

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF AUGUST 17, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, August 17, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **Maybank Hwy at Promenade Vista St (James Island) TMS# 4240000001** – approx. 10.57 ac. Request rezoning from Gathering Place (GP) to Planned Unit Development (PUD).

RECOMMENDED APPROVAL WITH CONDITIONS

2. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

DEFERRED BY APPLICANT

3. **403 Wappoo Rd (West Ashley) TMS# 3501000010** – 0.46 ac. Request rezoning from Single-Family Residential (SR-1) to Single and Two-Family Residential (STR).

RECOMMENDED APPROVAL

4. **Clements Ferry Rd (Cainho) TMS# 2750000084** – 18.09 ac. Request rezoning from Conservation (C) to Rural Residential (RR-1).

RECOMMENDED APPROVAL

5. **1484 Camp Rd (James Island) TMS# 4250600089** – 7.88 ac. Request rezoning to include property in the School Overlay Zone (S). Zoned Single-Family Residential (SR-1).

RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).

DEFERRED BY APPLICANT

2. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

DEFERRED BY APPLICANT

3. **Stefan Drive Townhomes (James Island) TMS# 3430700146-148** – 0.703 ac. 8 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12).

APPROVED WITH CONDITIONS

ORDINANCE AMENDMENTS

1. Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District to change specific details within.

RECOMMENDED APPROVAL

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-208.1 Bed and Breakfasts not located within the Old and Historic District, to clarify where Bed and Breakfasts are permitted in areas outside the Old and Historic District.

DEFERRED BY PLANNING COMMISSION

PRESENTATION AND DISCUSSION

Presentation and discussion of fence height zoning regulations within residentially zoned areas.

PLANNING COMMISSION ASKED STAFF TO STUDY RESIDENTIAL FENCE HEIGHTS AND BRING A PROPOSED ORDINANCE AMENDMENT TO THEM AT A FUTURE MEETING

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and a vice-chairperson to serve until January 1, 2017.

PLANNING COMMISSION ELECTED SUNDAY LEMPESIS AS CHAIR AND GORDON GEER AS VICE CHAIR UNTIL THE END OF THE YEAR

APPROVAL OF MINUTES

APPROVED MINUTES FROM THE APRIL 20, 2016 AND MAY 18, 2016 MEETINGS

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. The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069 – 34.6 ac. 128 lots. PUD. Preliminary subdivision plat under review.
2. Parcel R, Block C, Lot 2 (Daniel Island) TMS# 2750000220 – 5.2 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
3. Carolina Bay Phase 13A (West Ashley) TMS# 3070000004, 3090000054 – 21.0 ac. 55 lots. PUD. Final subdivision plat pending approval.
4. Fairchild Street (Daniel Island) TMS# 2750000269 – 1.3 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
5. Hopewell Drive (Cainhoy) TMS# 2620000008 – 3.3 ac. R/W. PUD. Preliminary subdivision plat under review.
6. Parcel F, Phase 4 (Daniel Island) TMS# 2750000249 – 14.7 ac. 23 lots. DI-R. Final subdivision plat pending approval.
7. Grand Oaks Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697 – 69.3 ac. 144 lots. PUD. Preliminary subdivision plat pending approval.

Road Construction Plans

1. The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069 – 34.6 ac. 128 lots. PUD. Road construction plans under review.
2. Grand Oaks Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697 – 69.3 ac. 144 lots. PUD. Road construction plans pending approval.