



CITY OF CHARLESTON PLANNING COMMISSION

PUBLIC COMMENT OCTOBER 19, 2022

A meeting of the Planning Commission will be held on **Wednesday, October 19, 2022** 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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

PUBLIC MEETING ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.

**City of Charleston Planning Commission
October 19, 2022 Meeting**

Public Comment for Rezoning #1:

**1300 Rutledge Ave, 2130-3132 Mount Pleasant St, 2127-2133 Weaver St
North Central - Peninsula | Approx. 1.65 ac.**

TMS # 4641400006, 4641400007, 4641400008, 4641400009, 4641400010, 4641400005, 4641400001

Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-1/WH).

Owner: SI Holdings, LLC/ Azalea Holdings, LLC | Applicant: Free Market Ventures, LLC

First Name	Last Name	Address	Submitted Comment	Support/ Opposed	Date/Time Submitted
4 Comments Submitted in Support					
Marietta	Juillard	63 Maple street	I had previously commented against, but that was before I saw the drawing printed in the Post and Courier. It's better than we thought it would be, and tastefully done. It's not a big tall building I thought it might be. If it's something like what was printed in the paper, than I am not opposed. But I do urge the city to consider a better infrastructure.	Support	Oct 17 2022 1:07PM
Stewart	Sanford	2 Parkwood Ave Charleston SC 29403	Changing the zoning from General Business to Mixed Use/Workforce will allow for more uses of this parcel. Increasing both walkability, housing density and adding affordable housing for downtown employment seems like a win-win.	Support	Oct 17 2022 9:19PM
Justin	Moffitt	5 Poplar Street, Charleston SC	Charleston is in dire need of housing. That area has condo units just across the street from it on Rutledge avenue, and is only a handful of blocks away from St. Jasper's twin building on Mt. Pleasant St. If we are going to build housing, as we obviously need to do, this is the ideal location for it.	Support	Oct 17 2022 10:06AM
Brad	West	1000 Bonieta Harrold Dr, Charleston, SC 29414	This project offers attractive design, appropriate scale, mixed-uses, and desperately needed housing units to an already constrained supply. I urge the Planning Commission and Council to support this sensible and context-sensitive development application.	Support	Oct 17 2022 12:07PM

4 Neutral/Other Comments

Richard	Morse	44 Pendleton Street	It could be a great project if it replaces the same amount of retail that it displaces, which in my estimate is around 5,000sf. All across the Peninsula - from Broad Street to Wagener Terrance - the City is forever losing freestanding retail space which provides places for neighborhood residents to gather. The new accommodations overlay district has a provision that requires developers to replace any office space that they displace. I would like to see the same provision applied when multi-family development replaces retail uses, especially in general business zoning districts. I would be in favor of this project so long as the City increases the requirement for retail space. Thank you.	Neutral/Other	Oct 18 2022 9:39AM
Greta	Momeier	812 Whispering Marsh Dr, Charleston, SC 29412	This is the 3rd time I have tried to submit this. Generational owner of 2 properties on upper Rutledge Avenue.	Neutral/Other	Oct 18 2022 12:47AM
Savannah	Brennan	94 Saint Margaret Street, Charleston, SC 29403	It is critically important — should the proposed development be approved for rezoning and the project move forward — that safe, multi-modal access be incorporated to and throughout the site. With its extremely close proximity to Lowcountry Rapid Transit and the Lowcountry Lowline, connected bicycle, pedestrian and transit infrastructure needs to be incorporated. Further, the site's walkshed encompasses three horribly dangerous crossings: Mount Pleasant Street/I-26 off ramp, Mount Pleasant Street/King Street, and Mount Pleasant Street/Meeting Street/Morrison Drive. The City of Charleston's People Pedal Plan (designdivision.org/peoplepedalmap) calls for bicycle infrastructure along Mount Pleasant Street, including intersection upgrades at Rutledge, King and Meeting/Morrison. The developer should work to improve these critical areas in order to benefit the community and ensure people (including their new residents) can safely access the site.	Neutral/Other	Oct 18 2022 12:04PM

Rick	Robinson	255 W Poplar St. Charleston, SC 29403	<p>Members of the City of Charleston Planning Commission – On October 8, 2022, I had the opportunity to attend a meeting of the North Central Neighborhood Association where I initially learned of the details of a proposal by Free Market Ventures, LLC for rezoning and redevelopment of 1.65 acres of land at the intersection of Mt. Pleasant and Rutledge Ave. Although most of the discussion was about the Mixed Use / Workforce Housing aspect of the redevelopment, I wanted to share with you my thoughts on the proposed development and some of aspects of the development that deserve more attention. First, and perhaps most importantly, I was pleased to hear that any redevelopment performed in this area would result in improvement in water management, a.k.a. flooding management. It is no secret that flooding is problematic in Charleston, and I applaud the idea that any redevelopment will require an investment in the improvement of water and flooding management. Second, I also found the idea that any redevelopment would also require improvements in road conditions, traffic management, and the addition of a turn lane. I like this idea and believe that this will make the intersection safer and less congested. Third, I appreciate the fact that any redevelopment would aim to improve parking in the area. This is also good. However, there are some downsides. I do not believe these downsides should prohibit the redevelopment of the property, but instead, change the KIND of construction and development that will be permitted. Today, the property is the location for two businesses (bars/restaurants) as well as some minimal housing. From what I can tell, both businesses are thriving and have regular attendance from a variety of customers ranging from locals to out of town guests. Those business serve hundreds or perhaps thousands of customers each week. And with their customers’ patronage comes sales tax revenue and I would expect a healthy amount of it. The proposed development would replace those restaurants with a single business (coffee shop?) and approximately 150 apartments – 20% (30) of which would be allocated to Workforce Housing.</p> <p>(Continued in next row)</p>	Neutral/Other	Oct 11 2022 8:49PM
------	----------	---------------------------------------	--	---------------	--------------------

Rick	Robinson	255 W Poplar St. Charleston, SC 29403	<p>(Continued)</p> <p>As I see it, when we replace two business with an apartment and only one business we are hurting Charleston in numerous ways: 1) we are reducing at least one business in the area that directly serves the nearby neighborhoods as well as the larger Charleston community, 2) we are losing the associated tax revenue from that business, 3) we are reducing the number of people that property serves from 1000s per week to only the residents of the apartments (100s) and the attendees of the single shop (100s). So, I would like the commission to consider an alternative proposal. Instead of replacing the current business with a large apartment and a small store, please consider rezoning the property to allow for one, smaller, Workforce-only apartment consisting of 30-40 units plus the construction of two restaurants (and possibly a smaller coffee shop). The apartments could even be located on top of the restaurants. I view this approach is better than the 150-unit apartment concept for the following reasons: 1)It maintains 2-3 business at the same location 2)It generates as much (if not more) tax revenue for the city 3)Parking would be improved because of the re-design and re-development of the property 4)Flooding would be better managed 5)Traffic would be better managed (and, therefore, safer) The new development would serve as many or more people than the property serves today. The development company may find that his approach changes the business model for their planned development. It will. However, if the city is willing to reimburse the developer for the costs of the infrastructure investment (i.e., flooding management, traffic management, sidewalks, city lights, etc.) and pay for it from the sales tax revenue from the businesses, the developer would possibly find a stronger business case, less risk, and lower costs. Thank you, Rick Robinson</p>	Neutral/Other	Oct 11 2022 8:49PM
158 Comments Submitted in Opposition					
Jack	Handegan III	32 montagu	This area can not handle a change in zoning that would allow the developer to have no cap in units. Traffic and congestion will be horrible. This will also increase noise pollution and decrease property values	Opposed	Oct 16 2022 2:16PM
Jan	Schumann	21 Hester St, #5, Charleston, SC. 29403	<p>This project is inappropriate for the space designated. The corner of Rutledge and Mt. Pleasant is already very busy and difficult to navigate. Putting a 150 unit there would be irresponsible. This area is the gateway to 2 old, established neighborhoods. If, and only if, this development would only be 50 units and legally guaranteed to be affordable in perpetuity, I could back it if the architecture blends with the current neighborhoods. As the project has been currently presented, I vehemently oppose it.</p>	Opposed	Oct 16 2022 2:28PM

V	S	Mount Pleasant Street	We live a couple of blocks from this address and we highly oppose the development at 1300 Rutledge Avenue. This does not bring anything positive to our neighborhood. The traffic and parking would affect all the neighbors. A big residential building in that corner takes away from our beautiful neighborhood and does not belong there in our opinion. All the development downtown with the apartment buildings is ruining our city and its loosing it charm.	Opposed	Oct 16 2022 2:33PM
Rebecca	Rupp	Wagener terrace resident-Gordon street	Rutledge cab building is historical in nature and an important part of the upper peninsula. It also floods next to this area and building an apartment building there will not help this situation. If Rutledge floods due to new construction , Wagener terrace residents will not be able to leave the peninsula during rain and flooding as it is our only way out at this time. Developers all over the upper peninsula have been promising us affordable housing but there is never any follow through and these places are not affordable. Our neighborhood is a neighborhood and would not benefit from another mixed use space. Please do allow this to come to our neighborhood.	Opposed	Oct 16 2022 2:58PM
Gina	Jennings	166 Grove St	We are so very opposed to this development. Flooding is already out of control. We have seen it worsen over the past 8 years with the development. Please block this project	Opposed	Oct 16 2022 3:00PM
Courtenay	Melvin	2232 Sunnyside Ave	Intersection and neighborhood do not structurally support this type of building. It does not fit in the neighborhood and would cause backup at an intersection that is already an issue.	Opposed	Oct 16 2022 3:01PM

Kevin	Eberle	367 President St.	<p>As an Uptown resident, I am strongly opposed to the rezoning of the commercial property at 1300 Rutledge Ave. into a gigantic housing project. Make absolutely no mistake about it: This is in the middle of a neighborhood which is overwhelmingly single-family residences. Multi-family residences are typically just two- and three-units, nothing remotely close to the number of units envisioned here. A massive project within just a few feet of single-family houses will so overburden the neighborhood that it will lead to relocations out of the area. The scale of this giant overdevelopment is breathtaking. The traffic alone will be a blight. Moreover, there has been no effort at all to mitigate the neighborhood concerns. The immediate neighborhood did not even discover the plans until just a few days ago. Our City Councilman was lobbied by the developer, but he and the developer did not share information about the plans. Until even now, there has been no effort to consider neighborhood concerns. Rather, plans were shared (only after the hand of the developer was forced) and the developer tried to sell those existing plans. As far as I know, there was no effort to solicit input during the design process. Every single thing about this is terrible. The rash of large-scale developments lately have all been limited to areas like upper Morrison Drive that have no residential feel to them at all. This is absolutely NOT the case on Rutledge Ave. I am firmly opposed to this blight of a historic, single-family residential neighborhood. Kevin Eberle</p>	Opposed	Oct 16 2022 3:30PM
Catherine	Dillon	42 Hester street	<p>We cannot have this giant monstrosity of a building In our beautiful and historic pedestrian friendly neighborhood. The intersection of Rutledge and Mount Pleasant St. is dangerous and crowded. There are plenty of giant box buildings giant ugly box buildings in my community. Please don't bring another one into our neighborhood. I would support a small smaller building project but the number of units should not be extended beyond the current zoning rules for this property. Please don't approve a zoning variance!!!</p>	Opposed	Oct 16 2022 3:30PM

David	Hunt	4 Maranda Holmes St	When will this city ever stand up to these wealthy out-of-town property development corporations and say Enough is Enough? This city should be marked Not For Sale, and FRAGILE. These hideous boxes we're being forced to look at every day seem almost fungal in their sudden appearance and noxious affect. Not only are they unpleasant on the eye—disturbing as they do the natural and human proportions of our vernacular architecture, domestic and commercial—they decrease the quality of life for everything around them. The city needs a stiff medicine to treat this proliferation of disfiguring architectural carbuncles. The city must do better providing for the people that are already here—not by giving a hand to real estate speculators and corporate property developers, but by starting to provide some real solutions. The property taxes that have been made off of these hideous buildings alone should be significant enough that the city can plow that money back into the community and commit to halting any future construction of such awful and depressing “architecture.”	Opposed	Oct 16 2022 4:33PM
Ellie	Smith	308 Grove Street	Having a large building there is an appropriate and would be awful for traffic. It also is not aesthetically consistent with the neighborhood at all. This is a neighborhood filled with one and two story brick bungalows. Not seven story glass monstrosities.	Opposed	Oct 16 2022 6:01PM
Katie	Fey	21 Hester St Charleston SC 29403	Please do not approve this project to build. We need to keep Charleston less commercialized - we don't want more apartments and we don't want more buildings - especially in our residential neighborhood.	Opposed	Oct 16 2022 6:01PM
Jesse	Price	60 Alberta Ave, Charleston SC 29403	The changes proposed, and the likely resulting development do not fit with the character of the neighborhood. The change would place additional burden on already strained local infrastructure negatively impacting those of us that live in both North Central and Wagener Terrace. This should absolutely be denied.	Opposed	Oct 16 2022 6:55PM
Marietta	Juillard	63 Maple street	Please don't allow a big building to be built in our residential neighborhood! A building would not look good when this neighborhood consists mostly of family homes. It would also increase traffic and congest I-26 at the Citadel/Rutledge Avenue exit. On another note, driving into Mt Pleasant on the Ravenel bridge is beautiful, with the trees, whereas driving into Charleston on the Ravenel bridge is sad, to see all these big buildings that are turning Charleston into a charmless big city. Build buildings like this in North Charleston or Summerville, where they have room, please! Preserve Charleston historic look or you'll drive families like us away and lose the charm. Perhaps, it's about money vs quality of life.	Opposed	Oct 16 2022 7:18PM

Nancy	Whitaker	65 Clemson St	Enough. Please leave Wagener Terrace as it is, a community of neighbors who relish a small part of what our beautiful city is all about.	Opposed	Oct 16 2022 8:09PM
Shannon	Magee	97 Sans Souci St.	There was just another crash Saturday on the corner of Rutledge and Sans Souci. It happens too frequently. People drive on Rutledge like it's the freeway and when you're at a stop sign on any of the side streets you can't see to pull out if any cars are parked on Rutledge. It's a nightmare. This apartment complex will compound the issue 100 fold. Large housing structures do not belong in our quiet single family home community. [REDACTED] What we need on that lot is another restaurant or simply a park with a catchment pond to help with our flooding.	Opposed	Oct 16 2022 8:10PM
Les	Schwartz	1441 joy Avenue	I don't recognize most of downtown Charleston. The northwest section is getting overpopulated. The density is ridiculous. The flooding is ridiculous. The charm is rapidly being replaced by massive structures. Enough. ENOUGH	Opposed	Oct 16 2022 8:34PM
Kelsey	Henson	2534 Wecco St.	Changing of the zoning of this area would be terrible for this neighborhood. This project is not appropriate for this area.	Opposed	Oct 16 2022 8:39PM
T	K	163 sans souci Street	Please don't do this to our beautiful neighborhood. I live here for 10 years. Not only is it dangerous with the highway but it will destroy Charleston flair and living. We love our quiet neighborhood and the fact we can walk to Rutledge cab co is beautiful. Please don't put down more apartments here. Where will this end? Don't destroy the harmony of one of the little spots Charleston still has to offer. The peninsula will sink - one day! Not supportive of this project!	Opposed	Oct 16 2022 9:24PM

David	Gregg	879 Rutledge Avenue Charleston SC 29403	1300 Rutledge is the gateway to the historic Rutledge corridor and the beginning of Old City Charleston. The Rutledge corridor is anchor to historic single family neighborhoods of Wagener Terrace and North Central and perhaps the prime representation of early 20th century architecture as it developed these at the time suburban neighborhoods. Large high density development is inappropriate to these human scaled family neighborhoods. While a resident not a zoning expert, it appears zoning maps and the 2.5-3.5 height overall which appear appears to consciously extend to include 1300 Rutledge recognizes the important of maintaining appropriate scale and massive of the Rutledge corridor as it extends in to Old Charleston, Hampton Park, and all the way to the battery. As resident, I have a few unique observations. Increased Rutledge traffic is already causing subtle seismic damage to the historic house that shake with increased cars and trucks going over bumps on road. Higher density will increase this traffic. Additionally this site is largely adjacent to low residential neighborhoods not commercial or high density. Children and bicycles navigate this historic Avenue. I am very intrigued by the extremely misleading figure in the applications slides showing the 0.25 mile radius around the proposed rezoning. 1300 Rutledge is shown in the extreme edge of the circle rather than at the center. As such the circle is shifted far East from the true center making appear the site in in the much higher density area of Meeting and Morrison rather than at the center of Historic Wagener Terrace and Rutledge corridor. My house, for example, should fall in 0.25 miles radius of 1300 Rutledge but with misleading drawing it and other historic houses and neighborhoods appear not to be impacted. This figure is highly misleading as are the area photos which selectively ignore the single family houses that surround. I am highly skeptical of rezoning this area and urge you to reject the proposal at this juncture. Thanks for your attention.	Opposed	Oct 16 2022 10:05AM
Sally	Harper	Clemson Street	Why does everything have to be massive in size and look so ridiculous? If the property is going to be developed have it fit into the neighborhood. When will greed from other cities stop winning?	Opposed	Oct 17 2022 1:06PM
Hannah	Wilken	163 Sans Souci, Apt B	In favor of keeping the commercial zoning for this location.	Opposed	Oct 17 2022 1:38PM
Kyle	Nichols	40 Grove St	If this developer or any developer can change the zoning of this property to build a large mixed use apartment complex it will destroy the neighborhood. The city needs to take action to protect the quality of life for existing residents. We do not need this.	Opposed	Oct 17 2022 2:41PM

Kelly	Rosen	82 Sans Souci Street	We just moved into the neighborhood a block south on Sans Souci and Magnolia. We love the neighborhood feel which is why we picked this location. We have already noticed the impact to parking just from the Container Bar, I can't imagine what adding 130 units will do to our street and the parking situation, it will create a major cluster!	Opposed	Oct 17 2022 2:51PM
Brittany	Elliott	549 Huger St, Charleston, SC 29403	The proposed new zoning district (MU1/WH) has no density cap and therefore doesn't guarantee what the developer is proposing. The proposed 3-4 story building(s) doesn't fit in with the existing landscape on this side of I-26.	Opposed	Oct 17 2022 3:01PM
Bradley	Saylor	542 Huger Street, Charleston	There is on significant reasoning to change the zoning to allow for workforce housing. There is no money in affordable housing, so the developer would have to supplement with premium apartments. We'll just end up with another big bulky apartment building with no character and sky high rents.	Opposed	Oct 17 2022 4:31PM
Stephen	Rosenberg	52 Maple St	I propose a public-private partnership to buy the land and convert it to green space with flood mitigation to connect with the planned Lowline project. The proposed development before this committee would dramatically alter and negatively impact the neighborhood and its character, insofar as it would no longer feel like a neighborhood. While we appreciate the developer's solicitation of input, the fact of the matter is that Charleston does need more housing--and workforce housing in particular--but it does not need to be built on our tiny, already overtaxed downtown portion of the peninsula. Initiatives such as the Lowcountry Rapid Transit system are designed to mitigate traffic and facilitate affordable housing outside of downtown. Density is not always the answer, particularly when you're dealing with a tiny, international tourist destination such as ours. I am confident given the land owner's alleged desire to leave a legacy in keeping with his values (i.e. not a gas station), that he would be open to a buyout by a coalition of interested parties. I implore our local lawyers, preservationists, business people, Friends of the Lowline, community leaders, and interested residents to form such an organization ASAP directed by a board and with the mission to enhance the area into a green space that connects to the Lowline and actually gives the neighborhood something to enjoy.	Opposed	Oct 17 2022 4:48PM

Jill	Howard	56 Cypress St	Strongly oppose - This plan would change the fabric of the neighborhood and set precedent for similar mid-rise structures in the future. This area is a true neighborhood with homes (that people live in year round) and small businesses. Rezoning for this proposed development would also add traffic congestion. I'm especially concerned about additional traffic on Cypress street between Rutledge and Meeting - a residential street that provides access to I-26 and Hwy 17. Children play on these side walks, families take walks - this isn't a street full of businesses.	Opposed	Oct 17 2022 5:07PM
Gail	Corvette	360 Ashley Avenue Charleston SC 29403	If this builder builds what they have in other cities, it would completely change the residential character of this historic neighborhood.	Opposed	Oct 17 2022 5:23PM
Zachary	Viscidi	59 Cypress	My opposition to this proposal is based on the extreme densification that would occur in the event of this rezoning approval. The plat is currently zoned (GB), and it contains apartments, homes, restaurants and businesses. Under the current zoning law, each of these entities provides ample parking, yet on many nights, residents are unable to park their cars in front of their own homes. Patrons to the restaurants and bars park on N. Enston, Laurel, and Magnolia Ave. Sometimes, they park on San Souci, Peachtree, or even Cypress. Designating this area as (MU-2) or workforce housing removes all densification restrictions. The developers' desire to build 150 residential units while maintaining some semblance of the restaurants and bars is not a boon to the area. The small residential streets can barely accommodate the high traffic that already exists, and increasing the density in such a drastic fashion will bring more cars while simultaneously removing parking. The proposed change also fails to recognize the considerable development in the surrounding neighborhood. Three large apartment buildings are already being built to the east of this plat, and the new traffic stemming from these developments has not begun to make an impact. Before the city considers approving this change, they need to develop further plans for transportation infrastructure and study the impacts of traffic stemming from the already approved buildings.	Opposed	Oct 17 2022 5:51PM

Brielle	Viscidi	59 Cypress	Development is supposed to help the environment and its residents, but the proposed mixed use structure at 1300 Rutledge would harm the residential area South of it and the nearby Conserved / Protected Land. While the city does need more affordable, workforce housing, there are several buildings that have already been approved and more that are being constructed. Additionally, by continuing to approve large plats of development (to be owned and operated by single entities), the city is doing more harm to its workforce by denying them the opportunity to take part in home ownership. Instead of removing all density limits and building huge apartment complexes, the city should encourage developers to build small, neighborhood centric townhomes and condos that will bring generational wealth to a wider segment of the population. I vote in every election!	Opposed	Oct 17 2022 6:10PM
Sally	Webb	48-B Gadsden St	This is a residential neighborhood and NOT suitable for a massive development. One of my good friends lives right across the street from Rutledge Cab company -- her yard is in one of the photos -- and if this development is more than two stories and built in a modern urban design (e.g. all glass, metal facade), it will NOT be in the character of the existing neighborhood from Mt Pleasant Street south on Rutledge Ave. It is unclear to me from the application for a zoning change what the developer has in mind for these properties.	Opposed	Oct 17 2022 6:21PM
Mari	Asper	20 Lowndes Pointe Dr, 29403	Rutledge cab company and container bar are two of very few options that I can walk/bike to without having to cross a busy street. The walkability of downtown is a big part of its charm and why many choose to live here. There is already often a wait to be seated at many downtown restaurants. This would obviously get worse with more people and less options. At the very least, rezoning should be delayed until after all of the other new nearby large scale housing building are complete in order to observe their effects, especially on flooding, traffic, and local establishments.	Opposed	Oct 17 2022 6:21PM
Polly	Porter-Campbell	1 Kenilworth Ave., Charleston, SC	I am opposed to the proposed development of this property. Charleston does NOT need another mulit-use structure.	Opposed	Oct 17 2022 7:08AM
Erin	Fennell	364 President St	Allowing a high rise apartment at that corner will change the neighborhood street and community feel. The houses and buildings, churches, around it are 1-2 story in height, the street there is an important entry way to 26 and does not need to get congested with more cars.	Opposed	Oct 17 2022 7:56AM
Connor	Hoy	795 Rutledge Avenue	I am opposed to the rezoning of 1300 Rutledge Ave as any zoning changes to this property will have a negative impact on the neighborhood.	Opposed	Oct 17 2022 7:58AM

Blair	Price	60 Alberta Ave	I completely disagree with this project. There is not enough allocated parking. Much of the parking will go un-used by residents of the building that choose not to pay extra, instead, those tenants will park in our neighborhood streets. This doesn't fit the fabric of our neighborhood and will add traffic, noise and crowding. We are losing a neighborhood restaurant and bar in exchange for 150+ renters.	Opposed	Oct 17 2022 8:25PM
Krista	Robertson	541 Godfrey Park Place, Charleston, SC 29407	I absolutely oppose the rezoning of this property. Allowing this rezoning will open the door to a free-for-all for the Wagener Terrace neighborhood that will drastically change the fabric of the neighborhood. It will perpetuate the continued gentrification of downtown Charleston further eroding what makes the city unique. This area needs to be protected and a historic overlay should be established, if not already established. When is enough, enough? Charleston is unrecognizable and it's truly sad.	Opposed	Oct 17 2022 8:56AM
Thomas	Drazan	Ashley Avenue, Charleston SC 29403	The area in which the developer seeks to rezone already suffers from traffic and congestion problems as well as flooding. The density of the proposed project is not in keeping with the neighborhood and likely to burden the infrastructure that already struggles to handle the number of additional people entering the peninsula from the Rutledge I26 exit for work in the morning. I would ask you reject this rezoning request as it is not sustainable for the neighborhood or city as a whole.	Opposed	Oct 17 2022 9:13AM
Walt	Davis	800 Rutledge Ave, Charleston, SC 29403	I live in the neighborhood. Which is being surrounded by mid rise apartments and lofts. The city has allowed the to build in flood zone areas that is pushing that water into areas that already flood. More cement and less runoff and absorption areas. From my understanding many are not leased or even finished(north Morrison areas and bridge based wetland areas, not to mention Lockwood Blvd projects). Heartbroken to think of tearing down the mid century style building that Rutledge Cab Company is located in. The Magnolia Project is finally underway and the perfect place to funnel such density of population. The residential sections of Wagener Terrace and North Cental are established and have a great tone. They are being threatened by overpopulation, overparking, and inner city type traffic. All are unwelcome.	Opposed	Oct 17 2022 9:42PM

<p>Margaret (Meg)</p>	<p>Manuel</p>	<p>15 Riverside Drive, Charleston, SC 29403</p>	<p>Please oppose any zoning changes that will bring more traffic than is already allowable so that our neighborhoods can remain neighborhoods. The apartment buildings of the size proposed are not addressing the workforce housing issue. A smattering of units here and there that do not remain workforce housing do not help, especially in hindsight when the inclusion of those units seems to be a developer ploy to build the biggest thing they can build, ie. Westedge. Flooding at the top of our neighborhoods is a minimal issue. It will be a large one if zoning changes for those parcels. That is what has happened to every area on the peninsula where an Atlanta size building has been built. The fact that the City does not appreciate that by enforcing current zoning and/or preserving green space is regularly disappointing. As an aside, I live at the deadend of Mt. Pleasant Street at Riverside in Mr. Gregorie's district. Three times drunk / high drivers have run into my yard and taken out trees (city property), damaging stolen vehicles or their own and nearly killing themselves. Once, all that kept them from driving through my house was an old iron drain pipe. That personal issue will not improve with more cars and retail/dining space square footage at Mt. Pleasant and Rutledge. If Mr. Gregorie's district had not been forced to pitch a royal fit about it however many years ago, then Corrine Jones would be CCSD trailers / swing space and not heavily used green space to quench City resident thirst for it and a community garden. I am advocating for keeping large apartment buildings on the other side of the overpass. Why not build something the size / profile of what is on the opposite corner from Rutledge Cab or on the corner of Mt. Pleasant and Hester? Partner with Growfood / Coast Conservation League when their space on Morrison becomes an apartment building, buy it and build something like this (with workforce housing above it around it) to serve the Lowline. Get creative for the benefit of all the people who already live and work here - not the ones who might come. Do something so it does not become a storage unit or gas station, which it could be now and was before. If developers from out of town can't show leadership and creativity on something like this in a city as creative and cosmopolitan as Charleston has become, then it is the City's job to do it and make it make financial sense for the developer.</p>	<p>Opposed</p>	<p>Oct 17 2022 9:44AM</p>
<p>Lisa</p>	<p>Joyce</p>	<p>32 montagu st Charleston sc 29401</p>	<p>Inappropriate density , does not take traffic and parking sufficiently into account. Has not involved neighborhood in plan</p>	<p>Opposed</p>	<p>Oct 17 2022 9:50PM</p>

Catherine	Kaiser	4771 Churchill Rd N.Charleston, SC 29405	Please don't support tearing out a long time, community-supported, locally run restaurant in favor for some residential condos!! Aside from dismantling a piece of Charleston's uniqueness, adding condos there would increase the burden on an already densely populated area. SO MANY residential facilities have been built recently, or are currently in the process of being built. Can we not just wait a few years to makes sure that more is warranted??	Opposed	Oct 17 2022 9:56AM
Sarah	H	995 Ashley avenue	We do not need another apartment complex in this area. This does not add value to our neighborhood and will change it.	Opposed	Oct 17 2022 9:58PM
Michaela	Mueller	52 Parkwood Avenue, Charleston, SC 29403	I am opposed to the application for rezoning 1300 Rutledge. Aside from being an absolutely horrid design it will present a hardship for existing area residents and day to day livability. The traffic in those blocks is already stressed and history has shown that being state roads that no relief will be forthcoming. It is a rapidly becoming unsafe in several areas of the neighborhood for both pedestrians and automobiles and adding additional traffic and congestion with only worsen things. It it is clear that the city continues to ignore concerned residents in favor of developers and I urge you to reverse this trend and to consider the best interests of the current residents and their families. I am not naive to the reality of growth and demand, but as part of our city government you have to start considering the negative impacts on the people that you are supposed to be working for. And so I encourage you to simply do your job.	Opposed	Oct 17 2022 10:02PM
Caitlin	Dirkes	66 Darlington Ave	Allowing this developer to redone will allow them to put as many units they want to the building. The city cannot handle this amount of traffic and will ruin the charming neighbourhood. Please say NO!	Opposed	Oct 17 2022 10:06AM
Elaine	Savarese	27 N. Enston Ave. Charleston, SC 29407	I fully oppose the development plan until an adequate parking plan is laid out. 150 units where 1-2 people will live with only 135 spots is detrimental to our neighborhood. To think that a couple living in one unit will only have one car is absurd. To find out the plan was to make the parking an optional add on to their lease is further absurd. The tenants will just come to park on our street for free. 3 or 4 story high density buildings have no place in the quiet part of town we call home. The joy of living in north central has been the lack of apartment buildings and mixed use developments. The Mt. Pleasant off ramp is confusing and dangerous as is, adding this volume of cars and traffic will be adding further unnecessary risks. The mess and noise of construction at the entrance to our one way street will be an undoubted disruption to our peaceful neighborhood. The developers made it very clear at the neighborhood meeting they weren't considering much of the current residents concerns.	Opposed	Oct 17 2022 10:12PM

Brooke	Hargrove	527 Rutledge Ave.	This project significantly detracts from the character of the Wagener Terrace neighborhood while also influxing our area with more residents and traffic than the current infrastructure is equipped to handle. No matter what the developers may say, it will do more harm than good and make it a less desirable place to live. I hope that current residents' quality of life will be more important to this city than the money it makes from granting yet another apartment complex. Which is already making this whole city an undesirable place to live.	Opposed	Oct 17 2022 10:13AM
Maria	Nestleroad	4 Parrothea d Lane	We chose to move back to Wagener Terrace because of its quaint & quiet feel, especially for families. A 150 unit building on this busy corner, simply has no place. Rutledge is already a busy avenue especially nearing access to 26. Mount Pleasant & Rutledge makes for a busy corner where there are frequent car accidents. It's a shame that the City of Charleston continues to allow over development instead of placing value in the quality of life of its residents. Also, residents need actual affordable housing. But developers continue to get away without meeting their plans for affordable housing by paying a nothing fee to the city. Why has the city continue to allow this? Make that a steep steep fee. City of Charleston officials, please prioritize citizens and their livelihoods instead of developers.	Opposed	Oct 17 2022 10:15PM
Stephanie	Barna	381 Sumter Street	We need more housing on the peninsula but it needs to be thoughtful and in scale with the surroundings, particularly on this stretch of Rutledge. This area also floods so anything built here needs to have a flood mitigation plan. Where will the water go? We can see what happened on the 600 block of King Street (by The Daily) what happens when a big slab of nonporous materials block water absorption. While I am supportive of more housing, I am not in support of giving developers a blank slate to build a behemoth of a building to maximize their profits without considering the consequences on the neighborhood.	Opposed	Oct 17 2022 10:19AM

Casey	Buchanan	1022 Yorktown Drive Charleston SC, 29412	Allowing rezoning from GB to mixed-use/workforce housing would be devastating to the community. The GB zoning limits what can be built on that site. Mixed-use/workforce housing zoning allows for a mix of residential and commercial development with up to 100% land occupation of the site. The Post and Courier reported a proposed 150 units but if the property is rezoned MU/WH the developer could cram even more units on that land (and 150 is already a ridiculous number). The area cannot accommodate such high density housing as permitted by MU/WH zoning. Issues with infrastructure, traffic, flooding, etc. And my understanding is that only 20% will be designated "affordable" housing. Pathetic. Whatever that even means, "affordable housing"-if history is any indication, the units won't be affordable for local folks making local wages. Please- do not grant this rezoning request. There are plenty of apartment buildings going up all over town. One is not needed and would be incredibly inappropriate on this site.	Opposed	Oct 17 2022 10:19AM
K	P	Alberta Avenue	Opposed	Opposed	Oct 17 2022 10:25PM
Kathryn	Adams	2322 Sunnyside Ave	Currently this property houses a neighborhood restaurant which does not stress the existing infrastructure. A development of this density will stress the infrastructure: storm drainage in a section of our neighborhood which already floods, choking of the Mt. Pleasant Street/Rutledge Avenue intersection, adding more cars using the already busy and dangerous exits of 219A and 219B, and the neighborhood schools. Will the rent truly solve the affordable housing issue on the peninsula? To whom is it affordable? What does the impact study state on livability and walkability for a redevelopment of this size? Has the Magnolia Development been considered by the city in conjunction with a development this size? How will both affect the current residents livability and affordability? Our city is well loved. Our neighborhood is well loved. Developments of this size within a neighborhood affect livability and also the existing infrastructure which was not put in place to house the density and size of these structures.	Opposed	Oct 17 2022 10:28AM

Margie	Longshore	222 West Poplar St, Charleston SC	I do not take exception to the proposed use, however the density proposed for this site is too intense and will cause parking and traffic issues in the immediate residential neighborhood. While the developer plans to meet zoning minimums for parking, they confirmed at our neighborhood meeting that the provided parking spaces will be an additional fee for renters, which will result in renters opting to not pay for a parking space but looking for "free" street parking within the neighborhood instead. Parallel parking spaces along Rutledge Ave are concerning; traffic coming off or heading toward the interstate is speeding up at this intersection and having +/- 150 cars trying to enter Rutledge Ave from Weaver St is an accident waiting to happen. I do not believe the transportation infrastructure can support a project of this size on this property.	Opposed	Oct 17 2022 10:31PM
Kathryn	Saylors	542 Huger Street, Charleston, SC 29403	I m opposed to the rezoning of this property because the scale off the project is too large for the western side of the interstate. I don't want some investment firm from Chicago to demo businesses that contribute to the identity of the neighborhood just to put up some bland apartments. Further, no local businesses can afford the rent for the retail spaces built in these mixed use developments. Also, if you look at a map, downtown has a larger ratio of land dedicated to low income than mount pleasant, James island, west Ashley, and John's island. Studies show that income level has a direct relationship to the success of the local public schools. The downtown schools are failing, and we need to redistribute the low income housing across all of Charleston county, not just stick it downtown. Most people in support of low housing don't live downtown.	Opposed	Oct 17 2022 10:52AM
Mac	Hill	2328 Sunnyside Ave	We are fully opposed to the rezoning for Chicago developers to have free reign on building in our neighborhood. A large apartment complex undermines the fiber of the community here. We do not need a building that large right in Wagener Terrace. Plus, we love Rutledge Cab Co	Opposed	Oct 17 2022 11:13AM
Bryan	Raynor	105 Darlingto n Avenue, Charleston, SC 29403	I oppose shuttering two thriving businesses and subjecting the neighborhood to years of construction noise and disruption in order to add un-affordable housing that does not serve the needs of the community.	Opposed	Oct 17 2022 11:16PM

Eliza	Ghriskey	906 Ashley Avenue Charleston, SC 29403	I am adamantly opposed to this project. I have been part of the Charleston community for several years and doing this would not benefit anyone that is part of the community. Traffic would be a nightmare, resale values of homes would go down exponentially - no one would want to live up here. My understanding of a zoning designation is that it allows the developer to do basically whatever they want and in doing so, it allows them to do a mix of residential and commercial with up to 100% land occupation of the site. Which means they will squeeze as many luxury units on that land as they can get away with and cause an incredible amount of distress to the North Central community. I would MUCH rather a gas station to go in than ANOTHER apartment building - downtown is overrun ENOUGH.	Opposed	Oct 17 2022 11:19AM
A	R	235 Kingstreet, Charleston, SC	Please don't stop with the boutique hotels and apartments. It's making Charleston less and less of the city that people travel to visit. As a local that has lived here for 21 years (my whole life) I strongly oppose what is happening. It's sad when you walk downtown and don't even recognize it from the year before, pretty soon we will be on the same level with LA and New York. Thank you.	Opposed	Oct 17 2022 11:24AM
Kristina	Hill	2328 Sunnyside Ave, Charleston SC 29403	Please oppose this rezoning application. Once Magnolia is finished, the traffic conditions will be so much worse.	Opposed	Oct 17 2022 11:26AM
Tony	Petro	448 huger street, Charleston, sc 29403	It will not only bring a number more people, but also more vehicles into the neighborhood (yes, neighborhood.. a neighborhood with families and houses, not monstrous apartment buildings), but it will be getting rid of some of the key staples of our neighborhood. Both rutledge cab and container bar are heavily visited establishments which are close proximity for us in the area. The complex plans to have 1-1 parking(1 space for each of the 150 units, NOT a parking space person). Additionally assuming people decide to pay for a parking space in the complex rather than just take up all the free street parking in the surrounding neighborhood is something that back fired for many other apartments in the surrounding area. Neighborhood streets are already choke points due to parking vehicles on both sides of narrow streets. This will only cause more parking and traffic issues in the neighborhood. The planned commercial space also adds to the pushing issue as it does not have ANY planned parking and would rely on those same neighborhood streets. I as many others am against this development and hope for you to deny the rezoning. Thank you for your consideration. Tony Petro	Opposed	Oct 17 2022 11:30PM

Will	Kalivas	132 Darlington Ave.	The proposal should be denied. They want to build another massive apartment complex that will absolutely destroy the character of the neighborhood. I live right around the corner, on Darlington Ave. and Mt. Pleasant St., and every person on the block opposes this matter. Increased flooding, traffic, crime and decreased character that will reduce property values. We have enough apartments on the peninsula. DENY!!	Opposed	Oct 17 2022 11:52AM
Diana	Yarborough	278 Congress St, Charleston, SC 29403	This building would negatively transform the entire neighborhood and community. The building size and amount of people and traffic this project would bring into the area shows little care and quality of life for existing residents and livability. Please oppose this rezoning. The property should be used in a way that benefits the community instead of benefiting out of town developers.	Opposed	Oct 17 2022 12:07PM
Jenna	McCauley	Wagener Terrace	The track record of storm water management with development along this corridor is abysmal so those living in this neighborhood who are largely trapped during high tides and/or heavy rains have little faith that a developer from Chicago will give \$.02 concern about how their oversized build will further impact one of the few remaining exit strategies from Wagener terrace in the rain. Build multi family further up the neck where storm water can be better managed. We are still waiting for Huger to be fixed from the apartments developed on either side. I'm a big "no" especially under the current administration that has proven they can't be trusted to mitigate damages of out of state developers	Opposed	Oct 17 2022 12:13PM
Clay	Bryan	126 Hester	Stop the madness! The monstrosities that are popping up all over the peninsula must stop. I would think your primary directive would keep the charm that exists, or used to exist downtown. Do not let this go through. Stop the madness.	Opposed	Oct 17 2022 12:29PM
Juliette	Arnheim	41 Pitt Street, Charleston, SC 29401	Enough is enough of these huge high rise projects. We do not have the infrastructure to support them. The city is one big construction site, and who is profiting? Not the little people who are displaced I am sure.	Opposed	Oct 17 2022 12:31PM
Noah	Rosen	82 Sans Souci Street	I am extremely opposed to this project as a homeowner 1 block away this project offers the local community no benefit and causes so many issues to parking/Congestion/neighborhood zoning currently/storm water runoff and so many other issues. I didn't see 1 way that this development helps North Central community, property owners in any way at all. This massive building simply doesn't fit in any way to this neighborhood- and don't need a 7 story monster building. I strongly ask zoning and development boards to vote NO as this proposal and design makes no sense to benefit anyone but an out of town developer	Opposed	Oct 17 2022 12:45PM

Anne	Morgan	238 Congress St	The proposed building is not in scale with the neighborhood, it's HUGE!	Opposed	Oct 17 2022 12:49PM
Kelsey	Kool	57 Clemson st	A multi unit development has no place in a single family home neighborhood. Parking, livability, and traffic will all be affected negatively. Not to mention the fact that only 8% of units are 2 bedroom - this is very clearly not a development with an interest in affordable housing, which is a greater need than overpriced apartments in a town with very low average wages. The design is not up to Charleston aesthetics either. I highly oppose this project.	Opposed	Oct 18 2022 5:19AM
Gordon	Galloway	2 Francis Street	I do not believe it is a sustainable or holistic approach to the location. We can choose that business needs to earn the right to develop and not be allowed to exploit a neighborhood.	Opposed	Oct 18 2022 6:20AM
Tyler	Smyth	386 Ashley Avenue	Dear Commission, As a resident of the upper peninsula for the last 20 years, including 15 years near Rutledge Avenue in Hampton Park, I am opposed to the proposed zoning change. The general business zoning allows the area to maintain a livable mix of business and residential uses that are important to a vibrant neighborhood. The contiguous size, density, and lack of parking proposed for the redevelopment, if the rezoning is approved, would be harmful to the neighborhood character and livability. I request that you reject this application for a zoning change. Thank you for you consideration.	Opposed	Oct 18 2022 6:38AM
Peter	Brown	888 Rutledge Avenue 29403	This project is completely out of scale for the location, at an intersection that already has bad traffic. The developers want to maximize square footage, leaving zero green space in a location that already experiences flooding during heavy rains. The design is extremely unsightly and out of place for this community. The city should be looking out for the best interests of the residents who have lived here and paid taxes for so many years, rather than out of town developers who are stripping Charleston of any character she has left.	Opposed	Oct 18 2022 7:18AM
Louisa	Gooding	83 San Souci, Charleston SC	The traffic is already bad on Rutledge. Difficult to cross in the morning to take the kids to the park. The appeal of this neighborhood is family homes not huge developments. It will bring down the value of my home both in terms of enjoyment and resale value	Opposed	Oct 18 2022 7:29AM
Chelsea	Steadman	32 Montagu St.	The rezoning will allow far too much density. This area already has traffic issues and is unsafe to drivers, cyclists, and pedestrians. There is no promise the developer will provide affordable or workforce housing. I hope the board will vote NO.	Opposed	Oct 18 2022 7:41AM

Emily	Huff	178 sans souci street	I am a resident of Sans Souci street, a few blocks away. This is one of the most disproportionate monstrosities I've ever seen threatened to come to the neighborhood. Recently I'm already in disbelief at the amount of traffic some of the apartment complexes on Morrison Drive have brought to what was once a quiet, safe family neighborhood. This would not only add to the problem, but make the neighborhood unlivable for many residents. In addition to gentrifying the neighborhood further, continuing to push some of the longest lower income neighbors to the outskirts of the city, It would create a lot of problems for the residents of the neighborhood to find parking.	Opposed	Oct 18 2022 7:51AM
Laura	White	29 Westside Dr	Having spent 2006-2010 and 2013-2018 as a resident of Wagner Terrace and Westside, I know that these neighborhoods hold a special place in the residents hearts. Keep new business development out of one of Charleston's most charming and nostalgic neighborhoods.	Opposed	Oct 18 2022 7:53AM
Kate	Griffin	20 Dewey Street, Charleston, SC 29403	This is not fitting with the only locally inhabited neighbourhood left on the peninsula. There are millions of soul less apartments with in blocks. Please deny and require something that fits with the neighbourhood and its current capacity for traffic, 1300 Rutledge Rezonw parking and liveability.	Opposed	Oct 18 2022 7:55AM
Michael	Wade	507 Linden Circle	Will the opinion of the people who surround this property be considered at all? It seems as though there is a great amount of general oversight when it comes to individuals and their residences in many places in the city. But the change that proposed for this site dwarf the idea of a person changing their roofing to something more economical or adding a AUD - yet that will get stamped out in a heartbeat. Developing another condo high rise in an area that is dominated by single family homes is simply thoughtless. What is the aim? Do you truly think this is an improvement? I attend a church in this area, and adding the proposed project will completely alter life.	Opposed	Oct 18 2022 8:00AM
Cole	Hopkins	137 Saint Margaret Street Charleston SC 29403	I think the proposed usage and building does NOT fit with the neighborhood. Additionally I lived right there on N Enston and the intersection is already a mess with traffic flow. This should not proceed.	Opposed	Oct 18 2022 8:03AM

Zhenya	Kuhne	5 Clemson , charleston sc 29403	Horrible proposal. Nightmare for current already failed infrastructure, terrible congested and high accident rate off 26 exit, to combine with thousands more cars. Stop stealing what's left of feels of neighborhoods,	Opposed	Oct 18 2022 8:04AM
Stephanie	Harth	4 Leo Lane	This will set a negative precedent for what can come after. We don't have the infrastructure to support projects of this scale.	Opposed	Oct 18 2022 8:04AM
Louis	Hassell	523 yale drive	This development will be just another example of why charleston has lost its charm and hospitality. It's pitiful that this going to be considered at all. Genuine Charlestonians wouldn't accept this application.	Opposed	Oct 18 2022 8:08AM
Beverly	Burris	10 Clemson St, Charleston n SC 29403	I am a resident of Wagener Terrace and oppose this plan. This is too much density for our neighborhood. We will be losing two neighborhood staples in Rutledge Cab Co & Container Bar. We do not need more condos in lieu of restaurants. My neighbors do not support this plan. Please consider the wishes of the community residents.	Opposed	Oct 18 2022 8:08AM
Raven	McCutchen	21 montagu st	This would hurt the quality of living downtown and an needed project.	Opposed	Oct 18 2022 8:09AM
Jay	Williamson	17 Clemson Street	We do not have the infrastructure to support this project, traffic will be awful. Flooding continues to get worse in the neighborhood year after year with no concern for drainage with new projects. The density in this area is already too high.	Opposed	Oct 18 2022 8:09AM
Sarah	Smoak	45 Sycamore Ave	It is absolutely horrifying what is being done to downtown Charleston (and surrounding areas). Traffic congestion has already reached an almost unbearable level, not to mention the negative environmental effects of rampant development within a flood zone. We have NO NEED for more apartments in this area, especially at the expense of 2 popular food and beverage establishments. Container bar is one of the few places you can go in Charleston that is affordable and not over run with tourists and bachelorette parties. Is this the Charleston the developers want to live in? The prioritization of money and greed over preserving the charm of Charleston that we all know and love is sickening.	Opposed	Oct 18 2022 8:10AM
Derek	Burke	8 Clemson Street	Parking, traffic, current zoning, density, neighborhood, over crowding. Over development	Opposed	Oct 18 2022 8:12AM

Matthew	Hemingway	94 Gordon Street, Charleston, SC 29403	This is contrary to the neighborhood aesthetic and charm, will add tremendous strain on the already taxed infrastructure, and will create traffic in a corridor that consistently floods.	Opposed	Oct 18 2022 8:13AM
Courtney	Brown	83 Hester St.	This neighborhood can not withstand more densely populated buildings. The neighborhood was never designed to manage this many people, traffic, parking. The quality of life in our city is quickly declining. Bringing more people to a quiet area will further remove the neighborhood feel that is hard to find in Charleston as it is. Please respect that not ALL change is favorable. We want to sustain the culture, the neighborhood, and the part of the city that we choose to call home.	Opposed	Oct 18 2022 8:15AM
Tyler	Hopkins	85 Magnolia Ave	You are taking the soul and character out of this awesome neighborhood. If we are talking about rezoning, why not make this a space that benefits the community? It is clear that our representatives want to fill a affordable housing quota by adding units for underrepresented populations all the while diluting the ratio of affordable housing to space available. We need to stop mega investors from eating up all the land and preventing the ability for small businesses and private home ownership in this city. Even if Container/Rutledge has an intention to close doors, we should maintain that as a space that can be used that offers actual services to the local community and keeps this a neighborhood. People want to live in a place where they don't need to get into a car to go everywhere. If I wanted that I'd move to Mt Pleasant.	Opposed	Oct 18 2022 8:16AM
Lyles	Geer	370 Grove Street, Charleston, SC 29403	As a long time resident of the neighborhood I vehemently oppose further dense development in this already increasingly crowded part of town. Congestion has already reached disruptive levels and this particular project would only make matters worse, which the developer has not taken into enough consideration.	Opposed	Oct 18 2022 8:19AM
Susan	carter	813 Rutledge ave	As a resident of the neighborhood and in Rutledge avenue (813 Rutledge) I strongly oppose this application. Not only would it be a change to the neighborhood zoning, but the extreme increase in density with an inadequate infrastructure for traffic and parking would detrimentally affect the neighbors and their quality of daily life. Rutledge simply cannot support this large number of increased residents.	Opposed	Oct 18 2022 8:19AM
Christiana	Davies	21 Marlow Dr	Please don't build this atrocity	Opposed	Oct 18 2022 8:20AM

Andrea	Grabman	875 Ashley Ave	This project does not fit in with the character of the neighborhood. Additionally, not enough parking is allotted for a building of this size and density, and this would push residents into parking on our already crowded neighborhood streets. Please preserve the character of downtown, upper peninsula Charleston by not approving these types of structures.	Opposed	Oct 18 2022 8:25AM
Emily	Meyers	1 Riverside Drive Charleston SC 29403	After a week of talking about this proposed development around my beloved community, I am yet to meet a single neighbor who is in support of this rezoning and inevitable development. Planning Commission, please help us preserve the Wagener Terrace community and vote "no" to this rezoning effort.	Opposed	Oct 18 2022 8:28AM
Elizabeth	Williamson	17 Clemson St	Dear members of the Planning Commission, I live 3 blocks from the proposed 150 unit apartment building. I oppose the construction of the new development. Our neighborhood is growing too fast without upgrades to our infrastructure. When we moved to this neighborhood 4 years ago we had no street flooding and car accidents were low in number. Now we have street flooding that reaches half way up our front yard when we have heavy rain at high tide. We have glass in most intersections left from car accidents that are now an almost daily occurrence. Our neighborhood cannot handle the density that is proposed. We cannot handle the traffic or weight that will be put upon or infrastructure either. Before allowing a development in this neighborhood please have the City address the existing concerns before creating more. I feel this is the last neighborhood in downtown Charleston that feels like a child friendly neighborhood. I have lived in most of them. Please let it stay that way. Sincerely, Elizabeth Williamson	Opposed	Oct 18 2022 8:30AM
Barbara	Parker	39 Darlington Ave	Please do not allow the rezoning of this property. As a citizen of Wagener Terrace I do not want this Multi-unit complex built. Concerns include additional traffic, flooding and out of character for our neighborhood	Opposed	Oct 18 2022 8:34AM
English	Drews	1 Wesson Ave	This will dramatically alter the footprint of the community and not for the better.	Opposed	Oct 18 2022 8:36AM
Regina	Hopkins	10 Wesson Ave and also own 85 Magnolia	Building another mixed use highrise would ruin the charm of the adjoining communities, Wagner Terrace, North Central, Hampton Park Terrace. This would create density, flooding, parking and traffic issues and destroy the historic charm of these quaint little neighborhoods. Please STOP adding these ugly highrise boxes and destroying the historic charm of our neighborhoods!!!!!!	Opposed	Oct 18 2022 8:45AM

William	Carter	813 Rutledge Avenue	As a long time resident of Rutledge Avenue, I strongly oppose this application. Traffic on Rutledge is already beyond the limits of a two-lane road, and this development will add an even greater strain and change the nature of the neighborhood. This is not Meeting Street or Morrison Drive, this is a neighborhood of primarily single family homes and small multi-family units. The proposed development will permanently and adversely change the livability of the neighborhood. The number of current residents who will be negatively impacted far exceeds the number of potential residents for the building, and an even far greater number will be impacted by traffic congestion that it causes on Rutledge. Finally, the construction process will cause tremendous disruption to the neighborhood. Rutledge is not the place for massive housing developments such as this. Enough is enough.	Opposed	Oct 18 2022 8:47AM
Laura	Burns	134 Darlington Ave	I live only a block away from 1300 Rutledge and the thought of my neighbor changing in such a drastic way appalls me. I walk and run through the area a lot to relax and just the idea of the added traffic and noise ruins our quiet neighborhood that I love so much. Also container bar holds so many fond memories for me, it is a place that I can always find a friendly face. I am 100% against this build because I believe it will deviate my neighborhood's infrastructure and our intimate homey feel that I and everyone in the neighborhood moved here for and fell in love with.	Opposed	Oct 18 2022 8:55AM
Annie	Kuniansky	257 Saint Margaret St	There are already so many issues at the location of this proposal such as dangerous pedestrian traffic, flooding, traffic, and parking. What would happen to stormwater mitigation? How would we handle more traffic at that intersection and safely merge on and off of i26? It is currently in the middle of a residential neighborhood and not appropriately zoned for apartment buildings. How would an influx of 200+ residents impact the current parking issues and already unsafe pedestrian traffic? How would extensive construction add to these issues?	Opposed	Oct 18 2022 8:56AM
Jim	Wigley	201 5th Ave, Charleston	How can this project do anything other than increase the traffic, parking, and associated infrastructure problems that other similar concentrated development projects in our city have already compounded? Architecturally, based on height, scale and mass, this project cannot do anything but damage the character of the neighborhood and lead to other such projects.	Opposed	Oct 18 2022 9:02AM

David	Brennan	Ashley Ave	<p>Wagener Terrace is one of the few bedroom community left here on the peninsula. This project seems to ignore important items like parking. They plan to charge extra for tenants to park and we know from watching the Coleman Blvd project that the tenants parked in the community. With the addition of a coffee shop or other retail facility on the corner with no place to park an already congested intersection will get significantly worse. Rain water runoff will go where? It just doesn't fit in this bedroom community. All in on 20% workforce housing but is this real or just marketing? There are a number of large apartment complex being built on Morrison and we appreciate the growth in Charleston but do we really need this complex? Why don't we want to cluster large apartment complex in the same area instead of stuffing in and changing this historic upper west side community.</p>	Opposed	Oct 18 2022 9:02AM
Jack	Callahan	625 Rutledge Avenue	<p>As a lifelong resident of Charleston County, like many others, we have sat powerless in a system that seems to have complete disregard for the quality of life and maintaining the charm of this great city for it's citizens. For 15+ years we have seen hideous multifamily buildings pop up that stick out like sore thumbs on the peninsula. These buildings ruin the skyline, look incredibly out of place, drive rent up, and often attract a younger crowd that take away from the neighborhood charm. The rezoning of this lot withstanding, a MFD building under the current zoning would be an atrocity to this neighborhood. Rezoning this area to allow for building a larger MFD would be far worse (have you seen the one on East Bay?!?). The majority of the neighborhood doesn't want it, the locals don't want another ugly MFD building, the only people that seem to want it are the developers and certain city officials. Charleston has been operating like this over the past 15 years and it's time to put a stop to it. After a recent weekend in Savannah, I thought to myself of the first time in 30+ years, "wow, Savannah may be a better city than Charleston now." Growing up here, I never thought I would say that. And trust me, I don't want it to be true either. Charleston HAD a reputation of being charming, scenic, and quaint. The increase in MFD over recent years has flipped that on it's head. If you want Charleston to return to that theme, we need to reverse the MFD mindset and do everything we can to preserve what is currently left. Otherwise, Charleston will just become another after-thought city that is a shell of itself for the future.</p>	Opposed	Oct 18 2022 9:02AM

Elizabeth	Osborne	133 Mary Ellen Drive, Charleston, SC 29403	I believe that this development would negatively impact Wagener Terrace as it would no doubt change the fabric of our quiet community and neighborhoods. We have watched as large developments have sprung up all around us creating significant traffic and flooding issues. I do not see where the developer has done an impact study or a traffic study. The current parking plans are unrealistic. This mixed use development will increase traffic and decrease livability for our residents. I ask that the city start considering the current residents and our quality of life above the desires and profits of out of town developers that have no connection to our unique city or understanding of our community.	Opposed	Oct 18 2022 9:04AM
Tyler	Wright	160 Wentworth Street	I am opposed to this project. The current use of these lots is a perfect fit for the neighborhood. The businesses are successful and well utilized. New dense development is not a good fit and will have a negative impact on the neighborhood. There is not sufficient street parking in that area. The proposal does not call for enough parking spots even to cover its inhabitants. Thank you for your consideration.	Opposed	Oct 18 2022 9:08AM
Leslie	Kingery	1 Sutherland Court	I oppose this zoning change mostly because I feel like it destroys the vibe of the neighborhood. The current restaurant and bars are gathering places for the neighbors to relax, to break bread together and enjoy each other's company. Also these affordable housing projects never really turned out to be affordable for those who actually need affordable housing. This development will bring increased parking problems to the neighborhood because the units are charging for parking & the residents will not pay extra in many case. I see this happening in other complexes off Meeting Street. Also it will bring increased flooding & water drainage issues to the area. Part of Rutledge already flood even though they don't flood in that block currently.	Opposed	Oct 18 2022 9:12AM
Mary	Schnell	9 Alberta Ave	Completely opposed based on neighborhood size - there are enough high rise buildings of apartments and condos in and around Wagner Terrace that were recently built	Opposed	Oct 18 2022 9:16AM
Sean	Coughlin	58 Cypress St.	Inadequate parking. Workforce housing component subject to developer buyout. No clear benefit to the neighborhood presented by developers.	Opposed	Oct 18 2022 9:18AM

Taylor	DeLoach	782 Rutledge Ave	Neighborhood - I am a neighbor on 700 block of Rutledge Ave. Over the past several years, we have watched mixed use development spaces pop up on corners all over the northern side of peninsula. It is apparent they are having trouble even filling those spaces. I strongly oppose the zoning change which would offer no density cap! Adding another mixed use space will bring problems to our lovely neighborhood with parking/density. From my understanding, the plans for parking do not include enough spaces for all units, never mind the retail space, and offer the tenants to either purchase a parking spot or not. Where will they park if they choose not to pay for a space? In our neighborhood... on Rutledge Ave. Causing more traffic and parking issues. It is also apparent that these new construction projects are pushing flood waters to other areas in the neighborhood. Has there been a survey completed specifically related to flood and do the developers have a plan to mitigate flooding through pumps/drains? More construction leads to more flooding as these runoff waters have nowhere to go. Plans to mitigate flood risk should be strongly considered. WHY ARE WE KILLING OUR LOVELY TOWN!!!! STOP APPROVING ZONING CHANGES AND ALLOWING DEVELOPERS TO BUILD THIS WAY!	Opposed	Oct 18 2022 9:25AM
Beth	Williams	2 5th Ave	I oppose this project due to the negative impact it will have on an old traditional neighborhood which consists of homes, small apartments, churches, and small businesses. 1300 Rutledge Ave has been used for a small business for a very long time. I've lived in Wagner Terrace for almost 30 years and it has always been a small business. Before Rutledge Cab and the Container Bar, it was a small service station with the best egg salad sandwiches. Traffic and parking are already very difficult on Rutledge Ave and the surrounding streets. The density that will occur due to changing the zoning will have a very negative impact on the neighborhood. There is a lot of mixed use space that is currently being built in non-neighborhood areas. Our neighborhood does not need for area to be rezoned.	Opposed	Oct 18 2022 9:26AM
Anne	Crawford	169 Broad Street	PLEASE NO!!!!	Opposed	Oct 18 2022 9:27AM
Spencer	Crawford	9 Magazine Street	Another out of town developer who builds a monstrosity that clogs up the roads, causes future flooding issues etc, that makes their money and never has to deal with the future problems. Developments like these are a primary reason that there is very little charm, and almost no locals left, in the city we grew up in and adore so much. Please don't allow this project to move forward.	Opposed	Oct 18 2022 9:30AM
Travis	Dew	Lowndes Pointe Drive	OPPOSED. With all of the growth that has already taken place up Morrison Drive and I-26 access right there, the top of the peninsula is becoming more and more overwhelmed. OPPOSED.	Opposed	Oct 18 2022 9:33AM

Tommy	Dew	Lowndes Pointe Drive	Dear Zoning Board - Just because you can, doesn't mean you should. Please demonstrate some intestinal fortitude. It is time to sacrifice developer's profit for longterm quality of life for those who actually live here.	Opposed	Oct 18 2022 9:36AM
Chelsea	Karol	85 Cypress St, 29403	I am deeply concerned with preserving the integrity of our historic neighborhood and believe this project will greatly damage that objective. I am proud of our community and the individualistic voices that reside here and hope to see that nurtured and flourish as opposed to commercialized and rebuilt for outside profit.	Opposed	Oct 18 2022 9:37AM
Grant	Maddox	8 Maranda Holmes street	The zoning does not currently allow for it, neighborhood proximity is unlike any other project completed downtown, and the elevation is not sufficient under new development rules. Stick to what is right.	Opposed	Oct 18 2022 9:41AM
Whitney	Butler	90 Saint Margaret St Charleston SC 29403	I love our city's commitment to preservation however I feel developments like this further jeopardize our community's quality of life. We lack the infrastructure to manage the people and cars that a development like this will bring. Rutledge Avenue is already too congested and becoming more and more unsafe for people to cross. The feel of this neighborhood is what makes this part of the city unique and large developments such as this I feel undermine the fabric of our community.	Opposed	Oct 18 2022 9:41AM
Allison	Abney	369 Ashley Avenue	We do not need another high end condominium/townhouse/apartment building in this historic single family neighborhood we are trying so desperately to protect. We want to protect the look and feel of Charleston and our neighbors from something that doesn't reflect this neighborhood. This development looks like it should be in Charlotte or Atlanta not on the Charleston peninsula. Not only will this development add congestive traffic and too many parked cars and people; but it does not serve the community and neighbors we are wanting to keep on the peninsula. When will there be affordable public housing in our neighborhood? We don't need another high end housing development here and we Don't want one. We need to serve the community that already lives here, not those that will be moving here and coming from outside. Please I urge you to listen to your community and neighbors in Wagener Terrace and Hampton Park Terrace- we do not want yet another condo/townhouse development. I urge you to reject the proposal immediately.	Opposed	Oct 18 2022 9:45AM

katherine	dausey	89 Magnolia Avenue	<p>This will be bring absolute devastation to this neighborhood that has worked so hard to change. There are so many young families and kids on the streets all around this project and neighborhood!!! Magnolia Ave alone will be destroyed. Families and kids, pets will no longer enjoy walks, neighborhood gatherings, teaching kids to ride bikes or playing football in the street due to the amount of traffic and people you are cramming into a space. You claim this is a 'need' - it's a need for your pocket book - maybe a need for 100 people - but let's just totally screw the 100's of families and a neighborhood to get our next million and feel good because we put prober words to present it like a solution. This is not close to a solution. Honestly makes me devastated and sick. I have lived on Magnolia Ave for over 20years. Always welcome change and improvement but this - you are sucking the soul of the neighborhood. The residents that will reside in this building are not going to have the same lifestyle as the families in the houses. Do something right - stop this project.</p>	Opposed	Oct 18 2022 9:46AM
Alexander	Crawford	169 Broad Street	We have overbuilt apartments and there isn't a current need for any apartment buildings at this time.	Opposed	Oct 18 2022 9:47AM
Clare	Tyson	2 north Allan park Charleston SC 29403	This neighborhood's infrastructure can not support 250 units. I am concerned with the traffic on our neighborhood roads. This morning traffic was backed up on Rutledge from the start of Huger to Peachtree with many more cars and trucks using this road to cut through from I26. Many of the houses in this area are considered historical and we are bound by many restrictions to ensure historical integrity which residents have to comply with. Why should developers not be bound by these same rules,? The building design and scale is way out of context for this neighborhood.	Opposed	Oct 18 2022 9:50AM

Margaret	Ling	4 Fields Pl.	<p>In my opinion, this project will: -Not decrease the noise of this block -Greatly increase traffic (as there will be at minimum 150 more families/residents) -Worsen parking (as the developers have mentioned there is no plan for a garage and will have at best 1 parking spot per unit-and 0.5 spots for the 'affordable' units) -Not significantly improve flooding. I acknowledge the plan to address crack/clogged/inadequate drainage of the area, however, this is something that could be addressed without adding 150 housing units to an already unsafe block. This is a neighborhood. It is not the 'city center' of industry. I think it's despicable to play on the emotion that a large part of the city understands there is a housing crisis and that many people are being pushed out of the rental (and god forbid owners) market. Having 30 somewhat affordable housing units just so that developers can push a more extensive project is truly nauseating. The saddest thing is I don't think people in the neighborhood would be so upset if this were truly an affordable housing initiative. Please. We can see through this and know this is just a way to make money. And honestly, I somewhat appreciate that the developers were so clear that this is just a way for them to make money. The city of Charleston continues to squeeze out what life is left in Charleston -making it a place that is flooded, overcrowded, unattainable, and uncomfortable to live. I implore you to consider avoiding this and any projects along the wetlands. We need improved flooding/infrastructure NOT more apartments full of high turnover and poorly-managed units. Thank you. Margaret Ling-4 Fields Pl.</p>	Opposed	Oct 18 2022 9:50AM
Sarah	Clarke	9 Wesson Ave	<p>I own a home in HPT and am completely opposed to this project. The residential neighborhoods of the upper peninsula are now surrounded by enormous apartment blocks and we do not need any more. The city is not taking into account the impact on our neighborhoods these large scale developments have on street traffic, density, etc. These developments are making our neighborhoods harder and harder to live in and we absolutely do not need more. Please help us retain the residential makeup of the upper peninsula. Oppose!</p>	Opposed	Oct 18 2022 9:50AM
Maggie	Burke	8 Clemson st, 29403	<p>Opposed. Keep as is. No more apartments.</p>	Opposed	Oct 18 2022 9:52AM

Emily	Storrow	40 Saint Margaret Street Charleston SC 29403	I'm a resident of the neighborhood, living several blocks down from this site. I'd like to start by noting that I understand the need for high-density housing in downtown areas, and under normal circumstances don't want to present as a NIMBY anti-development resident. That said, I'm highly concerned about the impact this development will have on flooding in our area. Several intersections of Rutledge are quickly impassible in a severe rain event, and many of us "downstream" experience intense flooding due to poor drainage north of us. We have already seen the impacts new development has had on flooding elsewhere on the upper peninsula, namely Huger Street and Meeting. Knowing these projects must have required storm water surveys and accommodations, it's clear something isn't adding up when it comes to how they function in reality. I feel so fortunate to call this city home, but it's been disturbing to watch the local government prioritize rapid development over livability for so many years. Flooding is a major quality of life—not to mention safety—concern for those of us who live downtown, and until we've found a working solution, it's high time our city put a pause on allowing developments that can't be taken back to go up and make the problem even worse.	Opposed	Oct 18 2022 9:54AM
Amber	Briggs	879 Ashley Avenue 29403	Opposed to this project specifically in regards to current density of that area, creating traffic bottleneaking with off-in coming traffic, negative community/ neighborhood impact, and especially problematic off street parking that is already an issue.	Opposed	Oct 18 2022 9:55AM
Wilson	Burrous	307 Rivers Street	As with many other recent developments (ie Morrison Yard), I am concerned that the city is not considering the wider impacts of large developments like this - not only does The architecture of these buildings continue to miss the mark on blending into the community, but it sets us further into this slippery slope of over developing Charleston to the point where it loses itself in buildings that are better suited for Hudson Yards. Residents of the neighborhood have expressed their opposition to the development much like many others - more traffic, not enough parking, and continued loss of one of the remaining affordable neighborhoods for family (affordable being a generous term). Time and time again residents have spoken out against these developments and I feel as if the various committees do not always listen - please consider the wider community and reject the rezoning application. This is not about fear of change - change is inevitable - it's about what the people who live and work in these areas, those who know it best and have the most to lose, think.	Opposed	Oct 18 2022 9:55AM

richard	pogue	2 north allan park, charleston, south carolina	There is zero chance that the infrastructure in this area, at this intersection, is up to the addition of this project. Please do your job and deny this application.	Opposed	Oct 18 2022 9:56AM
Ryan	Glenn	166 Mary Ellen Dr	We are 16 year residents of Wagener Terrace. We are opposed to the rezoning of this parcel of property. Wagener Terrace is a neighborhood consisting of mostly single family and smaller duplex/triplex homes. A structure of this size and density does not fit the neighborhood and will immediately detract from the neighborhood feel of Wagener Terrace/North Central and this portion of the Upper Peninsula. The mass and density of a project this large does not fit with the aesthetic and feel of the current Wagener Terrace and North Central neighborhoods. The "North Morrison" area is a more appropriate area for higher density multi-family developments. There are multiple projects recently finished, currently underway, or in the planning stages in that area. In addition, with the soon to be started Magnolia area developments, there is no immediate need to rezone this property to allow for high density multi-family. The areas around Weaver Street behind Rutledge Cab and Container Bar are already prone to flooding during even moderate rain. Rezoning will only make this worse. Parking is also a major concern. 135 parking spaces for 150 units is not even close to adequate. The parking alone should be enough to deny the rezoning. There is no compelling reason for this rezoning to go forward other than financial for the owners. Please deny the request to rezone this property. Thank you.	Opposed	Oct 18 2022 9:57AM
Andrew	Ruder	7 Wesson Ave Charleston Sc 29403	Concerns of density, current zoning, traffic, and parking. A building and structure like this one in the middle of a residential neighborhood is terribly sad. This isn't better for the community by any measure, it's only good the the developers turning a profit.	Opposed	Oct 18 2022 9:58AM

Abigail	Brennan	94 Saint Margaret St	This site is problematic as MU-1/WH and should have a density cap since it borders single family residences. It's clear the developers do not care about the neighborhood or the site as they have not reached out to neighbors, have given little thought to accessing the future lowline and considering other modes of transportation (aka those on bikes). That intersection at Rutledge and Weaver is already accident prone - adding more people in cars, a building that built near the sidewalk will block views, and will require large truck access - just seems like adding kindle to a fire. Last but not least parking... the developers don't seem to be providing enough spaces, they shouldn't charge extra for it, off street parking only takes away from existing neighbors and alternate modes of transportation like safe bike lanes. That's what a true city center needs. Thank you.	Opposed	Oct 18 2022 10:03AM
Allie	Cooper	625 Rutledge Avenue	This development is the exact reason why this city is crumbling in on itself. Over development of areas that are damaging neighborhoods, running out long standing establishments and ruining local residents quality of life. I strongly oppose this rezoning for this development - this is absolutely not necessary for this part of town.	Opposed	Oct 18 2022 10:04AM
Allison	Breckheimer	189 Grove St	Our neighborhood does not have the infrastructure, drainage nor parking for this level of development. This will cause severe flooding as well as traffic flow issues. This type of development does NOT belong in our residential neighborhood.	Opposed	Oct 18 2022 10:04AM
MATTHEW	McLaughlin	81 Hester St Charleston 29403	Terrible Idea to rezone and wrong direction for neighborhood. Stop putting developers interest first over established residents.	Opposed	Oct 18 2022 10:13AM
Hillary	King	Hester Street	The scale of the development proposed to occur with the requested zoning change is far too large for this location. Upper Rutledge Avenue is already unsafe for pedestrians and cyclists. Increased vehicle traffic will only make the area less safe and reduce livability for those on Rutledge. SCDOT seems completely uninterested in improving this corridor for residents of the surrounding neighborhoods. Significant infrastructure improvements are already needed to slow and reduce the number of cars and trucks in this residential area, and the proposed development will only act to make the neighborhood less safe for anyone not in a car. While we need more housing, piling it all into a single location with poor pedestrian infrastructure and limited local public transportation is not the way to get it.	Opposed	Oct 18 2022 10:15AM
Kimberly	Gleason	146 Peachtree Street	Will increase traffic problems on over already unsafe streets bordering residential area lacking suitable infrastructure and decrease livability by reducing locations for small businesses.	Opposed	Oct 18 2022 10:16AM

Matthew	Thomas	99 Moultrie Street, Charleston, SC 29403	<p>The proposed density of this develop is out of character with what residents would like to see in the North Central neighborhood of the peninsula. This distracts from the historically longstanding single family residence neighborhood. When I-26 was built in the late 1950's/early 1960's, this neighborhood was divided. Higher density development on this block with further increase traffic flow throughout the neighbor, further dividing the community up. With up to 4 stories of housing, this development will concentrate traffic congestion in a location that is meant for single family housing. This will increase traffic snarls and parking hassles for residents and disproportionately affect adjacent low income housing. This development will also drive out long-term residents, families and smaller businesses. In addition, development of this block will also increase impervious runoff and affect nearby residences with flooding issues. In conclusion, I am against the density, change in zoning, increase traffic, decrease parking, and dramatic changes to this long standing neighborhood in the northern portion of the peninsula. I ask that zoning for this development be denied.</p>	Opposed	Oct 18 2022 10:23AM
Jessica	Dunkerley	27 Peachtree Street	<p>I live within 2 blocks of the proposed new structure. I oppose the new structure as it will ruin the neighborhood feel that exists currently. My family of 3 walk to Rutledge Cab and Container bar frequently for dinner and drinks. If a multi story apartment building comes there, where will we walk to? In addition today there is a neighborhood feel to the neighborhood with mostly single family homes with some condos or duplexes. There are hardly any multi story (4 story) apartments in the area. I want to keep the neighborhood feel as somewhere for my young son to grow up, rather than having high rise apartments. In addition parking in the proposed area is already crowded with most houses having only 1-2 spots off street parking so lots of on street parking already happening. Where will apt residents park? And that will certainly contribute to traffic and parking congestion in the area (which is also a low lying area prone to flooding in the rain). I've never written to the city before so in my writing this is how passionate I am opposed to this development.</p>	Opposed	Oct 18 2022 10:26AM

Sully	Sullivan	1404 Holt Street	As a neighbor to this project I strongly oppose this project and the planning commission to do the same. What ground work have they done to speak to us neighbors about the impact and use of this project. How will it affect our daily life, what benefit will it provide to long term residence? Will charleston soon be just a place to live with no extracurricular activities or downtime to enjoy this crappy pave roads? No where to eat? Any green space? Any affordable housing options? Its time to pump the breaks on development and make this a viable city to live, work, play and enjoy. Not just for tourists and outside investment. Dear everyone outside of charleston and this Planning Commission, WE FULL UP. Its time to help us residents of this city and bring our quality and standard of living to place that enables us to enjoy the city we live and work in.	Opposed	Oct 18 2022 10:27AM
Stephen	Kennedy	2306 Sunnyside Ave	I live on Sunnyside Ave. Every single day I pass through the Rutledge and MT. Pleasant st intersection. Currently, the intersection barely handles existing traffic. Rezoning the properties here would cause great strain on the local infrastructure. The increased density will harm the rights of many nearby residents. I am an advocate for responsible development, but this is an overreach for a property that simply cannot handle a project of this scope. Considering this proposed development affects my quality of life, property value, and overall interest in my neighborhood. I will do everything I can to support myself and my neighbors. With a major development underway just up Rutledge (Magnolia) I think it is extremely important to preserve the surrounding area as much as possible. Over-developing our area will come with many, many problems. Allowing a zoning change will cause an artificial demand for more similar developments that we cannot accommodate. Parking is something that will become a problem. Even if there are "enough" spots. An apartment building DOES not belong. The City must finally put their foot down before residents like those from Wagener Terrace and North Central do it themselves. This is my life, my money, and everything I work for being impacted. We still have time to make sure that there is not a negative impact. Doing so means NO rezoning.	Opposed	Oct 18 2022 10:31AM
Alison	Junker	42 Vanderho rst Street	The density and planning does not fit the character of the neighborhood. It will contribute to greater flooding in an area already affected by it. And it does not have the infrastructure to support an influx of new residents.	Opposed	Oct 18 2022 10:36AM

Sarah	Davis	953 Ashley Ave, Charleston SC 29403	I'm opposed to this proposed development. Where will all these people park? This will bring more traffic to a residential neighborhood with families and children. No thank you!	Opposed	Oct 18 2022 10:37AM
Henry	Sherrill	127 Darlington Ave, Charleston, SC 29403	Strongly opposed to this project. Will cause further congestion and traffic to an infrastructure that is already in jeopardy. Please do not allow this project to move forward.	Opposed	Oct 18 2022 10:43AM
McKenzie	B	15 Huguenin Ave	I do not find the re-zoning of this property for its intended use as presented to be appropriate or conducive to the architectural fabric of the neighborhood.	Opposed	Oct 18 2022 10:47AM
Bret	Davis	953 Ashley Avenue	This proposed development will create safety and traffic issues in an already dangerous area with cars exiting the interstate consistently pulling out in front of traffic on Mt. Pleasant Road. This large scale development will only exacerbate the current situation and potentially lead to more accidents, injury and deaths along this route. In addition, the parking is limited as is and a 150-unit multi-family development will again strain the existing infrastructure even with the proposed onsite parking. These are just the immediate safety concerns that come to mind not to mention the massive inconvenience of a huge, long-term construction project along the most efficient east-west throughway across the peninsula in this area. The proposed plans indicate that affordable housing units will be included but the City has a track record of letting developments "write a check" rather than actually require these affordable units to exist. Avoiding to address the critical need for affordable housing units on the peninsula. Finally, the removal of common meeting places that build a sense of community will further urbanize an area of the peninsula of Charleston that has historically retained a neighborhood charm and sense of pride. The overdevelopment of the peninsula has elevated flooding concerns in an area that already floods during a common afternoon storm. It is my opinion that the zoning request should be denied to preserve the safety and community of the historic neighborhoods in this area.	Opposed	Oct 18 2022 10:59AM
Rachel	Coffey	297 Ashley Ave	This development has no place in this neighborhood. It would contribute to already-existing issues with traffic, parking and flooding, and would be a huge eyesore in a residential neighborhood.	Opposed	Oct 18 2022 11:00AM

Holly	Hyde	195 Sans Souci Street	This is already a very dangerous intersection / traffic area with two exits from I 26 and lots of additional traffic coming and going. Please - for the love of God and for the livability / future of the neighborhood. Do not accept the petition to rezone	Opposed	Oct 18 2022 11:20AM
Desiree	Hunter	86 Cypress St	I do not feel like this fits into the neighborhood and that the parking plan is not sufficient enough to keep it from being a problem in the surrounding area.	Opposed	Oct 18 2022 11:26AM
Chelsea	Banias	5 Sutherland Ave	As a local neighbor to this address, I opposed the proposed plan. The traffic and flooding issues alone create such an issue for an already flood prone and busy area. This was previously zoned for 2 stories and should remain that way. There is NO need for additional housing in this area. There are multi use buildings on Huger and Romney that cannot meet capacity. We do not need more of this and it provides more of a burden.	Opposed	Oct 18 2022 11:32AM
Tres	Dauaey	89 Magnolia Ave	I'm totally opposed to this development...We already have a horrible flooding issue at Mt Pleasant and Magnolia Ave and this will only make things worse...Secondly, the traffic coming off of I-26 to Mt Pleasant already poses a hazard...There is no light there and it's a blind left turn onto Mt Pleasant St...It's a dangerous intersection and increased traffic flow is not the answer...Third, Charleston doesn't need a multi family development in the North Central/Wagener Terrace neighborhood...It just doesn't fit with how these neighborhoods are laid out...We are already going to feel the effects when the Magnolia Development is started and completed, so cramming another 151 units into this small of an area is not the answer...	Opposed	Oct 18 2022 11:35AM
Flannery	Wood	921 Ashley Avenue	The proposed rezoning of 1300 Rutledge Avenue may have a detrimental effect on surrounding properties. While I respect the rights of the property owner to develop, and the future land use designation of "City Center", the subject parcel is surround by a variety of zoning districts of which the current uses are primarily lower density residential. These districts have strict development standards pertaining to lot area, density, height, and lot coverage. Additionally the area's designation as a settlement community means that those generational landowners will be most affected by such a drastic rezoning and the resulting increase in density. I urge you consider the character and current densities of the surrounding properties when studying this rezoning proposal. An "unlimited density cap" as allowed by the MU-1/WH zoning district may negatively impact the neighborhood. Applicants for development should consider an alternate zoning district that would allow for affordable housing and new residential development, while also considering the densities of the surrounding districts. Thank you!	Opposed	Oct 18 2022 11:48AM

Katherine	Cantrel	12 Indian Street Charleston SC 29403	I am asking that this request be denied. Over development has been a major issue on the upper peninsula for years. The people of Charleston that reside in the surrounding neighborhoods are vehemently opposed to this rezoning request. We are already facing infrastructure issues related to parking and traffic. In addition this will likely make flooding worse for single family homes nearby. This neighborhood is comprised of single family Homes and the apartment complex is much too big for the area.	Opposed	Oct 18 2022 11:49AM
Sharon	Robinson	255 W Poplar St	I believe this project is oversized for the area. Some of the items that need to be further considered are parking, the commercial space, the height of the building and the timing as it may coincide with the rebuilding of the Joseph Floyd Manor.	Opposed	Oct 18 2022 12:15PM

Heather	Antos	770 Rutledge Ave	<p>Please do not allow the zoning change to 1300 Rutledge Ave. The proposed unit housing 150 units far exceeds what our existing infrastructure can support. Apart from additional traffic, stress of ride shares, noise, impact on flooding, and overall congestion in the evacuation route for the neighborhood in an intersection that already sees many accidents annually, this project would take steps to break down our community rather than take steps to bring us together. Today we have restaurants at this location - two businesses that our neighbors patronize and that we use as a meeting space. Not only will we lose those neighborhood spaces, but by adding the vehicles of 150+ residents, we increase public health risks for all neighborhood residents. Rutledge Ave is managed by the state, and we know from experience that adding simple safety measures like traffic lights or a widened road must gain state approval and rarely, if ever are approved. My family and I live on Rutledge Ave a few blocks north of this property. We have lived in this neighborhood for 20 years and on Rutledge Ave for 10 years, and we love raising our daughters in this neighborhood. It's a wonderful community that we love dearly, and through the years we've benefited from and contributed to city, nonprofit and business investment into parks, playgrounds, restaurants, and shops. We were donors and volunteers for local parks, and we regularly participate in cleanup projects. Most recently, I picked up over 150 cigarette butts during a cleanup event on Huger St where there is a large, Moses use unit today. I expect the same from this proposed development because this is what has happened with prior developments in our area. Unlike the others, though, this property splits our neighborhood (Wagener Terrace & North Central), and the negative impacts would be more severe because of that. We're not against development & thoughtful change! We're looking forward to - and have contributed as volunteers and donors to the Lowline project connecting people & business, solving for transportation and safety in the area. This proposed project is the absolute opposite. We are teaching our 5th grader how to safely cross the street on a road with few safe pedestrian passages, like stoplights or crosswalks. Rutledge Ave, because of parked cars along the street, has a high speed limit yet very low visibility. (Continued in next row)</p>	Opposed	Oct 17 2022 11:57PM
---------	-------	------------------	--	---------	---------------------------

Heather	Antos	770 Rutledge Ave	<p>(Continued)</p> <p>Because the BAR limits our ability to modernize our historic, single pane windows, our daughters go to bed to the sounds of parties next door (another developer adding a 8 bed/8bath unit) and wake up to both noisy 11pm ride share groups loading up and 2am even louder groups shouting expletives while departing their rides and continuing on with porch parties. They wake up scared on weekends hearing these groups. What happens when we have a massive mixed use unit a few blocks away? We are at the point of deciding whether to continue to improve our residence or move. Why is it that developers are given carte blanche to build enormous structures without necessary infrastructure that leads to corrosion of family life downtown (didn't we see this a few decades ago with families leaving for suburbs?), while I cannot even install double-pane windows so my children don't hear explicit language, yelling, crying, and partying nightly? Does Charleston not want families downtown? How do we continue to build our lives, raise our kids safely, & improve our own properties in this neighborhood if the city continues to increase safety risks and reduce livability and community? Please, please do not allow this enormous structure at Rutledge and Mt Pleasant St. Please help us raise our kids here without hundreds of new speeding cars, increased negative impact to flooding, noise, and pollution and impeded evacuation route. Please enable us to continue living here, teaching our young kids how to safely cross Rutledge with their scooter or bike. Please help us keep it safe for them to walk the dog and walk home from the bus stop. This proposal risks all of these things, which are critical to our lives. Please vote no.</p>	Opposed	Oct 17 2022 11:57PM
---------	-------	------------------------	---	---------	---------------------------

Emily	Kirby	189 3rd Avenue Charleston, SC 29403	<p>The fact that the city is even considering this rezoning and the proposed project is abhorrent. Charleston is once again failing to act responsibly and instead exclusively considering financial gain. This mentality has proven to be short sighted yet the greed of elected officials and developers continues to take priority time and again. The reason why a behemoth apartment complex is being proposed is because people want to live in that area, simple instance of supply and demand. Perhaps it would be beneficial for council members to consider WHY people want to move to that area. The existing businesses provide places for social gathering, economic opportunity, and culture within the community. Those attractions will immediately be revoked with the initial demolition required for this project. However, the most alarming areas of oversight in this project are related to issues of flooding and crowding. Charleston’s greatest threat is indisputably storm water run off. This is of course exasperated by rising sea levels, but irresponsible overdevelopment on a local level is the driving force behind the vast majority of the flooding issues (particularly on the ever-sinking peninsula). The increase in impervious surfaces, increase in population, and lack of planning regarding how to deal with the increase in storm water potential are repugnant. There should be an extensive review of existing environmental conditions and anticipated storm water impacts AND a comprehensive plan on how to mitigate and offset the increase in environmental concerns. The proposed project shows a major lack of judgement and concern in those in favor. How will this intersection fare with the increase in traffic? How will parking be accommodated for all residents and their visitors (not just most)? How will this development prevent surrounding neighborhoods and streets from seeing an influx of traffic and off street parking from those living in and visiting the proposed complex who either 1. Can’t find a designated parking spot due to the inevitable overcrowding and/or 2. Want to avoid paying the fees associated with the parking system in the proposed project?</p> <p>(Continued to next row)</p>	Opposed	Oct 18 2022 10:57AM
-------	-------	-------------------------------------	---	---------	---------------------

Emily	Kirby	189 3rd Avenue Charleston, SC 29403	<p>(Continued) How much NEW impervious surface will be added? How will the current storm drain system handle the run off? How will the proposed project mitigate any increase in storm water run off and pollution? How will the developers be held accountable when the inevitable storm water and pollution issues occur? How will the demolition and construction impact storm water run off in both the short and long term? How will the demolition and construction impact the surrounding neighborhood and their existing residents? How will a decrease in cultural locations impact the property values of the surrounding neighborhood and existing residents? Until all of those questions are answered at length, the decision to move forward with this project would be nothing other than another classic instance of greed, apathy towards Charleston’s residents, and ignorance towards the environmental/storm water consequences. I hope Charleston can, for once, prove to not be so short sighted.</p>	Opposed	Oct 18 2022 10:57AM
-------	-------	-------------------------------------	---	---------	---------------------

<p>Alexandria</p>	<p>Trempe</p>	<p>115 PEACHTREE ST</p>	<p>October 18, 2022 City of Charleston Planning Commission Department of Planning, Preservation & Sustainability 2 George Street, Suite 3100 Charleston, SC 29401 Members of the Planning Commission, We are writing to express our opposition to the proposed rezoning of the parcels at 1300 Rutledge Avenue, 2130-3132 Mount Pleasant Street, and 2127-2133 Weaver Street. We have owned a home on Peachtree Street in the Wagener Terrace neighborhood since 2018. Our reasons for opposing this proposal include the following: ·The proposed structure is not in keeping with the surrounding neighborhood. There are no other examples of large-scale mass apartment buildings like this near Wagener Terrace. Currently, the parcel is zoned for 2.5 stories, which mirrors the surrounding neighborhood. At a proposed 150 units and 4 stories in height, the development is too large. All other multifamily buildings in Wagener Terrace and North Central are significantly smaller. The height, scale and mass of this development would dwarf the surrounding single-family homes, most of which are one-story cottages and bungalows. ·Given the history of other developments on the Peninsula, the developer’s promise to include low-income housing or workforce housing is unlikely to materialize. We need affordable housing. We do not need more “luxury apartments” that are out of reach for working families. ·The structure will place significant strain on the infrastructure and surrounding neighborhood, resulting in more cars and more runoff in an area that already floods. ·The proposed development would destroy a historic mid-century structure and large trees that provide shade and flood mitigation to the surrounding area. ·A large part of the appeal of the Wagener Terrace and North Central neighborhoods on either side of Rutledge Avenue is their accessibility for walkers and bikers. Residents are able to enjoy relatively low-traffic streets and sidewalks while maintaining walkable proximity to attractions downtown and on the Charleston Neck. (Continued to next row)</p>	<p>Opposed</p>	<p>Oct 18 2022 11:20AM</p>
<p>Alexandria</p>	<p>Trempe</p>	<p>115 PEACHTREE ST</p>	<p>(Continued) A 150-unit development portends several hundred additional cars going in and out on a daily basis, threatening the neighborhood’s safe walkability for local families, particularly those with young children. We are concerned with the precedent that this approval would set for future development of our neighborhood. Rather than building yet another oversized development that is opposed by the community, we would encourage the City and developers to discuss alternative uses for the site, and we would ask that the current rezoning proposal be denied. Thank you for your consideration. Sincerely, Kevin and Alexandria Trempe 115 Peachtree Street Charleston, SC 29403</p>	<p>Opposed</p>	<p>Oct 18 2022 11:20AM</p>

<p>Mike</p>	<p>Hilfer</p>	<p>150 Darlington Ave, Charleston, SC 29403</p>	<p>I attended the North Central and Wagener Terrace Neighborhood Association meetings where the developers attended to get feedback from the community on the project. I came in with an open mind and even partially supported the project at the onset. However, it quickly became clear that most of the attendees opposed the project and I agreed with many of the concerns that were brought up. Parking is a major concern. Not only because of the number of units and spaces, but the developers plan to charge an additional amount for it as part of the rent. That will ultimately cause tenants to park on the street in the surrounding neighborhoods to avoid the additional fee. Traffic is also a concern. With the Magnolia development bringing in a mini-city, the "Bridge to Nowhere", Heriot St, and Rutledge Ave will be a main thoroughfare into the city for the new community. This application will allow the developer to add density to the area that will exacerbate this future problem. The new communities along Morrison Drive and at the corner of Meeting and Morrison will further create traffic misery. I understand the need for workforce housing and I support that part of the project, but the housing crisis is not unique to Charleston. I think that it is bad strategy and planning to cater to developers who do NOT live or work in the neighborhoods in which they build for the sole purpose of creating more workforce housing. It is not a fair trade and I urge the city and its elected officials to be more demanding of developers looking to build. (Continued to next row)</p>	<p>Opposed</p>	<p>Oct 18 2022 11:40AM</p>
<p>Mike</p>	<p>Hilfer</p>	<p>150 Darlington Ave, Charleston, SC 29403</p>	<p>(Continued) They don't have the city's best interest at heart, despite their attempt to show good faith by presenting at neighborhood meetings (at the last minute, by the way). They are solely beholden to their shareholders and partners. My wife and I plan to live here (and pay taxes here) the rest of our lives. We have seen this happen in Seattle where a beautiful small community we loved was transformed into an urban hellscape by outside developers. Classic and beautiful buildings were torn down to make way for large modern monstrosities. The end result? Even more expensive housing, empty units, zero parking, increased crime, and increased gentrification. We had to move away as a result. It wasn't the same town we fell in love with. We fear this is the same story on repeat. Please don't be fooled by these developers. Please don't let them steal the soul of this beautiful city to line their pockets at the expense of the community. Thank you for your time and for considering these comments.</p>	<p>Opposed</p>	<p>Oct 18 2022 11:40AM</p>

**City of Charleston Planning Commission
October 19, 2022 Meeting**

**Public Comment for Rezoning #3: Property on Southwick Drive
Fenwick Hills - Johns Island | TMS # 2790000018 | Approx. 61.3 ac.**
Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-6).
Owner: Fenwick Hills Corp | Applicant: Middleburg Communities

First Name	Last Name	Address	Submitted Comment	Support/ Opposed	Date/Time Submitted
No Comments Submitted in Support					
29 Comments Submitted in Opposition					
Julie	Augustine Bater	1582 Stanwick Drive, Johns Island SC 29455	In June of this year, 2022, I bought a home that shares a property line with this land. It is a family oriented area that is quiet & peaceful. Neighbors know each other and it is safe. The deer and other wild life are often seen and heard, they are plentiful in this area as all the development has driven them out of nearby land. This development would DEVASTATE my property value and create a completely OPPOSITE environment from what is now in this area. More cars, more people, tons of asphalt and buildings-where is the wildlife to go? and what about the family oriented private homes that share property lines, are we just to sit and watch our homes be invaded by this mecca of building and development that will decrease our largest investment, HOME!?! PLEASE CONSIDER THESE THINGS AND DO NOT ALLOW THIS ZONING TO PASS!!! It will be misplaced, apartments can be better rented in busier areas-not in this family oriented/single home area, with golf carts and kiddos running around. THIS IS JUST NOT A PROPER PROPERTY FOR A ZONING LIKE THIS!!	Opposed	Oct 11 2022 7:58PM
Bruce	Hoch	1617 Southwick Drive	I strongly oppose Rezoning the 62 acres since half of the land is NATURAL WETLANDS! - This is the only undisturbed Natural wildlife habitate in Fenwick Hills - The Johns Island infrastructure is outdated for this continued over development! - Please keep the tract zoned SR-1 which makes much more sense rather than higher density housing. Thank you.	Opposed	Oct 16 2022 4:43PM

Louise	Young	3016 Tugalo St, Johns Island, SC 29455	1. It is a dangerous intersection. 2. The roads are over crowded and tempers are flaring. 3. How much more flooding do we have to see before you stop approving more building???	Opposed	Oct 16 2022 6:23PM
Diane	Hoch	Southwick Drive	At what point is this not intentional negligence when our roads are already extremely dangerous because of all the new developments already in the works! Now you would consider a request to rezone wetlands from single family to multi which could potentially add an additional 700 or so more vehicles to our dangerous situation. Waiting for a fatal accident at Southwick & Maybank any day. Also a new day care in that location going up as we speak. I feel it's time for a class action lawsuit for extreme negligence if that next accident occurs! Dereliction of duty comes to mind!	Opposed	Oct 16 2022 9:16AM
Barry	Cohen	1574 Southwick drive	This will ruin the neighborhood. We chose to buy in this area due to the zoning hog this parcel knowing it would some day be developed. There are many reasons it shouldn't be changed. Why have zoning laws if anyone can just change them to suit their need to make a profit, while destroying the quality of life for all the taxpayers/voters who abutting it. Not to mention we already have trouble with septic systems in the area not draining. If you take away more wetland to help nature absorb the water we are in trouble! Our property values will drop and traffic will be ridiculous at the intersection of Southwick and may bank . I could go on and on. Please do not allow this to happen!	Opposed	Oct 16 2022 9:43AM
Carroll	Jacobs	1249 Dogpatch Lane	I oppose this upzoning request due to the negative impact it will have on the vital wetlands located within the parcel. If this upzoning request is approved, I ask that if an entrance to this community is located on Southwick, that there be an impact assessment made that applies to the increased usage of Southwick and more importantly to the negative impact it will have on the dangerous intersection of Southwick St. and Maybank Hwy.	Opposed	Oct 17 2022 2:49PM
Sherri	Jacobs	1249 Dogpatch Lane, Johns Island, SC 29455	I oppose the upzoning request due to the negative impact it will have on the vital wetlands located within this parcel.	Opposed	Oct 17 2022 2:56PM

Cynthia	McKinley	Johns Island	This property contains extensive wetlands and therefore does not lend itself to large scale development as proposed. Wetlands in Charleston County provide a necessary function in preventing flooding. They should never be filled, especially in order to construct buildings (which on their own will contribute to more flooding). As sea levels rise and heavy rainfall becomes more frequent, saving and protecting wetlands (especially in low lying areas) will become more important. Note: Charleston needs to adopt a more holistic approach to rezoning by considering the entire county (or Johns Island) as a whole, and not piecemeal.	Opposed	Oct 17 2022 3:11PM
Pamela	Lapp	1905 Edwins Crossing, Johns Island, SC 29455	Upzoning this area involves filling in wetlands and building in a sensitive area, which will cause drainage problems. Also upzoning parcels individually leads to no overall comprehensive plan. And enough with the apartment complexes!	Opposed	Oct 17 2022 7:56AM
Brooke	Wood	2086 Shell Island Trace	Upzoning on Johns Island must be stopped until traffic improvements and infrastructure in general are made/brought up to current standards and needs. Further, fill-and-build on wetlands must be stopped. Unchecked and unregulated fill and build (limitless loads of fill vs a maximum ground level increase) creates untold issues in the area. Johns Island's population is growing at record breaking rates and the island is not equipped at this time to handle the influx of people and traffic.	Opposed	Oct 17 2022 8:03AM
Mary	Bennett	3976 Humbert Road Johns Island	Overdevelopment has lead to traffic congestion and flooding on Johns Island. I do not support increasing the number of homes built on this piece of property because it will lead to wet lands being filled in and an increase in traffic congestion which the roads can not absorb. We need our wet lands and destruction of wet lands leads to increased flooding. Traffic and flooding are our 2 biggest problems and rezoning this piece of land will increase both of them.	Opposed	Oct 17 2022 8:12AM
Suzanne	Bostick Olvera	1557 Traywick Ave	Please do not approve this application. The majority of the land on that property is wetlands and if you approve for them to fill the wetlands then we will have more flooding in the Fenwick Hills Neighborhood. We have already started having some flooding since recent homes have been built on previous wooded lots in the neighborhood and filling in these wetlands will only make it worse. The wetlands are important and need to remain. You would only be causing more problems if you approve this project.	Opposed	Oct 17 2022 8:48AM
Sheila	Larson	4352 Hope Plantation Drive	Please find an alternative that does not fill in wetlands. Buildout as proposed will only cause flooding issues for other neighborhoods.	Opposed	Oct 17 2022 8:48AM

Lauren	Chapman	60 Fenwick Hall Aly Apt 925 Johns Island, SC 29455	We have two issues with this proposed rezoning. The first issue is the upzoning itself. The City should not rezone properties parcel-by-parcel. Zoning on our island should be approached holistically. For example, if some resilient areas are to be upzoned, then other less resilient areas should be downzoned. The second issue is the extensive amount of wetlands on the property (see below) that would have to filled to some extent. Building high density developments in sensitive drainage areas like this is exactly what the Dutch Dialogues said we should not do. For these reasons we recommend the Planning Commission disapprove this request.	Opposed	Oct 17 2022 9:14AM
mary	osusky	4041 Gift Blvd Johns island	the property should not be upzoned to DR-6, the original zoning is dense enough for the area, plus the additional density will result in filling in more wetlands, exactly what Dutch dialogues said NOT to do. Remember the previous mistakes in Charleston with filling in wetlands to build dense neighborhoods and the resultant municipality having to buy out the landowners.	Opposed	Oct 17 2022 9:21PM
Brittany	Fournet	1216 Twitchell St, Johns Island SC 29455	I oppose the application to re-zone the property on Southwick Dr from single family to multi family housing. There is an extensive amount of wetlands on the property, and wetlands are essential to prevent flooding, which is already a serious problem on Johns Island. It will be easier for single family homes to incorporate around the wetlands rather than fill them in. Also the Johns Island roads and infrastructure do not support the increased traffic that would come with multi family homes. I oppose the application to re-zone.	Opposed	Oct 17 2022 9:33AM
Kristen	Meierer	2482 River Road, Johns Island, SC	Please help us out here on Johns Island. Our roads cannot handle anymore high density development. It is taking my sons 45 minutes to an hour to drive 7 miles to James Island Charter High and we only live a couple miles down River Road towards the airport. Also, the City paid so much money for the Dutch Dialogues and then doesn't seem to be following the recommendations about not building on low land. Please decline this application to upzone. We all appreciate your assistance.	Opposed	Oct 17 2022 9:45AM
Lesley-Anne	Caporelli	2202 Kemmerlin Street, Johns Island, SC 29455	The City should not rezone properties parcel-by-parcel. Zoning on our island should be approached holistically. There is extensive amount of wetlands on the property which should not be disturbed. This has a negative impact on the environment.	Opposed	Oct 17 2022 9:57AM
Susan	Kershaw	3605 Berryhill Rd, Johns Island	We need to stop filling in our natural wetlands. This is bad for our environment and will also lead to increased flooding during rain events.	Opposed	Oct 17 2022 10:01AM

Theodore	Smith	3303 Plow Ground Road	<p>Rezoning should not be approved. Johns island haS difficulty dealing with current population expansion with current infrastructure. A comprehensive development plan should be developed rather than piecemeal zoning decisions.</p> <p>Not in favor on the rezoning. Please reject the request.</p>	Opposed	<p>Oct 17 2022 10:06AM</p>
David	Groce	3475 Acorn Drop Lane	<p>I am strongly opposed to the re-zoning application associated with the proposed project on Southwick Drive. I live 0.7 mile from the intersection of Southwick and Maybank Highway. Due to the failures of this Commission and other state, county, and city bodies, Maybank Highway has become one of the most congested and dangerous roads in the region. It's completely inadequate. Only two lanes. No shoulders. No turn lanes. Horrible sight lines. No upkeep or maintenance. Illegal signs proliferating everywhere. No sidewalks. Vegetation obscuring drivers' views. And the intersection of Maybank Highway and Southwick is also very dangerous with lots of pedestrians visiting Habitat for Humanity and as cars at a standstill on St Johns Woods Parkway, on Southwick, and in the parking lot of the new retail center located there try to turn in various directions while jumping to full speed to merge with the inevitable dump trucks, cement trucks, heavy equipment haulers, and other construction related vehicles that are blazing through in a hurry to get to one of the other 500 development projects that have been recklessly approved. No. Do not recklessly approve this project which stands to bring more cars forever . . . and more dump trucks, cement trucks, heavy equipment haulers, and other construction vehicles transitionally. The road system you've neglected can't handle it. If you have any inclination whatsoever of approving the application (and I hope that you don't), then, at a minimum, insist that the developer invest the capital, whatever it might be, to widen and improve the roads benefiting its project.</p>	Opposed	<p>Oct 17 2022 10:25AM</p>

Casey	Buchanan	1022 Yorktown Drive Charleston, SC 29412	I strongly oppose this application. Rezoning this land from SR-1 to DR-6 would be incredibly irresponsible. There has already been an enormous amount of residential development on Johns Island in recent years and the infrastructure is woefully inadequate for the folks that now live there. High density housing on land that includes a lot of wetlands on a sea island that is already dealing with a massive increase in impervious surface area and loss of trees to manage storm water would be grossly irresponsible. Whatever "drainage plan" the developers will propose will be inadequate, if history is any indication. If this application is approved, the resulting high-density development will negatively impact nearby property owners. Not to mention that the roads on Johns Island are a mess and the traffic a nightmare without the addition of what, 800 more cars on the road that will accompany the development if this rezoning request is approved? Shoot the high density housing on both sides of Maybank by the bridge aren't completed yet and they will bring thousands more cars. And now people want to build more high density housing just down the road? Not to mention that the intersection at Southwick and Maybank is already scary after the completion of the shopping center near the property in question. I will also add that fatal auto accidents are increasing on Johns Island with all the development. And god help the people of JZI the next time we all need to evacuate for a hurricane. Please, please- do not approve this application for rezoning.	Opposed	Oct 17 2022 10:48AM
Joseph	Robinson	60 Fenwick Hall Allee Johns Island SC 29455	I believe the City should not rezone properties parcel-by-parcel. Zoning on Johns Island should be approached holistically. For example, if some resilient areas are to be upzoned, then other less resilient areas should be downzoned. The second issue is the extensive amount of wetlands on the property that would have to be filled to some extent. Building high density developments in sensitive drainage areas like this is exactly what the Dutch Dialogues said should not be done. Recommend the Planning Commission disapprove this request. J. R. Robinson	Opposed	Oct 17 2022 11:42PM
Monika	Bubacz	2050 Sea Island Estates Dr, Johns Island	It is absolutely crazy to rezone this property with so much wetland area. I used to live on Keswick Dr and I am aware of flooding happening in the area from just a few hours of rain. Filling the wetlands will create danger and damage to existing houses off Southwick. Whoever supports filling wetlands should be sued for damage to existing properties.	Opposed	Oct 18 2022 4:53AM

John	Zlogar	5528 Frisco Lane	<p>These comments are submitted on behalf of the Johns Island Task Force. We have two issues with this proposed rezoning. The first issue is the upzoning itself. The City should not rezone properties parcel-by-parcel. Zoning on our island should be approached holistically. For example, if some resilient areas are to be upzoned, then other less resilient areas should be downzoned. The second issue is the extensive amount of wetlands on the property that would have to be filled to some extent. Building high density developments in sensitive drainage areas like this is exactly what the Dutch Dialogues said we should not do. For these reasons we recommend the Planning Commission disapprove this request. John Zlogar Chair, Johns Island Task Force</p>	Opposed	<p>Oct 18 2022 7:04AM</p>
Carolyn	Hardwick	4134 Nature View Circle Johns Island SC 29455	<p>Please, please, please deny this request. Johns island is already in traffic gridlock and getting worse every day. It has to stop somewhere. Also, this property is primarily wetlands. What will filling this huge area do to the already threatened wildlife? I would really appreciate your consideration for the people who live on Johns island. We have no where else to turn and no one else to help us. Thank you.</p>	Opposed	<p>Oct 18 2022 7:38AM</p>
Jill	Hutson	1580 Southwick Dr Johns island	<p>The corner of Maybank and Southwick is already an extremely busy corner and there are more neighborhoods currently planned that are bringing even more people to the area. Current infrastructure on John's Island cannot handle any additional housing until other things are fixed. So much green space has been lost to new building and the wildlife behind our home is getting squished into a smaller and smaller area. The charm and uniqueness that brought us here to the island is being ruined with all the new development.</p>	Opposed	<p>Oct 18 2022 9:25AM</p>

Christina	White	POB 208 Johns Island SC 29457	<p>Johns Island Council POB 208 Johns Island SC 29457 Email: info@johnsislandcouncil.org----- Cgwhite77@gmail.com October 14, 2022 Dear City Commissioners, We are writing on behalf of Johns Island Council in reference to the following agenda item for Wednesday's 10/19/22 meeting: (3). Property on Southwick Dr Fenwick Hills - Johns Island TMS # 2790000018 Approx. 61.3 ac. Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-6). Owner: Fenwick Hills Corp Applicant: Middleburg Communities At our Monthly meeting held on 10/13/22 it was unanimously voted to take the stance that we are overwhelmingly opposed to this request for a zoning change. The first issue is the up zoning itself. The City should not rezone properties parcel-by-parcel. Zoning on our Island should be approached holistically, for example, if some resilient areas are to be rezoned, then other less resilient areas should be down zoned. The second issue is the extensive number of wetlands on the property that would have to be filled to some extent. Building high density developments in sensitive drainage areas like this is exactly what the Dutch Dialogues said we should not do. Lastly, the thought of this easily creating another 500 residences and the possibility of 1000 vehicles on the roads is overly excessive congestion. No infrastructure thoughts taken into consideration. Where is the traffic going to go, the roads are overcrowded without any new vehicles on the road. For these reasons we are asking you to Strongly oppose this rezoning request. Sincerely, Christina White Christina G White Chairperson, Johns Island Council Voting Members: Sam Brownlee, Pete Rubino, Christina Gammons White, Mary Bull, Thomas Legare, Jane Settle, Randall Horres, Dr. Karen Simmons, John Kozmo, Chris Cannon, and Henry Holst.</p>	Opposed	Oct 18 2022 10:58AM
Peter	Rubino, P.E.		*See attached email	Opposed	Oct 18 11:01 AM

From: [Hemphill, Jim](#)
To: [Walsh, Christina](#)
Subject: Fw: Planning Commission Meeting Oct. 19
Date: Tuesday, October 18, 2022 11:01:23 AM

Jim Hemphill | Planner

he/him/his

City of Charleston | Planning, Preservation, and Sustainability

2 George Street | Charleston, SC 29401

843-973-7253 | hemphillj@charleston-sc.gov



From: Pete Rubino <pjrubino52@gmail.com>
Sent: Tuesday, October 18, 2022 10:57 AM
To: Hanna, Genita <HANNAG@charleston-sc.gov>; Summerfield, Robert <Summerfieldr@charleston-sc.gov>; Morgan, Christopher <MORGANC@charleston-sc.gov>; Hemphill, Jim <hemphillj@charleston-sc.gov>
Cc: Brady, Karl <bradyk@charleston-sc.gov>; Appel, Ross <appelr@charleston-sc.gov>
Subject: Planning Commission Meeting Oct. 19

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs:

I am sorry for sending this response to you all, but I have tried twice now to submit my comments through the web page link concerning the Planning Commission meeting for tomorrow only to have it come back saying there was some error. I feel very strongly about my opposition to agenda item 3 at tomorrow's meeting and wanted to make sure my comments and inputs got to the right people. Here is the letter I prepared and tried to submit on your web page:

City Planning Commission
City of Charleston
Charleston, SC

Oct. 18, 2022

Dear City Commissioners:

I would like to voice my deep concerns about an upcoming Planning commission agenda item:

Agenda Item 3. Property on Southwick Dr., Fenwick Hills - Johns Island | TMS # 2790000018 | Approx. 61.3 ac. Request rezoning from Single Family Residential (SR-1) to Diverse Residential (DR-6). Owner: Fenwick Hills Corp Applicant: Middleburg

Communities

First, the thought of potentially increasing the congestion on the already capacity challenged road system on Johns Island by 500 new residences with possibly 1000 vehicles is frightening. We are seeing more and more frustration with the existing traffic and safety issues on Johns Island.

The next issue is the up zoning itself. The City should not rezone properties parcel-by-parcel, it should be looked at holistically; for example, if some resilient areas are to be rezoned, and then other less resilient areas should be down zoned.

Finally, the extensive number of wetlands on the property that would have to be filled to some extent. Building high-density developments in sensitive drainage areas like this is exactly what the **Dutch Dialogues** said we should not do. Any new development on Johns Island should be held responsible for the management and containment of any rainfall that falls on that parcel of land. We must stop developers from designing new developments that allows runoff to flow on to adjacent properties resulting in increasing the flooding issues we see here.

For these very important concerns and reasons, I ask you to decline this rezoning request. Please understand the concerns, issues and fears these types of decisions have on the residents of Johns Island.

Sincerely,
Peter Rubino, P.E.

City of Charleston Planning Commission

October 19, 2022 Meeting

Public Comment for Subdivision #1:

Property on Theresa Dr

Bel Air - James Island | TMS # 4241000030 | Approx. 2.6 ac.

Request approval of subdivision concept plan for 16 townhome units. Zoned Single and Two Family Residential (STR) and Diverse Residential (DR-1).

Owner: FMM Theresa Holdings, LLC | Applicant: Same as owner

First Name	Last Name	Address	Submitted Comment	Support/ Opposed	Date/Time Submitted
No Comments Submitted in Support					
1 Comment Submitted in Opposition					
Casey	Buchanan	1022 Yorktown Drive Charleston SC 29412	As a resident of James Island I strongly oppose this application. The parcel is small yet they want to build 16 townhomes on it. It is a very low, swampy piece of land in an already flood prone area right by the JI connector. It would be incredibly irresponsible to allow home to be built in a low-lying part of the island where the resulting fill and build practices and increased impervious surface area would absolutely negatively impact existing nearby homes. Not to mention that traffic in that location is already crazy and downright dangerous at certain times of day. Putting home at this location, even "only" 16 of them, would only make it worse. This is a safety issue and a livability issue. Although quite developed, James Island is in fact a sea island and we cannot allow every square foot to be filled in with dirt and paved over. Please- do not approve this application.	Opposed	Oct 17 2022 10:32AM