

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF APRIL 20, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, April 20, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONING

1. **Walnut St and E St (Peninsula) TMS# 4590501001 & 003** – 0.86 ac. Request rezoning from Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).  
Owner: Container Maintenance Corp  
Applicant: Thomas & Hutton – Tony Woody

### SUBDIVISION

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).  
Owner: Lennar Coastal Carolina, Inc.  
Applicant: Thomas & Hutton Engineering Co.

### ZONINGS

1. **604 Savannah Hwy (Moreland - West Ashley) TMS# 4210300179** – 0.24 ac. Request zoning of Residential Office (RO). Zoned Saint Andrews Overlay District (OD-STA) in Charleston County.  
Owner: JSF Properties LLC
2. **Savannah Hwy (West Ashley) TMS# 2860000033** – 16.01 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.  
Owner: Selaf Gateway Village LLC
3. **2066 Vestry Dr (Church Creek - West Ashley) TMS# 3551400022** – 0.28 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Ruben Nelson
4. **2048 Vestry Dr (Church Creek - West Ashley) TMS# 3551400095** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Leigh Berry
5. **1436 Battle Ground Rd (Fort Lamar - James Is.) TMS# 4310600099** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Frank Treiber

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

## 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. **Foundry Alley (East Side – Peninsula) TMS# 4590504156, 172, 174-177.** 0.92 ac. 21 lots. PUD. Preliminary subdivision plat under review.
2. **Parcel E, Phase 2C (Daniel Island) TMS# 2750000110.** 16.98 ac. 22 lots. DI-R, DI-RI. Final subdivision plat pending approval.
3. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790000017, 666.** 19.22 ac. 49 lots. SR-1. Preliminary subdivision plat pending approval.
4. **South Point II (West Ashley) TMS# 3070000007.** 28.93 ac. 2 lots. PUD. Final subdivision plat pending approval.
5. **West Ashley Circle (West Ashley) TMS# 3010000048.** 12.92 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
6. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 87.80 ac. 59 lots. PUD. Preliminary subdivision plat under review.
7. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.40 ac. 36 lots. PUD. Preliminary subdivision plat pending approval.
8. **Grand Oaks, Phases 7-11 (West Ashley) TMS# 3010000697.** 142.08 ac. 332 lots. PUD. Preliminary subdivision plat pending approval.
9. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.61 ac. 87 lots. PUD. Preliminary subdivision plat under review.

### Road Construction Plans

1. **Foundry Alley (East Side – Peninsula) TMS# 4590504156, 172, 174-177.** 0.92 ac. 21 lots. PUD. Road construction plans under review.
2. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 87.80 ac. 59 lots. PUD. Road construction plans under review.
3. **Grand Oaks, Phase 4 (West Ashley) TMS# 3010000694.** 11.30 ac. 9 lots. PUD. Road construction plans pending approval.
4. **Grand Oaks, Phases 5-6 (West Ashley) TMS# 3010000694, 695.** 19.94 ac. 30 lots. PUD. Road construction plans pending approval.
5. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.40 ac. 36 lots. PUD. Road construction plans under review.
6. **The Crossings at West Ashley (West Ashley) TMS# 3090000003.** 7.20 ac. 1 lot + R/W. Road construction plans pending approval.
7. **WestEdge Infrastructure (Westside – Peninsula) TMS# 4600000012, 013, 022.** 1.10 ac. MU-2/WH. Road construction plans pending approval.
8. **Grand Oaks, Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697.** 69.25 ac. 144 lots. PUD. Road construction plans under review.
9. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.61 ac. 87 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](http://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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.