

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF FEBRUARY 17, 2021

REZONINGS

1. a portion of 214 & 216 Spring St (Westside – Peninsula) TMS # 4601101017 – approx. 0.025 acre. Request rezoning of the portion of subject property zoned Mixed-Use/Workforce Housing (MU-2/WH) from Old City Height District 2.5 classification to Old City Height District 3 classification.

Motion APPROVAL (7-0)

1st: HARRISON

2nd: JACOBS

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

2. 569-571 King St (Cannonborough-Elliottborough – Peninsula) TMS # 4601202070 – approx. 0.12 acre. Request rezoning of the subject property from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Motion APPROVAL (7-0)

1st: BAILEY

2nd: LESESNE

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

3. **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) and to rezone a portion of TMS# 4600802015, 109, 110, 111 and 112 from Height District Classification 2.5-3 to Height District Classification 3.5 [**AS AMENDED**].

4. **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) and to rezone a portion of TMS# 4600802010 through 013, 015, 109, 110, 112, 113 and 117 from Height District Classification 6 to Height District Classification 7 [**AS AMENDED**].

Motion

DEFER ACTION ON REQUEST TO REZONE SUBJECT PROPERTIES IN REZONINGS #3 AND #4 FROM GB TO MU-1/WH AND MU-2/WH RESPECTIVELY AND REQUEST PRESENTATION FROM HOUSING STAFF REGARDING AFFORDABLE HOUSING COMMITMENT PRIOR TO TAKING ACTION (7-0)

1st: **JACOBS**

2nd: **BRYANT-JENKINS**

Jimmy Bailey	RECUSED	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	ABSENT
Angie Johnson	IN FAVOR		

Motion

APPROVAL OF REQUESTS TO REZONE SUBJECT PROPERTIES IN REZONINGS #3 AND #4 FROM HEIGHT DISTRICTS 2.5-3 AND 6 STORY TO 3.5 AND 7 STORY OLD CITY HEIGHT DISTRICTS RESPECTIVELY (7-0)

1st: **LESESNE**

2nd: **JOHNSON**

Jimmy Bailey	RECUSED	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	ABSENT
Angie Johnson	IN FAVOR		

5. **Properties on Maybank Hwy (Johns Island) TMS # 2790000056 & 057** – approx. 37.29 acres. Request rezoning of the subject properties from Single-family Residential (SR-1) and (SR-4) to Diverse Residential (DR-6).

Motion APPROVAL OF REZONING 5 AND ZONING 3 (8-0)

1st: **JACOBS**

2nd: **HARRISON**

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

Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	IN FAVOR
Chaun Pflug	ABSENT

ORDINANCE AMENDMENT

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Article 2, Part 3, Table of Permitted Uses to add utility-scale battery storage facilities as a principal use category and make this use a permitted use within the light industrial and heavy industrial zoning district.

Motion APPROVAL (8-0)

1st: **JOHNSON**

2nd: **LESESNE**

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

Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	IN FAVOR
Chaun Pflug	ABSENT

SUBDIVISION

1. **Fenwick Hall Allee (Fenwick Hall Allee – Johns Island) TMS # 3460000260** – approx. 12.25 ac. Mixed-use with 79 single-family detached lots. Request subdivision concept plan approval. Zoned Planned Unit Development – Village at Fenwick Mixed-Use Residential (PUD-VFMR).

Motion APPROVAL (8-0)

1st: **LESESNE**

2nd: **JOHNSON**

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

Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	IN FAVOR
Chaun Pflug	ABSENT

ZONINGS

1. **2181 Wappoo Hall Rd (Wappoo Hall – James Island) TMS # 3430100032** – approx. 0.37 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion **APPROVAL OF ZONINGS 1 AND 2 (8-0)**

1st: **LESESNE**

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	Chaun Pflug	ABSENT
Angie Johnson	IN FAVOR		

2. **2182 Parkway Dr (Wappoo Hall – James Island) TMS # 3430100144** – approx. 0.20 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

SEE ZONING 1

3. **3486 Maybank Hwy (Johns Island) TMS # 2790000055** – approx. 9.62 ac. Request zoning of Diverse Residential DR-6. Zoned Maybank Highway Corridor Overlay District (OH-MHC) in Charleston County.

SEE REZONING 5