

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF SEPTEMBER 20, 2017

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, September 20, 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. 445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).
Owner/Applicant: 445 Meeting Street Partners LLC

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. Bees Ferry Road Cluster Development (West Ashley) TMS# 2870000054** – 12.21 ac. 33 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Phyllis Washington
Applicant: Empire Engineering, LLC
- 4. Cainhoy Office & Retail Park (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 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.
- 5. CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.17 ac. 3 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Diverse Residential (DR-6).
Owner: Charleston County School District
Applicant: ADC Engineering, Inc.

ZONINGS

1. **2178 Coker (James Island) TMS# 3430100046** – 0.48 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Nicholas Witte & Katherine Riddile
2. **1944 Woodland Rd (West Ashley) TMS# 3551000064** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Heather Hays & David Kauffman
3. **781 Saint Andrews Blvd (West Ashley) TMS# 4181000080** – 0.36 ac. Request zoning of General Office (GO). Zoned Saint Andrews Overlay District (OD-STA) in Charleston County.
Owner: Kevin Shealy

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by creating a Folly Road 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. **Governor's Cay, Phase 5 (Forrest Drive – Cainhoj) TMS# 2710002150** – 6.7 ac. 13 lots. DR-9. Preliminary subdivision plat pending approval.
2. **Parcel S (Farr Street – Daniel Island) TMS# 2750000118 & 182** – 21.1 ac. 3 lots. DI-R. Final subdivision plat pending approval.
3. **Hatchet Bay Drive Extension (West Ashley) TMS# 3070000007** – 0.5 ac. PUD. Final subdivision plat pending approval.
4. **The Pointe at Rhodes Crossing (Sanders Road – West Ashley) TMS# 2860000444** – 84.1 ac. 60 lots. SR-6. Final subdivision plat pending approval.
5. **Farr Street Homes (Daniel Island) TMS# 2750000182** – 3.7 ac. 13 lots. DI-R. Preliminary subdivision plat pending approval.
6. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Preliminary subdivision plat pending approval.
7. **Pine Log Lane Cluster Development (Brownswood Road – Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. SR-1 & RR-1. Preliminary subdivision plat pending approval.
8. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Preliminary subdivision plat pending approval.
9. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Preliminary subdivision plat pending approval.
10. **Newbury Street (James Island) TMS# 4250900066 & 067** – 1.1 ac. 3 lots. SR-1. Final subdivision plat pending approval.
11. **Goldberg Tract (River Road – Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Final

subdivision plat pending approval.

12. **Gadsdenboro Park (Laurens Street – Peninsula) TMS# 4580102063** – 1.2 ac. 2 lots. MU-2. Preliminary subdivision plat pending approval.
13. **Cainho South, Phase 1A (Clements Ferry Road) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Preliminary subdivision plat pending approval.
14. **Ashley Park, Phase 5 (William E. Murray Boulevard – West Ashley) TMS# 3060000132** – 9.6 ac. 50 lots. DR-9. Final subdivision plat recorded.
15. **Watroo Point (Daniel Island) TMS# 2711101113** – 1.7 ac. 2 lots. DI-R. Preliminary subdivision plat approved. Final subdivision plat pending approval.
16. **Parcel FF, Phase 1 (Rhoden Island Drive – Daniel Island) TMS# 2750000092** – 26.6 ac. 38 lots. DI-RI. Final subdivision plat pending approval.
17. **Parcel R-9 (Pier View Street – Daniel Island) TMS# 2750000114** – 30.6 ac. 2 lots. DI-TC. Preliminary subdivision plat approved. Final subdivision plat pending approval.
18. **61 & 63 Watroo Point (Daniel Island) TMS# 2711101111** – 0.6 ac. 2 lots. DI-R. Preliminary subdivision plat approved. Final subdivision plat pending approval.
19. **Riverland Drive (James Island) TMS# 3400000029** – 1.9 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
20. **Cainho South, Phase 1B (Clements Ferry Road) TMS# 2620000008** – 39.8 ac. 53 lots. PUD. Preliminary subdivision plat pending approval.
21. **107 Brigade Street (Peninsula) TMS# 4640000003** – 8.4 ac. 4 lots. MU-2/WH. Preliminary subdivision plat pending approval.
22. **Grand Oaks, Phases 5 & 6 (Proximity Drive – West Ashley) TMS# 3010000686 & 695** – 20.4 ac. 30 lots. PUD. Final subdivision plat pending approval.
23. **Crosscreek Drive (James Island) TMS# 4240000013** – 5.9 ac. 2 lots. GB. Preliminary subdivision plat approved.
24. **Grace Bridge Street (Peninsula) TMS# 4590601071 & 072** – 1.7 ac. 3 lots. GB. Preliminary subdivision plat approved.

Road Construction Plans

1. **Cainho South, Phase 1A (Clements Ferry Road) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Road construction plans pending approval.
2. **Governor's Cay, Phase 5 (Forrest Drive – Cainho) TMS# 2710002150** – 6.7 ac. 13 lots. DR-9. Road construction plans under review.
3. **Grace Plantation (Church Place Road – Johns Island) TMS# 2530000199, 285, 334** – 55.2 ac. 76 lots. SR-1 & SR-7. Road construction plans pending approval.
4. **Farr Street Homes (Daniel Island) TMS# 2750000182** – 3.7 ac. 13 lots. DI-R. Road construction plans pending approval.
5. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Road construction plans under review.
6. **Pine Log Lane Cluster Development (Brownswood Road – Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. SR-1 & RR-1. Road construction plans under review.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Road construction plans under review.
8. **River Glen (Brownswood Road – Johns Island) TMS# 3120000056, 166, 193, 194** – 31.1 ac. 70 lots. SR-2. Road construction plans under review.
9. **Cainho South, Phase 1B (Clements Ferry Road) TMS# 2620000008** – 39.8 ac. 53 lots. PUD. Road construction plans under review.
10. **Woodland Estates (Woodland Shores Road – James Island) TMS# 3431500021, 022, 023** – 6.7 ac. 26 lots. SR-2. 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.