



# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF MAY 18, 2022

### MINUTES

1. Request approval of minutes from the **May 15, 2019** Planning Commission meeting.

Motion APPROVAL (5-0)

1<sup>st</sup>: JACOBS 2<sup>nd</sup>: LESESNE

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

2. Request approval of minutes from the **June 19, 2019** Planning Commission meeting.

Motion APPROVAL (5-0)

1<sup>st</sup>: JACOBS 2<sup>nd</sup>: LESESNE

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

3. Request approval of minutes from the **August 21, 2019** Planning Commission meeting.

Motion APPROVAL (6-0)

1<sup>st</sup>: JACOBS 2<sup>nd</sup>: LESESNE

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

Erika V. Harrison

FAVOR

Sunday Lempesis

ABSENT

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

4. Request approval of minutes from the **October 16, 2019** Planning Commission meeting.

Motion **APPROVAL (6-0)**

1<sup>st</sup>: **JACOBS** 2<sup>nd</sup>: **LESESNE**

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

ABSTAIN

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

ABSENT

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

5. Request approval of minutes from the **April 20, 2022** Planning Commission meeting.

Motion **APPROVAL (7-0)**

1<sup>st</sup>: **JACOBS** 2<sup>nd</sup>: **LESESNE**

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

ABSENT

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

6. Request approval of minutes from the **December 19, 2018 and July 17, 2019** Planning Commission meetings.

Motion **DEFERRAL (5-0)**

1<sup>st</sup>: **JACOBS** 2<sup>nd</sup>: **LESESNE**

Jimmy Bailey

FAVOR

McKenna Joyce

FAVOR

Loquita Bryant-Jenkins

ABSTAIN

Charlie Karesh

FAVOR

Erika V. Harrison

ABSTAIN

Sunday Lempesis

ABSENT

Donna Jacobs

FAVOR

Harry Lesesne

FAVOR

Angie Johnson

ABSENT

**REZONING**

1. **1332 Ashley River Rd and adjacent parcel (Old Towne Acres - West Ashley) TMS # 4180200107 & 155** - approx. 1.4 ac. Request rezoning from Single Family Residential (SR-1) to General Office (GO).

Motion: **DISAPPROVAL (7-0)**

1<sup>st</sup>: **JACOBS**      2<sup>nd</sup>: **HARRISON**

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

**PLANNED UNIT DEVELOPMENT (PUD) AMMENDMENTS**

1. **2310 Henry Tecklenburg Dr (Essex Farms - West Ashley) TMS # 3090000483** - approx. 2.39 ac. Request amendment to a portion of the Essex Farms Village Center Planned Unit Development (PUD) Master Plan and Development guidelines to change the use for TMS # 3090000483 from EFVC-BD (Business District) to EFVC-LI (Light Industrial) and to limit the uses on EFVC-LI as amended herein.

Motion: **APPROVAL (7-0)**

1<sup>st</sup>: **HARRISON**      2<sup>nd</sup>: **BRYANT-JENKINS**

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

2. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** - approx. 0.28 ac. Request approval 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.

Owner: 782A Rutledge, LLC  
 Applicant: O'Shea Law Firm

Motion: **DISAPPROVAL (6-1)**

1<sup>st</sup>: **LESANE**      2<sup>nd</sup>: **JACOBS**

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

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

**SUBDIVISION PROPERTY CONVERSION**

1. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167** – 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

Motion: **DISAPPROVAL (6-1)**

1<sup>st</sup>: **LESANE**      2<sup>nd</sup>: **JACOBS**

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

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

**SUBDIVISION**

1. **16 Cross Creek Dr (Cross Creek - James Island) TMS # 4240000013** – approx. 4.48 ac. Request approval of a subdivision concept plan for 51 townhome units. Zoned General Business (GB).

Motion: **APPROVAL (7-0)**

1<sup>st</sup>: **JACOBS**      2<sup>nd</sup>: **LESANE**

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

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

**ZONING**

1. **1804 Able St (Trotty Woods - West Ashley) TMS # 3510200035** – approx. 0.25 ac. Request zoning of Single Family Residential (SR-1). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD\_ARRC\_CC) and Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

1<sup>st</sup>: **LESANE**      2<sup>nd</sup>: **BAILEY**

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

2. **2506 Birkenhead Dr (Shaftesbury - West Ashley) TMS # 3091300051** – approx. 0.34 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

1<sup>st</sup>: **BAILEY**

2<sup>nd</sup>: **JOYCE**

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

3. **1940 Capri Dr (Capri Isles - West Ashley) TMS # 3501400039** – approx. 0.6 ac. Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

1<sup>st</sup>: **JOYCE**

2<sup>nd</sup>: **BRYANT-JENKINS**

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

4. **1776 & 1766 Ashley River Rd (Dupont Area - West Ashley) TMS # 3511100003 & 004** – approx. 1.05 ac. Request zoning of General Business (GB). Zoned Ashley River Road Corridor Community Commercial Overlay District (OD\_ARRC\_CC) and Community Commercial (CC) in Charleston County.

Motion: **APPROVAL (7-0)**

1<sup>st</sup>: **BRYANT-JENKINS** 2<sup>nd</sup>: **LESANE**

Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
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**Loquita Bryant-Jenkins**

<b>IN FAVOR</b>
<b>IN FAVOR</b>
<b>IN FAVOR</b>
<b>ABSENT</b>

**Charlie Karesh**

<b>IN FAVOR</b>
<b>ABSENT</b>
<b>IN FAVOR</b>

**Erika V. Harrison**

**Sunday Lempestis**

**Donna Jacobs**

**Harry Lesesne**

**Angie Johnson**