

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

	Signed Up To	First Name	Last Name	Address	Phone Number	Zoom Profile Name	Submitted Comment	Item Type	Item Description	Applicant or Public	Support or Opposed	Date/Time Submitted
	comment	Jordan	Manger	2911 Fontana st	null	null	Please consider the communities outreach and opinions towards this matter. There are a lot of families with children and many people who actively walk/jog in the development. We don't need any more traffic through here and especially the kind that a gas station brings. There are 4 gas stations within a 5 minute drive from either direction. Why have another? It's just going to be an eye sore for anyone who lives here, let alone the poor people who back up to it. Shame none of the plan designers care to think about anyone else besides there own pockets. What about the home values for the people who live in here? Random people walking through all hours of the night? I know the plans are already in effect but if there is any saving grace, please make the main entrance off Maybank highway and not inside the community. This will back up anyone trying to get in or out of their own neighborhood. Leave it on the outside and leave the neighborhood alone. Thank you from all of us in Maybank Village.	313-00-00-530	Spinx Gas Station Maybank/Timberline	null	null	Feb 3 2022 11:07PM
	comment	Amanda	Peterson	3265 Hartwell St Johns Island	null	null	The proposed layout of this project is unsafe for our community. The gas pumps should be facing Maybank, not our homes. The fumes, alone, cause major concern. Additionally, there needs to be an entrance from Maybank. Timberline is not a large road and there are children constantly playing along the homes of this street. The increase of traffic would be a major safety hazard. Creating an entrance from		Spinx on Maybank and Timberline	null	null	Feb 4 2022 8:01AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

							Maybank would prevent the excessive traffic. We know it’s happening, but the design MUST change to maintain the integrity of our community.					
comment	Edward	Burns	2905 Fontana St	null	null	I am disappointed a gas station is going in at the entrance to our housing development. I understand the property concerned is for commercial use, but feel it can go to a much better use. There's no place for this project to go next to a neighborhood with young children. If the project is approved, there ABSOLUTELY MUST BE AN ENTRANCE TO IT FROM MAYBANK HIGHWAY, to attempt to lessen unnecessary traffic through our development. Thank you, Ted Burns Maybank Village Resident		Sphinx Gas Station Maybank Hwy at entrance to Maybank Village	null	null	Feb 4 2022 8:04AM	
comment	James	Hudson	1920 Westminster Rd Charleston SC	null	null	There isn’t enough good gas stations on the island. The current gas stations are in horrible locations. This would help with the current situation.	TMS # 279-00- 00-055, 056, 057	Maybank at Timberline	null	null	Feb 4 2022 8:30AM	
comment	Andrea	Woodfield	752 Woodward Road, CHS	null	null	Moreland has worked and continues to work diligently along with the Ashley Bridge District to preserve the character of its neighborhood especially as its importance as one of the major gateways to and from the city of Charleston becomes more evident. We understand that the DRB issued a very specific and low impact permit to the new owners of 505 St. Andrews Boulevard. We also understand that the new owners completed work substantially beyond the scope permitted and that the City of Charleston intervened and stopped the work before the entire building was demolished. Moreland is deeply concerned with an "After the Fact" Partial Demolition Permit being granted. Precedent will be set. Our recommendation is to deny this request and to	1.	505 St. Andrews Boulevard - TMS# 421-03-00-156	null	null	Feb 4 2022 8:53AM	

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

							encourage the DRB and neighborhoods like Moreland to work together to set policy to prevent issues like this from happening in the future.					
comment	Chad	Dillon	3137 Timberline Dr. Johns Island, SC 29455	null	null		There are plenty of gas station options already on this road. One at the entrance to a neighborhood seems un-genuine. What happened to caring for your neighbor. This is a disgrace.	Tms#313-00-00-530	Maybank Highway at Timberline Drive	null	null	Feb 4 2022 8:58AM
comment	Rhiannon	Dillon	3137 Timberline Dr	null	null		As a member of the Maybank Village community this gas station concerns a lot of us, especially those living off of Timberline like ourselves. To prevent more people driving through the neighborhood it would be best for everyone to have the entrance on Maybank Hwy, NOT coming into our community off Timberline Dr. People already use Timberline as a cut through street and this will only make it worse for us that live here. We love the charm of our neighborhood and this will definitely decrease that feel. Please for our children, pets and each other keep our neighborhood safe and quiet. Thank you!	TMS # 313-00-00-530	Maybank Hwy @ Timberline Dr	null	null	Feb 4 2022 9:04AM
comment	Carmela	Mandala	3137 Timberline Dr	null	null		As a senior citizen of this community, I feel very unsafe with the gas station off Timberline Dr. People use this neighborhood as a cut through and speed down Timberline everyday. I worry for our children playing, families walking there pets and for myself being 84. Please don't make the entrance off Timberline Dr, keep this community safe!	TMS # 313-00-00-530	Maybank Hwy @ Timberline Dr	null	null	Feb 4 2022 9:14AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

Signed Up To	First Name	Last Name	Address	Phone Number	Zoom Profile Name	Submitted Comment	Item Type	Item Description	Applicant or Public	Support or Opposed	Date/Time Submitted
comment	Deborah	Ferrell	3077 Grand Bay Lane, Johns Island, SC 29455	null	null	First I would like to say that the approval of a gas station at this location should never have been approved. There are more suitable commercial sites off of Maybank that do not back up to a neighborhood. No other current neighborhood on Johns Island has a gas station at their entrance. Commercial developments similar to the ones surrounding the neighborhood, like restaurants, office buildings, and shops would be more appropriate and blend in with the surroundings. Allowing a gas station at such an	TMS #313-00-00-530	Maybank Village @ Timberline Dr	null	null	Feb 3 2022 8:53PM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>inappropriate location sets a very bad precedence for the future development of Johns Island. My second point is if the committee will not rescind the building of the gas station, then the design needs to be redone. The current design is horrible and will negatively impact our neighborhood with noise, fumes, and increased traffic. The flow in and out of the gas station should be from the main road, Maybank, not Timberline or Meeks. All the other gas stations on this island follow that type of design with the entrances and exits flowing in and out onto the</p>					
--	--	--	--	--	--	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						main road. The gas station should be facing out towards Maybank, not facing the neighborhood. The pumps should be facing out towards Maybank, as well, not on the side closest to the neighbor's property where they will have to endure continuous noise and bright lights from the light canopies. Please reconsider approving the gas station at this location, but if you will not do that, then please design the station in a manner that will limit its negative impact on the homes located by the entrance.					
comment	Stephen	Baxter	3261 Timberline Dr.	null	null	With my residence being	2	Spinx Maybank @Timberline	null	null	Feb 3 2022 9:22PM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>just three houses up from the proposed facility, I am opposed to the building of this gas station at this location. A portion of my yars will share the lot lines with this building. Having the gas station entrance coming off Timberline and Meeks Farm is not a good location. The entrance should be coming off Maybank Hwy. The building, if allowed to be built, should have the rear of the building abutting the houses in Maybank Village and the pump closer to the street. This would cut down on the noise pollution and some of the light pollution given off from this facility.</p>					
--	--	--	--	--	--	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

comment	Nicholas	Falvo	3312 Hartwell, Johns Island, SC 29455	null	null	While you consider this project with the relevant state statutes, please consider: 1) The orientation of the gas station will face the Maybank Village (MBV) neighborhood creating a nuisance to the residents. This will lead to increased light, noise, and air pollution. A gas station creates an environmental nuisance on several levels. Current plans to not address any buffering between the gas station and the neighborhood, allowing noise, light and odors into our community. 2) Placing a gas station at that location will increase	313-00-00-530	Spinx Gas Station	null	null	Feb 3 2022 9:34PM
---------	----------	-------	---------------------------------------	------	------	--	---------------	-------------------	------	------	-------------------

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>congestion and traffic concerns along an already busy stretch of Maybank Highway. To invite more traffic will cause more accidents. Please complete an exhaustive traffic study with all range of alternatives. 3) The ingress/egress to Timberline creates a safety concern for the neighborhood filled with young children. Timberline already see many vehicles use it as through traffic to/from Cane Slash and Walter, putting residents, children, and pets at risk. In fact, there is history of animals being run over along Timberline by vehicles using it</p>					
--	--	--	--	--	---	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>as a cut through. 4) There are already 4 gas stations within 1.75 miles of the proposed site. There is another closed gas station (and public eyesore) within 1.4 miles. There is no market for more gas stations. According to studies, a gas station's market area is up to 1.5 miles. It takes 3,000 to 6,000 people living or working within that market area to support a single gas station. Johns Island does not support those numbers. If there was a demand, someone would develop the closed station. Has the developer proposed a feasibility study</p>					
--	--	--	--	--	--	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>to ensure viability? Please consider the current environment in a time where electric vehicles are becoming more and more popular, and even the Federal government is incentivizing EV's.</p> <p>5) Please consider all matters related to human health and the environment -- specifically three (3) fresh water ponds being located 500, 700, and 900 feet from the gas station and other VOCs within such close proximity to residences. 6) This goes without saying, but a gas station will lead to a drastic decrease in property value. 7) The proposed location is within</p>					
--	--	--	--	--	---	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						500 feet of the Island School of Johns Island. That along should be enough to stop this project.					
comment	Maybank	Owner	Fontana St	null	null	I think it's ridiculous to have the gas station right in front of a neighborhood. Between the gas pumps facing peoples backyards, the smell and the eye sore to see each day as I pull into my own community irks me. There are 4, FOUR gas stations not even a mile apart on both sides of maybank highway. What is the necessity for another? If there can be at least one thing changed it should be that the entrance be closed that enters into the maybank village	313-00-00-530	Spinx gas station maybank	null	null	Feb 3 2022 10:45PM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						development. Between kids out in the street or people walking their dogs, we don't need any more traffic or random people speeding through the neighborhood. Make sure you the entrance off the highway and take other peoples thoughts into consideration. Thank you					
comment	Pamela	Gage	2934 Fontana St	null	null	I understand that the gas station is slated for Maybank & Timberline. I have several concerns: first & foremost I want to know what safety guidelines will be followed; who is addressing the traffic issues that will occur coming into & out of Maybank; will there be increase	#2	2. Maybank Hwy. @ Timberline Dr. TMS # 313-00-00-530 Request preliminary approval for a new Spinx gas station and convenience store. Maybank & Timberline	null	null	Feb 3 2022 10:55PM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						in police surveillance? I am so disappointed in all of the construction along Maybank and hate that it will turn into a Folly road. Yes, this may increase our property value, but all of the construction has killed wildlife, serenity of John’s Island, traffic, crime. What for....a gas station. Greed Unrestrained greed in an individual can lead to callousness, arrogance, and even megalomania. A person dominated by greed will often ignore the harm their actions can cause others.					
comment	Jordan	Manger	2911 Fontana st	null	null	Please consider the communities outreach and	313-00-	Spinx Gas Station Maybank/Timberline	null	null	Feb 3 2022 11:07PM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>opinions towards this matter. There are a lot of families with children and many people who actively walk/jog in the development. We don't need any more traffic through here and especially the kind that a gas station brings. There are 4 gas stations within a 5 minute drive from either direction. Why have another? It's just going to be an eye sore for anyone who lives here, let alone the poor people who back up to it. Shame none of the plan designers care to think about anyone else besides there own pockets. What about the home values for</p>	<p>00-530</p>				
--	--	--	--	--	--	---------------	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						<p>the people who live in here? Random people walking through all hours of the night? I know the plans are already in effect but if there is any saving grace, please make the main entrance off Maybank highway and not inside the community. This will back up anyone trying to get in or out of their own neighborhood. Leave it on the outside and leave the neighborhood alone. Thank you from all of us in Maybank Village.</p>					
comment	Amanda	Peterson	3265 Hartwell St Johns Island	null	null	<p>The proposed layout of this project is unsafe for our community. The gas pumps should be facing Maybank, not our homes. The</p>		Spinx on Maybank and Timberline	null	null	Feb 4 2022 8:01AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						<p>fumes, alone, cause major concern. Additionally, there needs to be an entrance from Maybank. Timberline is not a large road and there are children constantly playing along the homes of this street. The increase of traffic would be a major safety hazard. Creating an entrance from Maybank would prevent the excessive traffic. We know it's happening, but the design MUST change to maintain the integrity of our community.</p>					
comment	Edward	Burns	2905 Fontana St	null	null	<p>I am disappointed a gas station is going in at the entrance to our housing development. I understand the property</p>		Sphinx Gas Station Maybank Hwy at entrance to Maybank Village	null	null	Feb 4 2022 8:04AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						concerned is for commercial use, but feel it can go to a much better use. There's no place for this project to go next to a neighborhood with young children. If the project is approved, there ABSOLUTELY MUST BE AN ENTRANCE TO IT FROM MAYBANK HIGHWAY, to attempt to lessen unnecessary traffic through our development. Thank you, Ted Burns Maybank Village Resident					
comment	James	Hudson	1920 Westminster Rd Charleston SC	null	null	There isn't enough good gas stations on the island. The current gas stations are in horrible locations. This would help with the current situation.	TMS # 279-00-00-055, 056, 057	Maybank at Timberline	null	null	Feb 4 2022 8:30AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

comment	Andrea	Woodfield	752 Woodward Road, CHS	null	null	Moreland has worked and continues to work diligently along with the Ashley Bridge District to preserve the character of its neighborhood especially as its importance as one of the major gateways to and from the city of Charleston becomes more evident. We understand that the DRB issued a very specific and low impact permit to the new owners of 505 St. Andrews Boulevard. We also understand that the new owners completed work substantially beyond the scope permitted and that the City of Charleston intervened and stopped the work	1.	505 St. Andrews Boulevard - TMS# 421-03-00-156	null	null	Feb 4 2022 8:53AM
---------	--------	-----------	------------------------	------	------	--	----	--	------	------	-------------------

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						before the entire building was demolished. Moreland is deeply concerned with an "After the Fact" Partial Demolition Permit being granted. Precedent will be set. Our recommendation is to deny this request and to encourage the DRB and neighborhoods like Moreland to work together to set policy to prevent issues like this from happening in the future.					
comment	Chad	Dillon	3137 Timberline Dr. Johns Island, SC 29455	null	null	There are plenty of gas station options already on this road. One at the entrance to a neighborhood seems un-genuine. What happened to caring for your neighbor. This is a disgrace.	Tms#313-00-00-530	Maybank Highway at Timberline Drive	null	null	Feb 4 2022 8:58AM
comment	Rhiannon	Dillon	3137 Timberline Dr	null	null	As a member of the Maybank Village community this gas station concerns a lot of us, especially those	TMS # 313-00-00-530	Maybank Hwy @ Timberline Dr	null	null	Feb 4 2022 9:04AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						living off of Timberline like ourselves. To prevent more people driving through the neighborhood it would be best for everyone to have the entrance on Maybank Hwy, NOT coming into our community off Timberline Dr. People already use Timberline as a cut through street and this will only make it worse for us that live here. We love the charm of our neighborhood and this will definitely decrease that feel. Please for our children, pets and each other keep our neighborhood safe and quiet. Thank you!					
comment	Carmela	Mandala	3137 Timberline Dr	null	null	As a senior citizen of this community, I feel very unsafe with the gas station off Timberline Dr. People use this neighborhood as a cut through and speed down Timberline everyday. I worry for our children playing, families walking there pets and for myself being 84. Please don't make the entrance off Timberline Dr, keep this community safe!	TMS # 313-00-00-530	Maybank Hwy @ Timberline Dr	null	null	Feb 4 2022 9:14AM
comment	Marnix	Hoogewerff	3310 Hartwell Street, Johns Island SC 29455	null	null	Maybank Village is a residential community, consisting of 210 homes, and completed in 2019. Recent	TMS 313-00-00-530	Maybank Hwy @ Timberline Dr. Johns Island	null	null	Feb 4 2022 9:20AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>sales of homes in the community have been priced in excess of \$500,000. Applicant has proposed to develop a parcel situated between north boundary of the community and Maybank Hwy into a Spinx gasoline station, convenience store, and restaurant, on land zoned GB. We strongly object to this plan for the following reasons: 1. The gas station directly borders 3 residences, having a total shared property line of approximately 350 feet. 2. Fuel dispensing equipment are approximately 100ft from a dwelling, and although compliant with permitted uses, highly inappropriate based on proximity to the residential community. 3. The configuration as proposed will have the back of the building facing Maybank Hwy, while all fuel dispensing equipment & storage, customer parking, canopy lighting, etc is oriented south, thus directly facing the community. 4. Ingress and egress to the</p>					
--	--	--	--	--	---	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						<p>facility is both on Meeks Farm Road on the West and Timberline Drive, inside the Maybank Village community. With 25 parking spaces proposed, we have are concerned about traffic impact inside the community. Previous baseline traffic volume data on Timberline was collected by the City in 2021, results of which have also not been communicated. 5. Emergency plans and procedures related to fuel leaks, fuel spills, and fire is of grave concern.</p>					
comment	Maybank Village	Owner	3219 Timberline Drive	null	null	<p>There is so much land for sale on Johns Island right now even all along the corridor of Maybank Highway. It blows my mind that of the land available Spinx choose to pick a spot that is on top of a neighborhood and would greatly inconvenience all of its residence. Part of the charm of living on Johns Island is that “home town” local feel you get and placing a commercial gas station like Spinx inside a neighborhood takes away that feel. I know at this point it is probably to</p>		Gas Station on Timberline	null	null	Feb 4 2022 9:27AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						late to relocate the gas station but I ask that you at least look at the design. I can't think of any gas station where the entrance is in a neighborhood and I can't believe that this is actually an option. The traffic backup that it is going to cause on Timberline as residents are pulling out and patrons are pulling in is dangerous and unnecessary. We have been told the turn lane is the issue; if so find a way around it. Move the turn lane, shorten it or put the entrance before the turn lane.... I am sure there are more viable options. Lastly having the pumps face a neighborhood is not safe and a complete eye sore for those along Timberline that have property right there. Please reconsider allowing Spinx to locate their and if it is to late please reconsider the design so that our neighborhood can remain a safe neighborhood.					
comment	Shawn	Crisp	3227 Timberline Dr, Johns Island SC 29455	null	null	I strongly oppose the current plan for the gas station that will be built at Maybank and Timberline Dr. The entrance slated to be on Timberline	313-00-00-530	Maybank and Timberline	null	null	Feb 4 2022 9:53AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						will adversely impact the amount of traffic cutting through Maybank Village. It puts the children in our community at higher risk of injury due to vehicular congestion and disregard for the 25mph posted speed limit. The planned location of the gas tanks also adversely effect our neighborhood due to their lose proximity to houses in our community. Please reconsider the current design and placement of the entrance and tank placement. Thank you.					
comment	Councilmember Karl	Brady	2888 Conservancy Lane, Charleston, SC 29414	null	null	Dear Design Review Board Members, My name is Karl Brady, and I am the Charleston City Councilmember who represents District 5, which includes Johns Island. I am writing to you today to voice my opposition to the current proposed site design for the Spinx at Maybank Highway and Timberline Drive. I believe the current site design will have a negative impact on the livability of the Maybank Village neighborhood. Firstly, as proposed, the gas pumps are	2	Spinx at Maybank and Timberline Drive	null	null	Feb 4 2022 10:06AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>located to the rear of the property, closest to residences in the neighborhood. The light pollution will be substantial even with a buffer and will have a negative effect on those residents’ quality of life. It seems to me it would make more sense to have the pumps situated on the Maybank Highway side of the property where the light and automobile noise will be directed towards the road. Of note, this is how the Blue Water on Savannah Highway is oriented. Secondly, an entrance/exit on Timberline will create more traffic congestion at a residential entrance. It would seem to make more sense to have an entrance/exit on Maybank Highway and on Meeks Farm. Similar to how the aforementioned Blue Water is situated on Savannah Highway. If this cannot be accommodated, I would ask that the applicant offer to install speed bumps along Timberline Drive between Cane Slash and the gas station to reduce the speed of any additional traffic that</p>					
--	--	--	--	--	---	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						would be generated by people using Timberline to access the Spinx. Lastly, no one is disputing that Spinx has the zoning to build their store and gas pumps; however, I would respectfully ask that the applicant come back with a site design that better minimizes the detrimental impacts to the surrounding residents. Sincerely, Karl L. Brady, Jr. Charleston City Councilmember - District 5					
comment	Leah	Plumlee	3215 Timberline Drive	null	null	As a homeowner in Maybank Village, I have significant concerns about safety, health, and financial implications that this proposed construction will bring to my home, neighborhood, and family. I have detailed out some of my concerns and questions about this proposed construction below: Why are the pumps and front of the store facing my neighbors back yards instead of facing out to Maybank Highway? We already have a significant issue with cut through traffic and speeding on Timberline Drive - which is where my home is located.	2	Maybank Hwy. @ Timberline Dr. TMS # 313-00-00-530	null	null	Feb 4 2022 10:06AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>I routinely see vehicles driving well over the posted speed limit. This has been brought to the county's attention multiple times by various members of the community and no action has been taken. How will the development of a gas station impact our already burdened neighborhood streets? How will the county address the safety issues that are already in existence? I have already been almost hit by speeding vehicles while trying to exit my driveway more times than I care to count. To further expand on this point - why are there two entrances to the gas station with neither entrance connecting to Maybank Highway? The current proposed plans have the entrances to the gas station off Timberline Drive and Meeks Farm Road. Is it really in the communities best interest to connect a gas station to a neighborhood? After reviewing the proposed plans, why does the gas station require so many (25) parking spaces?</p>					
--	--	--	--	--	--	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>What procedures currently exist or will be implemented to protect the surrounding community from hazards like spills or fires? What environmental studies have been completed that show that this is safe for the community literally 25 ft away from the gas station? How will the fumes and runoff be contained? What about light and sound pollution from the gas station? In the event that this gas station were to be unsuccessful and eventually shuttered, what type of business would ever be able to make functional use of the land? Abandoned gas stations are immensely difficult to convert to other uses and their state of abandonment lowers surrounding property value. Many other jurisdictions have adopted a policy requiring a greater separation than 300 feet for a gas station to a nearby community. This was done due to the growing body of literature that demonstrates adverse health effects. A study completed in 2019</p>					
--	--	--	--	--	---	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						demonstrated that benzene emissions from underground gas storage tank vents were sufficiently high to constitute a health concern at a distance of up to 524 feet. How will this immense health risk be appropriately mitigated? There are already 4 other functional gas stations on Maybank Highway alone. Does the proposed development truly serve the Johns Island community in a meaningful way? Is the negative impact to my community outweighed by some type of meaningful benefit to the island as a whole? As a homeowner and member of the Johns Island community, I fail to see any meaningful benefit that this proposal will bring and see the hugely negative impact it would have on my home value, home safety, home environment, and family.					
comment	Donna	Jacobs	6 Craven Avenue	null	null	To: Members of the Design Review Board RE: 1. 505 St. Andrews Blvd. - TMS# 421-03-00-156 Request “after the fact” partial demolition approval for a single family residence Good Evening	#1	505 St Andrews Blvd	null	null	Feb 4 2022 10:22AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>Madam Chairman and Members of the Board Before you this evening is a request to approve an “after the fact” partial demolition for 505 St Andrews Blvd. This request creates a conundrum for everyone and hopefully initiates a robust discussion. It is our understanding that the City issued a very specific and low impact permit to the new owner of 505 St. Andrews Boulevard and that the work was stopped at the site because it went beyond the scope permitted. We recognize how cumbersome it will be for the owner if this request is denied; however we can’t ignore the greater interests of the community that have been consistently conveyed since 1997 when the Ashley Bridge District Plan was approved by City Council. This concern about preserving the unique neighborhood characteristics was most recently conveyed, again, during the Plan West Ashley process and became part of the vision and implementation recommendations of this</p>					
--	--	--	--	--	--	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

					<p>plan. West Ashley residents are strong on this point. Since there is currently no guidelines or review for residential structures along the commercial corridor (or internally for that matter) the community is concerned that more of this structure was demolished than permitting allowed. Creating a snaggletooth look on St Andrew’s Blvd would start us down a road we have worked tirelessly to avoid. We are asking you to deny this permit and have the owner return the structure to its former design. In addition we are looking to staff to reinforce communications and guidelines during the permitting process for demolition requests within the ABD and we are looking to the Board to continue to push for design guidelines within all of our commercial corridors. We respectfully ask for two considerations: Regulation over demolition by neglect and consideration for review of all new and renovated residential structures along the</p>					
--	--	--	--	--	--	--	--	--	--	--

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

						corridors. Respectfully, Donna Jacobs President, ABD Board					
comment	Peter	Rubino	3009 Tugalo St, Johns Island	null	null	1) I would like to see the training and specification for Spill retention and mitigation. As currently designed, any spill not contained will flow down Timberline into the housing development and the ponds there. This is a huge safety issue and concern. 2) Why is there no entrance off Maybank Highway? The right turn lane onto Timberline should not be an issue. 3) Storage tanks, safety valves are very close to first house property line/dwelling. It is 37.5 feet to their location. Code says 50 feet from residential zoning district and/or 100 feet from dwelling. 4) What are the hours of operation? 7-11? Beyond this traffic and operational noise plus lighting will impact adjacent homes and housing development. 5) Meeks Farm Road is a private street. Do you have permission to use as an entrance?	2	Maybank Hwy @ Timberline Dr.	null	null	Feb 4 2022 10:30AM

DRB 02/07/2022 – Public Meeting Portal (“Comments”)

comment	Peter	Rubino, P.E.	3009 Tugalo St.	null	null	1) I would like to see the training and specification for Spill retention and mitigation. As currently designed, any spill not contained will flow down Timberline into the housing development and the ponds there. This is a huge safety issue and concern. 2) Why is there no entrance off Maybank Highway? The right turn lane onto Timberline should not be an issue. 3) Storage tanks, safety valves are very close to first house property line/dwelling. It is 37.5 feet to their location. Code says 50 feet from residential zoning district and/or 100 feet from dwelling. 4) What are the hours of operation? 7-11? Beyond this traffic and operational noise plus lighting will impact adjacent homes and housing development. 5) Meeks Farm Road is a private street. Do you have permission to use as an entrance?	2). 313- 00-00- 530	Maybank Hwy @ Timberline Dr.	null	null	Feb 4 2022 10:46AM
comment	Sharon	Antonucci	3206 Timberline Dr., Johns Island, SC	null	null	The entrance to the station is on my street, not Maybank. Trash, loitering, noise. If they can change the access it would alleviate a lot of resistance.	313- 00-00- 530	Sphinx gas station	null	null	Feb 4 2022 11:03AM
comment	Brandon	Alexander	3265 Timberline Drive	null	null	The current design is horrid and makes zero sense. Why would one build a gas station not facing Maybank Hwy but have it facing residential homes less than 50-100ft away? If it's going in, it needs to face Maybank Hwy, have an entrance off of Maybank NOT Timberline which is within the neighborhood, and also have plenty of green space between it and the neighborhoods. This would block it from view hopefully as well as create a needed barrier for several safety reasons. As well as just human decency. Currently it backs up to the fence line, and the design appears to have the fuel tanks within 45 feet of the fence line. This is appalling, unsafe and truly baffling design over all. The hours of operation would also need to be specific to ensure noise levels and activity stay calm through the evening/night/morning. Local business in the area already adhere to that as well. Please revamp the entire design and then present it again.		Spinx Gas Station	null	null	Feb 4 2022 11:16AM