

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF MARCH 17, 2021

### REZONINGS

1. **Properties on St. Philip St, Line St, King St and Ackermans Ct (Cannonborough-Elliottborough – Peninsula) TMS# 4600802111, 114, 118 through 121 and a portion of TMS# 4600802015, 109, 110, 112, 117 and 122** – approx. 0.83 acre. Request rezoning of the subject properties from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).
2. **Properties on St. Philip St, Line St, King St and Ackermans Ct (Cannonborough-Elliottborough – Peninsula) TMS# 4600802011 through 013, 113 and a portion of TMS# 4600802010, 015, 109, 110, 112 and 117** – approx. 1.9 acre. Request rezoning of the subject properties from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Motion APPROVAL OF REZONINGS 1 & 2 (8-0)

1<sup>st</sup>: JACOBS

2<sup>nd</sup>: HARRISON

<b>Jimmy Bailey</b>	<i>RECUSED</i>	<b>Charlie Karesh</b>	<b>IN FAVOR</b>
<b>Loquita Bryant-Jenkins</b>	<b>IN FAVOR</b>	<b>Sunday Lempesis</b>	<b>IN FAVOR</b>
<b>Erika V. Harrison</b>	<b>IN FAVOR</b>	<b>Harry Lesesne</b>	<b>IN FAVOR</b>
<b>Donna Jacobs</b>	<b>IN FAVOR</b>	<b>Chaun Pflug</b>	<b>IN FAVOR</b>
<b>Angie Johnson</b>	<b>IN FAVOR</b>		

3. **334 Folly Rd (James Island) a portion of TMS # 4240500028** – approx. 0.49 acre. Request rezoning of a portion of the subject property from Limited Business (LB) to General Business (GB).

Motion APPROVAL (9-0)

1<sup>st</sup>: LEMPEIS

2<sup>nd</sup>: BRYANT-JENKINS

<b>Jimmy Bailey</b>	<b>IN FAVOR</b>	<b>Charlie Karesh</b>	<b>IN FAVOR</b>
<b>Loquita Bryant-Jenkins</b>	<b>IN FAVOR</b>	<b>Sunday Lempesis</b>	<b>IN FAVOR</b>
<b>Erika V. Harrison</b>	<b>IN FAVOR</b>	<b>Harry Lesesne</b>	<b>IN FAVOR</b>
<b>Donna Jacobs</b>	<b>IN FAVOR</b>	<b>Chaun Pflug</b>	<b>IN FAVOR</b>
<b>Angie Johnson</b>	<b>IN FAVOR</b>		

4. **254 Coming St (Cannonborough-Elliottborough – Peninsula) TMS # 4600802062** – approx. 0.03 acre. Request rezoning of the subject property from Diverse Residential (DR-2F) to Commercial Transitional (CT).

Motion APPROVAL (9-0)

1<sup>st</sup>: JACOBS

2<sup>nd</sup>: HARRISON

Jimmy Bailey	IN FAVOR	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	IN FAVOR
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR	Chaun Pflug	IN FAVOR
Angie Johnson	IN FAVOR		

5. **860 Morrison Dr (Peninsula) TMS # 4590200002 & 005** – approx. 1.76 acres. Request rezoning of the subject property to be included within the Accommodations Overlay. Zoned Upper Peninsula (UP).

Motion APPROVAL (9-0)

1<sup>st</sup>: JOHNSON

2<sup>nd</sup>: LESESNE

Jimmy Bailey	IN FAVOR	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	IN FAVOR
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR	Chaun Pflug	IN FAVOR
Angie Johnson	IN FAVOR		

6. **30 and 30.5 F St (Westside – Peninsula) TMS # 4631603049 and 050** – approx. 0.16 acre. Request rezoning of subject property from Diverse Residential (DR-1) to Diverse Residential (DR-2F).

Motion APPROVAL (9-0)

1<sup>st</sup>: JACOBS

2<sup>nd</sup>: LEMPESIS

Jimmy Bailey	IN FAVOR	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	IN FAVOR
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR	Chaun Pflug	IN FAVOR
Angie Johnson	IN FAVOR		

**ORDINANCE AMENDMENT**

1. To amend Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding thereto a new Part 19 (Conservation Development) and by adding relevant definitions to sec. 54-120 of the Zoning Ordinance.

**Motion APPROVAL (9-0)**

**1<sup>st</sup>: LESESNE**

**2<sup>nd</sup>: JACOBS**

<b>Jimmy Bailey</b>	<b>IN FAVOR</b>	<b>Charlie Karesh</b>	<b>IN FAVOR</b>
<b>Loquita Bryant-Jenkins</b>	<b>IN FAVOR</b>	<b>Sunday Lempesis</b>	<b>IN FAVOR</b>
<b>Erika V. Harrison</b>	<b>IN FAVOR</b>	<b>Harry Lesesne</b>	<b>IN FAVOR</b>
<b>Donna Jacobs</b>	<b>IN FAVOR</b>	<b>Chaun Pflug</b>	<b>IN FAVOR</b>
<b>Angie Johnson</b>	<b>IN FAVOR</b>		

2. To amend Part 15 (Workforce Housing Districts and Opportunity Zones) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to provide for an increased fee in lieu of developing required workforce housing units onsite.

**Motion APPROVAL (8-0)**

**1<sup>st</sup>: BAILEY**

**2<sup>nd</sup>: LESESNE**

<b>Jimmy Bailey</b>	<b>IN FAVOR</b>	<b>Charlie Karesh</b>	<b>IN FAVOR</b>
<b>Loquita Bryant-Jenkins</b>	<b>IN FAVOR</b>	<b>Sunday Lempesis</b>	<b>IN FAVOR</b>
<b>Erika V. Harrison</b>	<i>RECUSED</i>	<b>Harry Lesesne</b>	<b>IN FAVOR</b>
<b>Donna Jacobs</b>	<b>IN FAVOR</b>	<b>Chaun Pflug</b>	<b>IN FAVOR</b>
<b>Angie Johnson</b>	<b>IN FAVOR</b>		

**SUBDIVISION**

1. **Oakville Plantation Rd (American Star – Johns Island) TMS# 317000011, 055 & 089** – approx. 201.6 ac. 205 lots. Request one (1) year extension of subdivision concept plan approval. Zoned Rural Residential (RR-1) and Light Industrial (LI).

**Motion APPROVAL (7-0)**

**1<sup>st</sup>: LESESNE**

**2<sup>nd</sup>: LEMPESIS**

<b>Jimmy Bailey</b>	<i>ABSTAINED</i>	<b>Charlie Karesh</b>	<b>IN FAVOR</b>
<b>Loquita Bryant-Jenkins</b>	<b>IN FAVOR</b>	<b>Sunday Lempesis</b>	<b>IN FAVOR</b>
<b>Erika V. Harrison</b>	<b>IN FAVOR</b>	<b>Harry Lesesne</b>	<b>IN FAVOR</b>
<b>Donna Jacobs</b>	<i>ABSTAINED</i>	<b>Chaun Pflug</b>	<b>IN FAVOR</b>
<b>Angie Johnson</b>	<b>IN FAVOR</b>		

**ZONINGS**

1. **2138 Golfview Dr (Riverland Golfview – James Island) TMS # 3430600013** – approx. 0.22 ac.  
Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in  
Charleston County.

Motion **APPROVAL (9-0)**

1<sup>st</sup>: **BAILEY**

2<sup>nd</sup>: **BRYANT-JENKINS**

**Jimmy Bailey**

<b>IN FAVOR</b>
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**Loquita Bryant-Jenkins**

<b>IN FAVOR</b>
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**Erika V. Harrison**

<b>IN FAVOR</b>
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**Donna Jacobs**

<b>IN FAVOR</b>
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**Angie Johnson**

<b>IN FAVOR</b>
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**Charlie Karesh**

<b>IN FAVOR</b>
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**Sunday Lempesis**

<b>IN FAVOR</b>
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**Harry Lesesne**

<b>IN FAVOR</b>
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**Chaun Pflug**

<b>IN FAVOR</b>
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