

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF DECEMBER 21, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, December 21, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

- 1. 89 Warren St (Radcliffeborough - Peninsula) TMS# 4601601099** – 0.17 ac. Request rezoning to include property in the School Overlay Zone (S). Zoned Diverse Residential (DR-1).  
Owner: 89 Warren LLC  
Applicant: Evans & Schmidt Architects
- 2. 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
- 3. 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

### 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. Maybank Village, Phase 3 (Maybank Hwy – Johns Island) TMS# 3130000248** – 10.33 ac. 35 lots. Request subdivision concept plan approval. Zoned General Business (GB).  
Owner: Tidelands Bank c/o Beazer Homes, LLC  
Applicant: HLA, Inc.
- 3. Harbor View Rd (James Island) TMS# 4261100011** – 0.40 ac. 5 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-1F).  
Owner: Thomas Rooke  
Applicant: A.H. Schwacke & Assoc.
- 4. 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.
- 5. 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

6. **Cainhoy South Residential (Point Hope Pkwy – Cainhoy) TMS# 262000008** – 228.2 ac. 235 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Cainhoy Land & Timber, LLC  
Applicant: Thomas & Hutton Engineering Co.

## **ZONINGS**

1. **771 Longbranch Dr (West Ashley) TMS# 3100100115** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Keith Gordon and Janet Wagner-Gordon
2. **204 Tall Oak Ave (West Ashley) TMS# 4181300066** – 0.22 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Trevor Owen Spencer
3. **1501, 1503, 1505, 1507, 1509, 1510, 1512, 1513 & 1514 Morgan Campbell Ct & a vacant parcel on Ashley Hall Rd (West Ashley) TMS# 3511200116, 213, 214, 215, 216, 217, 218, 219, 220 & 221** – approx. 1.418 ac. Request zoning of Diverse Residential (DR-1F). Zoned Mixed Style Residential (M-12) in Charleston County.  
Owner: Multiple Owners
4. **Ashley Hall Plantation Rd (West Ashley) TMS# 3530000003 & 004** – approx. 44.59 ac. Request zoning of Single-Family Residential (SR-1) and Landmark Overlay Zone (LMK) on a portion of the properties. Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Estate of Rosina Kennerty Siegnious
5. **2319 Savannah Hwy (West Ashley) TMS# 3100600114** – 1.06 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.  
Owner: HAG RE CDT LLC
6. **2947 Maybank Hwy (Johns Island) TMS# 3130000088** – 2.97 ac. Request zoning of Residential Office (RO). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Oak Family Properties LLC

## **APPROVAL OF MINUTES**

Approval of minutes from previous meetings.

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.