



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT JANUARY 17, 2024

MINUTES

1. Request Approval of Minutes from Previous Planning Commission Meeting

Motion: Approved (7-0)

1st: Jacobs

2nd: Bailey

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Absent

Bart Jackson

Favor

Harry Lesesne

Favor

Donna Jacobs

Favor

REZONINGS

1. 162 Ashley Ave

Peninsula | TMS# 4601504061 | Approx. 0.25 ac.

Request rezoning from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner: Senior Cottages Acquisitions, LLC

Applicant: Kyra Brower, LS3P

Motion: Approved (7-0)

1st: Harrison

2nd: Jacobs

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Absent

Bart Jackson

Favor

Harry Lesesne

Favor

Donna Jacobs

Favor

2. 474 Meeting St

Peninsula | TMS# 4590503071 | Approx. 0.15 ac.

Request rezoning for a portion of the property from 2.5-3 Old City Height District to 3.5 Old City Height District.

Owner: Star Gospel Mission
Applicant: Richard Gowe, LS3P

Motion: Approved (7-0)

1st: Harrison

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Absent

Bart Jackson

Favor

Harry Lesesne

Favor

Donna Jacobs

Favor

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

1. Glenn McConnell Pkwy | Essex Farms PUD Amendment

West Ashley | TMS# 3090000003 | Approx. 286.18 ac.

Request amendment to the Essex Farms Planned Unit Development (PUD) Master Plan and Development Guidelines to allow a drive-thru window for restaurants or commercial establishments as a conditional use in the Essex Farms Limited Business District.

Owner: Essex Farms A Partnership
Applicant: Camerson Propety Co c/o HLA Inc

DEFERRED BY APPLICANT

RESIDENTIAL SUBDIVISION

1. 2682 Hwy 41 & 698 Tuxbury Farm Rd (Tuxbury Farm)

Cainhoy | TMS# 2630004006, 007, 042, 046 & 053 | Approx. 15.10 ac.

Requesting Subdivision of 83 Mixed-use Lots 58 Townhomes/25 Single-Family Lots.

Owner: Rumphs Auto Service, et al., J. Ray Waits, & Tuxbury Equestrian Center
Applicant: Toll Brothers

DEFERRED

ORDINANCE AMENDMENT

- To amend Section 54-241 of the Code of the City of Charleston (Zoning Ordinance) to add penalties for the intentional demolition of structures without required approval.
 REVISED**

Motion: Approved (7-0)

1st: Bailey

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Absent

Bart Jackson

Favor

Harry Lesesne

Favor

Donna Jacobs

Favor

ZONINGS

- 616 & 622 Wappoo Rd**

West Ashley | TMS# 3500200018 & 019 | Approx. 4.57 ac.

Request zoning of General Business (GB). Zoned DuWap Overlay District (OD-DUWAP).

Owner: White Gate LLC

DEFERRED

- 1136 Bees Ferry Rd**

West Ashley | TMS# 2860000023 | Approx. 8.87 ac.

Request zoning of Limited Business (LB). Zoned Single Family Residential (R-4).

Owner: Carol Short, Susan Mattingly, Robert Story

DEFERRED

- 1154 Bees Ferry Rd**

West Ashley | TMS# 2860000037 | Approx. 1.30 ac.

Request zoning of Limited Business (LB). Zoned Single Family Residential (R-4).

Owner: Alicia & Robert Story

DEFERRED

- 2413 & 2417 Savannah Hwy**

West Ashley | TMS# 3100600053 & 054 | Approx. 0.82 ac.

Request zoning of General Business (GB). Zoned Single Family Residential (R-4).

Owner: Timberwolf SC LLC

Motion: Approved (7-0)

1st: Lesesne

2nd: Jacobs

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Absent

Bart Jackson

Favor

Harry Lesesne

Favor

Donna Jacobs

Favor

5. 1916 2nd Dr

West Ashley | TMS# 3500500008 | Approx. 0.21 ac.

Request zoning of Single & Two-Family Residential (STR). Zoned Single Family Residential (R-4).

Owner: Susanne Aberbach-Marolda

DEFERRED

6. 1419 Riverfront Dr

West Ashley | TMS# 3521000031 | Approx. 0.34 ac.

Request zoning of Single-Family Residential (SR-1). Zoned Single Family Residential (R-4).

Owner: Michael and Jacey Verdicchio

Motion: Approved (7-0)

1st: Jacobs

2nd: Bailey

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Favor

Sunday Lempesis

Absent

Bart Jackson

Favor

Harry Lesesne

Favor

Donna Jacobs

Favor

PP&S STAFF UPDATES (as needed)