

CHARLESTON COUNTY PLANNING COMMISSION MEETING
County Council Chambers, 2nd Floor, Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, North Charleston, SC

AGENDA
February 10, 2025
2:00 P.M.

- I. CALL TO ORDER & INTRODUCTIONS**
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- III. APPROVAL OF THE JANUARY 13, 2025 MEETING AND WORKSHOP MINUTES**
- IV. CHAIR'S REMARKS**
- V. NEXT MEETING: MARCH 10, 2025 (Annual Business Meeting)**
- VI. ADJOURNMENT**

****The Planning Commission workshop will begin immediately following this meeting. Please see the workshop agenda on the back of this page. ****

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CHARLESTON COUNTY PLANNING COMMISSION WORKSHOP
Council Chambers, 2nd Floor, Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, North Charleston, SC
Immediately following the Planning Commission Meeting

WORKSHOP AGENDA
FEBRUARY 10, 2025

I. CALL TO ORDER

II. PROPOSED ORANGE HILL DEVELOPMENT AGREEMENT AND PLANNED DEVELOPMENT (PD) – CONCEPTUAL PD DEVELOPMENT PLAN PRESENTATION:

Applicant’s Description: *“Orange Hill is approximately 933 acres on Johns Island located between Bohicket Road and River Road. The owner of Orange Hill is proposing a new planned development district to replace the existing planned development district that was approved by Charleston County in 2004. The concept plan for the new Orange Hill PD includes a private golf course combined with a low-density residential community. The new proposed PD adjusts the location of the golf course and reduces the number of approved houses that were entitled in the existing PD from 181 to 120. The owner will be simultaneously seeking a development agreement from County Council to preserve its rights under the proposed PD if it is approved.”*

- a. Presentation by the applicant**
- b. Planning Commission member discussion**
- c. Public comments**

III. STORYBOOK FARM PLANNED DEVELOPMENT (PD) – CONCEPTUAL PD DEVELOPMENT PLAN PRESENTATION:

Applicant’s Description: *“A residential Planned Development on approximately 10-acres located at the intersection of Bees Ferry Rd and Bear Swamp Rd in West Ashley. Storybook Farm aims to address the critical need for workforce and market rate housing in Charleston County, specifically targeting the “missing middle” price point.”*

- a. Presentation by the applicant**
- b. Planning Commission member discussion**
- c. Public comments**

IV. ADJOURNMENT

**CHARLESTON COUNTY
PLANNING COMMISSION
MEETING MINUTES
January 13, 2025**

ATTENDEES

Planning Commission: Chair Cindy Floyd, Vice Chair Pete Paulatos, Adam MacConnell, David Kent, Warwick Jones, and Logan Davis were present. Garry Lesesne, Luke Morris, and Susan Cox were absent.

County Staff: Marc Belle, Assistant County Attorney; Joel Evans, Director of Zoning/Planning; Marche' Miller, Planner I; Win Carlisle, Planner I; Monica Eustace, Planner II; Stephanie Ondo, Planning Technician II; Sally Brooks, Planner IV; Joyce McGrew, Project Officer II; and Robert Siedell, BZA Board Member.

Members of the Public: No members of the public were present.

CALL TO ORDER

Chair Floyd called the Charleston County Planning Commission meeting to order at 2:00 p.m.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS

(YouTube Timestamp: 0:12)

Chair Floyd announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act and stated the purpose of the Planning Commission. Chair Floyd introduced the Commissioners and asked Mr. Evans to introduce Charleston County staff in attendance.

APPROVAL OF THE NOVEMBER 18, 2024 MEETING MINUTES

(YouTube Timestamp: 2:24)

On the motion of Commissioner Jones, seconded by Vice Chair Paulatos, the Commissioners voted, 5-0-1, to approve the minutes from the November 18th Planning Commission meeting. Commissioner Davis abstained.

CHAIR'S REMARKS

Chair Floyd announced that a training workshop for continuing education will begin following the conclusion of the Planning Commission meeting.

Chair Floyd announced that the next Planning Commission meeting will be held on Monday, February 10, 2025 at 2:00 p.m. in Council Chambers.

ADJOURNMENT

Chair Floyd adjourned the meeting at 2:04 pm.

YOUTUBE VIDEO RECORDING

Video recordings of meetings are posted to the Charleston County YouTube Channel.

Link: <https://www.youtube.com/watch?v=uCMnksyRhns>

Stephanie Ondo
Recording for the Planning Department

Ratified by the Charleston County Planning Commission
this 10th day of February 2025.

Cindy Floyd
Chair

Attest:

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

PLANNING COMMISSION DISCLAIMER:

UNRATIFIED MEETING MINUTES

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

**CHARLESTON COUNTY
PLANNING COMMISSION
TRAINING WORKSHOP
MINUTES
January 13, 2025**

ATTENDEES

Planning Commission: Chair Cindy Floyd, Vice Chair Pete Paulatos, Adam MacConnell, David Kent, and Warwick Jones were present. Logan Davis, Garry Lesesne, Luke Morris, and Susan Cox were absent.

County Staff: Joel Evans, Director of Zoning/Planning; Marche' Miller, Planner I; Win Carlisle, Planner I; Monica Eustace, Planner II; Stephanie Ondo, Planning Technician II; Sally Brooks, Planner IV; Joyce McGrew, Project Officer II; Kyle Foster (Arborist), Planner I; Robert Siedell, BZA Board Member; Jenny Werking, Planner III; Shana Sue Smith, BZA Board Member.

Members of the Public: No members of the public were present.

CALL TO ORDER

Chair Floyd called the Charleston County Planning Commission training workshop meeting to order at 2:08 p.m.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS

Chair Floyd announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act. Chair Floyd introduced the Commissioners and asked Mr. Evans to introduce Charleston County staff in attendance.

CONTINUING EDUCATION TRAINING

Mr. Carlisle introduced the topic for the continuing education (CE) training session which focused on prospects for zoning reform. At the completion of the session those in attendance received one and a half continuing education credit hours.

ADJOURNMENT

Chair Floyd adjourned the meeting at 3:47 pm.

Stephanie Ondo

Recording for the Planning Department

Ratified by the Charleston County Planning Commission
this 10th day of February 2025.

Cindy Floyd
Chair

Attest:

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

PLANNING COMMISSION DISCLAIMER:

UNRATIFIED WORKSHOP MINUTES

This document is a draft of the minutes of the most recent meeting of the Charleston County Planning Commission.

The members of the Planning Commission have neither reviewed nor approved this document; therefore, these minutes shall only become official meeting minutes after adoption by the Planning Commission at a public meeting of the Commission.

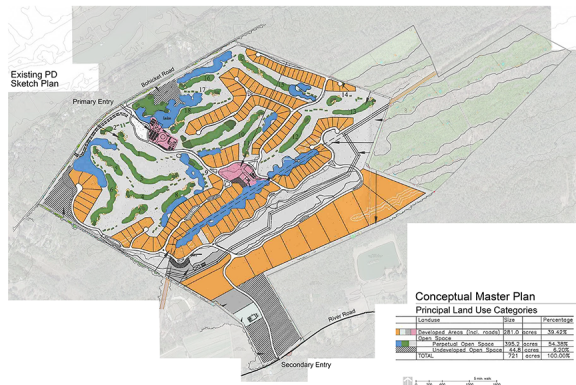
**WORKSHOP MATERIALS SUBMITTED BY APPLICANT:
CONCEPTUAL PD DEVELOPMENT PLAN PRESENTATION
FOR ORANGE HILL PLANNED DEVELOPMENT AND
DEVELOPMENT AGREEMENT**

Orange Hill
Johns Island, Charleston County

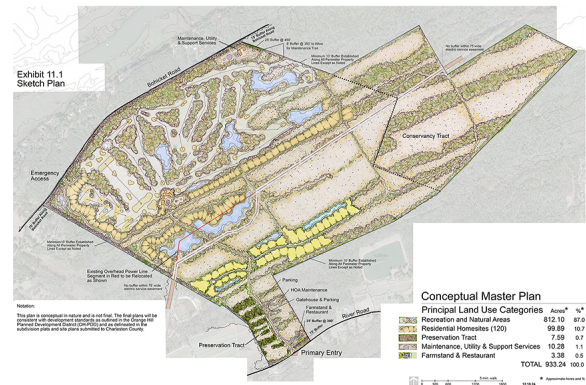
Orange Hill is a proposed recreation and residential community located in southern Johns Island between River Road and Bohicket Road. The 933 acre tract of land is current home to the Kiawah Island Sporting Club and has been owned by Kiawah Resort Associates since 2008. The purpose of the request before Charleston County Council is to revise existing Planned Development zoning entitlements to more sensitively integrate a low-density neighborhood based upon retention of the majority of the natural areas and substantial reduction of density and roadway infrastructure.

In 2005, Charleston County zoned 721 acres as a Planned Development District to accommodate a golf course, related recreation and 181 single family homes with primary access from Bohicket Road. Following extensive assessment of the existing natural features of tree canopy, topographic conditions and wetlands, the proposed Conceptual Master Plan will result in reduction of the residential to no more than 120 homes, the elimination of over 2.8 miles of roadway construction, increased natural areas of 365 acres and repositioning of the primary entrance to River Road. Significant attention was given by the golf course architect to minimize tree removal, by designing a core course, and retain increased buffers along Bohicket Road.

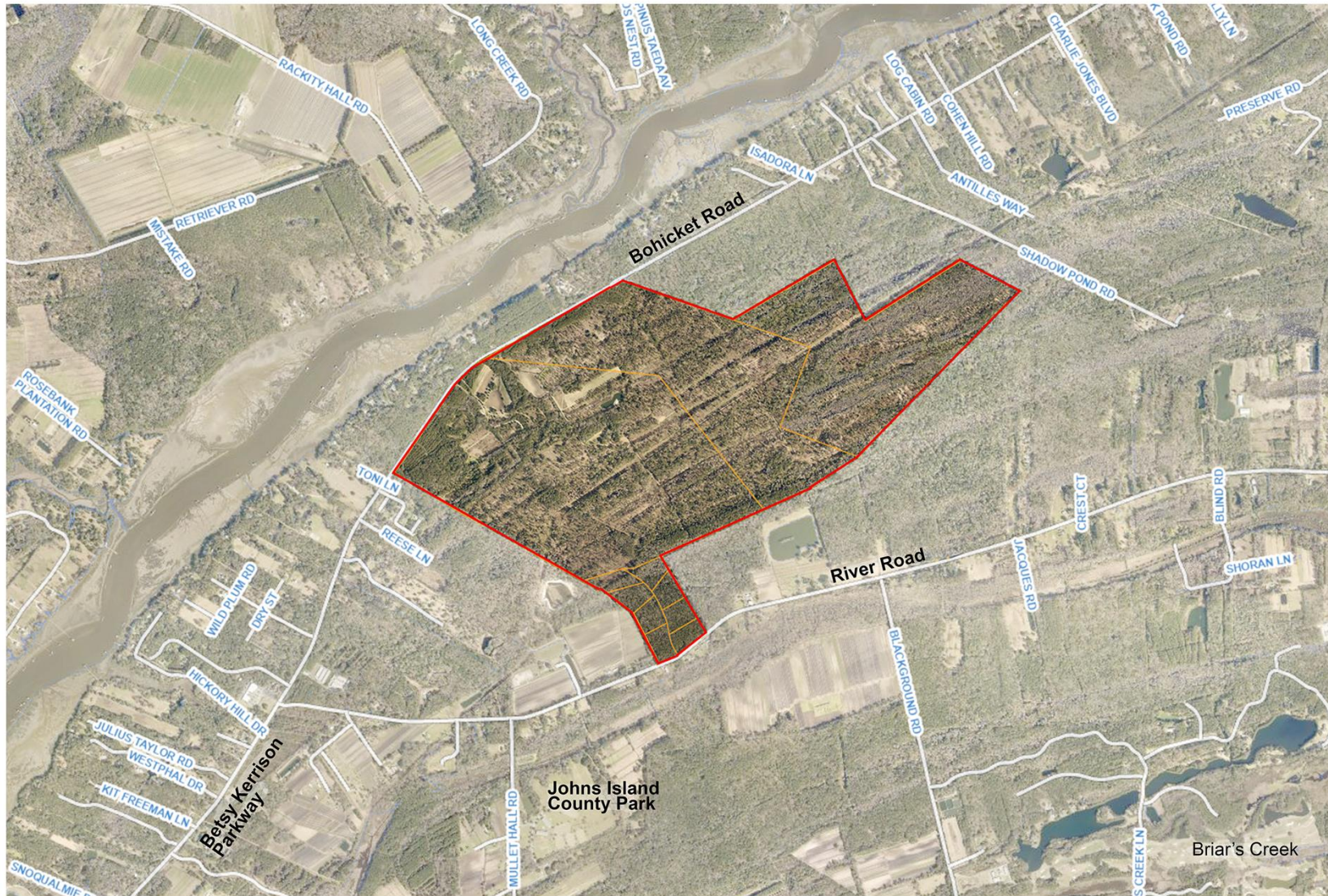
The entire grounds will be managed by the Kiawah Island Club, including a designated short term rental area, to insure consistent high-quality conditions. Based upon anticipated market preferences of future homeowners, it is anticipated the neighborhood will have minimal impact on public facilities and services. The following is a comparison of key development factors between existing and proposed entitlements that clarify the reduced impacts of the rezoning before Charleston County Council:



Entitled PD Standards
Community Area: 721 acres
Residential Homesites: **181**
Density: 1 DU / 4 acres
Primary Entry: Bohicket Rd.
Bohicket Rd. Buffer: 100'
Open Space: 440 acres
Road Infrastructure: **7.2** miles
Residential Golf Course
Wastewater Treatment Onsite



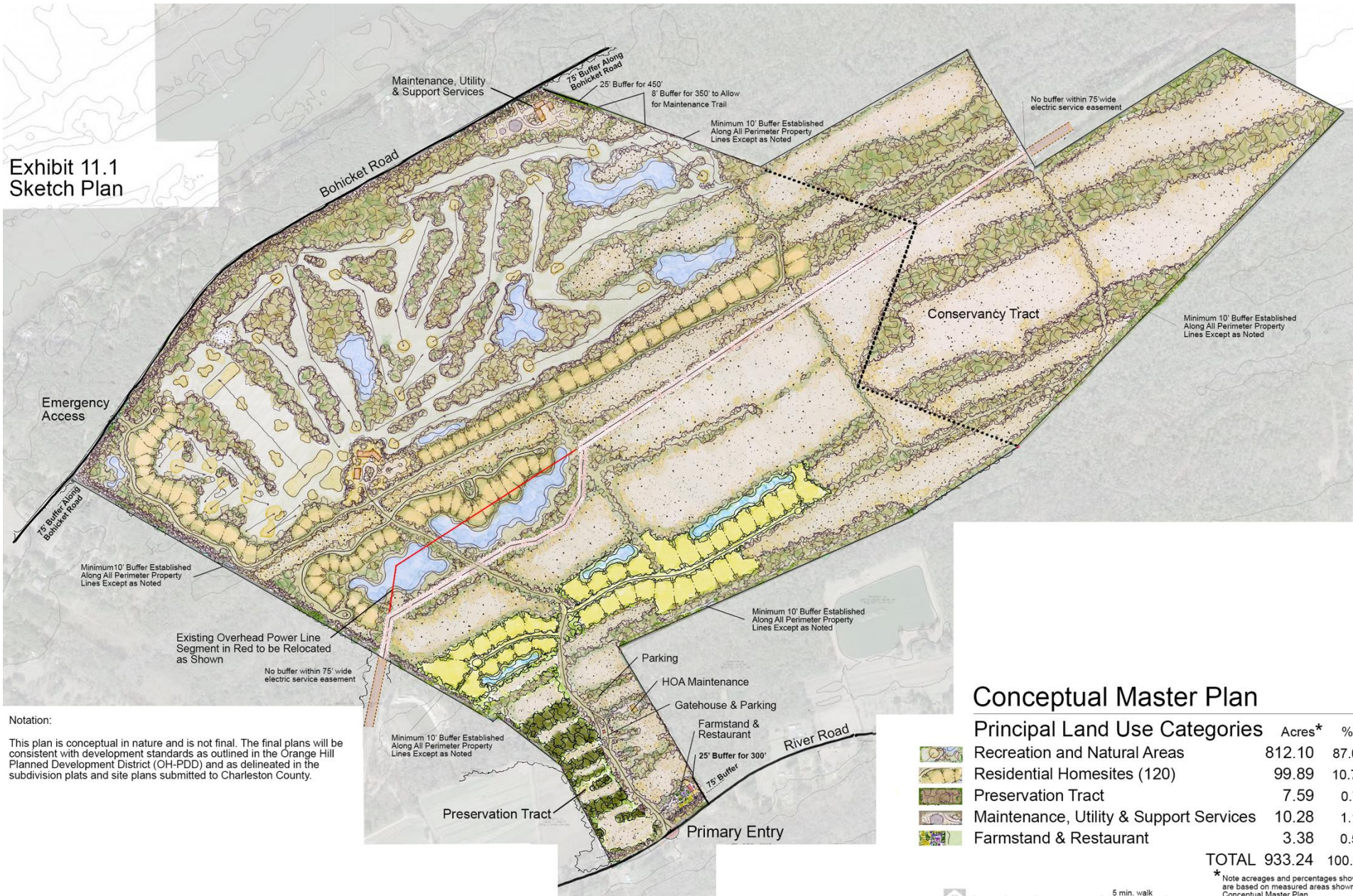
Proposed PD Standards
Community Area: 933 acres
Residential Homesites: **120**
Density: 1 DU / 7.8 acres
Primary Entry: River Rd.
Bohicket Rd. Landscape Screen: 100-300'+
Recreation and Natural Area: **812** acres
Road Infrastructure: **4.4** miles
Core Golf Course
Wastewater Treatment Onsite



Location Graphic



**Exhibit 11.1
Sketch Plan**



Notation:
This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.89	10.7	110	11.8
Preservation Tract	7.59	0.7	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.38	0.5	4	0.4
TOTAL	933.24	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan
01.04.25

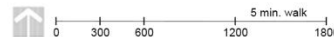


Exhibit 11.1 Sketch Plan Index



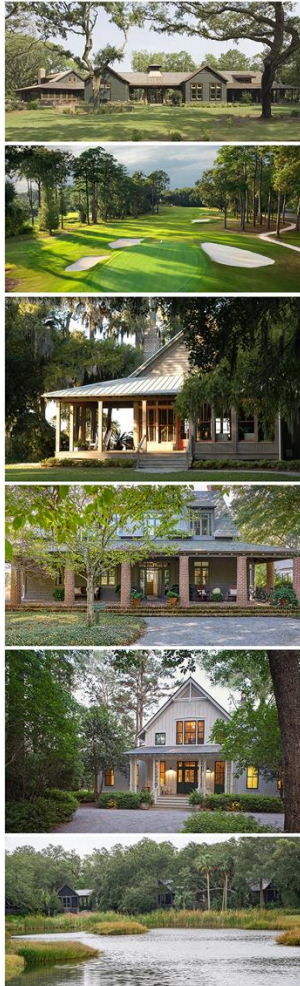
Notation:
This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Allocation of Uses Index

FRESHWATER WETLANDS (GOLF COURSE) (8.34 ACRES)	
WETLAND BUFFERS (GOLF COURSE) (1.07 ACRES)	
FRESHWATER WETLANDS (OFF GOLF COURSE) (173.79 ACRES)	
WETLAND BUFFERS (OFF GOLF COURSE) (42.15 ACRES)	
RESIDENTIAL AREAS (99.89 ACRES)	
ACTIVE RECREATION AREAS (LAGOONS, NON IRRIGATED) (159.87 ACRES)	
NATURAL AREAS (311.24 ACRES)	
COMMERCIAL AREAS (3.38 ACRES)	
MAINTENANCE, UTILITY & SUPPORT SERVICES (10.28 ACRES)	
PRESERVATION TRACT AREA (7.59 ACRES)	
GOLF COURSE (115.64 ACRES)	
TOTAL ACREAGE: (933.24 ACRES)	

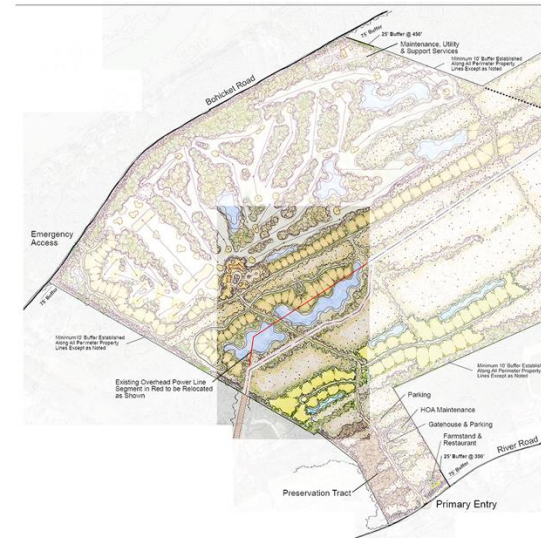
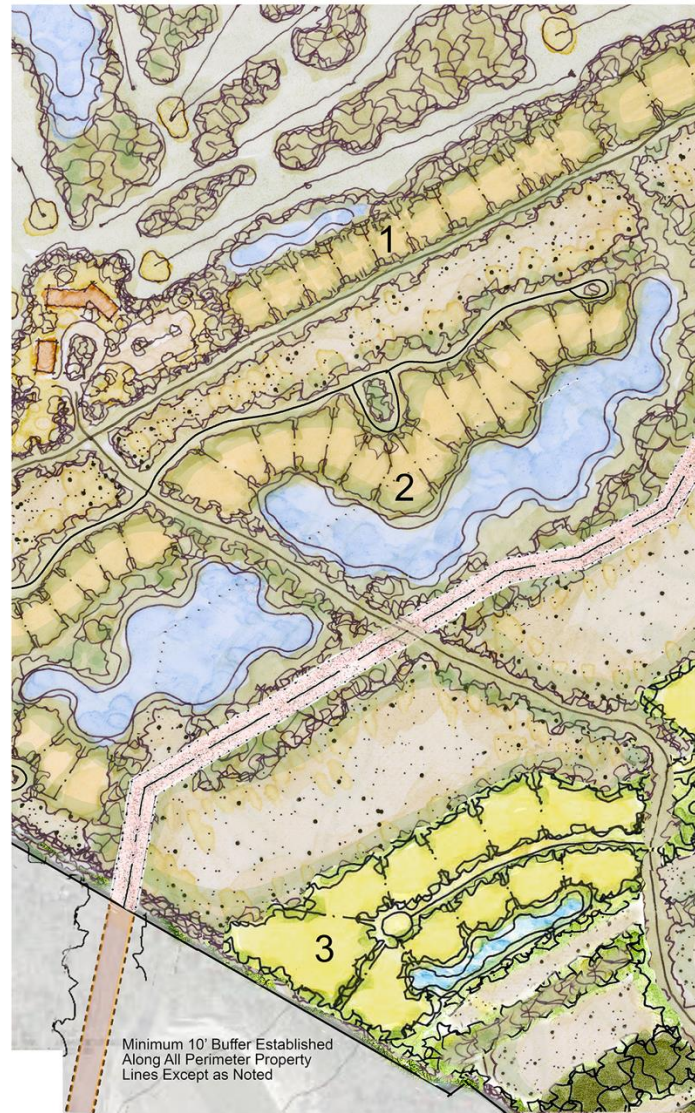


Exhibit 11.3 Conceptual Lot Sketch Plan



Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.



Location Graphic

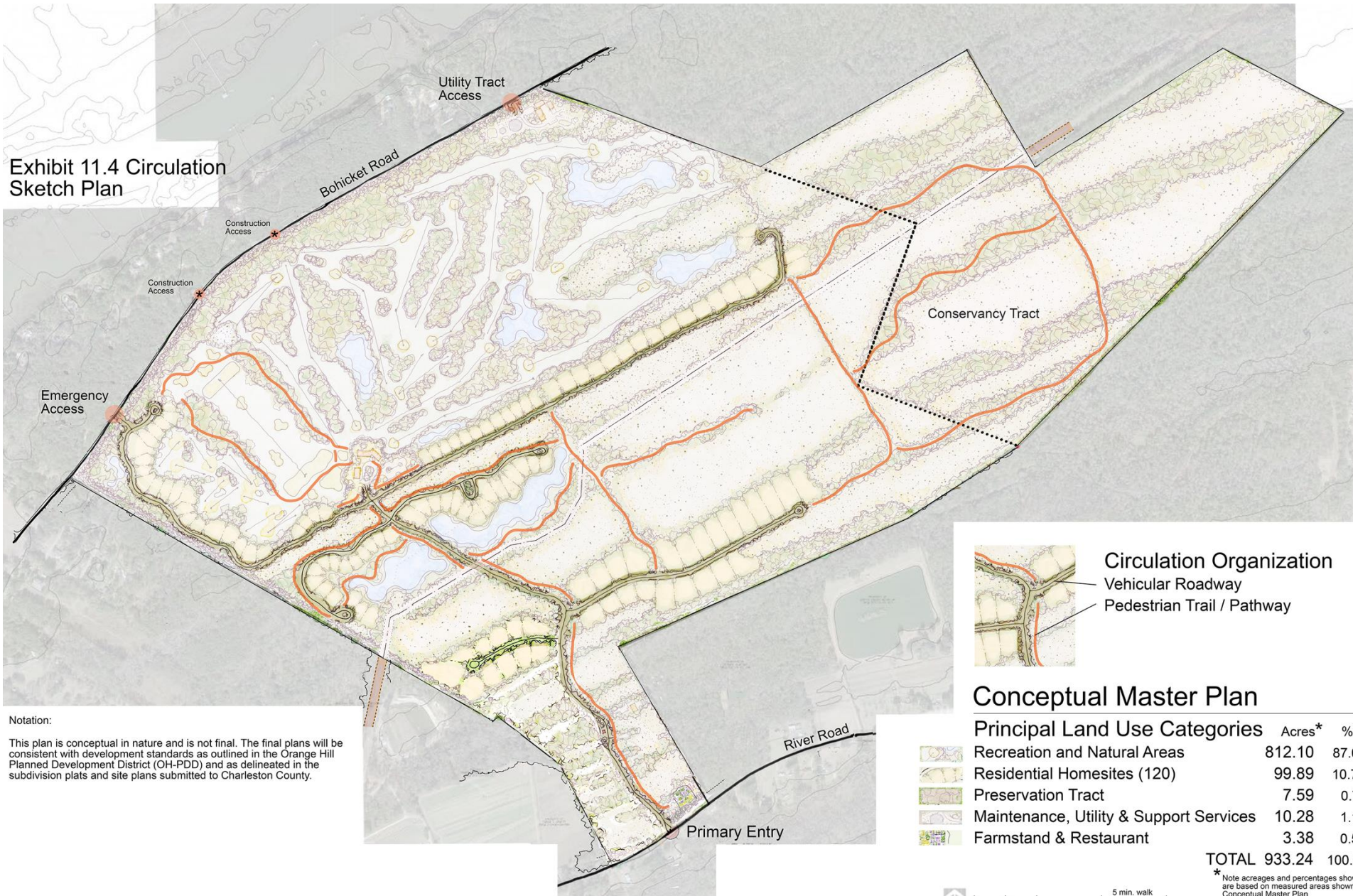
Conceptual Master Plan

Residential Type Alternatives (Lot Size)

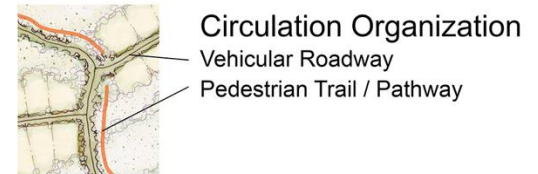
- 1. Golf Cottages (6-10,000 sq.ft.)
- 2. Lakeside Cottages (10-15,000 sq.ft.)
- 3. Custom Homes (15,000+ sq.ft.)



Exhibit 11.4 Circulation Sketch Plan



Notation:
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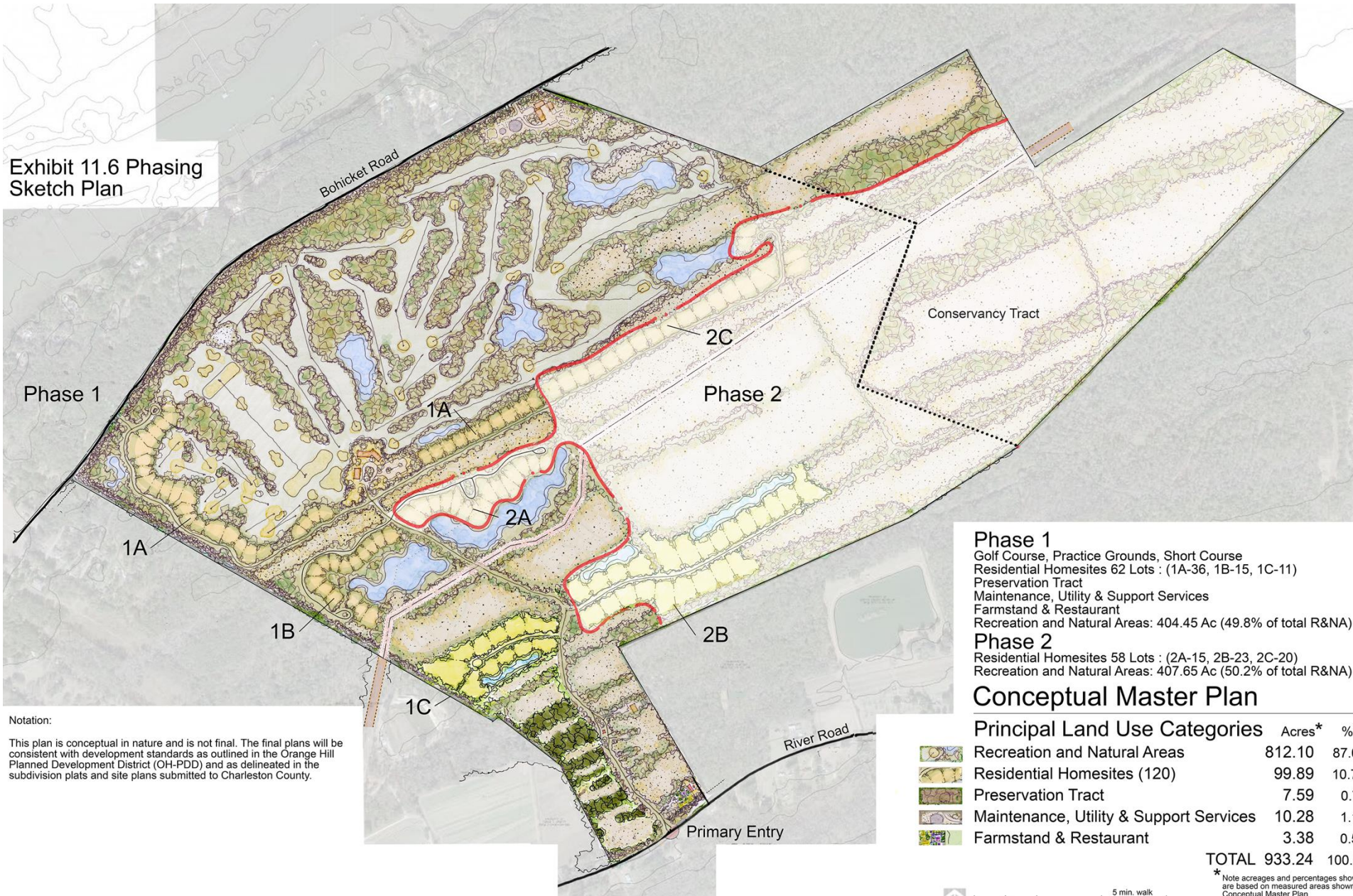
Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.89	10.7	110	11.8
Preservation Tract	7.59	0.7	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.38	0.5	4	0.4
TOTAL	933.24	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan
 01.04.25



Exhibit 11.6 Phasing Sketch Plan



Notation:
 This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Phase 1
 Golf Course, Practice Grounds, Short Course
 Residential Homesites 62 Lots : (1A-36, 1B-15, 1C-11)
 Preservation Tract
 Maintenance, Utility & Support Services
 Farmstand & Restaurant
 Recreation and Natural Areas: 404.45 Ac (49.8% of total R&NA)

Phase 2
 Residential Homesites 58 Lots : (2A-15, 2B-23, 2C-20)
 Recreation and Natural Areas: 407.65 Ac (50.2% of total R&NA)

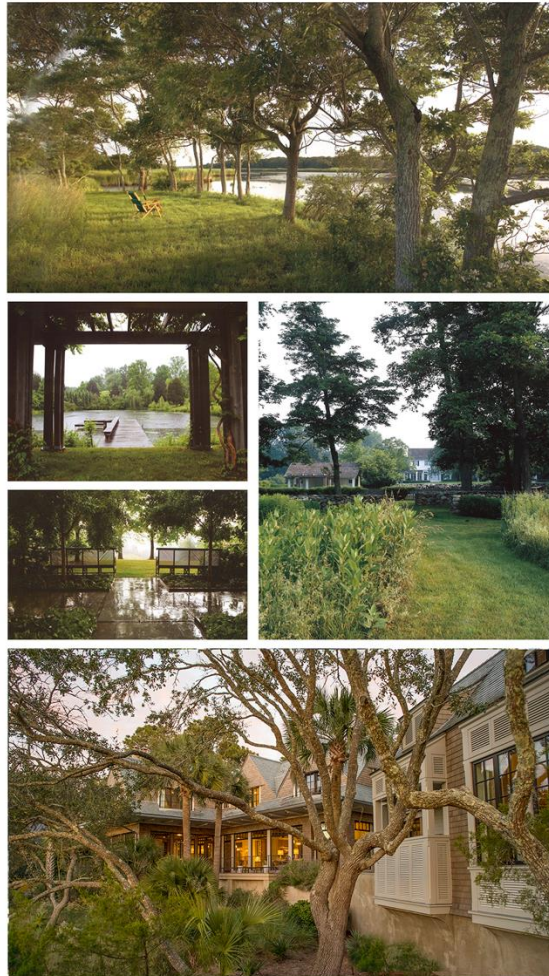
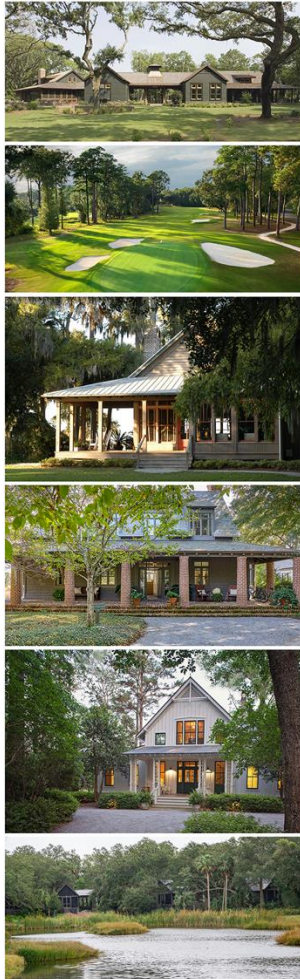
Conceptual Master Plan

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Preservation Tract	7.59	0.7	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.38	0.5	4	0.4
TOTAL	933.24	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan
 01.04.25



Exhibit 11.9
Residential
Architectural
Genre



Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Designing With Nature

Natural framework organizes siting
Retain/enhance natural buffers

Landscape Architecture

Natural framework/species dominate
Retain/enhance natural setbacks
Minimize topographic changes
Buildings “nestled” in landscape

Architecture

Modest sized structures (Max. Area)
Incentives to break scale down (Multiple structures)
Height limit (Max.1 1/2 Fls)
Heirachy of massing to minimize impact
Natural materials/textures
Colors and textures to blend with framework
Traditional/progressive styles
Accentuate indoor/outdoor living

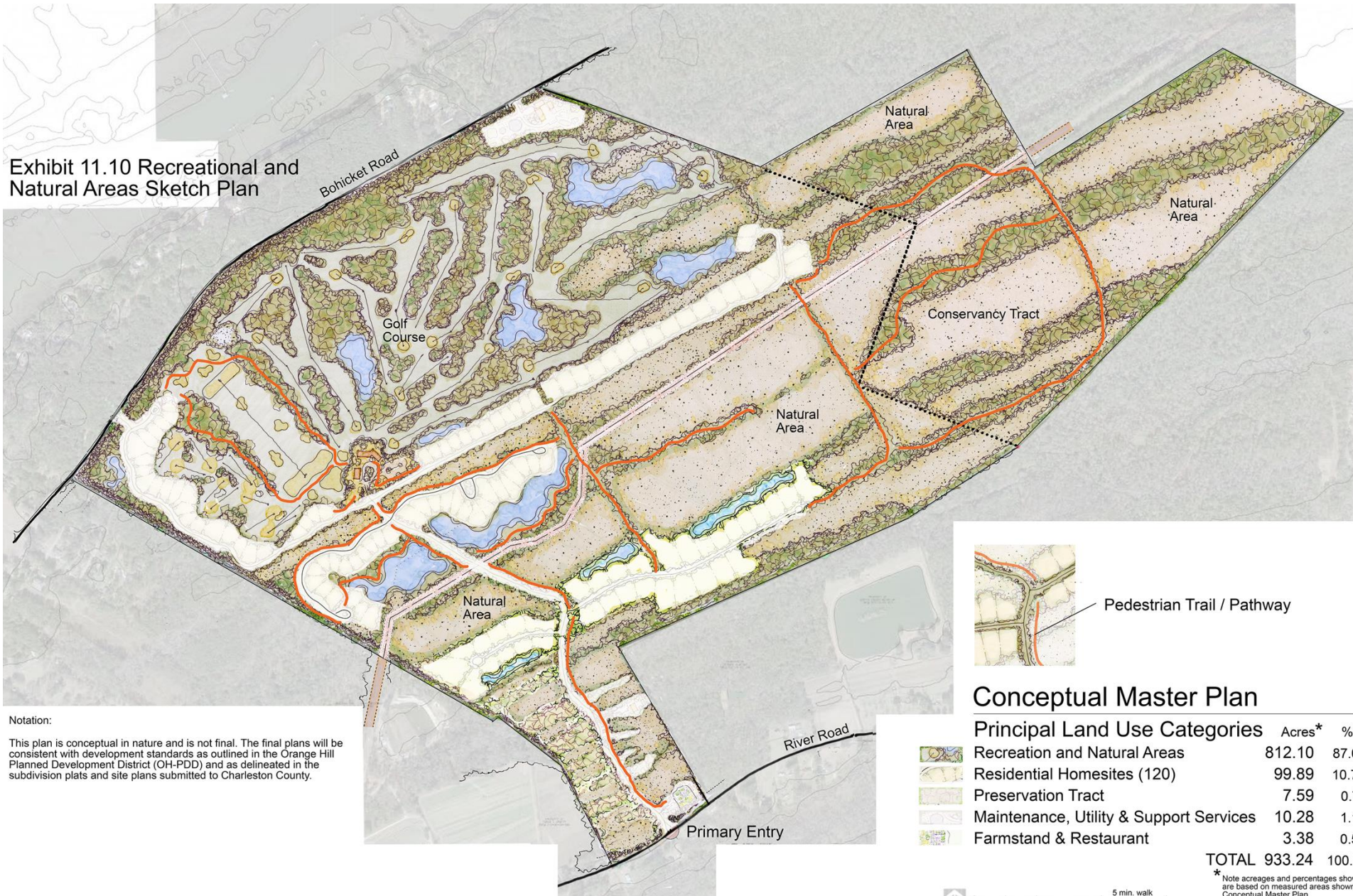
Conceptual Master Plan

Residential Type Alternatives (Lot Size)

1. Golf Cottages (6-10,000 sq.ft.)
2. Lakeside Cottages (10-15,000 sq.ft.)
3. Custom Homes (15,000+ sq.ft.)
4. Preservation Lot (TBD)



Exhibit 11.10 Recreational and Natural Areas Sketch Plan



Notation:
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Pedestrian Trail / Pathway

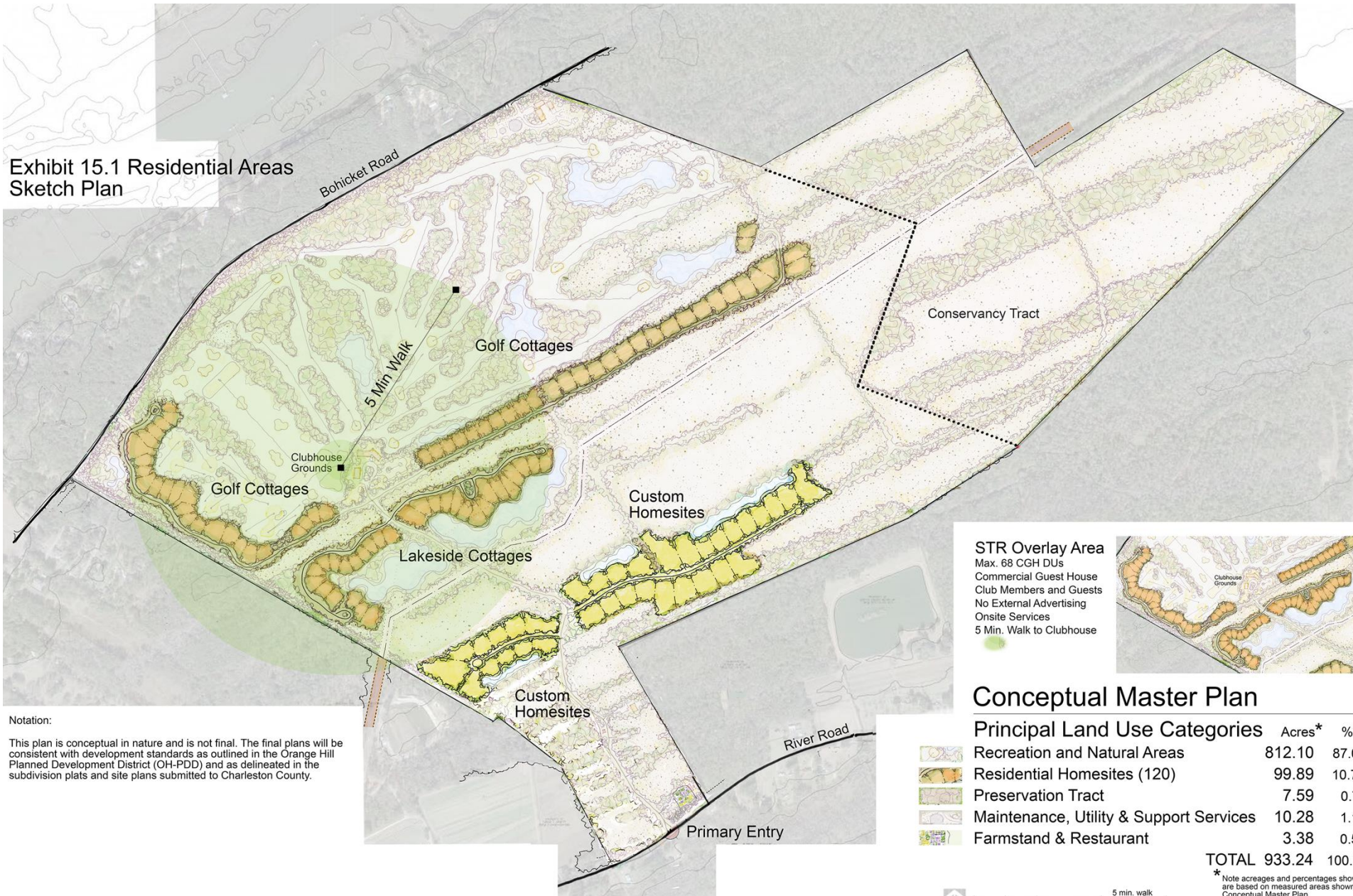
Conceptual Master Plan

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Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.38	0.5	4	0.4
TOTAL	933.24	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan
 01.04.25



Exhibit 15.1 Residential Areas Sketch Plan



Notation:
 This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

STR Overlay Area
 Max. 68 CGH DUs
 Commercial Guest House
 Club Members and Guests
 No External Advertising
 Onsite Services
 5 Min. Walk to Clubhouse

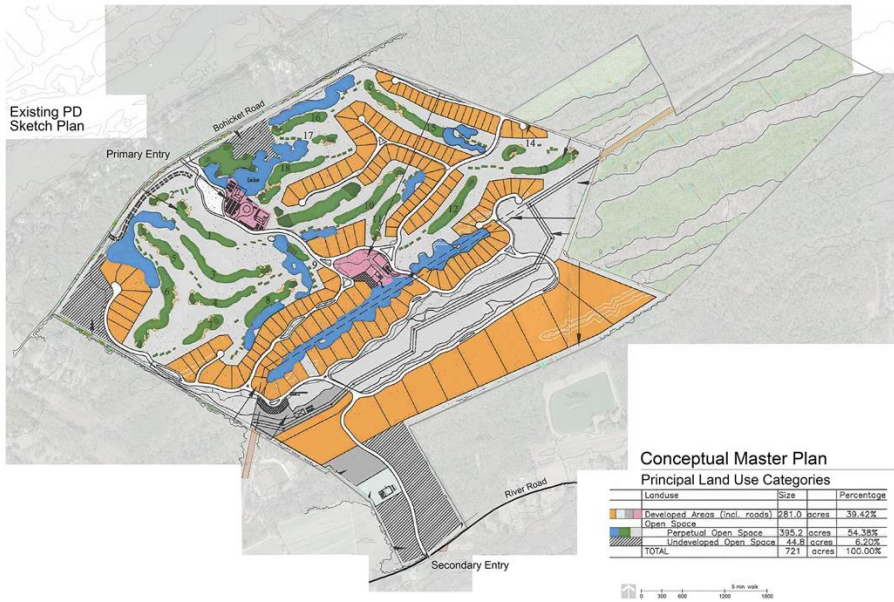
Conceptual Master Plan

Principal Land Use Categories		Acres*	%*
	Recreation and Natural Areas	812.10	87.0
	Residential Homesites (120)	99.89	10.7
	Preservation Tract	7.59	0.7
	Maintenance, Utility & Support Services	10.28	1.1
	Farmstand & Restaurant	3.38	0.5
TOTAL		933.24	100.0

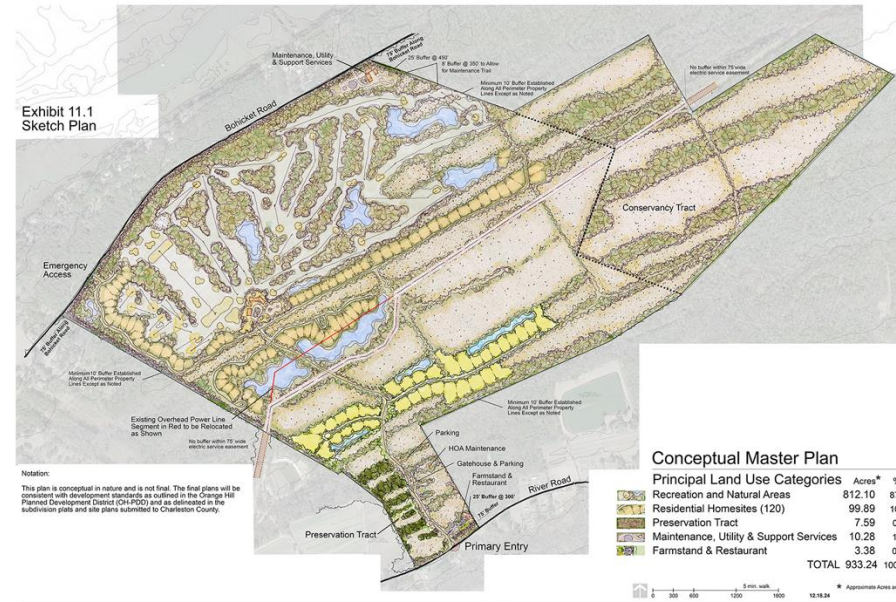
Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
830	88.9
110	11.8
16	1.7
12	1.3
4	0.4

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan
 01.04.25





Entitled PD Standards
 Community Area: 721 acres
 Residential Homesites: **181**
 Density: 1 DU / 4 acres
 Primary Entry: Bohicket Rd.
 Bohicket Rd. Buffer: 100'
 Open Space: 440 acres
 Road Infrastructure: 7.2 miles
 Residential Golf Course
 Wastewater Treatment Onsite



Proposed PD Standards
 Community Area: 933 acres
 Residential Homesites: **120**
 Density: 1 DU / 7.8 acres
 Primary Entry: River Rd.
 Bohicket Rd. Landscape Screen: 100-300'+
 Recreation and Natural Area: **812** acres
 Road Infrastructure: 4.4 miles
 Core Golf Course
 Wastewater Treatment Onsite

**Public Input:
PD Conceptual Workshop-
Orange Hill DA/PD**

**Please click link below to view Public
Comment Summary Report:**

<https://PublicInput.com/Report/zchseg2sagb>

**WORKSHOP MATERIALS SUBMITTED BY APPLICANT:
CONCEPTUAL PD DEVELOPMENT PLAN PRESENTATION
FOR STORYBOOK FARM PLANNED DEVELOPMENT**

MEMORANDUM

TO: CHARLESTON COUNTY PLANNING COMMISSION
FROM: TIM LENGEN, NVR, INC.
SUBJECT: STORYBOOK FARM PLANNED DEVELOPMENT
DATE: JANUARY 20, 2025
CC: CHARLESTON COUNTY PLANNING STAFF

We are pleased to submit this proposal for a residential Planned Development on approximately 10-acres located at the intersection of Bees Ferry Rd and Bear Swamp Rd in West Ashley. Storybook Farm aims to address the critical need for workforce and market rate housing in Charleston County, specifically targeting the “missing middle” price point.

Development Overview:

The proposed development will include a mix of workforce and market rate housing units designed to provide attainable living options for a diverse range of residents. The project will feature:

- **Workforce Housing:** Units aimed at individuals and families who are essential to our community’s workforce that earn up to 120% of AML.
- **Market Rate Housing:** Units priced at market rates to ensure a balanced and inclusive community.

Community Benefits:

1. **Enhanced Parking and Access for Light of Christ Ministries:** The development will include an improved parking area and access for the adjacent Light of Christ Ministries Church, enhancing their ability to serve the community and safely enter and exit the property.
2. **Workforce Housing:** By providing workforce housing options, the development will support the local workforce, contributing to the economic stability and growth of Charleston County.

Community Amenities:

To foster a sense of community and enhance the quality of life for residents, the development will include the following amenities:

- **Farmstand Gathering Space:** A communal area where residents can purchase fresh produce and gather for community events. This area will dually benefit the surrounding church communities as an additional option for gathering space.
- **Community Gardens:** Spaces for residents to grow their own vegetables and plants, promoting sustainability and healthy living.
- **Dog Park:** A dedicated area for residents to exercise their pets and socialize with neighbors.
- **Trails:** Walking trails throughout that provide recreational opportunities and promote an active lifestyle as well as connect the community to the multiuse trail along Bees Ferry Rd.

Conclusion:

This development proposal represents a significant opportunity to address the housing needs of Charleston County while providing valuable community amenities and enhancing the local infrastructure. We look forward to working with the Charleston County Planning Commission to bring this vision to life.

Thank you for your consideration.



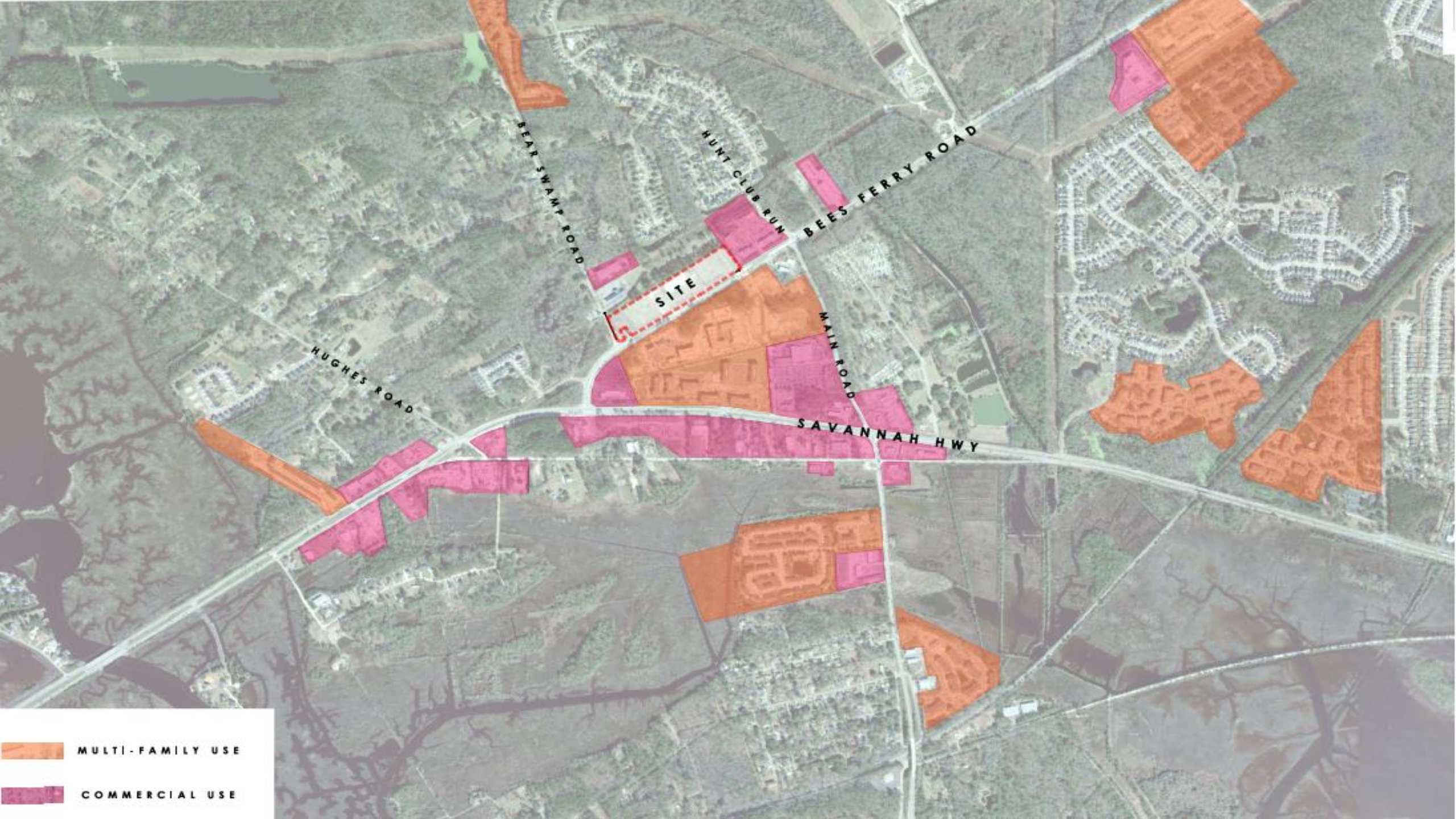
Tim Lengen

Regional Manager – Land Entitlement

NVR, Inc.

Storybook Farm





-  MULTI-FAMILY USE
-  COMMERCIAL USE

**CWS
MAJOR PUMP
STATION SITE**

INDUSTRIAL

**LOVELY HILL MISSIONARY
BAPTIST CHURCH**

**HUNT CLUB
PUD
(COMMERCIAL ZONING)**

BEAR SWAMP ROAD



**RESIDENTIAL
LAND USE**

**COMMUNITY
GATHERING
SPOT**

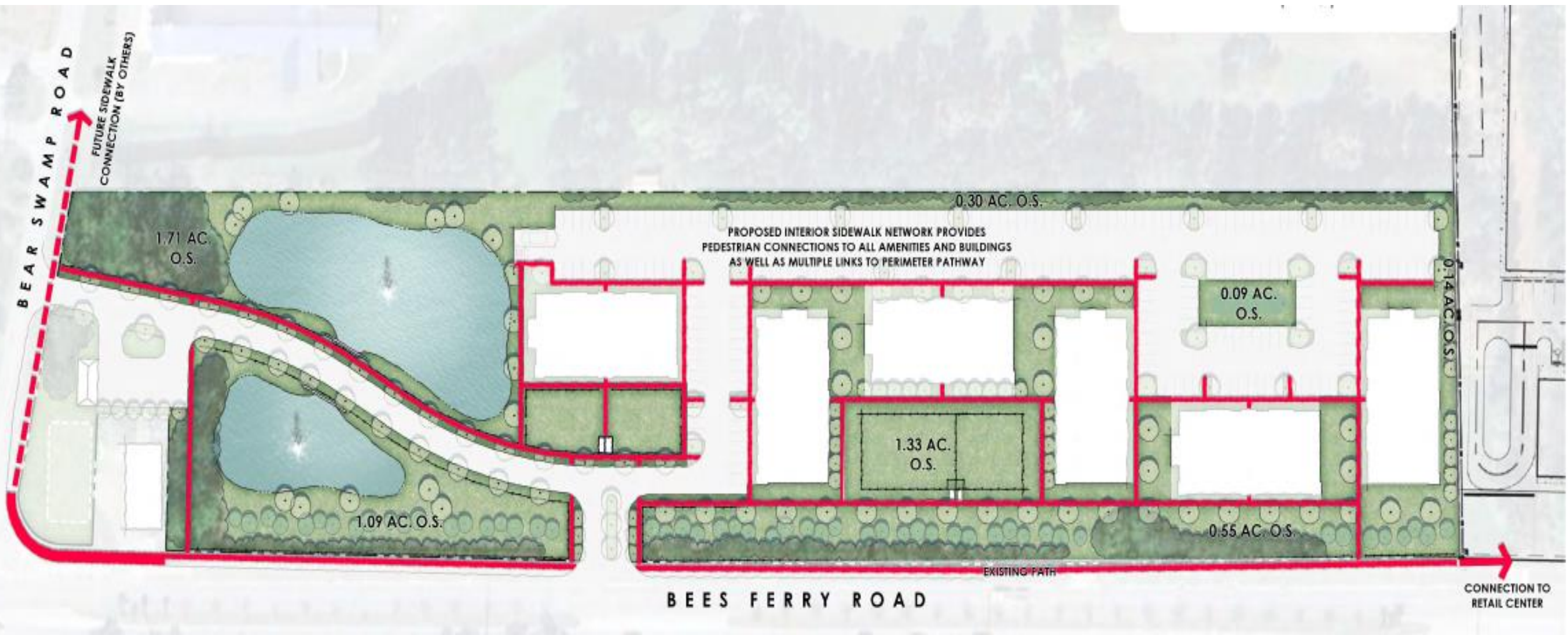
**LIGHT
OF CHRIST
MINISTRIES**

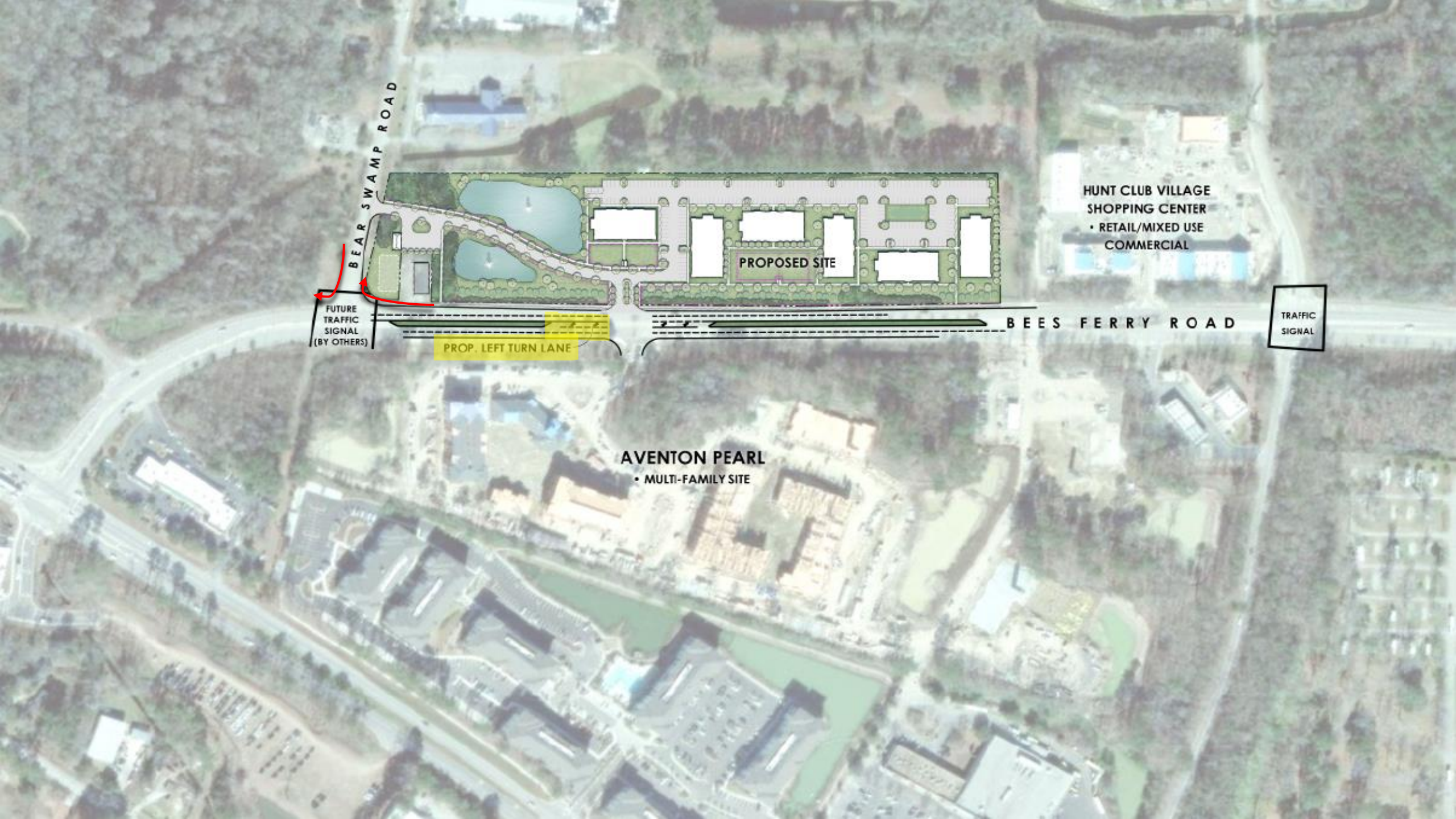
BEES FERRY ROAD

**COMMUNITY COMMERCIAL ZONING
(HIGHEST RESIDENTIAL DENSITY ALLOWED)**

LEGEND:

-  Pedestrian connections
-  Vehicular connections
-  CC Zoning
-  R-4 Zoning
-  PD Zoning
-  Industrial Zoning





BEAR SWAMP ROAD

FUTURE TRAFFIC SIGNAL (BY OTHERS)

PROP. LEFT TURN LANE

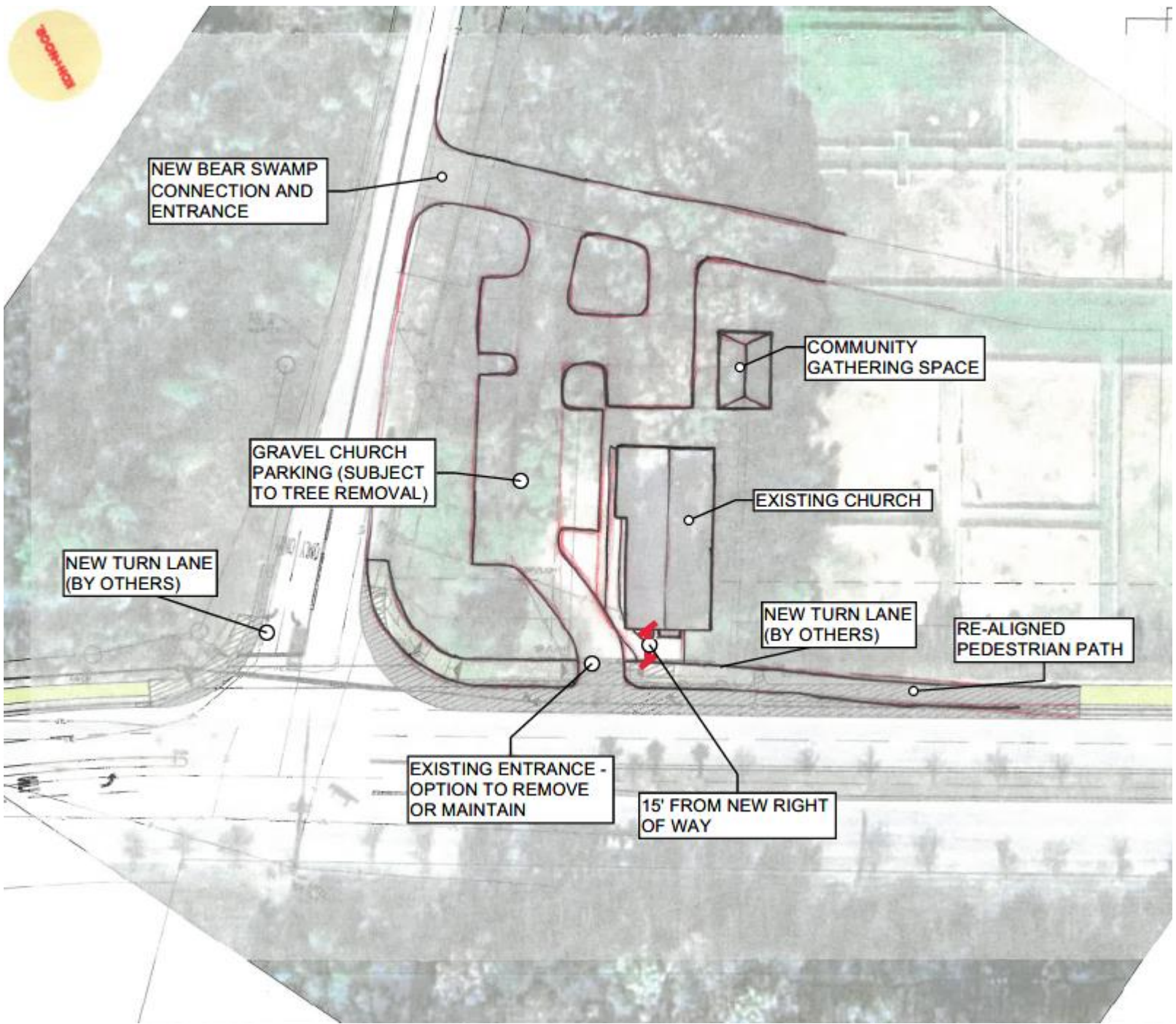
PROPOSED SITE

BEES FERRY ROAD

TRAFFIC SIGNAL

HUNT CLUB VILLAGE SHOPPING CENTER
• RETAIL/MIXED USE COMMERCIAL

AVENTON PEARL
• MULTI-FAMILY SITE



SITE DATA:	
TOTAL ACREAGE:	± 9.89 GROSS ACRES
TOTAL RESIDENTIAL:	144 UNITS **
DENSITY:	± 14.56 DU/AC.



FUTURE TRAFFIC
SIGNAL
(BY OTHERS)

PROP. LEFT TURN LANE

BEES FERRY ROAD

Building
12,000 S
HUNT CLUB
VILLAGE
SHOPPING
CENTER



**Public Input:
PD Conceptual Workshop-
Storybook Farm**

**Please click link below to view Public
Comment Summary Report:**

<https://PublicInput.com/Report/px0srlsq3jc>