

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF JULY 15, 2020

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, July 15, 2020** via Zoom Webinar. A recording of the meeting can be viewed on YouTube at the following link: <https://www.youtube.com/watch?v=P4OTjyfXMvg>. The following applications were considered:

### REGULAR MEETING

#### REZONINGS

1. **Lochaven Dr (off Glenn McConnell Pkwy – West Ashley) TMS # 3060000090** – approx. 3.0 ac. Request rezoning from General Office (GO) to Business Park (BP).

**RECOMMEND APPROVAL (8-0)**

2. **Sheppard St PUD (Peninsula) TMS # 4600404074, 078, 080, 086** – approx. 1.386 ac. Request rezoning from General Business (GB), Limited Business (LB) and Accommodations Overlay to Planned Unit Development (PUD) (Sheppard St).

**RECOMMEND APPROVAL WITH COMMENTS FOR COUNCIL TO CONSIDER (8-0)**

3. **Laurel Island (Peninsula) TMS # 4640000006, 002, 023, 038, 4590200013, and 4611303024** – approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).

**FOR INFORMATION ONLY. NO VOTE TAKEN.**

#### ORDINANCE AMENDMENTS

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by replacing Part 16 (Cluster Development) of Article 2 (Land Use Regulations) with a new Part 16 (Conservation Development) and by adding relevant definitions to Sec. 54-120 of the Zoning Ordinance.

**DEFERRED (8-0)**

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of single affordable housing as a conditional use within multiple base zoning districts. **(As amended)**

**RECOMMEND APPROVAL (6-1)**

3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definitions for half story, accessory building, and accessory dwelling unit, and incorporate provisions to permit accessory dwelling units within all base zoning districts in the City of Charleston.

**RECOMMEND APPROVAL WITH AMENDMENTS (7-0)**

#### ZONINGS

1. **416 Riverland Dr (Green Acres – James Island) TMS # 3431000002** – approx. 0.26 ac. Request zoning of Single-family Residential (SR-1) Zoned Single-family Residential (R-4) in Charleston County.

**RECOMMEND APPROVAL (8-0)**

2. **450 Riverland Dr (Green Acres – James Island) TMS # 3431000019** – approx. 0.5 ac. Request zoning of Single-family Residential (SR-1) Zoned Single-family Residential (R-4) in Charleston County.

**RECOMMEND APPROVAL (8-0)**

3. **Property on Savannah Highway (West Ashley) TMS # 3070500015** – approx. 6.68 ac. Request zoning of General Business (GB). Zoned Single-family Residential (R-4) in Charleston County.

**RECOMMEND APPROVAL (8-0)**

4. **2118 and 2120 Saint James Dr (Riverland Terrace – James Island) TMS # 3430200072** – approx. 0.23 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.

**WITHDRAWN**

5. **1720 Pinecrest Rd (Pinecrest Gardens – West Ashley) TMS # 3511200038** – approx. 0.22 ac. Request zoning of Single-family Residential (SR-2). Zoned Single-family Residential (R-4) in Charleston County.

**DEFERRED**

6. **Summerville Ave (Peninsula Neck) TMS # 4640200107** – approx. 1.40 ac. Request zoning of General Business (GB). Previously unzoned right-of-way.

**RECOMMEND APPROVAL (6-0) (PFLUG RECUSED)**

7. **Portion of right-of-way at southeast corner of Fishburne St & Coming St (Westside - Peninsula) TMS # to be assigned** – approx. 0.14 ac. Request zoning of Mixed-Use/Workforce Housing (MU-1/WH). Currently unzoned right-of-way.

**RECOMMEND APPROVAL OF DR-1F (5-1) (PFLUG RECUSED)**

**ELECTION OF CHAIR AND VICE-CHAIR**

Commission selection of a chairperson and vice-chairperson to serve until January 2021.

**CHARLES KARESH, CHAIR  
HARRY LESESNE, VICE-CHAIR  
APPROVAL (6-0)**