



South Carolina Planning Education Advisory Committee (SCPEAC)

February 14, 2025

NOTICE OF DECISION

Title of Program: Charleston County PC Annual Meeting Presentation 3.10.25

Organization: Charleston County Planning

The following action has been taken by the SCPEAC on this application:

APPLICATION RECEIVED Date: February 13, 2025

APPLICATION REVIEWED Date: February 14, 2025

ACCEPTED WITHOUT OBJECTION Date: N/A


- a) X ACCREDITED for: 60 minutes (1 hour) CE credit hours: 1.0
- b) _____ DENIED ACCREDITATION
- c) _____ RETURNED for more information

If accredited:

a) Authorized Course No.: 2025-02

b) Date of accreditation: February 14, 2025

Certification Signature, MASC Administrative Representative: 

Certification Signature, SCPEAC Representative: 

**For further information, contact Urica Floyd at 803-354-4754
or the committee at SCPEAC@masc.sc.**



Application for Accreditation of a Continuing Education Program or as a Sponsor Organization

NOTE: This certification form, together with the required information referenced therein, shall be submitted to the South Carolina Planning Education Advisory Committee. Applications are due no later than 30 days prior to the first scheduled presentation of a program or class. Once submitted, if no objections are raised by a member of the SCPEAC within 10 business days of receipt, the program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled with appropriate public notice, as soon as reasonably possible, to review the application. The Committee will consider extenuating circumstances where the 30-day deadline cannot be met.

Reason for Application

Choose one:

Request as a Local Official for Continuing Education Program Approval Request as an Organization for Accreditation of a Continuing Education Training Request as an Organization to be an Approved Sponsor of Continuing Education Programs

Applicant Information

Applicants must meet the educational requirements of at least an undergrad degree, plus 5 years experience in the planning field.

Name

Monica
First

Eustace
Last

Municipality/County/Organization

Charleston County

Position

Planner II

Phone

(843) 202-7207

Email

meustace@charlestoncounty.org

If you are a COG Director, indicate which jurisdiction the certification is being requested for:

Applicant Resume/Vita

eustace resume 2025.pdf

Information About Organization Providing the Training

Organization Name

Organization Address

Address Line 1

Address Line 2

City

State

Zip Code

Organization Phone

Organization Website

Name of Training Contact

Title of Training Contact

Training Contact's Phone

Training Contact's Email

Training Program Information

Title of Planned Training or Program

Date of Training

Length of Training Session (i.e. 60 minutes, 90 minutes, 3-hours, etc.)

Training Location

Brief description of the Training or Program and its relevant content:

Method of presentation (in-person; virtual; or other):

In person

When will materials be distributed (before or at the time of the program):

At the time of the program

Description of materials to be distributed:

Copy of presentation slides and evaluation form.

Method of Advertisement (Describe how you plan to notify local officials of the program):

Members will be notified via email and the general public will be notified via an ad in the Post and Courier and a notification on the County website.

Additional Comments

Required Attachments

Brochure, if available:

Course Presenter(s) and credentials (include brief resumes and qualifications, combine into one .pdf document):

Carlisle_Miller brief resume.pdf

Copies of all handouts and course materials (combine into one .pdf document). If the course materials is a video/webinar recording include an informational sheet with video summary, links to the host site of the video, etc.:

FINAL Complete Charleston County PC Annual Meeting Presentation 3.10.2025.pdf

Evaluation Form and method of evaluation (each program must be evaluated, combine into one .pdf document):

Evaluation Form 2025.pdf

Certification. By submitting this application, the applicant agrees to:

1. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel, or lodging costs will be the responsibility of the Committee member.
2. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

Monica Leigh Eustace, AICP

208 Stratford Drive • Summerville • SC • 29485 • (843)817-5619 • Monicalei@aol.com

EDUCATION

Master of Fine Arts, Historic Preservation, Savannah College of Art and Design, Savannah, GA, May 1999.

Thesis: Rewriting the Design Guidelines for Savannah's Victorian District.

Bachelor of Science, Design (Architecture), Clemson University, Clemson, SC, August 1996. Concentration in Historic Preservation.

Senior Project: Establishing Old Calhoun as a Historic District.

Skills: Proficient in AutoCAD v12 – v2004, Blue Prince/Blue Report, eTrakIt, Microsoft Suite (including Word, Excel, PowerPoint, and Access), ArcGIS, Adobe Illustrator, Adobe Acrobat, Lotus v4, XTree Gold (XTG). Ten years of art/design study.

PROFESSIONAL SUMMARY

Experienced Development Planner with a demonstrated history of working in the government administration industry. Strong operations professional skilled in Land Development, Urban Planning, Site Planning, Zoning, and Mixed-Use Development.

PROFESSIONAL EXPERIENCE

July 2022 to Present. **Charleston County Planning Department, North Charleston, SC.** Planner II.

- Oversees and manages the Charleston County Comprehensive Plan Five-Year Review, including implementation of the vision, goals, and recommendations; works on coordinating document updates, outreach, and public meetings.
- Collaborates with staff in various departments, professionals, and government agencies to facilitate, expedite, and enhance the site plan and subdivision review process; confers with and advises engineers, developers, architects, surveyors, property owners and citizens in the coordination of planning and zoning issues and in the interpretation and enforcement of County ordinances.
- Advises and assists County municipalities with in-house projects and independent research including Comprehensive Plan updates, Design Review Board staffing, and Urban Growth Boundary research.
- Attends meetings with staff members, permit applicants, and professionals to review and make proposals regarding past, current, and future projects and land use.
- Prepares and distributes staff reports with appropriate factual findings, justification, and recommendations for issuance of Certificates of Historic Appropriateness to be presented to the Historic Preservation Commission; meets with, advises, and coordinates process with HPC applicants and representatives; performs professional planning work in the interpretation and enforcement of the County's historic preservation ordinance; conducts site evaluations for proposed land usage; provides preservation advice in conformance with the Secretary of the Interior's Standards.
- Aids co-workers with projects and assignments as necessary; provides training, leadership, and direct supervision of lower-level staff as assigned.
- Participates in department marketing and public relations efforts; makes public presentations to inform the public about department projects and programs and to receive public input; assists in conducting public meetings.
- Staff liaison work to assigned boards and commissions, including making presentations; attends neighborhood and community meetings as Planning Department representative.
- Receives and responds to inquiries, concerns, complaints, and requests for assistance regarding areas of responsibility.
- Performs general administrative / clerical work as required, including but not limited to preparing reports and correspondence, copying and filing documents, entering and retrieving computer data, maintaining databases, preparing spreadsheets, answering the telephone, etc.
- Attends training, conferences, seminars, meetings, etc., to enhance job knowledge and skills.
- Participates in long-range planning projects as assigned.
- Researches, gathers, interprets, and prepares data for planning and zoning studies, reports, and suggestions; prepares a variety of studies, briefs and reports for decision-making and presentation purposes.

June 2015 to July 2022. **Richland County Planning Department, Columbia, SC.** Land Development Planner II.

- Reviewed commercial / civil site and landscape plans for compliance with all applicable and current land use

regulations.

- Collaborated with staff in various departments, professionals, and government agencies to facilitate, expedite, and enhance the site plan and subdivision review process; conferred with and advised engineers, developers, architects, surveyors, property owners and citizens in the coordination of planning and zoning issues and in the interpretation and enforcement of County ordinances.
- Ensured proper documentation and project management for all site plan subdivision and rezoning submittals, inquiries, or discrepancies.
- Conducted site inspections to ensure proper execution of approved plans and to resolve any issues that arise during or after the review process.
- Attended meetings with staff members, permit applicants, and professionals to review and make proposals regarding past, current, and future projects and land use.
- Required an in-depth knowledge of area regulations and programs.
- Staff liaison work to assigned boards and commissions, including making presentations; attended neighborhood and community meetings as Planning Department representative.
- Received and responded to inquiries, concerns, complaints, and requests for assistance regarding areas of responsibility.
- Conducted technical research and analysis, evaluates findings, identified significant issues, determined options, and deployed staff recommendations on difficult and complex residential and non-residential projects.
- Researched, gathered, interpreted, and prepared data for planning and zoning studies and reports; prepared a variety of studies, briefs and reports for decision-making and presentation purposes.

February 2007 to April 2014. **Dorchester County Planning Department, Summerville, SC.** Senior Planner.

- Advised the Deputy Administrator, Planning Commission, Zoning Board of Appeals, County Council, County officials and other entities on planning and development issues and projects; prepares and presents project information and staff recommendations to such groups as required.
- Participated in long-range planning projects as assigned.
- Conferred with and advised engineers, developers, architects, surveyors, property owners and citizens in the coordination of planning and zoning issues and in the interpretation and enforcement of County ordinances.
- Researched, gathered, interpreted and prepared data for planning and zoning studies, reports and suggestions; prepared a variety of studies, briefs, and reports for decision-making and presentation purposes.
- Generated, updated, and edited County maps using ArcGIS software.
- Attended neighborhood and community meetings as Planning Department representative.
- Reviewed all new commercial and multi-family development coming into the County.
- Reviewed all new residential subdivision development coming into the County.
- Worked on County Comprehensive Plan Update.
- Worked on Transportation Impact Fee for County, writing Capital Improvements Plan section.
- Assessed and recommended all items going before the Board of Zoning Appeals.
- Worked on rezoning AC areas of County to new zoning districts.
- Attended neighborhood and community meetings as Planning Department representative.

March 2006 to February 2007. **City of North Charleston, North Charleston, SC.** City Planner, General Development.

- Generated, updated, and edited City maps using ArcGIS software.
- Researched, gathers, interprets, and prepares data for planning and zoning studies, reports, and suggestions.
- Attended neighborhood meetings as Planning Department representative.
- Worked with local neighborhood groups to establish historic districts and overlay districts.
- Compiled list of City properties that would be eligible for historic marker.
- Worked with State Ports Authority, Army Corps of Engineers, State Department of Transportation, local community leaders, and other City officials on development of mitigation plan and streetscapes for new SPA terminal and access road.
- Developed various scenarios of parking layouts for possible property acquisition to expand parking supply of East Montague area.
- Profiled demographic and land use characteristics for selected neighborhoods using ArcMap software combined with Census data.
- Worked on project to re-establish Four Poles Park as neighborhood park.
- Researched historic neighborhoods, properties, and structures within City limits.
- Attended neighborhood and community meetings as Planning Department representative.

COMMUNITY PROJECTS

September 1998. **Old Jewish Cemetery.** Savannah College of Art and Design, Savannah, GA.

- Participated in writing specifications for monument cleaning and conducted on-site cleaning applications.

April 1998. **Lissner House Project.** Brunswick, GA. Savannah College of Art and Design, Savannah, GA.

- Part of paint examination team for historic Lissner House.
- Provided Brunswick Historical Society with historic paint analysis reports.

April 1998. **Midtown Neighborhood Community Center Design Charette.** Savannah College of Art and Design, Savannah, GA.

- Participated in a design charette for a community center.

March 1998. **Victorian District Planning Project.** Savannah College of Art and Design, Savannah, GA.

- Worked on committee to provide preservation plan for Victorian District and to help establish guidelines for Victorian District Association.

February 1998. **Pulaski House Building Survey.** Savannah College of Art and Design, Savannah, GA.

- Provided Parts I and II of Historic American Building Survey (HABS) for SCAD's Pulaski House.

September to November 1997. **National Historic Landmark District Survey.** Savannah College of Art and Design, Savannah, GA.

- Worked on intensive building by building survey of historic resources within National Historic Landmark District of Savannah, GA.
- Recorded data on Georgia State Site Survey Forms; supervised by National Park Service's National Register Programs Division in Atlanta, GA.

ACTIVITIES AND HONORS

- American Institute of Certified Planners (AICP), 2024-Present, Member.
- South Carolina Chapter of the American Planning Association (SCAPA), 2006-Present, Member.
- American Planning Association, 2006-Present, Member.
- National Trust for Historic Preservation, 1996-Present, Member.

Win Carlisle, AICP
Brief Resume

Win Carlisle is a Planner I for the Charleston County Zoning and Planning Department. Mr. Carlisle has been a professional planner since 2024 and is a member of the American Institute of Certified Planners, the American Planning Association, and the South Carolina Chapter of the American Planning Association.

He holds a Bachelor of Arts degree in Political Science from the University of Mississippi.

He worked in residential real estate development for close to twenty years in Georgia, Florida, and South Carolina, managing a variety of projects from small subdivisions to large mixed-use developments.

He is currently staffing the Planning Commission and previously worked in the permitting side of the department for over a year.

Marche' Miller
Brief Resume

Marche' Miller is a Planner I for the Charleston County Zoning and Planning Department and has professional experience in the field since 2022. She is a member of the American Planning Association and the South Carolina Chapter of the American Planning Association. Ms. Miller has experience working with the Charleston County Planning Commission and Historic Preservation Commission and has assisted in the preparation and administration of comprehensive plans and zoning and land development regulations for Charleston County.



Joel Evans, AICP, PLA
Zoning & Planning Director

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1.800.524.7832
Fax: 843.202.7218
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A103
North Charleston, SC 29405-7464

Evaluation Form

1. Was the length of the Program sufficient? Yes No

2. Were the materials presented helpful? Yes No
If not, explain:

3. Did you feel the information was presented in a clear manner? Yes No
If not, explain:

4. Were you exposed to new ideas and concerns? Yes No

5. What topic(s) would you be interested in for future programs?

Use this space to make additional comments:

Thank you for your comments –

PLANNING COMMISSION

Annual Business Meeting & Training

March 10, 2025

Marche' Miller, Planner I
Win Carlisle, AICP, Planner I



COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

In compliance with the Freedom of Information Act (FOIA), notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.

CALL TO ORDER & INTRODUCTIONS

- Cindy Floyd, Chair
- Pete Paulatos, Vice-Chair
 - Susan Cox
 - Logan Davis
- Warwick Jones
 - David Kent
 - Garry Lesesne
- Adam MacConnell
 - Luke Morris

CALL TO ORDER & INTRODUCTIONS Cont.

Staff

- Joel Evans, PLA, AICP, Director
- Andrea Melocik, AICP, Deputy Director
 - Marche' Miller, Planner I
 - Win Carlisle, AICP, Planner I
- Stephanie Ondo, Planning Tech II

Attorney for the Planning Commission

- Marc Belle

CONTINUING EDUCATION TRAINING

EDUCATIONAL REQUIREMENTS ARE MANDATORY BY STATE LAW

In 2003, state law was amended to require mandatory orientation and continuing education training for Commission members and employees.

- Orientation Training: Minimum of **6** hours
 - Annual Training: Minimum of **3** hours

Exemptions: AICP, masters/doctorate degree in planning from an accredited college/university, or licensed to practice law in SC

FREEDOM OF INFORMATION ACT “FOIA”

The planning process is covered by the S.C. Freedom of Information Act:

- Comply with Notice Requirements:
 - Give adequate meeting notice to the public, including Workshops, Subcommittees, etc.
- Limited Availability of Executive Sessions – receipt of legal advice
- Must make a timely response to requests for information
- Post agendas

ETHICS

- Commissioners are covered as “public officials” under the provisions of the 1991 Ethics Act (S.C. Code Title 8, Chapter 13)
- The State Ethics Commission investigates and prosecutes claims of Act violations

RULES & PROCEDURE

MEMBERSHIP

1. Charleston County Council appoints members to the Planning Commission based on their specific expertise, community knowledge, and concern for the future welfare of the community and its citizens. They shall represent a broad scope of community interests, concerns, and professions. Each member must be a resident of Charleston County.
2. A quorum shall consist five or more members.
3. Should a vacancy occur, the Director of Zoning and Planning will notify the Clerk of County Council.

RULES & PROCEDURE

OFFICERS

1. Chairperson – Elected each March, one year term, may be re-elected, and is a voting member of the Planning Commission.
2. Vice-Chairperson – Elected each March, one-year term, may be re-elected, and is a voting member of the Planning Commission.
3. If the current Chairperson & Vice-Chairperson are absent the Zoning and Planning Director will conduct an election.
4. If a vacancy occurs among the officers, an election shall be held at the next regularly scheduled meeting

RULES & PROCEDURE

COMMISSION MEMBER ATTENDANCE

1. It is important that members be present and on time for meetings. If a member is unable to attend or is planning to be tardy for a meeting of the Commission, the member shall notify Planning Staff in advance. Staff will notify the Chair.
2. Members are allowed three (3) consecutive absences during a term year (March 1st through February 28th). If a member of the Commission exceeds three (3) absences during a term-year, the Chair will provide written notice of such to the appointing Councilmember who will determine if the member should be removed from the Commission.
3. If a member of the Commission should leave during a meeting, such actions shall count as absence with the following exceptions: an unforeseen family emergency, an unforeseen health issue, or member's recusal from a case.

ANY
QUESTIONS?



2024 YEAR IN REVIEW PLANNING COMMISSION

March 10, 2025

10 Meetings Held

18 Applications Reviewed:

6 Subdivision Plat Applications

5 ZLDR Text Amendments

3 Zoning Map Amendment Applications

3 Planned Developments Applications

1 Comprehensive Plan Text Amendment

61

REZONING

PRE-APPLICATION MEETINGS

ZLDR Text Amendments

Amendments to Art. 3.7, Site Plan Review, and Art. 9.2, Tree Protection & Preservation to allow specific exemptions from the ZLDR Tree Protection and Preservation requirements for Charleston County Public Works and SC Department of Transportation initiated projects

- **Planning Commission Recommendation: Approval with conditions (Vote: 5-3):**

Amend to require limited Site Plan Review & mitigation be required for Public Works initiated projects with a condition that recommendations submitted from a Johns Island Task Force letter dated January 4, 2024 be incorporated.

- **County Council's Final Decision (Approval, 9-0):**

County Council accepted the PC's recommendation and amended and included the requirement for a Public Hearing prior to final approval for tree removal requests before County Council.

ZLDR Text Amendments

Art. 4.25, PD, Planned Development Zoning District: Amend the Planned Development Zoning District development requirements to implement the removal of the density ranges for the Wadmalaw Island Agricultural Preservation, Agricultural Preservation, and Rural Agriculture Future Land Use categories from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities, which was approved as part of the Comprehensive Plan Five-Year Review adopted on May 21, 2024.

- **Planning Commission Recommendation: Approval (Vote: 8-0)**
- **County Council's Final Decision: Approval (Vote: 7-2)**

Art. 8.14, Conservation Subdivisions: Remove the Rural Agricultural (AG-8) Zoning District from the Conservation Subdivision regulations of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) to implement the removal of the density range for the Rural Agriculture Future Land Use category from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities, which was approved as part of the Comprehensive Plan Five-Year Review adopted on May 21, 2024.

- **Planning Commission Recommendation: Approval (Vote: 8-0)**
- **County Council's Final Decision: Approval (Vote: 7-2)**

ZLDR Text Amendments

Art. 9.3, Off-Street Parking and Loading:

Reduce the parking requirements for passive recreation areas.

- **Planning Commission Recommendation: Approval (Vote: 8-0)**
- **County Council's Final Decision: Approval (Vote: 7-2)**

Art. 4.3, NR, Natural Resource Management District; Ch. 5, Overlay and Special Purpose Zoning Districts (Art. 5.1, General, and Art. 5.16, Natural Resource Management Special Purpose Zoning District); Table 6.1-1, Use

Table, and Art. 6.8, Short-Term Rentals: Amend the Natural Resource Management Zoning District to clarify uses and development standards including the uses and development standards for Dewees Island.

- **Planning Commission Recommendation: Approval (Vote: 8-0)**
- **County Council's Final Decision: Approval with conditions (Vote: 7-2)**

Comp Plan Text Amendment & ZLDR Text Amendment Applications

ACP-03-24-00124 & ZLDR-03-24-00132:

Request to amend Map 3.1.13, Ashley River Road Corridor Overlay Zoning District, of the Comprehensive Plan and Map 5.10 and Map 5.10.C, Ashley River Road Corridor Overlay ZRequest to amend Map 3.1.13, Ashley River Road Corridor Overlay Zoning District, of the Comprehensive Plan and Map 5.10 and Map 5.10.C, Ashley River Road Corridor Overlay Zoning District, of the ZLDR to change the zoning designation of TMS 354-12-00-006 from the Neighborhood Commercial designation to the Community Commercial designation.

- **Planning Commission Recommendation: Approval (Vote: 6-0-1)**
- **County Council's Final Decision: Approval (Vote: 9-0).**

ZONING MAP AMENDMENT APPLICATIONS

1

ZREZ-04-24-00153: Request to rezone TMS 614-00-00-060, -061, and -062 from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District.

PC Recommendation: Approval, 6-3.

County Council Decision: Approval, 8-1.

2

ZREZ-09-24-00154: Request to rezone TMS 215-00-00-014, 3555 Bohicket Road, from the Agricultural Residential (AGR) Zoning District to the Rural Agricultural (AG-8) Zoning District.

PC Recommendation: Approval, 9-0.

County Council Decision: Approval, 8-0.

3

ZREZ-09-24-00156: Request to rezone TMS 257-00-00-033, 2550 and 2554 Bohicket Road, from the Agricultural Residential (AGR) Zoning District to the Rural Agricultural (AG-8) Zoning District.

PC Recommendation: Approval, 9-0.

County Council Decision: Approval, 8-0.

Planned Development Applications Reviewed by the PC

RUTLEDGE TOMB SITE PD

Request to rezone a 0.07-acre portion of TMS 583-00-00-016 from the S-3 Zoning District to the Rutledge Tomb Site Planned Development (PD-189) to preserve a historic tomb site and allow for a pocket park.

PC RECOMMENDATION:

APPROVAL, 7-0.

STATUS:

Approved by County Council, 9-0.

HAMLIN ACRES PD

Request to rezone TMS #s 577-00-00-022, -024 and -025 from the S-3 Zoning District to the Hamlin Acres Planned Development (PD-186) to allow for a residential subdivision containing 41 lots with flexible lot sizes & standards.

PC RECOMMENDATION:

DISAPPROVAL, 7-0-1.

STATUS:

Application withdrawn by applicant.

ISLAND PARK PLACE MEDICAL & WELLNESS VILLAGE PD

Request to rezone TMS #s 203-00-00-048 and -053, from the R-4 Zoning District to the Island Park Place Medical Health & Wellness Village Planned Development (PD-190), to allow for the development of a large-scale medical office park with associated retail & residential uses.

PC RECOMMENDATION: DISAPPROVAL, 8-0. In addition, PC approved a motion to recommend County Council adopt staff’s suggested conditions should the application be approved (Vote: 8-0).

STATUS:

Deferred at the applicant’s request. Scheduled for the March 6, 2025 Planning & Public Works Committee meeting.

2024 PD Draft Reviews – Staff Level



FORMAL PD APPLICATION SUBMITTED

- Rutledge Tomb Site PD*
- Hamlin Acres PD*
- Island Park Place Medical Health and Wellness Village*

FORMAL PD APPLICATION NOT YET SUBMITTED

- Orange Hill DA & PD*
- Dollar General PD*
- 1095 Main Road PD*
- Hunt Club PD Amendment
- Storybook Farm PD

** Additional Reviews completed prior to 2024*

Comprehensive Plan Five-Year Review

Recommended for approval by the Planning Commission
on December 11, 2023

Approved by County Council on May 21, 2024.

**Note: The Ten-Year Comprehensive Plan Update will begin in early 2027
(due May 21, 2029)**

Comprehensive Plan

Priority Recommendations (2023-2028)

	<u>PROJECT</u>	<u>PROJECT STATUS</u>
1	Reinforce the location of the Urban Growth Boundary (UGB).	County staff is currently coordinating with surrounding jurisdictions including the COG to discuss reinforcement of the UGB.
2	Mount Pleasant Overlay Zoning District - including Sweetgrass Basket Stand Special Consideration Area Update.	County staff is currently working with the Town of Mt. Pleasant to update the Mount Pleasant Overlay District & Sweetgrass Basket Stand Special Consideration Area.
3	Urban/Suburban Area Cultural Community Protection Overlay Zoning Districts and Historic Districts for Historic African-American Communities, as identified in the 2016 Charleston County Historic Resources Survey Update (e.g. Phillips, Snowden, Ten Mile, Grimball Farm, etc.).	<p>County staff is currently working with the Ten Mile Community to develop an Overlay Zoning District. Community Plans/Overlay Zoning Districts/Historic Districts for other communities to be completed as requested by each community.</p> <p>Completed the Sol Legare Community Plan and Overlay Zoning District in 2018.</p>
4	Rural Area Cultural Community Protection Overlay Zoning Districts and Historic Districts.	Ongoing - as requested by residents of each community.

Comprehensive Plan

Priority Recommendations (2023-2028) Cont.

	<u>PROJECT</u>	<u>PROJECT STATUS</u>
5	Future Land Use Consistency Review in Highway 78 Area	This project has not begun.
6	Funding Tools and Programs to Implement the Strategies of the Comprehensive Plan (e.g., impact fees, transfer of development rights, purchase of development rights and similar programs).	This project has not begun.
7	Review the land uses and zoning allowed on Johns Island to prioritize agriculture, silviculture, equestrian, and other agriculturally related uses.	This project has not begun.
8	Review & amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, & other requirements necessary to achieve the increased density of 1 dwelling per 4 acres in the Rural Agricultural Future Land Use designation through the Planned Development process and refine the open space as it related to Planned Developments.	This project has not begun.
9	Review/ amend the Comprehensive Plan and ZLDR to prohibit clear cutting of properties and incentivize the retention of swaths of trees.	This project has not begun.
10	Create an Official Map showing federally and locally funded roads, along with planned road projects and CARTA projects.	This project has not begun.

**THANK YOU FOR YOUR HARD
WORK IN 2024 AND WE ARE
LOOKING FORWARD TO A
GREAT 2025!**

Charleston County Zoning and Planning

Subdivision Overview

By – Tamara Avery, Planner III



Charleston County Subdivision Staff

Tamara Avery – Planner III

Chris Cone – Planner I

Charleston County reviews for the following jurisdictions -

Unincorporated
Charleston
County

Town of
Ravenel

Town of James
Island (4+ lots)

Town of
Rockville

Types of Subdivision Plats

Exempt

Minor Subdivision (4 lots or less)

Major Subdivision Preliminary

Major Subdivision Conditional*

Major Subdivision Final

Exempt Plat

Boundary Survey

Property Line Adjustment

Easement Establishment

Re-Establish Property Line

Minor Subdivisions

Minor subdivisions are 4 lots or less

The access to the lots can be an ingress/egress easement.

Minor subdivisions go straight to final plat

Minor Subdivision Review Criteria



Verify zoning of parcel and density



Verify proposed lots meet the minimum lot requirements per zoning district



Grand Trees in relation to access and buildable area



Parcels have legal access



Parcels have water/sewer availability

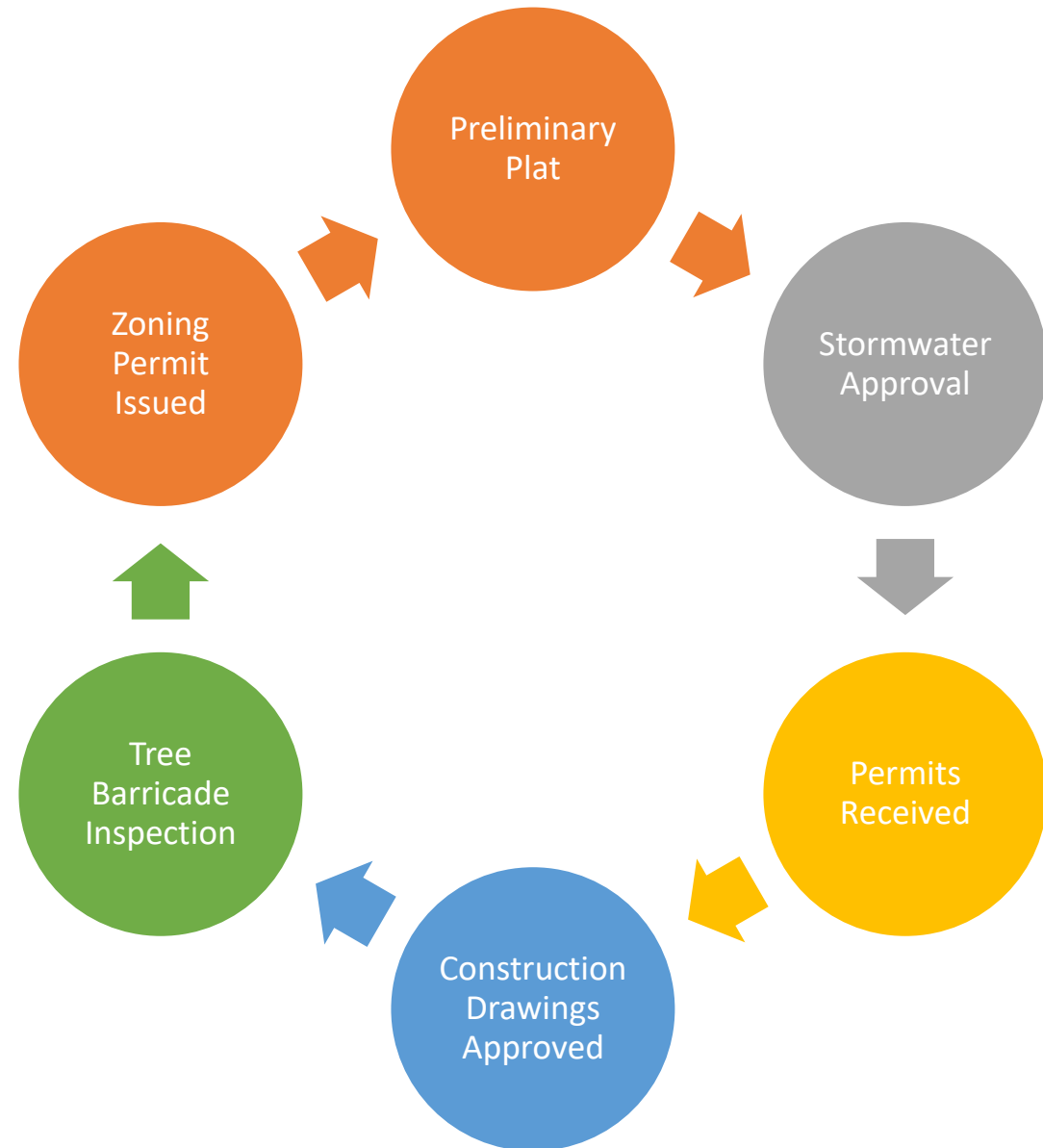
Major Subdivisions

Major Subdivisions are 5 lots or more

The access must meet Secondary County Road Standards

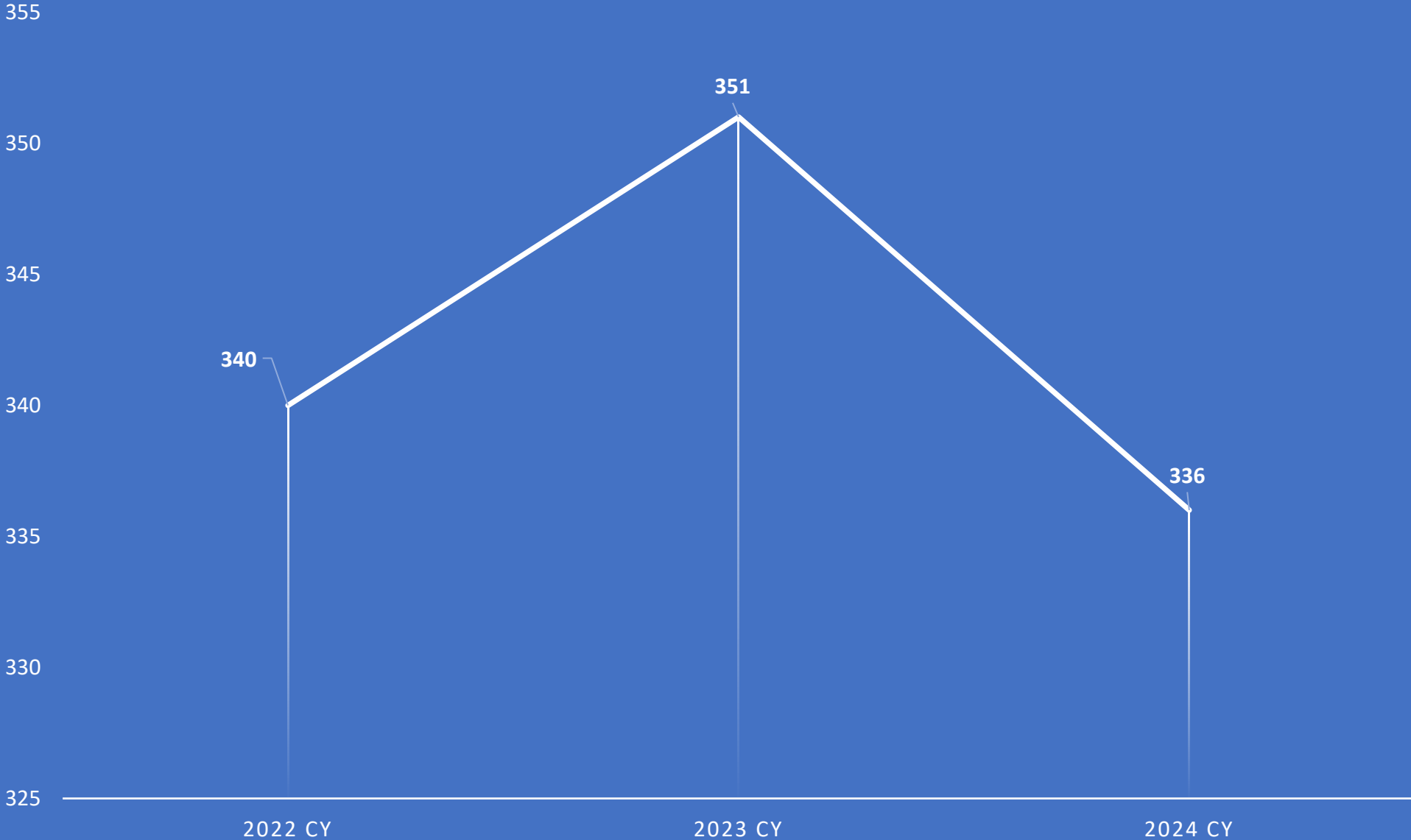
Major Subdivisions start as Preliminary Plats and then transfer to Final Plats

Major Subdivision Review Process

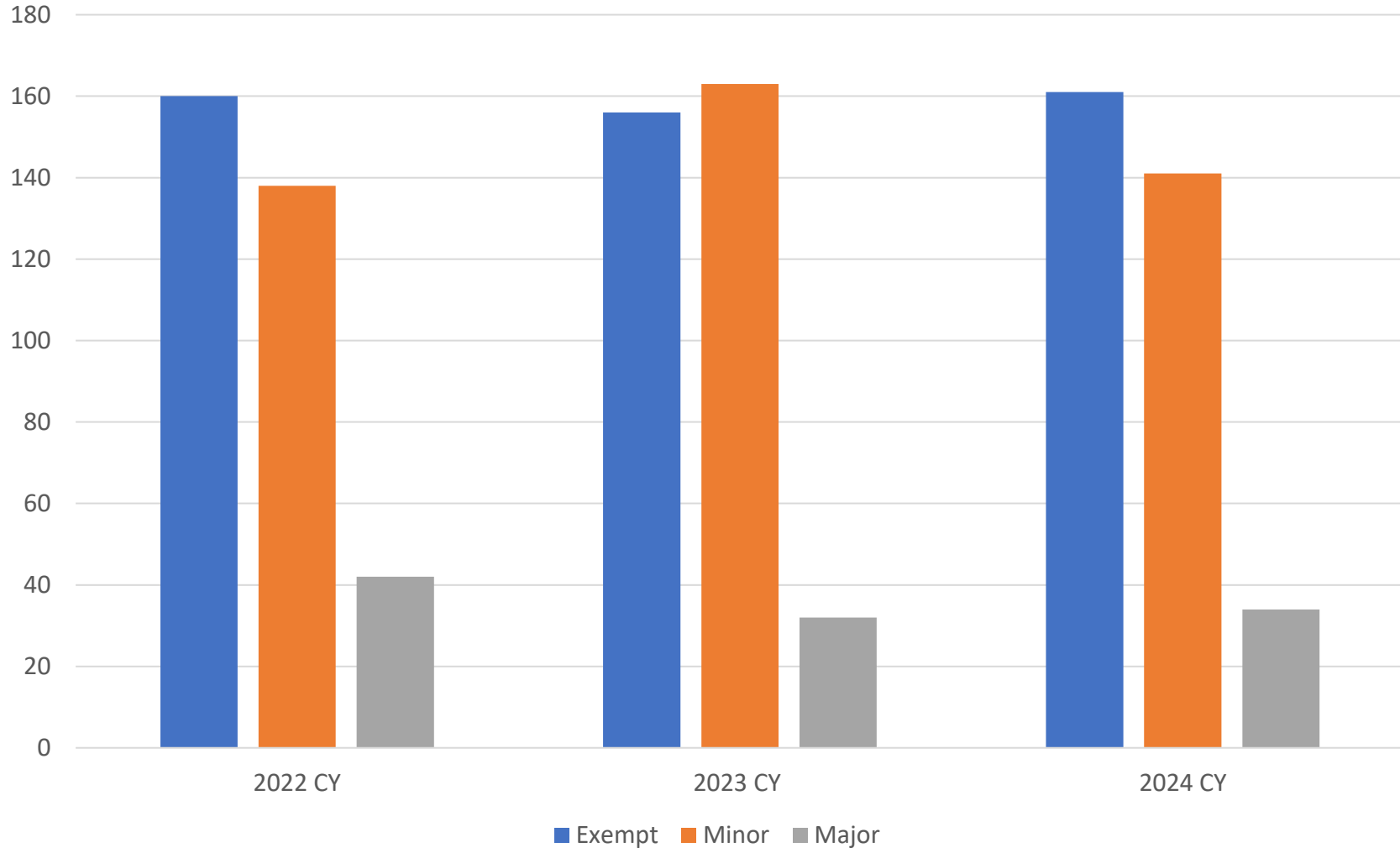


SUBDIVISION PLAT SUBMITTALS

— Subdivision Plat Submittals



Type of Plat submittals



Major Subdivision in Process for approval

Project Area	TMS#	PLAN CASE SBDV#	Review Status
Ladson Area			
Mill Crossing Estates (30 lots)	385-15-00-017, -031, -017	SBDV- 0962	Preliminary Plat under review
Elms Glen, Phase 2 (132 TH and 85 SFR)	388-00-00-116, -581, -163	SBDV-02665	Preliminary Plat under review
JPFS Lincolnville (31 lots)	388-00-00-022, -023, -024, -183	SBDV-01877	Preliminary Plat and Stormwater Approval needs Land Disturbance Permit to start construction
Johns Island Area			
Cassique, phase 10 (6 lots)	205-00-00-201	SBDV-02238	Final Plat in for review
Chisolm (10 lots)	253-00-00-009	SBDV-02647	Preliminary Plat under review
Exchange Landing (280 lots)	315-00-00-004, 315-00-00-553	SBDV-02241	Preliminary Plat under review
Hoopstick Island (10 lots)	277-00-00-016, -017, -019, -020-, 049	SBDV-02207	Preliminary Plat approved
Keating Property (10 lots)	273-00-00-044, -045	SBDV-01986	Preliminary Plat approved
Murray Creek (39 lots)	311-00-00-025, 311-00-00-097	SBDV-01849	Last correspondence was in July 2022 with Engineer. Preliminary Plat is not approved
2060 River Road (5 lots)	345-00-00-061	SBDV-02553	Preliminary Plat under review
River Run (10 lots)	317-00-00-012, 317-00-00-075, 317-00-00-076, 317-00-00-011, 317-00-00-007, 317-00-00-089	N/A	Preliminary Plat almost ready
Haulover Greek (34 lots)	204-00-00-014, -017	SBDV-02715	Preliminary Plat approved
West Ashely Area			
Ashley Rivers Edge (11 lots)	353-03-00-042	SBDV-02477	Preliminary Plat Approved
Stinson Avenue (4 lots)	350-05-00-095	SBDV-02275	Preliminary Plat under review
Hughes Road (11 lots)	287-00-00-101	SBDV-02719	Preliminary Plat under review
Woodland (24 lots)	355-16-00-003, -045, -004, -043, -044, -046	SBDV-02859	Preliminary Plat under review
Cosby Tract (70 townhouses)	287-00-00-178	SBDV-01520	Under Construction
James Island Area			
McNeil Washington (17 lots)	330-11-00-048, -063, -049	SBDV-02568	Preliminary plat under review
Mt. Pleasant / East Cooper Area			
Leland Park (9 lots)	614-00-00-004	SBDV-02874	Preliminary Plat under review
Old Field Subdivision (26 lots)	745-00-00-223, 745-00-00-224, 745-00-00-222, 745-00-00-037	SBDV-02071	Preliminary Plat approved
Boston Grill Road (5 lots)	577-00-00-076	SBDV-02851	Preliminary Plat almost ready to approve
Covington (40 lots)	583-00-00-008, -236, -007	SBDV-02428	Preliminary Plat in review
Singleton Tract	614-00-00-023, -057	SBDV-02690	Preliminary Plat in review
Town of Ravenel Area			
Golden Grove, Phase 1 (192 lots)	175-00-00-052, 168-00-00-023	SBDV-1941	Conditional Plat recorded
Golden Grove, Phase 2 (189 lots)	175-00-00-052, 168-00-00-023	SBDV-1986	Preliminary Plat Review
Tea Farm, Phase 1 (157 lots)	301-00-00-010	SBDV-02380	Approved Preliminary Plat
Tea Farm, Phase 2 (131 lots)	301-00-00-010	SBDV-02936	Preliminary Plat under review
4535 Hwy 162 (19 lots)	353-03-00-042	SBDV-02477	Preliminary Plat under review

Subdivision Applications Reviewed by Planning Commission in 2024

SBDV CASE #	TMS #(S)	NUMBER OF LOTS CREATED	DECISION
SBDV-06-23-02467	614-00-00-165 & -331	4 Lots	Approval, 7-1.
SBDV-07-23-02493	614-00-00-107	3 Lots	Approval, 7-1.
SBDV-02-24-02710	615-00-00-022	2 Lots w/ a residual of eight acres	Approval, 8-0.
SBDV-02-24-02716	583-00-00-114	2 Lots	Approval, 8-0.
SBDV-11-23-02616	583-00-00-016	2 Lots (New lot to be come public park through Greenbelt Funding)	Approval, 8-0.
SBDV-03-24-02725	583-00-00-383	4 Lots	Approval, 6-2.

CY 2024 Recap

- **336 Applications submitted**
- **43 Pre-Application meetings with the public**
- **223 Plats recorded at the Register of Deeds**
- **478 New lots created in Charleston County**

CONTINUING EDUCATION TRAINING



I. ZONING AS AN IMPLEMENTATION TOOL – 50 MINUTES
