



CITY OF CHARLESTON PLANNING COMMISSION

PUBLIC COMMENT JULY 19, 2023

A meeting of the Planning Commission will be held on **Wednesday, July 19, 2023** at **5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

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

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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

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

REZONINGS

- 1. 1614 Grimball Road Ext and 1640 Folly Rd**
Scott Hill | TMS# 4270000021 and 4270000022 | Approx. 1.855 ac.
Request rezoning from Limited Business (LB) to General Business (GB).
Owner: Scan Assets LLC
Applicant: Nathan J. Schutte
Deferred

36 Comments Submitted

Comments Supporting: 2

- **Allen Hopper, 775 Piccadilly Dr. Charleston SC 29412**
Submitted July 16, 2023 10:31 AM

Please support this upcoming request.

- **Amanda Wilson, 1149 Hills Plantation Dr.**
Submitted July 17, 2023 10:43 AM

As a local resident and near by neighbor of this plan, I am so excited to have more access to stores, restaurants, and entertainment on this side of the island and look forward to the positive impacts these developments will have on our community. Thank you!

Comments Opposed: 34

- **Juliana Anduckia, 1900 Sea Robin Ct**
Submitted July 12, 2023 8:41 PM

This is a residential area. As someone that lives in Ocean Neighbors and uses grimball road extension everyday during my commute, I do not think the community will stand to benefit from unrestricted business development in this lot. There is a lot to be desired on folly road, but we are at capacity on certain types of businesses that should not be freely able to

continue opening up. Without restrictions, the future of folly road will really be put into question. I want to see folly road reimagined and the decision that are made today will impact whether or not there is hope for a vibrant community to develop here. Storage units, fast food restaurant and auto repair/parts stores do not build community

- **Glenda Brown, 1558 Battery Island Dr, Charleston, SC 29412**

Submitted July 12, 2023 11:11 AM

I am strongly opposed to the upzoning of these parcels. Our community, our traffic and livability, environment and flooding issues etc cannot and should not have to accommodate more commercial. The City had the foresight with the Folly Road overlay plan to limit this and needs to honor this commitment to residents and the community at large. Thank you.

- **Tiffany Milroy, Secessionville Road**

Submitted July 13, 2023 6:58 AM

As someone that lives at the end of Grimball ext this intersection can't handle the influx of traffic and use that will come with an increased in buisness use.

- **Kimberly Perry, 415 Woodland Shores Rd, Charleston, SC 29412**

Submitted July 13, 2023 7:23 AM

There should be no consideration for up zoning in this residential area. James Island is being over-developed with no thought for livability or infrastructure limitations. Please deny this request - the limited business zoning is appropriate for that area.

- **Valeria Tanco, 1106 Clearspring Dr.**

Submitted July 13, 2023 10:41 PM

My name is Valeria Tanco, I live in Ocean Neighbors on James island, and I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business. This rezoning would allow the development of large businesses that would further decrease the areas ability to withstand rising water levels as well as increase the pressure on surrounding infrastructure with new traffic. Better to improve accessibility and pedestrian/bike access than increase traffic, contamination and decrease natural resources necessary on the island.

- **Susan Milliken, 762 Fort Sumter Dr., Charleston SC 29412**

Submitted July 13, 2023 12:33 PM

I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd (Scott Hill | TMS# 4270000021 and 4270000022). Limited Business zoning allows for multiple reasonable uses, including restaurants and bars, offices, small strip centers, etc. The Folly Road Overlays envisions lighter commercial uses south of Rafael St. and south of the ChartHouse apts. as Folly Rd moves south into the Conservation area and towards Folly Beach. GB zoning allows for later hours for businesses and more impactful commercial businesses.

- **Frances Lyon, 669 Port Circle, Charleston, SC 29412**

Submitted July 14, 2023 3:11 PM

Please do not approve the rezoning as it will open the door to unwelcome development to an area that is prone to flooding and already has enough overdevelopment and traffic issues.

- **Eileen Dougherty, 1650 Bryce Road, Charleston, SC 29412**

Submitted July 14, 2023 3:17 PM

Dear City of Charleston Planning Commission Members, My name is Eileen Dougherty and I live at 1650 Bryce Road, Charleston, SC. Bryce Road is adjacent to the Seaside SpyGlass

Development and is within approximately 150-200 ft of the proposed rezoning request. I am writing to you today to express my strong opposition to the proposed rezoning of 1614 Grimball Road Ext and 1640 Folly Rd (TMS# 4270000021 and 4270000022) from limited business to general business. This rezoning would allow for the construction of a large commercial development that would be out of character with our neighborhood (and the Folly Road Overlay) and would have a negative impact on our quality of life. While the corner property had a previous life as a commercial property (and is currently zoned limited business), the largest part of this property (on Grimball Road) was residential until it was rezoned to limited business (approximately 4-5 years ago) and still serves as an active residence. This area is flood prone and this intersection already experiences heavy traffic at many times throughout the day. The rezoning from limited business to general business would allow for very intensive development and could include anything from large retail, gas stations, fast food restaurants, or late night bars/restaurants (or a combination of these things). Not only would businesses like these generate a lot of traffic, noise, and safety hazards, they are likely to increase the flooding risks for a community that already experiences significant flooding. While I am unable to find a site plan associated with this rezoning request, I would still oppose general business regardless of the plan. Because: 1. If the current applicants business were to fail, future developers could redevelop the properties under general business with devastating effects to our quality of life; 2. Rezoning to general business is not in keeping with the Folly Road overlay which, in my understanding, designates this area as a step down from the more intensive commercial district between Camp Road and Fort Johnson Road and the residential district from Grimball to Sol Lagare area; and 3. Plenty of very successful businesses/business owners thrive in the City of Charleston, Charleston County, and Town of James Island under Limited Business zoning and this property owner should be able to do the same. I urge you to vote against this rezoning proposal. Please consider the negative impact that this development would have on our community and vote to disallow general business in our area. Thank you for your time and consideration. Sincerely, Eileen Dougherty

- **Cynthia Mignano, 963 Foxcroft Road**

Submitted July 14, 2023 3:18 PM

Our infrastructure does not support more dense development. If approved, this will further degrade the James Island culture and identity

- **Garrett Milliken, 762 Fort Sumter Dr, Charleston SC 29412**

Submitted July 14, 2023 3:47 PM

Please deny this application for a rezoning to General Business zoning from LB zoning. All the various municipalities on James Island worked together to develop the Folly Road Overlay which includes distinct areas or villages along the Folly Road corridor and steers future planning efforts in light of the more residential nature of the East side of Folly Road south of Rafael St. The many uses available to the property owner within the LB zoning are a better fit for this location, not the more intensive, highly commercial uses that GB zoning allows, in addition to the special exception uses possible within GB zoning. Please deny GB zoning at this location. Sincerely, Garrett Milliken, Councilman, Town of James Island

- **Katharina Greer, 762 Swanson Ave**

Submitted July 14, 2023 4:35 PM

My children live part of the time in Ocean Neighbors and this intersection does not need to be any busier! Businesses here should be small and it should stay Limited Business.

- **Tressa Gislason, 1085 Clearspring Dr, Charleston SC 29412**

Submitted July 14, 2023 4:46 PM

My name is Tressa W. Gislason, my husband and I live at 1085 Clearspring Dr., Charleston, SC 29412 and I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business. We consider ourselves part of the Grimball Road Extension Community. My mother-in-law lives on Grimball Road extension as well. Much of this area of Folly and Grimball is low lying and at risk of flooding. I'm very opposed to any plans that will replace the existing forested areas with townhouses, businesses, or parking lots, but especially high density apartments. I implore you to oppose in order to help keep our community beautiful and safe. Thank you.

- **DeAnna Miller, 1568 Ocean Neighbors**

Submitted July 14, 2023 4:47 PM

Dear City of Charleston Planning Commission Members, My name is DeAnna Miller and I live at 1568 Ocean Neighbors Blvd. Charleston, SC. Ocean neighbors is near the proposed rezoning request. I am writing to you today to express my opposition to the proposed rezoning of 1614 Grimball Road Ext and 1640 Folly Rd (TMS# 427000021 and 427000022) from limited business to general business. This rezoning would allow for the construction of a large commercial development that would be out of character with our neighborhood (and the Folly Road Overlay) and would have a negative impact on our quality of life. This area is flood prone and this intersection already experiences heavy traffic at many times throughout the day. My 16 year old son was in a car accident at the intersection one year ago this month which totaled his car. The rezoning from limited business to general business would allow for very intensive development and could include anything from large retail, gas stations, fast food restaurants, or late night bars/restaurants (or a combination of these things). Not only would businesses like these generate a lot of traffic, noise, and safety hazards, they are likely to increase the flooding risks for a community that already experiences significant flooding. While I am unable to find a site plan associated with this rezoning request, I would still oppose general business regardless of the plan. Because: 1. If the current applicants business were to fail, future developers could redevelop the properties under general business with devastating effects to our quality of life; 2. Rezoning to general business is not in keeping with the Folly Road overlay which, in my understanding, designates this area as a step down from the more intensive commercial district between Camp Road and Fort Johnson Road and the residential district from Grimball to Sol Lagare area; and 3. Plenty of very successful businesses/business owners thrive in the City of Charleston, Charleston County, and Town of James Island under Limited Business zoning and this property owner should be able to do the same. I urge you to vote against this rezoning proposal. Please consider the negative impact that this development would have on our community and vote to disallow general business in our area. Additionally there are THREE large developments within a mile that have not even broke ground yet. To approve this would be an infrastructure nightmare. Thank you for your time and consideration. Sincerely, DeAnna Miller

- **Eric Dardozi, 1000 Clearspring Dr. Charleston SC 29412**

Submitted July 14, 2023 7:33 PM

The rezoning of this property would significantly reduce and disrupt the quality of life long established by residents tangentially located to this property.

- **James Wojcik, 1410 Surfside Court, Charleston, SC. 29412**

Submitted July 14, 2023 10:11 AM

I am opposed to the up-zoning of these two properties because it will have the potential to totally change the character of this part of Folly Road. Since moving into the area in 2006, I

have witnessed the continued general business development from the James Island Connector towards Folly Beach along Folly Road. Once I pass Fort Johnson Road, heading towards my house, I can just relax and enjoy the reduced traffic and drastically reduced visual sign bombardment because of the reduced density and reduced number of businesses along Folly Road. This zoning change will just make this worse. My name is James Wojcik and I live in the Ocean Neighbors Development at 1410 Surfside Court, Charleston, SC.

- **Savanna Williams, 1552 Ocean Neighbors Blvd, Charleston SC 29412**

Submitted July 14, 2023 10:49 AM

I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd (TMS# 4270000021 and 4270000022). There is already so much traffic on Folly Rd and the infrastructure does not support another apartment complex. There are plenty of car washes already on Folly.

- **Jamie Minster, 1572 Ocean Neighbors Blvd**

Submitted July 15, 2023 9:32 AM

This corner is already congested.

- **Meredith Harman, 1084 Oakcrest Drive, Charleston**

Submitted July 15, 2023 12:08 PM

Folly Road cannot handle this rezoning. There is already WAY too much traffic in that area and down to the beach.

- **Harry Roper, 1649 Bryce Road, Charleston SC 29412**

Submitted July 16, 2023 6:13 PM

I am concern that this business would create unwanted traffic that would include, but not limited to unwanted noise pollution, vehicular congestion, and trespassing. Ultimately, this will compromise the safety of my family, friends, and neighbors.

- **John Hughes, 1144 Clearspring Drive, Charleston, SC 29412**

Submitted July 16, 2023 7:03 PM

I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business.” The area has been developed under the aegis of Limited Business zoning, and to suddenly rezone a spot in the middle as General Business undoes ALL the previous planning. The lot is on a busy road, very near an elementary school with its attendant bus traffic, and in the midst of a residential area; the question is, why? It is too late to undo the building that has been undertaken under Limited Business zoning, and it is a bait and switch to develop an area under Limited Business and suddenly, after it is developed, change the zoning to General Business.

- **Kevin Prioleau, 1657 Folly Road**

Submitted July 16, 2023 12:52 PM

I am writing to express my opposition to the proposed zoning change ! The proposal will negatively impact the neighborhood by severely increasing traffic and noise levels to surrounding houses. Specifically, it will cause traffic to build up at the existing intersection during beach season and increase physical danger of hundreds of pedestrians that cross that intersection casually walking or walking to school This will require costly intersection improvements by the county. The change will also attract unwanted behavior and crime which will decrease the safety of our community. I urge you to vote no on this zoning change proposal.

- **Maureen Matthews, 2002 Needlegrass Ln, Charleston, SC 29412**

Submitted July 17, 2023 1:50 PM

I live on James Island and oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business. Please vote NO on this rezoning. This up-zoning will impact ALL James Islanders and especially the residents of the Grimball Rd Extension community in terms of increased traffic, loss of greenspace, addition of impervious surfaces that worsen flooding. I attended a meeting years ago to oppose up-zoning when the 1640 Folly Rd lot was "County" and the county thankfully did not grant up-zoning. After, the owner at the time (he lived in Mt Pleasant not James Island), then got this corner lot annexed into the City of Charleston. Please oppose the rezoning. Thank you!

- **William Smith, 1352 Bresee St Charleston SC 29412**

Submitted July 17, 2023 2:50 PM

My name is Capt William Smith, I live in the Secessionville community, a native of Charleston, and I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business. Please vote no. The Folly Road Corridor in this area is already getting over congested with commercial development that is not in line with the residential nature of this part of James Island. With the recent condominiums and apartment complexes, the intersections for the stated rezoning are already bringing an overload of traffic onto Folly road and adding more complex commercial development will only add to that. There are more significant developments planned for the future down Grimball Rd ext and we need to act not to protect our town from overrun by sprawl which only detracts from our quality of life in the wonderful town in which we live. Thank you for your time.

- **Luke Poor-Corbett, 713 Clearview Dr 29412**

Submitted July 17, 2023 3:29 PM

We don't need or want this in the community. It will open up the flood gates (figuratively and literally). It will worsen traffic and safety even more, and cause further conflict with the local residences.

- **Barbara Baxter, 1810 Day Lily Ln Charleston SC 29412**

Submitted July 17, 2023 3:49 AM

I am highly opposed to this request. This corner is already a problem with traffic and would be a total nightmare if this rezoning occurs. Please consider the people living in the surrounding neighborhoods.

- **Karen Meagher, 445 Carol St, 29412**

Submitted July 17, 2023 3:57 PM

Changing from limited commercial to general commercial allows this site to be used in a way that contradicts what it was originally approved for. It does not need another gas station, car wash or storage facility

- **Craig Bussard, 1530 Ocean Neighbors**

Submitted July 17, 2023 4:01 PM

I highly oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business. As a resident of a community nearby - the impacts to traffic at the intersection would be a complete disaster. The intersection of Folly and Grimball Extension is already a highly congested part of James Island. Allowing the potential for a "General Business" would be dangerous for the school traffic that uses that intersection every day. James Island has enough car washes, storage facilities and large stores. We need more

small scale development, such that will not keep cutting down trees and filling in of land with asphalt/concrete.

- **Laura Chandler, 1039 Secessionville Rd**

Submitted July 17, 2023 6:12 PM

Seriously, how much more can you build up James Island? Enough is enough. We are losing what little green spaces we have left because of what the city does best, puts profit over people and the environment. Whoever votes for this, should be voted out because it's wrong and most residents oppose this. Listen to the people you are suppose to represent.

- **Elisabeth Banks, 435 Lindberg St**

Submitted July 17, 2023 10:07 PM

I urge you to vote No to the upzoning in this community. It is important to all James Islanders that zoning does not continue the shrinking of greenspaces and contribute further to more traffic and more flooding.

- **Jeremiah Jimerson, Secessionville Rd**

Submitted July 17, 2023 10:27 AM

Allowing the commercial development is going to create too much traffic at residential areas.

- **Joseph Hall, 1622 Battery Island Dr**

Submitted July 17, 2023 10:58 AM

Current LB zoning should be maintained. Allowing GB will bring the potential for more impervious coverage of the area, worsening storm water effects.

- **Courtney Kozelski, 1605 Shandon Street, Charleston, SC 29412**

Submitted July 17, 2023 11:06 AM

My name is Courtney Kozelski. I live at 1605 Shandon Street, just off of Folly Road. Upzoning of the properties at Grimball and Folly Road is not appropriate on this side of Folly Road, as this is supposed to remain more residential in nature. Upzoning was recently obtained by this applicant from residential to LB, a zoning that allows a wide variety of business uses that are appropriate and respectful of nearby residents. There is not yet enough clarity and transparency in the applicant's business plan that indicate CT zoning is required. I also worry that there is a lack of planning and partnership with engineers to ensure new construction would not impact the neighborhood with light, sound, flooding, and other pollutants. I strongly oppose any further upzoning of these properties.

- **James Eve, 1050 Pauline Ave, Charleston SC 29412**

Submitted July 18, 2023 8:57 AM

I live on James Island near this project, and oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business. Please vote NO on this rezoning. This up-zoning will impact ALL James Islanders and especially the residents of the Grimball Rd Extension community in terms of increased traffic, loss of greenspace, addition of impervious surfaces that worsen flooding.

- **Michelle Hatfield, 1437 Battalion Drive, Chas 29412**

Submitted July 17, 2023 11:44 AM to BZA-Z Public Comments

My name is Michelle Hatfield, I live 1437 Battalion Drive, and I oppose the rezoning of 1614 Grimball Road Ext and 1640 Folly Rd from Limited Business to General Business.

**2. College Support District PUD (Radcliffeborough - Peninsula)
99 Saint Philip St and 106 and 110 Coming St | Approx. 2.0 ac.
TMS# 4601603001, 4601603127, 4601603143 through 4601603203, 4601603219,
4601603017 and 4601603018**

Request a Planned Unit Development (PUD) concept plan approval. Zoned DR-2.

Owners: 99 St. Philip Street, LLC; 106 Coming Street, LLC; and Francis J. Iwanicki
and Caroline Von Asten

Applicant: Anna Rogers

1 Comment Submitted

• **Sam Spence, 147 King St.**

Submitted July 18, 2023 11:56 AM

See attached letter or comment below

Re: Rezoning item 2, College Support District PUD Dear Commission Members: The Preservation Society of Charleston is not taking a position on the merits of the proposed College Support District Planned Unit Development (PUD), but has concerns about the lack of detail contained in the PUD development guidelines document under consideration by Planning Commission. Charleston city code (Sec. 54-251) describes the intent of its Planned Unit Development ordinance as follows: "A planned unit development (PUD) is intended to provide flexibility in the design of developments; to encourage comprehensive planning of developments; to permit innovation in neighborhood design that includes incorporation of open space, preservation of natural features and other amenities; to provide opportunity for a mixture of uses within a development, and to insure compatibility of developments with surrounding areas." On its face, the College Support District PUD application as proposed does not fulfill the baseline intent of the city's PUD ordinance. Specifically, the proposed PUD development guidelines do not fully describe anticipated development efforts planned for much of the site, how the site will incorporate open space or preserve natural elements — even if not specifically required — or how future projects will be compatible with the surrounding areas. Furthermore, the city code Sec. 54-254 lays out specific criteria for review of PUD master plans based on 11 key points, including consistency with adopted city plans and provision of "adequate public facilities, open space and recreational amenities," among others. Establishing a College Support District PUD may very well be a viable option to develop the property for primary use by a trusted local institution like the College of Charleston, but more detail is needed to adequately justify and set guidelines to govern this PUD to exist in perpetuity. For instance, the applicant can meet these criteria for review if it makes a specific commitment to protect and preserve existing cultural resources, and in particular outline a preservation plan for the historic building at 110 Coming Street, which is located within the proposed PUD (see 54-254(d)). Put simply, adoption by legislative action of a PUD that fails to meet basic guidelines set out in city code sets a bad precedent for consideration and enforcement of future PUDs. Sincerely, Sam Spence Director of Public Affairs

ZONINGS

1. 912 Savannah Hwy

West Ashley | TMS# 4181300184 | Approx. 0.16 ac.

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

Owner: Alexander Cooker

2. 2245 South Dallerton Cir

West Ashley | TMS# 3100700055 | Approx. 0.27 ac.

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

Owner: Janet Hancock

3. 2223 North Dallerton Cir

West Ashley | TMS# 3100700028 | Approx. 0.26 ac.

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

Owner: Christopher and Conner Morgan

4. 2138 Wappoo Dr

James Island | TMS# 3430600181 | Approx. 0.24 ac.

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

Owner: David and Savannah Hurt

5. 1817 Wilshire Dr

West Ashley | TMS# 3520900030 | Approx. 0.33 ac.

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

Owner: Richard and Karen Majure

6. 1865 Stonehedge Rd

West Ashley | TMS# 3510300074 | Approx. 0.21 ac.

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

Owner: Nancy Brown

7. 1727 Mulmar St

West Ashley | TMS# 3521300063 | Approx. 0.28 ac.

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

Owner: Alexander Frech

8. 742 Olney Rd

West Ashley | TMS# 3100100166 | Approx. 0.29 ac.

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

Owner: Michael Roberts

Withdrawn by Applicant

9. 2205 Wappoo Dr

James Island | TMS# 3430500045 | Approx. 0.34 ac.

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

Owner: Charles and Julia Drayton

10. 2477 Swallow Dr

West Ashley | TMS# 3100200143 | Approx. 0.28 ac.

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

Owner: Tasneem Dalal

Deferred

11. 743 Swan Ave

West Ashley | TMS# 3100200182 | Approx. 0.27 ac.

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

Owner: Francena and Stanley Buncomb

12. 1628 Boone Hall Dr

West Ashley | TMS# 3531400137 | Approx. 0.35 ac.

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

Owner: Robert and Sylvia Coker

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

Position Statement
City of Charleston Planning Commission
July 19, 2023

Re: Rezoning item 2, College Support District PUD

Dear Commission Members:

The Preservation Society of Charleston is not taking a position on the merits of the proposed College Support District Planned Unit Development (PUD), but has concerns about the lack of detail contained in the PUD development guidelines document under consideration by Planning Commission.

Charleston city code (Sec. 54-251) describes the intent of its Planned Unit Development ordinance as follows:

A planned unit development (PUD) is intended to provide flexibility in the design of developments; to encourage comprehensive planning of developments; to permit innovation in neighborhood design that includes incorporation of open space, preservation of natural features and other amenities; to provide opportunity for a mixture of uses within a development, and to insure compatibility of developments with surrounding areas.

On its face, the College Support District PUD application as proposed does not fulfill the baseline intent of the city's PUD ordinance. Specifically, the proposed PUD development guidelines do not fully describe anticipated development efforts planned for much of the site, how the site will incorporate open space or preserve natural elements — even if not specifically required — or how future projects will be compatible with the surrounding areas.

Furthermore, the city code Sec. 54-254 lays out specific criteria for review of PUD master plans based on 11 key points, including consistency with adopted city plans and provision of “adequate public facilities, open space and recreational amenities,” among others.

Establishing a College Support District PUD may very well be a viable option to develop the property for primary use by a trusted local institution like the College of Charleston, but more detail is needed to adequately justify and set guidelines to govern this PUD to exist in perpetuity. For instance, the applicant can meet these criteria for review if it makes a specific commitment to protect and preserve existing cultural resources, and in particular outline a preservation plan for the historic building at 110 Coming Street, which is located within the proposed PUD (see 54-254(d)).

Put simply, adoption by legislative action of a PUD that fails to meet basic guidelines set out in city code sets a bad precedent for consideration and enforcement of future PUDs.

Sincerely,

Sam Spence
Director of Public Affairs