

BZAZ06/07/2022 – Public Meeting Portal (“Comments”)

| Request to | First Name | Last Name | Address | Phone Number | Zoom Profile Name | Submitted Comment | Item Type | Item Description | Applicant or Public | Support or Opposed | Date/Time Submitted |
|-------------------|-------------------|------------------|---|---------------------|--------------------------|--|------------------|-------------------------|----------------------------|---------------------------|----------------------------|
| comment | Harriet | Reavis | 509 W Wimbledon Drive, Charleston, SC 29412 | null | null | Dear BZAZ Members: The residents of the Marlborough neighborhood are opposed to the variance being requested by the Central Park Cluster developer. We believe that allowing this variance will then set the stage for property owners to request variances, or even make changes with a simple renovation permit, and turn their garage spaces into Accessory Dwelling Units, which would provide an avenue for an even higher density on this property. By not granting this variance request, you are ensuring that the density will not increase. Mr Batchelder shared with me a deed proposal offered by the developer. I see nothing in the proposal that makes it a de facto deed restriction absolutely preventing ADUs. It seems to simply be verbiage stating what the current situation is and what can happen if the developer is given a variance approval by the | 3 | Central Park Cluster | null | null | Jun 6 2022 10:08AM |

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| | | | | | | <p>BZAZ: 1) a property owner could request a variance down the road for an ADU or 2) a property owner could build an ADU if the SR-1 Zoning ordinance is amended to allow 3 stories. The developer knew of all the problems associated with building on this property and chose to move forward - there is no hardship that requires this variance to be approved. We believe that the developer should be held to the ordinance as it is written without any variance approvals. The developer knows that if a variance is approved, it opens garage spaces up to later become ADUs. The Marlborough Neighborhood Association and the Laurel Park Community have opposed the density of this cluster development from the outset, both the absolute number of homes as well as how densely they are situated on the property. The potential for even more density by way of ADUs will adversely impact our traffic and potentially add more of a burden to the schools in the area. ADUs seem to be a convenient loophole to allow for more density without straight-out telling the</p> | | | | | |
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| | | | | | | <p>public that "tiny little fact" when they read the SR-1 Zoning ordinance. It's unfortunate that the City does not push to get better infrastructure in place before creating avenues to increase density. This area is under recent intense development pressure: the ASPIRE development (Central Park Rd), the Brisbane Cluster development (Central Park Rd & Fleming), Fleming Park Cluster (Fleming Rd), and now Central Park Cluster (Central Park Rd). Also, a vacant lot remains at Central Park Rd and Flint with developers periodically looking into having it rezoned. We are opposed to any variance that would provide even a remote possibility of increasing the density of the Central Park Cluster development. Thank you. Harriet C Reavis, DMD President, Marlborough Neighborhood Association 509 W Wimbledon Drive Charleston, SC 29412 843.795.8661 843.509.3628 hcreavis8@gmail.com</p> | | | | | |
| comment | Charles | Stephens | 500 E. Wimbledon Dr.; Charleston, | null | null | I am a homeowner in Marlborough and my property directly adjoins the property that is proposed to be developed under the Central Park | A3 | CENTRAL PARK (340-03-00-007) | null | null | Jun 6 2022 11:21AM |

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| | | | SC 29412 | | | (340-03-00-007) project. Our neighborhood has consistently opposed the development of this property due to the adverse impacts it is likely to cause my worsening our existing flooding problems by creating more impermeable ground surface. This developer has acted in bad faith several times, including the removal of a grand tree which they were specifically not to by the city. They cannot be trusted. They now wish for the city to grant them a variance for raising 30 of the buildings for garage spaces. I see this as poor planning on the developer's part. They have been working this project for more than six years so now how did they suddenly discover the need for this variance. Their plans continue to change and this latest request will simply allow the eventual homeowners the opportunity to create accessory dwelling units if they choose to enclose these garage spaces, which undoubtedly many will choose to do given the high rents that can be obtained in and around downtown Charleston. I flatly oppose any such variance be granted. This part of James | | | | | |
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| | | | | | | Island has seen tremendous build up over the past 10 years. We do not need another variance to be granted to enable more future density than the project was originally approved. | | | | | |
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