

Brantley Moody, Chair
Joe Boykin
Henry E Darby
Jenny Costa Honeycutt
Larry Kobrovsky
Kylon Jerome Middleton
Teddie Pryor
Herb Sass
Robert L Wehrman



Planning & Public Works Committee Agenda
August 13, 2024 at 6:00 PM
4045 Bridge View Drive, North Charleston, SC 29405

1 APPROVAL OF MINUTES OF JUNE 13, 2024

2 AGENDA ITEMS

**2A ZREZ-04-24-00153 - 927, 935, 943
Gadsdenville Road**

- Request to Consider

Charleston County Council

Memorandum

To: Members of the Planning & Public Works Committee

From: Kristen Salisbury, Clerk of Council

Date: August 2, 2024

Subject: Minutes of June 13, 2024

At the Planning & Public Works Committee meeting of August 13, 2024, the draft minutes of the Planning & Public Works Committee meeting of June 13, 2024 will be presented for approval.

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING Tuesday, July 23, 2024 at 6:30 PM

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, July 23, 2024, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by 5:00 PM on Friday, July 19, 2024. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. 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.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

ZREZ-04-24-00153: Case History

Planning Commission: June 10, 2024
Public Hearing: July 23, 2024
Planning and Public Works Committee: August 8, 2024
First Reading: August 13, 2024
Second Reading: September 10, 2024
Third Reading: September 24, 2024

CASE INFORMATION

Applicant: Thomas Tisdale, Jr.

Location: 943, 935, and 927 Gadsdenville Rd, Awendaw Area

Parcel Identification: 614-00-00-060, 614-00-00-061, 614-00-00-062

Application: 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.

Council District: 2 (Kobrovsky)

Property Size: 8.86 total acres

Zoning History: Prior to 2001, the subject properties were zoned Agricultural-Residential (AR) but upon the adoption of the Zoning and Land Development Regulations Ordinance in November 2001, the subject properties were zoned Low-Density Suburban Residential (RSL). RSL was renamed Low Density Residential (R-4) in 2006.

2020 Subdivision Request and 2022 BZA Variance Request:

- 10/5/2020 – SBDV-10-20-01552: Major subdivision of the subject properties into 29 lots was applied for by property owner and developer.
- 3/8/2022 – BZA-03-22-00566: Board of Zoning Appeals request submitted by property owner and developer for the removal of five grand trees and the encroachment of two grand trees for the proposed 29 lot subdivision.
- 5/2/2022 – BZA disapproved the grand tree variance request.

10/12/2022 – SBDV-10-20-01552: The proposed 29 Lot subdivision was withdrawn.

In February 2024, County Council rezoned the properties in the Ten Mile Community Historic District that were zoned R-4 and UR to the S-3 Zoning District as follows:

- November 14, 2023: County Council authorized staff to initiate the process to consider rezoning parcels in the Low Density Residential (R-4) and Urban Residential (UR) Zoning Districts in the Ten Mile Community Historic District to the Special Management (S-3) Zoning District.
- December 11, 2023: Planning Commission recommended approval of the rezoning by a vote of 9-0.
- January 11, 2024: County Council held the Public Hearing.

- January 25, 2024: Council Planning/Public Works Committee recommended approval of the rezoning (vote: 9-0) with the ability for property owners to request to opt out of the rezoning before third reading.
- January 30, 2024: County Council approved first reading of the rezoning, request with the ability for property owners to request to opt out of the rezoning before third reading (vote: 8-0).
- February 13, 2024: County Council approved second reading of the rezoning request with the ability for property owners to request to opt out of the rezoning before third reading (vote: 9-0).
- February 27, 2024: County Council approved third reading of the rezoning request (vote: 9-0). No properties owners requested to opt out of the rezoning prior to third reading.

On March 5, 2024, the owner of the subject property submitted a letter asking to opt out of the rezoning from R-4 to S-3, which was after the third reading approval by County Council on February 27, 2024. Therefore, this request must be processed as a rezoning request pursuant to ZLDR Art. 3.4, Zoning Map Amendments.

Adjacent Zoning: Two of the subject properties (943 and 927 Gadsdenville Road) are vacant, while 935 Gadsdenville Road is developed with a single family detached residence. To the north, east and south, adjacent properties are zoned S-3 and developed with either single family detached or manufactured residences. To the west is the Cottages at Copahee subdivision which is zoned R-4 and developed with single family detached homes, and not part of the Ten Mile Community Historic District.

Municipalities Notified/Response: Town of Awendaw, Town of James Island, Town of Kiawah Island, Town of McClellanville, Town of Mount Pleasant, City of Isle of Palms, City of North Charleston, and Town of Sullivans Island were notified of this request. Any responses are included in this packet.

APPROVAL CRITERIA

Pursuant to ZLDR Section 3.4.6, Zoning Map Amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

- a) The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;

Staff Response: *The Comprehensive Plan recommends the subject parcels for the Urban/Suburban Cultural Community Protection Future Land Use Category, which is described as: “intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses. Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre.” Table 3.3.1, Future Land Use Residential Densities, of the Comprehensive Plan assigns a density range of 1 to 4 dwellings per acre to the Urban/Suburban Cultural Community Protection Future Land Use Category. In addition, Cultural Resources Element Strategy number 7 as contained in the Comprehensive Plan is to “Protect rural historic landscapes by ensuring development is in character with inherent rural attributes.”*

The requested zoning district would allow densities within the range recommended by the Comprehensive Plan; however, the requested zoning district allows much smaller lot sizes and setbacks than seen in much of the existing development in the Ten Mile Community. The average lot size of the parcels in the Community is 1.09 acres. The minimum lot size for the Low Density

Residential (R-4) Zoning District is 5,000 square feet with public water and sewer; 10,000 square feet with public water or sewer; and 14,500 square feet without public water or sewer. The R-4 setbacks are 20 feet for the front, 5 feet for the sides, and 10 feet for the rear. The Special Management (S-3) Zoning District allows a minimum lot size of 14,500 square feet if no public water or sewer are available and 12,500 square feet if water or sewer is available. The setbacks for the Special Management (S-3) Zoning District are 25 feet for the front, 15 feet for the sides, and 25 feet for the rear. Therefore, this request may not be consistent with the Comprehensive Plan.

- b) The proposed amendment will allow Development that is compatible with existing uses, recommended Density, established Dimensional Standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

Staff Response: *Most of the surrounding properties are zoned S-3 and are in the Ten Mile Community Historic District. There is a contiguous subdivision, which is not part of the Ten Mile Community Historic District, that is zoned Low Density Residential (R-4). The uses allowed in the requested R-4 Zoning District are very similar to those allowed in the S-3 Zoning District. However, as stated above, the requested zoning district allows a higher density and significantly smaller lot sizes and setbacks than allowed on the surrounding parcels that are zoned S-3. Therefore, this criterion may not be met.*

- c) The proposed amendment corrects a zoning map error or inconsistency; or

Staff Response: *Not Applicable.*

- d) The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Staff Response: *Not Applicable.*

PLANNING COMMISSION MEETING: June 10, 2024

Recommendation: Approval, 6-3; (Commissioners Floyd, Morris, and Cox dissented).

Speakers: The applicant spoke in support of the request. Three individuals spoke in opposition to the request.

Public Input: Thirty-four (34) support letters were received. Two (2) opposition letters and a petition stating "I oppose the request to rezone TMS 614-00-00-060, -061, -062 (ZREZ-04-24-00153) from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District. The majority of community members fought to become a designated Historic District and fought to obtain S-3 zoning to protect this Settlement Community, its residents, and its resources. Allowing these parcels to become R-4 to be sold to developers would reverse the results of these efforts" with 50 signatures in opposition received.

Notifications: 322 notifications were sent to property owners within 300 feet of the subject parcels and those on the East Cooper, Historic Preservation, and Settlement Community Interested Parties Lists on May 24, 2024. Additionally, this request was noticed in the *Post & Courier* on May 24, 2024.

PUBLIC HEARING: July 23, 2024

Notifications: 322 notifications were sent to property owners within 300 feet of the subject parcels and

those on the East Cooper, Historic Preservation, and Settlement Community Interested Parties Lists on July 5, 2024. Signs were posted on July 5, 2024. Additionally, this request was noticed in the *Post & Courier* on July 5, 2024.

Speakers: Two speakers in support and two speakers in opposition.

Public Input: 12 more signatures for the previously mentioned petition in opposition were received on 7/23/2024.

PLANNING AND PUBLIC WORKS COMMITTEE: August 8, 2024



Charleston County Zoning Map Amendment Request

Planning Commission: June 10, 2024

Public Hearing: July 23, 2024

Planning and Public Works Committee: August 8, 2024

First Reading: August 13, 2024

Second Reading: September 10, 2024

Third Reading: September 24, 2024

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.

- Mount Pleasant Area: 943, 935, and 927 Gadsdenville Rd.
- Parcel I.D.: 614-00-00-060, -061, -062
- Owner & Applicant: Tisdale Living Trust
- Property Size: 8.86 acres
- Council District: 2 (Kobrovsky)

Zoning History

Prior to 2001, the subject properties were zoned Agricultural-Residential (AR) but upon the adoption of the Zoning and Land Development Standards in November 2001, the subject properties were zoned Low-Density Suburban Residential (RSL). RSL became Low Density Residential (R-4), in 2006.

2020 Subdivision Request and 2022 BZA Variance Request:

- 10/5/2020 – SBDV-10-20-01552: Major subdivision of the subject properties into 29 lots was applied for by the property owner and a developer.
- 3/8/2022 – BZA-03-22-00566: Board of Zoning Appeals request submitted by property owner and developer for the removal of five grand trees and the encroachment of two grand trees for the proposed 29 lot subdivision.
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10/12/2022 – SBDV-10-20-01552: The proposed 29 Lot subdivision was withdrawn.

Zoning History

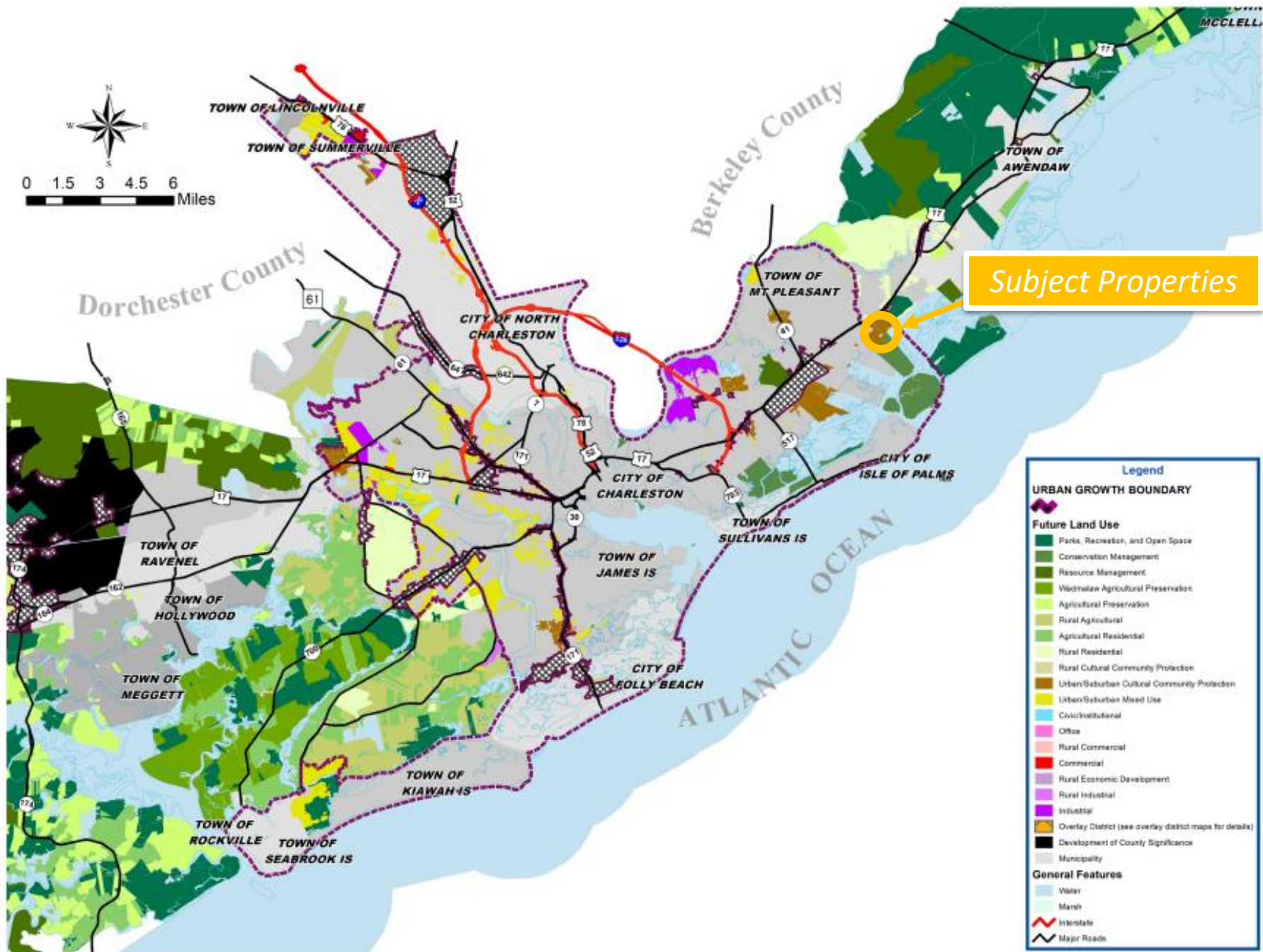
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Zoning History

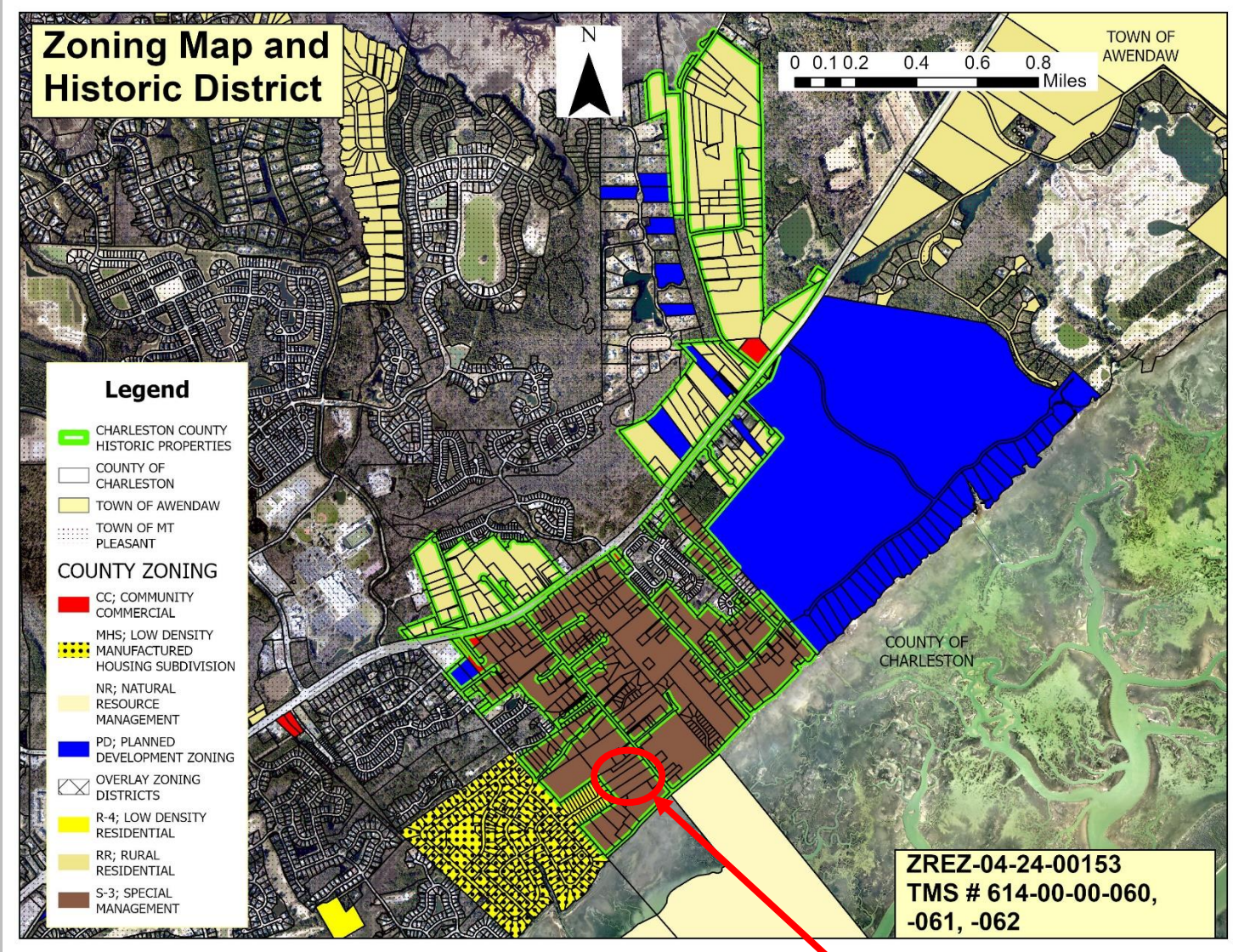
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On March 5, 2024, the owner of the subject properties submitted a letter asking to opt out of the rezoning from R-4 to S-3, which was after the third reading approval by County Council on February 27, 2024. Therefore, this request must be processed as a rezoning request pursuant to ZLDR Art. 3.4, Zoning Map Amendments.



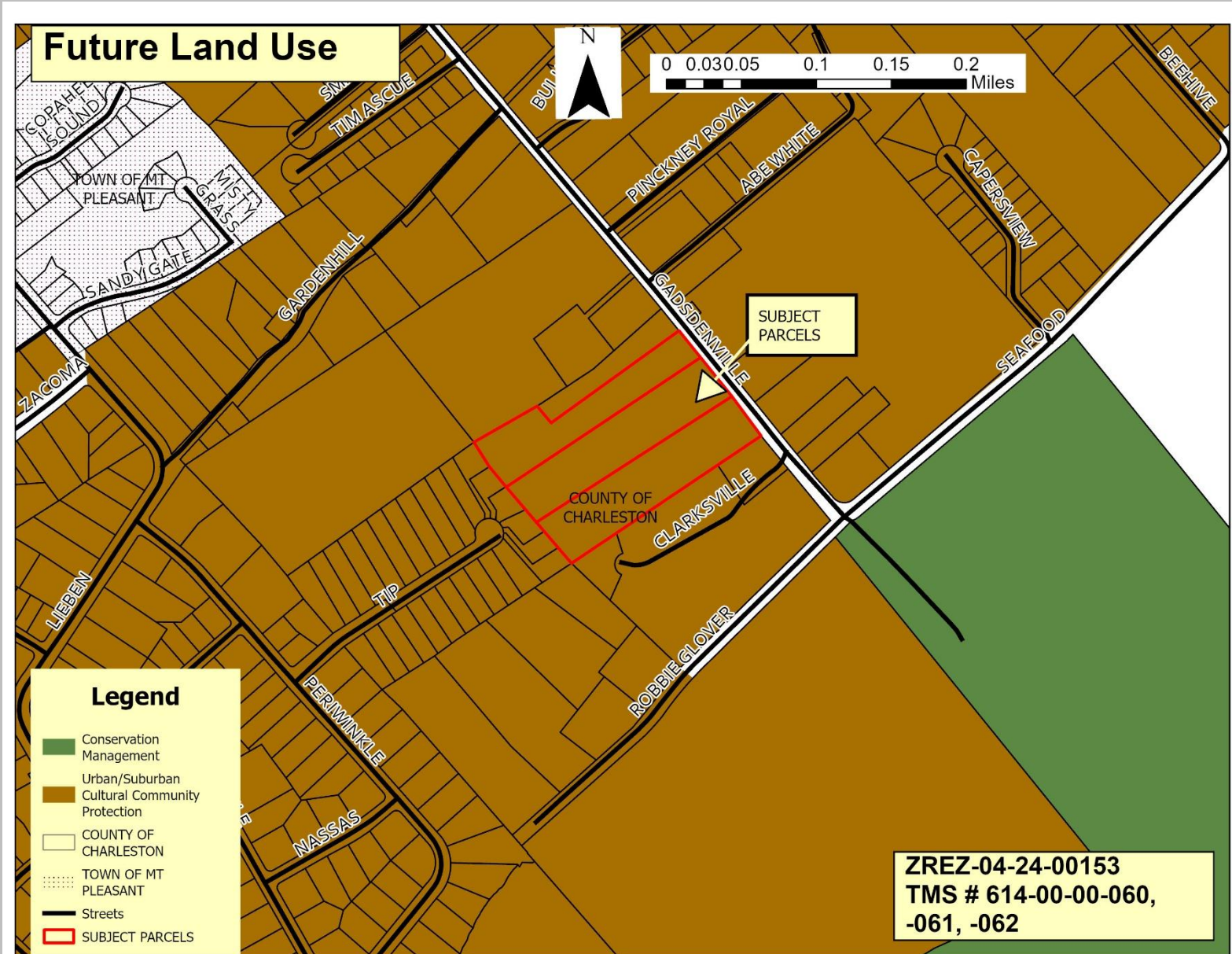
Subject Properties

Current Zoning and Historic District

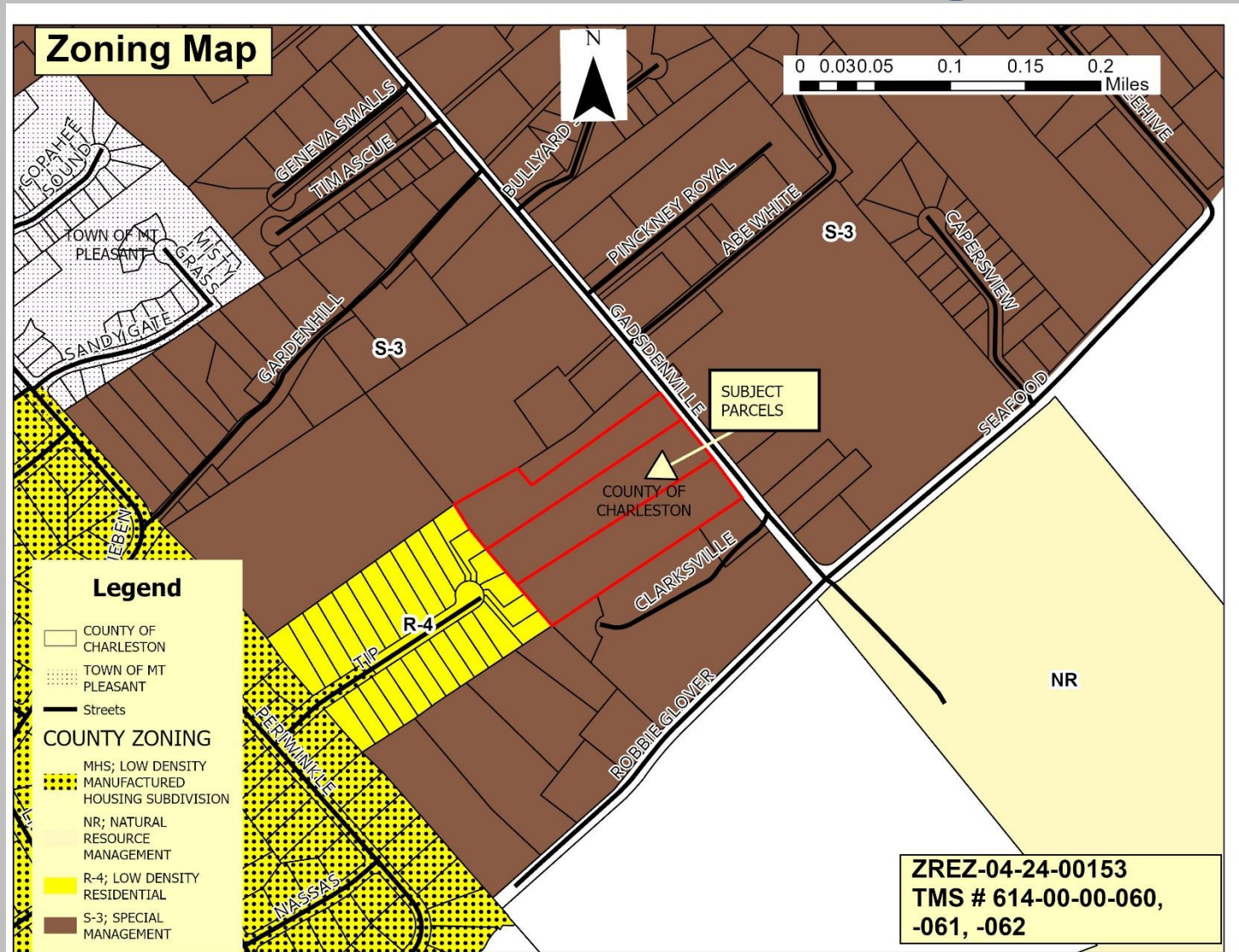


Subject Parcels

Future Land Use

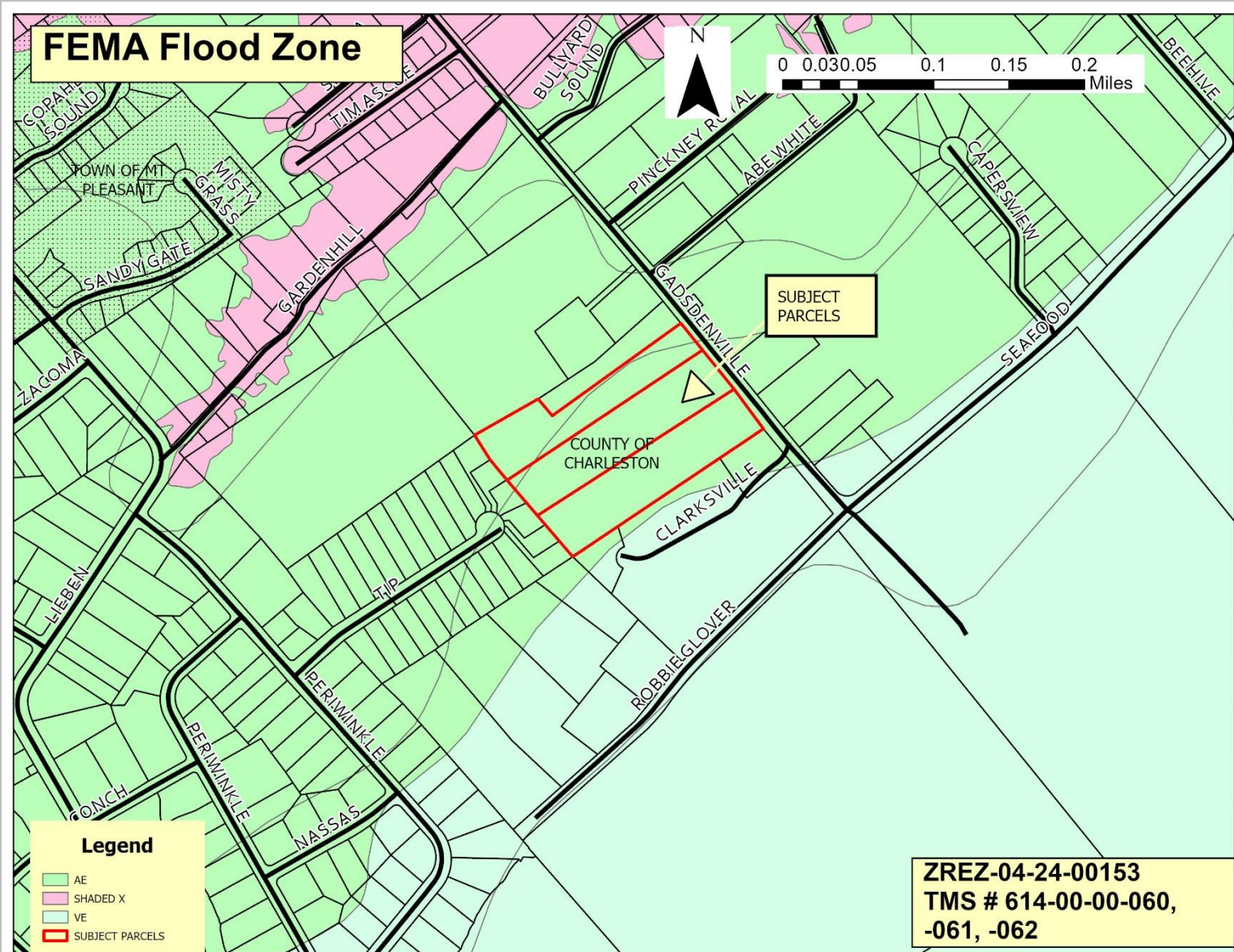


Current Zoning

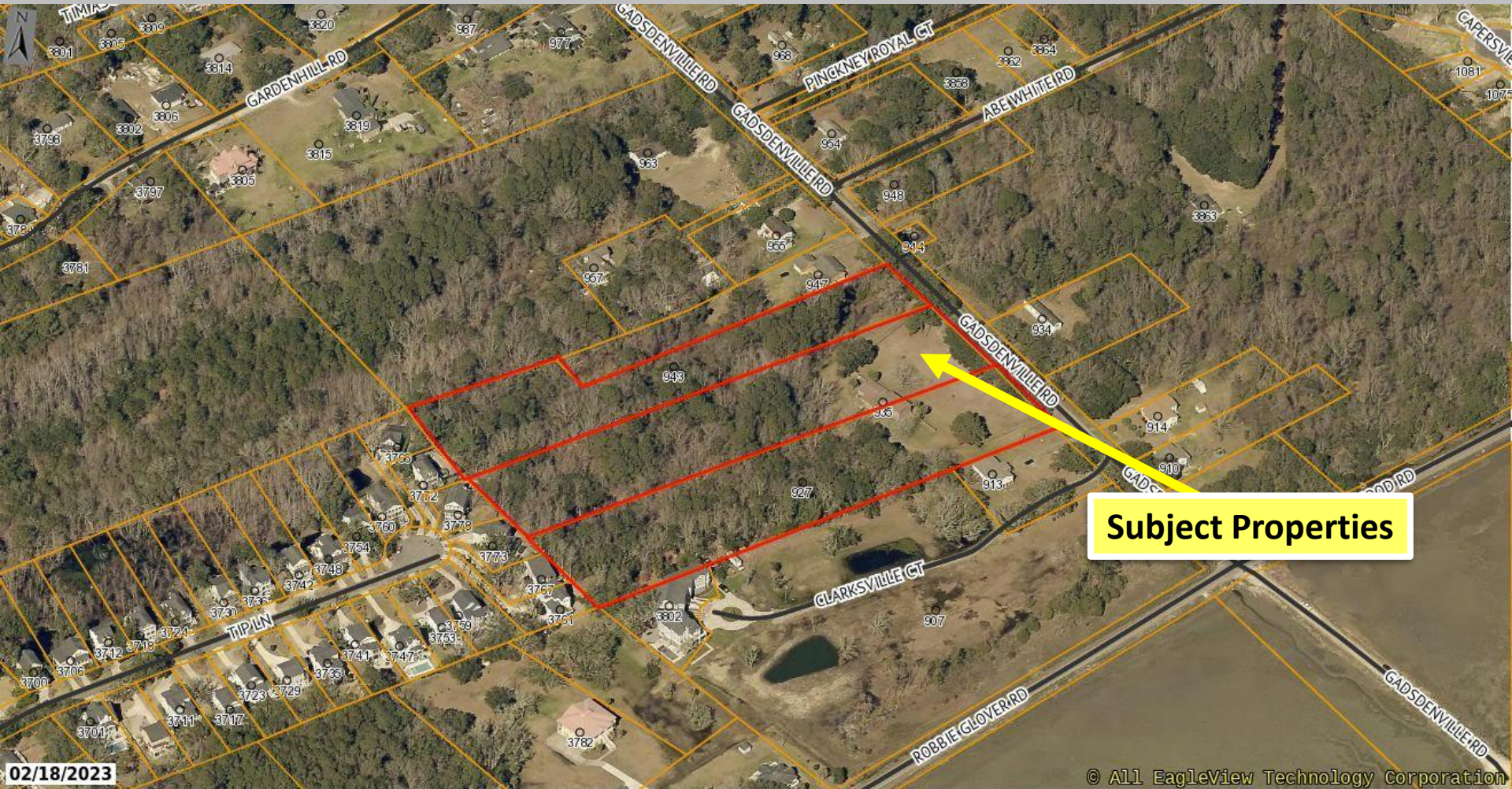


Two of the subject properties (943 and 927 Gadsenville Road) are vacant, while 935 Gadsenville Road is developed with a single family detached residence. To the north, east and south, adjacent properties are zoned S-3 and developed with either single family detached, manufactured residences, or are vacant. To the west is the Cottages at Copahee subdivision which is zoned R-4 and developed with single family detached homes, and is not part of the Ten Mile Community Historic District.

FEMA Flood Zone



Aerial View to the North



Subject Properties

Aerial View to the South



Subject Properties

02/18/2023

© All EagleView Technology Corporation

Site Photos



**1 – Subject Property
TMS 614-00-00-060**



**2 – Subject Property
TMS 614-00-00-061**

Site Photos



**3 – Subject Property
TMS 614-00-00-062**



**4 – Property Across Street From
Subject Properties
TMS 614-00-00-342**

Site Photos



**6 – Adjacent Property to
South of Subject Properties
TMS 614-00-00-390**



**6 – Adjacent Properties to North of
Subject Properties
TMS 614-00-00-059, -058**

Comparison of Land Uses

	S-3 (Current Zoning)	R-4 (Requested Zoning)
Allowed Land Uses Include C = Allowed with conditions S = Special Exception approval by the BZA required	<ul style="list-style-type: none"> -Allows for 3 Dwelling Units per acre -Single-Family Dwelling Unit -Manufactured Housing Unit (C) -Duplex, Triplex, and Fourplex (S) -Horticultural Production -Library or Archive -Community Recreation -Animal and Insect Production (C) -Agricultural Processing (S) -Catering Service (S) -Medical Office (S) 	<ul style="list-style-type: none"> -Allows for 4 dwelling units per acre -Single-Family Dwelling Unit -Manufactured Housing Unit (C) -Duplex, Triplex, and Fourplex (S) -Horticultural Production -Library or Archive -Community Recreation -Group Home
Minimum Lot Sizes	12,500 square feet if water or sewer is available. 14,500 square feet if no water or sewer is available.	5,000 square feet with public water and sewer. 10,000 square feet with public water or sewer. 14,500 square feet without public water and sewer.
Setbacks	Front: 25 feet Side: 15 feet Rear: 25 feet	Front: 20 feet Side: 5 feet Rear: 10 feet

Approval Criteria—Section 3.4.6

Pursuant to ZLDR Section 3.4.6, Zoning Map Amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;

Staff Response: *The Comprehensive Plan recommends the subject parcels for the Urban/Suburban Cultural Community Protection Future Land Use Category, which is described as: “intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses. Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre.” Table 3.3.1, Future Land Use Residential Densities, of the Comprehensive Plan assigns a density range of 1 to 4 dwellings per acre to the Urban/Suburban Cultural Community Protection Future Land Use Category. In addition, Cultural Resources Element Strategy number 7 as contained in the Comprehensive Plan is to “Protect rural historic landscapes by ensuring development is in character with inherent rural attributes.”*

The requested zoning district would allow densities within the range recommended by the Comprehensive Plan; however, the requested zoning district allows much smaller lot sizes and setbacks than seen in much of the existing development in the Ten Mile Community. The average lot size of the parcels in the Community is 1.09 acres. The minimum lot size for the Low Density Residential (R-4) Zoning District is 5,000 square feet with public water and sewer; 10,000 square feet with public water or sewer; and 14,500 square feet without public water or sewer. The R-4 setbacks are 20 feet for the front, 5 feet for the sides, and 10 feet for the rear. The Special Management (S-3) Zoning District allows a minimum lot size of 14,500 square feet if no public water or sewer are available and 12,500 square feet if water or sewer is available. The setbacks for the Special Management (S-3) Zoning District are 25 feet for the front, 15 feet for the sides, and 25 feet for the rear. Therefore, this request may not be consistent with the Comprehensive Plan.

Approval Criteria—Section 3.4.6

Pursuant to ZLDR Section 3.4.6, Zoning Map Amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

B. The proposed amendment will allow Development that is compatible with existing uses, recommended Density, established Dimensional Standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

Staff Response: Most of the surrounding properties are zoned S-3 and are in the Ten Mile Community Historic District. There is a contiguous subdivision, which is not part of the Ten Mile Community Historic District, that is zoned Low Density Residential (R-4). The uses allowed in the requested R-4 Zoning District are very similar to those allowed in the S-3 Zoning District. However, as stated above, the requested zoning district allows a higher density and significantly smaller lot sizes and setbacks than allowed on the surrounding parcels that are zoned S-3. Therefore, this criterion may not be met.

Approval Criteria—Section 3.4.6

Pursuant to ZLDR Section 3.4.6, Zoning Map Amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

C. The proposed amendment corrects a zoning map error or inconsistency; or

Staff Response: Not applicable.

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Staff Response: Not applicable.

June 10th Planning Commission Recommendation

**Approval, 6-3; (Commissioners Floyd, Morris
and Cox dissented).**

Public Input and Speakers

June 10th Planning Commission Meeting:

Speakers: The applicant spoke in support of the request and three individuals spoke in opposition to the request.

Public Input:

- Thirty-four (34) letters in support of the request were received.
- Two (2) letters in opposition and a petition stating *“I oppose the request to rezone TMS 614-00-00-060, -061, -062 (ZREZ-04-24-00153) from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District. The majority of community members fought to become a designated Historic District and fought to obtain S-3 zoning to protect this Settlement Community, its residents, and its resources. Allowing these parcels to become R-4 to be sold to developers would reverse the results of these efforts”* with 50 signatures in opposition were received.

July 23rd Public Hearing:

Speakers: The applicant and another speaker spoke in support of the request, two speakers spoke in opposition to the request.

Public Input: 12 more signatures for the previously mentioned petition in opposition were received on 7/23/2024.

Notifications

June 10th Planning Commission Meeting:

- 322 notification letters were sent to individuals on the East Cooper, Historic Preservation, and Settlement Community Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on May 24, 2024.
- Additionally, this request was noticed in the Post & Courier on May 24, 2024.

July 23rd Public Hearing:

- 322 notification letters were sent to individuals on the East Cooper, Historic Preservation, and Settlement Community Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on July 5, 2024.
- Additionally, this request was noticed in the Post & Courier on July 5, 2024.
- Signs posted on July 5, 2024.

ZREZ-04-24-00153
Public Input: In Support

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

Dear Charleston County,

I live at 947 Gadsdenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: Wilhelmina McGehee 6-2-2024

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

Dear Charleston County,

I live at 913 Gadsenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: Dawn Rivers 6/2/24

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

Dear Charleston County,

I live at 913 Gadsenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: Beverly Rivers 6/2/24

5/12/2024

Dear Charleston County Council,

Our neighbors, Thomas and Corie Tisdale, have lived at 935 Gadsdenville Road in Awendaw since 1978. They have both taught in the public schools for over forty years. The current Ten Mile Historic Preservation in its current form goes against the prevailing culture of their community. Property owners all around them have bought, sold, and developed property as they pleased. The current Historic Preservation guidelines are extreme and unfairly devalues their properties' worth, limits their ability to develop the property as they deem fit, and destroys generational wealth for their children.

As a community whose homes back up to the Tisdale's property, we support their desire to have their property rezoned back to R-4, and that they should have the right to manage their land as they please.

Sincerely,

Selina Krasowski

Selina Krasowski

3766 Tip Lane

Mt. Pleasant, SC

29466

5/12/2024

Dear Charleston County Council,

Our neighbors, Thomas and Corie Tisdale, have lived at 935 Gadsdenville Road in Awendaw since 1978. They have both taught in the public schools for over forty years. The current Ten Mile Historic Preservation in its current form goes against the prevailing culture of their community. Property owners all around them have bought, sold, and developed property as they pleased. The current Historic Preservation guidelines are extreme and unfairly devalues their properties' worth, limits their ability to develop the property as they deem fit, and destroys generational wealth for their children.

As a community whose homes back up to the Tisdale's property, we support their desire to have their property rezoned back to R-4, and that they should have the right to manage their land as they please.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Pollock". The signature is written in a cursive style with a long, sweeping horizontal line above the name.

3776 Tip Ln
Mount Pleasant, SC 29466

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/3/24

Dear Charleston County,

I live at 934 Gadsenville Road in Awendaw, SC. I am
in support of the Tisdale family to have their property rezoned back from S-3 to the
original R-4 designation. Your consideration is appreciated.

Signature: Henry Whiteside

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/3/24

Dear Charleston County,

I live at 934 Gadsenville Road in Awendaw, SC. I am
in support of the Tisdale family to have their property rezoned back from S-3 to the
original R-4 designation. Your consideration is appreciated.

Signature: _____

Cindy Whiteside

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at ~~1023 Theodore Rd~~ ~~Gaschnville~~ Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

Peggie Hutchinson

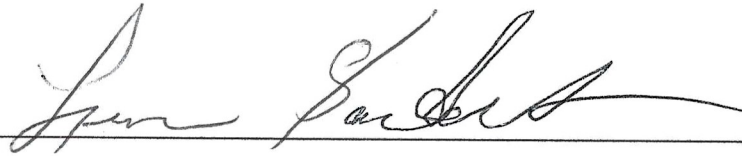
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at 1039 Gadsenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

A handwritten signature in black ink, appearing to read "Jim Tisdale", written over a horizontal line.

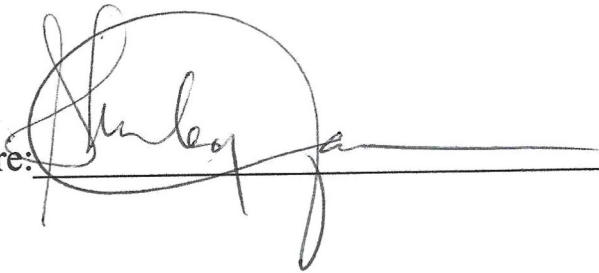
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/5/24

Dear Charleston County,

I live at *1270 Chandler Rd* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature:

A handwritten signature in black ink, appearing to read "H. Tisdale", is written over a horizontal line. The signature is stylized and cursive.

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/5/24

Dear Charleston County,

I live at 1270 Chandler Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

A handwritten signature in cursive script, appearing to read "Perry Jones", written over a horizontal line.

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at 914 Gadsenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

Patricia A. Brown

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at Gadsdenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

Amcha R. Fields

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at *1039* Gadsenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature:

Julia V. Tisdale

To whom it may concern,

My name is Miriam Levy. I am the POA on the George Singleton, Helen Singleton Estates. I was assigned POA in 2018 to conduct any business that needed to be done with the attorneys or buyers and to get any information out to my family. I recently have been told by the attorneys that some folks who are not family members have said they are members of the George/Helen Singleton Estates. I am writing this because my family and I are in a contract to sell our property with Crescent Homes that are now called DreamFinders Homes. We have been in a fight with the 10-mile communities. Some folks have been fighting us not to sell our property, and some folks who are fighting us have sold their property without any opposition from any of us. Now that we are selling our property, they are giving us all kinds of trouble! all of the heirs on the George Singleton/Helen Singleton estate are in favor of having our property remain an R-4. We are not with the 10-mile community with the HPC. Some of the family members were lied to about signing a petition, not knowing what was signed. It was not thoroughly explained to several people in the 10 mile community. What the petition was all about I feel that this is an underhand devious scheme that was done to some of the members of the 10-mile community, not only our family. Our family is trying to better ourselves by selling our property. It's our right to sell as a family without any opposition. We did not stop anyone else from selling, this money for the sake of the property would benefit a lot of us and take some of us out of hardship. Giving us a chance to do things that we couldn't. All Heirs of George/ Helen Singleton Estate 955 Gadsdenville Road Awendaw SC 29429

Miriam Levy

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/5/24

Dear Charleston County,

I live at 957 Gadsdenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: George V. Nelson

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at 957 Gadsdenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: Jenneth Weksa

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/4/24

Dear Charleston County,

I live at 957 Gadsenville Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature:

Vanessa Alnoletta Nelson

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at 1029 BEHAIVE Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

Frederic Gathers

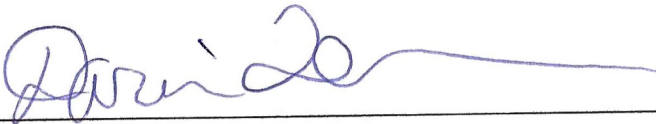
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at *984 Theodore* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____



DARIN ZIMMERMAN

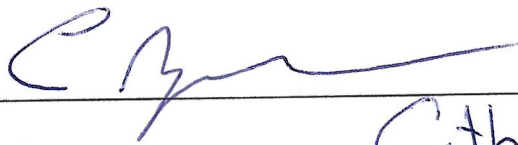
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at 944 Theodor Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____



Cathie Zimmerman

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at *988 Theodore* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

John Bennett

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at 988 Theodore Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: Tammie Blansett

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at 982 THEODORE ROAD Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

Caitlin Coyle

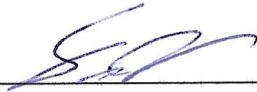
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at 3972 Treblewood Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____



Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at *3908 Trebranch Cir* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

Lindsay Cain

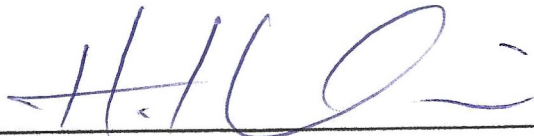
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at *3968 Treebranch Circle* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

A handwritten signature in blue ink, appearing to be 'H. C. O.', written over a horizontal line.

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at *3964 Truckroads* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____



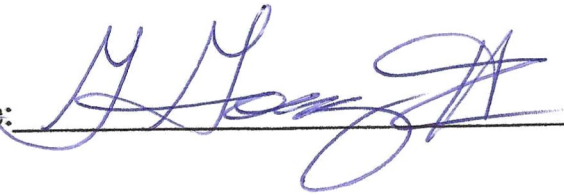
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/7/24

Dear Charleston County,

I live at 3980 TREEBRANCH CIR Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature:

A handwritten signature in blue ink, appearing to be "M. H. H.", is written over a horizontal line. The signature is stylized and cursive.


Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/9/24

Dear Charleston County,

I live at 1056 Theodore Rd Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature:

A handwritten signature in blue ink, appearing to read "Mary E. Bales", is written over a horizontal line. The signature is stylized and extends to the right of the line.

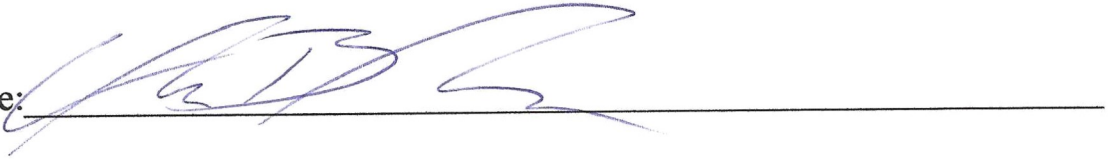
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/9/24

Dear Charleston County,

I live at 1050 Theodore Rd Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

A handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to be the initials 'JTB' followed by a flourish.

Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/9/24

Dear Charleston County,

I live at 9196 Theodore Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: Abigail McCre

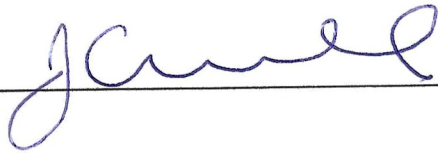
Charleston County
Zoning and Planning Department and County Council
4045 Bridge View Drive
North Charleston, SC 29405

6/9/24

Dear Charleston County,

I live at *1016 Theodore* Road in Awendaw, SC. I am in support of the Tisdale family to have their property rezoned back from S-3 to the original R-4 designation. Your consideration is appreciated.

Signature: _____

A handwritten signature in blue ink, appearing to read "Janell", is written over a horizontal line.

ZREZ-04-24-00153
Public Input: In Opposition

From: [Fran W](#)
To: [CCPC](#)
Subject: Opposition to Request to rezone TMS 614-00-00-060, -061, -062 from S-3 to R-4
Date: Thursday, June 06, 2024 1:26:36 AM
Attachments: [Petition in Opposition to Request to rezone TMS 614-00-00-060, -061, -062 from S-3 to R-4 - June 2024_1.pdf](#)

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Planning Commissioners,

Attached is a petition opposing the subject request.

Regards,

Ms. Frances P. White

Opposition to ZREZ-03-24-00153: Request to rezone TMS 614-00-00-060, -061, -062 from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District.
 Dear Charleston County Planning Commissioners and County Council,

I oppose the request to rezone TMS 614-00-00-060, -061, -062 (ZREZ-03-24-00153) from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District. The majority of community members fought to become a designated Historic District and fought to obtain S-3 zoning to protect this Settlement Community, its residents, and its resources. Allowing these parcels to become R-4 to be sold to developers would reverse the results of these efforts.

Regards,

Printed Name	Signature
Carrie M Smalls	Carrie M Smalls
Leser Smalls	Leser Smalls
Hattu Nelson	Hattu Nelson
Charles P Singleton	Charles P Singleton
Gwendolyn Singleton	Gwendolyn Singleton
Inez Singleton	Inez Singleton
Jamesha Singleton	Jamesha Singleton
Patrice Edwards Jones	Patrice Edwards Jones
Sabrina S. Jenkins	Sabrina S. Jenkins
Elizabeth Coleman	Elizabeth Coleman
Bridget White	Bridget White
Betty Penny White	Betty P. White
Jessica Swinton	Jessica Swinton

Opposition to ZREZ-03-24-00153: Request to rezone TMS 614-00-00-060, -061, -062 from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District.
 Dear Charleston County Planning Commissioners and County Council,

I oppose the request to rezone TMS 614-00-00-060, -061, -062 (ZREZ-03-24-00153) from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District. The majority of community members fought to become a designated Historic District and fought to obtain S-3 zoning to protect this Settlement Community, its residents, and its resources. Allowing these parcels to become R-4 to be sold to developers would reverse the results of these efforts.

Regards,

Printed Name	Signature
Peggie Hilliard	Peggie Hilliard
Jean Pruckney	Jean Pruckney
FRANCIS-WHITE	Francis White
Barbara Hilliard	Barbara Hilliard
NATHANIEL Hilliard	Nathaniel Hilliard
Agatha Swinton	Agatha Swinton
Clara Ravenel	Clara Ravenel
AL RAVENEL	Al Ravenel
Cheryl S. Wright	Cheryl S. Wright
Katie M. Wright	Katie M. Wright
Arthur L. Wright	Arthur L. Wright
Louis Wright	Louis Wright
Loumena Wright	Loumena Wright

Opposition to ZREZ-03-24-00153: Request to rezone TMS 614-00-00-060, -061, -062 from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District.
 Dear Charleston County Planning Commissioners and County Council,

I oppose the request to rezone TMS 614-00-00-060, -061, -062 (ZREZ-03-24-00153) from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District. The majority of community members fought to become a designated Historic District and fought to obtain S-3 zoning to protect this Settlement Community, its residents, and its resources. Allowing these parcels to become R-4 to be sold to developers would reverse the results of these efforts.

Regards,

Printed Name	Signature
Tonya E. Misuraca	<i>Tonya E. Misuraca</i>
Gladys C Russell	<i>Gladys C Russell</i>
Shirley Samson	<i>Shirley Samson</i>
Lakeisa Smalk	<i>Lakeisa Smalk</i>
Jean C Swenton	<i>Jean C Swenton</i>
Starkey Brown	<i>Starkey Brown</i>
Lucille Mitchell	<i>Lucille Mitchell</i>
Peggy Jenkins	<i>Peggy Jenkins</i>
Lashawn Brown	<i>Lashawn Brown</i>
Jeanette P. Singleton	<i>Jeanette P. Singleton</i>
Jermaine Gilliard	<i>Jermaine Gilliard</i>
Sandra Gilliard	<i>Sandra Gilliard</i>
Yvette Mood	<i>Yvette Mood</i>

Opposition to ZREZ-03-24-00153: Request to rezone TMS 614-00-00-060, -061, -062 from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District.
Dear Charleston County Planning Commissioners and County Council,

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Regards,

Printed Name	Signature
Judelia Campbell	Judelia Campbell
Vanessa Manigault	Vanessa Manigault
John W. Howard	John W. Howard
Pauline Wright	Pauline Wright
EARSILEE Nesbitt	EARSILEE Nesbitt

Opposition to ZREZ-03-24-00153: Request to rezone TMS 614-00-00-060, -061, -062 from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District.
 Dear Charleston County Planning Commissioners and County Council,

I oppose the request to rezone TMS 614-00-00-060, -061, -062 (ZREZ-03-24-00153) from the Special Management (S-3) Zoning District to the Low-Density Residential (R-4) Zoning District. The majority of community members fought to become a designated Historic District and fought to obtain S-3 zoning to protect this Settlement Community, its residents, and its resources. Allowing these parcels to become R-4 to be sold to developers would reverse the results of these efforts.

Regards,

Printed Name	Signature
Mildred S. Swinton	Mildred Swinton
Rosetta C. Frasier	Rosetta C. Frasier
Diamond Howard	Diamond Howard
Pauline Wright	Pauline Wright
Desmond Howard	Desmond Howard
Cora Swinton	Cora Swinton
BENJAMIN SWINTON	Benjamin Swinton
JAMES BROWN	James Brown
Isabel Brown	Isabel Brown
Tyler Swinton	Tyler Swinton
Thomas Mangent	Thomas Mangent
Leser Small	Leser Small

From: [Fran W](#)
To: [CCPC](#)
Subject: Opposition to Request to rezone TMS 614-00-00-060, -061, -062 from S-3 to R-4
Date: Thursday, June 06, 2024 1:22:53 AM
Attachments: [image001.png](#)
[image007.png](#)
[image008.png](#)
[image013.png](#)
[image014.png](#)

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Dear Planning Commissioners,

We've seen the outcome of community members selling land to developers and what those sales mean for the community. Most of the community members didn't know about sales to developers until the sales were in progress or complete.

The over-development contributes to straining resources, further degradation of the roads, further displacement of the wildlife, increased taxes for those who live there, rapidly increased traffic to the eroding roads, increased flooding and drainage issues especially with cutting mass amounts of trees and developers building up the land they bought which forces water to run down to existing residents' properties, etc. Most of these issues will not only affect current residents but also future residents.

Some people sell property because they can't afford the taxes, some sell because they are "convinced" by others that their land isn't worth much, some sell because they are lured by the idea of getting what they think is a lot of money. Community members are even convinced by others that their land's value has decreased because zoning went from R-4 to S-3. If the land doesn't have much value, why does the developer still want to buy it? Why do the tactics lately seem to be getting a property owner or representative to apply to go back to R-4 before the land is purchased? Do they think the request has a better chance at approval if a community resident requests the change vice them doing it themselves after purchase? This is now the 2nd instance that has come to light where community members have requested to have properties changed back to R-4 at the "urging" or "counseling" of others.

Thankfully, community residents are now being informed that selling land isn't the only option. There are other options that won't add further strain to resources, push existing residents out of their homes, grossly change the character of the community, further displace wildlife, or worsen the infrastructure. There are options that will create an income stream if that is the motivation to sell. You can create generational wealth for your children without destroying it for the remainder of the community's generations to come.

The majority of community members fought for Ten Mile to become a designated Historic District and fought to obtain S-3 zoning to combat the community being targeted for takeover. Community members saw and are seeing what was and is happening in the community as a result of the R-4 zoning and without Historic District designation protection. Residents didn't settle the land in patterns that are consistent with the developments being brought to the community and forced upon them because of the decision and desire of a few. Those developments are not characteristic of Ten Mile. Most residents in the community have lived there over 50 yrs some over 100 yrs. Why would anyone want to knowingly contribute to displacing community members and erase all traces of those who settled the land and worked hard to create a life and future for their families??? Some say that they are concerned with property owners' rights, that should extend to trying to ensure those property owners know that they have options so that they can make informed decisions about whether they want to sell, lease, etc. That concern should mean you don't want to see a property owner short-changed, misled, or taken advantage of all to appease business.

With the home sales in the developments going for \$800,000 to over \$2 Million, taxes in the area will dramatically increase especially when many homes are being sold at those prices in short periods of time. This rapid growth is not consistent with how this community has been developed. The community is under attack by those whose priorities appear to be capital and cash over community...profit over people...dollar over decency...those who don't respect the community or its residents including the people selling the land. Even some of the newer residents take issue with the over-development brought into the community. Some have sold and moved to other less developed areas where there isn't the rapid increase in people, traffic, etc.



Allowing property owners to change specific parcels from S-3 back to R-4 so that they can sell the land to developers would further destroy the community and go against preserving what remains of this historic African American Settlement Community. It would also go against several aspects of the Charleston County Comprehensive Plan. As mentioned below from the draft Comprehensive Plan review updates that you and County Council put together, the patterns of development should be protected:

"Add section on historic African American communities under Section 3.1.7.B, Urban/Suburban Cultural Community Protection to: This future land use designation is intended to protect and promote the culture and unique development

patterns of existing communities and sustain their strong sense of community. Charleston County's historic African American communities date back to post the Civil War era when black freedmen and women began establishing their own political and economic independence. These communities, many of which are located in the county's unincorporated areas, have seen significant changes to their built environments as a result of demolition, redevelopment, or destruction from natural disasters. Due to this, a large portion of the late 19th- and early 20th-century historic fabric has had to be replaced. This includes homes, businesses, churches, institutional buildings (such schoolhouses and lodges), sheds used for agriculture, and other structures. Even though some of these communities have unofficial beginnings, their parcels' linear size, shape, and cadastral patterns are frequently visually striking and, in certain situations, may be the most significant features. It is these patterns of development that should be protected.”

Please do not further contribute to the destruction of the Ten Mile Settlement Community by allowing these requested parcels to be rezoned to R-4. If you ride thru the community, you’ll see the impact of the developments that have been brought into the community...the vast contrast to the settlement patterns, character of the community, etc.

Sample photos of the land before and during construction of a major subdivision in the community.

Before construction	During construction
 <p data-bbox="321 957 683 984">Google image from October 2011</p>	 <p data-bbox="1045 987 1153 1014">May 2024</p>

Sample photos of a major subdivision being built behind existing homes in the community. Also, photos of how close the new homes are to each other. This certainly is not representative of how this community was settled or how most of the residents want the community to look in the future. Siblings’ homes aren’t even this close together. I don’t know that these setbacks satisfy R-4 requirements.

Current view for existing residents	Current view for existing residents
 <p data-bbox="428 1646 540 1673">June 2024</p>	 <p data-bbox="1068 1646 1180 1673">June 2024</p>
<p data-bbox="214 1688 740 1749">Building in progress. Do these homes meet even R-4 setbacks?</p>	



June 2024



June 2024

Sample photos of a major subdivision with 100 lots/homes established in the community.

Before construction



Google image from January 2016

After construction



Google image from July 2023

Pictures of persons going to a landing in the community. Often people from other communities go there to kayak, walk, run, etc thru the community.

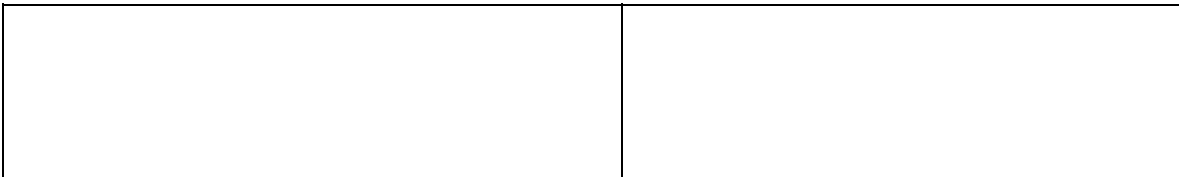


June 2024



June 2024

Sample pictures during a high tide (Also shows road erosion).





June 2024



June 2024

Some additional pictures to consider with all the trees that could potentially be cut and filler that may be added to accommodate a new major subdivision, it would bring additional flooding and drainage issues that could result in more occurrences like the below images.



Below is a Historic Development Table of the Ten Mile Historic District showing figures of the number of homes built

per **10-year** timeframe. This does not include Bee’s Crossing Subdivision which includes 100 homes. Currently, more than **40 homes** that are part of major subdivisions are being built in less than 1-year timeframe.

Year Built	Number of Homes
1920-1929	1
1930-1939	4
1940-1949	4
1950-1959	10
1960-1969	33
1970-1979	37
1980-1989	32
1990-1999	58
2000-2009	51
2010-2019	20
2020-2023	~9

Allowing this request for rezoning would allow potentially **29+** more uncharacteristic lots/homes with extremely uncharacteristic densities and lot patterns into the community (where lot sizes average a little more than 1 acre) in a matter of ~1 year or less. Where would this be classified as smart growth? These subdivisions aren’t creating quality housing that is affordable for people of all ages, incomes, and physical abilities. They are not supporting this African American Settlement Community, its residents, or the resources within it. They negate the Comprehensive Plan.

Allowing this request would set a precedent to convince some property owners or those signing as property owners/representatives to apply to rezone to R-4 at the urging of others.

Please vote to deny this request and to inform the applicant that they have options they can consider that would help them and not harm their fellow community members.

Regards,
Ms. Frances P. White

From: Angela Singleton <godsangel.as24@gmail.com>
Sent: Thursday, June 06, 2024 3:47 PM
To: CCPC
Subject: Opposition to Request to rezone TMS 614-00-00-060, -061, -062 from S-3 to R-4

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To the Planning Commission, I oppose the request to rezone TMS 614-00-00-060, -061, -062 from S-3 to R-4.

Regards

Angela M. Singleton