



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT NOVEMBER 15, 2023

MINUTES

Request Approval of Minutes from the August 16, 2023 Planning Commission Meeting

Motion: **Passes (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

REZONINGS

1. 134 Columbus St

Cannonborough-Elliottborough - Peninsula | TMS# 4600802006 | Approx. 3.77 ac.

Request rezoning from Light Industrial (LI) to Planned Unit Development (PUD) and to rezone from 4 and 8 Old City Height Districts to 3, 4, 5, 6, 8, and 8-12 (A, B, C) Old City Height Districts.

Owner: Evening Post Industries, Inc.

Applicant: Womble Bond and Dickinson (US) LLP, James Wilson

DEFERRED

2. 162 Ashley Ave

Peninsula | TMS# 4601504061 | Approx. 0.25 ac.

Request rezoning from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner: Senior Cottages Acquisitions, LLC

Applicant: Kyra Brower, LS3P

DEFERRED

RESIDENTIAL SUBDIVISION

1. 2682 Hwy 41 & 698 Tuxbury Farm Rd (Tuxbury Farm)

Cainhoy | TMS# 2630004006, 007, 042, 046 & 053 | Approx. 15.10 ac.

Requesting Subdivision of 83 Mixed-use Lots 58 Townhomes/25 Single-Family Lots.

Owner: Rumphs Auto Service, ETAL, J. Ray Waits, and Tuxbury Equestrian Center

Applicant: Toll Brothers

DEFERRED

ORDINANCE AMENDMENTS

- 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 establish a new 8-12 height district.**

DEFERRED

ZONINGS

- 2871 Maybank Hwy**
Johns Island | TMS# 3130000133 | Approx. 0.73 ac.
Request zoning of General Business (GB). Zoned OD_JO-MHC, LT C
Owner: Barrier Island Oyster Company, LLC

Motion: Passes (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

- 1819 Wallace Ln**
West Ashley | TMS# 3510200021 | Approx. 1.25 ac.
Request zoning of General Office (GO). Zoned Single-Family Residential (R-4).
Owner: City of Charleston

DEFERRED

- 168 Stono Dr**
Riverland Terrace - James Island | TMS# 3430500061 | Approx. 0.48 ac.
Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4).
Owner: Margaret and Nathan Stone

Motion: Passes (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

4. 2016 Bayhill Dr

Hickory Hill - West Ashley | TMS# 3581000032 | Approx. 0.42 ac.

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

Owner: Margaret Reed

Motion: Passes (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

5. Property on Fern Hill Dr

Johns Island | TMS# 3130000583 | Approx. 4.30 ac.

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

Owner: Five Lakes, LLC

Motion: Passes (6-0-1)

1st: Bailey

2nd: Lesesne

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

6. 908 Trent St

West Ashley | TMS# 3091400126 | Approx. 0.27 ac.

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

Owner: Thomas J. and Mary Ann K. Sullivan

Motion: Passes (7-0)

1st: Joyce

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

7. 1975 Holliday St

West Ashley | TMS# 3551500105 | Approx. 0.20 ac.

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

Owner: Mohammad Hosseini

Motion: Passes (7 - 0)

1st: Lempesis

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
