CITY OF CHARLESTON
PLANNING COMMISSION

MEETING OF SEPTEMBER 21, 2022

REZONING RECONSIDERATION

1. 179 & 181 Fishburne St (Westside - Peninsula) TMS # 4600702173, 175 & 242 - approx. 0.23 ac. Request reconsideration of the Planning Commission's recommendation on July 20, 2022 under Article V Section 4 of the Zoning Code of disapproval to rezone from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Deferred by applicant

REZONING

1. 313 Ashley Ave (Westside - Peninsula) TMS # 4600702053 - approx. 0.13 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Motion: DENIAL (5-1) 1st: LESESNE  2nd: JACOBS
Jimmy Bailey  FAVOR McKenna Joyce  ABSENT
Loquita Bryant-Jenkins  FAVOR Charlie Karesh  FAVOR
Erika V. Harrison  RECUSED Sunday Lempesis  ABSENT
Donna Jacobs  FAVOR Harry Lesesne  FAVOR
Angie Johnson  OPPOSED

2. 0 Orrs Ct (Westside - Peninsula) TMS # 4600702071 - approx. 0.07 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Motion: DENIAL (5-1) 1st: LESESNE  2nd: JACOBS
Jimmy Bailey  FAVOR McKenna Joyce  ABSENT
Loquita Bryant-Jenkins  FAVOR Charlie Karesh  FAVOR
Erika V. Harrison  RECUSED Sunday Lempesis  ABSENT
Donna Jacobs  FAVOR Harry Lesesne  FAVOR
Angie Johnson  OPPOSED
3. 18 Orrs Ct (Westside - Peninsula) TMS # 4600702070 - approx. 0.06 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Motion: **DENIAL (5-1)**

1st: LESESNE  
2nd: JACOBS

Jimmy Bailey | FAVOR  
Loquita Bryant-Jenkins | FAVOR  
Erika V. Harrison | RECUSED  
Donna Jacobs | Favor  
Angie Johnson | OPPOSED

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

4. 20 Orrs Ct (Westside - Peninsula) TMS # 4600702069 - approx. 0.13 ac. Request rezoning from the 2.5 Story Old City Height District to the 3 Story Old City Height District.

Motion: **DENIAL (5-1)**

1st: LESESNE  
2nd: JACOBS

Jimmy Bailey | FAVOR  
Loquita Bryant-Jenkins | FAVOR  
Erika V. Harrison | RECUSED  
Donna Jacobs | Favor  
Angie Johnson | OPPOSED

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

5. 1040 Gardner Rd. Jenkins Woods - West Ashley | TMS # 3511500027 | Approx. 0.94 ac. Request rezoning from Job Center (JC) to Business Park (BP).

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

1st: JACOBS  
2nd: BRYANT-JENKINS

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

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

PLANNED UNIT DEVELOPMENT (PUD)

1. Properties on Battery Island Dr  
   Bee Field - James Island | TMS #3340500023, 022, 055 | Approx. 7.08 ac  
   Request rezoning of two properties (TMS# 3340500023 & 022) from Rural Residential (RR-1) and zoning of one property (TMS# 3340500055) to Planned Unit Development (Battery Island PUD).
Motion: **APPROVAL WITH STAFF CONDITIONS* (7-0)**  
1st: **BAILEY**  
2nd: **JOHNSON**  

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*Conditions attached*

**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: **DEFERRAL (7-0)**  
1st: **LESESNE**  
2nd: **JOHNSON**  

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**ZONINGS**

1. 827 Trent St  
Melrose - West Ashley | TMS # 3100200155 | Approx. 0.31 ac.  
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**  
1st: **BAILEY**  
2nd: **LESESNE**  

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2. 2 Trail Hollow Dr  
Shadowmoss - West Ashley | TMS # 3580700051 | Approx. 0.63 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Motion: APPROVAL (7-0)  1st: BAILEY  2nd: LESESNE

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

3. 7 Oakdale Pl
Avondale - West Ashley | TMS # 4181500055 | Approx. 0.25 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Motion: APPROVAL (7-0)  1st: BAILEY  2nd: LESESNE

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

4. 1630 Wappoo Dr
Pinecrest Gardens - West Ashley | TMS # 3511200006 | Approx. 0.05 ac.
Request zoning of Single Family Residential (SR-2). Zoned Single Family Residential (R-4) in Charleston County.

Motion: APPROVAL (7-0)  1st: BAILEY  2nd: LESESNE

Jimmy Bailey  FAVOR  McKenna Joyce  ABSENT
Loquita Bryant-Jenkins  FAVOR  Charlie Karesh  FAVOR
Erika V. Harrison  FAVOR  Sunday Lempesis  ABSENT
Donna Jacobs  FAVOR  Harry Lesesne  FAVOR
Angie Johnson  FAVOR
5. **1592 Southwick Dr**
   *Fenwick Hills - Johns Island | TMS # 2790700057 | Approx. 0.36 ac.*
   Request zoning of Single Family Residential (SR-1). Zoned Single Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**  
1st: **BAILEY**  
2nd: **LESESNE**

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PUD 1: Properties on Battery Island Dr.

**STAFF RECOMMENDATION**

**APPROVAL WITH THE FOLLOWING CONDITIONS:**

1. Operation of a restaurant or bar in the proposed Inn is prohibited.
2. If the Inn is not developed, future uses for the commercial area of the PUD will be limited to office or limited farm/produce sales.
3. The applicant for the Inn use commits to contribute to the City of Charleston Affordable/Workforce Housing Account a fee payable upon the issuance of a Certificate of Occupancy, calculated as follows: $5.10 per square foot of area used for sleeping units and the hallways adjacent to sleeping units, stairwells, and elevators.
4. The Inn provides off-street parking at the rate of two spaces that meet the design requirements of Section 54-316 of the Zoning Ordinance for each three sleeping units.
5. The Inn commits to environmental sustainability and recycling.
6. The long term provision of on- or off-site parking for employees who drive vehicles to work, including an estimate of the number of employees that will drive to work during the maximum shift and the location of parking spaces to be provided.
7. Short term rentals will not be permitted in single family homes within the PUD.
8. All parking areas within the PUD must use pervious materials.
9. Study pump station location relative to hotel, pool, and neighboring properties.