



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT MAY 17, 2023

MINUTES

1. Request Approval of Minutes from February 15, 2023, Planning Commission Meeting

Motion: APPROVAL (7-0)

1st: Jacobs

2nd: Lesesne

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

ABSENT

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

REZONINGS

1. 813 Dupont Rd & 804 Orleans Rd

Orleans Estates - West Ashley | TMS #3511300047, 067 | Approx. 3.09 ac.

Request rezoning of a portion of the property from Diverse Residential (DR-2) to General Business (GB) and to include the entirety of the property in the Accommodations Overlay Zone (A).

Owner: Palas Holdings LLC

Applicant: Palas Holdings LLC

Motion: APPROVAL (7-0)

1st: Lesesne

2nd: Bailey

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

ABSENT

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

2. 7 Magazine St

Harleston Village - Peninsula | TMS #4570804081 | Approx. 0.07 ac.

Request rezoning to include property in the School Overlay Zone (S).

Owner: 7 Magazine Street LLC

Applicant: Womble Bond Dickinson LLP, James Wilson

Motion: APPROVAL (7-0)

1st: Harrison

2nd: Bailey

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

3. 108, 116, 122 Logan St & 2, 10 Magazine St

Harleston Village - Peninsula | TMS #4570802085, 084, 082, 080, 079 | Approx. 0.656 ac.

Request amendment of Restrictive Covenants to allow school use.

Owner: Fielding Home for Funerals

Applicant: Womble Bond Dickinson LLP, James Wilson

Motion: APPROVAL (7-0)

1st: Lesesne

2nd: Bailey

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

4. 1739 Hollydale Ct

Johns Island | TMS #3130000023 | Approx. 5.37 ac.

Request rezoning from Single-Family Residential (SR-1) to General Business (GB).

Owner: TBLB LLC

Applicant: Timothy Cook

Deferred by applicant

SUBDIVISION PROPERTY CONVERSION

1. 2 River Reach Way

Governors Pointe - West Ashley | TMS #3520300123 & 124 | Approx. 0.24 ac.

Request under Sec. 54-815 of the zoning code to convert common area/open space parcel (reserve parcel) to building sites on single-family lots.

Owner: Timothy Gray and Amy FitzPatrick and Governors Pointe HOA

Applicants: Timothy Gray and Amy FitzPatrick

Motion: APPROVAL (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	FAVOR
Donna Jacobs	FAVOR	Harry Lesesne	FAVOR
Angie Johnson	ABSENT		

ZONINGS

1. 2205 North Dallerton Cir

Sylcope - West Ashley | TMS #3100700032 | Approx. 0.26 ac.

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

Owner: John Maynard

Motion: APPROVAL OF ZONINGS 1-8 (7-0)

1st: Jacobs

2nd: Lempesis

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

2. 2246 North Dallerton Cir

Sylcope - West Ashley | TMS #3100700019 | Approx. 0.39 ac.

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

Owner: Pauline R. Johnson

See result for Zoning 1

3. 2142 South Dallerton Cir

Sylcope - West Ashley | TMS #3100700041 | Approx. 0.26 ac.

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

Owner: Harold W. Owens, Jr.

See result for Zoning 1

4. 2237 South Dallerton Cir

Sylcope - West Ashley | TMS #3100700056 | Approx. 0.27 ac.

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

Owner: Robert C. Branson

See result for Zoning 1

5. 2244 South Dallerton Cir

Sylcope - West Ashley | TMS #3100700049 | Approx. 0.26 ac.

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

Owner: Thomas and Sue Dority

See result for Zoning 1

6. 2916 Doncaster Dr

Hickory Hill - West Ashley | TMS #3581000123 | Approx. 0.28 ac.

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

Owner: Jared Parcell

See result for Zoning 1

7. 1962 Ivy Hall Rd

South Pinepoint - West Ashley | TMS #3510300057 | Approx. 0.42 ac.

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

Owner: Leondas Cole

See result for Zoning 1

8. 525 Saint Andrews Blvd

Moreland - West Ashley | TMS #4210300112 | Approx. 0.18 ac.

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

Owner: Stephanie O. Green

See result for Zoning 1

9. 1742 West Avalon Cir

Orange Grove Estates - West Ashley | TMS #3521300244 | Approx. 0.20 ac.

Request zoning of Single Family Residential (SR-2). Zoned Single Family Residential (R-4) in Charleston County.

Owner: Danielle A. Scott

Motion: APPROVAL (7-0)

1st: Harrison

2nd: Joyce

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

10. 319 Wappoo Rd

Geddes Hall - West Ashley | TMS #3501000147 | Approx. 0.46 ac.

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

Owner: Krista Tilly

Motion: APPROVAL (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	FAVOR
Donna Jacobs	FAVOR	Harry Lesesne	FAVOR
Angie Johnson	ABSENT		

11. 3124 Maybank Hwy

Johns Island | TMS #3130000021 | Approx. 5.0 ac.

Request zoning of General Business (GB). Zoned Maybank Highway Corridor Overlay Zone (OD-MHC) in Charleston County.

Owner: TBLB LLC

Deferred by applicant