



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

February 17, 2016 5:00PM 2 George St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF FEBRUARY 17, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, February 17, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONING

1. **N Westchester Rd (West Ashley) TMS# 3091500070** – 2.225 ac. Request rezoning from Light Industrial (LI) to General Business (GB).
Owner: Commissioners of Public Works (CWS)
Applicant: West Ashley Town Center 526 LLC

ORDINANCE AMENDMENT & REZONING

1. **River Rd (Stonoview PUD - Johns Island) TMS# 3150000012, 047 & 120 & 3450000073 & 163** – approx. 234.55 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to rezone TMS# 3450000073 & 163 so as to be included in the Planned Unit Development (PUD).
Owner: River Road Development LLC
Applicant: Byers Design Group – Todd Richardson

ORDINANCE AMENDMENT & ZONING

1. **Clements Ferry Rd (The Marshes at Cooper River PUD - Cainhoy) TMS# 2670000004, 005, 010, 049, 050 through 057, 069 AND 071** – approx. 34.58 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone TMS# 26700000049 so as to be included in the Planned Unit Development (PUD).
Owner: Various
Applicant: Sitecast LLC– Chris Donato

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. **Harmony (West Ashley) TMS# 3060000003** – 166.4 ac. 138 lots. PUD. Preliminary subdivision plat under review.
2. **The Crossings at West Ashley (West Ashley) TMS# 3090000003** – 7.2 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.

3. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Preliminary subdivision plat pending approval.
4. **Parcel J-2D (Daniel Island) TMS# 2750000112** – 29.3 ac. 2 lots. DI-GO. Final subdivision plat pending approval.
5. **Maybank Village, Phase 1-A (Johns Island) TMS# 3130000057** – 12.8 ac. 7 lots. SR-6. Final subdivision plat pending approval.
6. **Ashley Park, Phase 6 (West Ashley) TMS# 3060000132** – 4.8 ac. 50 lots. DR-9. Final subdivision plat pending approval.
7. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132** – 9.6 ac. 52 lots. DR-9. Preliminary subdivision plat under review.
8. **Lee/Aiken/America Streets (Peninsula) TMS# 4590504210** – 0.6 ac. 3 lots. DR-2F. Final subdivision plat pending approval.
9. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054** – 8.5 ac. 24 lots. PUD. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Road construction plans under review.
2. **Harbor View Oaks (James Island) TMS# 4240700029** – 2.3 ac. 4 lots. SR-1. Road construction plans under review.
3. **WestEdge, Phase 0 (Peninsula) TMS# 4600000012** – 1.1 ac. MU-2/WH. Road construction plans under review.
4. **WestEdge, Phase 1 (Peninsula) TMS# 4600000014** – 7.4 ac. MU-2/WH. Road construction plans under review.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132** – 9.6 ac. 52 lots. DR-9. Road construction plans under review.
6. **The Crossings at West Ashley (West Ashley) TMS# 3090000003** – 7.2 ac. 2 lots. PUD. 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.

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 17, 2016

Rezoning 1 :

N Westchester Rd (West Ashley)

BACKGROUND

The applicant is requesting a rezoning from Light Industrial (LI) to General Business (GB). The property is located in the interior of a large block bounded by Ashley Town Center Drive, Savage Road and North Westchester Drive. The subject property is surrounded by LI zoning (which is further surrounded by SR-1 and GB zoning). The land surrounding the subject property contains a large amount of wooded acreage, but the immediately adjacent parcels are cleared and have been used By Charleston Water System and the Saint Andrews PSD for equipment storage, vehicle storage and maintenance. Costco and a multi-family development sit just across Ashley Town Center Drive. Nearby Savage Road and North Westchester Road contain mainly single-family attached and detached homes.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning or rezoning of property. The Century V Plan map indicates the subject property is in an area designated as **Industrial** which contains primarily manufacturing, warehousing and other uses that are not compatible with residential or retail areas. This area of West Ashley is surrounded by suburban uses and suburban form and not likely to be used in an industrial manner. Given the existing zoning and existing pattern of development in the surrounding area, the proposed GB zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

N Westchester Rd (West Ashley)

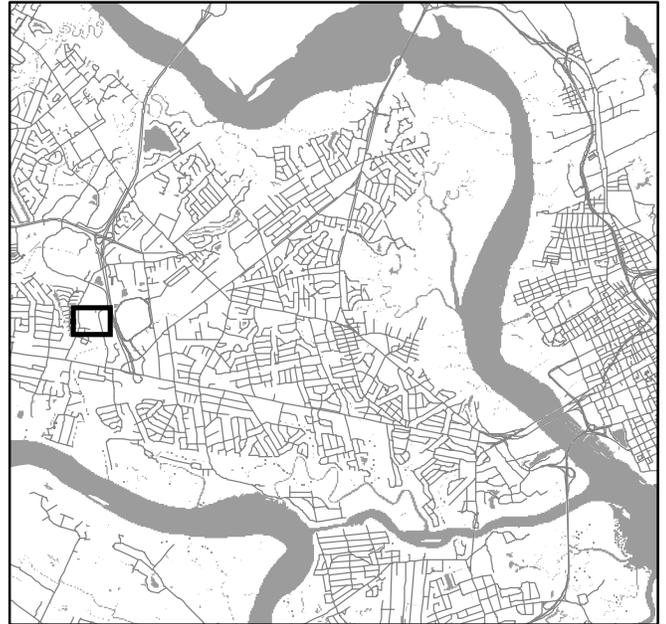
TMS# 3091500070

2.225 ac.

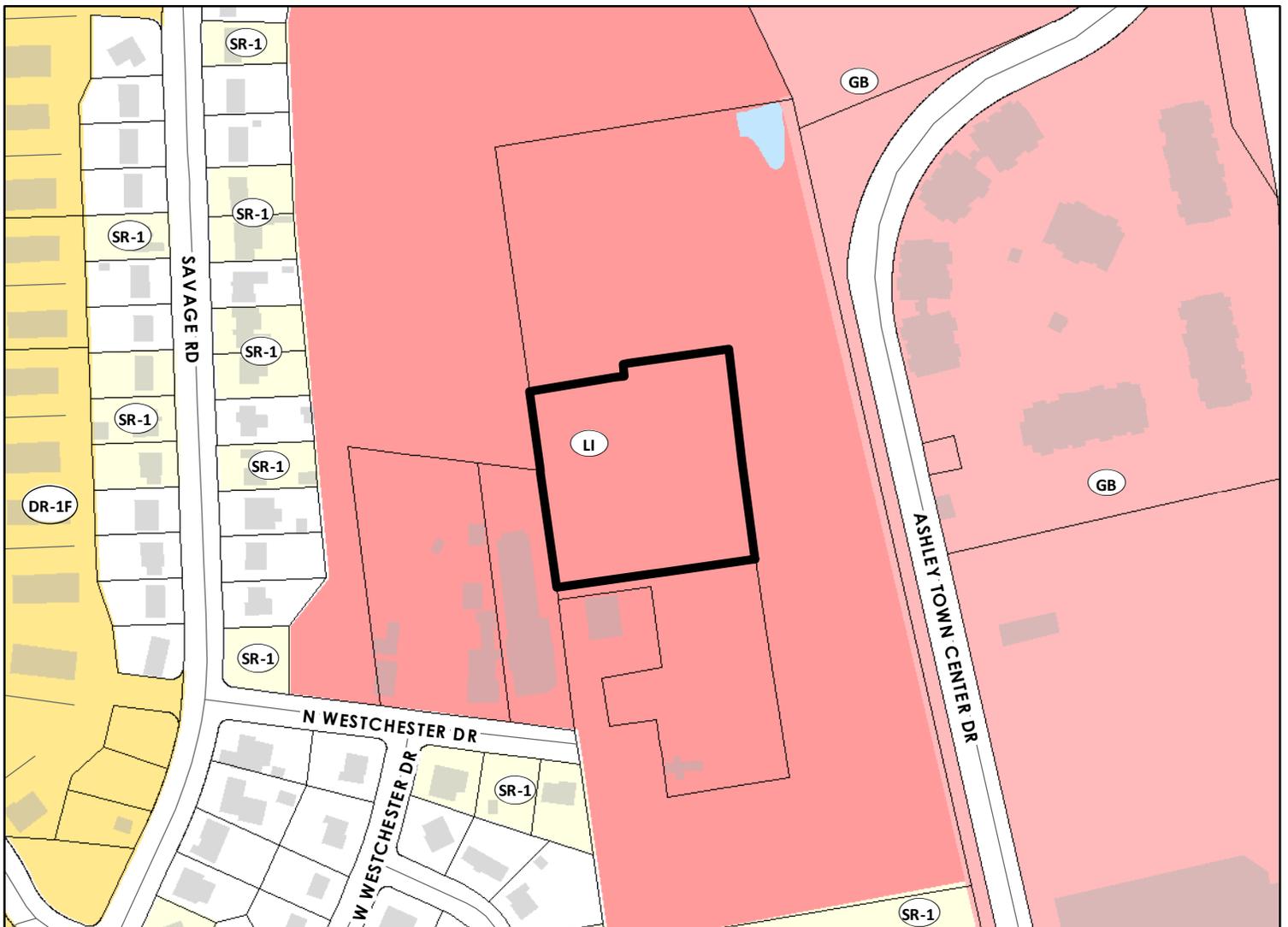
Request rezoning from Light Industrial (LI)
to General Business (GB).

Owner: Commissioners of Public Works (CWS)
Applicant: West Ashley Town Center 526 LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 17, 2016

Ordinance Amendment & Rezoning 1 :

River Rd (Stonoview PUD - Johns Island)

BACKGROUND

The applicant is requesting a major amendment to the existing Stonoview Planned Unit Development (PUD) guidelines and Master Plan to add approximately 87.46 acres to the overall plan. The original PUD was approved in 2005 and was recently amended in June 2015. The Stonoview development's access is on the east side of River Road, approximately 1.2 miles south of the Maybank/River Road intersection. The property borders the Stono River to the East and River Road to the West.

The amendment seeks to add TMS#s 345-00-00-073 and 345-00-00-163 creating a total development area of approximately 234.55 acres. New Land Use and Open Space Plans are both proposed to incorporate these new tracts, along with updating area calculations in all major categories. The land to be added and zoned PUD, is currently zoned Single-Family Residential (SR-1).

The proposed number of lots in the amended PUD is not to exceed 379 single-family residential lots making the overall residential net density about 2.3 units per acre. Total open space provided is increasing significantly based on the total developable acreage being added to the PUD.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** on Johns Island in an area designated as **Suburban Edge**. Areas designated as Suburban Edge are predominantly residential in character and have lower densities than suburban areas. Given the existing plans for this property and the appropriate proposed density, the proposed rezoning to PUD, and the PUD document changes, are appropriate for this area.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Ordinance Amendment & Rezoning 1

River Rd (Stonoview PUD - Johns Island)

TMS# 315000012, 047 & 120
& 345000073 & 163

Approx. 234.55 ac.

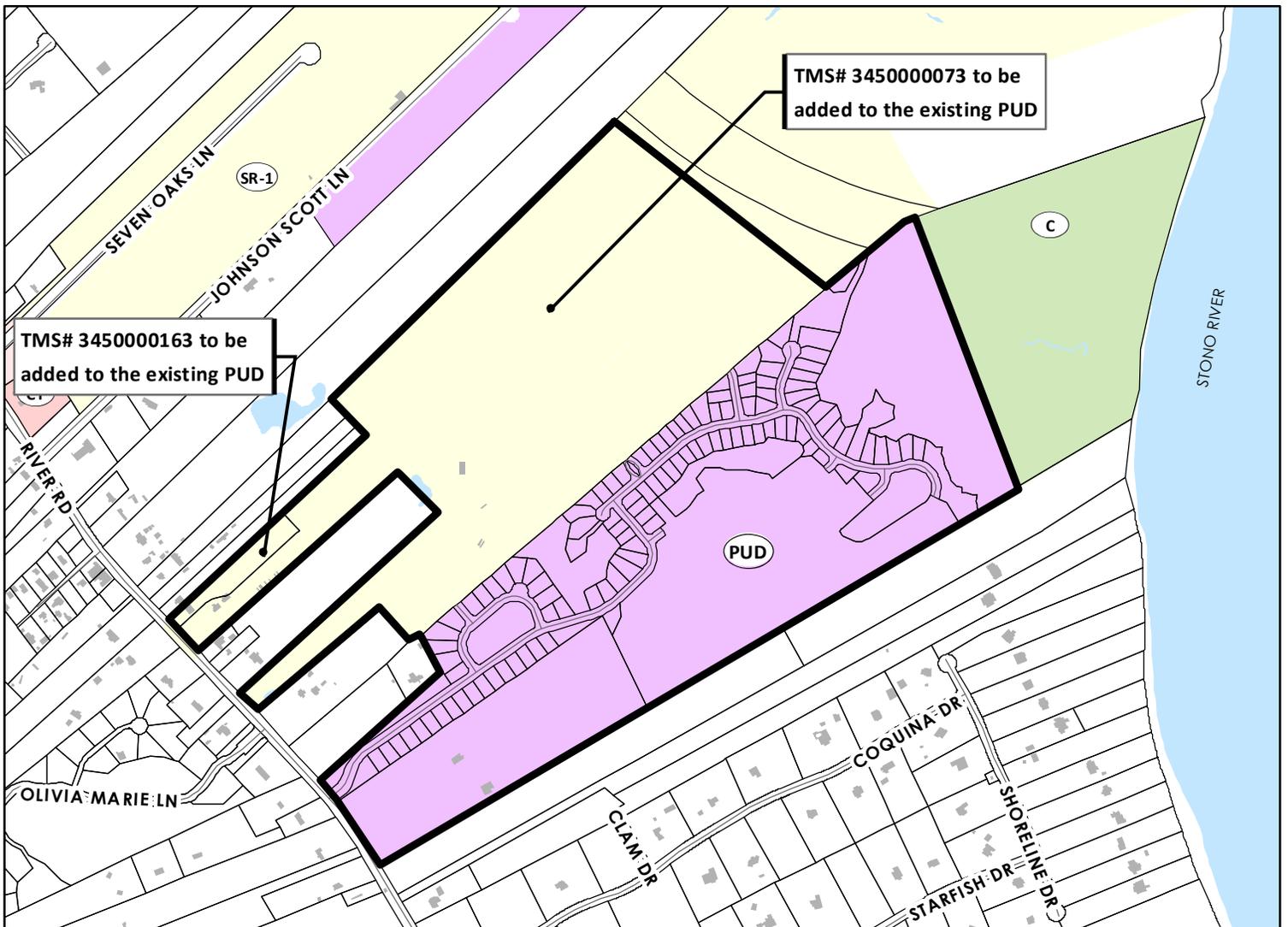
Request amendment to the Planned Unit Development
Master Plan & Development Guidelines and to
include TMS# 345000073 & 163 in the PUD.

Owner: River Road Development LLC
Applicant: Byers Design Group LLC - Todd Richardson

Area



Location



STONOVIEW ACREAGE CHART

PHASE	AREA
SFR - SINGLE FAMILY RESIDENTIAL	82.62 AC
OS - OPEN SPACE	126.45 AC
PUMP STATION	00.25 AC
R.O.W.	25.23 AC
TOTAL AREA:	234.55 AC

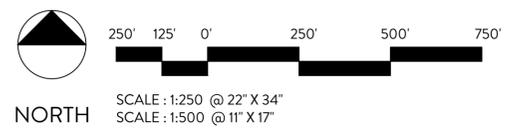
STONOVIEW OPEN SPACE ACREAGE CHART

OPEN SPACE	AREA
ACTIVE OPEN SPACE	39.02 AC
OS - OPEN SPACE:	87.43 AC
• PONDS	17.05 AC
• WETLANDS	14.00 AC
• SALT MARSH (CONSERVATION)	56.38 AC
TOTAL OPEN SPACE:	126.45 AC or 53.91%



LAND USE LEGEND

- SFR - Single Family Residential: 82.62 AC
• 379 Units
- R.O.W. - 25.23 AC
- OS - Open Space: 126.45 AC
- Ponds
- Pump Station
- Salt Marsh (Conservation)
- Multi-Use Trail



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 17, 2016

Ordinance Amendment & Zoning 1 :

**Clements Ferry Rd
(The Marshes at Cooper River PUD - Cainhoy)**

BACKGROUND

The applicant is requesting an amendment to the existing Marshes at Cooper River Planned Unit Development (PUD) guidelines and Master Plan to add approximately 1.01 acres to the overall plan and make small changes to the guidelines as outlined in the attached letter. The original PUD was approved in 2015.

The existing Marshes at Cooper River PUD plan consists of approximately 33 acres located on the north side of Clements Ferry Road near the banks of the Cooper River. When the property was under the jurisdiction of Berkeley County it was zoned as R2 – Manufactured Residential District (approx. 19.8 acres) and General Commercial (10.3 acres). The R2 zoning allowed up to 3.1 units per acre and the GC zoning allows up to 10 units per acre; which, overall, potentially allowed approximately 164 units to be built. The properties are currently vacant and mostly wooded with a couple of acres of wetland and marsh. They are accessible off Clements Ferry Road via Heidie Lane.

The existing PUD is surrounded by warehouses, contractors, and offices as well as single-family homes. As is typical with PUDs, the plan includes a mix of uses and housing types in an area of the City that has a mix of commercial and residential uses already. The PUD includes single-family (attached and detached) homes, one acre of commercial area (consistent with the City's GB zoning allowances) and open space. The PUD plan proposes a maximum of 160 residential units which makes the overall density around 5.0 units per acre. The proposed 8.86 acres of open space includes over 6 acres of usable open space in the form of open fields, trails, and amenity center. The road network creates a small block pattern giving the neighborhood a walkable scale and creates opportunity for future connections to adjoining properties or new streets.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the zoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** on the Cainhoy Peninsula in an area designated as **Job Center and Suburban Edge**. Areas designated as Suburban Edge are predominantly residential in character and have lower densities than suburban areas. Job Center areas often have a wide variety of uses, including mixed use and residential development, if non-compatible commercial or industrial uses do not already exist. Given the existing zoning and existing pattern of development, the proposed PUD amendments and addition of one parcel is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL WITH POTENTIAL CONDITIONS

Ordinance Amendment & Zoning 1

Clements Ferry Rd (Cainhoy)

TMS# 2670000004, 005, 010, 049, 050 through 057, 069 & 071

34.58 ac.

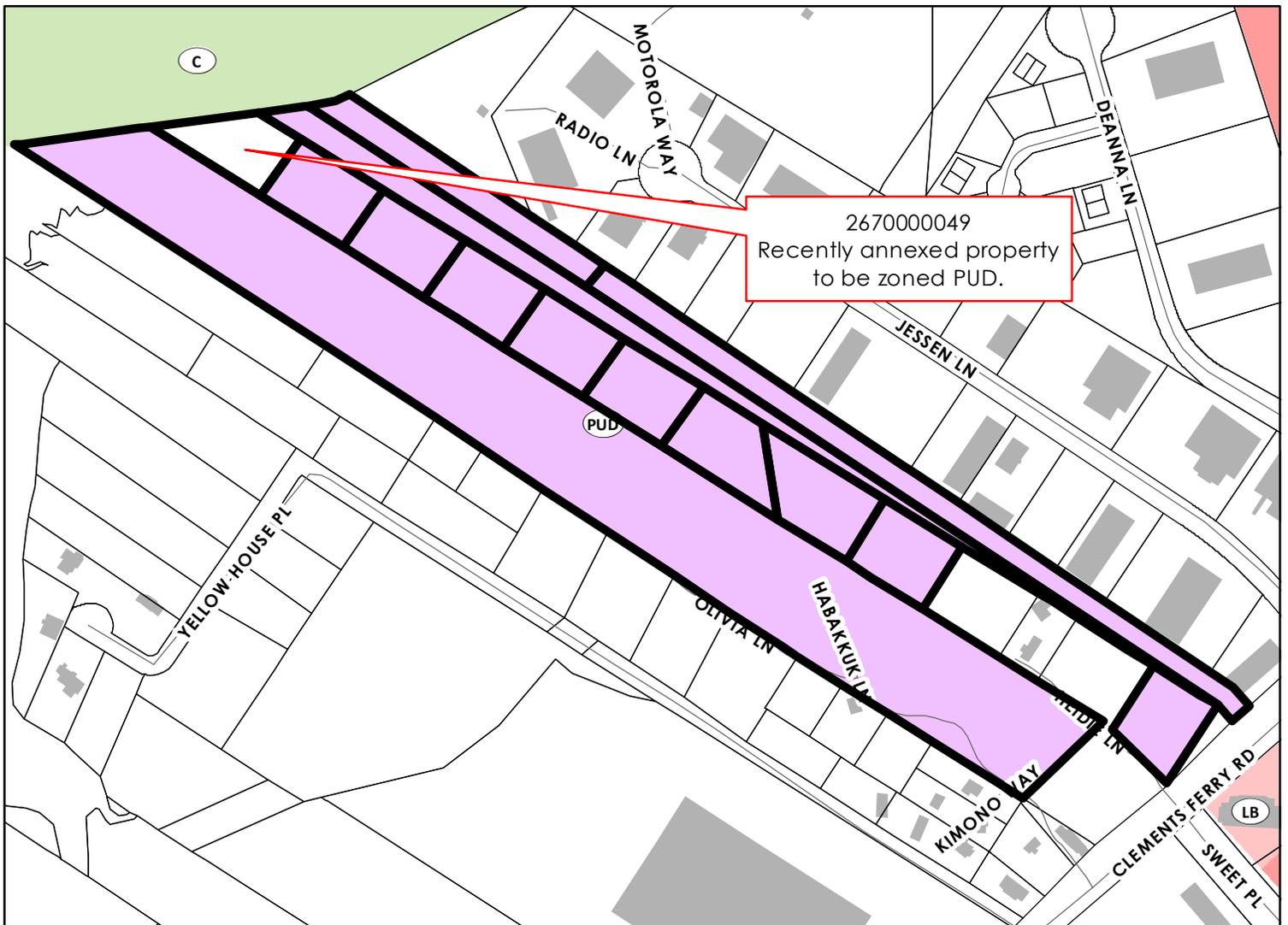
Request amendment to the Marshes at Cooper River Planned Unit Development (PUD) and to zone TMS# 2670000049 (approx. 1.01 ac.) as PUD and include it in the existing PUD (zoned Manufactured Residential (R-2) in Berkeley County).

Owner: Various Owners

Area



Location





February 4, 2016

The City of Charleston
Planning Commission & City Council

Re: PROPOSED AMENDMENT TO THE MARSHES AT COOPER RIVER PLANNED UNIT DEVELOPMENT

Dear Sir or Madam,

The Planned Unit Development (PUD) and associated Master Plan for The Marshes at Cooper River was originally approved by the Charleston City Council on July 21st, 2015 (ratification number 2015-078). The property owner is now proposing to annex TMS 267-00-00-049 into the City of Charleston and zone it PUD for inclusion into The Marshes at Cooper River PUD. While this annexation will increase the total acreage of the land contained in the PUD, the maximum unit count will not increase.

Primarily in response to comments received from the City's Technical Review Committee, the following, minor changes have also been made to the PUD:

Cover Page

1. Revision date updated
2. Developer address updates

Table of Contents

1. Updated Section 5: Appendix to include a Location Map and Aerial

Section 1.2

1. Revised to add TMS 267-00-00-049 to the PUD

Section 1.3

1. Acreages listed and included in table were changed to reflect inclusion of TMS 267-00-00-049 (NOTE: the Maximum Dwelling Units did not increase)

Section 1.4.1

1. Table Note i – the maximum driveway width changed from 11 ft to 12 ft in the front 10 ft of lot

Section 1.4.2

1. Table – Maximum Height of Structures changed from 36 ft to 42 ft
2. Table Note i – the maximum driveway width changed from 11 ft to 12 ft in the front 10 ft of lot

Section 1.5.2

1. Chart updated to reflect additional acreage from TMS 267-00-00-049

Section 1.8

1. Text added to end of first paragraph as recommended by TRC – private roads should meet same design standards as public roads, sight visibility at intersections should be maintained in accordance with SCDOT's ARMS manual, signage must be in accordance with MUTCD standards
2. Table updated as recommended by TRC:
 - a. Residential Road travel lane minimum width increased from 10 ft to 11 ft
 - b. General note below table modified to exclude gutter from width of parking lanes
 - c. General note added below table to require streetlights on roads and alleys
 - d. General note added below table that City may restrict on-street parking
 - e. Note #1 added below table (moved from table to note)
 - f. Note #2 added below table requiring minimum Tree Lawn width of 4 ft

Section 1.12

1. Note added that a sales office can be located inside a model home

Appendix 5.2 & 5.3

1. While the overall layout and vision of the project is the same, the Master Plan and Open Space Plan were modified to reflect an increase in lot depth, ensuring adequate spacing between houses and detached garages.
2. Formatting of street cross section names was improved
3. Acreages were updated to reflect the addition of TMS 267-00-00-049
4. Intersection alignments were adjusted based on previous comments received from the City's Traffic and Transportation Department

Appendix 5.4 & 5.5

1. Added Site Map and Aerial as requested by TRC

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

SITECAST, LLC



Christopher D. Donato, Jr. PE
Principal

