CITY OF CHARLESTON
PLANNING COMMISSION

AGENDA
SEPTEMBER 21, 2022

A meeting of the Planning Commission will be held on **Wednesday, September 21, 2022** at **5:00 p.m.** in the **Public Meeting Room, 1st 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. Application information will be available at www.charleston-sc.gov/pc in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

PUBLIC COMMENT:
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, September 20, 2022** (one day before the meeting) at http://innovate.charleston-sc.gov/comments/ or delivered to the address listed below. 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.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100 Charleston, SC 29401 | (843) 724-3781

The following applications will be considered:

SPECIAL PRESENTATION - BEGINNING AT 4:30 P.M.

A special presentation from Charleston Redevelopment Corporation regarding affordable housing efforts will begin at **4:30 p.m., Wednesday, September 21, 2022 in the Public Meeting Room, 1st Floor, 2 George Street.** Note: This presentation is separate from the regular meeting of the Planning Commission.

MINUTES- BEGINNING AT 5:00 P.M.

1. **Request approval of minutes from July 20, 2022 Planning Commission Meeting**
2. **Request approval of minutes from August 17, 2022 Planning Commission Meeting**

REZONING RECONSIDERATION - BEGINNING AT 5:00 P.M.

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. **1040 Gardner Rd.**
   Jenkins Woods - West Ashley | TMS # 3511500027 | Approx. 0.94 ac.
   Request rezoning from Job Center (JC) to Business Park (BP).
   Owner: Molony Investments
   Applicant: Kevin Molony

PLANNED UNIT DEVELOPMENT (PUD)

1. **Properties on Battery Island Dr**
   Bee Field - James Island | TMS #3340500023, 022, 055 | Approx. 7.08 ac
   Request rezoning of two properties (TMS# 3340500023 & 022) from Rural Residential (RR-1) and zoning of one property (TMS# 3340500055) to Planned Unit Development (Battery Island PUD).
   Owner: Battery Island Community LLC
   Applicant: Robinson Design Engineers/ Joshua Robinson, PE

ORDINANCE AMENDMENT

1. **To amend Article 3, Part 2 (old city height districts and view corridor protection), section 54-306.A. HEIGHT DISTRICT 2.5 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to allow more flexibility for height for principal buildings within a VE or AE Flood Zone.**

ZONINGS

1. **827 Trent St**
   Melrose - West Ashley | TMS # 3100200155 | Approx. 0.31 ac.
   Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Taylor Green

2. **2 Trail Hollow Dr**
   Shadowmoss - West Ashley | TMS # 3580700051 | Approx. 0.63 ac.
   Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.
   Owner: Jose A. Torres, Tracie A. Stemmer-Torres, Ann Stemmer

3. **7 Oakdale Pl**
   Avondale - West Ashley | TMS # 4181500055 | Approx. 0.25 ac.
   Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.
   Owner: Greta Pierson

4. **1630 Wappoo Dr**
   Pinecrest Gardens - West Ashley | TMS # 3511200006 | Approx. 0.05 ac.
   Request zoning of Single Family Residential (SR-2). Zoned Single Family Residential (R-4) in Charleston County.
   Owner: Joshua Mitchell

5. **1592 Southwick Dr**
   Fenwick Hills - Johns Island | TMS # 2790700057 | Approx. 0.36 ac.
   Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.
   Owner: Matthew Antol

PP&S DEPARTMENT UPDATES

PUBLIC MEETING ACCOMMODATIONS:
In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.