

# CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

## SPECIAL MEETING & REGULAR MEETING OF FEBRUARY 15, 2017

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

**PLANNING COMMISSION REVIEWED SEA LEVEL RISE MAPS AND ISSUES AND SEPARATELY REVIEWED DRAINAGE STANDARDS AND FLOOD-PRONE AREAS IN THE CITY. RECOMMENDATIONS WILL BE PRESENTED TO THE COMMISSION LATER THIS YEAR.**

### 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).  
**DEFERRED BY APPLICANT**
- 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).  
**DEFERRED BY APPLICANT**
- 3. 445 Meeting St (Peninsula) TMS# 4590901045 - approx. 2.2 ac.** Request rezoning from General Business (GB) to Planned Unit Development (PUD).  
**DEFERRED BY APPLICANT**
- 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.  
**DEFERRED BY APPLICANT**
- 5. Forrest Dr (Cainhoy) TMS# 2710002150 - approx. 2.145 ac.** Request rezoning from Gathering Place (GP) to Diverse Residential (DR-9).  
**RECOMMENDED APPROVAL**
- 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).  
**RECOMMENDED APPROVAL**

## 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).

**APPROVED WITH CONDITIONS**

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).

**APPROVED WITH CONDITIONS**

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).

**APPROVED WITH CONDITIONS**

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**

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).

**APPROVED WITH CONDITIONS**

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).

**DEFERRED BY APPLICANT**

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).

**DEFERRED BY APPLICANT**

## 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.**

**RECOMMENDED APPROVAL**

## APPROVAL OF MINUTES

**APPROVED THE MINUTES FROM THE JULY 20, 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. **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. **Brownswood Village, Phase 2 (Brownswood 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 Brownswood 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.