



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

November 16, 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 NOVEMBER 16, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, November 16, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. 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
- 2. Bees Ferry Rd (West Ashley) TMS# 3010000541** – 12.494 ac. Request rezoning from General Office (GO) and Single-Family Residential (SR-2) to Business Park (BP).
Owner: Bees Resources LP
Applicant: Forsberg Engineering

SUBDIVISIONS

- 1. 1900 Cane Slash Rd (Johns Island - Twin Lakes) TMS# 3450000036** – 61.19 ac. 122 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: BMG III LLC
Applicant: Stantec
- 2. Grande Oaks Blvd and Floyd Dr (West Ashley) TMS# 3010000027** – 25.59 ac. 4 lots. Request subdivision concept plan approval. Gathering Place (GP) & General Business (GB).
Owner: White Point Partners
Applicant: Thomas & Hutton
- 3. Sam Rittenberg Blvd (West Ashley – Australi Townhomes) TMS# 4150000050** – 1.20 ac. 16 lots. Request subdivision concept plan approval. Diverse Residential (DR-1).
Owner: Australi Investments LLC

ZONINGS

- 1. Magnolia Rd (West Ashley) TMS# 4181000005** – 0.125 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: William G. Niemeyer

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. **Riley Road (James Island) TMS# 3400700009** – 3.08 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
2. **Line Street (Peninsula)** – 0.875 ac. 1 lot. Preliminary subdivision plat pending approval.
3. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.33 ac. 107 lots. DR-9. Preliminary subdivision plat under review.
4. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039** – 0.5 ac. 3 lots. DR-1. Preliminary subdivision plat pending approval.
5. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 38 lots. DI-RI. Preliminary subdivision plat pending approval.
6. **Jessy Elizabeth Road, Phase 2 (Johns Island) TMS# 3120000159** – 4.13 ac. 16 lots. SR-1. Final subdivision plat under review.
7. **Foundry Alley, Phase 1 (Peninsula) TMS# 4590504156, 172, 174-177** – 0.916 ac. 8 lots. PUD. Final subdivision plat under review.
8. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003** – 33.23 ac. 52 lots. SR-1 (ND). Final subdivision plat pending approval.
9. **WestEdge, Phase 1 (Peninsula) TMS# 4600000014, 021; 4601002004, 019, 020, 023** – 11.99 ac. 5 lots + R/W. MU-2/WH. Preliminary plat approved.
10. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790800202** – 16.74 ac. 49 lots. SR-1. Final subdivision plat recorded.
11. **1259 Harbor View Lane (James Island) TMS# 4241100004** – 0.7 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
12. **Citadel Crossing (West Ashley) TMS# 3100300003** – 12.997 ac. 2 lots. GB. Preliminary subdivision plat pending approval.
13. **The Pointe at Rhodes Crossing (West Ashley) TMS# 2860000444** – 84.39 ac. 136 lots. SR-6. Preliminary subdivision plat approved.
14. **Lots 14 & 16, The Preserve at Fenwick Plantation (Johns Island) TMS# 3460000259** – 0.406 ac. 2 lots. PUD. Final subdivision plat pending approval.
15. **Parcel Q-5-4 (Daniel Island) TMS# 2750000269** – 12.45 ac. 2 lots. DI-TC. Preliminary subdivision plat approved.
16. **Oak Bluff, Phase 1B (Cainhoy) TMS# 2630002003** – 3.3 ac. 19 lots. SR-1. Preliminary subdivision plat approved.

Road Construction Plans

1. **Gadsdenboro Park (Peninsula) TMS# 4580102063** – 1.6 ac. R/W. MU-2. Road construction plans under review.
2. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.33 ac. 107 lots. DR-9. Road construction plans under review.
3. **Parcel CC, Peninsula (Daniel Island) TMS# 2750000203** – 7.6 ac. 17 lots. DI-RI. Road construction plans pending approval.
4. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 38 lots. DI-RI. 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**

November 19, 2016

Rezoning 2 :

Bees Ferry Rd (West Ashley)

BACKGROUND

The applicant is requesting rezoning from General Office (GO) and Single-Family Residential (SR-2) to Business Park (BP). The subject property, located on the north side of Bees Ferry Road near its intersection with Sanders Road, is surrounded by Limited Business (LB) zoning to the south and east, General Office (GO) zoning across the street to the south and Planned Unit Development (PUD) zoning to the north and west. The property is generally surrounded by multi-family housing or undeveloped commercial tracts. The property is currently undeveloped and is mostly covered with trees.

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. Given the surrounding zonings, existing uses and context the proposed Business Park zoning is appropriate for this location.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

Bees Ferry Rd (West Ashley)

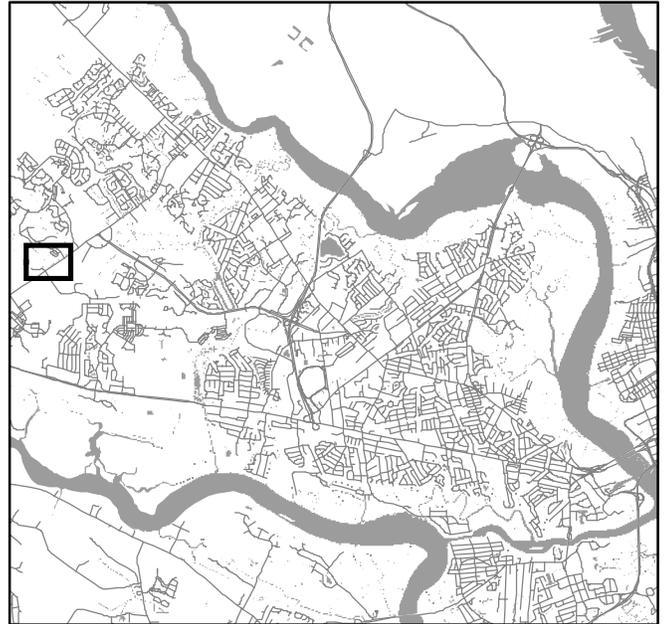
TMS# 3010000541

12.494 ac.

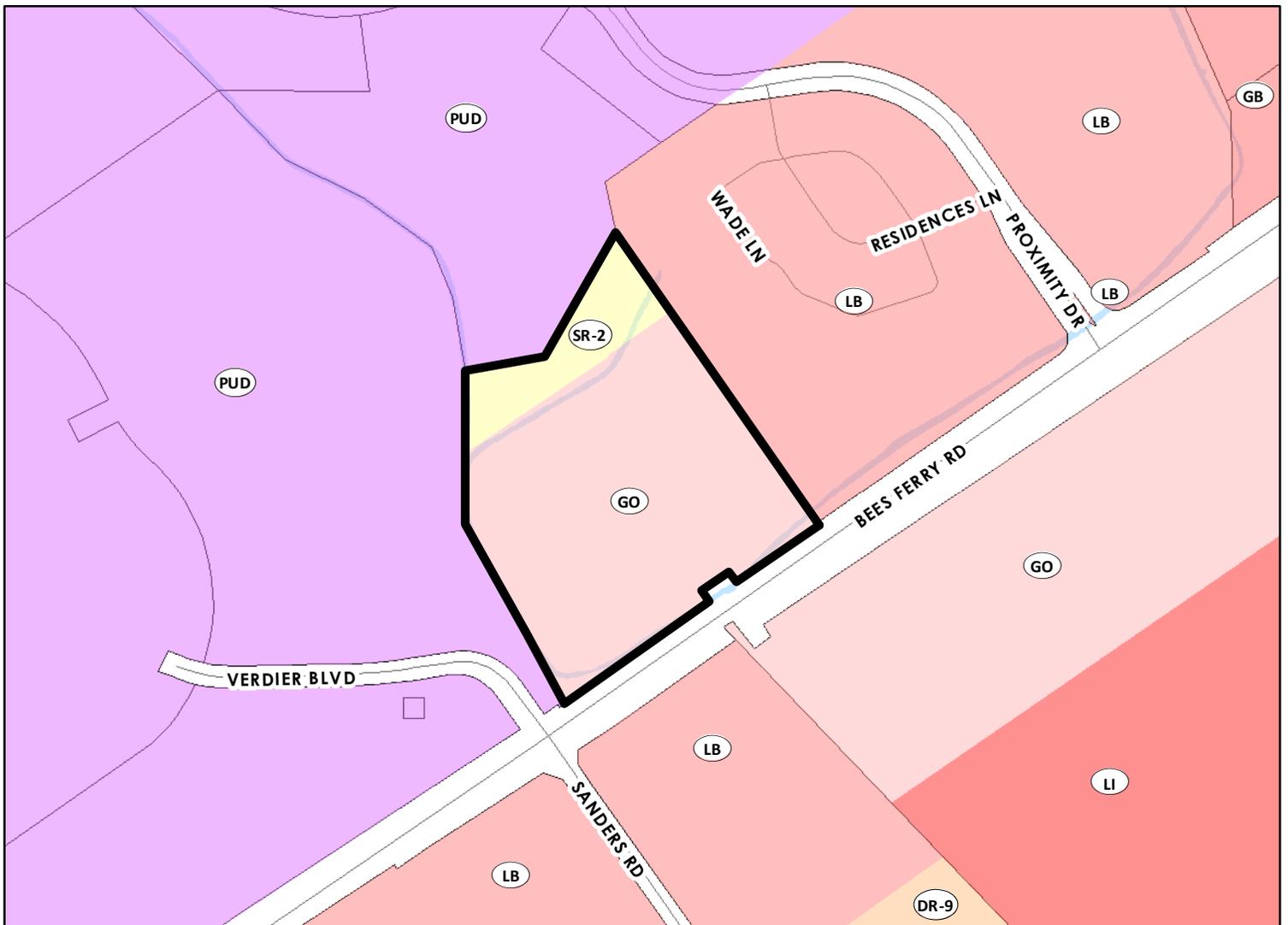
Request rezoning from General Office (GO)
and Single-Family Residential (SR-2)
to Business Park (BP).

Owner: Bees Resources LP
Applicant: Forsberg Engineering

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

November 16, 2016

Subdivision 1:

**Grand Oaks Boulevard & Floyd Drive
(West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 25.37 acres at Grand Oaks Boulevard and Floyd Drive in West Ashley. This project consists of the extension of the existing Floyd Drive right-of-way to the west and a connection across Bees Ferry Road to the existing Grand Oaks Boulevard right-of-way. A total of four new parcels for future development will also be created with the new rights-of-way. The rights-of-way are typical for Local Commercial Streets and the new parcels conform to the subdivision requirements for new parcels in the GB and GP zone districts. There are no wetlands or critical area on or adjacent to this site. There are grand trees on the site that will not be impacted by the new rights-of-way. 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 2

Grande Oaks Blvd and Floyd Dr (West Ashley)

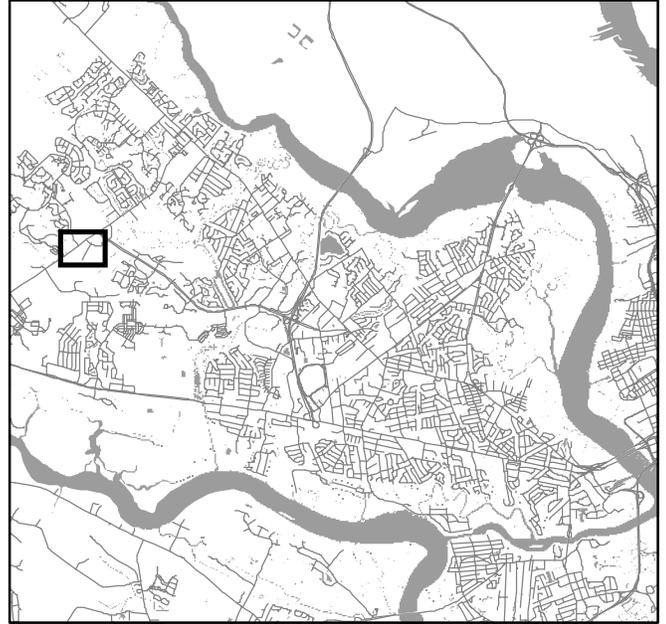
TMS# 3010000027

25.59 ac.

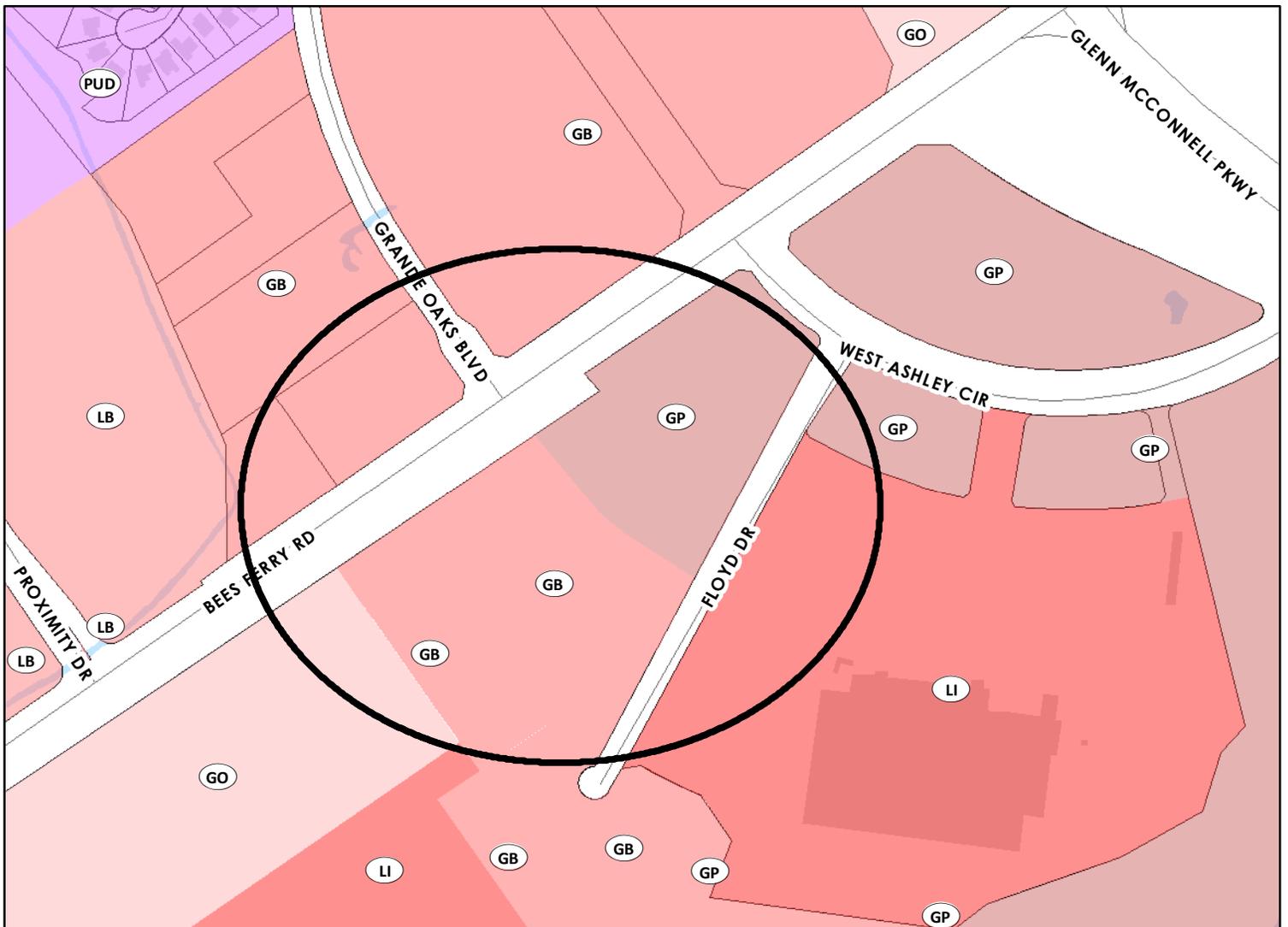
4 lots. Request subdivision concept plan approval.
Gathering Place (GP) & General Business (GB).

Owner: White Point Partners
Applicant: Thomas & Hutton

Area



Location



**CITY OF CHARLESTON
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November 19, 2016

Zoning 1:

Recently Annexed Properties in West Ashley & James Island

BACKGROUND

The subject property located in the West Ashley area of the City was recently annexed. The Single-Family Residential (SR-2) zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and is compatible with the context of the existing surrounding neighborhood. The property is undeveloped.

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** which is predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed SR-2 zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

Magnolia Rd (West Ashley)

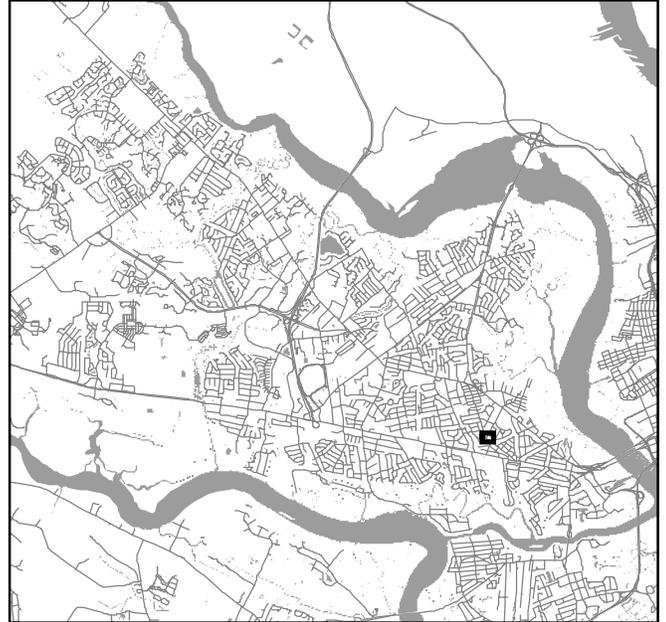
TMS# 4181000005

0.125 ac.

Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: William G. Niemeyer

Area



Location

