

CITY OF CHARLESTON PLANNING COMMISSION

SPECIAL MEETING & REGULAR MEETING OF FEBRUARY 15, 2017

A Special Meeting of Planning Commission will be held at **4:00 p.m., on Wednesday, February 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, February 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

SPECIAL MEETING

PLAN REVIEW

Review of key issues resulting from the December 2016 review of the **City of Charleston Century V 2010 Comprehensive Plan Update**. The main topic this month is sea-level rise and drainage issues.

REGULAR MEETING

REZONINGS

- 1. 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
- 2. 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
- 3. 445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner/Applicant: 445 Meeting Street Partners LLC
- 4. 445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from 80/30 and 55/30 Old City Height Districts to 100/30 Old City Height District.
Owner/Applicant: 445 Meeting Street Partners LLC
- 5. Forrest Dr (Cainho) TMS# 2710002150** - approx. 2.145 ac. Request rezoning from Gathering Place (GP) to Diverse Residential (DR-9).
Owner: David Gibbs Family Partnership
Applicant: Stantec - Josh Lilly
- 6. 26 F St and adjacent vacant lot (Peninsula) TMS# 4631603047 & 046** – 0.12 ac. Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).
Owner/Applicant: Arnold & Sara Mack

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# 3120000026 & 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# 3450000007 & 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
7. **Riverview Estates (River Rd – Johns Island) TMS# 3120000065 & 066** – 24.147 ac. 49 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: MG Lowcountry Acreage LLC
Applicant: HLA Inc
8. **The Cottages, Phase 3 (River Rd – Johns Island) TMS# 312-00-00-125** – 15.3 ac. 60 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Johns Coastal Ventures LLC / D.R. Horton
Applicant: Civil Site Environmental Inc
9. **Woodbury Park, Phase 2 (Marlin Rd – Johns Island) TMS# 313-00-00-048** – 10.87 ac. 38 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Five Lakes, LLC
Applicant: HLA, Inc.

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to prohibit Mini-warehouse/self-storage uses in the Urban Commercial (UC) zone district and change Mini-warehouse/self-storage uses from a conditional use to a special exception use in the General Business (GB) zone district.**

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

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. **Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000043 & 128** – 57.4 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
2. **1466 River Road (Johns Is) TMS# 3120000069** – 5.1 ac. 4 lots. DR-6. Prelim. subdivision plat pending approval.
3. **Foundry Alley, Phase 1 (Hanover & Nassau Streets – Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 8 lots. PUD. Final subdivision plat under review.
4. **Cainhoy Entrance Road, Phase 2B (Seven Sticks Drive – Cainhoy) TMS# 2620000008** – 12.6 ac. R/W. PUD. Final subdivision plat under review.
5. **Parcel A, Charleston Regional Business Center (Clements Ferry Road – Cainhoy) TMS# 2670000129** – 11.7 ac. 3 lots. LI. Preliminary subdivision plat approved.
6. **Forrest Dr Bridge (Cainhoy) TMS# 2710002114 & 115** – 35.6 ac. R/W. PUD. Prelim. subdivision plat approved.
7. **Brigade Street Apartments (Peninsula) TMS# 4640000003 & 017** – 15.9 ac. 3 lots. MU-2/WH. Preliminary subdivision plat approved. Final subdivision plat under review.
8. **The Marshes at Cooper River (Clements Ferry Road – Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Preliminary subdivision plat approved.
9. **Tidal View Lane (James Island) TMS# 4280000015** – 2.7 ac. 2 lots. SR-2. Preliminary subdivision plat pending approval.
10. **The Oaks at Saint Johns Crossing (River Road – Johns Island) TMS# 3120000082** – 22.1 ac. 77 lots. SR-1 (ND). Final subdivision plat pending approval.
11. **Rivers Point Townhomes (Rivers Point Row – James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Final subdivision plat pending approval.
12. **Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Final subdivision plat pending approval.
13. **Parcel E, Phases 3 & 4 (Lesesne Street – Daniel Island) TMS# 2750000110** – 31.6 ac. 70 lots. DI-R. Preliminary subdivision plat approved.
14. **Maybank Village, Tract D (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 2 lots. GB. Preliminary subdivision plat approved.
15. **Brownwood Village, Phase 2 (Brownwood Road – Johns Island) TMS# 2790700264** – 12.5 ac. 48 lots. PUD. Final subdivision plat recorded.
16. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000043 & 128** – 47.5 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
17. **Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Preliminary subdivision plat under review.
18. **Oakfield, Phase 4 (Cane Slash Road – Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Final subdivision plat pending approval.
19. **1109 Brownwood Road (Johns Island) TMS# 3120000181** – 0.8 ac. 2 lots. SR-1. Final subdivision plat pending approval.
20. **Jessy Elizabeth, Phase 2 (Jessy Elizabeth Road – Johns Island) TMS# 3120000159** – 4.1 ac. 14 lots. SR-1. Preliminary subdivision plat approved.
21. **Parcel R, Block A/B (Island Park Drive – Daniel Island) TMS# 2750000157** – 3.1 ac. 2 lots. DI-TC. Preliminary subdivision plat approved.

Road Construction Plans

Grace Plantation (Main Road – Johns Island) TMS# 2530000199, 285, 334 – 55.2 ac. 76 lots. SR-1 & SR-7. 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. 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 three business days prior to the meeting.