

# CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

## MEETING OF APRIL 20, 2016

A meeting of the City of Charleston Planning Commission was 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 were 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).

**DEFERRED BY APPLICANT**

### 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. **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.

**RECOMMENDED APPROVAL**

2. **Savannah Hwy (West Ashley) TMS# 2860000033** – 16.01 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.

**RECOMMENDED APPROVAL**

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.

**RECOMMENDED APPROVAL**

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.

**RECOMMENDED APPROVAL**

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.

**RECOMMENDED APPROVAL**

## 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.**

**RECOMMENDED DISAPPROVAL**

## 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.