

SBDV-01-26-03344

Presentation

Public Input

(<https://PublicInput.com/Report/sbh1jlyrjlm>)

**PUBLIC
HEARING
NOTICE**

 **FOR INFORMATION
CALL
(843) 202-7200**

**CHARLESTON
COUNTY
PLANNING DEPT.**

DATE: ^{HPC} 7.15.26 / ^{PC} 8.10.26 TIME: 2:00 PM AT
Charleston County Council Chambers
4045 Bridge View Dr., N. Charleston, S.C.

REQUEST: Minor Subdivision of
one existing lot & creating total of 2 lots

PARCEL#: 580-00-00-058
1235 Long Point Rd,

CASE#: SBDV# 01-26-03344

Penalty for unauthorized removal of this sign. **SIGN POSTED ON:** 6/17/26

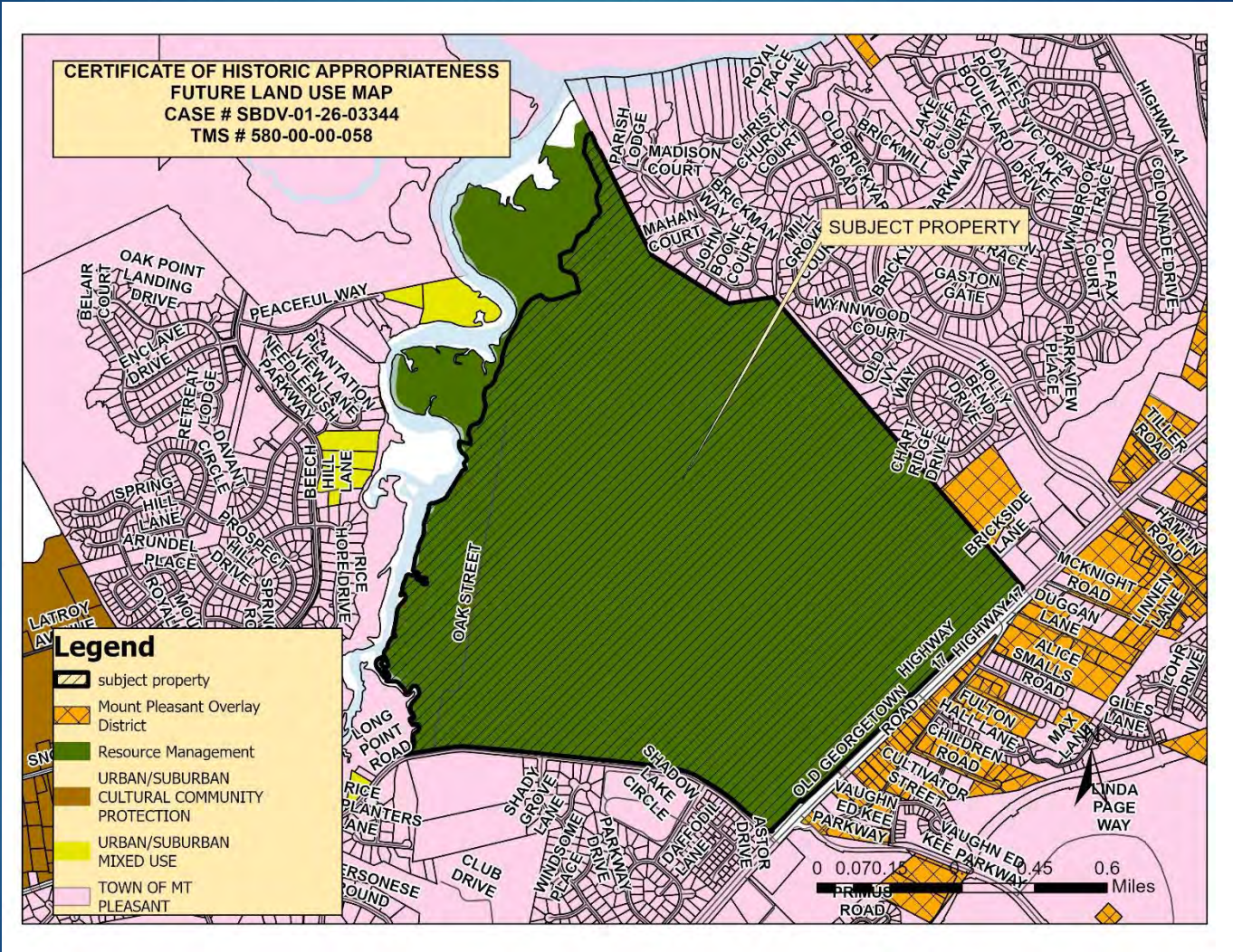
Case # SBDV-01-26-03344

Historic Preservation
Commission
July 15, 2026

Planning Commission
August 10, 2026

Subject Property:
TMS# 580-00-00-058
1235 Long Point Road,
Mt. Pleasant, SC.

Proposal: Applicant is
proposing to take one existing
lot and creating two lots.



Current Zoning

- Current Zoning is RM, Resource Management

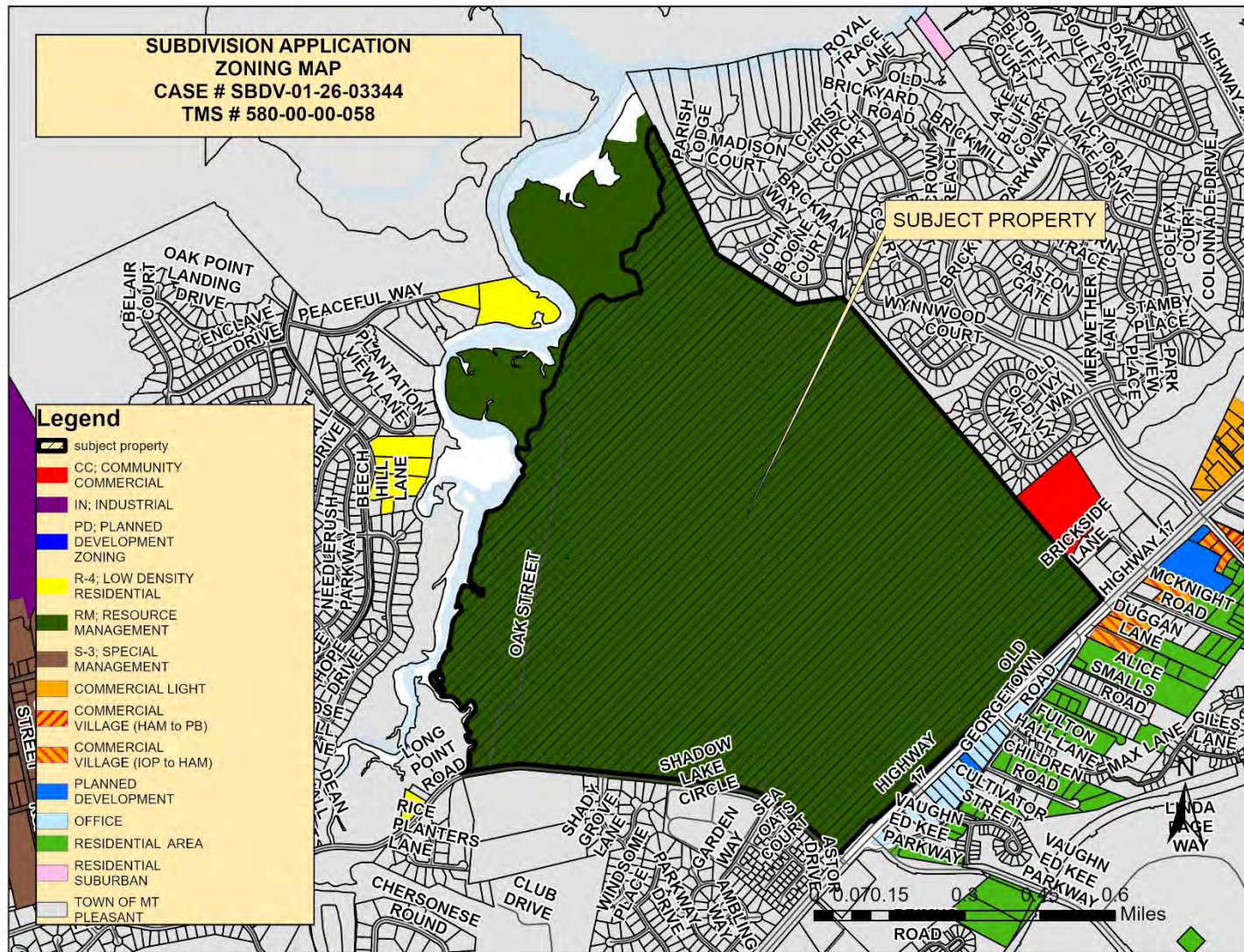
Sec. 4.5.3 Density/Intensity and Dimensional Standards

All Development in the RM District shall be subject to the following Density/Intensity and Dimensional Standards:

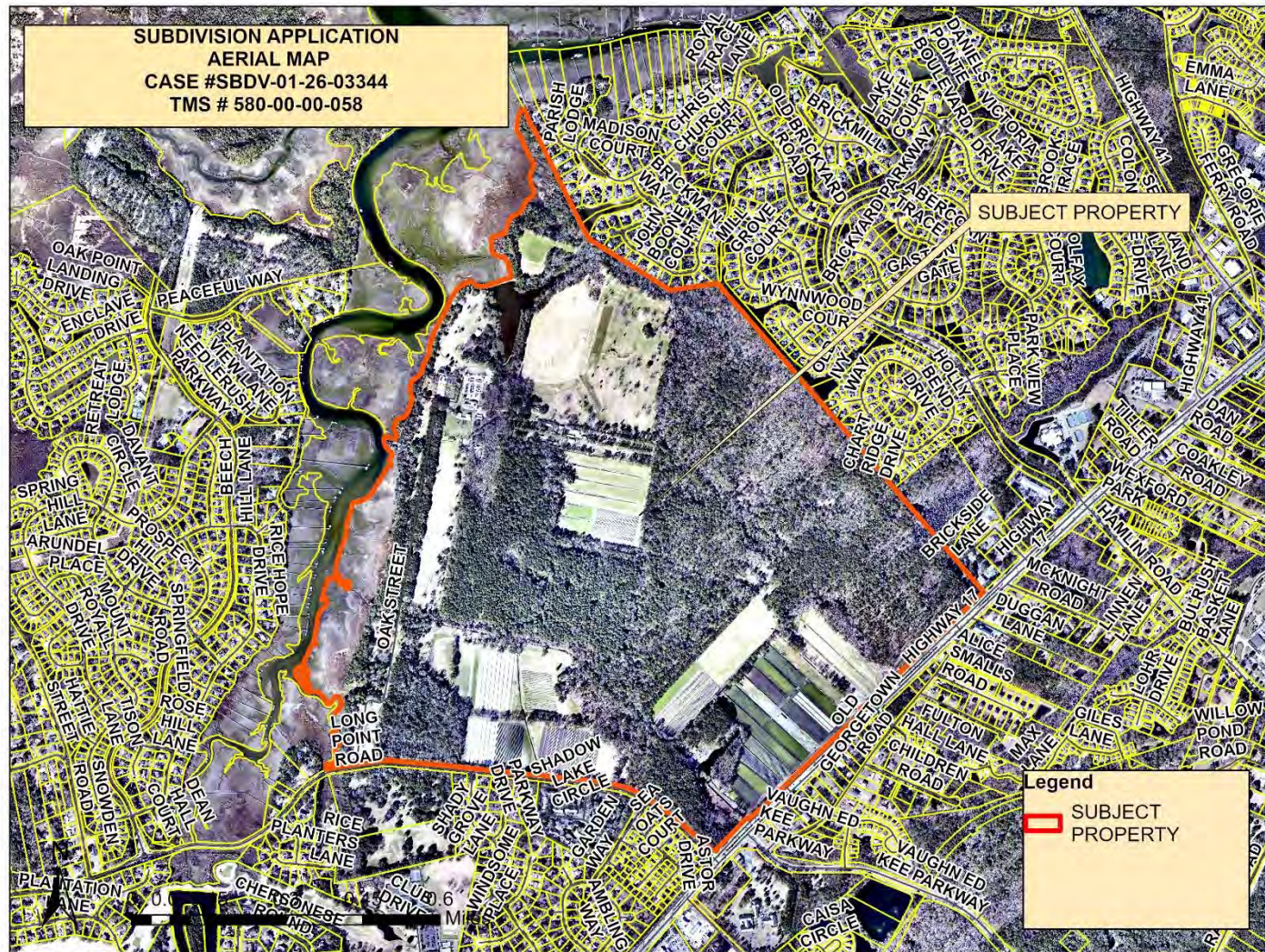
Table 4.5.3, RM Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY [1]	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [2]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [2]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] On tracts of 100 or more acres, where lots ranging from one to three acres are created, a bonus of one Principal Dwelling Unit shall be allowed on the residual area of the parent tract.		
[2] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

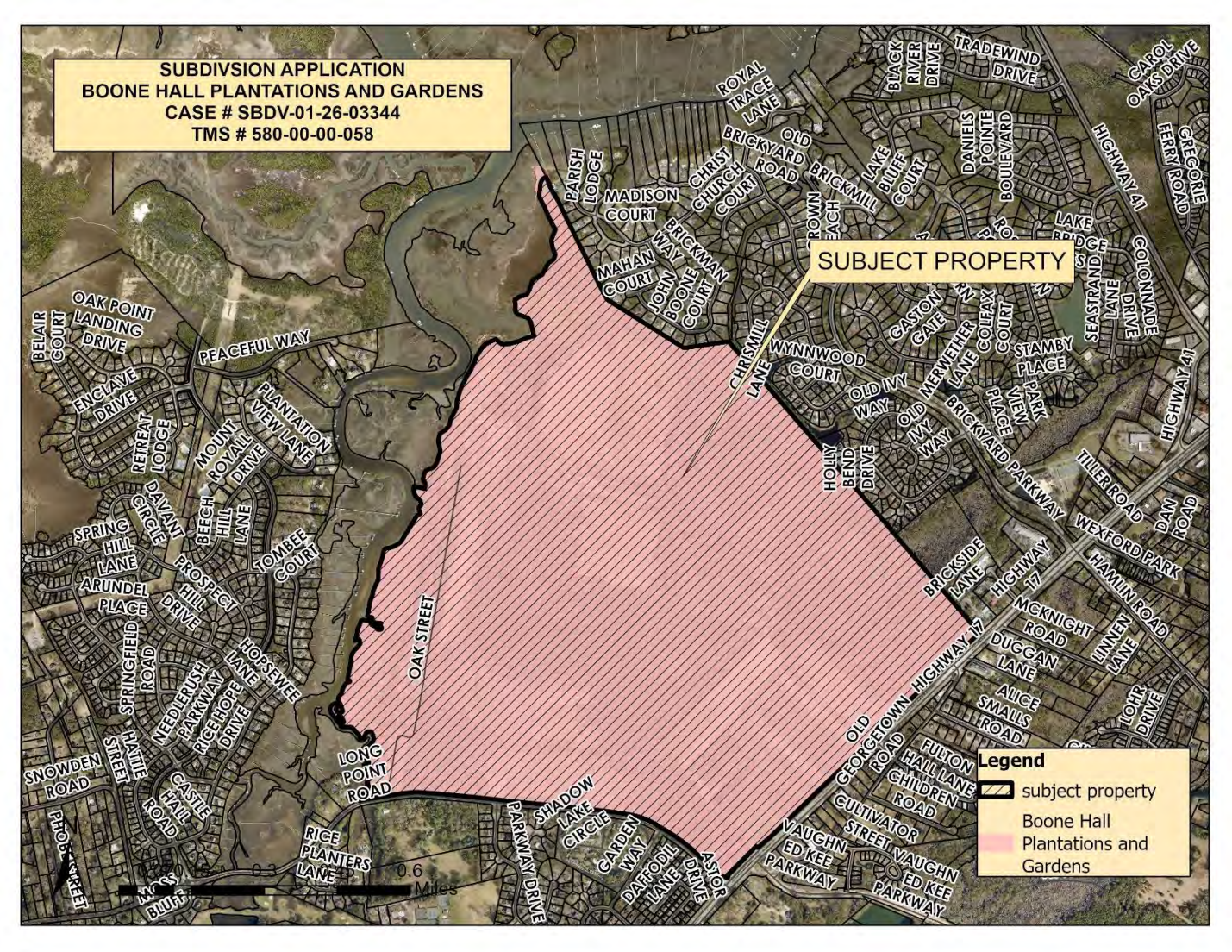
Effective on: 9/10/2017, as amended

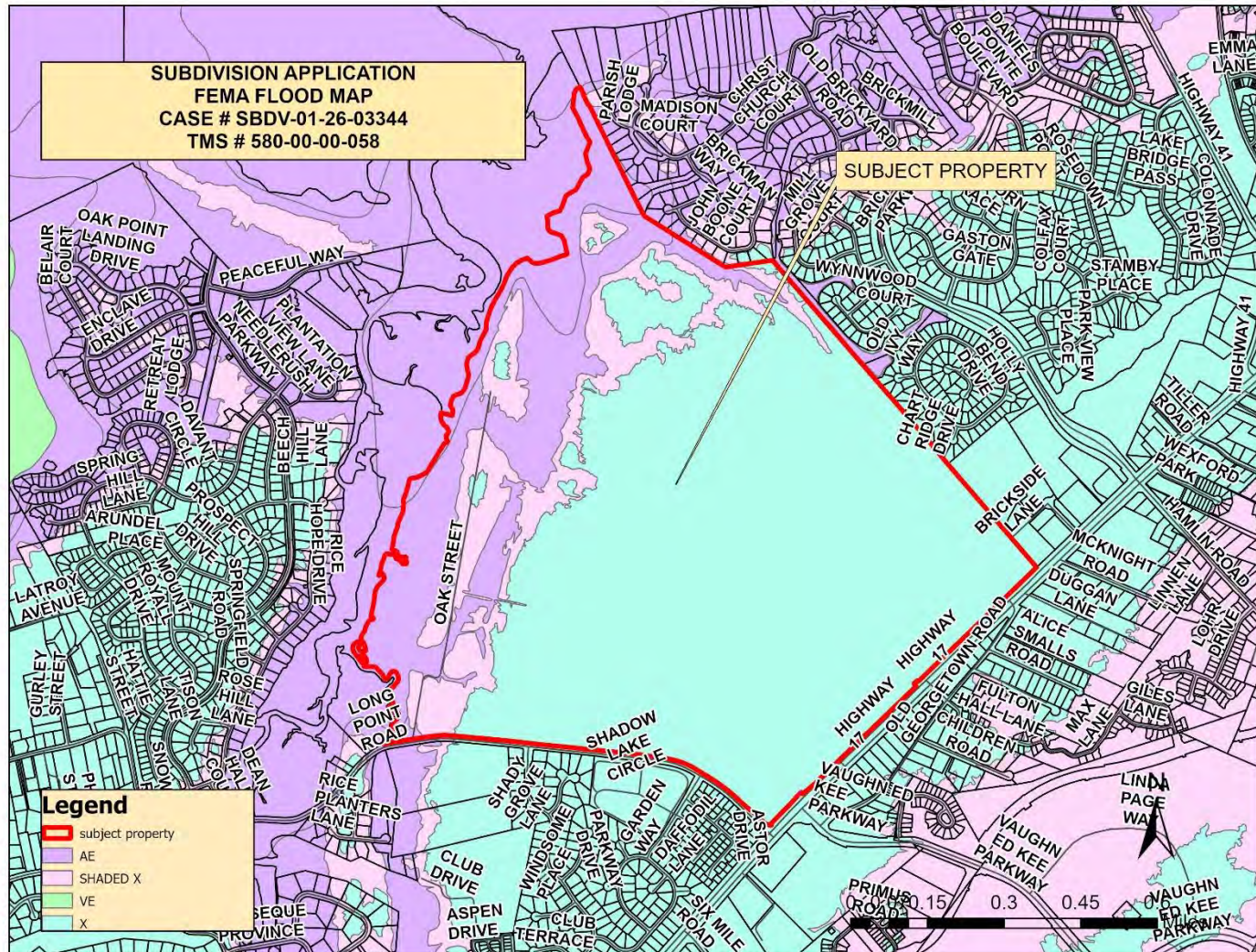
Current Zoning



Aerial View







Site Photos

Long Point Rd & Oak Street:



Site Photos

Long Point Road:



GRANT OF 20' PRIVATE INGRESS/EGRESS EASEMENT
I/WE HEREBY DEDICATE THE 20' INGRESS/EGRESS EASEMENT SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS, THEIR HEIRS AND ASSIGNS, OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS:

SC State Law Section 6-29-340.

Functions, powers, and duties of local Planning Commissions.

(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:

(1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter; and

(2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:

(a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;

(b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;

(c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;

(d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;

(e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and

(f) policies or procedures to facilitate implementation of planning elements.

Charleston County Historic Preservation Ordinance

Section 21-6. (A) Subdivision Plat Application Reports

A. Purpose -

In order to encourage the preservation of the historic character of Historic Properties and Historic Districts, Preliminary and Minor Subdivision Plat applications, as defined in the Charleston County Zoning and Land Development Regulations Ordinance, for Historic Properties/Districts and properties located within 300 feet of the Historic Properties/ Districts must be evaluated by the Commission prior to final determination by the Charleston County Planning Commission (“Planning Commission”).

Charleston County Historic Preservation Ordinance

Section 21-6.D Commission Public Hearing and Report

- ▶ 1. *Commission Evaluation.* The Commission shall evaluate each Subdivision Plat application subject to Sec 21-6, Subdivision Plat Application Reports, for compliance with the Cultural Resources Element of the Comprehensive Plan. The Commission shall provide a report on the application to the Planning Commission that addresses whether and how the application is or is not consistent with the goals, objectives, and policies of the Cultural Resources Element of the Comprehensive Plan. A majority of the HPC members present and voting shall be required. The commission shall not defer a subdivision plat application.
 - ▶ *Notice.* Newspaper, Posted, Community Interest, Neighbor, and Parties in Interest Notice of the Commission meeting shall be provided in accordance with the requirements of Section 21-8, Notices, of this Ordinance.
- * HPC can't Approve, Deny, or Defer Subdivision Applications**

Charleston County Comprehensive Plan

3.4.3 Cultural Resources Element Goal

3.4.3: CULTURAL RESOURCES ELEMENT GOAL

Cultural Resources Element Needs

Cultural Resources Element needs include, but are not limited to, the following:

- Preserving the County's significant historic and archaeological resources and cultural heritage;
- Increasing public awareness of the historic character of the County; and
- Promoting public and private partnerships to preserve and protect cultural resources.

Cultural, historic, and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.

Charleston County Comprehensive Plan

3.4.4 Cultural Resources Element Strategies and Time Frames

Charleston County should take the following actions to promote and protect cultural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CR1. Continue to promote historic preservation and enhance the County's historic preservation ordinance.
- CR2. Continue to pursue grant opportunities such as federal historic preservation grants to promote preservation of local historic communities, sites, and structures.
- CR3. Continue to work with communities along the Gullah Geechee Corridor to preserve the unique settlement patterns and community character, including historic property/district designations, community plans and overlay zoning districts.
- CR4. Continue to maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.
- CR5. Continue to require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.

Charleston County Comprehensive Plan

3.4.4 Cultural Resources Element Strategies and Time Frames

- CR5. Continue to require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.
- CR6. Continue to monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.
- CR7. Continue to protect rural historic landscapes by ensuring development is in character with inherent rural attributes.
- CR8. Continue to maintain and update development standards that preserve scenic and historic roadways and vistas.
- CR9. Continue to coordinate with residents, adjacent jurisdictions, outside agencies, non-profit organizations, and others with expertise in historic preservation to implement planning, zoning, and other techniques to protect historic communities and neighborhoods and other areas of cultural significance.
- CR10. Consider tax relief initiatives to owners who rehabilitate historically significant property.

Charleston County Comprehensive Plan

3.4.4 Cultural Resources Element Strategies and Time Frames

- CR11. Encourage adaptive reuse and rehabilitation of older buildings that complement historic development patterns.
- CR12. Continue to implement the recommendations identified in the *2016 Charleston County Historic Resources Survey Update*.
- CR13. Continue to ensure protection of cultural resources by mitigating flood risks and high water impacts.
- CR14. Coordinate with jurisdictions to pursue grant funding to complete a comprehensive study of historic land/places located in the unincorporated and incorporated areas of Charleston County.
- CR15. Create a publicly accessible repository of all cultural and historic surveys completed by the County and for development projects within the County.

Historic Preservation Commission Report

- ▶ All six Commission members present stated they found the proposed subdivision to be consistent with the Cultural Resources Element of the Comprehensive Plan for the following reasons: the subdivision simply divides one existing parcel into two lots while retaining the existing Resource Management (RM) zoning on the property; the plat complies with all requirements of the Zoning and Land Development Regulations Ordinance (ZLDR), including the RM District standards; RM policies allow very low density residential and continued economic use of private land so long as development does not threaten the underlying resource base; the proposed minor subdivision does not appear to authorize any specific use or intensity that would directly impact Boone Hall's historical structures or documented cultural resources; and Cultural Resource Element Strategies cited 1,4,7,8,9,11, and 12.

Historic Preservation Commission

Report: Application is Consistent

- ▶ Element Goal: Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.
- ▶ Cited CR1, 4, 7, 8, 9, 11, and 12.

Planning Commission Review

- ▶ ZLDR Sec. 8.3.2
 - ▶ “... determine whether or not the proposed subdivision is consistent with all requirements of this Ordinance and the goals and objectives of the *Comprehensive Plan*.”

Staff Recommendation

- ▶ The RM, Resource Management Zoning District, implements the Resource Management policies of the Comprehensive Plan.
- ▶ The Resource Management Future Land Use Designation states: *"...Resource Management areas generally encompass undeveloped lands within the Rural Area that are used principally for timber production, wildlife habitat, recreational and commercial fishing, and limited agriculture. These areas encompass significant acreage of fresh, brackish, and saltwater tidal marshes, as well as important habitat for non-game and endangered species. Designation of Resource Management areas recognizes the importance of a coordinated effort to protect & conserve natural resources while allowing for the continued economic use of private property & public lands. The type and intensity of development in Resource Management areas should support the needs of timber production, wildlife habitat management, recreation, agriculture, and areas of environmental sensitivity. Developed uses should not constitute a threat to the resource base through either physical encroachment or indirect impacts. Development should also be compatible with the land management requirements essential to maintenance of the resource base. Accordingly, residential development should be limited to very low density, with a maximum density of one dwelling unit per 25 acres. Clustering and other techniques may be used to ensure compatibility with Best Management Practices. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan and that do not threaten the natural resources this category is intended to protect should be permitted to ensure sufficient provision of services..."*
- ▶ The application complies with all requirements of the Charleston County Zoning and Land Development Regulations Ordinance, including those of the Resource Management Zoning District.
- ▶ **Because the application is consistent with both the Comprehensive Plan and ZLDR, staff recommends approval.**

Public Input

7/15/2026 Historic Preservation Commission Meeting:

- ▶ Six (6) comments in opposition were received.
- ▶ The applicant spoke in support.
- ▶ None spoke in opposition.

8/10/2026 Planning Commission Meeting:

- ▶ No public comments were received in support or opposition.

Notifications

► SBDV-01-26-03344

- 631 notification letters were sent to individuals on the Historic Preservation and East Cooper Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on 6/26/2026.
- Additionally, this request was noticed in the City Paper on or before 6/26/2026.
- Signs were posted on 06/17/2026.

