

**CHARLESTON COUNTY
PLANNING COMMISSION
MEETING MINUTES
July 13, 2026**

ATTENDEES

Planning Commission: Chair Cindy Floyd, Vice Chair Pete Paulatos, Luke Morris, Garry Lesesne, Adam MacConnell, David Kent, Warwick Jones, Logan Davis, and Susan Cox were present.

County Staff: Marc Belle, Assistant County Attorney; Andrea Melocik-White, Interim Director of Zoning/Planning; Walter Smalls, Chief Deputy Administrator for General Services; Niki Grimbball, Interim Deputy Director of Zoning/Planning; Marche' Miller, Planner II; Stephanie Ondo, Planning Technician II; and Riley Hayes, Planner I were present. Zoning/Planning interns Aayush Bansod and Emma Herrin were also present.

Members of the public: Stuart Rumph, Adam Cantrell, Missy Farkouh, Ray Farkouh, Brandon Allen, Elisabeth Allen, Alison Hudgins, Miles Hanckel, Russell Smith, Mary Smith, Sandy Stolzman, Amy Chico, Tirieka Brown, Ernestine Scott, Brad Rumph, Stefany Beals, Heidi Francis, Minde Herbert, Jessica Hirshorn, Lorie Frece, Clarence Richardson, Bryan McGuinness, John Zlogar, Beth Keroack, Robert Kimbrough, Laine Lybrand, Kim Kimbrough, Curt Correa, Marianna Goolsby, Caroline Goolsby, Jacque Berger, Yvette Richardson, and Joshua Baker were present.

CALL TO ORDER

Chair Floyd called the Charleston County Planning Commission meeting to order at 2:01 p.m.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS

(YouTube timestamp: 0:20)

Chair Floyd announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act and stated the purpose of the Planning Commission. Chair Floyd introduced the Commissioners and asked Ms. Melocik-White to introduce Charleston County staff in attendance.

APPROVAL OF MEETING AND WORKSHOP MINUTES

(YouTube timestamp: 2:04)

On the motion of Vice Chair Paulatos, seconded by Commissioner Cox, the Commission voted, 8-0-1, to approve the minutes from the June 8, 2026 Planning Commission meeting and workshop (Commissioner Kent abstained).

ZREZ-06-26-00173: A REQUEST TO REZONE TMS 282-00-00-067, 3033 OLD POND ROAD, FROM THE RURAL RESIDENTIAL (RR) ZONING DISTRICT TO THE RURAL AGRICULTURAL (AG-8) ZONING DISTRICT. *(YouTube timestamp: 2:38)*

Chair Floyd introduced the next agenda item and asked Ms. Miller to present.

Ms. Miller delivered the staff presentation, summarizing the applicants' intent to relocate an existing dairy operation, establish production of handmade cosmetic products, and establish Agritourism activities. Additionally, she summarized the parcel's history, current zoning, future land use designation, and traffic characteristics. She described the regulatory framework for Agritourism, stating that in January 2026, Charleston County Council approved Agritourism as a conditional agricultural accessory use in the agricultural zoning districts and may be established in the AG-8

Zoning District per ZLDR Art. 6.9, *Agritourism*. Ms. Miller stated that although this request would reduce the density allowed on the subject property from one (1) dwelling per three (3) acres to one (1) dwelling per eight (8) acres, the requested zoning would also allow for different, and potentially more intensive uses than allowed on the surrounding properties. Because of this, staff believed the approval criteria have not been met; and therefore, staff recommended disapproval.

Chair Floyd opened the floor to questions for staff from Commission members. Commissioner Morris inquired about access to the parcel. Ms. Miller stated that the applicants submitted an easement agreement with their application; however, their site plan would still require Site Plan Review approval before permits are issued.

Commissioner Lesesne inquired about the staff's recommendation. Ms. Miller stated that a rezoning to AG-8 is not consistent with the subject parcel's Future Land Use designation; furthermore, because the surrounding properties are zoned Rural Residential, there would be certain uses allowed on the subject parcel under the AG-8 zoning that would not be allowed on neighboring parcels.

Ms. Miller confirmed that the subject parcel size is approximately ten acres, that the smallest parcel nearby is approximately one acre, and that the subject parcel lies outside of the Urban Growth Boundary (UGB).

Chair Floyd opened the floor to public comments.

Missy Farkouh and Ray Farkouh (the applicants; 3033 Old Pond Road), Amy Chico (HLA, Inc, 29 Leinbach Drive), and Jaqueline Berger (Executive Director of Lowcountry Local First; 848 Shutes Folly Drive) spoke in support of the request.

The following speakers spoke in opposition to the request, citing future zoning, enjoyment of property, quality of life, increased noise and traffic, and decrease in property value as their main concerns: Stuart Rumph (266 Sonny Boy Lane), Adam Cantrell (828 Sonny Boy Lane), Brandon Allen (2979 Old Pond Road), Allison Hudgins (712 Sonny Boy Lane), Dr. Tirieka Brown (on behalf of mother Ernestine at 3007 Old Pond Road), Clarence Richardson (2985 Old Pond Road), Brian McGuinness (2972 Old Pond Road), Beth Kerouac (759 Sonny Boy Lane), Robert Kimbrough (714 Sonny Boy Lane), Curt Correa (1823 Crab Orchard Road), and Joshua Baker (720 Sonny Boy Lane).

Commissioner Cox inquired about watershed locations and drainage paths. Ms. Miller shared an aerial view of the subject parcel and surrounding area. Ms. Melocik-White stated that any development other than a single-family detached dwelling unit would require Site Plan Review approval and must comply with the County's Stormwater Manual requirements.

Commissioner Jones asked the applicants about the management and size of the goat herd, accessory structures, and parking requirements. Mrs. Farkouh stated they plan to bring 40-60 goats, construct a barn for the goats, and build a separate barn for the production of handmade soaps. She stated they have not yet determined the acreage needed for parking. Mrs. Farkouh stated that the herd would be rotated between the Kiawah Island location and a potential third property. Furthermore, she stated they would likely bring chickens as part of their 100% regenerative farming operation, for which they use other animal species in conjunction with the goats in order to reduce reliance on pesticides.

Chair Floyd inquired about the business being a licensed dairy. Mrs. Farkouh stated they are a

Grade A dairy farm and heavily regulated because they sell raw milk. She provided an overview of the regulatory requirements they must follow to maintain their Grade A dairy classification. She further stated they intend to bring two 50-foot shipping containers, currently located at Kiawah River and already outfitted for use. One container will be utilized as a milking parlor and the other one as an approved DHEC-regulated creamery, which must remain separate from the milking parlor by law.

Vice Chair Paulatos asked the applicants why they selected the subject property rather than a parcel already zoned AG-8 on Johns Island. Mrs. Farkouh stated they have been searching for a property since 2019 and that most of the land available on Johns Island is not configured in a manner that is conducive to their operation. Additionally, she stated any appropriately zoned parcels they identified along River Road were cost prohibitive.

Commissioner Lesesne asked whether the applicants could include covenants and restrictions to create a guarantee for neighbors that there would not be more intense uses, should they sell the property. Mrs. Farkouh stated they would be willing to look into that.

Commissioner Morris asked for confirmation that the only use the applicants cannot do under the current RR zoning is Agritourism. Ms. Melocik-White confirmed that was correct.

Mrs. Farkouh stated, in regard to the Agritourism use, she would like the ability to offer soapmaking classes occasionally and does not intend to host large crowds on the property.

Ms. Melocik-White clarified that staff cannot determine the permissible uses for the subject property until the applicants submit a letter of intent to Site Plan Review outlining their proposed uses. Mrs. Farkouh stated she will never host weddings.

Commissioner MacConnell asked whether the County has adequately calibrated its policies regarding Agritourism or explored alternatives that would allow for activities such as soapmaking classes without enabling more intensive uses. Ms. Melocik-White stated the alternative for the applicants would be to pursue a Planned Development, which would allow them to limit the allowed uses.

Commissioner Lesesne referred back to an earlier comment regarding covenants and restrictions among private parties. Commissioner MacConnell stated that the body cannot base its decisions on private agreements and asked whether the County is doing enough to support agricultural businesses and agritourism uses within areas where agricultural uses are allowed. Ms. Melocik-White stated Agritourism is a new addition to the ordinance, adopted by County Council within the last year, and she outlined several of the limitations and requirements of its use.

Commissioner Lesesne inquired about the Winery use under the current RR zoning. Ms. Melocik-White listed the limitations and requirements of the Winery use, noting that Special Events have to comply with ZLDR Art. 6.7, *Special Events* requirements.

Vice Chair Paulatos asked what types of special events are allowed under the current RR zoning. Ms. Melocik-White stated all zoning districts allow up to five (5) Temporary Special Events per year in accordance with the ZLDR Art. 6.7, *Special Events*. She explained for the RR Zoning District daily attendance is limited to 500 and a Special Exception approval is required to either increase the maximum number of allowed Temporary Special Events per year or the maximum daily attendance, provided the applicant meets the conditions of the ordinance.

Commissioner Cox inquired about the advantages and disadvantages of the Planned Development approach and asked whether land uses allowed could be limited under AG-8 if the applicants were to pursue the PD option. Ms. Melocik-White responded in the affirmative. Chair Floyd stated that a Planned Development would be its own zoning.

Commissioner Jones put forward a motion to accept the recommendation of the staff to disapprove the request and recommended that the applicants consider pursuing a Planned Development; seconded by Vice Chair Paulatos.

Vice Chair Paulatos stated that the request is unusual because it reduces the number of homes allowed per acre, which is like a downzoning, but the allowed uses make it more like an upzoning. He stated that he loves the concept of the request, but zoning stays with the land, allowing the possibility of more intense uses. He stated that a Planned Development may give the applicants opportunity to narrow the scope of their uses and suggested they speak with their neighbors to find parameters that may work. If they would like to have Special Events, he recommended they operate under the ordinance's current Special Events regulations. Additionally, Vice Chair Paulatos stated he liked the idea of a tiered approach to the Agritourism use, but it was outside of the scope of what the body was currently voting on.

On the motion of Commissioner Jones to disapprove the request, seconded by Vice Chair Paulatos, the Commission voted unanimously, 9-0, to recommend disapproval of the request.

Commissioner Davis left Chambers at 3:06 pm.

PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

(YouTube timestamp: 1:05:27)

Chair Floyd introduced the next agenda item, and asked staff to present.

Ms. Miller delivered the staff presentation, giving an overview of the proposed amendments which are intended to clarify Short-Term Rental Zoning permit application requirements concerning bedrooms and designated sleeping areas, and establish corresponding parking requirements:

- **Sec. 6.8.2.A.8, Zoning Permit Application, STRP:** Clarify that Short-Term Rental Property (STRP) Zoning Permit applications must identify the maximum number of bedrooms and all designated sleeping areas within a STRP and define what constitutes a designated sleeping area.
- **Table 9.3.2, Off-Street Parking Schedule:** Require one off-street parking space for each designated sleeping area within a Short-Term Rental Property.

Commissioner Davis returned to Chambers at 3:09 pm.

Chair Floyd inquired about the reasons for the proposed amendments. Ms. Melocik-White stated that one concern raised by the Board of Zoning Appeals (BZA) is that some Extended Home Rental applications might list a three-bedroom house while indicating a significantly higher number for maximum occupancy, implying that not all occupants would be sleeping in designated bedrooms. She explained that onsite parking has historically been the County's method to control occupancy for Short-Term Rentals. There have also been concerns raised by the Building Services Department regarding compliance with the building code when individuals sleep in areas not designated as bedrooms. Ms. Melocik-White stated certain thresholds will trigger additional

life/safety Building Code requirements, such as having five (5) or more bedrooms or housing 11 or more people. She stated that staff have begun directing applicants to Building Services prior to accepting Short-Term Rental applications to ensure applicants are aware of any changes that Building Services may require.

Commissioner Morris asked about enforcement of the proposed changes and the maximum number of nights allowed for a Short-Term Rental. Ms. Melocik-White stated the changes will be implemented with the initial Short-Term Rental application and gave an overview of the three Short-Term Rental types and the maximum number night allowed per type: Limited Home Rentals must be owner-occupied and are limited to 72 nights per year; Extended Home Rentals can be non-owner-occupied and allow up to 144 nights per year with Special Exception approval from the BZA; and Commercial Guest Houses, allowed only in nonresidential zoning districts, may be used 365 days a year.

Commissioner Kent asked whether there were any situations in the County where there are limited driveways and parking is allowed on the street. Mrs. Melocik-White stated that on-street parking is not allowed.

Commissioner Davis inquired about the reason behind the off-street parking requirement. Ms. Melocik-White explained that the County has limited on-street parking spaces and that the requirement ensures parking for STRPs remains onsite. Furthermore, she stated that many of the streets in unincorporated Charleston County are non-public and may have regulations unknown to the County.

Commissioner Kent put forward a motion to approve the amendments, seconded by Commissioner Lesesne. The Commission voted, 8-1, to recommend approval of the proposed amendments. Commissioner Davis dissented.

CHAIR'S REMARKS

(YouTube timestamp 1:14:44)

Chair Floyd announced that the next regularly scheduled Planning Commission meeting would be held on Monday, August 10, 2026 at 2:00 p.m. in Council Chambers.

ADJOURNMENT

Chair Floyd adjourned the meeting at 3:16 pm.

YOUTUBE VIDEO RECORDING

Video recordings of meetings are posted to the Charleston County YouTube Channel.

Link: <https://www.youtube.com/watch?v=JDBICcnSNx8>

Stephanie Ondo

Recording for the Planning Department

Ratified by the Charleston County Planning Commission
this 10th day of August 2026.

Cindy Floyd

Chair

Attest:

Andrea Melocik-White, AICP

Interim Director, Zoning & Planning Department

PLANNING COMMISSION DISCLAIMER:

UNRATIFIED MEETING MINUTES

This document is a draft of the minutes of the most recent meeting of the Charleston County Planning Commission.

The members of the Planning Commission have neither reviewed nor approved this document; therefore, these minutes shall only become official meeting minutes after adoption by the Planning Commission at a public meeting of the Commission.