Birkenhead Dr (Shaftesbury - West Ashley) TMS # 3091300051** – approx. 0.34 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Christopher R Jefferies

- 3. 1940 Capri Dr (Capri Isles - West Ashley) TMS # 3501400039** – approx. 0.6 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Jeffery and Meredith Fox

- 4. 1776 & 1766 Ashley River Rd (Dupont Area - West Ashley) TMS # 3511100003 & 004** – approx. 1.05 ac. Request zoning of General Business (GB). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD\_ARRC\_CC) and Community Commercial (CC) in Charleston County.

Owner: Morris N. and Nancy B. Harper Revocable Trust and Irmgard S. Titus

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.