

**CHARLESTON COUNTY HISTORIC PRESERVATION COMMISSION MEETING**  
**Committee Room (B-225), 2<sup>nd</sup> Floor, Lonnie Hamilton, III Public Services Building**  
**4045 Bridge View Drive, North Charleston, SC**

**AGENDA**  
**OCTOBER 15, 2019**  
**2:00 P.M.**

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- I. CALL TO ORDER & INTRODUCTIONS**
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- III. APPROVAL OF THE MINUTES FOR THE AUGUST 20, 2019 MEETING**
- IV. GRESHAM MEGGETT ORAL HISTORY PROJECT UPDATE**  
**Mary Beth Reed, New South Associates**
- V. PUBLIC COMMENT**
- VI. NEXT MEETING DATE: NOVEMBER 19, 2019 2:00 PM**
- VII. ADJOURNMENT**

**CHARLESTON COUNTY  
HISTORIC PRESERVATION COMMISSION MINUTES  
AUGUST 20, 2019**

**ATTENDEES**

Historic Preservation Commission: Jason Crowley, Chair; John Wright, Vice Chair; Pat Sullivan, Techa Smalls-Brown, Marc Marchant, Pat Jones, and Melanie Millar.

County staff: Joel Evans, Director of Planning/Zoning; Andrea Pietras, Deputy Director of Planning/Zoning; Austin Bruner, Assistant County Attorney; Niki Grimbball, Planner II; Jenny Werking, Planner II; Emily Pigott, Planning Tech I; Cassie Cline, Planning Tech I; Holden Armor, Intern; and Sally Hebert, Administrative Support Coordinator I.

Eight members of the public, including: Arthur Bailey, Gigi Frampton, Jason Durkey, John Girault, Elton Huggins, and Jenny Leckie.

**CALL TO ORDER**

Chair Crowley called to order the meeting of the Charleston County Historic Preservation Commission at approximately 2 p.m. in Room B-225 of the Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive, North Charleston, SC, 29405. He invited all to stand for the Pledge of Allegiance.

**COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**

Chair Crowley reviewed staff actions taken in compliance with the Freedom of Information Act. He introduced himself and Commissioners. Mr. Evans introduced staff.

**APPROVAL OF MINUTES**

On the motion of Commissioner Sullivan, seconded by Commissioner Jones, the Commission voted unanimously to approve the June 18, 2019, meeting minutes.

**CERTIFICATE OF HISTORIC APPROPRIATENESS: HIST-07-19-00001**

Chair Crowley introduced the Commission's first case, an application for a Certificate of Historic Appropriateness (CHA), case number HIST-07-19-00001. He said this is the first such application since Charleston County adopted the new Historic Preservation Ordinance in 2018. However, the requirement for Certificates of Historic Appropriateness (CHA), including requiring CHA's for National Register Listings, is not a new concept for Charleston County. Since 2001, the County's Zoning and Land Development Regulations Ordinance has required that demolition, relocation, rehabilitation, new construction, and/or exterior alterations on National Register properties be approved by the Board of Zoning Appeals. This function was shifted to the Historic Preservation Commission with the adoption of the new ordinance in 2018.

Chair Crowley called on Ms. Grimbball to give a presentation on the request to construct a new barn, partially demolish an existing barn, and demolish the destroyed Commissary building at 7817 Oak Island Road, Edisto Island (TMS# 087-00-00-019). She said the proposed barn mimics the existing workshop to the rear of the historic structure and conforms to the character of the agricultural use of the property. In addition, it will be located approximately 200 feet from the historic house and will be surrounded by established trees, and the historic house is currently surrounded by live oaks and does not face the proposed structure. The workshop proposed for demolition is not listed as contributing on the National Register and proposed construction and demolition complies with the requirements of the Charleston County Zoning and Land Development Regulations Ordinance. The Commissary, which is listed as a contributing structure on the National Register Listing, was completely destroyed during Hurricane Matthew, and the applicant is also approval to obtain a demolition permit to remove the building for tax purposes.

Ms. Grimbball said staff recommends approval with the following conditions:

1. Complete the applicable Zoning and Building Inspection Services processes; and
2. Obtain all necessary permits prior to site and building construction/demolition.

Chair Crowley recognized the applicant, Gigi Frampton, who spoke in support of her request, and she answered questions of Commissioners. No one spoke in opposition.

On the motion of Vice Chair Wright, seconded by Commissioner Jones, the Commission voted seven in favor to approve a Certificate of Historic Appropriateness for case number HIST-07-19-00001.

Chair Crowley said this vote is the final decision of the Historic Preservation Commission. If any person with a substantial interest in a decision of the Historic Preservation Commission chooses to appeal this decision, they may do so to the Circuit Court of Charleston County. Such appeal shall be filed within 30 calendar days.

## **PRESENTATION**

Chair Crowley introduced Renee Gregory of the Center for Heirs Property Preservation. Ms. Gregory joined the Center for Heirs Property Preservation as a Staff Attorney in November 2016 and in 2019 became the Director of Legal Services.

Ms. Gregory introduced Mr. Jeffery Wingate, the incoming Director of Communications, replacing Tish Lynn, who is retiring at the end of the month and was scheduled as today's speaker. She gave background information about the organization's origins, saying it was founded in 2002 as a special project of the Coastal Community Foundation (CCF) to find out how much Heirs' Property existed in the area. She said that in 2005, under the leadership of Dr. Jennie Stephens, the Center was established as an independent non-profit organization and explained that the Center's primary mission is helping landowners retain the ownership of the property their ancestors. Ms. Gregory stated that over the years, the Center discovered it wasn't enough just to help folks clear their land titles if it wasn't going to be a productive asset for them, and in 2013, the Center received funding from the USDA and the Natural Resource Conservation Service to help heirs earn an income from their land through tree farming.

Ms. Gregory explained that the Center provides assistance to property owners on the following:

- Preventing the spread of Heirs' Property, helping owners understand land ownership and how it should be an asset for them rather than a liability. She stated the Center holds seminars in the community about why it is important to have wills and why it is important to probate estates. She said they also provide free will clinics to the public.
- Resolution of title issues related to Heirs' Property issue, 'either through probating the estates of loved ones who died less than 10 years ago, or, if after that period, conducting a determination of heirs action or quiet title action. She stated the Center provides a free one-hour advice and counsel session for any person who has an interest in land in South Carolina. She explained that after the one-hour session, the person can become a client if they are a South Carolina resident, the property is within one of the 15 counties the Center serves, the person is an heir to the property, and/or the household meets the federal poverty guidelines.
- Utilizing Heirs' Property land profitably through forestry operations. She explained that, in South Carolina, forestry is a \$21 billion industry a year and the Center wants heirs to be able to tap into that to be able to build income for their families.

Vice Chair Wright asked if Heirs Property is a problem beyond the Southeast. Ms. Gregory responded that the Center has discovered it is a problem throughout the country. She explained that wherever you find people who have economic issues, access to the legal system, knowledge of the legal system, probating and estate planning, that's where you generally find Heirs' Property.

Vice Chair Wright asked whether dual ownership issues are a problem anywhere else. Ms. Gregory responded that dual ownership is not an issue she has dealt with.

## **NEXT MEETING DATE**

Chair Crowley announced the next scheduled meeting of the Historic Preservation Commission is Tuesday, September 17, at 2 p.m.

**ADJOURNMENT**

Chair Crowley adjourned the meeting at approximately 2:48 p.m.

Sally K. Hebert  
Recording for the Planning Department

Ratified by the Charleston County Historic Preservation  
Commission this 17<sup>th</sup> day of September, 2019.

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Jason Crowley  
Chair

Attest:

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

**HISTORIC PRESERVATION COMMISSION DISCLAIMER:**

**UNRATIFIED MINUTES**

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