



CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JUNE 15, 2022

MINUTES

1. Request approval of minutes from the **December 19, 2018** Planning Commission meeting.

Motion APPROVAL (6-0)

1st: JOHNSON 2nd: LEMPESIS

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

2. Request approval of minutes from the **July 17, 2019** Planning Commission meeting.

Motion APPROVAL (5-0)

1st: LEMPESIS 2nd: JOHNSON

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

3. Request approval of minutes from the **March 16, 2022** Planning Commission meeting.

Motion APPROVAL (6-0)

1st: JACOBS 2nd: JOHNSON

Jimmy Bailey	ABSENT	McKenna Joyce	FAVOR
Loquita Bryant-Jenkins	FAVOR	Charlie Karesh	FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

ABSENT

Angie Johnson

FAVOR

4. Request approval of minutes from the **May 18, 2022** Planning Commission meeting.

Motion **APPROVAL (6-0)**

1st: **JACOBS** 2nd: **JOHNSON**

Jimmy Bailey

ABSENT

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

ABSENT

Angie Johnson

FAVOR

REZONING

1. **24 N Market St (Downtown – Peninsula) TMS # 4580504023, 031 and 029** – approx. 0.67 ac. Request rezoning from 3 Story and WP Old City Height District to 4 Story Old City Height District.

Motion: **APPROVAL (6-0)**

1st: **LEMPESIS** 2nd: **JOHNSON**

Jimmy Bailey

ABSENT

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

ABSENT

Angie Johnson

FAVOR

2. **810 Meeting St (East Central - Peninsula) TMS # 4610901010** - approx. 0.45 ac. Request rezoning from the 6 Story Old City Height District to the 4-12 Story Old City Height District.

Motion: **APPROVAL (6-0)**

1st: **JACOBS** 2nd: **JOYCE**

Jimmy Bailey

ABSENT

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR
FAVOR

Harry Lesesne

ABSENT

Angie Johnson

3. **179 & 181 Fishburne St (Westside- Peninsula) TMS # 4600702173, 175 and 242** - approx. 0.23 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Deferred by Applicant

4. **313 Ashley Ave (Westside - Peninsula) TMS # 4600702053-** approx. 0.13 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Deferred by Applicant

5. **20 Orrs Ct (Westside - Peninsula) TMS # 4600702069-** approx. 0.12 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Deferred by Applicant

6. **properties on Travis Ln (Honey Hill- Cainhoy Peninsula) TMS # 2680000005 & 039** - approx. 11.4 ac. Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-9).

Motion: APPROVAL (7-0)

1st: JOHNSON 2nd: BRYANT-JENKINS

Jimmy Bailey

FAVOR
FAVOR
ABSENT
FAVOR
FAVOR

McKenna Joyce

FAVOR
FAVOR
FAVOR
ABSENT

Loquita Bryant-Jenkins

Charlie Karesh

Erika V. Harrison

Sunday Lempesis

Donna Jacobs

Harry Lesesne

Angie Johnson

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

1. **65 Barre St (Harleston Village - Peninsula) TMS# 4570204025** - approx. 0.19 ac. Request an amendment to the Barre/Halsey Planned Unit Development (PUD) Master Plan and Development Guidelines by rezoning the subject property from Single-Family Residential (SR-2) to Single-Family Residential Barre/Halsey PUD (SR-5, B/H PUD) and by increasing the maximum number of dwelling units from 21 to 23.

Motion: APPROVAL (7-0)

1st: JOHNSON 2nd: LEMPESIS

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

ABSENT

Angie Johnson

FAVOR

2. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** - approx. 0.28 ac. Request reconsideration of the Planning Commission's recommendation on May 18, 2022 of disapproval of an ordinance to amend the Zoning Ordinance of the City of Charleston, by amending Ordinance 2006-187, which adopted the Hemmingwood Planned Unit Development (HW-PUD) Master Plan and Development Guidelines for a property located on Castlereagh Road (TMS# 3530200167) as Appendix L of the Zoning Ordinance, to delete references to a park common area, including subsection "VIII. Park Area" in its entirety, and increase the total number of single-family lots within the Hemmingwood PUD to 64 lots from 63 lots, to permit TMS# 3530200167 to be used for a single-family detached home.

Deferred by Applicant

SUBDIVISION PROPERTY CONVERSION

1. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** – approx. 0.28 ac. Request reconsideration of the Planning Commission's recommendation on May 18, 2022 under Section 54-815 of the Zoning Code of disapproval to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

Deferred by Applicant

ORDINANCE AMENDMENT

1. To amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Sec. 54-306.L. - Height District 85/200, Sec. 54-306.M. - Height District 85/125, and Sec. 54-306.N. - Height District 85/30.

Motion: APPROVAL (7-0)

1st: BAILEY

2nd: JOHNSON

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

ABSENT

Angie Johnson

FAVOR

ZONING

1. **2157 Fort Pemberton Dr (Riverland Terrace - James Island) TMS # 3430100104** – approx. 0.23 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: APPROVAL (7-0)

1st: LEMPESIS 2nd: JOHNSON

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

ABSENT

Sunday Lempesis

FAVOR

Donna Jacobs

FAVOR

Harry Lesesne

ABSENT

Angie Johnson

FAVOR
