



CITY OF CHARLESTON PLANNING COMMISSION

PUBLIC COMMENT JUNE 21, 2023

A meeting of the Planning Commission will be held on **Wednesday, June 21, 2023 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/pc in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100 Charleston, SC 29401 | 843-724-3781

REZONINGS

1. 1739 Hollydale Ct

Johns Island | TMS #313000023 | Approx. 5.37 ac.

Request rezoning from Single-Family Residential (SR-1) to Business Park (BP).

Owner: TBLB LLC

Applicant: Timothy Cook

No Comments Submitted

2. 1745 – 1709 Meeting Street Road

Peninsula – Neck Area | TMS #4640200091, 4640600009, 4640600010 | Approx. 1.01 ac.

Request rezoning to include property into the Accommodations Overlay (A).

Owner: 1745 Meeting Street Road, LLC

Applicant: Nathan J. Schutte

No Comments Submitted

SUBDIVISIONS

1. 806 Magnolia Road

Magnolia – West Ashley | TMS 4180900030 | Approx. 2.08 ac.

Request subdivision concept plan approval for nine (9) Single-Family homes with associated infrastructure. Zoned: SR-2.

Owner: STYO

Applicant: Barrier Island Engineering

Two (2) Comments Submitted:

- **Jillian Piccione, 14 Paula Drive Charleston SC 29407**

Submitted June 20, 2023 9:17 AM

This is the lot directly behind my house, and that of 12 of my neighbors. These developers continue to submit applications without speaking to any of us and don't

appear to have regard for maintaining the integrity of our beautiful, historic Magnolia neighborhood. Many of us have young children, are professionals (engineers, lawyers, software developers, in finance, etc.) and often work from our homes, making privacy and open space very valuable to us. I, along with many of my neighbors, oppose this subdivision for a number of reasons: 1. We don't know what the houses will look like, how many beds/bath, how many stories? Will they fit in with our one story bungalow style homes? 2. For Lot 8, which abuts my lot (14 Paula), they are only planning the 9 foot setback. This is too close for comfort on our one story home. At minimum, all homes should be at least at a 25 foot setback from our property lines. 3. We have not seen any plans for noise reduction measures or landscape barriers. 4. We have not seen a timeline for construction. We are concerned about experiencing disruptions to our peaceful neighborhood for years to come. 5. We don't know how they plan to handle storm and rainwater. Our yards already pool water in many places, so we have major concerns that adding all this concrete right in our backyards will negatively impact our homes. 6. We don't know at what price they are planning to list these homes. Having 7-8 new 2.5 story homes peering into our backyards will undoubtedly make our existing properties more undesirable. 7. The plans propose large homes looking directly into our homes which does not maintain the intent of Magnolia neighborhood. The homes are not staggered and do not allow for the level of privacy we currently have (and is the reason why many of us chose homes here). We know at some point this lot will be developed, but it should be done so in a way that maintains the aesthetic and intent of our beautiful neighborhood. We are of course open to conversations with the developers, but being blind sided with very short notice before their planning meeting is disrespectful to all that will be impacted.

- **Jennifer Nance, 3 Jerry Drive**

Submitted June 20, 2023 11:23 AM

The residents of Magnolia are extremely concerned about this project. We realize it is our neighbors decision to turn his lot into a subdivision, but ask that the board consider how this will impact the current residents. We purchased our properties because of the privacy of our large lots and there is no question that this project is going to have a significant impact , especially to those of us that back up to it and those who live on Paula. The elevated homes that the builder has proposed do not fit in with the fabric of this neighborhood whatsoever. There's no question It will hamper our privacy and affect our property values in a negative way. If there's a way to limit the height and number of these homes and provide significant buffers to those that back up to it that would be one way to curb the impact of this project. I very much appreciate the board working with this community on the project.

2. **Primus Park**

Cainhoy | TMS 2680000133 | Approx. 105.1 ac.

Request subdivision concept plan approval for 102 Single-Family homes. Zoned: SR-2.

Owner: McAlister Togant Clements LLC

Applicant: Thomas and Hutton

Deferred

No Comments Submitted

ZONINGS

1. 3124 Maybank Hwy

Johns Island | TMS #313000021 | Approx. 5.0 ac.

Request zoning of General Business (GB) on approx. 2.25 acres for the front portion of the property and Business Park (BP) on approximately 2.75 acres for the rear portion of the property. Zoned Maybank Highway Corridor Overlay Zone (OD-MHC) in Charleston County.

Owner: TBLB LLC

No Comments Submitted

2. 1080 Bees Ferry Road

West Ashley | TMS# 2870000219 | Approx 1.0 ac.

Request Zoning of Conservation (C) on a portion of the property. Zoned R-4 in Charleston County.

Owner: Commissioners of Public Works of the City of Charleston

No Comments Submitted

3. 2202 South Dallerton Circle

West Ashley | TMS# 3100700042 | Approx 0.26 ac.

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Harriet E. Kitt

No Comments Submitted

4. 1652 Boone Hall Drive

West Ashley | TMS# 3531400141 | Approx. 0.29 ac.

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Lisa and Kenneth LeBoeuf

No Comments Submitted

5. 2944 Sugarbush Way

West Ashley | TMS# 3581000078 | Approx. 0.29 ac.

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Tupelo Hassman and Bradford Earle

No Comments Submitted

6. 325 Stinson Drive

West Ashley | TMS# 3500900076 | Approx. 0.23

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Gerald Willis

No Comments Submitted

7. 1426 Bedford Drive

West Ashley | TMS# 3520900088 | Approx. 0.33

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Wiley and Casey Sinkus

No Comments Submitted

8. 1866 Ashley Hall Road

West Ashley | TMS# 3531400007 | Approx. 0.32

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Darby Little

No Comments Submitted

9. 1875 Saint Julian Drive

West Ashley | TMS# 3331400024 | Approx. 0.44 ac.

Request Zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Ashutosh Jaswani

No Comments Submitted

10. 1532 Joan Street

West Ashley | TMS# 3521300142 | Approx. 0.20 ac.

Request Zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Andrè Gallant

No Comments Submitted

11. 1349 Ashley River Road

West Ashley | TMS# 4180500002 | Approx. 0.30 ac.

Request Zoning of Limited Business (LB). Zoned Saint Andrews Corridor Overlay District (OD_STA) in Charleston County.

Owner: Warfield Holdings, LLC

No Comments Submitted

12. 3338 Maybank Hwy

Johns Island | TMS# 2790000035 | Approx. 0.82 ac.

Request Zoning of Limited Business (LB). Zoned Johns Island Maybank Highway Corridor Overlay Zoning District (OD_JO-MHC) in Charleston County.

Owner: Paul Keller

No Comments Submitted

13. 711 Blitchridge Road

West Ashley | TMS# 3500100074 | Approx. 0.34 ac.

Request zoning of SR-1 (Single-Family Residential). Zoned Dupont-Wappoo Overlay District (OD_DUWAP) in Charleston County.

Owner: George and Lila Hawkins

No Comments Submitted

OTHER COMMENTS

1. Sabine Baker James Island, SC

Submitted to BAR-L on June 12, 2023 3:22 PM

I oppose the Union Port project. Our city name comes "Charlestown" 10 years ago it had the feel of a town. Since then multiple overpriced apartment complexes and hotels have been build. The skyline coming down I26 is nothing what it used to be. The traffic downtown is nothing what it used to be. People who live here are upset the direction it is going. The beaches are overcrowded. Crime is on the rise. It is becoming more and more unaffordable for people who have lived here for generations. Who is actually profiting from this over building? It's not the people of Charleston. Matter of fact the cost of living in

Charleston has risen and becoming unaffordable for many. It is turning into a city of the rich. Is that how you want the future of Charleston to be? People having to move to more affordable places in the meantime people from out of state with higher incomes moving in. I have nothing against these people! For them this traffic is nothing they are moving from big cities. The cost of living is nothing for them either. Turning Charleston into a big City is not the solution. People used to come here because of the small town feel. Because it wasn't too crowded. Because of the Southern Charm. Because of how friendly people are - well there is a lot of anger in this community now brought on by the overcrowding. Is that what you want for Charleston? It won't be forever the best City to move to or vacation.... That slogan will go away over the years and be replaced. Many vacationers are already choosing different location now. Are these developers ever considering that Charleston is a peninsula? It's sort of a dead end road after the interstate ends and everything bottlenecks. Driving downtown is getting worse every day. Parking is expensive and hard to find. A beach trip takes more than hour from James Island. Why do we need more apartments and hotels? Why is the charming southern city being destroyed? Why are you letting happening? Let them build it somewhere else. We already have a city center. We don't need another one. Put a stop to it. This once charming city is full to the brim. Please do not allow this proposal to go through. Find another solution. Have some cafes, restaurants, shops, green space and parks. Do not allow hotels and "8" story apartments to be build. For that matter - NO apartments. Let the citizens have their charming town back, if it's not too late already.

2. Steven Cook, 1063 Hills Plantation Drive

Submitted to Staff on June 9, 2023

In 1680, 343 years ago, Charles Towne was founded at Oyster Point, just down the Cooper River from Union Pier. Charleston is recognized & loved world-wide as a historic city. Our 343 years of layered history make Charleston the highly recognized unique place that it is today. Our history is the core reason why people live here, visit us, & rate us the #1 destination in the U.S.. Whatever becomes of Union Pier will impact our history & lifestyles going forward for many generations. Our decisions will outlive all of us. This is worth fighting for.

It is the absolute obligation of the SPA, Lowe, & all Charleston City/County/State government regulating & approval entities to respect Charleston's historic past formally build in hard commitments & guidelines that compliment & add future historic features and benefits.

SPA ... you were given the Union Pier land from the City of Charleston as a gift decades ago. The SPA has significantly benefited financially from this gift. Now, it is SPA's time to return to the citizens of Charleston a gift that is worthy of our history & contributes new history.

SPA & Lowe, your focus on maximizing value creation & ROI for SPA is not acceptable for this historic site. Union Pier is not a new luxury resort development. It should become a new historic layer that adds to Charleston's charm, distinctiveness, & fit with surrounding neighborhoods.

Here's an alternative paradigm for Union Pier planning ... Return on History ... ROH. I believe that if you plan, design & build with an ROH approach, the result will be new historic, valued, engaging creations that will deliver a high financial return & value creation.

While Lowe Enterprises designs & builds beautiful hotels, offices, resorts & other structures ...there is an absence of Lowe projects the size & nature of Union Pier that build out legacy historic sites. This greatly concerns me. Lowe leaders, we need you to listen carefully to the historical & preservation experts in the Coalition, Charleston government leaders, & citizenry. As planners & designers, you need to have a heightened sensitivity to

what we are saying & incorporate it into your proposals & guidelines. This is a historic opportunity for your firm. As you heard from the comments & the size of this community crowd at the 6/7 public input meeting, we are determined that the right decisions are made.

So, let's slow down the process ... listen carefully ... & make thoughtful decisions to create a new historically significant addition to historic Charleston that we'll all enjoy & be proud of for the next 343 years.

I also suggest that we stop calling this development opportunity ... 'Union Pier' ... & start calling it 'Historic Union Pier'. It will change our focus and dialogue.

3. Vaughan Davidson, 13 Palmetto Road, Charleston

Submitted to Staff on June 13, 2023

good morning charleston planning commission members - thank you for serving on the charleston planning commission -

having recently returned from my environmental paradis in suisse on lake geneva where the environment is cherished worshiped , as an avid environmentalist i have become a professionally interested charleston citizen in the union pier environmental conundrum - i have an environmental solution which should be heard by the PC - less development is the best environmentally -

i want to directly communicate to you the PC members to be aware there is a bonafide way to environmentally conserve union pier land with a creative conservation easement restricting the land for a park with an amphitheater -

i believe environmentally that less is best - i believe a majority of my fellow charleston residents would support union pier to be a park versus a commercial development -

i would like the PC to pause and review / study / consider a creative conservation easement proposal - there is absolutely no rush to develop - no harm environmentally as the union pier land only gains in value - the land is truly original historic waterfront property on the atlantic - so much history -

i am vaughan davidson, a retired cpa w/ unc mba - i now live 13 palmetto road wappoo heights moving after 33yrs from 35 legare street 2014 - i am a decorated disabled combat veteran - i have a successful professional conservation history & real estate development [Middleton Inn @ Middleton Gardens and Planters Inn CHS & SAV]-

i am doing this pro bono because i have my first grandson and i care for my charleston environment and i believe given the potential impact, history can be made / preserved -

if there is a way to preserve union pier land, i am confident the public would support - please, respectfully, i only ask that we meet and you hear me out ? determine if my plan has merit - if so further study is warranted - ask your questions - do some easy due

diligence - let's agree the novel waterfront stakes are huge and the union pier site deserves the best environmental outcome - i believe charleston citizens would appreciate hearing a proposal that preserved union pier as a professionally landscaped park - as the CHS Planning Commission i believe you should consider -

respectfully i look forward to some kind of a response given the PC 21 june scheduled meeting upcoming - all i seek now is a consideration for merit - i believe the PC has a duty to consider -

if you would like some local references as to my professional capabilities, i will provide if requested - i would like to meet now with 2 or 3 PC members for a discussion breakfast at the variety store where country ham is available - 2 or 3 of 9 members is not a quorum - lets meet now and i can discuss -

thanks

vaughan davidson

13 Palmetto Road CHS 29407