

**CHARLESTON COUNTY  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
JUNE 23, 2020**

**ATTENDEES**

Historic Preservation Commission: Chair Crowley, Patricia Jones, Margie Longshore, Marc Marchant, Iskra Perez Salcedo, Vice Chair Pat Sullivan, and John Wright. Melanie Millar and Techa Smalls-Brown were absent.

County staff: Marc Belle, Attorney, Joel Evans, Director of Zoning and Planning, Andrea Melocik, Deputy Director of Zoning and Planning, Niki Grimball, Planner II, Cassie Cline, Planning Technician, Anna Kimelblatt, Admin. Support Coordinator, Sally Brooks, Planner III, and Emily Pigott; Planner I.

Members of the public: Jeannie Champlin, Kathleen Kelly, Nathan Moyer, Charles Phillips, Tim Smeltzer, Scott Spencer, Jim Westerhold, and Fred Whittle.

**CALL TO ORDER**

Chair Crowley called to order the meeting of the Charleston County Historic Preservation Commission in Council Chambers at the Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive at approximately 2:02 p.m.

**COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS**

Chair Crowley announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act. He stated the purpose of the Historic Preservation Commission and introduced its members. Mr. Evans introduced County staff.

**APPROVAL OF MINUTES**

On the motion of Vice Chair Sullivan, seconded by Commissioner Perez Salcedo, the Historic Preservation Commission voted unanimously to approve the March 3, 2020 meeting minutes, 6-0, with two absent. Commissioner Longshore abstained..

**CERTIFICATION OF HISTORICAL APPROPRIATENES REQUEST (HIST-03-20-00003):**

Chair Crowley introduced the first item on the agenda. Ms. Grimball delivered the presentation, and stated that staff recommended approval noting the consistency with the historic use of the property as a farm and the distance of the structure from the historic buildings.

The applicant Jim Westerhold was present, stating he supported staff's presentation, and made himself available for any questions. No members of the public spoke in opposition.

Vice Chair Sullivan expressed her support as a resident of Mt. Pleasant, and motioned for approval. The motion was seconded by Commissioner Perez Salcedo, and the Commission voted unanimously to approve the request, 7-0, with two absent.

**CERTIFICATION OF HISTORICAL APPROPRIATENES REQUEST (HIST-05-20-00004):**

Chair Crowley introduced the next item on the agenda. Ms. Grimball delivered the presentation, and stated that staff recommended approval, noting that the proposed subdivision would not negatively impact the historic Battery Wilkes site.

Vice Chair Sullivan asked for clarification of the Future Land Use designation, and the parcels proximity to other commercial properties. Ms. Grimball explained the different designations in area which include Urban/Suburban Mixed Use and Commercial, identifying them on a map.

Commissioner Wright asked if this would be consistent with the designated Future Land Use of Urban/Suburban Mixed Use, to which Ms. Grimbball replied that it would be because the new subdivision would maintain the existing Single Family Residential 4 Zoning District for both parcels, and any future attempt to rezone to Community Commercial would have to go before the Planning Commission.

Ms. Grimbball summarized the public opposition that had been received by staff prior to the meeting, stating that surrounding community feels that it is the intention of the buyer to eventually rezone this property to commercial after completing the subdivision. The general concern of the community is that this would begin a trend allowing commercial uses to encroach into the residential area.

The applicant, Fred Whittle, spoke in favor of the application. He stated that he understood the concerns of the community, but that they were unfounded as he did not have plans to rezone the parcels. He expressed to the Commission that the zoning district or future zoning district was not the issue at hand, and that he hoped the Commission would vote within their purview by only considering the request at hand which pertains to the parcels proximity to historic Battery Wilkes. He also reminded the Commission that he had a letter of support from Douglas Bostik, who is the executive director of the South Carolina Battleground Preservation Trust.

Scott Spencer, the representative for the Sylvan Shores neighborhood, spoke in opposition of the application. He recognized that this was not the ideal public forum at which to discuss a rezoning, and that rezoning was not within the purview of the Historic Preservation Commission. He stated that the company behind this application has purchased other properties in the area and has repeatedly tried to rezone them to commercial districts. He explained that there is a history of conflict between the community and the company regarding this matter, and that his intention was to have their concerns on record if a rezoning were to be brought forth at a later date.

Commissioner Wright asked the applicant if there had been any effort between the community and the applicant to communicate. Mr. Whittle explained that he had been in contact with another community representative, Wayne Murrah, and that he felt that Mr. Murrah had been well informed regarding his intentions to use the parcels for residential development. He also noted that the Board of Zoning Appeals had repeatedly rejected requests to rezone parcels in the area to commercial zoning districts, further supporting his claim that they have no intentions to pursue rezoning in the future.

Vice Chair Sullivan expressed her understanding of the community's concerns. She asked Mr. Evans if this subdivision was within the purview of the Commission, to which he replied that it was because any CHA application that requires Site Plan Review will require the CHA first. She also reiterated that the Commission had received a letter from the individual responsible for the property, Douglas Bostick, and that he did not anticipate this application impacting the Battery or the surrounding area.

Mr. Evans briefly reviewed the purview and scope of the Historic Preservation Commission. He advised the Commission not to consider the zoning or future zoning of the parcel in their decision, as it is not relevant to the application for a Certificate of Historic Appropriateness. He stated that the current zoning of a property nor the future land use designation of a property is an issue for the Historic Preservation Commission unless it is somehow going to impact a historic site. Vice Chair Sullivan acknowledged her concern regarding the number of opposition letters, but that she was clear on the role of the Commission in this case. Commissioner

Marchant expressed his concern of setting a precedent on the types of decisions the Commission was authorized to vote on.

On a motion from Commissioner Marchant, seconded by Vice Chair Sullivan, the Commission voted unanimously, 7-0 with two absent, to approve the request.

**CHAIR'S REMARKS**

Chair Crowley stated that the next Historic Preservation Commission meeting would be on July 21, 2020, in Council Chambers.

**ADJOURNMENT**

Chair Crowley adjourned the meeting at 2:33 p.m.

Anna Kimelblatt  
Recording for the Planning Department

Ratified by the Charleston County Historic Preservation  
Commission this 21<sup>st</sup> day of July, 2020.

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Jason Crowley  
Chair

Attest:

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Joel Evans, PLA, AICP, Director  
Zoning & Planning Department

**HISTORIC PRESERVATION DISCLAIMER:**

**UNRATIFIED MEETING MINUTES**

**This document is a draft of the minutes of the most recent meeting of the Charleston County Historic Preservation Commission. The members of the Historic Preservation Commission have neither reviewed nor approved this document; therefore, these minutes shall only become official meeting minutes after adoption by the Historic Preservation Commission at a public meeting of the Commission.**