

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF MARCH 16, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, March 16, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONING

1. **Ashley River Rd (West Ashley) a portion of TMS# 3550700012** – approx. 3.2 ac. Request rezoning to include a portion of the property in the School Overlay Zone (S). Zoned Diverse Residential (DR-12).

RECOMMENDED APPROVAL

SUBDIVISION

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).

DEFERRED BY APPLICANT

ZONINGS

1. **2116 Saint James Dr (Riverland Terrace - James Island) TMS# 3430200073** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1827 Mepkin Rd (West Ashley Plantation - West Ashley) TMS# 3531400183** – 0.18 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **2482 Flamingo Dr (Long Branch - West Ashley) TMS# 3100200127** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

4. **2476 Flamingo Dr (Long Branch - West Ashley) TMS# 3100200126** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

5. **115 Carriage Hill Pl (Nelliefield – Cainhoy) TMS# 2690105159** – 0.18 ac. Request zoning of Single-Family Residential (SR-6). Zoned Manufactured Residential (R-2) in Berkeley County.

RECOMMENDED APPROVAL

6. **Cooper Judge Ln (James Island) TMS# 4270000078 & 079** – 3.74 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

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 sixty (60%) percent of the members of Council present and voting.**

DEFERRED

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals- Zoning and amending Section 54-120 to change the definition “Multiple Dwelling” to “Multi-Family Dwelling”.**

RECOMMENDED APPROVAL

3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-120 to change the definition of “Protective Barricade” and by amending Section 54-330 to include additional tree protection requirements.**

RECOMMENDED DEFERRAL

4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-353 to change the driveway requirements for one-family attached dwellings.**

RECOMMENDED WITH CONDITION THAT CITY STAFF STUDY INCLUSION OF A MAXIMUM DRIVEWAY WIDTH

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. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
2. **WestEdge Phase 0 (Peninsula) TMS# 4600000013.** 7.4 ac. 3 lots. MU-2/WH. Preliminary subdivision

- plat pending approval.
3. **Ashley Park Phase 6 (West Ashley) TMS# 306000132.** 4. 8 ac. 50 lots. DR-9. Final subdivision plat pending approval.
 4. **West Island Center (West Ashley) TMS# 310080010.** 8.1 ac. 3 lots. GB. Preliminary subdivision plat under review.
 5. **Shade Tree Phase 1 (Johns Island) TMS# 278000040.** 44.6 ac. 87 lots. PUD. Preliminary subdivision plat pending approval.
 6. **Oak Bluff Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Preliminary subdivision plat under review.
 7. **WestEdge Phase 0 (Peninsula) TMS# 460000013.** 7.4 ac. 3 lots. MU-2/WH. Final subdivision plat pending approval.
 8. **1109 Camp Road (James Island) TMS# 4280300027.** 1.8 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
 9. **Charleston Regional Business Center Tract V-1 (Cainhoy) TMS# 2670000129.** 16.3 ac. 2 lots. LI. Final subdivision plat pending approval.
 10. **Carolina Bay Phase 14 (West Ashley) TMS# 3090000054.** 8.5 ac. 24 lots. PUD. Final subdivision plat pending approval.
 11. **1109 Camp Road (James Island) TMS# 4280300027.** 1.8 ac. 2 lots. SR-1. Final subdivision plat pending approval.
 12. **Preserve at Fenwick Lots 36 & 37 (Johns Island) TMS# 3460000257.** 2 lots. PUD. Final subdivision plat pending approval.

Road Construction Plans

1. **Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203.** 21.3 ac. 73 lots. DI-R. Road construction plans pending approval.
2. **Ashley Pointe Phase 1 (West Ashley) TMS# 2860000444.** 84.4 ac. 60 lots. SR-6. Road construction plans under review.
3. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. 2 lots. PUD. Road construction plans pending approval.
4. **Stonoview Phase 2B Parking (Johns Island) TMS# 3150000012 & 047.** 127.1 ac. PUD. Road construction plans pending approval.
5. **Clements Ferry Road Widening (Cainhoy)** Road construction plans pending approval.
6. **Shade Tree Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 87 lots. PUD. Road construction plans under review.
7. **Oak Bluff Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Road construction plans under review.
8. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092.** 28.4 ac. 38 lots. DI-RI. Road construction plans pending approval.

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.