



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT APRIL 19, 2023

PRESENTATION

1. Presentation from Clarion and Associates regarding the City's Zoning Code rewrite project.

No actions were taken.

MINUTES

1. Request Approval of Minutes from January 18, 2023 Planning Commission Meeting

Motion: APPROVAL (7-0)

1st: Jacobs

2nd: Lesesne

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

REZONINGS

1. 17 Magazine Street
Harleston Village - Peninsula | TMS #4570803003 | Approx. 0.07 ac.
Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).
Owner: Ernest Pinckney
Applicant: Old City Jail, LLC

Motion: APPROVAL (7-0)

1st: Lesesne

2nd: Lempesis

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

2. 2 Radcliffe Street

Radcliffeborough - Peninsula | TMS #4601202035 | Approx. 0.09 ac.

Request rezoning from Diverse Residential (DR-2) to Limited Business (LB).

Owner: Ralph Jordan II
 Applicant: Eve Greene - eXp Realty

Motion: APPROVAL (7-0)

1st: Lempesis

2nd: Harrison

Jimmy Bailey

ABSENT

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

SUBDIVISION

1. River Rd. and Swygert Blvd.

Swygert's Landing - Johns Island | TMS #3120000050 | Approx. 55.08 ac.

Request subdivision concept plan approval for a new CCDS District 9 elementary school.

Owner: Charleston County School District
 Applicant: ADC Engineering

Motion: APPROVAL (7-0)

1st: Jacobs

2nd: Karesh

Jimmy Bailey

ABSENT

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

ZONINGS

1. 226 Norris Avenue

Edgewater Park - West Ashley | TMS #3490900019 | Approx. 0.58 ac.

Request zoning of Rural Residential (RR-1). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Thomas and Patricia Moore

Motion: APPROVAL (8-0)

1st: Jacobs

2nd: Bailey

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

2. 1721 Ashley River Road

West Glow & Westover - West Ashley | TMS #3511600030 | Approx. 0.23 ac.

Request zoning of Limited Business (LB). Zoned Ashley River Road Corridor Overlay District Limited Commercial (OD-ARRC-LC) in Charleston County.

Owner: Conti Investment LLC

Motion: APPROVAL (8-0)

1st: Lesesne

2nd: Bailey

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

3. 1708 Jessamine Road

Pinecrest Gardens - West Ashley | TMS #3511200023 | Approx. 0.20 ac.

Request zoning of Single-Two Family Residential (STR). Zoned Single Family Residential (R-4) in Charleston County.

Owner: 10-4 Props, LLC

Motion: APPROVAL (8-0)

1st: Lesesne

2nd: Bailey

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

4. 1349 Ashley Hall Road

Memminger Hall - West Ashley | TMS #3511100056 | Approx. 0.21 ac.

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

Owner: Madison Pfeifer and Carter Brakefield

Motion: APPROVAL OF ZONINGS 4-9 (8-0)

1st: Jacobs

2nd: Lesesne

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

5. 1648 Secessionville Road

Fort Lamar - James Island | TMS #4310600072 | Approx. 0.54 ac.

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

Owner: John and Kathleen Simpson

See result for Zoning 4

6. 1408 Orange Grove Road

Orange Grove Estates - West Ashley | TMS #3521000049 | Approx. 0.23 ac.

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

Owner: Sharon Hartnett

See result for Zoning 4

7. 360 Lynwood Drive

Oakland - West Ashley | TMS #3101200076 | Approx. 0.29 ac.

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

Owner: Karan S. Hawkins

See result for Zoning 4

8. 818 Saint Denis Drive

Moreland - West Ashley | TMS #4210300093 | Approx. 0.25 ac.

Request zoning of Single Family Residential (SR-1). Zoned Saint Andrews Area Overlay District Single Family Residential (OD-STA-R4) in Charleston County.

Owner: Karen Jean Byrd

See result for Zoning 4

9. 2919 Doncaster Drive

Hickory Hill - West Ashley | TMS #3581000080 | Approx. 0.40 ac.

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

Owner: Caroline Watford and Justin Clack

See result for Zoning 4

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and vice-chairperson to serve until January 2024.

Motion: KARESH FOR CHAIR, LESESNE FOR VICE-CHAIR (8-0) 1st: Lempesis 2nd: Bailey

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

PP&S STAFF UPDATES

No actions were taken.