

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF SEPTEMBER 15, 2021

MINUTES

Request approval of minutes from **November 20, 2019; March 17, 2021; April 21, 2021 and May 19, 2021** Planning Commission meetings.

Motion: APPROVAL OF MINUTES (6-0)

1st: JACOBS

2nd: LEMPEIS

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

REZONINGS

- 1. Jack Primus Rd (Wando/Cainhoy) TMS # 268000091, 134 and a portion of 133 – approx. 81.57 ac.** Request rezoning from Diverse Residential (DR-1) to Light Industrial (LI).

Motion: APPROVAL OF REZONING 1 (5-0)

1st: JACOBS

2nd: LEMPEIS

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

- 2. 25, 31 and 34 Woolfe St (Cannonborough/Elliottborough – Peninsula) TMS # 4590901053, 4601202001, 4600804064 – approx. 0.82 ac.** Request rezoning from Light Industrial (LI) to Planned Unit Development (PUD) (Meddin Bros).

Motion: APPROVAL OF REZONING 2 WITH CONDITIONS (6-0)

1st: JACOBS

2nd: HARRISON

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

Angie Johnson

FAVOR

- 3. **228 President St (Westside – Peninsula) TMS # 4600701037** – approx. 0.56 ac. Request rezoning from 2.5 Story Old City Height District classification to 3 Story Old City Height District Classification.

Motion: APPROVAL OF REZONING 3 (6-0)

1st: JACOBS

2nd: LESESNE

Jimmy Bailey

ABSENT

Charlie Karesh

FAVOR

Loquita Bryant-Jenkins

ABSENT

Sunday Lempesis

FAVOR

Erika V. Harrison

FAVOR

Harry Lesesne

FAVOR

Donna Jacobs

FAVOR

Chaun Pflug

ABSENT

Angie Johnson

FAVOR

- 4. **Properties on King St (Cannonborough/Elliottborough – Peninsula) TMS # 4600802016, 102, 103, 104 and a portion of 015 and 098** – approx. 2.51 ac. Request rezoning from 4 and 6 Story Old City Height District classifications to 5 and 7 Story Old City Height District classifications.

Motion: APPROVAL OF REZONING 4 WITH REMOVAL OF AN 80 FT LONG GAP (BEGINNING AT APPROXIMATELY RODGERS ALLEY AND EXTENDING NORTH 80 FEET) OF THE 5 STORY HEIGHT DISTRICT REQUEST ALONG KING STREET (5-1)

1st: LESESNE

2nd: HARRISON

Jimmy Bailey

ABSENT

Charlie Karesh

FAVOR

Loquita Bryant-Jenkins

ABSENT

Sunday Lempesis

FAVOR

Erika V. Harrison

FAVOR

Harry Lesesne

FAVOR

Donna Jacobs

NAY

Chaun Pflug

ABSENT

Angie Johnson

FAVOR

- 5. **Property on Stuart St (East Central – Peninsula) TMS # 4590104011** – approx. 0.6 ac. Request rezoning from General Business (GB) to Upper Peninsula (UP) and from 5 Story Old City Height District classification to 4-12 Old City Height District classification.

Motion: APPROVAL OF REZONING 5 (5-1)

1st: LESESNE

2nd: KARESH

Jimmy Bailey

ABSENT

Charlie Karesh

FAVOR

Loquita Bryant-Jenkins

ABSENT

Sunday Lempesis

FAVOR

Erika V. Harrison

FAVOR

Harry Lesesne

FAVOR

Donna Jacobs

NAY

Chaun Pflug

ABSENT

Angie Johnson

FAVOR

6. **518 E Bay St (Ports Area – Peninsula) TMS # 4591302011** – approx. 0.67 ac. Request rezoning from Light Industrial (LI) to Mixed-Used/Workforce Housing (MU-2/WH) and from 5 Story and WP Old City Height District classifications to 6 Story Old City Height District classification.

Motion: APPROVAL OF REZONING 6 WITH 6 STORY HEIGHT DISTRICT SETBACK 25 FT ALONG E BAY STREET (3-1) 1st: **KARESH** 2nd: **JOHNSON**

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

ORDINANCE AMENDMENT

1. **An Ordinance to amend Section 54-213 Sidewalk Café Regulations of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make changes including reducing the sidewalk width and clear pedestrian path width requirements.**

Motion: APPROVAL OF ORDINANCE AMENDMENT 1 (6-0) 1st: **JOHNSON** 2nd: **JACOBS**

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

SUBDIVISIONS

1. **Central Park Rd (Central Park Cluster Development - James Island) TMS# 3400300007** – approx. 10.35 ac. 38 lots. Request one (1) year extension of subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

DEFERRED BY APPLICANT

2. **Daniel Island Dr (Parcel K - Daniel Island) TMS # 2750000086, 160 and 185** – approx. 36.9 ac. Request approval of subdivision concept plan consisting of public right-of-way and related infrastructure for proposed mixed-use development. Zoned Daniel Island General Office (DI-GO).

Motion: APPROVAL OF SUBDIVISION 1 (6-0) 1st: **JOHNSON** 2nd: **HARRISON**

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

ZONING

- 1. 2029 Ashley River Rd (Trotty Woods – West Ashley) TMS # 3510200034 – approx. 0.24 ac.**
 Request zoning of Single-family Residential (SR-1). Zoned Ashley River Rd Corridor Overlay District (OD_ARRC_CC) and Single-Family Residential (R-4) in Charleston County.

Motion: APPROVAL OF ZONING 1 (6-0)

1st: LESESNE 2nd: JACOBS

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