



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	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		

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	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		

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	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		

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**

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

**Conditions attached*

ORDINANCE AMENDMENT

- 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**

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

ZONINGS

- 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**

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

- 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

Jimmy Bailey

FAVOR

McKenna Joyce

ABSENT

Loquita Bryant-Jenkins

FAVOR

Charlie Karesh

FAVOR

Erika V. Harrison

FAVOR

Sunday Lempesis

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Donna Jacobs

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Harry Lesesne

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Angie Johnson

FAVOR

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.