



# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF APRIL 20, 2022

### REZONINGS

1. **3, 5, 7 and 9 Cunnington Ave (Magnolia Cemetery – Peninsula) TMS # 4641400119 and 139** – approx. 1.16 acres. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP) and from the 2.5 Story Old City Height District to the 4-12 Story Old City Height District.

Motion: APPROVAL (7-0)

1<sup>st</sup>: LESESNE

2<sup>nd</sup>: LEMPESIS

Jimmy Bailey

IN FAVOR

McKenna Joyce

IN FAVOR

Loquita Bryant-Jenkins

IN FAVOR

Charlie Karesh

IN FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

IN FAVOR

Donna Jacobs

IN FAVOR

Harry Lesesne

IN FAVOR

Angie Johnson

ABSENT

2. **24 N Market St (Downtown – Peninsula) TMS # 4580504023, 031 and 029** – approx. 0.67 acre. Request rezoning from 3 Story and WP Old City Height District to 4 Story Old City Height District.

3. **77 and 75 Washington St (Ports Area - Peninsula) TMS # 4591302004 and 005** – approx. 0.35 acre. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-2/WH).

Motion: APPROVAL (8-0)

1<sup>st</sup>: LEMPESIS

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

Jimmy Bailey

IN FAVOR

McKenna Joyce

IN FAVOR

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

ABSENT

4. **8 Charlotte St (Ports Area - Peninsula) TMS # 4591302009** approx. 0.22 acre. Request rezoning from General Business (GB) to Mixed-Used/Workforce Housing (MU-2/WH).

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

1<sup>st</sup>: **LEMPESIS** 2<sup>nd</sup>: **BRYANT-JENKINS**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

5. **2003 Herbert St (Four Mile/Hibernian Heights - Peninsula) TMS # 4640200046** approx. 0.26 acre. Request rezoning from General Business (GB) to Business Park (BP).

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

1<sup>st</sup>: **BAILEY** 2<sup>nd</sup>: **JACOBS**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

6. **property on Clements Ferry Rd (Jack Primus - Cainhoy Peninsula) a portion of TMS # 2680000133** approx. 105.11 acre. Request rezoning from Light Industrial (LI) to Single-Family Residential (SR-2).

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

1<sup>st</sup>: **BAILEY** 2<sup>nd</sup>: **LESESNE**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

**SUBDIVISION PROPERTY CONVERSION**

1. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** – 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

**SUBDIVISION**

1. **River Rd & Plowground Rd (Wooddale – Johns Island) TMS # 3160000034, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045 and 057** – approx. 469.1 acres. Request approval of subdivision concept plan for 430 single-family residential lots. Zoned Wooddale Planned Unit Development (PUD).

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

1<sup>st</sup>: **LEMPESES** 2<sup>nd</sup>: **JACOBS**

Jimmy Bailey

IN FAVOR

McKenna Joyce

IN FAVOR

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

ABSENT

**TECHNICAL REVIEW COMMITTEE (TRC) APPEAL**

1. **Cane Slash Rd (Cane Slash Subdivision – Johns Island) TMS # 3450000007 & 023** – approx. 30.2 acres. Request an appeal of the Staff’s determination to deny a Conservation Development Pre-Application per Zoning Code Sec. 54-299.61. Property zoned Single-Family Residential (SR-1).

Motion: **DENY APPEAL (7-1)**

1<sup>st</sup>: **BAILEY** 2<sup>nd</sup>: **JACOBS**

Jimmy Bailey

IN FAVOR

McKenna Joyce

IN FAVOR

Loquita Bryant-Jenkins

IN FAVOR

Charlie Karesh

IN FAVOR

Erika V. Harrison

IN FAVOR

Sunday Lempesis

OPPOSED

Donna Jacobs

IN FAVOR

Harry Lesesne

IN FAVOR

Angie Johnson

ABSENT

**ORDINANCE AMENDMENTS**

1. **To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), Section 54-202 (Overlay zones) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to establish a Student Housing (STH) District Overlay Zone for the purpose of identifying sites appropriate for the establishment or expansion of student housing uses and to change the Zone Map, which is a part thereof, so that properties designated as Charleston County TMS Nos. 457-04-01-001, 457-04-01-008, 457-04-01-027 to 030, 457-04-01-032 to 034, 457-04-01-056 to 457-04-01-063, 457-04-01-075, 457-04-01-137, 457-04-01-141,**

457-04-01-142, 457-04-02-001, 457-04-02-004 to 012, 457-04-02-014 to 033, 457-04-02-035 to 041, 457-04-02-043, 457-04-02-045, 457-04-02-046, 457-04-02-059 to 064, 457-04-02-066, 457-04-02-067, 457-04-02-069, 457-04-02-070, 457-04-02-071, 457-04-02-074, 457-04-02-075, 457-04-02-078, 457-04-02-080 to 083, 457-04-02-085 to 134, 457-04-02-136 to 172, 457-04-02-175 to 182, 457-04-02-184 to 191, 457-04-02-193, 457-04-02-194, 457-04-04-051, 457-04-04-052, 457-04-04-054, 457-04-04-055, 457-04-04-058, 457-04-04-067, 457-04-04-075, 457-04-04-078, 457-04-04-079, 457-04-04-092 to 105, 457-04-04-107 to 111, 457-04-04-132 to 135, 457-04-04-150 to 154, 457-04-04-157 to 160, 457-04-04-163, 457-04-04-167 to 192, 457-04-04-271 to 277, 457-04-04-295 to 301, 457-04-04-307 to 320, 457-04-04-322, 457-08-01-046, 457-08-01-048 to 054, 457-08-01-067, 457-08-01-069, 457-08-01-095 to 117, 457-08-01-141 to 156, 460-16-01-077, 460-16-02-019 to 022, 460-16-02-024 to 034, 460-16-02-038 to 042, 460-16-02-044 to 046, 460-16-02-067, 460-16-02-073 to 079, 460-16-03-001, 460-16-03-002, 460-16-03-004 to 009, 460-16-03-017, 460-16-03-080, 460-16-03-081, 460-16-03-088, 460-16-03-089, 460-16-03-127, 460-16-03-143 to 203, 460-16-03-219, 460-16-04-001, 460-16-04-002 to 004 and 460-16-04-008 be included within the Student Housing (STH) District Overlay Zone.

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

1<sup>st</sup>: **HARRISON** 2<sup>nd</sup>: **JACOBS**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

2. To amend Article 2 (Land Use Regulations), Part 1 (Descriptions of Base Zoning Districts and Overlay Zones), sub-section 54-201.d. (Base zoning districts - Single-Family Residential) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener's error.

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

1<sup>st</sup>: **LEMPESIS** 2<sup>nd</sup>: **LESESNE**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

**3. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to correct a scrivener’s error.**

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

**1<sup>st</sup>: LEMPESIS 2<sup>nd</sup>: LESESNE**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

**ZONING**

- 1. 1890 and 1886 Ashley River Rd, 1407 Adele St (Ancrum Hill – West Ashley) TMS # 3510700027, 028 and 048** – approx. 0.35 acre. Request zoning of Commercial Transitional (CT). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD\_ARRC\_CC), Neighborhood Commercial, General Office, and Single-Family Residential (R-4) in Charleston County.

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

**1<sup>st</sup>: LEMPESIS 2<sup>nd</sup>: LESESNE**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

- 2. 2931 Maybank Hwy (Johns Island) TMS # 3130000092** approx. 0.61 acre. Request zoning of Commercial Transitional (CT). Zoned Maybank Highway Corridor Overlay District (OD\_MHC) and Limited Commercial (LC) in Charleston County.

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

**1<sup>st</sup>: LEMPESIS 2<sup>nd</sup>: LESESNE**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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	ABSENT		

3. **2153 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430600209** approx. 0.24 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

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

**1<sup>st</sup>: LEMPESIS 2<sup>nd</sup>: LESESNE**

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

4. **2158 and 2154 Westrivers Rd (Riverland Terrace – James Island) TMS # 3430100115 and 136** approx. 0.48 acre. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

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

**1<sup>st</sup>: LEMPESIS 2<sup>nd</sup>: LESESNE**

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