



CITY OF CHARLESTON PLANNING COMMISSION

MEETING REPORT NOVEMBER 16, 2022

MINUTES

1. Request approval of minutes from September 21, 2022 Planning Commission Meeting

Motion **Approval (9-0)**

		1 st : JACOBS	2 nd : 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	IN FAVOR
Donna Jacobs	IN FAVOR	Harry Lesesne	IN FAVOR
Angie Johnson	IN FAVOR		

REZONINGS

1. Property on Southwick Dr

Fenwick Hills - Johns Island | TMS # 2790000018 | Approx. 61.3 ac.

Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-6).

Owner: Fenwick Hills Corp
Applicant: Middleburg Communities

Motion **Approval (7-2)**

		1 st : JACOBS	2 nd : KARESH
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Charlie Karesh	IN FAVOR
Erika V. Harrison	IN FAVOR	Sunday Lempesis	OPPOSED
Donna Jacobs	IN FAVOR	Harry Lesesne	IN FAVOR
Angie Johnson	OPPOSED		

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT

- Brewster Ct, Cannon St, Coming St & Saint Philip St
 Cannonborough - Elliotborough - Peninsula | TMS # 4600804015, 016, 017, 037, 042,
 043, 075 through 081, 083 through 088, 090 & 094 through 110 | Approx. 1.39 ac.**
 Request amendment to the Residences at Coming & Cannon Street Planned Unit Development (PUD) Master Plan and Development guidelines to change the permitted uses to allow commercial short-term rentals for all properties within the PUD.

Owner: Ty Costa et al.
 Applicant: Virginia Landon

Motion DENIAL (8-0)

1st: Harrison 2nd: Jacobs

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	IN FAVOR		

ORDINANCE AMENDMENT

- To amend section 54-306 (Old City Height Districts) of Part 2 (Old City Height Districts and View Corridor Protection) of Article 3 (Site Regulations) and Section 54-506 (Exceptions to Setback Requirements) of Article 5 (Exceptions and Modifications) of the Zoning Ordinance of the City of Charleston to increase permitted heights of accessory structures.**

Motion Approval (6-2)

1st: MEMBER 2nd: MEMBER

Jimmy Bailey	OPPOSED	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	OPPOSED		

ZONINGS

- 1. 638 Tuxbury Farm Rd (a portion) & two adjacent parcels on Tuxbury Farm Rd Cainhoy | TMS # 2630004046 (a portion), 042 & 053 | Approx. 10.32 ac.**
Request zoning of Single-Family Residential (SR-1). Zoned Rural Single-Family Residential (R1-R) in Berkeley County.
Owner: Ray Waits & Angela Waits

Motion Approval (8-0)

1st: Bailey 2nd: Johnson

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	IN FAVOR		

- 2. 715 Yaupon Dr & 2682 Hwy 41 Cainhoy | TMS # 2630004007 & 006 | Approx. 5.71 ac.**
Request zoning of Diverse Residential (DR-12). Zoned General Commercial (GC) in Berkeley County.
Owner: Rumphs Auto Service et al.

Motion Approval (8-0)

1st: Harrison 2nd: Johnson

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	IN FAVOR		

- 3. 1737 Jessamine Rd Pincrest Gardens - West Ashley | TMS # 3511200029 | Approx. 0.18 ac.**
Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Edgar John David Life EST

Motion Approval (8-0)

		1 st : <u>Jacobs</u>	2 nd : <u>Lesesne</u>
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	IN FAVOR		

4. 326 Cessna Ave | DEFERRED BY APPLICANT

Air Harbor - West Ashley | TMS # 3511200085 | Approx. 0.13 ac.
Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Diane Desantis

5. 12 Riverdale Dr

Avondale - West Ashley | TMS # 4181400088 | Approx. 0.25 ac.
Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Joseph J. Nemeth III

Motion Approval (8-0)

		1 st : <u>Jacobs</u>	2 nd : <u>Lesesne</u>
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	IN FAVOR		

6. 3306 Bonanza Rd

Carolina Bay - West Ashley | TMS # 3070000006 | Approx. 0.91 ac.
Request zoning of General Office (GO). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Jaime Raul Gomez and Marlene D. Hernandez

Motion Approval, Zoning of Residential Office (8-0)

		1 st : <u>Jacobs</u>	2 nd : <u>Bailey</u>
Jimmy Bailey	IN FAVOR	McKenna Joyce	IN FAVOR

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

Charlie Karesh

IN FAVOR

Sunday Lempesis

ABSENT

Harry Lesesne

IN FAVOR

PP&S DEPARTMENT UPDATES