



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT JUNE 21, 2023

MINUTES

1. Request Approval of Minutes from the April 20, 2023, Joint Meeting of the Planning Commission and Community Development Committee and, the May 17, 2023 Planning Commission Meeting.

Motion: Approval (6-0)

1st: Bailey

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

REZONINGS

1. 1739 Hollydale Ct

Johns Island | TMS #313000023 | Approx. 5.37 ac.

Request rezoning from Single-Family Residential (SR-1) to Business Park (BP).

Owner: TBLB LLC

Applicant: Timothy Cook

Motion: Approval (6-0)

1st: Bailey

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

**2. 1745 – 1709 Meeting Street Road
Peninsula – Neck Area | TMS #4640200091, 4640600009, 4640600010 | Approx.
1.01 ac.**

Request rezoning to include property into the Accommodations Overlay (A).

Owner: 1745 Meeting Street Road, LLC
Applicant: Nathan J. Schutte

Motion: Disapproval (6-0)

1st: Jacobs

2nd: Lempesis

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

SUBDIVISIONS

1. 806 Magnolia Road

Magnolia – West Ashley | TMS 4180900030 | Approx. 2.08 ac.

Request subdivision concept plan approval for nine (9) Single-Family homes with associated infrastructure. Zoned: SR-2.

Owner: STYO
Applicant: Barrier Island Engineering

Motion: Approval (6-0)

1st: Jacobs

2nd: Lempesis

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

2. Primus Park

Cainho | TMS 2680000133 | Approx. 105.1 ac.

Request subdivision concept plan approval for 102 Single-Family homes. Zoned: SR-2.

Owner: McAlister Togant Clements LLC
Applicant: Thomas and Hutton

Deferred

ZONINGS

1. 3124 Maybank Hwy

Johns Island | TMS #313000021 | Approx. 5.0 ac.

Request zoning of General Business (GB) on approx. 2.25 acres for the front portion of the property and Business Park (BP) on approximately 2.75 acres for the rear portion of the property. Zoned Maybank Highway Corridor Overlay Zone (OD-MHC) in Charleston County.

Owner: TBLB LLC

Motion: Approval (6-0)

1st: Bailey

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

2. 1080 Bees Ferry Road

West Ashley | TMS# 2870000219 | Approx 1.0 ac.

Request Zoning of Conservation (C) on a portion of the property. Zoned R-4 in Charleston County.

Owner: Commissioners of Public Works of the City of Charleston

Motion: Approval (6-0)

1st: Bailey

2nd: Joyce

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

3. 2202 South Dallerton Circle

West Ashley | TMS# 3100700042 | Approx 0.26 ac.

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

Owner: Harriet E. Kitt

Motion: Approval (6-0)

1st: Lempesis

2nd: Bailey

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

4. 1652 Boone Hall Drive

West Ashley | TMS# 3531400141 | Approx. 0.29 ac.

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

Owner: Lisa and Kenneth LeBoeuf

See results from Zoning approval number 3

5. 2944 Sugarbush Way

West Ashley | TMS# 3581000078 | Approx. 0.29 ac.

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

Owner: Tupelo Hassman and Bradford Earle

See results from Zoning approval number 3

6. 325 Stinson Drive

West Ashley | TMS# 3500900076 | Approx. 0.23

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

Owner: Gerald Willis

See results from Zoning approval number 3

7. 1426 Bedford Drive

West Ashley | TMS# 3520900088 | Approx. 0.33

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

Owner: Wiley and Casey Sinkus

See results from Zoning approval number 3

8. 1866 Ashley Hall Road

West Ashley | TMS# 3531400007 | Approx. 0.32

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

Owner: Darby Little

See results from Zoning approval number 3

9. 1875 Saint Julian Drive

West Ashley | TMS# 3331400024 | Approx. 0.44 ac.

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

Owner: Ashutosh Jaswani

See results from Zoning approval number 3

10. 1532 Joan Street

West Ashley | TMS# 3521300142 | Approx. 0.20 ac.

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

Owner: André Gallant

Motion: Approval (6-0)

1st: Lempesis

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

11. 1349 Ashley River Road

West Ashley | TMS# 4180500002 | Approx. 0.30 ac.

Request Zoning of Limited Business (LB). Zoned Saint Andrews Corridor Overlay District (OD_STA) in Charleston County.

Owner: Warfield Holdings, LLC

Motion: Approval (6-0)

1st: Bailey

2nd: Lesesne

Jimmy Bailey

Favor

McKenna Joyce

Favor

Loquita Bryant-Jenkins

Absent

Charlie Karesh

Favor

Erika V. Harrison

Absent

Sunday Lempesis

Favor

Donna Jacobs

Favor

Harry Lesesne

Favor

Angie Johnson

Absent

12. 3338 Maybank Hwy

Johns Island | TMS# 2790000035 | Approx. 0.82 ac.

Request Zoning of Limited Business (LB). Zoned Johns Island Maybank Highway Corridor Overlay Zoning District (OD_JO-MHC) in Charleston County.

Owner: Paul Keller

Motion: Approval (6-0)

1st: Member

2nd: Member

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

13.711 Blichridge Road

West Ashley | TMS# 3500100074 | Approx. 0.34 ac.

Request zoning of SR-1 (Single-Family Residential). Zoned Dupont-Wappoo Overlay District (OD_DUWAP) in Charleston County.

Owner: George and Lila Hawkins

Motion: Approval (6-0)

1st: Jacobs

2nd: Bailey

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