



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

October 19, 2016 5:00PM 2 George St, Charleston, SC

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF OCTOBER 19, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, October 19, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. Coburg Rd (West Ashley) TMS# 3490800001** – 6.15 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner: St. Andrews Parish LLC
Applicant: Seamon, Whiteside & Assoc. Inc
- 2. 1040 & 1042 5th Ave (West Ashley) TMS# 4180600028 & 115** – 10.481 ac. Request rezoning from Single-Family Residential (SR-2) and Diverse Residential-Mobile Home Park (DR-3) to Single-Family Residential (SR-1).
Owner: Thomas C. Campbell, III; Campbell Knuppel Trailer Park LLC
Applicant: Seamon, Whiteside & Assoc. Inc
- 3. 1645 Raoul Wallenberg Blvd (West Ashley) TMS# 3510400001 (a portion)** – approx. 3.66 ac. Request rezoning of property from Diverse Residential Elderly Housing (DR-4) to Single-Family Residential (SR-1).
Owner: ZS Associates LLC
Applicant: Sitecast
- 4. Nabors Dr and Affirmation Blvd (James Island) TMS# 4281600013 (a portion), 046, 047, 048 & 052** – approx. 3.95 ac. Request rezoning from General Business (GB) and Single-Family Residential (SR-1) to Diverse Residential (DR-9).
Owner: Anne Doscher Read & James Island Plantation Services Inc
Applicant: ADC Engineering
- 5. 1099 Playground Rd (West Ashley) TMS# 3500400139** – 0.698 ac. Request rezoning from Limited Business (LB) to General Business (GB).
Owner: Dr. Helen Ross
- 6. 221 Spring St & 194 Cannon St (Peninsula) TMS# 4601004011 & 013** – approx. 1.58 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner: Jem Management Co; Calfran Properties
Applicant: Jonathan L. Yates - Hellman Yates & Tisdale

SUBDIVISION

- 1. Farr St Right-of-Way Extension (Peninsula) TMS# 2750000182** – 12.66 ac. 3 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R).
Owner: Greystar GP II LLC
Applicant: Seamon, Whiteside & Assoc. Inc

ZONINGS

1. **14 Shadowmoss Pkwy (West Ashley) TMS# 3580700007** – 0.36 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Paula & Chris Iannuccilli
2. **7 Arcadian Park (West Ashley) TMS# 4181500069** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Kathleen & Josh Bell
3. **472 Woodland Shores Dr (James Island) TMS# 3431600040** – 0.30 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Rolina Homes LLC
4. **336 Folly Rd (James Island) TMS# 4240500029** – 0.42 ac. Request zoning of General Business (GB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.
Owner: 336 Folly Rd LLC

APPROVAL OF MINUTES

Approval of minutes from previous 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. **Parcel Q-5-2 (Daniel Island) TMS# 2750000155** – 8.97 ac. 2 lots. DI-TC. Preliminary subdivision plat approved; final subdivision plat pending approval.
2. **Grand Oaks – Barons Drive (West Ashley) TMS# 3010000696** – 72.84 ac. R/W. PUD. Preliminary subdivision plat approved.
3. **Maybank Village, Tract D (Johns Island) TMS# 3130000248** – 10.33 ac. 2 lots. GB. Preliminary subdivision plat pending approval; final subdivision plat pending approval.
4. **Old Towne Road (West Ashley) TMS# 4150000002** – 4.0 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
5. **Harmony (West Ashley) TMS# 3060000003** – 166.39 ac. 215 lots. PUD. Preliminary subdivision plat pending approval.
6. **Church Creek Landing (West Ashley) TMS# 3550700003, 004** – 10.77 ac. 43 lots. PUD. Final subdivision plat pending approval.
7. **Hollyberry Road (James Island) TMS# 3431500120** – 0.64 ac. 2 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat pending approval.
8. **Lawton Park, Phase 2 (James Island) TMS# 4260900136** – 2.78 ac. 10 lots. SR-1. Final subdivision plat recorded.
9. **Whitney Lake, Phase 2B (Johns Island) TMS# 3120000334** – 6.51 ac. 51 lots. DR-6(ND). Final subdivision plat recorded.
10. **16 Strawberry Lane (Peninsula) TMS# 4600302069** – 0.08 ac. 2 lots. DR-2F. Preliminary subdivision plat approved; final subdivision plat pending approval.
11. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Preliminary subdivision plat pending approval.
12. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.58 ac. 128 lots. PUD. Preliminary subdivision plat approved.

13. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790800202** – 16.74 ac. 49 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat pending approval.
14. **Carolina Bay, Phase 21A (West Ashley) TMS# 3070000009** – 34.23 ac. 39 lots. SR-6. Final subdivision plat pending approval.
15. **287 Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Preliminary subdivision plat pending approval.
16. **Stefan Dive Townhomes (James Island) TMS# 3430700146-148** – 0.7 ac. 8 lots. DR-12. Preliminary subdivision plat under review.
17. **Maybank Village, Phase 2B (Johns Island) TMS# 3130000056, 057** – 33.7 ac. 101 lots. SR-6. Final subdivision plat pending approval.
18. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 47 lots. DI-RI. Preliminary subdivision plat approved.
19. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040** – 44.61 ac. 86 lots. PUD. Preliminary subdivision plat approved.
20. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043** – 37.9 ac. 59 lots. PUD. Preliminary subdivision plat approved.
21. **Grand Oaks, Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697** – 69.25 ac. 144 lots. PUD. Preliminary subdivision plat approved.
22. **Whitney Lake, Phase 4 (Johns Island) TMS# 3120000143** – 24.56ac. 53 lots. DR-6(ND). Preliminary subdivision plat approved.

Road Construction Plans

1. **Grand Oaks – Barons Drive (West Ashley) TMS# 3010000696** – 72.84 ac. R/W. PUD. Road construction plans pending approval.
2. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Road construction plans under review.
3. **The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.58 ac. 128 lots. PUD. 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.

CITY OF CHARLESTON PLANNING COMMISSION

October 19, 2016

Rezoning 1 :

Coburg Rd (West Ashley)

BACKGROUND

The applicant is requesting a rezoning from General Business (GB) to Planned Unit Development (PUD). The subject property, located on the west side of Coburg Road just south of the West Ashley Greenway, is surrounded by General Business (GB) to the north, and Single-Family Residential (SR-1 & SR-2) zoning on all other sides. The subject property does not immediately abut any existing single-family uses but there are single-family homes across Coburg Road and across the marsh to the west of the subject property. The property to the south is undeveloped land. To the north of the subject property (beyond the Greenway) is an SCE&G electrical substation and a large shopping center. The subject property is currently undeveloped.

The proposed Planned Unit Development (PUD) is on approximately 6.15 acres and primarily consists of senior housing units with a small amount of commercial space. The housing aspect is proposed to offer residential units for leaseholders 55 years and older and limited to a maximum of 198 total units (32.2 units per acre). Five percent of the units will be offered as income-qualified, affordable units. The proposed commercial space (maximum 5,000 sq ft) is proposed to be located along Coburg Road and hours of operation will be limited from 8:00am to 7:00pm. The property will contain 20% open space.

The existing General Business (GB) zoning on the subject property allows many intense commercial uses with few restrictions on hours of operation. The maximum residential density currently allowed on this site is 26.4 units per acre (about 162 total units).

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban Edge** which is characterized by predominantly residential uses at lower densities. Because the existing zoning allows a wide variety of commercial and multi-family uses, the proposed PUD zoning effectively reduces the potential impacts of future development by restricting uses and hours of operation on the site thereby bringing the property closer to the Century Plan's land use plan. The plan also encourages the inclusion of affordable housing in appropriate areas especially in close proximity to parks, bicycle/pedestrian facilities, public transit, schools and services.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS TO BE DISCUSSED AT THE MEETING

Rezoning 1

Coburg Rd (West Ashley)

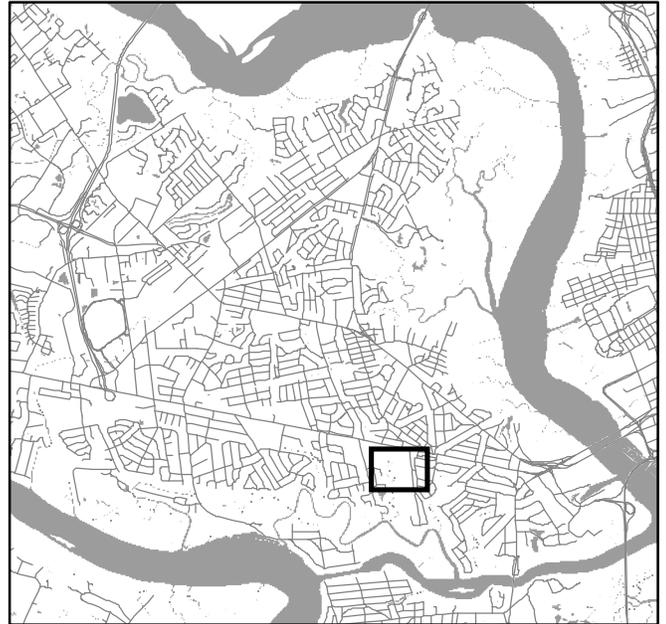
TMS# 3490800001

6.15 ac.

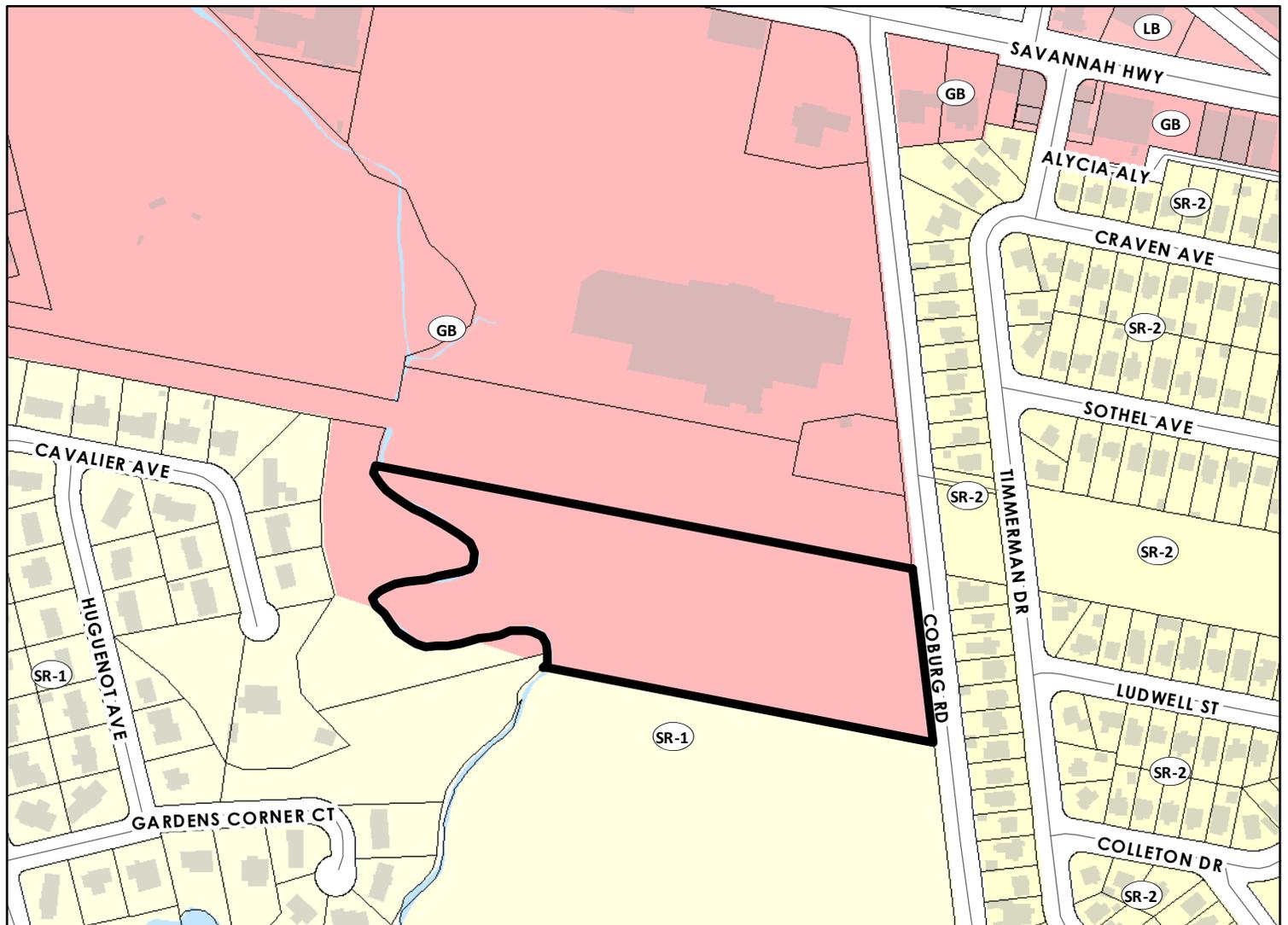
Request rezoning from General Business (GB) to
Planned Unit Development (PUD).

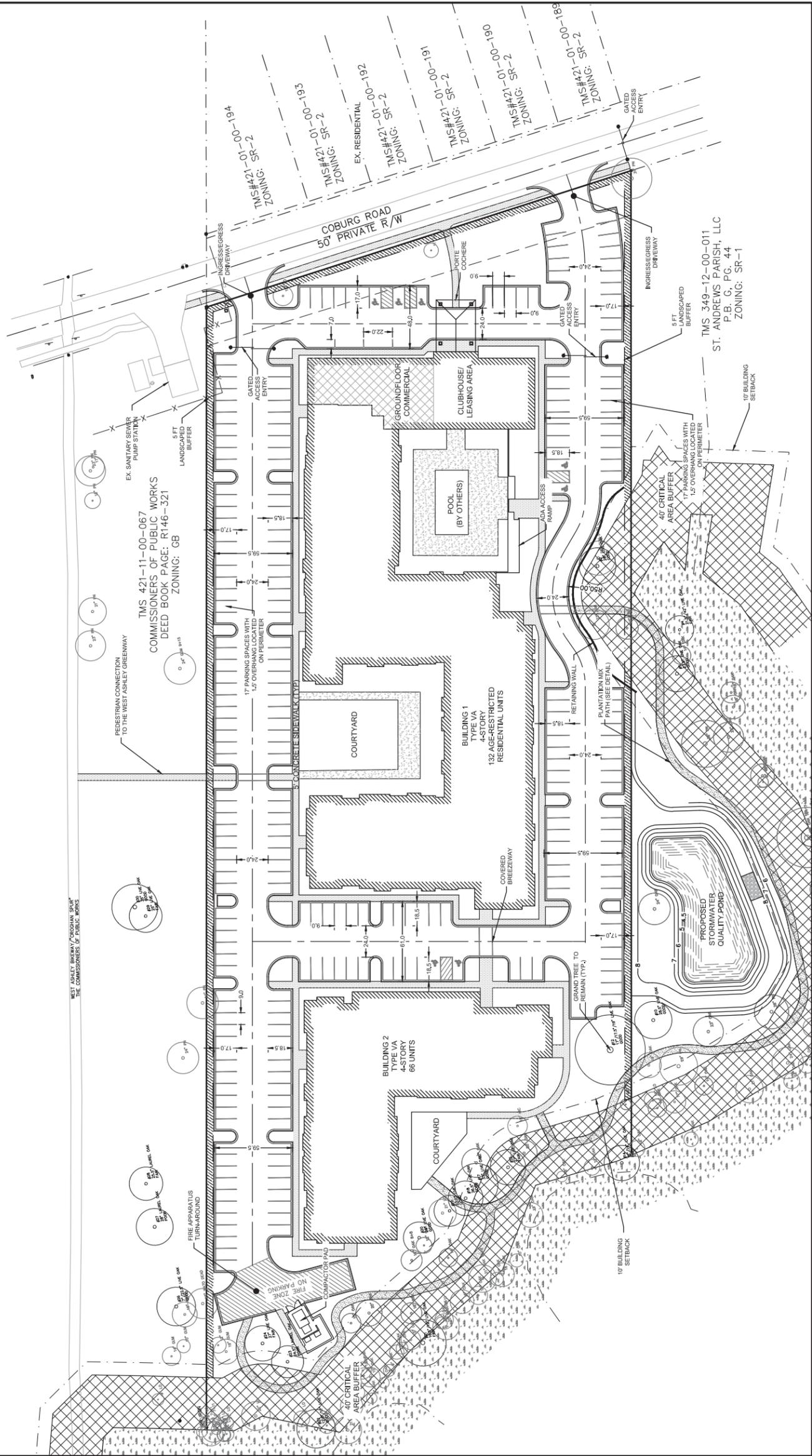
Owner: St. Andrews Parish LLC
Applicant: Seamon, Whiteside & Assoc. Inc

Area



Location





PARKING CHART

USE	RATIO	AMOUNT PROPOSED	SPACES REQUIRED	SPACES PROVIDED	PROVIDED RATIO
MULTI-FAMILY	1.2 SPACES PER UNIT	198 UNITS	198 SPACES	255 SPACES	1.28 SPACES PER UNIT

DEVELOPMENT CRITERIA

CRITERIA	MULTI-FAMILY
MIN. FRONT YARD SETBACK	0 FT
MIN. SIDE YARD SETBACK	0 FT
MIN. REAR YARD SETBACK	0 FT
MAX. HEIGHT	55 FT

NOTE: SEE P.D. FOR ADDITIONAL DEVELOPMENT CRITERIA

ACREAGE CHART

USE	AREA
OPEN SPACE	+/- 1.91 AC
WETLAND BUFFERS	+/- 0.46 AC
PROPERTY LINE BUFFERS	+/- 0.19 AC
DEVELOPABLE AREA	+/- 3.59 AC
TOTAL	6.15 AC

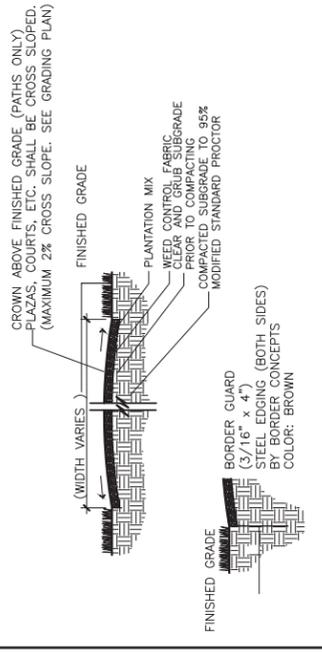
NOTE: THESE ACREAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER P.D. GUIDELINES

SITE DENSITY:
33 DU/AC

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE11 AS SHOWN ON FEMA FIRM PANEL #45019C0513J DATED 08/07/99. DEVELOPMENT MUST COMPLY WITH APPLICABLE FEDERAL AND CITY OF CHARLESTON REQUIREMENTS RELATED TO FLOOD ZONES.

ZONING DISTRICT: THE PARCEL TO BE DEVELOPED IS CURRENTLY ZONED GB (GENERAL BUSINESS) PER THE CITY OF CHARLESTON.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE



PLANTATION MIX PATH - SECTION
(NOT TO SCALE)

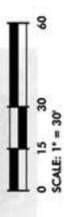
OPEN SPACE REQUIREMENTS

TOTAL ACRES: 6.15
 REQUIRED OPEN SPACE: 20% OR 1.23 ACRES
 PROVIDED OPEN SPACE: 31% OR 1.91 ACRES
 ACTIVE OPEN SPACE: 25% OF TOTAL OR .31 ACRES
 ACTIVE OPEN SPACE PROVIDED: 1.55 AC.



LEGEND

- ACTIVE OPEN SPACE
- BUFFER / PASSIVE OPEN SPACE



**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Rezoning 2 :

1040 & 1042 5th Ave (West Ashley)

BACKGROUND

The applicant is requesting a rezoning on two properties from Single-Family Residential (SR-2) and Diverse Residential-Mobile Home Park (DR-3) to Single-Family Residential (SR-1). The subject properties, located on the north side of 5th Avenue about a block from Saint Andrews Boulevard, consist of about 10.5 total acres. Surrounding zonings include Single-Family Residential (SR-1 & SR-2) in the City and Single-Family Residential (R4) and Saint Andrews Overlay District (OD-STA) in Charleston County. Surrounding uses include single-family development to the west, marsh/water areas and a City Park to the north and east and commercial uses across 5th Avenue to the south. The subject property located at 1040 5th Avenue (zoned SR-2) is occupied by a large single-family home on a 7.3 acre lot. The subject property located at 1042 5th Avenue (zoned DR-3 Mobile Home Park) is occupied by a mobile home park.

The existing SR-2 zoning district allows single-family development with a maximum density of 7.3 units per acre. The existing DR-3 zoning district allows a mobile home park on a minimum 2 acre lot but if the lot is not developed as a mobile home park, residential units with a density up to 9 units per acre may be placed on the site. The requested SR-1 zoning allows single-family homes (no mobile homes) at a density of 4.8 units per acre.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses (density between 4 and 8 units per acre) and a few compatible commercial uses. Given the existing pattern of development in the surrounding neighborhood and the reduction in overall density allowed by the requested zoning district, the SR-1 zoning is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

1040 & 1042 5th Ave (West Ashley)

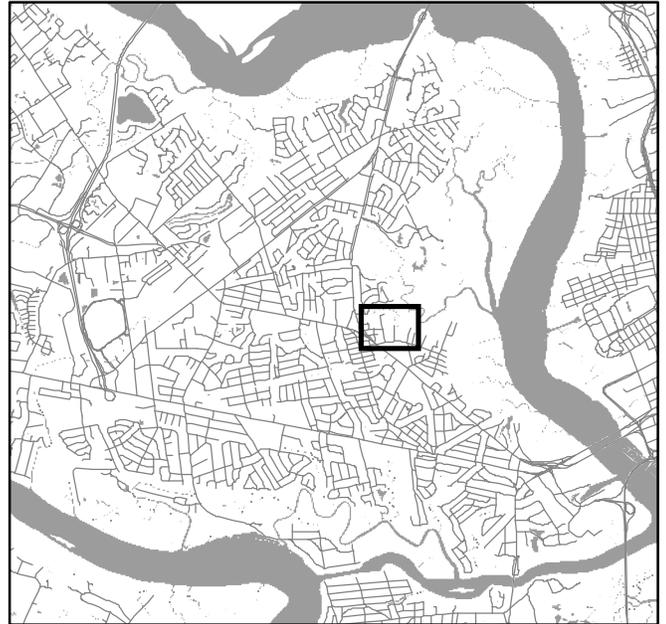
TMS# 4180600028 & 115

10.481 ac.

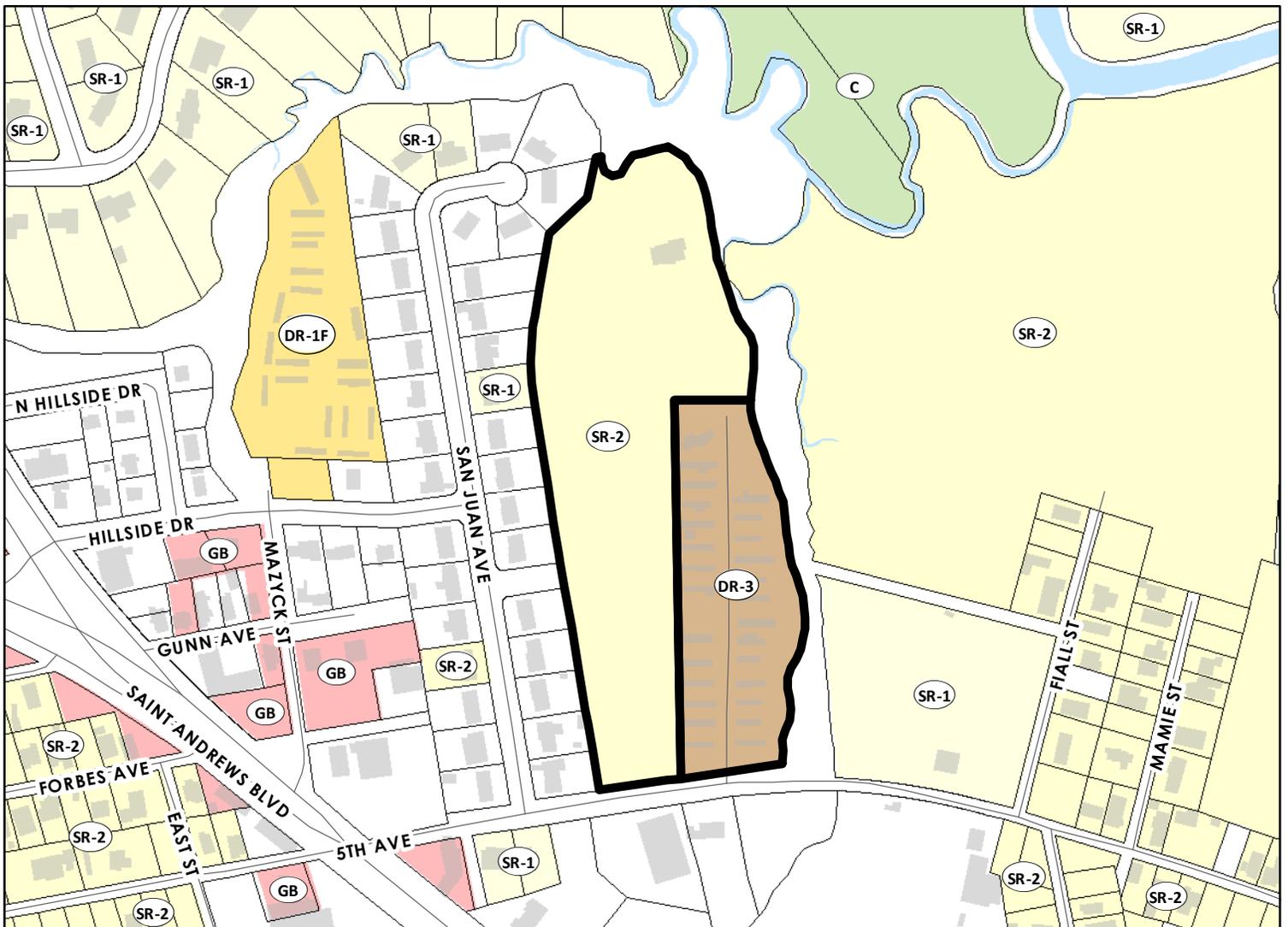
Request rezoning from Single-Family Residential (SR-2)
and Diverse Residential-Mobile Home Park (DR-3)
to Single-Family Residential (SR-1).

Owner: Thomas C. Campbell, III;
Campbell Knuppel Trailer Park LLC
Applicant: Seamon, Whiteside & Assoc. Inc

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Rezoning 4 :

Nabors Dr and Affirmation Blvd (James Island)

BACKGROUND

The applicant is requesting rezoning from General Business (GB) and Single-Family Residential (SR-1) to Diverse Residential (DR-9). The properties are located between Nabors Drive and Affirmation Boulevard directly behind the shopping center on Harbor View Road. Four of the properties front on Nabors Drive and the larger property is located behind them. Only a portion of the highland acreage of the larger lot is proposed to be rezoned from GB to DR-9. Surrounding zonings include GB, DR-9, DR-1F, SR-1 and Planned Units Development (PUD) in the City and Single-Family Residential in the Town of James Island.

Surrounding uses include the shopping center to the north, multi-family residential units to the south and west and single-family homes to the southwest on Nabors Drive. The properties are currently vacant except for a communications tower located in the northeast corner of the largest lot (on Affirmation Boulevard).

The existing General Business (GB) zoning on the subject property allows many intense commercial uses with few restrictions on hours of operation and residential units with a density of up to 26.4 units per acre. The existing SR-1 zoning district allows single-family development with a maximum density of 4.8 units per acre. The requested DR-9 allows residential development in any format with a maximum density of 9 units per acre.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within an area designated as **Neighborhood Center**. Areas designated as such typically include a wide variety of uses, building types and residential densities ranging between 8 and 20 units per acre. Given the plan map designation and the existing mixed-use character of the area, the LB zoning is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

Nabors Dr and Affirmation Blvd (James Island)

TMS# 4281600013 (a portion), 046, 047, 048 & 052

approx. 3.95 ac.

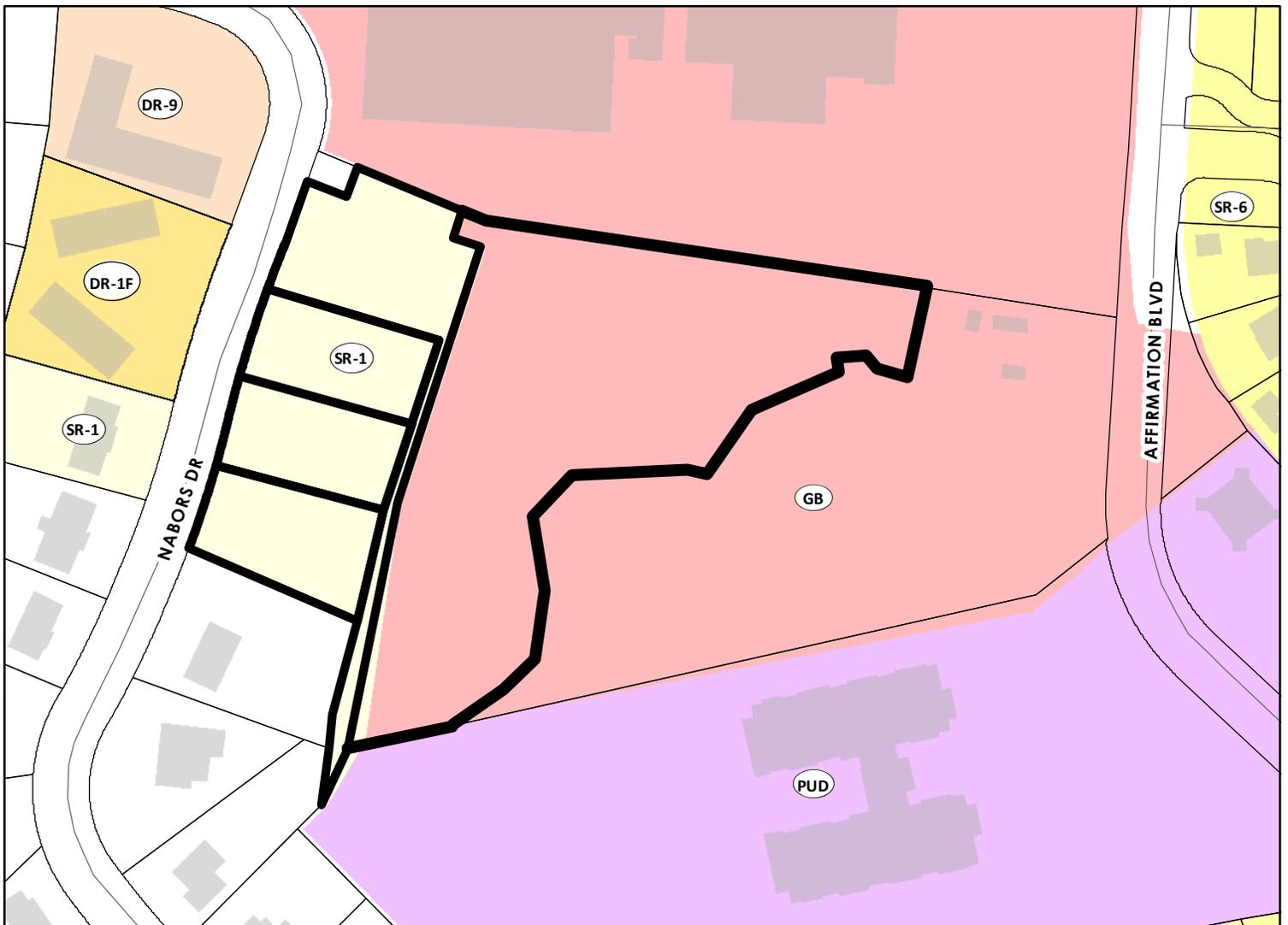
Request rezoning from General Business (GB) and
Single-Family Residential (SR-1)
to Diverse Residential (DR-9).

Owner: Anne Doscher Read & James Island
Plantation Services Inc
Applicant: ADC Engineering

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Rezoning 5 :

1099 Playground Rd (West Ashley)

BACKGROUND

The applicant is requesting rezoning from Limited Business (LB) to General Business (GB). The subject property, located on the southwest corner of Ashley River Road and Playground Road, is surrounded by Limited Business (LB) zoning to the west and north, General Office (GO) zoning to the northwest across Ashley Road and Single-Family Residential (SR-2) zoning to the south in the City and Community Commercial (CC) zoning across Playground Road in Charleston County. Surrounding uses include the Saint Andrews Parks and Playgrounds park to the south, office, retail and restaurant immediately to the west, offices to the north and a shuttered car wash to the east. The existing use of the property is a daycare/preschool.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within an area designated as **Highway District**. Areas designated as such are more automotive intensive commercial uses although office and residential uses in a more urban format would be appropriate as well. Despite there being a wide variety of uses all along Ashley River Road, the block on the subject property sits on is made up of zonings that have less intensive commercial uses and restricted hours of operation. The same is true of the properties across Ashley River Road which back up to a single-family neighborhood. Because the requested General Business (GB) zonings could introduce more intense uses and potentially catalyze further extension of these uses along the entire block, the GB is not an appropriate fit for this area.

STAFF RECOMMENDATION

DISAPPROVAL

Rezoning 5

1099 Playground Rd (West Ashley)

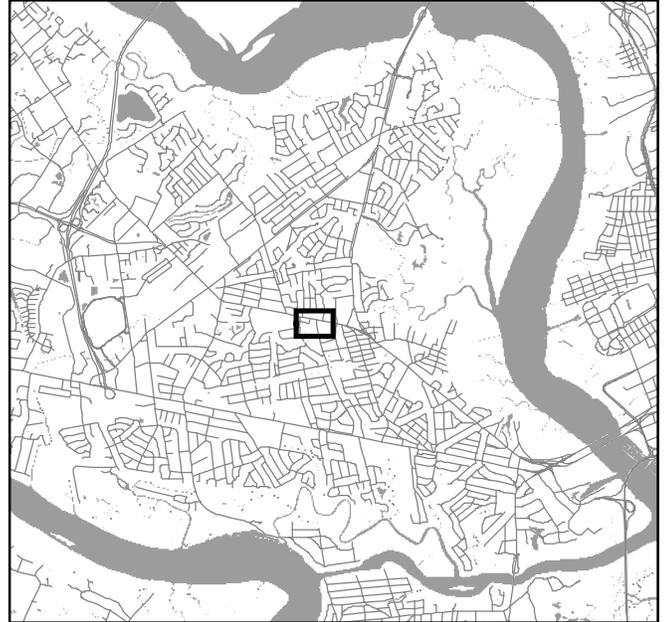
TMS# 3500400139

0.698 ac.

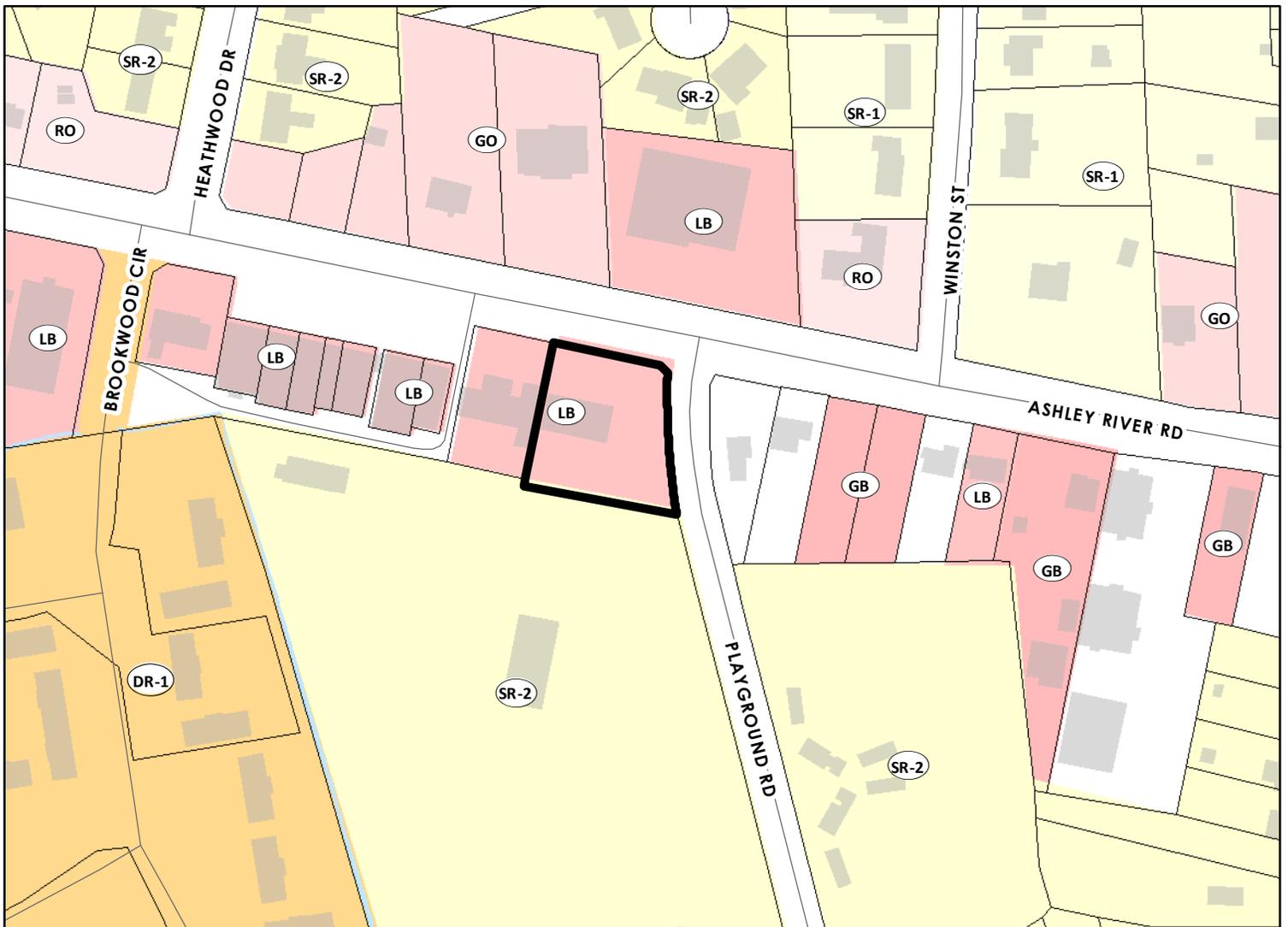
Request rezoning from Limited Business (LB)
to General Business (GB).

Owner: Dr. Helen Ross

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Rezoning 6 :

221 Spring St & 194 Cannon St (Peninsula)

BACKGROUND

The applicant is requesting a rezoning on two properties from General Business (GB) to Planned Unit Development (PUD). The subject properties, located between Spring and Cannon Streets near Courtenay Drive, are surrounded by General Business (GB) and Mixed-Use/Workforce Housing (MU-2/WH) zoning and Accommodations (A) overlay zoning. The subject properties are surrounded by hotels, retail, restaurants, offices, MUSC facilities, parking garages and ramps for the Ashley River Bridges (US Hwy 17). The property located at 194 Cannon Street is occupied by a former Wendy's restaurant building while the property located at 221 Spring Street is occupied by an existing Bruegger's Bagels restaurant.

The proposed Planned Unit Development (PUD) is a result of plans generated from a partnership between the subject property owners, MUSC, WestEdge and the City and is a key redevelopment project in a rapidly changing part of the Charleston peninsula. Situated between MUSC and WestEdge, the subject properties are vital to new transportation connections and needed redevelopment of an area long considered to be an island of suburban format in a sea of urban context. One of the main goals of the proposed PUD is to allow for an extension of a key street connection from Hagood Avenue across Spring Street through the subject properties to Cannon Street.

The proposed PUD includes accommodations uses with as many as 200 rooms, office, multi-family, retail and a parking garage. The PUD document contains design guidelines that ensure appropriate height scale and massing for this area of the City. The PUD proposes heights similar to the City's 85/125 Old City Height District and in-line with building heights in the adjacent WestEdge and MUSC areas.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Urban Core** which is characterized by the densest and most mixed-use portions of the City. The proposed PUD meets the goals of the City plan in putting appropriate mixed-use developments in key infill areas of the City; especially downtown.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS TO BE DISCUSSED AT THE MEETING

Rezoning 6

221 Spring St & 194 Cannon St (Peninsula)

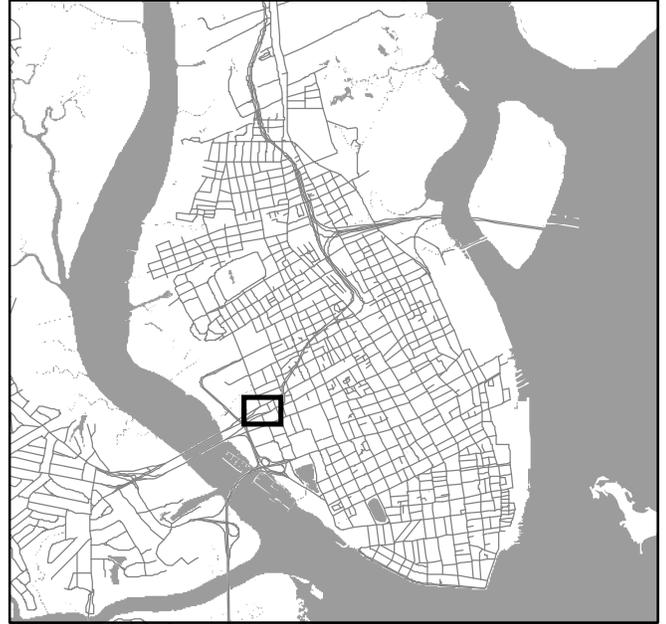
TMS# 4601004011 & 013

approx. 1.58 ac.

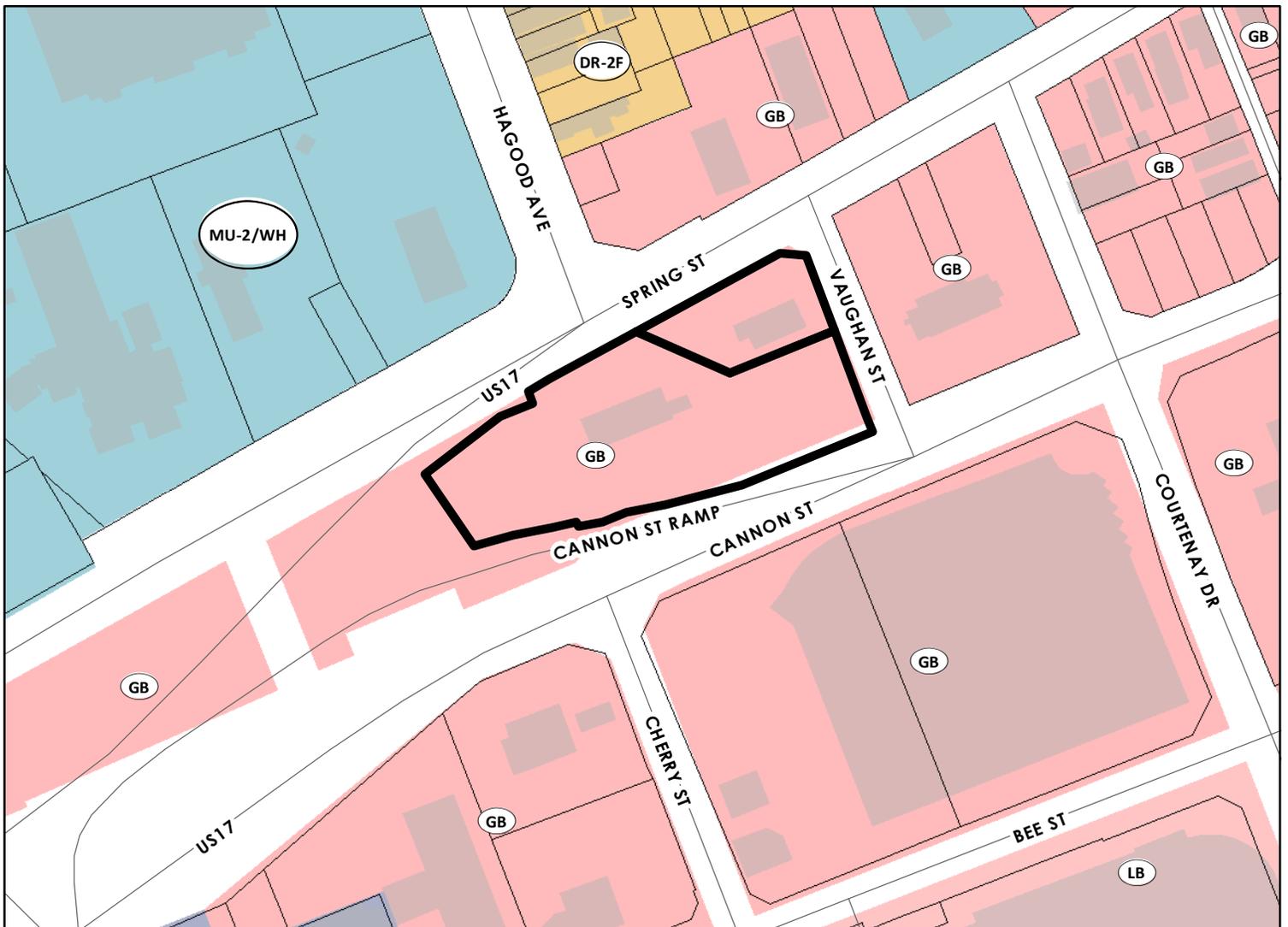
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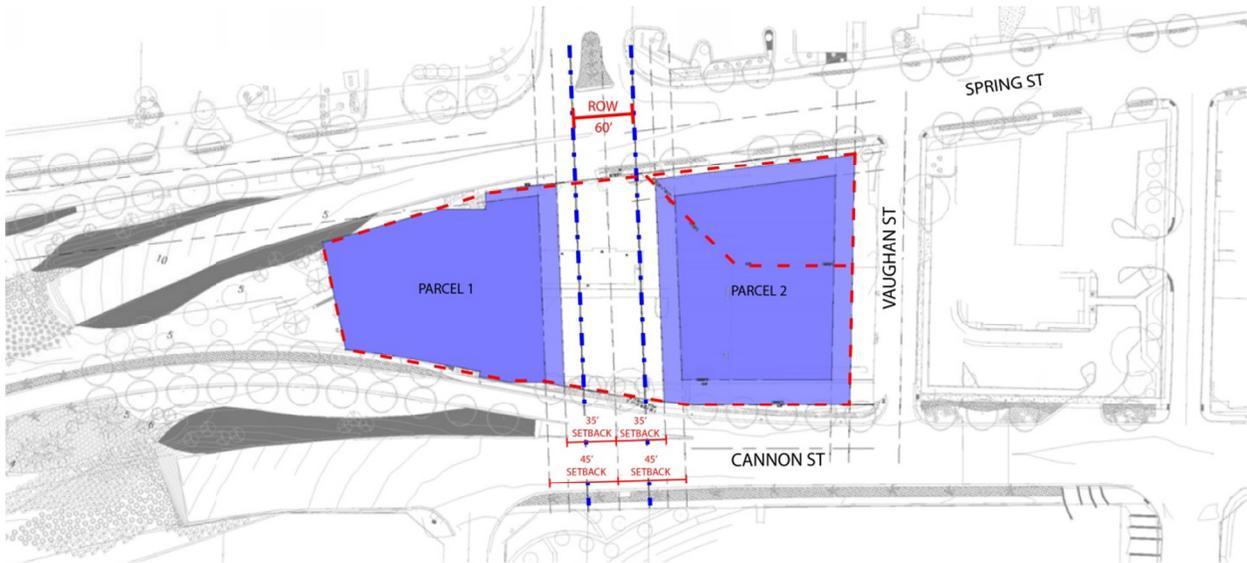
Owner: Jem Management Co; Calfran Properties
Applicant: Jonathan L. Yates - Hellman Yates & Tisdale

Area

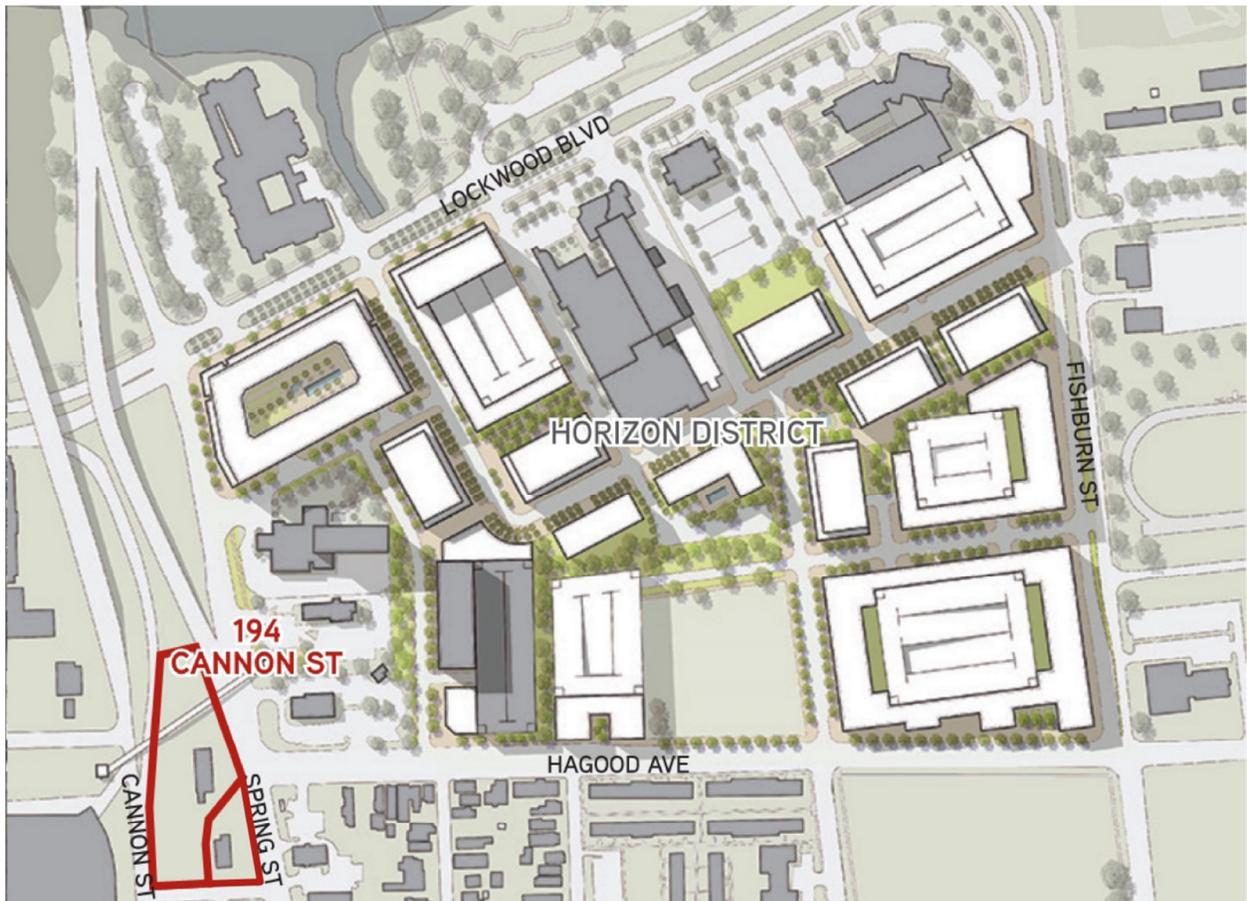


Location



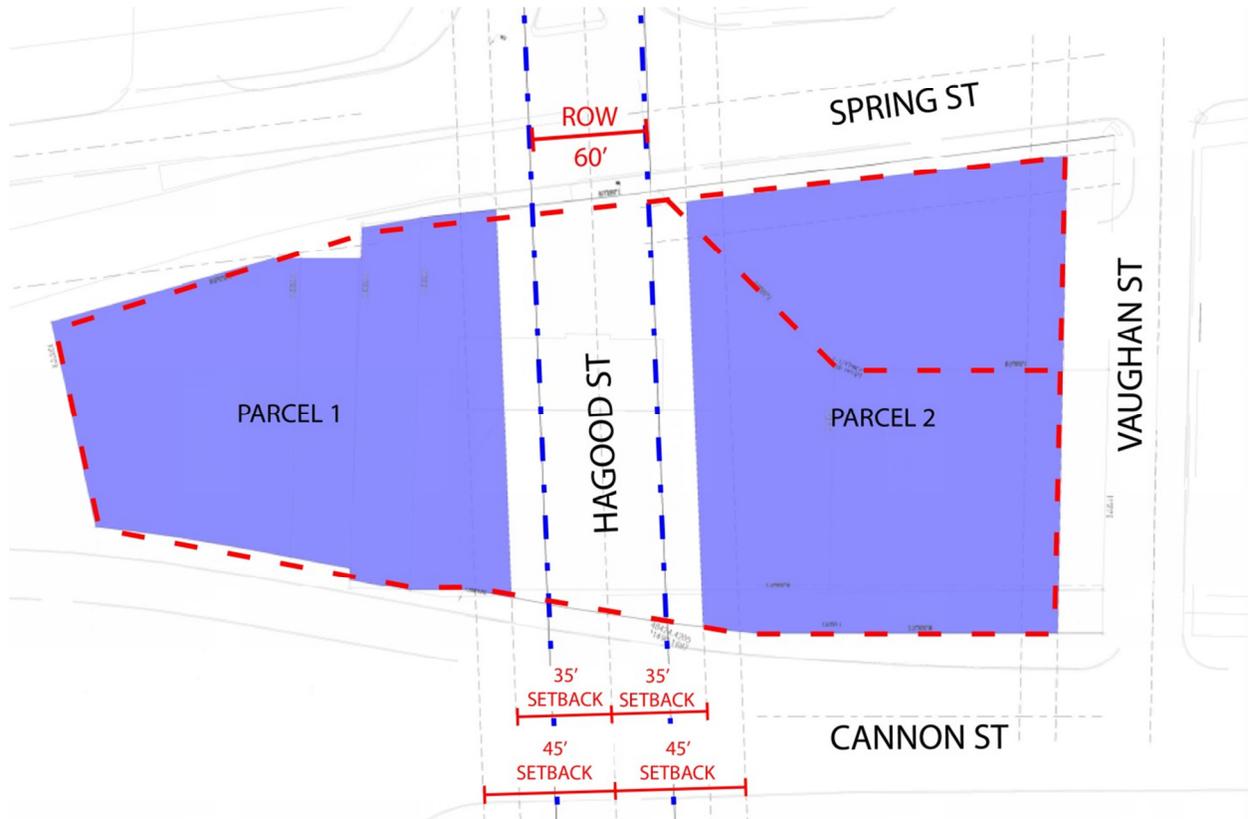


Approximate location of proposed ROW – Hagood Extension

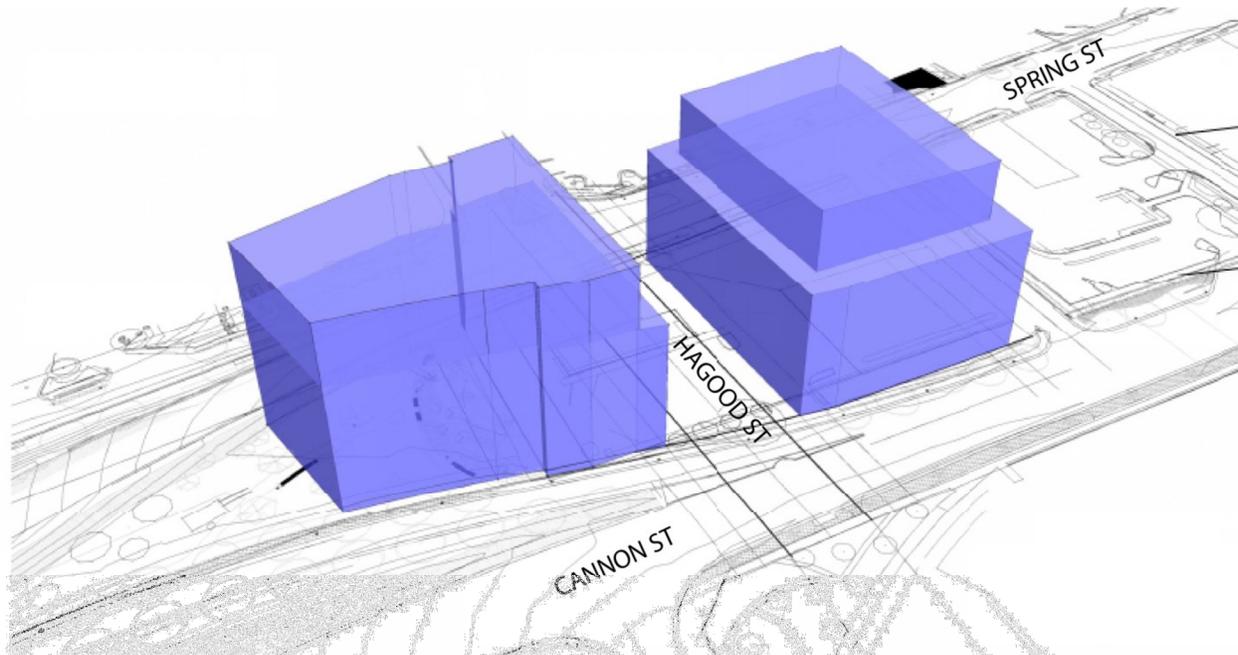


Location of PUD to WestEdge development

Building Envelope:



Maximum Building Envelope Plan Diagram (with proposed ROW & Bldg Setback – 85/125)



Maximum Building Envelope Massing Diagram (with proposed ROW)

**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Subdivision 1:

**Farr Street
(Daniel Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 12.66 acres at Farr Street on Daniel Island. This project consists of the extension of the existing Farr Street rights-of-way to connect as a through street and the creation of two parcels for future residential development and one open space parcel. There is OCRM Critical Area adjacent to the site and there are grand trees on the site. The applicant will make a submittal to the Board of Zoning Appeals – Site Design to resolve any tree conflicts. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Daniel Island Residential and the surrounding existing uses include primarily single-family and multi-family residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Farr St Right-of-Way Extension (Peninsula)

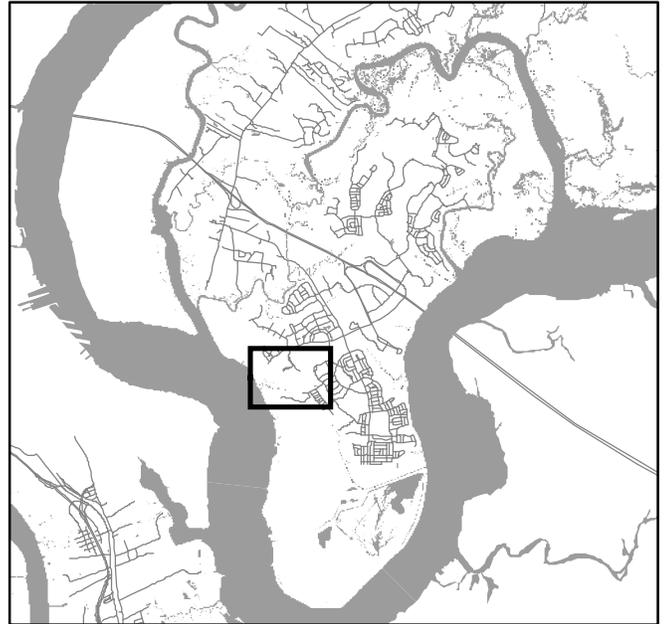
TMS# 2750000182

12.66 ac.

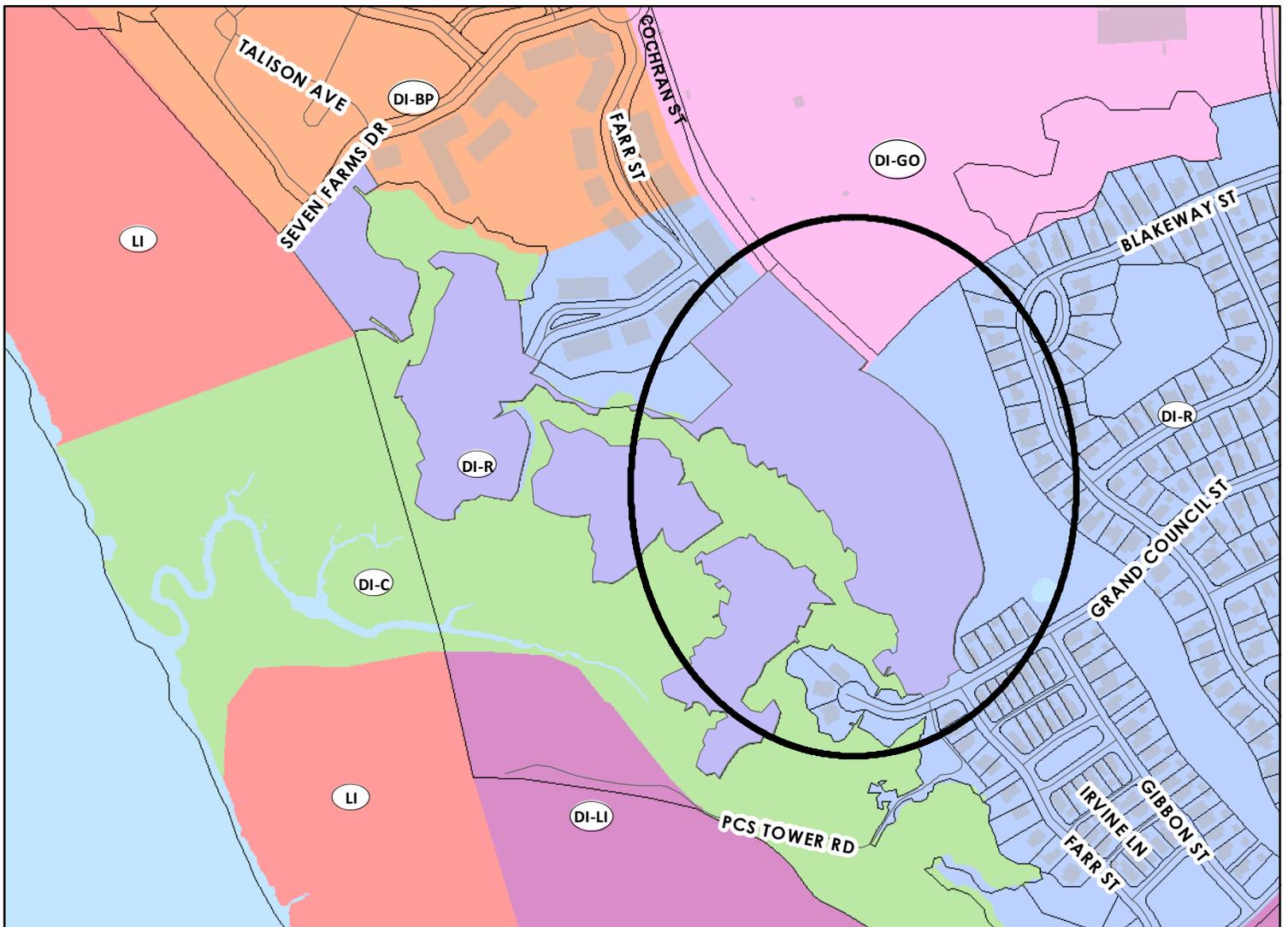
3 lots. Request subdivision concept plan approval.
Zoned Daniel Island Residential (DI-R).

Owner: Greystar GP II LLC
Applicant: Seamon, Whiteside & Assoc. Inc

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Zonings 1 through 3 :

Recently Annexed Properties in West Ashley & James Island

BACKGROUND

The following zoning items are located in the **West Ashley** and **James Island** areas of the City and were recently annexed or the annexation is pending. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
<u>West Ashley</u>					
1.	14 Shadowmoss Pkwy	0.36	Single-Family Residential	R-4	SR-I
2.	7 Arcadian Park	0.25	Single-Family Residential	R-4	SR-I
<u>James Island</u>					
3.	472 Woodland Shores Dr	0.30	Vacant Single-Family Resid.	R-4	SR-I

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **Suburban Edge** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 THROUGH 3

Zoning 1

14 Shadowmoss Pkwy (West Ashley)

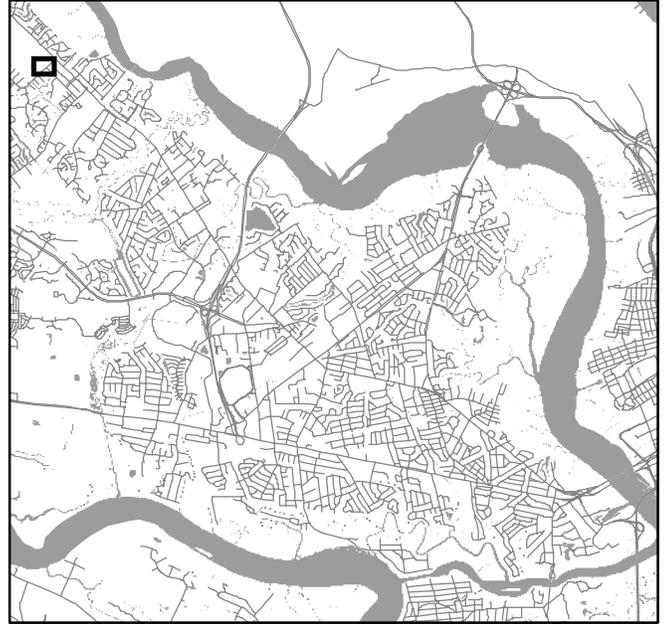
TMS# 3580700007

0.36 ac.

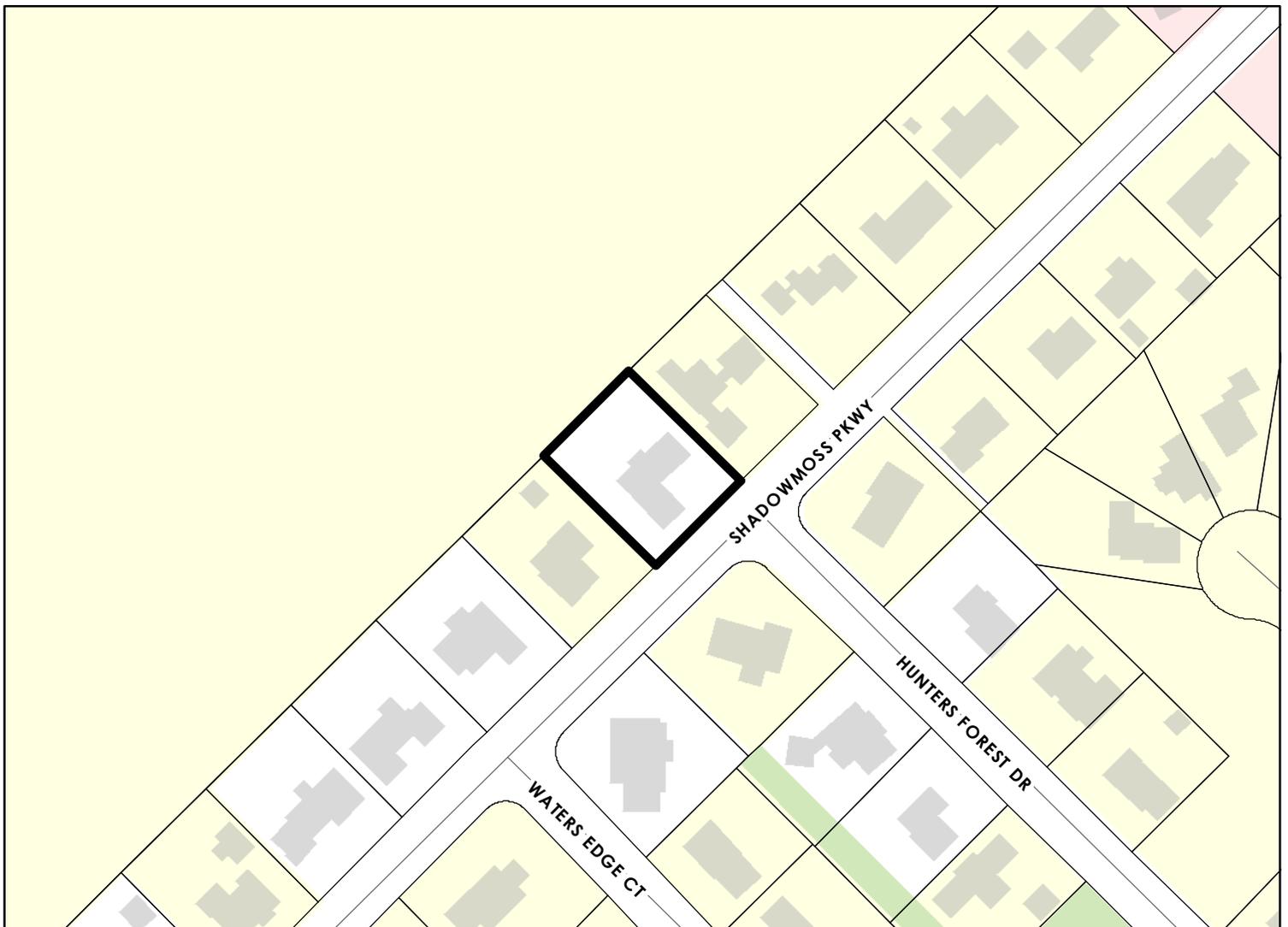
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Paula & Chris Iannuccilli

Area



Location



Zoning 2

7 Arcadian Park (West Ashley)

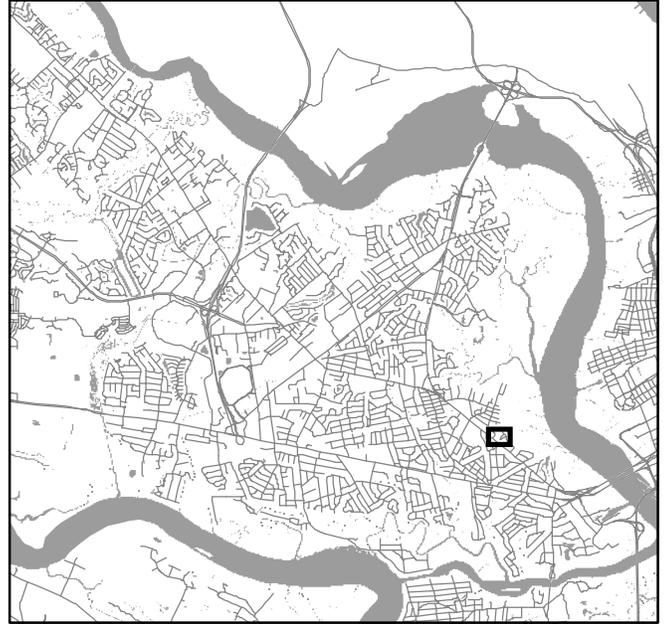
TMS# 4181500069

0.25 ac.

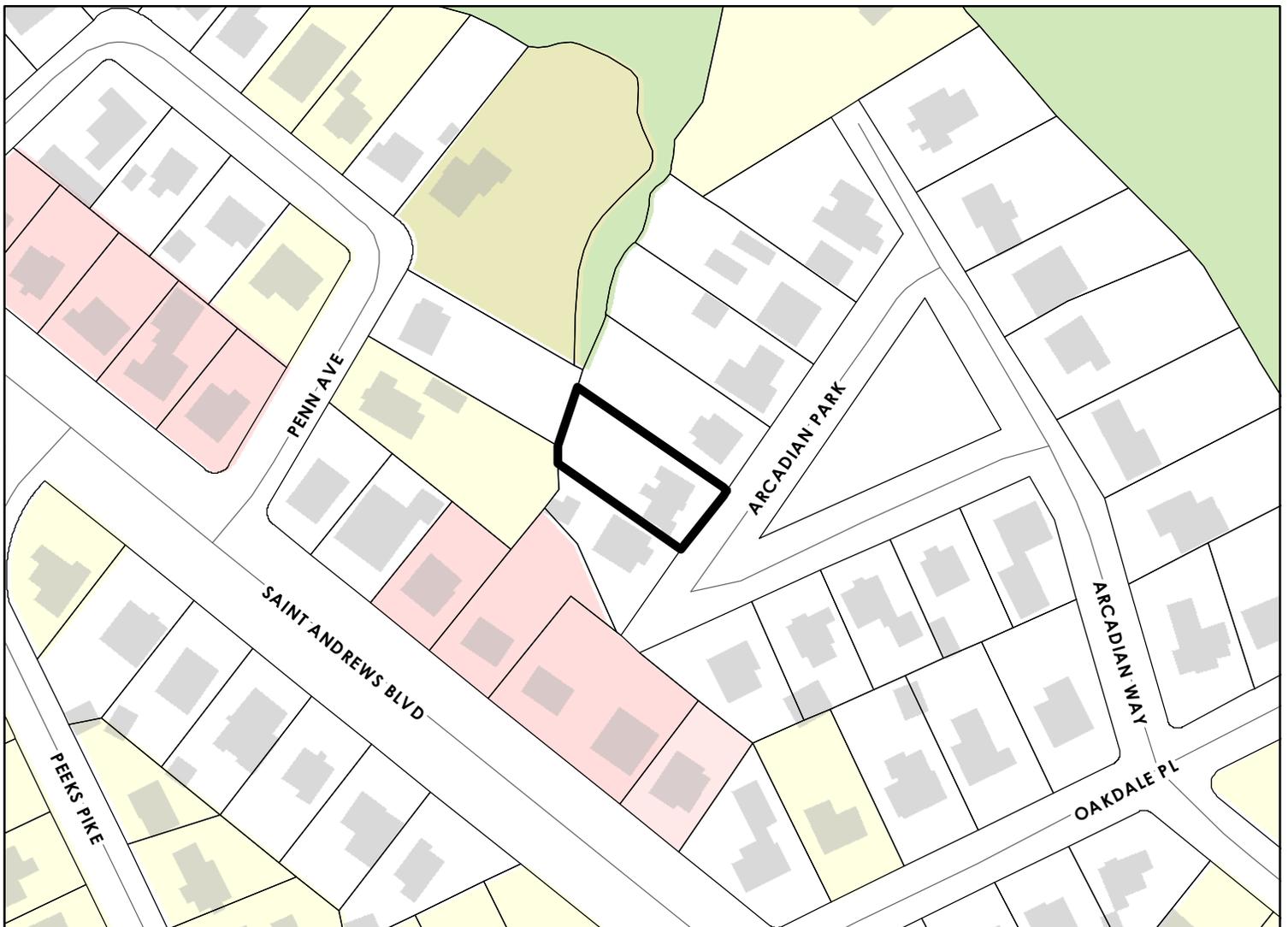
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Kathleen & Josh Bell

Area



Location



Zoning 3

472 Woodland Shores Dr (James Island)

TMS# 3431600040

0.30 ac.

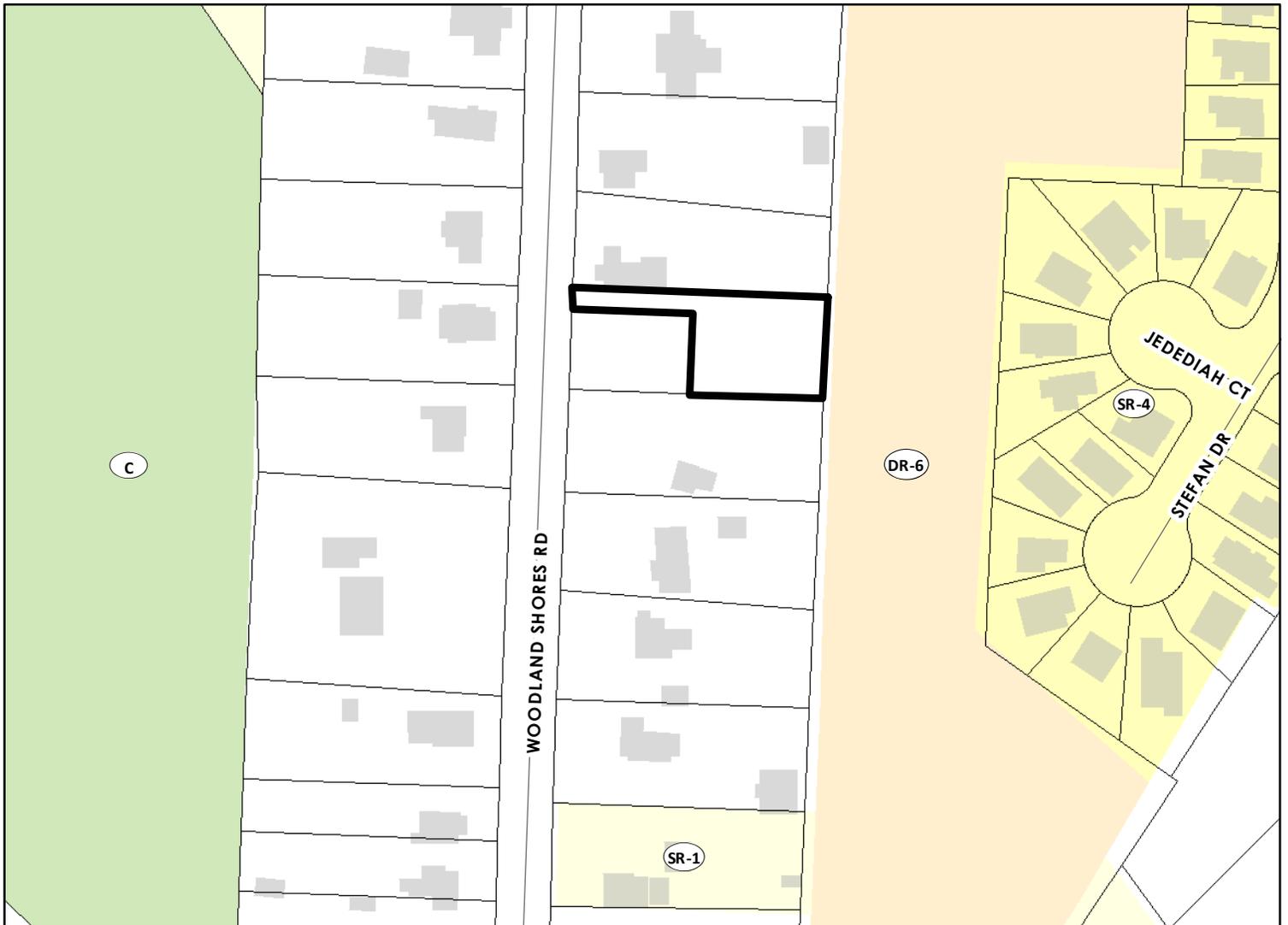
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Rolina Homes LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

October 19, 2016

Zoning 4 :

336 Folly Rd (James Island)

BACKGROUND

The subject property, located near the corner of Folly Road and Tatum Street on James Island, was annexed into the City of Charleston on October 11, 2016. The property owner is requesting General Business (GB) zoning in the City. The property is Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County. The zonings surrounding the subject property include SR-1, GB and General Office (GO) in the City and OD-FRC and R4 in Charleston County. Surrounding uses include an automotive repair and gas station, a small brewery, offices and fast food. The property is currently occupied by a dry cleaning business.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the zoning of property. The Century V Plan map indicates the subject property is within an area designated as **Highway District**. Areas designated as such are more automotive intensive commercial uses although office and residential uses in a more urban format would be appropriate as well. Given the existing use and the surrounding uses of higher or similar commercial intensity, the requested GB zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 4

336 Folly Road (James Island)

TMS# 4240500029

approx. 0.42 ac.

Request zoning of General Business (GB).
Zoned Folly Road Corridor Overlay District (OD-FRC)
in Charleston County.

Owner: George Smythe and David Smythe

Area



Location

