

**CHARLESTON COUNTY PLANNING COMMISSION MEETING MINUTES**  
**October 24, 2016**

Chair Eric Meyer called the Charleston County Planning Commission meeting to order at 2:03 p.m. in Room B-225 at the Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive, North Charleston, SC, 29405.

Planning Commission members in attendance included: Chair Eric Meyer; Vice Chair Cindy Floyd; Amy Fabri; Patrick Bell; Warwick Jones; David Kent; and Sussan Chavis.

Planning Commission members not in attendance included Charlie Smith and Kip Bowman.

County staff in attendance included: Joel Evans, Director of Zoning/Planning (via teleconference); Austin Bruner, Assistant County Attorney; Andrea Pietras, Deputy Director; John Carullo, Planner III; Andrea Harris-Long, Planner II; Techina Jacques, Administrative Support Coordinator I; Lisa McCray, Planner II; Dan Frazier, Planner II; John Taylor, Planner II; Tamara Avery, Planner II; Chris Wannamaker, Civil Engineer II; and Matt Fountain, Engineering Manager.

Public in attendance included: Naomi Singleton-Hinds, Own Hinds, Sam Spearing, Eldrina Jones, Marie Jones, Elijah Commodore, Walter and Sandra Miller, Cindy Smart, Missy Foscolos, Julie Kennon, Barbara Middleton, Barbara Lemon, Eloise Graham, Mary Everette, Willie Everette, Louise Maybank, Melinda Lucka Kelley, Kevin Richbourg, Viola Williams, F. Graddick, Arleen Simmons, Ben Havens, Ophelia E. Williams, Joyce Gordon, Thomasena Stokes-Marshall, William Gilmore, Charles Philips, Elnora Mitchell, Marie White, Celestine Wright, Donna F. Jacobs, Raymond White, Dwayne Smalls, Al Smalls, Julius Williams, Shamel Gibbs, Mr. and Mrs. W.B. Leland., Marvin Pasley, Marveta Pasley, Fred Lincoln, Donna Newton, Geraldine Smalls, Carolyn L. Alford, Lucille White, Edward Lee, Richard Habersham, Christopher Collins, Allen and Sandra Barnhardt, and Freddie Jenkins.

Chair Meyer briefly explained the function of the Planning Commission and introduced the Commissioners. He then asked Ms. Pietras to introduce the County staff. After reviewing the meeting's compliance with the Freedom of Information Act, Chair Meyer requested a motion to approve the September 12, 2016 meeting minutes. Commissioner Warrick Jones moved to approve the minutes; Commissioner Patrick Bell seconded. The motion resulted in a vote of 6 to 0, with 1 abstention by Commissioner Kent.

**CORRESPONDENCE**

Ms. Pietras stated that there were two letters submitted about the proposed Zoning and Land Development Regulations Ordinance (ZLDR) amendments regarding special events from Wadmalaw Island Land Planning Committee and Edisto Island Community to be discussed during that presentation.

**PARKERS FERRY COMMUNITY PLAN/ COMPREHENSIVE PLAN AMENDMENT TO INCLUDE REFERENCE TO PARKERS FERRY COMMUNITY PLAN**

Chair Meyer announced that he would be reordering the agenda to discuss the Parkers Ferry Community Plan and asked Dan Frazier to proceed. Mr. Frazier gave an overview of the Parkers Ferry Community Plan, including the development of the Plan, an overview of the Plan's objectives, as identified through extensive public input gathered through community meetings that occurred throughout the process, and implementation of the Plan.

Chair Meyer thanked Mr. Frazier for his comprehensive report, and then opened the floor for anyone present that wished to speak in favor of the Plan. Ms. Ophelia Williams, Executive Member of the Willtown Community Organization, asked all attendees representing Willtown to please stand to show support for the Community Plan. She then provided the Commission with a petition of support containing approximately 160 signatures in support of the Plan. Ms. Williams stated that the community is ready for change and growth.

Allen Barnhardt, 8646 Mitchell Road, Adams Run, stated that he is unsure of how the Plan works and whether his property was included in the protected area. Ms. Pietras stated that staff would follow up with him regarding his specific questions about the plan and whether his property is included.

Chair Meyer next asked if there was anyone present in opposition to the Plan. Seeing none, Chair Meyer called for a motion. Ms. Chavis moved to recommend adopting the Plan and the Comprehensive Plan Amendment to include reference to Parkers Ferry Community Plan. Mr. Kent seconded the motion, which resulted in a unanimous vote of 7 to 0 for approval.

#### **DISCUSSION OF PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

Chair Meyer announced that the next item on the agenda was a continued discussion of proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), which had been deferred from the September Planning Commission meeting, and asked Ms. Pietras to proceed.

PROPOSED AMENDMENTS TO TABLE 6.1-1 and ARTICLE 6.7, SPECIAL EVENTS: Ms. Pietras gave an overview of the proposed amendments to address requirements for permanent and temporary special events uses. She noted that staff had discussions with Wadmalaw Island and Edisto Island after the September Planning Commission meeting. She stated that Edisto Island submitted a letter requesting no change in the special events requirements for their area. She next stated that Wadmalaw Island also submitted a letter regarding the changes with temporary special events in Agricultural or Residential Zoning Districts, which was the impetus for the amendments before Planning Commission today. Ms. Pietras reviewed the recommended amendments. Commissioner Chavis voiced concern about the decreased maximum number of attendees and decreased number of days. Chair Meyer inquired about the process for obtaining a special events permit.

Commissioner Kent inquired about how the amendments may affect previously permitted special events on Wadmalaw Island.

There being no further questions from the Commission, Chair Meyer asked if anyone was present who was in favor of the proposed amendments.

Melinda Lucka Kelley, Wadmalaw Island Land Planning Committee, referenced the letter submitted to Planning Commission from the Committee and reviewed the community input that they gathered from island residents about the proposed amendments.

Seeing no one else present to speak in support of the amendments, Chair Meyer then asked if there was anyone present in opposition to the amendments. Seeing none, Chair Meyer called for a motion. Ms. Floyd moved to recommend approval of the proposed amendments to Table 6.1-1 and Article 6.7. Mr. Jones seconded the motion, which resulted in a unanimous vote of 7 to 0 for approval.

PROPOSED AMENDMENTS TO SECTION 6.4.48.B, LANDSCAPING SERVICES: Ms. Pietras gave an overview of the proposed amendment, stating that at the direction of the Commission, staff updated the use allowance for the Rural Commercial (CR) Zoning District.

Seeing no questions, Mr. Kent made a motion to recommend approval of the proposed amendments to Section 6.4.48.B. Ms. Chavis seconded the motion, which resulted in a unanimous vote of 7 to 0 for approval.

PROPOSED AMENDMENTS TO SECTION 9.6.3, ARCHITECTURAL DESIGN STANDARDS - FENCES IN RIGHT-OF-WAY BUFFERS: Ms. Pietras gave an overview of the proposed amendments regarding requirements for fences in right-of-way buffers, noting the revision based on Planning Commission discussion at the September meeting. After all questions had been answered, Mr. Kent made a motion to recommend approval of the proposed amendments to Section 9.6.3. Mr. Bell seconded the motion, which resulted in a unanimous vote of 7 to 0 for approval.

**PROPOSED AMENDMENTS TO APPENDIX A, NON-STANDARD COUNTY ROAD REQUIREMENTS:** Ms. Pietras gave an overview of the proposed amendments to allow an increase in the number of lots accessing a non-standard county road from 10 lots to 15 lots without requiring the developer to bring the road up to the appropriate County road standard. Matt Fountain provided an overview of the different road types and maintenance levels. Planning Commission discussed the different road types, costs associated with maintenance, advantages and disadvantages to increasing the number of lots from 10 to 15 without requiring the road be brought up to the appropriate County road standard, and the proposed process to allow that to occur..

Commissioner Chavis mentioned the potential benefits for communities in the Rural Area and voiced support for the proposed amendments. Planning Commission discussed the potential financial burden and political implications associated with the proposed amendments.

Seeing no further discussion from Planning Commission, Chair Meyer asked if there was anyone present to speak for or against the proposed amendments. Seeing none, Chair Meyer called for a motion. Mr. Bell moved to recommend disapproval of the proposed amendments to Appendix A. Mr. Jones seconded the motion, which resulted in a vote of 6 to 1 for approval. Ms. Chavis cast the dissenting vote.

Next, Ms. Pietras informed Planning Commission of concerns from the Army Corps of Engineers (ACOE) regarding subdivision plat requirements and the practice of requiring a South Atlantic Charleston Division (SAC) number as proof of coordination with the ACOE. She stated that after the September Commission meeting, at which time the Commission had recommended approval of ZLDR amendments to only require the SAC number as proof of coordination with ACOE, ACOE staff contacted her to explain that only requiring the SAC number would be detrimental to the ACOE process. She explained that this would cause people to submit applications for delineations when they have no intent of following up on those applications once the SAC number is issued and this will cause unnecessary work for ACOE staff members. She stated that ACOE representatives suggested that the County either require a letter of delineation/determination from ACOE or not require any coordination with their agency at all.

Ms. Pietras explained that she and other Planning Department staff members met with staff from the Public Works Stormwater Division and asked Chris Wannamaker from that department to explain their review process. Mr. Wannamaker explained that they are responsible for stormwater permitting for the County and several municipalities and review land development applications for compliance with stormwater requirements. He stated that in most cases, the land development activity requires an ACOE delineation of wetlands. He stated this should occur at the time of land development application and not at the time of subdivision plat application. Ms. Pietras stated that staff agrees with Mr. Wannamaker and would like to bring alternative amendments to the November 14 Commission meeting that would not require ACOE coordination at the time of subdivision plat application, except for areas that are proposed for public dedication. She noted that staff would include a requirement to add notes to the plat that no ACOE delineation has been completed as of the date of recording of the plat and that ACOE delineations may be required prior to issuance of zoning permits for land development activities. Planning Commission agreed that the requirements should be clarified; Ms. Pietras stated that revised amendments will be presented to the Planning Commission at their November 14 meeting. Mr. Evans followed up by stating that the County is coordinating with the Town of Mount Pleasant, City of North Charleston, and City of Charleston to attempt to draft consistent requirements to streamline the process for property owners.

## **ZONING MAP AMENDMENT REQUESTS**

Chair Meyer announced that there were three zoning map amendment requests.

**ZREZ-08-16-00036:** Request to rezone property located at 3520 Kitford Road, Johns Island, (TMS 283-00-00-499) from Rural Residential (RR-3) Zoning District to Industrial (I) Zoning District

**(Property size: 0.74 acres).**

Dan Frazier presented the request and concluded with a staff recommendation of approval due to consistency with the Charleston County Comprehensive Plan.

Seeing no questions from Planning Commission, Chair Meyer opened the floor for public comments.

Joyce Gordon, Ravenel, SC, shared concerns about the roadway and access to her property.

Ben Havens, the applicant, voiced support for the application and stated his intent to relocate his paint and adhesive business to the subject property.

Eldrina Jones, 3522 Kitford Road, spoke in opposition to the request. She discussed the recent changes in the community as more commercial businesses have established along Kitford Road and explained the negative impacts, including traffic and noise issues. She also inquired about the origin of the zoning in this area of Johns Island.

Elijah Commodore, 3519 Kitford Road, spoke in opposition to the request and stated that there is too much commercial development in the community.

Missy Foscolos, 3522 Kitford Road, spoke in opposition to the request and expressed concern about the dump trucks speeding down Kitford Road. She also stated that she did not want any additional businesses there.

Seeing no further public comments, Chair Meyer opened the floor for discussion among the Commissioners. Commissioner Floyd and Commissioner Chavis discussed how the surrounding properties attained Industrial zoning. The Planning Commission discussed the inconsistent zoning and existing land uses and voiced concern about the transitioning neighborhood. As a result of the discussion, Ms. Pietras stated that staff could research the zoning, future land use, and existing land use for this area and work with the community to offer solutions for the zoning issues for discussion at a future Planning Commission meeting. The Planning Commission was agreeable to this idea; therefore, Chair Meyer called for a motion. Mr. Jones moved to defer the zoning map amendment request until the zoning of this area could be further studied and directed staff to work with the community on this issue. Ms. Chavis seconded the motion, which resulted in a unanimous vote of 7 to 0 for approval.

**ZREZ-05-16-00032: Request to rezone property located at 1756 Central Park Avenue, James Island, (TMS 424-09-00-186) from Single Family Residential 4 (R-4) Zoning District to Residential Office (OR) Zoning District (Property size: 0.67 acres).**

Ms. Harris-Long presented the request and concluded with a recommendation of disapproval due to inconsistency with the Comprehensive Plan.

Following the presentation, Commissioners discussed the existing land uses in the immediate vicinity of the subject property. Seeing no more discussion, Chair Meyer asked if there was anyone present to speak in favor of the request.

William Gilmore, 216 Ushas Court, Moncks Corner, spoke in favor of the request. He mentioned that he works for Pasley Funeral Home, the prospective buyer of the property if the request is approved, and he explained the nature of the business.

Marvin Pasley, the applicant, spoke in favor of the request. He stated his intention to remodel the dilapidated structures currently on the property.

Seeing no one else present to speak in favor of the request, Chair Meyer opened the floor for anyone to speak in opposition. Seeing none, the Planning Commission continued to discuss the request, focusing on the existing land uses in the area and the changing nature of Central Park Road, including the

increased traffic on the road. Once all discussion had ended, Mr. Jones made a motion to recommend approval of the zoning map amendment. Ms. Fabri seconded the motion, which resulted in a vote of 6 to 1 for approval. Ms. Floyd cast the dissenting vote.

**ZREZ-08-16-00035: Request to rezone a 9.35-acre portion of property (1.57 acres of highland) located at 1649 Yellow House Road, Wadmalaw Island (TMS 156-00-00-001) from Agricultural Preservation (AG-15) Zoning District to Agricultural/Residential (AGR) Zoning District.**

Ms. Harris-Long presented the request and concluded with a recommendation of disapproval due inconsistency with the Comprehensive Plan.

Commissioner Jones asked for clarification of the plat currently in process for the subject property and adjacent properties. Seeing no further questions from Planning Commission, Chair Meyer asked for any speakers in favor of the request.

William Leland, applicant, spoke in favor of the request and explained how they had acquired the subject property and why they are requesting to subdivide the properties.

Kevin Richbourg, 6850 Bears Bluff Road, Wadmalaw Island, spoke in favor of the request. He stated that Mr. Leland spoke to the Wadmalaw Island Land Planning Committee and no one on the Committee was in opposition to his request.

Emily Leland, applicant, spoke in favor of the request and reiterated their intent to subdivide the parcels to ensure their children would have land in the future.

Seeing no further public comments, Chair Meyer called for a vote. Ms. Chavis moved to recommend approval of the zoning map amendment request. Mr. Kent seconded the motion, which resulted in a unanimous vote of 7 to 0 for approval.

## **COMMITTEE REPORTS**

Chair Meyer announced that committee reports were next on the agenda.

**Historic Preservation Committee:** Commissioner Kent recapped the August 31, 2016 public workshop and invited Andrea Harris-Long to present an overview of the *2016 Charleston County Historical and Architectural Survey Report Update*. Ms. Harris-Long reviewed the project objectives, methodology, surveyed properties, report recommendations, and potential implementation steps. Commissioner Kent said that the Historic Preservation Committee plans to meet and discuss recommendations to bring to the Planning Commission at a future meeting for consideration.

Chair Meyer opened the floor for public comments regarding the Survey Update Project. The following citizens spoke:

1. Thomasena Stokes-Marshall, resident of Snowden, thanked the Committee for completing the survey, as it highlighted the unique characteristics of the African American communities and how they should be preserved.
2. Chris Collins, 505 Coaxum Road, Mount Pleasant, SC, spoke about the Gullah Geechee Corridor Act, which was enacted to protect and preserve the Gullah Geechee Settlements within the corridor's boundaries.
3. Richard Habersham, 2938 Bennett Charles Road, Mount Pleasant, SC, thanked staff and New South Associates for completing the survey. He shared concerns about zoning issues in the Town of Mount Pleasant that threaten the character of the Phillips Community in Mount Pleasant and encouraged the Town and Charleston County to work together to resolve zoning issues and threats.

4. Edward Lee, resident of Scanlonville, expressed concern about rising property taxes that result in residents having to move out of their communities.
5. Fred Lincoln, resident of Cainhoy, stated that Charleston County is a step ahead of other counties. He said that the survey update project could be a blueprint for other counties to use. He spoke about the affordable housing opportunities in his community.
6. Ms. Stokes Marshall addressed Planning Commission again to formally submit a letter to the body that was composed by the four African American Settlement neighborhoods represented at today's meeting (Snowden, Scanlonville, Phillips, and Cainhoy). She stated that the letter will also be forwarded to County Council, and it encourages a collaborative effort between the different entities in order to preserve the communities.
7. Pat Sullivan, resident of Mount Pleasant, spoke about rising housing costs pushing residents out of residents such as the Snowden community in Mount Pleasant.
8. Donna Jacobs, resident of West Ashley, thanked the Historic Preservation Committee for their work on the survey update project.

**Affordable Housing Committee:** No report.

**Short Term Rental Committee:** Ms. Pietras stated that staff has received one proposal from a planning consultant to start work on the ZLDR amendments (which includes short-term rentals). She noted that staff has begun reviewing the proposal and will update Planning Commission at the next meeting. She also reminded Planning Commission about the Short-Term Rental Forum at the Charleston County Public Library on November 1<sup>st</sup>.

#### **DIRECTOR'S REPORT**

Mr. Evans thanked Chair Meyer and Commissioners Smith, Bell and Kent for coming to the Council meeting recognizing October as Planning Month.

#### **CHAIR'S REMARKS**

Chair Meyer had no report.

There being no further business before the Commission, Chair Meyer adjourned the meeting at 5:04 p.m.

Techina Jacques  
Recording for the Planning Department

Ratified by the Charleston County Planning  
Commission this 14<sup>th</sup> day of November, 2016

Eric Meyer  
Chair

Attest:

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