

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF JANUARY 18, 2017

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

REZONINGS

1. **194 Cannon Street and 221 Spring Street (and adjacent rights-of-way) TMS #4601004013 & 011** - approx. 2.75 ac. Request rezoning from 50/25 Old City Height District to 85/125 Old City Height District.

RECOMMENDED APPROVAL

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).

RECOMMENDED APPROVAL

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.

RECOMMENDED APPROVAL

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).

DEFERRED BY APPLICANT

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).

DEFERRED BY APPLICANT

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).

DEFERRED BY APPLICANT

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).

DEFERRED BY APPLICANT

3. **Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).

DEFERRED BY APPLICANT

4. **Cane Slash Cluster Development (Johns Island) TMS# 3450000007 & 023** – 30.23 ac. 47 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

DEFERRED BY APPLICANT

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).

DEFERRED BY APPLICANT

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).

DEFERRED BY APPLICANT

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.

RECOMMENDED APPROVAL

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.

RECOMMENDED APPROVAL

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*.

STAFF PROPOSED A SCHEDULE FOR DISCUSSION OF KEY ISSUES BROUGHT UP DURING THE REVIEW IN DECEMBER. PLANNING COMMISSION WILL MEET ONE HOUR EARLIER OVER THE NEXT FEW MONTHS TO REVIEW COMPREHENSIVE PLAN TOPICS BEFORE THE REGULAR AGENDA BEGINS: FEBRUARY – FLOODING/DRAINAGE; MARCH - AFFORDABLE HOUSING; APRIL – TRAFFIC/TRANSPORTATION; MAY - PLAN MAP AMENDMENTS; JUNE - FINAL PLAN AMENDMENTS

ELECTION OF CHAIR AND VICE-CHAIR

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

PLANNING COMMISSIONERS ELECTED GORDON GEER TO SERVE AS CHAIR AND ELISE DAVIS-MCFARLAND AS VICE-CHAIR UNTIL JANUARY 2018

APPROVAL OF MINUTES

APPROVED OF THE MINUTES FROM THE AUGUST 17, 2016 MEETING

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.

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.