

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF NOVEMBER 17, 2021

MINUTES

Request approval of minutes from **February 17, 2021; February 22, 2021; September 15, 2021 and October 20, 2021** Planning Commission meetings.

Motion: **APPROVAL WITH CORRECTIONS (8-0)**

		1 st : <u>JACOBS</u>	2 nd : <u>LEMPESIS</u>
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		
Angie Johnson	IN FAVOR		

REZONING

- 518 E Bay St & 81 Washington St (Ports Area – Peninsula) TMS # 4591302011 (a portion) & 4591302010** – 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 to 6 Story Old City Height District on portions of the properties.

Motion: **APPROVAL (8-0)**

		1 st : <u>HARRISON</u>	2 nd : <u>JOHNSON</u>
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		
Angie Johnson	IN FAVOR		

REZONING AND PUD AMENDMENT

- River Rd (Gardens at Riverview – Johns Island) TMS # 3120200085, 3120000064 & 208** – approx. 28.70 ac. Request rezoning from Rural Residential (RR-1) and Conservation (C) to PUD (Gardens at Riverview).

Motion: **APPROVAL (8-0)**

		1 st : <u>JACOBS</u>	2 nd : <u>LEMPESIS</u>
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		
Angie Johnson	IN FAVOR		

ORDINANCE AMENDMENT

1. Request to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and Opportunity Zones; and Article 3-Site Regulations, Part 4-Off-Street Parking Requirements; to include provisions for Small Efficiency Dwelling Units (Micro-units).

SUBDIVISIONS

1. Parklawn Dr (Carolina Bay – West Ashley) TMS # 3070000099 & 3070500501 – approx. 12.42 ac. Request subdivision concept plan approval for 43 lots. Zoned Planned Unit Development (Carolina Bay PUD).
2. Clements Ferry Rd & Cainhoy Rd (Cainhoy Del Webb – Cainhoy) TMS # 2620000028 – approx. 585.3 ac. Request subdivision concept plan approval for 1,094 lots. Zoned Planned Unit Development (Cainhoy Land & Timber PUD).

Motion: **APPROVAL WITH STAFF CONDITIONS (8-0)**

1st: **JACOBS**

2nd: **BAILEY**

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

Angie Johnson

IN FAVOR

3. Fenwick Hall Alee (The Village at Fenwick – Johns Island) TMS # 3460000260 – approx. 12.25 ac. Request subdivision concept plan approval for 79 lots. Zoned Planned Unit Development (The Village at Fenwick PUD).

Motion: **DISAPPROVAL (8-0)**

1st: **JACOBS**

2nd: **BAILEY**

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

Angie Johnson

IN FAVOR

ZONINGS

1. **1830 Savannah Hwy (West Ashley) - TMS # 3500500043** – approx. 0.21 ac. Request zoning of Limited Business (LB) and Dupont/Wappoo Overlay Zone. Zoned Community Commercial (CC) and Dupont/Wappoo Overlay Zone in Charleston County.

Motion: **APPROVAL (7-0)**

Jimmy Bailey	ABSENT
Loquita Bryant-Jenkins	IN FAVOR
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	IN FAVOR

1st: **LESESNE** 2nd: **BRYANT-JENKINS**

Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	IN FAVOR

2. **1820 Alice Dr (Capri Isles – West Ashley) - TMS # 3501400095** – approx. 0.50 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

Jimmy Bailey	ABSENT
Loquita Bryant-Jenkins	IN FAVOR
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	IN FAVOR

1st: **LESESNE** 2nd: **JOHNSON**

Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	IN FAVOR

3. **2155 Wappoo Dr (Riverland Terrace – James Island) TMS # 3430600175**– approx. 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

Jimmy Bailey	ABSENT
Loquita Bryant-Jenkins	IN FAVOR
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	IN FAVOR

1st: **LEMPESIS** 2nd: **BRYANT-JENKINS**

Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	IN FAVOR

4. **3030, 3026 & 3036 Maybank Hwy (Johns Island) TMS # 3130000004, 006 & 234** – approx. 9.0 ac. Request zoning of Diverse Residential (DR-12). Zoned Limited Commercial (LC) and Maybank Highway Corridor District Overlay (OD-MHC) in Charleston County.

Motion: **APPROVAL (6-0)**

Jimmy Bailey	ABSENT	1 st : JACOBS	2 nd : JOHNSON
Loquita Bryant-Jenkins	IN FAVOR	Charlie Karesh	IN FAVOR
Erika V. Harrison	IN FAVOR	Sunday Lempesis	ABSTAINED
Donna Jacobs	IN FAVOR	Harry Lesesne	IN FAVOR
Angie Johnson	IN FAVOR		

5. **Fort Lamar Rd (Secessionville – James Island) TMS # 4310400038 & 039** – approx. 3.37 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (8-0)**

Jimmy Bailey	IN FAVOR	1 st : LESESNE	2 nd : BRYANT-JENKINS
Loquita Bryant-Jenkins	IN FAVOR	Charlie Karesh	IN FAVOR
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	IN FAVOR
Angie Johnson	IN FAVOR		

6. **Clements Ferry Rd (Cainhoy) TMS # 2680000002** – approx. 62.775 ac. Request zoning of General Business (GB). Zoned Manufactured Residential District (R-2) in Berkeley County.

Motion: **APPROVAL (8-0)**

Jimmy Bailey	IN FAVOR	1 st : HARRISON	2 nd : LESESNE
Loquita Bryant-Jenkins	IN FAVOR	Charlie Karesh	IN FAVOR
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	IN FAVOR
Angie Johnson	IN FAVOR		

DISCUSSION

Mixed-Use/Workforce Housing (MU/WH) districts and the fee-in-lieu.

Motion: **NO ACTION TAKEN, REQUEST UPDATE FROM STAFF AND PRIVATE SECTOR IN 3 MONTHS (7-0)**

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		
Angie Johnson	ABSENT		