

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF SEPTEMBER 21, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, September 21, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

- 1. 53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).  
Owner: 53 Bogard Street LLC  
Applicant: Christopher Wyatt
- 2. 813 Dupont Rd (Dupont | Wappoo – West Ashley) TMS# 3511300047** – 1.665 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-2).  
Owner: The Oaks at Dupont LLC  
Applicant: SGA Architecture
- 3. 718 Riley Rd (James Island) TMS# 3400700009 (a portion)** – approx. 2.35 ac. Request rezoning of property from Single-Family Residential (SR-1) to Conservation (C).  
Owner: Derek and Kathlyn Wade
- 4. 3 & 4 Maple St and adjacent vacant lot (Peninsula) TMS# 4631202013, 014 & 084** – approx. 0.15 ac. Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB).  
Owner: JJR Development and SCDOT  
Applicant: JJR Development

### 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).  
Owner: MSP NOMO MF LLC  
Applicant: Thomas & Hutton Engineering Co.
- 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).  
Owner: Pulte Home Corporation  
Applicant: Seamon Whiteside & Associates Inc.
- 3. Brisbane Cluster (James Island) TMS# 3400100011 & 050** – 6.58 ac. 30 lots. Request subdivision concept plan approval. Single-Family Residential (SR-1).  
Owner: Southwind Homes  
Applicant: Empire Engineering

## ZONINGS

1. **4 Forest Creek Ct (Shadowmoss - West Ashley) TMS# 3580700034** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: James and Hannah Lynch
2. **303 Stinson Dr (West Ashley) TMS# 3500900100** – 0.35 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Richard Benson
3. **2027 Woodcliff St (West Ashley) TMS# 3551500060** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Nicholas & Elaine Boyer
4. **614 Stoneboro Ct (James Island) TMS# 3431500099** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Erin Hitchinson
5. **Grimball Road Ext (James Island) TMS# 4270000086** – 0.79 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.  
Owner: Johnny Troutman and Eunice Troutman
6. **Secessionville Road (James Island) TMS# 4270000006, 116, 117, 250 & 251** – 2.14 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.  
Owner: Ion Venture LLC
7. **1830 Maybank Hwy (James Island) TMS# 3430400007** – 1.0 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Maria and Steven Mungo

## ORDINANCE AMENDMENTS

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending the height restrictions for fences in residential zoning districts.**
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-343 Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas, to allow understory trees to be planted in perimeter landscape areas when an overhead powerline easement exists.**

## 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. **Swyger's Landing Phase 4 (Johns Island) TMS 3120000050** – 29.1 ac. 26 lots. C(ND). Preliminary subdivision plat pending approval.
2. **Fenwick Hills Phase 3 (Johns Island) TMS 2790000672 & 2790800202** – 16.7 ac. 49 lots. SR-1. Final subdivision plat under review.
3. **St. Johns Square (Johns Island) TMS 3130000018** – 23.0 ac. 2 lots + R/W. PUD. Final subdivision plat pending approval.
4. **Fleming Park (James Island) TMS 3400300024** – 14.1 ac. 49 lots. SR-1 (cluster). Final subdivision plat recorded.
5. **Point Hope Parkway & Seven Sticks Drive (Cainhoy) TMS 2620000008** – 12.0 ac. R/W. PUD. Final subdivision plat recorded.
6. **1109 Brownswood Road (Johns Island) TMS 3120000181** – 0.8 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
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. **Hollyberry Road (James Island) TMS 3431500120** – 0.6 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
9. **Brownswood Village Phase 2 (Johns Island) TMS 2790700264** – 12.5 ac. 48 lots. PUD. Final subdivision plat pending approval.
10. **Parcel F Phase 4 (Daniel Island) TMS 2750000249** – 11.8 ac. 24 lots. DI-R. Final subdivision plat recorded.
11. **WestEdge Infrastructure (Westside) TMS 4600000014, 021 & 4601002004, 019, 020, 023** – 12.0 ac. 5 lots + R/W. MU-2/WH. Preliminary subdivision plat pending approval.
12. **Parcel BB Phase 4 (Daniel Island) TMS 2770000011** – 16.8 ac. 25 lots. DI-R. Final subdivision plat pending approval.

### Road Construction Plans

1. **Swyger's Landing Phase 4 (Johns Island) TMS 3120000050** – 29.1 ac. 26 lots. C(ND). Road construction plans pending approval.
2. **Harbor View Oaks (James Island) TMS 4240700029** – 2.6 ac. 4 lots. SR-1. Road construction plans pending approval.
3. **WestEdge Infrastructure (Westside) TMS 4600000014, 021 & 4601002004, 019, 020, 023** – 12.0 ac. 5 lots + R/W. MU-2/WH. Road construction plans under review.
4. **West Ashley Senior Center (West Ashley) TMS 3090000028 & 3510100021-023, 035, 040** – 1.0 ac. 2 lots + R/W. GB. Road construction plans pending approval.
5. **The Marshes at Cooper River (Cainhoy) TMS 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Road construction plans under review.
6. **Parcel CC Peninsula (Daniel Island) TMS 2750000203** – 7.6 ac. 17 lots. DI-RI. Road construction plans under review.

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](http://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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.