

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MARCH 21, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, March 21, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

DEVELOPMENT AGREEMENT

1. **Properties on Ashley River Rd (West Ashley) TMS# 3640000002, 3640000002-1, 3640000001, 3640000001-1, 3610000007 & 3610000007-1** – approx. 44.75 acres of highland. Request approval of a Development Agreement between the City of Charleston and the owners, Margaret Hartley Carter; Elizabeth A. Hanahan and T. Heyward Carter, Jr., as Co-Trustees of the Article V Shelter Trust under the Will of Grayson G. Hanahan; and Eleanor W. Carter, as Trustee under the South Carolina Personal Residence Trust of Eleanor W. Carter, on the second part.

REZONINGS

1. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).
Owner: East Line Partners LLC and SCDOT
Applicant: LS3P
2. **Calhoun St & Concord St (Peninsula) TMS# 4580102064 & 067** – approx. 1.798 ac. Request rezoning to change the Accommodations Overlay A-4: 100 room maximum designation to the Accommodations Overlay A-2: 180 room maximum designation.
Owner: RB Charleston LLC & Concord Park Associates LLC
Applicant: Hellman Yates & Tisdale PA
3. **144 & 146 Cannon St (Peninsula) TMS# 4601104151 & 150** – approx. 0.288 ac. Request rezoning from Limited Business (LB) and General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).
Owner: GMS Cannon LLC
Applicant: Synchronicity – Todd Richardson
4. **144 & 146 Cannon St (Peninsula) TMS# 4601104151 & 150** – approx. 0.288 ac. Request rezoning from the 2.5-3.5 Old City Height District to the 4 Old City Height District.
Owner: GMS Cannon LLC
Applicant: Synchronicity – Todd Richardson
5. **1335 King St (Peninsula) TMS# 4641400079** – 0.37 ac. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP).
Owner/Applicant: Joe Singleton
6. **1335 King St (Peninsula) TMS# 4641400079** – 0.37 ac. Request rezoning from the 2.5 Old City Height District to the 4-12 Old City Height District.
Owner/Applicant: Joe Singleton

SUBDIVISIONS

1. **Hayes Park (Maybank Highway – Johns Island) TMS# 279000067 & 235** – 17.2 ac. 59 lots. Request subdivision concept plan approval. Zoned Commercial Transitional (CT), Diverse Residential (DR-6), Limited Business (LB).
Owner: New Leaf Builders, LLC
Applicant: Forsberg Engineering & Surveying, Inc.
2. **American Star (Oakville Plantation Road – Johns Island) TMS# 317000011, 055, 089** – 201.6 ac. 205 lots. Request subdivision concept plan approval. Zoned Light Industrial (LI) & Rural Residential (RR-1).
Owner: Keith Lackey, et al.
Applicant: Synchronicity

ZONING

1. **Zelasko Rd (Johns Island) TMS# 3130000335** – 1.19 ac. Request zoning of Business Park (BP). Zoned Maybank Highway Corridor Overlay in Charleston County.
Owner: Larry McCutchen

ORDINANCE AMENDMENTS

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **changing the minimum lot frontage requirements for new lots in the Mixed-Use Workforce Housing zoning districts.**
2. **Maybank Hwy and Saint Johns Woods Pkwy (LDL Properties PUD – Johns Island) TMS# 2790000202, 203 & 204** – 5.58 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.
Owner:/Applicant: Go Store It JI LLC; VCP Charleston Partners SC 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. 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.