



# CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

---

## PUBLIC COMMENT AUGUST 16, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, August 16, 2022** at **5:00 p.m.** in the **Public Meeting Room, 1<sup>st</sup> Floor, 2 George Street.**

The following written comments were submitted to staff or the Mayor's Office of Innovation Public Meetings Portal. The comments will be provided to the board members 24 hours in advance of the meeting and 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 will be available at [www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z) 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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**

---

**BZA-Z Public Comment for August 16, 2022 Meeting**  
**Submitted on the Mayor's Office of Innovation Public Meetings Portal**

<b>First Name</b>	<b>Last Name</b>	<b>Address</b>	<b>Submitted Comment</b>	<b>Item Type</b>	<b>Item Description</b>	<b>Date/Time Submitted</b>
Ferris	Kaplan	47 Chapel Street, Charleston, SC 29403	<p>MAZYCK-WRAGGBOROUGH NEIGHBORHOOD ASSOCIATION August 15, 2022 Mr. Lee Batchelder, Zoning Administrator City of Charleston 2 George Street Charleston, SC 29401 Via Email: batchelderl@charleston-sc.gov Dear Mr. Batchelder: The board of Mazyck-Wraggborough Neighborhood Association has reviewed the request (TMS# 460-16-02-066) by Basic Investments, LLC, for 438 King Street to be considered by the Board of Zoning Appeals on August 16. 438 KING ST. (MAZYCK-WRAGGBOROUGH) (460-16-02-066) Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district. Owner: Basic Investments, LLC Applicant: Neil Stevenson (Neil Stevenson Architects) This property is within the Mazyck-Wraggborough Neighborhood Association district. Through a Zoom session, on August 4, several of our members were able to see the presentation and ask questions of Neil Stevenson. Given that additional information, the MWNA submits the following concerns regarding the proposal. Traffic The block of John Street between Meeting and King Street, near the proposed hotel to be located at 438 King, is a well-traveled block and often overly congested. It is the site of downtown shuttle bus stops, the Visitor's Center, the bus barn, the Charleston Music Hall, and the Children's Museum. The city's Traffic &amp; Transportation engineer has prohibited passenger loading space on King Street for 438 King, leaving this same block of John St. as the only vehicular access point to the proposed hotel site for passenger loading and drop-off. The route for access would be a right-of-way between two existing parking lots. This right-of-way is subject to a Joint Use and Easement Agreement between the city of Charleston and owners of other John Street and King Street parcels on which are located other businesses (the public parking lots, the Children's Museum, and 430-448 King). The Joint Use and Easement Agreement expressly requires: Easement area shall be kept clear at all times of fences, structures or debris, and no parking, standing or stopping of vehicles shall be allowed on the Common Driveway or any portion of the Easement at any time. <b>Continued on Page 2</b></p>	#A-2	438 King Street, TMS#460-16-02-066	Aug 14 2022 11:42PM

First Name	Last Name	Address	Submitted Comment	Item Type	Item Description	Date/Time Submitted
Ferris	Kaplan	47 Chapel Street, Charleston, SC 29403	<p><b>Continued from Page 1:</b></p> <p>One-way traffic on King Street on Thursday, Friday, and Saturday nights further restricts access to the hotel site by car, thereby causing more congestion on John Street on those busy nights. Trucks delivering to businesses on King Street in the block between John and Ann Streets park in the middle of John Street to unload, blocking and backing up traffic on John Street. Unsightly Garbage The same block of John Street is particularly unkempt and unsightly, with 17 garbage cans and recycling bins permanently stationed on the sidewalk. A hotel will add to the waste disposal problem. Plans to effectively manage trash and recycling removal should be implemented prior to approval of a special exception. Event Space Two significant venues for events, the Charleston Music Hall and The Music Farm, are located in close proximity to the proposed hotel site. The plans for the proposed hotel include 2,162 sq. ft. of event space. If the event spaces are used to host people who are not staying at the hotel, the congestion created by people trying to get to the site for events, with parking and other associated needs, likely will create a quagmire of people and cars, resulting in John Street being impassable. Protocols for use of event space need to be clearly delineated to avoid such a result. This issue needs more clarification and discussion before the request for special exception be approved. Parking The parking plan in the application is not comprehensive. It includes parking for 12 accommodations staff but provides no estimate of retail, restaurant, or event staff. More troubling is the lack of clarity on ingress/egress to the proposed parking garage. While the applicant states that all loading and unloading will be on-site, there isn't adequate space on the property for such activity. Further, as stated earlier, the Use Joint Use and Easement Agreement prohibits standing, stopping, or parking in the easement. A more comprehensive traffic study is needed to study the safety of allowing almost 100 vehicles (32 for the proposed hotel; 56 to 60 in existing lots). Several full-size dumpsters share the ingress/egress easement. For these reasons, the MWNA OPPOSES granting a special exception for a 36-room hotel on the site known as 438 King Street. Photos are attached. Please let me know if you have any questions. Sincerely, Ferris D. Kaplan, President, MWNA 47 Chapel Street, Charleston, SC 29403 cc: Robert Mitchell, Councilman, mitchellro@charleston-sc.gov Pennye Ashby, Senior Zoning Planner, ashbyp@charleston-sc.gov MWNA Board Fred Willis, MWNA Developments Committee Chair, fred.willis45@gmail.com</p>	#A-2	438 King Street, TMS#460-16-02-066	Aug 14 2022 11:42PM

*MAZYCK-WRAGGBOROUGH  
NEIGHBORHOOD ASSOCIATION*

August 15, 2022

Mr. Lee Batchelder, Zoning Administrator  
City of Charleston  
2 George Street  
Charleston, SC 29401      Via Email: batchelderl@charleston-sc.gov

Dear Mr. Batchelder:

The board of Mazyck-Wraggborough Neighborhood Association has reviewed the request (TMS# 460-16-02-066) by Basic Investments, LLC, for 438 King Street to be considered by the Board of Zoning Appeals on August 16.

**438 KING ST. (MAZYCK-WRAGGBOROUGH) (460-16-02-066)**

Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Basic Investments, LLC

Applicant: Neil Stevenson (Neil Stevenson Architects)

This property is within the Mazyck-Wraggborough Neighborhood Association district. Through a Zoom session, on August 4, several of our members were able to see the presentation and ask questions of Neil Stevenson.

Given that additional information, the MWNA submits the following concerns regarding the proposal.

**Traffic**

The block of John Street between Meeting and King Street, near the proposed hotel to be located at 438 King, is a well-traveled block and often overly congested. It is the site of downtown shuttle bus stops, the Visitor's Center, the bus barn, the Charleston Music Hall, and the Children's Museum.

The city's Traffic & Transportation engineer has prohibited passenger loading space on King Street for 438 King, leaving this same block of John St. as the only vehicular access point to the proposed hotel site for passenger loading and drop-off.

The route for access would be a right-of-way between two existing parking lots. This right-of-way is subject to a Joint Use and Easement Agreement between the city of Charleston and owners of other John Street and King Street parcels on which are located other businesses (the public parking lots, the Children's Museum, and 430-448 King). The Joint Use and Easement Agreement expressly requires:

**Easement area shall be kept clear at all times of fences, structures or debris, and no parking, standing or stopping of vehicles shall be allowed on the Common Driveway or any portion of the Easement at any time.**

One-way traffic on King Street on Thursday, Friday, and Saturday nights further restricts access to the hotel site by car, thereby causing more congestion on John Street on those busy nights.

Trucks delivering to businesses on King Street in the block between John and Ann Streets park in the middle of John Street to unload, blocking and backing up traffic on John Street.

### **Unightly Garbage**

The same block of John Street is particularly unkempt and unsightly, with 17 garbage cans and recycling bins permanently stationed on the sidewalk. A hotel will add to the waste disposal problem. Plans to effectively manage trash and recycling removal should be implemented prior to approval of a special exception.

### **Event Space**

Two significant venues for events, the Charleston Music Hall and The Music Farm, are located in close proximity to the proposed hotel site. The plans for the proposed hotel include 2,162 sq. ft. of event space. If the event spaces are used to host people who are not staying at the hotel, the congestion created by people trying to get to the site for events, with parking and other associated needs, likely will create a quagmire of people and cars, resulting in John Street being impassable.

Protocols for use of event space need to be clearly delineated to avoid such a result. This issue needs more clarification and discussion before the request for special exception be approved.

### **Parking**

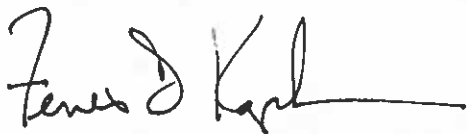
The parking plan in the application is not comprehensive. It includes parking for 12 accommodations staff but provides no estimate of retail, restaurant, or event staff. More troubling is the lack of clarity on ingress/egress to the proposed parking garage. While the applicant states that all loading and unloading will be on-site, there isn't adequate space on the property for such activity.

Further, as stated earlier, the Use Joint Use and Easement Agreement prohibits standing, stopping, or parking in the easement. A more comprehensive traffic study is needed to study the safety of allowing almost 100 vehicles (32 for the proposed hotel; 56 to 60 in existing lots). Several full-size dumpsters share the ingress/egress easement.

**For these reasons, the MWNA OPPOSES granting a special exception for a 36-room hotel on the site known as 438 King Street.**

Photos are attached. Please let me know if you have any questions.

Sincerely,



Ferris D. Kaplan, President, MWNA  
47 Chapel Street, Charleston, SC 29403

cc: Robert Mitchell, Councilman, [mitchellro@charleston-sc.gov](mailto:mitchellro@charleston-sc.gov)  
Pennye Ashby, Senior Zoning Planner, [ashbyp@charleston-sc.gov](mailto:ashbyp@charleston-sc.gov)  
MWNA Board  
Fred Willis, MWNA Developments Committee Chair, [fred.willis45@gmail.com](mailto:fred.willis45@gmail.com)





