

CITY OF CHARLESTON PLANNING COMMISSION

SPECIAL MEETING & REGULAR MEETING OF MARCH 15, 2017

A Special Meeting of Planning Commission will be held at **4:00 p.m., on Wednesday, March 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, March 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 affordable housing.

REGULAR MEETING

REZONINGS

- 1. 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
- 2. 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
- 3. 252 Coming St (Cannonborough-Elliottborough - Peninsula) TMS# 4600802061** – 0.04 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner/Applicant: Frank Iwanicki and Caroline von Asten
- 4. Saint Andrews Blvd (West Ashley) TMS# 4210700031 (a portion)** – 0.24 ac. Request rezoning from Limited Business (LB) to Single-Family Residential (SR-1) on a portion of the property.
Owner: Cioffi Antonio Trustee
Applicant: Walter Barton
- 5. 67 Moultrie St (Hampton Park Terrace - Peninsula) TMS# 4600301018** – 0.26 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner: Choraliers Music Club Inc
Applicant: Marlon Kimpson and Mike Gruenloh

SUBDIVISIONS

- 1. 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

- 2. 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.
- 3. Bennett's Bluff (Fort Johnson Rd – James Island) TMS# 428000013 & 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
- 4. The Cottages, Phase 3 (River Rd – Johns Island) TMS# 3120000125** – 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
- 5. Woodbury Park, Phase 2 (Marlin Rd – Johns Island) TMS# 3130000048** – 10.87 ac. 38 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
 Owner: Five Lakes, LLC
 Applicant: HLA, Inc.
- 6. L&M Tract (Brownswood Rd – Johns Island) TMS# 3120000056, 166, 193 & 194** – 31.059 ac. 71 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
 Owner: L&M Family Associates LLC
 Applicant: Seamon, Whiteside & Associates, Inc.
- 7. Avenue of Oaks (5th Ave – West Ashley) TMS# 4180600028 & 115** – 9.99 ac. 42 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
 Owner: Crescent Homes LLC
 Applicant: Seamon, Whiteside & Associates, Inc.
- 8. Farr Street Extension (Daniel Island) TMS# 2750000182** – 12.66 ac. 3 lots. Request approval of revised subdivision concept plan. Zoned Daniel Island Residential (DI-R).
 Owner: Greystar GP II, LLC
 Applicant: Seamon, Whiteside & Associates, Inc.

ZONINGS

- 1. 2935 Maybank Hwy and adjacent vacant lot (Johns Island) TMS# 3130000091 & 089** – 4.60 ac. Request zoning of Residential Office (RO). Zoned Single-Family Residential (R-4) in Charleston County.
 Owner: James Coyne and Laura VanderMoere
- 2. 1524 Grimball Road Ext (James Island) TMS# 4270000085** – 0.58 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
 Owner: Clyde and Carol Smalls
- 3. Vacant lot off Folly Rd (James Island) TMS# 4270000114** – 0.99 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
 Owner: Clyde and Carol Smalls
- 4. 1522 Grimball Road Ext (James Island) TMS# 4270000008** – 0.41 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
 Owner: Francina Backman

5. **Grimball Road Ext & Cooper Judge Ln (James Island) TMS# 4270000081 & 113** – 1.19 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.
Owner: JJR Development LLC

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to add provisions allowing the repair, replacement or relocation of non-conforming off premises signs along Interstate System Roads under certain conditions.**
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the peninsula portion of the City in accordance with the maps attached to this ordinance.**

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. **1012 Harbor View Road (James Island) TMS# 4261100011** – 0.4 ac. 4 lots. DR-1F. Preliminary subdivision plat pending approval.
2. **Riverland Drive (James Island) TMS# 3400000029** – 1.9 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
3. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Preliminary subdivision plat pending approval.
4. **Overture Coburg Road (West Ashley) TMS# 3490800001 & 3491200011** – 8.3 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
5. **1558 Battery Island Drive (James Island) TMS# 4310000023** – 1.3 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
6. **The Gardens at Riverview Farms (River Road – Johns Island) TMS# 3120000062 & 169** – 24.6 ac. 83 lots. PUD. Final subdivision plat pending approval.
7. **Reveille on the Ashley (Arcadian Way – West Ashley) TMS# 4181500017 & 039** – 1.5 ac. 4 lots. SR-1. Preliminary subdivision plat approved.
8. **287 & 289 Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Preliminary subdivision plat approved.
9. **Oak Bluff, Phase 1A (Clements Ferry Road – Cainhoy) TMS# 2690000043** – 12.4 ac. 33 lots. SR-1. Final subdivision plat pending approval.
10. **Grace Bridge Street (Peninsula) TMS# 4590601071 & 072** – 1.7 ac. 3 lots. GB. Preliminary subdivision plat pending approval. Final subdivision plat pending approval.
11. **Lucky Road (James Island) TMS# 3410000026 & 103** – 3.2 ac. 3 lots. SR-1. Preliminary subdivision plat approved.
12. **Parcel F, Phase 5 (Wading Place – Daniel Island) TMS# 2750000249** – 17.4 ac. 21 lots. DI-R. Final subdivision plat recorded.
13. **Parcel R, Block A/B (Island Park Drive – Daniel Island) TMS# 2750000157** – 3.1 ac. 2 lots. DI-TC.

Final subdivision plat recorded.

14. **Parcel BB, Phase 1B (Oak Leaf Street – Daniel Island) TMS# 2770000011** – 53.9 ac. R/W. DI-R. Final subdivision plat recorded.
15. **Parcel Q-5-4 (Fairchild Street – Daniel Island) TMS# 2750000269** – 12.5 ac. 2 lots. DI-TC. Final subdivision plat recorded.
16. **Freeman’s Point Shared (Eutaw Battalion Drive – James Island) TMS# 4270000065** – 0.8 ac. 4 lots. PUD. Preliminary subdivision plat pending approval.
17. **Dick Singleton Road (James Island) TMS# 4270900079** – Preliminary subdivision plat under review.
18. **Village at Point Hope (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 21.4 ac. 1 lot. PUD. Preliminary subdivision plat pending approval.
19. **Carolina Bay, Phase 21B (Conservancy Lane – West Ashley) TMS# 3070000009** – 16.5 ac. 64 lots. SR-6. Final subdivision plat under review.
20. **Tidal View Lane (James Island) TMS# 4280000015** – 2.7 ac. 2 lots. SR-2. Preliminary subdivision plat approved. Final subdivision plat pending approval.
21. **1466 River Road (Johns Island) TMS# 3120000069** – 5.1 ac. 4 lots. DR-6. Preliminary subdivision plat approved.
22. **Jessy Elizabeth, Phase 2 (Johns Island) TMS# 3120000159** – 4.1 ac. 16 lots. SR-1. Final subdivision plat recorded.
23. **1109 Brownswood Road (Johns Island) TMS# 3120000181** – 0.8 ac. 2 lots. SR-1. Final subdivision plat recorded.
24. **Parcel E, Phase 3 (Lesesne Street – Daniel Island) TMS# 2750000110** – 31.6 ac. 33 lots. DI-R. Final subdivision plat recorded.

Road Construction Plans

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Road construction plans under review.
2. **Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000043** – 32.3 ac. 57 lots. PUD. Road construction plans under review.
3. **Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Road construction plans under review.
4. **Oakfield, Phase 4 (Cane Slash Road – Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Road construction plans pending approval.
5. **Huguenin Avenue Extension (Peninsula) TMS# 4640000003 & 017** – 1.9 ac. R/W. MU-2/WH. 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.