

# CITY OF CHARLESTON PLANNING COMMISSION

## SPECIAL MEETING & REGULAR MEETING OF APRIL 19, 2017

A Special Meeting of Planning Commission will be held at **4:30 p.m., on Wednesday, April 19, 2017** in the Public Meeting Room, 1<sup>st</sup> 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, April 19, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### SPECIAL MEETING

#### EXECUTIVE SESSION

Planning Commission will enter into an executive session to receive a legal briefing from City of Charleston legal counsel for legal advice pertaining to potential claims related to planning and land use issues.

### 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. 350 Folly Rd (James Island) TMS# 4240500028** – 0.50 ac. Request rezoning from General Office (GO) to Limited Business (LB).  
Owner: Regina Brown  
Applicant: Frederick Brown
- 4. 67 Moultrie St (Hampton Park Terrace - Peninsula) TMS# 4600301018** – 0.26 ac. Request rezoning from Diverse Residential (DR-1F) to Commercial Transitional (CT).  
Owner: Choraliers Music Club Inc  
Applicant: Marlon Kimpson and Mike Gruenloh
- 5. 52 Line St (Peninsula) - Right-of-Way** – approx. 0.90 ac. Request zoning from unzoned area to Mixed-Use Workforce Housing (MU-2/WH).  
Owner: Norfolk Southern Rail  
Applicant: LS3P
- 6. Boyd Hayes Rd (Johns Island) TMS# 2790000235 & 067** – 16.026 ac. Request rezoning from Conservation (C) to Commercial Transitional (CT), Limited Business (LB) & Diverse Residential (DR-6).  
Owner: Nancy Ritchie, Carolyn Slay, John Hayes & Robert Hayes  
Applicant: New Leaf Builders

## SUBDIVISIONS

1. **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
2. **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
3. **Woodbury Park, Phase 3 (Marlin Road – Johns Island) TMS# 3130000048** – 6.9 ac. 21 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Five Lakes, LLC  
Applicant: HLA, Inc. Engineering & Land Surveying
4. **Johnston Point, Phase 2 (Murraywood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Kenneth Gervais  
Applicant: Thomas & Hutton Engineering Co.
5. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000003** – 2.6 ac. 9 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Pulte Group, Inc.  
Applicant: Thomas & Hutton Engineering Co.
6. **Pine Log Lane Cluster (Brownswood Road – Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. Request subdivision concept plan approval. Zoned Rural Residential (RR-1) and Single-Family Residential (SR-1).  
Owner: Lennar Communities of Carolinas, Inc.  
Applicant: Thomas & Hutton Engineering Co.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.4 ac. 26 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Pulte Home Company, LLC  
Applicant: Seamon, Whiteside & Associates, Inc.

## ZONINGS

1. **1844 Produce Ln (Johns Island) TMS# 3130000157** – 0.65 ac. Request zoning of Diverse Residential (DR-2). Zoned Maybank Hwy Corridor Overlay District (OD-MHC) in Charleston County.  
Owner: Estate of Mary Lurie Hewett
2. **113 Riverland Dr (James Island) TMS# 3430100006** – 0.55 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Mary and James Gatch
3. **2205 Ramsay Dr (James Island) TMS# 3430500125** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Edward Mungo
4. **2413 Spring Garden St (West Ashley) TMS# 3091400039** – 0.29 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Joyce H. Murray

5. **822 Playground Rd (West Ashley) TMS# 4180500302** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Harriett S. Pinckney

## ORDINANCE AMENDMENTS

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding to Article 9, Administration and Enforcement, a new part 6, Temporary Moratorium.** (Related to the Church Creek Drainage Basin)
2. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **pertaining to Article 2, Part 15 – Mixed Use 1 - Workforce Housing District and Mixed Use 2 - Workforce Housing District.**
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-220 (b) (1) pertaining to the list of criteria considered for an exception to be granted by the Board of Zoning Appeals for an accommodations use within the Accommodations Overlay Zone.**

## 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. **Stonoview, Phase 4 (Johns Island) TMS# 3450000073 & 163** – 87.7 ac. 171 lots. PUD. Preliminary subdivision plat under review.
2. **Lucky Road (James Island) TMS# 3410000026 & 103** – 3.2 ac. 3 lots. SR-1. Final subdivision plat pending approval.
3. **Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Final subdivision plat pending approval.
4. **Stonoview, Phase 3 (Johns Island) TMS# 3150000120** – 19.0 ac. 45 lots. PUD. Final subdivision plat under review.
5. **Donnie Lane (James Island) TMS# 4270000086** – 0.8 ac. 3 lots. SR-1. Preliminary subdivision plat pending approval.
6. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000062 & 169** – 24.6 ac. 83 lots. PUD. Final subdivision plat pending approval.
7. **Nabors Drive Townhomes (James Island) TMS# 4281600013, 046-048, 052** – 3.9 ac. 25 lots. DR-9. Preliminary subdivision plat pending approval.
8. **Floyd Drive (West Ashley) TMS# 3010000027** – 10.8 ac. 2 lots. GB & GP. Preliminary subdivision plat under review.
9. **Essex Village (West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat pending approval.
10. **Heritage Oaks, Phase 2 (James Island) TMS# 3370000457** – 2.9 ac. 14 lots. SR-3. Final subdivision plat pending approval.
11. **Rivers Point Row (James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Preliminary subdivision plat stamped.
12. **Tidal View Lane (James Island) TMS# 4280000015** – 2.7 ac. 2 lots. SR-2. Final subdivision plat recorded.

13. **Maybank Village, Phase 3 (Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Preliminary subdivision plat pending approval.
14. **William E. Murray Boulevard (West Ashley) TMS# 3060000012 & 933** – 22.2 ac. 4 lots. GB. Final subdivision plat pending approval.
15. **Oakfield, Phase 4 (Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Final subdivision plat pending approval.
16. **1466 River Road (Johns Island) TMS# 3120000069** – 5.1 ac. 4 lots. DR-6. Final subdivision plat pending approval.
17. **Grand Oaks, Phase 4 (West Ashley) TMS# 3010000694** – 11.3 ac. 9 lots. PUD. Final subdivision plat pending approval.
18. **The Village at Point Hope (Cainhoy) TMS# 2620000008** – 21.6 ac. 2 lots. PUD. Preliminary subdivision plat stamped. Final subdivision plat pending approval.
19. **Oak Bluff, Phase 1A (Cainhoy) TMS# 2690000043** – 12.4 ac. 33 lots. SR-1. Final subdivision plat recorded.
20. **Overture Coburg Road (West Ashley) TMS# 3490800001 & 3491200011** – 29.2 ac. 2 lots. SR-1. Final subdivision plat under review.
21. **Woodbury Park, Tract 3 (Johns Island) TMS# 3130000048** – 49.1 ac. 2 lots. SR-1. Final subdivision plat under review.

### Road Construction Plans

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Road construction plans pending approval.
2. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 107 lots. DR-9. Road construction plans pending approval.
3. **Clements Ferry Road Widening, Phase 2 (Cainhoy)** – Road construction plans pending approval.
4. **Nabors Drive Townhomes (James Island) TMS# 4281600013, 046-048, 052** – 3.9 ac. 25 lots. DR-9. Road construction plans under review.
5. **Essex Village (West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Road construction plans under review.
6. **Oakfield, Phase 5A (Johns Island) TMS# 2780000043** – 32.3 ac. 57 lots. PUD. Road construction plans pending approval.
7. **Oakfield, Phase 5B (Johns Island) TMS# 2780000128** – 25.1 ac. 57 lots. PUD. Road construction plans under review.
8. **Maybank Village, Phase 3 (Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Road construction plans pending approval.

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.