

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF JANUARY 18, 2017

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 18, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

- 1. 194 Cannon Street and 221 Spring Street (and adjacent rights-of-way)** - approx. 2.75 ac. Request rezoning from 50/25 Old City Height District to 85/125 Old City Height District.  
Owner: Jem Management Co & Calfran Properties  
Applicant: City of Charleston
- 2. 573 Meeting St & 35 Walnut St (Peninsula) TMS# 4631604022 & 035** - approx. 2.145 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).  
Owner: Charleston Interfaith Crisis Assistance Ministry  
Applicant: LS3P
- 3. 573 Meeting St & 35 Walnut St (Peninsula) TMS# 4631604022 & 035 (a portion)** – approx. 1.76 ac. Request rezoning on a portion of the properties from 55/30 Old City Height District to 80/30 Old City Height District.  
Owner: Charleston Interfaith Crisis Assistance Ministry  
Applicant: LS3P
- 4. 10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).  
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc  
Applicant: Southern Land Co
- 5. 32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB), and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).  
Owner: Multiple Owners  
Applicant: Southern Land Co

### SUBDIVISIONS

- 1. Twin Lakes, Phase 2 (Cane Slash Rd – Johns Island) TMS# 3450000036** – 61.19 ac. 122 lots. Request approval of revised subdivision concept plan. Zoned Single-Family Residential (SR-1).  
Owner: BMG III, LLC  
Applicant: Stantec Consulting Services Inc.
- 2. Essex Village (Henry Tecklenburg Dr – West Ashley) TMS# 3090000003** – 12.66 ac. 41 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Essex Farms, A Partnership  
Applicant: Thomas & Hutton Engineering Co.

3. **Murraywood Rd (Johns Island) TMS# 312000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).  
 Owner: Mama Lil, LLC  
 Applicant: Atlantic South Consulting Services
4. **Cane Slash Cluster Development (Johns Island) TMS# 345000007 & 023** – 30.23 ac. 47 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
 Owner: Chrysalis Investments, LLC  
 Applicant: Stantec Consulting Services, Inc.
5. **Nabors Drive (James Island) TMS# 4281600013, 046-048, 052** – 3.86 ac. 25 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).  
 Owner: Pulte Group, Inc.  
 Applicant: ADC Engineering, Inc.
6. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013 & 040** – 30.99 ac. 86 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
 Owner: First Baptist Church  
 Applicant: Hussey Gay Bell

## **ZONINGS**

1. **1648 Folly Rd & 1614 Grimball Road Ext (James Island) TMS# 4270000022 & 021** – approx. 1.86 ac. Request zoning of Limited Business (LB). Zoned Folly Road Corridor Overlay (FRC-O; Community Commercial and Neighborhood Commercial Land Use Recommendation) in Charleston County.  
 Owner: SCAN Assets LLC
2. **1991 Holliday St (West Ashley) TMS# 3551500101** – 0.20 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
 Owner: Sabrina A. Perkins

## **PLAN REVIEW DISCUSSION**

Discussion of timelines and updates resulting from the December 2016 review of the **City of Charleston Century V 2010 Comprehensive Plan Update**.

## **ELECTION OF CHAIR AND VICE-CHAIR**

Commission selection of a chairperson and a vice-chairperson to serve until January 2018.

## **APPROVAL OF MINUTES**

Approval of minutes from previous meetings.

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## REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### Preliminary & Final Plats

1. **Brisbane Cluster Development (James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Preliminary subdivision plat under review.
2. **Oakfield, Phase 5A (Johns Island) TMS# 2780000043 & 128** – 32.3 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
3. **Oakfield, Phase 5B (Johns Island) TMS# 2780000043** – 25.1 ac. 57 lots. PUD. Preliminary subdivision plat under review.
4. **Sanders Road Townhomes (James Island) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Preliminary subdivision plat under review.
5. **Oakfield, Phase 1 (Johns Island) TMS# 2780000040** – 82.5 ac. 86 lots. PUD. Final subdivision plat pending approval.
6. **Cainhoy Entrance Road, Phase 2B (Cainhoy) TMS# 2620000008** – 12.6 ac. R/W. PUD. Final subdivision plat pending approval.
7. **The Landing at Grand Oaks, Phase 2 (West Ashley) TMS# 3010000433** – 5.8 ac. 36 lots. PUD. Final subdivision plat under review.
8. **Parcel A, Charleston Regional Business Center (Cainhoy) TMS# 2670000129** – 11.7 ac. 3 lots. LI. Final subdivision plat pending approval.
9. **Aquarium Parking Garage (Peninsula) TMS# 4591304001** – 3.2 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
10. **130 Grove Street (Peninsula) TMS# 4631501053** – 0.3 ac. 2 lots. SR-2. Preliminary subdivision plat pending approval.
11. **The Oaks at Saint Johns Crossing (Johns Island) TMS# 3120000082** – 22.1 ac. 77 lots. SR-1(ND). Final subdivision plat pending approval.
12. **1109 Brownswood Road (Johns Island) TMS# 3120000181** – 0.8 ac. 2 lots. SR-1. Preliminary subdivision plat approved.
13. **Maybank Village, Phase 2B (Johns Island) TMS# 3130000056 & 057** – 33.7 ac. 100 lots. SR-6. Final subdivision plat recorded.
14. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039 & 055** – 0.5 ac. 3 lots. DR-1F. Preliminary subdivision plat approved, final subdivision plat pending approval.
15. **Parcel E, Phase 3 (Daniel Island) TMS# 2750000110** – 31.6 ac. 33 lots. DI-R. Final subdivision plat under review.
16. **Parcel BB, Phase 1B (Daniel Island) TMS# 2770000011** – 53.9 ac. R/W. DI-R. Final subdivision plat pending approval.
17. **Brigade Street Apartments (Peninsula) TMS# 4640000003 & 017** – 15.9 ac. 3 lots. MU-2/WH. Final subdivision plat under review.
18. **Stefan Drive Townhomes (James Island) TMS# 3430700146-148** – 0.7 ac. 8 lots. DR-12. Preliminary subdivision plat approved.
19. **Carolina Bay, Phase 21A (West Ashley) TMS# 3070000009** – 34.2 ac. 39 lots. SR-6. Final subdivision plat recorded.
20. **Lots 14 & 16, The Preserve at Fenwick Plantation (Johns Island) TMS# 3460000259** – 0.4 ac. 2 lots. PUD. Final subdivision plat recorded.
21. **Old Towne Road (West Ashley) TMS# 4150000002** – 4.0 ac. 2 lots. SR-1. Final subdivision plat recorded.
22. **Parcel F, Phase 5 (Daniel Island) TMS# 2750000249** – 17.4 ac. 21 lots. DI-R. Final subdivision plat recorded.
23. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003** – 33.2 ac. 52 lots. SR-1(ND). Final subdivision plat recorded.
24. **Stiles Point, Phase 1 (James Island) TMS# 4260000003** – 31.1 ac. 50 lots. SR-1. Final subdivision plat recorded.

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### **Road Construction Plans**

1. **Brisbane Cluster Development (James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Road construction plans under review.
2. **Sanders Road Townhomes (James Island) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Road construction plans under review.
3. **Brigade Street Apartments (Peninsula) TMS# 4640000003 & 017** – 1.9 ac. 2 lots + R/W. MU-2/WH. Road construction plans under review.
4. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Road construction plans pending approval.
5. **Oakfield, Phase 4 [revised] (Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). 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 email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.