



# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING REPORT OCTOBER 18, 2023

### MINUTES

#### 1. Request Approval of Minutes from the July 19 Planning Commission Meeting

Motion: Approved (7-0)

1<sup>st</sup>: Jacobs

2<sup>nd</sup>: 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

Motion:

1<sup>st</sup>: Member

2<sup>nd</sup>: Member

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

**DEFERRED**

2. **3037 Maybank Hwy and 2021 and 2022 Zelasko Dr  
 Johns Island | TMS #3130000075, 3130000332 and 3130000335 | Approx. 20.42 ac.**  
 Request rezoning from Business Park (BP) to General Office (GO).  
 Owner: Johns Island MC, LLC c/o HCA Healthcare, Inc.  
 Applicant: Hellman & Yates, PA, Brian A. Hellman, Esq.

**Motion: Approved (7-0)                      1<sup>st</sup>: Lesesne                      2<sup>nd</sup>: Bailey**

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

3. **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

**Motion:    1<sup>st</sup>: Member    2<sup>nd</sup>: Member**

<b>Jimmy Bailey</b>		<b>McKenna Joyce</b>	
<b>Loquita Bryant-Jenkins</b>		<b>Charlie Karesh</b>	
<b>Erika V. Harrison</b>		<b>Sunday Lempesis</b>	
<b>Donna Jacobs</b>		<b>Harry Lesesne</b>	

**DEFERRED**

**PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS**

1. **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 and Dickinson (US) LLP, James Wilson

**Motion: Approved (7-0)                      1<sup>st</sup>: Lempesis                      2<sup>nd</sup>: Bailey**

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

**COMMERCIAL SUBDIVISION**

- 2620 Clements Ferry Rd (Towne at Cooper River)  
 Cainhoy | TMS #2710001035 | Approx. 30.14 ac.**  
 Requesting Subdivision of 6 lots and two private road Rights-of-Way.  
 Owner: Cato Holding, LLC  
 Applicant: Seamon Whiteside

**Motion: Approved (7-0)                      1<sup>st</sup>: Member                      2<sup>nd</sup>: Member**

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

**ORDINANCE AMENDMENTS**

- To amend Section 54-241 of the Code of the City of Charleston (Zoning Ordinance) to add penalties for the intentional demolition of structures without required approval.**

**Motion: Motion (7-0)                      1<sup>st</sup>: Bailey                      2<sup>nd</sup>: Jacobs**

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

- To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) definitions for residential and accommodations uses.**

**Motion: Approved (7-0)                      1<sup>st</sup>: Lesesne                      2<sup>nd</sup>: Jacobs**

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

3. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to include hospitals as a permitted use in the General Office (GO) zone district.

Motion: Approved (7-0)

1<sup>st</sup>: Lesesne

2<sup>nd</sup>: Harrison

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. 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.

Motion:

1<sup>st</sup>: Member

2<sup>nd</sup>: Member

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

**DEFERRED**

## ZONINGS

1. 844 Savannah Hwy  
Carolina Terrace - West Ashley | TMS #4181300175 | Approx. 0.53 ac.  
Request zoning of Limited Business (LB). Zoned St. Andrews Overlay District (OD\_STA)  
Owner: Paul S. Ferber

Motion: Approved (7-0)

1<sup>st</sup>: Lesesne

2<sup>nd</sup>: Harrison

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

2. **3085 Maybank Hwy, 3075 Maybank Hwy, 1810 Zelasko Dr, 1838 Zelasko Dr, 1955 Zelasko Dr, 3046 Cane Slash Rd, 3038 Cane Slash Rd, and parcels as identified by TMS # on Maybank Hwy, Zelasko Dr, and Cane Slash Rd**  
**Johns Island | TMS #3130000572, 3130000066, 3130000267, 3130000268, 3130000339, 3130000270, 3130000573, 3130000621, 3130000258, 3130000229 and 3130000280 | Approx. 27.56 ac.**

Request zoning of General Office (GO). Zoned Johns Island Maybank Highway Corridor Overlay District (OD-JO-MHC).

Owner: Johns Island MC LLC

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

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

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

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

3. **2159 Pinehurst Ave**  
**West Ashley | TMS #3581500044 | Approx. 0.31 ac.**

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

Owner: Alton Wiggins

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

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

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

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

4. **2910 Ashley River Rd**  
**West Ashley | TMS #3581200228 | Approx. 0.30 ac.**

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

Owner: Terri and Robert Thompson

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

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

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

<b>Jimmy Bailey</b>	<b>Favor</b>	<b>McKenna Joyce</b>	<b>Favor</b>
<b>Loquita Bryant-Jenkins</b>	<b>Absent</b>	<b>Charlie Karesh</b>	<b>Favor</b>

<b>Erika V. Harrison</b>	<b>Favor</b>	<b>Sunday Lempesis</b>	<b>Favor</b>
<b>Donna Jacobs</b>	<b>Favor</b>	<b>Harry Lesesne</b>	<b>Favor</b>

5. **2214 North Dallerton Cir**  
**West Ashley | TMS #3100700012 | Approx. 0.28 ac.**  
 Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
 Owner: Taylor Johnson

**Motion: Approved (7-0)                      1<sup>st</sup>: Harrison                      2<sup>nd</sup>: Lesesne**

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

6. **28 Shadowmoss Pkwy**  
**Shadowmoss - West Ashley | TMS #3580700014 | Approx. 0.38 ac.**  
 Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
 Owner: Marilyn Henderson

**Motion: Approved (7-0)                      1<sup>st</sup>: Harrison                      2<sup>nd</sup>: Lesesne**

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

7. **29 Hunters Forest Dr**  
**Shadowmoss - West Ashley | TMS #3580700069 | Approx. 0.38 ac.**  
 Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
 Owner: Delores and Robert Green

**Motion: Approved (7-0)                      1<sup>st</sup>: Harrison                      2<sup>nd</sup>: Lesesne**

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

- 8. 44 Hunters Forest Dr**  
**Shadowmoss - West Ashley | TMS #3580700087 | Approx. 0.29 ac.**  
 Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
 Owner: James and Sandra Selvitelli

**Motion: Approved (7-0)                      1<sup>st</sup>: Harrison                      2<sup>nd</sup>: Lesesne**

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

- 9. 27 Shadowmoss Pkwy**  
**Shadowmoss - West Ashley | TMS #3580700026 | Approx. 0.41 ac.**  
 Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
 Owner: Virginia Williams

**Motion: Approved (7-0)                      1<sup>st</sup>: Harrison                      2<sup>nd</sup>: Lesesne**

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

- 10. 1821 Mepkin Rd**  
**West Ashley | TMS #3531400182 | Approx. 0.18 ac.**  
 Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
 Owner: Gregory and Susan Couper

**Motion: Approved (7-0)                      1<sup>st</sup>: Harrison                      2<sup>nd</sup>: Lesesne**

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

**11. 2350 Brevard Rd**

**West Ashley | TMS #3581200045 | Approx. 0.18 ac.**

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

Owner: Shannon Gaffney

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

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

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

**Jimmy Bailey**

Favor
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**McKenna Joyce**

Favor
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**Loquita Bryant-Jenkins**

Absent
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**Charlie Karesh**

Favor
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**Erika V. Harrison**

Favor
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**Sunday Lempesis**

Favor
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**Donna Jacobs**

Favor
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**Harry Lesesne**

Favor
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**12. 2314 Brevard Rd**

**West Ashley | TMS #3581200036 | Approx. 0.33 ac.**

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

Owner: Roger Pittman Jr

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

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

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

**Jimmy Bailey**

Favor
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**McKenna Joyce**

Favor
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**Loquita Bryant-Jenkins**

Absent
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**Charlie Karesh**

Favor
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**Erika V. Harrison**

Favor
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**Sunday Lempesis**

Favor
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**Donna Jacobs**

Favor
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**Harry Lesesne**

Favor
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**13. 2869 Doncaster Dr**

**West Ashley | TMS #3581000092 | Approx. 0.33 ac.**

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

Owner: Emma Jenrette and Alex Yellan

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

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

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

**Jimmy Bailey**

Favor
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**McKenna Joyce**

Favor
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**Loquita Bryant-Jenkins**

Absent
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**Charlie Karesh**

Favor
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**Erika V. Harrison**

Favor
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**Sunday Lempesis**

Favor
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**Donna Jacobs**

Favor
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**Harry Lesesne**

Favor
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**14. 1941 Green Park Ave**

**West Ashley | TMS #3551500147 | Approx. 0.21 ac.**

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

Owner: Adam Sellers

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

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

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

**Jimmy Bailey**

Favor
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**McKenna Joyce**

Favor
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**Loquita Bryant-Jenkins**

Absent
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**Charlie Karesh**

Favor
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**Erika V. Harrison**

Favor
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**Sunday Lempesis**

Favor
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**Donna Jacobs**

Favor
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**Harry Lesesne**

Favor
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**15. 754 Brant Rd**

**West Ashley | TMS #3100200206 | Approx. 0.25 ac.**

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

Owner: John and Valerie Melville

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

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

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

**Jimmy Bailey**

Favor
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**McKenna Joyce**

Favor
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**Loquita Bryant-Jenkins**

Absent
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**Charlie Karesh**

Favor
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**Erika V. Harrison**

Favor
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**Sunday Lempesis**

Favor
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**Donna Jacobs**

Favor
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**Harry Lesesne**

Favor
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**16. 6 Apollo Rd**

**West Ashley | TMS #4181300259 | Approx. 0.19 ac.**

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

Owner: Denise Longman

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

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

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

**Jimmy Bailey**

Favor
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**McKenna Joyce**

Favor
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**Loquita Bryant-Jenkins**

Absent
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**Charlie Karesh**

Favor
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**Erika V. Harrison**

Favor
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**Sunday Lempesis**

Favor
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**Donna Jacobs**

Favor
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**Harry Lesesne**

Favor
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- 17. 1420 Drexell Dr**  
**Huntington Woods - West Ashley | TMS #3520900107 | Approx. 0.29 ac.**  
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)  
Owner: Chad and Paula Murdock

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

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

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

**Jimmy Bailey**

<b>Favor</b>
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**McKenna Joyce**

<b>Favor</b>
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**Loquita Bryant-Jenkins**

<b>Absent</b>
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**Charlie Karesh**

<b>Favor</b>
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**Erika V. Harrison**

<b>Favor</b>
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**Sunday Lempesis**

<b>Favor</b>
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**Donna Jacobs**

<b>Favor</b>
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**Harry Lesesne**

<b>Favor</b>
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