

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF JUNE 15, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, June 15, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **606 Savannah Hwy (Moreland – West Ashley) TMS# 4210300180** – 0.24 ac. Request rezoning from Single-Family Residential (SR-1) to Residential Office (RO).

RECOMMENDED DISAPPROVAL

2. **1522 Balsam St (Ardmore - West Ashley) TMS# 3500700045** – 0.55 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).

RECOMMENDED APPROVAL

3. **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).

DEFERRED BY APPLICANT DURING THE MEETING

4. **176 Concord St (Peninsula) TMS# 4590000009 (a portion)** – 5.039 ac. Request rezoning from 50/25 Old City Height District to 56/30V Old City Height District.

RECOMMENDED 55/30 OLD CITY HEIGHT DISTRICT

5. **186 Concord St (Peninsula) TMS# 45900000091** – 1.493 ac. Request rezoning from 50/25 Old City Height District to 56/30V Old City Height District.

RECOMMENDED 55/30 OLD CITY HEIGHT DISTRICT

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. **1211 Camellia Rd (Pinecrest Gardens - West Ashley) TMS# 3511200050** – 0.14 ac. Request zoning of Single-Family Residential (SR-2). Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1643 Sulgrave Rd (Forest Lakes - West Ashley) TMS# 3540200043** – 0.30 ac. Request zoning of Single-Family Residential (SR-1). Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

PLAN AMENDMENT

Request approval of adoption of the Dupont | Wappoo Community Plan.

RECOMMENDED APPROVAL WITH CONDITIONS

MEMORANDUM OF UNDERSTANDING

Request approval of the Dupont | Wappoo Community Plan Memorandum of Understanding.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT AND REZONINGS IN THE DUPONT WAPPOO AREA

1. Request amendment to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to create the Dupont Wappoo Planning Area and DuWap Overlay Zone, to create the Job Center zoning district and amend various existing sections of the Zoning Ordinance as necessary to include standards for the DuWap Overlay Zone and the Job Center district.**

RECOMMENDED APPROVAL

2. Request amendment to the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, **so that the following properties located in the Dupont Wappoo Area of West Ashley be rezoned: TMS# 3511500009 from Business Park (BP) to Commercial Transitional (CT); TMS# 3500100049, 3511400012, 014, 099, 100, 101 and 111, 3511500007, 023, 025, 027 and 042 from Business Park (BP) to Job Center (JC); TMS# 3511500041 from Commercial Transitional (CT) to Job Center (JC); TMS# 3500200029 and 225 from Diverse Residential (DR-1F) to Conservation (C); TMS# 3500100084, 3511300012, 3511400026 and 028 from Diverse Residential Mobile Home (DR-3) to Job Center (JC); TMS# 3500100006 and 109, 3511300010, 061 and 064, 3511400006, 007, 010, 074, 0741, 075 and 077, 3511500006, 008, 056, 057 and 058, 3511600008, 012, 015, 017, 018, 023, 024, 025 and 130 from General Business (GB) to Job Center (JC); TMS# 3511500039 from General Office (GO) to Commercial Transitional (CT); TMS# 3500100009 and 091, 3511500002 and 029 from General Office (GO) to Job Center (JC); TMS# 3500200137, 138, 168, 169, 170 and 171, 3511600026 from Limited Business (LB) to Job Center (JC); TMS# 3500200023, 107 and 118 from Residential Office (RO) to General Office (GO); TMS# 3500100108 and 3500500174 from Residential Office (RO) to Single Family Residential (SR-1); TMS# 3500600084 from Single & Two Family Residential (STR) to Conservation (C); TMS# 3500100092, 3511300063, 3511400005, 008, 009, 011, 022, 024, 068 and 080 from Single Family Residential (SR-1) to Job Center (JC).**

RECOMMENDED APPROVAL WITH THE CONDITION THAT CERTAIN PROPERTIES BE REMOVED FROM THE PROPOSED REZONING AREA

3. Request amendment to the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, **so that the following properties located in the Dupont Wappoo Area of West Ashley be rezoned so as to be included in the DuWap Overlay Zone: TMS# 3100800001, 002, 004, 011, 013 and 021, 3500100078 and 098, 3500200004, 005, 006, 007, 008, 009, 010, 011, 012, 015, 017, 023, 024, 094, 102, 103, 107, 118, 137, 138, 150, 170, 171 and 227, 3500500022, 036, 045, 047, 055, 061, 072, 073, 075, 077, 078, 079, 147, 163, 174, 278, 279, 280, 281, 282 and 283, 3500600060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075 and 144, 3511300010, 012, 013, 020, 047, 051, 061, 063, 067, 068, 069, 074, 079, 080, 081, 083 and 085, 3511500003, 007, 008, 009, 039, 041, 042 and 058, 3511600015, 017, 025 and 026.**

RECOMMENDED APPROVAL WITH THE CONDITION THAT CERTAIN PROPERTIES BE REMOVED FROM THE PROPOSED REZONING AREA

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.** 0.9 ac. 14 lots. PUD. Preliminary subdivision plat pending approval.
2. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 27.4 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
3. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 86 lots. PUD. Preliminary subdivision plat pending approval.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Preliminary subdivision plat pending approval.
5. **16 Strawberry Lane (North Central – Peninsula) TMS# 4600302069.** 0.08 ac. 2 lots. DR-2F. Preliminary subdivision plat under review.
6. **1002 & 1003 Encampment Court (James Island) TMS# 4251200259, 260.** 0.5 ac. 3 lots. DR-1F. Preliminary subdivision plat under review.
7. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069.** 34.6 ac. 128 lots. PUD. Preliminary subdivision plat under review.
8. **Lucky Road (James Island) TMS# 3410000103.** 1.6 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
9. **West Island Center (West Ashley) TMS# 3100800010, 014.** 8.1 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
10. **Whitney Lake, Phase 2B (Johns Island) TMS# 3120000334.** 6.5 ac. 51 lots. DR-6. Final subdivision plat under review.

Road Construction Plans

1. **Foundry Alley (East Side – Peninsula) TMS# 4590504156, 172, 174-177.** 0.9 ac. 14 lots. PUD. Road construction plans under review.
2. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 27.4 ac. 26 lots. C(ND). Road construction plans under review.
3. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 86 lots. PUD. Road construction plans pending approval.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Road construction plans under review.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans under review.
6. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069.** 34.6 ac. 128 lots. PUD. Road construction plans under review.
7. **Grand Oaks, Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697.** 69.3 ac. 144 lots. PUD. Road construction plans under review.
8. **West Ashley Senior Center (West Ashley) TMS# 3090000028, 3510100021-023, 035, 040.** 1.0 ac. 2 lots. GB. Road construction plans under review.