



CITY OF CHARLESTON DESIGN REVIEW BOARD

PUBLIC COMMENT APRIL 3, 2023

A meeting of the Design Review Board (DRB) will be held on **Monday, April 3, 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 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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

DESIGN REVIEW BOARD

April 3, 2023 Meeting

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

AGENDA ITEM A-1: 3030 Maybank Highway

First Name	Last Name	Address	Comment	Date
Robbie	Kimbrough	714 Sonny Boy Ln	I understand that this 72 unit project is up for discussion in relation to the design but I d not understand how any additional multi-unit projects can be approved in this area. I am adamantly opposed to another high density living area on Johns Island. The island is being overrun with high density residential areas with no infrastructure in place to support the people already living on the island. This project as well as others will do nothing but make it impossible to move around or commute onto or off of Johns Island on a daily basis. I know it is not profitable for developers but if we are going to see residential growth, it needs to include a plan that does not pack as many people as possible into an already overloaded community.	Mar 27 2023 2:40PM
E	P	1 Main St	Residential projects are being approved faster then the infrastructure improvements are being completed. The north and south pitchforks at main and river need to be completed and the 526 extension needs to get approved and progress made before even more housing is built. This will add another 75-150 cars leaving the island on Maybank every day and congestion is an increasing problem. Also, any new housing built should conform with the aesthetic of the new retail development. Finishes in-line with Hayes Park would be ideal and eliminating the use of vinyl siding would go a long way in ensuring the longevity of the aesthetic of the project. Hardiplank or cement board siding and metal roofing should be required.	Mar 27 2023 3:08PM
Anthony	Avenia	2724 August Road, Johns Island	72 Units density is too large for this location. The Maybank Highway entrance/exit is too close to Sailfish. Already very difficult to enter and exit on Sailfish and this access being so close to that road is a hazard.	Mar 27 2023 4:26PM
Robin	Shipp	1984 Jewel Street	Please please please stop building on Johns Island. This so absolutely ridiculous. Please come to Johns Island in the morning or in the afternoon traffic is ridiculous! Please please stop.	Mar 27 2023 6:48PM
Christine	Brugge	2965 Edenvale Road	NO MORE DEVELOPMENTS UNTIL YOU IMPROVE SND WIDEN THE ROADS.	Mar 27 2023 8:29PM
Robin	Oliver	607 Two Mile Run, John's Is, SC 29455	NO MORE CONDO AND OR APARTMENT DEVELOPMENTS until you deal with traffic and roads. Also police	Mar 27 2023 8:32PM

First Name	Last Name	Address	Comment	Date
Kari	Cerato	2409 Stono Watch Dr Johns Island, SC 29455	There absolutely must be a STOP to the addition of all building on Johns Island. We must address our traffic and emergency evacuation routes. The congestion is out of control. I am not opposed to change but we have experienced the cart before the horse on multiple levels.	Mar 27 2023 9:26AM
Holden	Demcox	1643 Emmets Rd	This is absolutely ridiculous. Every single new development that is put in is putting terrible strain on our infrastructure. Fill and build is displacing water onto properties of people that have been here for generations. Making space for transplants seems to be more important to you than taking care of current residents and making the roads/infrastructure suitable beforehand. This is a pathetic waste of the beauty of this island. Build, build, build. Keep building houses for transplants but no expansion of our roads to fit the traffic. What are you all doing? STOP before you ruin this beautiful county more than you already have.	Mar 27 2023 11:39PM
Caryn	McGrew	Point Park Estates	Johns Island can not handle all this growth with out any infrastructure!! And Johns Island is so small that there is no room for infrastructure do to all the building you are allowing. Its shameful what y'all have done to Johns Island! SHAMEFUL!!!	Mar 28 2023 1:04PM
Patty	Djordjevic	3407 Acorn Drop Ln	There has got to be the infrastructure in place before more building is allowed on Maybank. Sailfish Rd is close to this proposed development and it is extremely difficult for residents of the area using the road to turn in or out safely. If more cars are added to the traffic it will be nearly impossible to make the turns. Maybank needs to be widened to add turn lanes for busy intersections before starting any new developments. Synchronized stop lights or roundabouts and lowering the speed limit to 35 should be implemented asap. Johns Island has an already unacceptable amount of car wrecks and adding more density to congested areas will exacerbate the situation.	Mar 28 2023 8:24AM
Courtney	Morris-West	1110 River Road, Johns Island, South Carolina 29455	Plans 'started' for alleviating traffic at the island's main arteries (Maybank Highway and Main Road) that have not been completed and/or shown any signs of assisting Islanders with the flow on and/or off the island. Yet, development in these areas has EXPLODED with apartments and townhomes directly in the in these paths. Paths that every islanders - Johns, Wadmalaw, Seabrook and Kiawah must travel to get through. If you keep cluttering the paths - the bulk of us will be sitting in traffic for the better part of the day to get through these areas of high density to reach our rural property we chose for the serene culture and solitude.	Mar 28 2023 8:51AM

First Name	Last Name	Address	Comment	Date
Nicole	Huchet	2906 Split Hickory Court, Johns Island, SC 29454	We cannot continue to approve housing on Johns Island's main thoroughfares without addressing the horrendous traffic and poor state of the roads. Anyone living on or traveling to John's Island understands this issue. A moratorium on zoning should be issued for building housing tracts or complexes until steps can be taken to fix roads and alleviate the current traffic issues. There are accidents every day on Maybank, River, and Main Roads due to overcrowding and failing roads. It often takes me 30 minutes to go three miles and that's not even during rush hour. There are only two ways on/off Johns Island and they are already congested beyond a reasonable point. Stop lining the developers pockets and act responsibly to address the concerns of the residents of Johns Island.	Mar 28 2023 10:30AM
Joan	Klein	1538 Royal Colony Road 2418	Has anyone monitored the morning traffic leaving the island during commute times? The complex of 72 units most likely guarantees that an additional 72 cars if not double that (single or double occupancy; work schedules, etc.) will be added to the already stressed one of two options off the island. Engineers and city planners should address this issue especially the Maybank & River Road intersection.	Mar 28 2023 10:32AM
Leisa	Peterson	Georgia guard Dr Johns island	72 townhome units. 2 cars per unit. 4 trips per day through either river road and maybank or main and maybank. No added infrastructure. No no no	Mar 28 2023 10:33AM
Sara	Wise	2930 Split Hickory Court	Maybank hwy can not support anymore traffic, how many accidents need to happen, how many lives need to be lost for this city to stop building home on top of home without doing something about the roads. Maybe we can put Another traffic light up so we can feel like we are driving downtown. The mayor is ruining this city	Mar 28 2023 11:29AM
Edward	Williams	2996 Sugarberry Lane, Johns Island SC 29455	The current roads and infrastructure currently in place cannot endure more and more people. This needs to be developed prior to more housing developments put in place. If this was corrected I would have no issue with this project but there has been a huge increase in added subdivisions and nothing to support it. At this time I do not agree with this development taking place until new plans are enacted and improving roadways. There are only 2 ways on and off the island and it's currently a stranglehold. Thanks for your attention to this matter.	Mar 30 2023 4:15PM
Ashley	Tallent	We live off Maybank Hwy	This is going to severely affect traffic asaybank Hwy is already a parking lot for two hours every morning. There are not enough grocery stores in the area to support demand for 72 town homes.	Mar 29 2023 3:16AM

First Name	Last Name	Address	Comment	Date
Kimberly	Hicks	2975 Split Hickory Court	As a resident of Johns Island for nineteen years, living down the road from this proposed project, I am adamantly against this development. Traffic on Maybank near proposed project is saturate beyond its limits and board line dangerous. There are enough apartments, and non single home developments already built or in the process of completion. Maybank Hwy is already a cluster in rush hour and getting impossible to navigate. At this rate we will never be able to make a left turn on to Maybank from Barberry woods. This will not help the increased flooding situation since the over development of Johns Island many existing neighborhoods such as Barberry Woods is dealing with.	Mar 29 2023 10:57AM
Karen	Franklin	1203 Gregorie Commons, Johns Island, SC 29455	I implore you to reconsider the subdivision being evaluated on Maybank Highway. Johns Island is already over crowded and until the infrastructure need is addressed, no additional residential projects should be approved. Challenges: Only two ways off the island - Maybank and Main. River Road is a very dangerous road- it's literally crumbling under the construction trucks and increased traffic. Multiple people have lost their lives on this road in the last year. The deaths are not due to wrecks, they are due to poor road conditions. In many places, specifically between Maybank and Main the edges of the road are breaking away and when you hit those spots it jerks your car towards the Mighty Oaks. Please pause. Think of the citizens of this island and the beauty that once existed and spend our hard earned tax dollars on what the citizens want - improved infrastructure and roads on Johns Island. Once that is in place, then we evaluate growth. One last item - with these projects, you are destroying our wetlands. Where is the water to go when the wetlands are gone? Watching them attempt to create a road from the new apartments on Maybank by Fenwick to River behind Food Lion is simply comical. The water just keeps coming, equipment and men get stuck in the mud and the water just keeps coming. I'm not an engineer but smart enough to understand those are wetlands, leave them be! Please, please PAUSE.	Mar 28 2023 5:34PM
Julie	Provenson	461 Vetch Court	When will the overcrowding on John's Island end? Maybank is a nightmare already with one lane in each direction, no turn-off lanes, no way for people to enter the road because it's overcrowded, and more and more people risking their lives just to drive on it. More housing equals more cars on that small road. There needs to be proper infrastructure planning for each and every housing project going along Maybank. As it stands, it's dangerous and only getting worse.	Mar 28 2023 7:46PM

First Name	Last Name	Address	Comment	Date
Megan	McQueen	1758 Hickory Knoll Johs Island SC	This 72 townhouse proposal is truly unbelievable. This area is already completely overbuilt with no concern for infrastructure, schools and flooding. Maybank highway presently cannot handle the traffic. When you try to enter this road, each time, you are risking your life. There are no plans to widen and improve the road to handle the daily back-up and congestion. The flooding in the area is extreme, and although there are plans to mitigate the flooding problems, these projects are scheduled to begin in the future. Now is not the time to add to the problem. Local schools are already struggling to keep up with the influx of new students. There needs to be a moratorium on building more housing of any kind on Johns Island until the present problems are addressed and rectified.	Mar 31 2023 9:12AM

AGENDA ITEM A-2: 345 Folly Road

First Name	Last Name	Address	Comment	Date
Andrew	Borgman	1206 Gunpowder Ct/Dr	Hello - I am a homeowner on James Island whose house is City of Charleston. I am fine with a DQ at that spot, but don't think the trees and character of the current plans match with James Island's character much. The plan appears to be all palmettos/palms when in reality, the heart of James Island is its oaks. I believe this site needs more landscaping and to incorporate oaks - with the goal of someday having large enough oaks for people to sit under and enjoy their food and desserts. I propose approval with these changes: *Signage is lowered and live oaks planted along the street front. (idea being that the oaks will be above the sign someday). *Additional oaks incorporated into the property close to the building, as well as some palm/palmettos. *A bit more landscaping elsewhere so this isn't just a giant parking lot with a few palmettos. *A few larger oaks transplanted from other locations (10-15 feet tall?) so we see the progress sooner, not all tiny new oaks	Mar 25 2023 12:25PM