



# CITY OF CHARLESTON DESIGN REVIEW BOARD

---

## PUBLIC COMMENT MARCH 6, 2023

A meeting of the Design Review Board (DRB) will be held on **Monday, March 6, 2023** at **4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members on the deadline date and also be acknowledged into the record and summarized.

Application information will be available at [www.charleston-sc.gov/drb](http://www.charleston-sc.gov/drb) 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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**

---

### A. APPLICATIONS

#### 1. **McLernon Trace @ Main Rd.**

**West Ashley | TMS # 285-07-00-042 | DRB2023-000155**

Request conceptual approval for a new gas station and convenience store.

Owner: Charlie Patel

Applicant: Christopher Karpus

**11 comments received – See attached**

# DESIGN REVIEW BOARD

March 6, 2023 Meeting

Comments Submitted To Mayor's Office of Innovation Website and BZA-SD Staff

## AGENDA ITEM A-1: McLernon Trace at Main Road

| First Name | Last Name | Address                                     | Comment  | Date              |
|------------|-----------|---|--|-------------------|
| Johanna    | Miller    | 601 McLernon Trace, 29455                   | I live on McLernon Trace and getting safely onto Main Road has always been difficult. However, since I moved here in May 2020 it has become increasingly MORE difficult. As we all patiently wait for the improvements to the intersection with Savannah Highway, here comes a proposal to make things more difficult! A gas station at our corner will really complicate matters...getting onto Main Road will become a bigger nightmare! Also, we are on the marsh. Can you imagine the environmental risk of having a gas station there? The marsh and creeks leading to the Stono River would pollute a widespread area! Please do not approve this proposed gas station. (Is it even compatible with the new highway design?) Thank you.  | Mar 2 2023 2:06PM |
| Alexandra  | Sitnova   | 569 McLernon Trace, Johns Island, SC, 29455 | As a resident of the Marshview community I strongly oppose this project. First of all, there is no need for another gas station - there were 2 located within 1 minute drive from the proposed location and one of them just went out of business. Secondly, this project is a major safety concern. As you know, there is no traffic light on the intersection of Main Rd. and McLernon. To get to Savannah Highway, the residents have to turn left onto extreme traffic on Main Rd. which is frequently backed up. It already backs up as it is and takes the residents a long time to find a break in traffic to turn left, many accidents happen as it is unsafe. Adding gas station customers turning there is a disaster waiting to happen. Main Rd. is too important of a road connecting West Ashley to Johns Island to allow it to be backed up even further by the increase in potential accidents. In addition, the intersection of Main Rd. and McLernon is also a school bus stop. Adding many cars coming to the gas station will put children waiting for the bus in much bigger danger. This project is very unsafe and I hope it is not allowed to go through. | Mar 2 2023 3:15PM |
| Lisa       | Stewart   | Winding River Dr                            | There is no need for yet another gas station in this area. There are at least 3 gas stations in less than a mile radius. The Marshview commons townhomes are already impacted by traffic, not being able to get out of the complex safely and in a timely manner at very times of the day. Please stop the development and building on our sweet island. We are ruining our beautiful island!  | Mar 2 2023 4:48PM |
| Ron        | Hanna     | 550 McLernon Trace                          | I support the use of that location for a restaurant or retail establishment, but I don't support the use of it for a gas station. The traffic a gas station would create is just a bit too much to be supported there. It already takes ages to get out of this neighborhood onto main road.   | Mar 2 2023 5:14PM |

| First Name | Last Name | Address                                     | Comment  | Date               |
|------------|-----------|---|--|--------------------|
| Richard    | Landry    | 175 Winding River Drive, Johns Island SC    | The location of this project, directly adjacent to an apartment building, as well as its location on the corner of a street that is now almost impossible to pull out of, and with the terrible traffic now at the intersection of Main and 17 should make this proposal a no go! Not to mention the proximity to the marsh land that could be negatively impacted by even the smallest of fuel spill or leaks.  | Mar 2 2023 5:56PM  |
| Maggie     | Spackman  | 123 Winding River Drive                     | I feel the proposal of a gas station/convenience store on this site will be detrimental to our community. The traffic on Main Road makes a 5 minute wait to exit Marshview Commons via McClernon Trace the norm. Imagine the additional wait caused by traffic going in and out of a gas station. Our subdivision has traffic from 190 condos not to mention the low income housing towards the front of McClernon. The latter is another concern, I am worried about the amount of loitering the proposed convenience store will attract. Finally the marsh. How will a site with such a low water table withstand the proposed impact of a gas station with all the underground tanks?! Any leakage would be a disaster for what little natural environment we have remaining. Please, NO, NO, NO!   | Mar 2 2023 7:26PM  |
| Karen      | Hoke      | 617 McClernon Trace Johns Island SC 29455   | Travel in and out of MarshView Commons is already very dangerous. Adding a gas station at our only access to Main Rd will increase the number of vehicles turning in and out of Main Rd thus increasing congestion and danger to all drivers and pedestrians in this area. Also, I question the potential environmental impact to our waterways, marshland, and neighborhood.  | Mar 2 2023 9:07PM  |
| Marty      | B         | 542 McClernon                               | Until there is a safe way to exit McClernon Trce on to Main Road nothing should even be considered for this area. It's a disaster every day all day long.  | Mar 2 2023 10:18AM |
| Andrea     | Prater    | 539 McClernon Trace, Johns Island SC 29455  | Please do not approve a gas station to be built on the corner of Main Road and McClernon Trace. It is currently impossible as well as dangerous to make a left onto Main Rd most times of the day. A gas station will only increase traffic trying to access Main Rd as well as block visibility for cars trying to access Main Rd from McClernon Trace. (Turning Right or Left)   | Mar 2 2023 12:47PM |
| Adrienne   | Engell    | 586 McClernon Trace, Johns Island, SC 29455 | We do NOT want a gas station at the entry to Marshview Commons near 17/Main. This intersection is already busy and it is difficult to turn left out of the subdivision. Drawing more traffic to the area is dangerous. There are already 2 gas stations at the intersection. It is completely unwarranted. It is also environmentally dangerous and irresponsible to place a gas station even closer to marshland. The water table is already low enough. More construction to displace natural land in the area increases the likelihood of the area flooding and an environmental catastrophe from one gas spill. This will likely also make our property values go down. Nobody wants to buy a house in a small subdivision with a gas station at the entry. Please don't destroy our home values and make the area more dangerous for us to inhabit. | Mar 2 2023 11:28AM |

| First Name | Last Name | Address   | Comment   | Date                     |
|------------|-----------|---|---|--------------------------|
| Jason      | Elmore    | 304 Lanyard<br>St, Johns<br>Island, SC<br>29455 | <p>As a Resident of Marshview Commons and continuously dealing with dangerous traffic due to the congestion of Main Road and Highway 17 please do not allow a gas station at this location. Entering and exiting our neighborhood is extremely difficult as is, and adding the gas station will make it even more difficult. With 2 gas stations currently at the intersection of 17 and Main, this addition does not make sense as it's not a necessity, therefore it's simply a "wish" and not a "need" To me the safety of the citizens is more important than another corporate structure that will increase accidents along an already highly dangerous section of road. Johns Island/Charleston can not afford anymore congestion at 17 and Main as it's already one of the most dangerous intersections in Charleston. I have no issue with the Gas station, I have an issue with the additional danger it brings with the entry and exiting of traffic at this location. It is already almost impossible to turn left out of the Marshview Commons intersection during most hours of the day, this project will only intensify this issue and make residents have no choice but to risk trying to take more dangerous turns than we currently do. It's overall a safety issue, please take the time to visit this site during peak traffic hours to see for yourself if you are not familiar, as traffic in this certain location is already extremely unsafe. Thank you for your consideration on my points.</p> | Mar 2<br>2023<br>10:56AM |