

## Historic Preservation Committee Meeting

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July 24, 2017

### Draft Meeting Summary

July 24, 2017

3:30PM

Lonnie Hamilton, III Public Services Building  
Room B – 225, Committee Room

**Committee members in attendance:** David Kent (Chair) and Amy Fabri.

**Committee members absent:** Sussan Chavis.

**Planning Commission members in attendance:** Eric Meyer (Commission Chair), Patrick Bell and Pete Paulatos.

**County staff in attendance:** Joel Evans, Andrea Pietras, Andrea Harris-Long, Dan Frazier, Sally Brooks, Janine Saab, Techina Jacques and Bernard Ferrara (Legal).

**ZLDR amendment Consultants in attendance in person:** Kelly Cousino (White and Smith).

**ZLDR amendment Consultants in attendance via Webex:** Bret Keast (Kendig Keast) and David Baird (Kendig Keast).

**Public in attendance:** Thomasena Stokes-Marshall (African American Settlement Community Historic Commission Incorporated), John Wright (African American Settlement Community Historic Commission Incorporated), Rodly Millett (African American Settlement Community Historic Commission Incorporated), Bill Wilder (Sol Legare Community), Chris Cody (Historic Charleston Foundation), Louis Jefferson (East Cooper resident), Pat Sullivan (African American Settlement Community Historic Commission Incorporated), and Jason Crowley (Coastal Conservation League).

#### **Committee Discussion:**

The meeting began with brief introductions by the Chair of the Committee Members present and by Joel Evans of the members of staff and Consultant team present. The Chair then congratulated staff on the recent Preservation Service Award received from the Governor's office for the 2016 Charleston County Historic Resources Survey Update. After this, the Chair called for a motion to approve the meeting summary from the April 24, 2017 Historic Preservation Committee Meeting. The motion to approve the meeting summary was made by Amy Fabri and seconded by the Chair, David Kent.

#### **Meeting Presentations:**

Joel noted that the proposed Historic Preservation Ordinance will aim to implement the strategy of the 2016 Historic Resources Survey Update related to applying for and receiving Certified Local Government (CLG) status. Joel also noted the proposed Ordinance will contain language that will allow the public to add structures and districts to the National Register of Historic Places (NRHP) or National Historic Landmarks (NHL). Joel then asked whether the Committee would like to see the presentation regarding the proposed Historic Preservation Ordinance that was shown in the preceding Planning Commission meeting again. The Committee members agreed this was not necessary. Joel acknowledged this then invited Bret to begin his presentation.

Bret began his address to the Committee noting that a draft Historic Preservation Ordinance would be submitted to the County on September 11, 2017. The draft Ordinance would cover what is required for the County to receive CLG status, and would include the steps required to setup a Historic District, and who would be able to make an application for a Historic District.

#### **Public Comments:**

- Ms. Thomasena Stokes-Marshall (African American Settlement Community Historic Commission Incorporated) – Stated she was representing Historic African American Communities in the East Cooper area and spoke of the recent trend of traditional African American communities being destroyed by new development. Also stated that the Commission she is part of had received 501-3c status and was working with other Preservation organizations in

the Charleston area. She explained that an issue these communities are facing is properties being either rezoned, or annexed into the Town of Mt Pleasant, and that the County and the Town needed to work together to stop annexation or to ensure annexation did not result in the loss of communities. She reiterated that the goal of the proposed Historic Preservation Ordinance should be to maintain the existing characteristics of the African American Settlement Communities. She also stated that the Commission she is part of is in the process of preparing presentations for different African American Settlement Communities to explain the goals of the organization and to seek leaders from those communities to join the Commission.

- Rodly Millett (African American Settlement Community Historic Commission Incorporated) – Began by stating that one of the goals of the Commission was to educate the different African American Settlement Communities on the history of their communities. He stated that these communities were losing their diversity and historic locations. He explained that properties in these communities had been passed on through the generations and therefore look a certain way, and they wanted to be able to continue to pass on the properties and communities to the next generation. Stated he would like to see a Historic Preservation Ordinance and zoning that will allow the Communities to maintain the look they have.
- John Wright (African American Settlement Community Historic Commission Incorporated) – Asked members of the public to stand up who were representing the African American Settlement Community Historic Commission Incorporated, and 6 people stood up. Stated that Historic African American Communities need to be retained and sustained through tax exemptions and tax breaks currently permitted by state law.
- Bill Wilder (Sol Legare Community) – Stated he would like to see Mosquito Beach designated as a Historic District, but that Sol Legare as a whole was not ready to be designated as a Historic District.
- Chris Cody (Historic Charleston Foundation) – Stated that the Foundation is supportive of the effort to create a Historic Preservation Ordinance and was happy to serve as a resource for information.
- Jason Crowley (Coastal Conservation League) – Stated that the ‘Bailey Bill’ (SC Code of Laws, as amended, Sections 4-9-195 and 5-21-140) is the state law allowing tax exemptions for historic communities.
- Louis Jefferson (East Cooper Resident) – Stated his concern is the preservation of communities from the East Cooper River to the Santee River. Also stated that it is common for these communities to be underserved by the County. He believes the problem is that the County currently doesn’t help in the provision of services to these communities and therefore if someone wants a water or sewer connection to their property, they are forced to annex into the Town of Mt Pleasant. Also stated that rezoning applications are taking land away from these residential communities, and that the controls of the Sweetgrass Basket Overlay should be adhered to.
- Pat Sullivan (African American Settlement Community Historic Commission Incorporated) – Stated that there are currently 14 members of the Commission that meet once a month. Also stated that communities cannot compete with new development coming in as people sell off acres of property.

#### **Closing Comments:**

A motion for the County to begin the process of becoming a CLG was made by Amy and seconded by David. This motion was passed 2-0, with 1 absent. This resolution will be discussed at the upcoming Planning Commission meeting for the Commission to vote on and forward to County Council for support and approval.

The meeting adjourned at 4:15 PM.