

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF NOVEMBER 15, 2017

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, November 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

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).
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc
Applicant: Southern Land Co
- 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).
Owner: Multiple Owners
Applicant: Southern Land Co
- 3. Oakville Plantation Rd (Johns Island) TMS# 3170000089 & 011 (portions)** – approx. 89.0 ac. Request rezoning from Light Industrial (LI) to Rural Residential (RR-1).
Owner: Keith W. Lackey et al.
Applicant: Synchronicity – Todd Richardson
- 4. 3265 Maybank Hwy (Johns Island) TMS# 2790000205** – 1.40 ac. Request rezoning from Commercial Transitional (CT) to General Office (GO).
Owner/Applicant: George Gratzick
- 5. West Ashley Cir at Glenn McConnell Pkwy (West Ashley) TMS# 3010000027 (a portion)** – approx. 21.76 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Co
Applicant: White Point Partners LLC
- 6. 217 Ashley Ave (Peninsula) TMS# 4601104080** – 0.33 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).
Owner: Trust of Robert J. Lowe, Jr. & Trust of Gwendolyn M. Lowe
Applicant: Robert J. Lowe, Jr. & Gwendolyn M. Lowe

SUBDIVISIONS

- 1. Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).
Owner: Daniel Island Riverside Developers, LLC
Applicant: Lowcountry Land Development Consultants
- 2. Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Levi Grantham, LLC
Applicant: Seamon, Whiteside & Associates, Inc.

3. **Cainhoy Office & Retail Park (Clements Ferry Road – Cainhoy) TMS# 262000008** – 31.52 ac. 16 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
 Owner: Cainhoy Land & Timber, LLC
 Applicant: Thomas & Hutton Engineering Co.
4. **Woodbury Park, Phases 3A & 3B (Hollydale Court – Johns Island) TMS# 313000023 & 048** – 43.97 ac. 34 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
 Owner: Five Lakes, LLC
 Applicant: HLA, Inc.
5. **Produce Lane (Johns Island) TMS# 3130000152, 153, 154, 157, 158** – 7.36 ac. 34 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2) and General Business (GB).
 Owner: Reavis-Comer Development
 Applicant: HLA, Inc.
6. **Bermuda Pointe (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).
 Owner: Parsonage-CPW, LLC
 Applicant: Windmill Engineering

ZONINGS

1. **1849 Westfield Rd (West Ashley) TMS# 3501000124** – 0.49 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
 Owner: Ann and Seth Bomgren
2. **Oakville Plantation Rd (Johns Island) TMS# 3170000007** – approx. 18.61 ac. Request zoning of Rural Residential (RR-1) and Conservation (C). Zoned Single-Family Residential (R-4) in Charleston County.
 Owner: Keith W. Lackey et al.
3. **Folly Rd and Grimball Road Ext (James Island) TMS# 4270000020, 039, 106, 110 & 111** – approx. 10.0 ac. Request zoning of Limited Business (LB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.
 Owner: Willie B. Moultrie Trustee

ORDINANCE AMENDMENT

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) **to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a simple majority of a quorum of the City Council.**

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.