



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT OCTOBER 19, 2022

REZONINGS

1. 1300 Rutledge Ave, 2130-3132 Mount Pleasant St, 2127-2133 Weaver St
North Central - Peninsula | TMS # 4641400006, 4641400007, 4641400008,
4641400009, 4641400010, 4641400005, 4641400001 | Approx. 1.65 ac.
Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-1/WH).
Owner: SI Holdings, LLC/ Azalea Holdings, LLC
Applicant: Free Market Ventures, LLC

Motion **Denial (6-0)**

Jimmy Bailey

IN FAVOR

Loquita Bryant-Jenkins

ABSENT

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

ABSENT

1st: **Bailey**

2nd: **Joyce**

McKenna Joyce

IN FAVOR

Charlie Karesh

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

ABSENT

2. 39 Line St
Cannonborough/Elliotborough - Peninsula | TMS # 4590503114 | Approx. 0.07 ac.
Request rezoning from Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: MMC Investments LLC
Applicant: Brian K. McArdle

Motion **Approval (6-0)**

Jimmy Bailey

IN FAVOR

Loquita Bryant-Jenkins

ABSENT

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

ABSENT

1st: **Karesh**

2nd: **Harrison**

McKenna Joyce

IN FAVOR

Charlie Karesh

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

ABSENT

3. Property on Southwick Dr
Fenwick Hills - Johns Island | TMS # 2790000018 | Approx. 61.3 ac.
Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-6).
Owner: Fenwick Hills Corp
Applicant: Middleburg Communities

Motion Deferral (6-0)

Jimmy Bailey	IN FAVOR
Loquita Bryant-Jenkins	ABSENT
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	ABSENT

1st: Harrison 2nd: Karesh

McKenna Joyce	IN FAVOR
Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	ABSENT

SUBDIVISION

1. Property on Theresa Dr

Bel Air - James Island | TMS # 4241000030 | Approx. 2.6 ac.

Request approval of subdivision concept plan for 16 townhome units. Zoned Single and Two Family Residential (STR) and Diverse Residential (DR-1).

Owner: FMM Theresa Holdings, LLC

Applicant: Same as owner

Motion Approval (6-0)

Jimmy Bailey	IN FAVOR
Loquita Bryant-Jenkins	ABSENT
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	ABSENT

1st: Lempesis 2nd: Jacobs

McKenna Joyce	IN FAVOR
Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	ABSENT

ORDINANCE AMENDMENT

1. To amend Article 3, Part 2 (Old City Height Districts and View Corridor Protection), section 54-306.A. HEIGHT DISTRICT 2.5 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to allow more flexibility for height for principal buildings within a VE or AE Flood Zone.

Motion Approval (6-0)

Jimmy Bailey	IN FAVOR
Loquita Bryant-Jenkins	ABSENT
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	ABSENT

1st: Karesh 2nd: Bailey

McKenna Joyce	IN FAVOR
Charlie Karesh	IN FAVOR
Sunday Lempesis	IN FAVOR
Harry Lesesne	ABSENT

2. To amend section 54-506 (Exceptions to Setback Requirements) of Part 2 (Exceptions to Height and Setback Requirements) of Article 5 (Exceptions and Modifications) of the Zoning Ordinance of the City of Charleston.

Deferred by Staff

ZONINGS

1. 17 Lindendale Ave

Avondale - West Ashley | TMS # 4181400013 | Approx. 0.34 ac.

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

Owner: Eloise and Eric Thome

Motion Approval (5-0)

		1st: <u>Bailey</u>	2nd: <u>Joyce</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	ABSENT	Charlie Karesh	ABSENT
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	ABSENT
Angie Johnson	ABSENT		

2. 1239 Wisteria Rd

Pincrest Gardens - West Ashley | TMS # 3511200085 | Approx. 0.13 ac.

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

Owner: Janice Fetter

Motion Approval (5-0)

		1st: <u>Bailey</u>	2nd: <u>Joyce</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	ABSENT	Charlie Karesh	ABSENT
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	ABSENT
Angie Johnson	ABSENT		

3. 1509 Gardenia Rd

Fairfield Pines - West Ashley | TMS # 3511200149 | Approx. 0.46 ac.

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

Owner: Wade C. Alexander

Motion Approval (5-0)

		1st: <u>Harrison</u>	2nd: <u>Bailey</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	ABSENT	Charlie Karesh	ABSENT
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	ABSENT
Angie Johnson	ABSENT		

- 4. 1624 Wappoo Dr**
Pinecrest Gardens - West Ashley | TMS # 3511200007 | Approx. 0.17 ac.
 Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
 Owner: Nancy Griffith

Motion Approval (5-0)

		1st: <u>Jacobs</u>	2nd: <u>Joyce</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	ABSENT	Charlie Karesh	ABSENT
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	ABSENT
Angie Johnson	ABSENT		

- 5. 2040 Coker Ave**
Riverland Terrace - James Island | TMS # 3430200110 | Approx. 0.24 ac.
 Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
 Owner: Maria and Russell Cooper

Motion Approval (5-0)

		1st: <u>Harrison</u>	2nd: <u>Jacobs</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	ABSENT	Charlie Karesh	ABSENT
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	ABSENT
Angie Johnson	ABSENT		

- 6. 28 Rosedale Dr**
Avondale - West Ashley | TMS # 4181400180 | Approx. 0.39 ac.
 Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion Approval (5-0)

		1st: <u>Jacobs</u>	2nd: <u>Harrison</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	ABSENT	Charlie Karesh	ABSENT
Erika V. Harrison	IN FAVOR	Sunday Lempesis	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	ABSENT
Angie Johnson	ABSENT		