

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MAY 18, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, May 18, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. 124 Spring St (Peninsula) TMS# 4601102027** – 0.597 ac. Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: CKC Properties LLC
Applicant: Glenn Zuber, P.E.
- 2. 28 F St (Peninsula) TMS# 4631603048** – 0.11 ac. Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).
Owner: Sam Pisasale
- 3. 3201 Maybank Hwy (Johns Island) TMS# 3130000248 (a portion)** – approx. 1.50 ac. Request rezoning from Light Industrial (LI) to General Business (GB).
Owner: Tideland Bank
Applicant: The Primesouth Group LLC
- 4. 7 Wesley Dr (Old Windermere – West Ashley) TMS# 4210600110** – 0.26 ac. Request rezoning to be included in the Savannah Highway Overlay Zone (SH).
Owner: Jeff Harbit

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. 1897 Sam Rittenberg Blvd (West Ashley) TMS# 3511400078** – 0.33 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: Sam Rittenberg Properties LLC
- 2. 1715 W Avalon Cir (Orange Grove Estates - West Ashley) TMS# 3521300116** – 0.48 ac. Request zoning of Single & Two Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Walter A. Davis

ORDINANCE AMENDMENTS

- To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Article 2, Part 3, Table of Permitted Uses to establish permitted uses for microbreweries and fresh fruits and vegetables in the “GB, UC, MU-2, MU-2/WH”, “LI”, “HI”, “GP” and “UP” districts, and to establish conditional uses for microbreweries and fresh fruits and vegetables in the “BP” district, to wit:**

2. To amend Chapter 54 of the Code of Charleston (Zoning Ordinance) **54-347 to change the Landscape Buffer Requirements for properties on the Peninsula of Charleston.**

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. **Parcel CC, Phase 4 (Daniel Island) TMS# 2770000116.** 7.9 ac. 26 lots. DI-R. Final subdivision plat pending approval.
2. **Lawton Park, Phase 2 (James Island) TMS# 4260900136.** 2.8 ac. 10 lots. SR-1. Final subdivision plat pending approval.
3. **West Ashley Circle (West Ashley) TMS# 3010000048.** 12.9 ac. 1 lot. GB. Final subdivision plat pending approval.
4. **The Crossings at West Ashley (West Ashley) TMS# 3090000003.** 6.1 ac. 1 lot. PUD. Final subdivision plat pending approval.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Preliminary subdivision plat pending approval.
6. **Maybank Village, Phases 2A & 2B (Johns Island) TMS# 3130000054, 056, 057.** 35.2 ac. 108 lots. SR-6. Preliminary subdivision plat pending approval.
7. **Magnolia, Phase 2 (Peninsula – Silver Hill) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. R/W. PUD. Preliminary subdivision plat under review.
8. **Maybank Village, Phase 2A (Johns Island) TMS# 3130000056.** 1.5 ac. 8 lots. SR-6. Final subdivision plat under review.
9. **Oak Bluff, Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Preliminary subdivision plat pending approval.

Road Construction Plans

1. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans under review.
2. **Maybank Village, Phases 2A & 2B (Johns Island) TMS# 3130000054, 056, 057.** 35.2 ac. 108 lots. SR-6. Road construction plans pending approval.
3. **Woodbury Park (Johns Island) TMS# 3130000048-050.** 52.9 ac. 48 lots. SR-1. Road construction plans under review.
4. **WestEdge Infrastructure, Phase 1 (Peninsula – Westside) TMS# 4600000014, 021, 4601002004, 019, 020, 023.** 7.4 ac. R/W. MU-2/WH. Road construction plans under review.
5. **West Ashley Senior Center (West Ashley) TMS# 3510100021-023, 035, 040, 3090000028.** 1.0 ac. 2 lots. GB. Road construction plans under review.
6. **Ashley Pointe, Phase 1 (West Ashley) TMS# 2860000444.** 84.1 ac. 60 lots. SR-6. Road construction plans under review.
7. **Oak Bluff, Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. 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.