



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT SEPTEMBER 20, 2023

MINUTES

1. Request Approval of Minutes from the June 21 Planning Commission Meeting

Motion: **Approval (5-0)**

1st: Jacobs

2nd: Karesh

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

PRESENTATION

1. Peninsula Plan Consultant Presentation

REZONINGS

1. 483 Meeting Street and 2 Carlson Court

Peninsula | TMS# 4590503130 & 4590503117 | Approx. 0.50 ac.

Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).

Owner: JEM Management Company (483 Meeting) & JOHKEN, LLC (2 Carlson)
Applicant: Hellman & Yates, PA, Brian A. Hellman, Esq.

Motion: **Approval (5-0)**

1st: Harrison

2nd: Bryant-Jenkins

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

2. 800 Wappoo Road

West Ashley | TMS# 3500200118 | Approx. 1.0 ac.

Request rezoning from General Office (GO) to Job Center (JC).

Owner: 800 Wappoo Properties, LLC

Applicant: Maria Kiehling Brees

Motion: Approval (3-2)

1st: Karesh

2nd: Harrison

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

3. Lot 1A Theresa Drive

James Island | a portion of TMS# 4241000030 | Approx. 2.63 ac.

Request rezoning from Single and Two-Family Residential (STR) to Diverse Residential (DR-1) on a portion of the property.

Owner: FMM Theresa Holdings LLC

Applicant: Bill Eubanks

Motion: Approval (5-0)

1st: Jacobs

2nd: Bryant-Jenkins

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

4. 32 F Street

Peninsula | TMS# 4631603051 | Approx. 0.11 ac.

Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).

Owner: Louise Sumpter

Applicant: Adam Hall

Motion: Approval (5-0)

1st: Harrison

2nd: Jacobs

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

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

1. Verdier PUD Amendment

West Ashley | TMS# 3010000673 | Approx. 13.38 ac.

Request amendment to the Verdier Planned Unit Development (PUD) Master Plan and Development Guidelines to change the maximum number of residential units, allow a wider range of housing types and include affordable and workforce housing provisions.

Owner: Kuzee LLC
 Applicant: City of Charleston

Motion: Approval (5-0)

1st: Harrison

2nd: Jacobs

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

2. Daniel Island PUD Amendment

Daniel Island

Request Amendment to Daniel Island Master Plan Zoning – Section 3.2(4) Daniel Island General Office (DIGO) Zone.

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

Deferred

ORDINANCE AMENDMENTS

1. To amend Chapter 54, Article 2, Part 4 of the City of Charleston’s Zoning Code to allow certain accessory uses within the Limited Business (LB) zoning district.

Motion: Approval (5-0)

1st: Harrison

2nd: Jacobs

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

2. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding a new definition to Section 54-120 of Article 1, Part 3, and a new subsection to Section 54-207 of Article 2, Part 2, regarding the parking of commercial vehicles.

Motion: **Approval (5-0)**

1st: Harrison

2nd: Jacobs

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

ZONINGS

1. **680 Cornell Street**

West Ashley | TMS# 4181500019 | Approx. 0.21 ac.

Request Zoning of Diverse Residential (DR-1F). Zoned Urban Residential (UR) in Charleston County.

Owner: Ion Venture, LLC

Motion: **Approval (5-0)**

1st: Jacobs

2nd: Harrison

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

2. **2953 Innisbrook Court**

West Ashley | TMS# 3581000009 | Approx. 0.27 ac.

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

Owner: James and Vicki Miers

Motion: **Approval (5-0)**

1st: Jacobs

2nd: Harrison

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

3. 1829 Saint Julian Drive

West Ashley | TMS# 3531400015 | Approx. 0.36 ac.

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

Owner: Jerry DeVoe Jr.

Motion: Approval (5-0)

1st: Jacobs

2nd: Harrison

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

4. 2954 Innisbrook Court

West Ashley | TMS# 3581000050 | Approx. 0.29 ac.

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

Owner: Evangelia and Charles Remington

Motion: Approval (5-0)

1st: Jacobs

2nd: Harrison

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