



CITY OF CHARLESTON PLANNING COMMISSION

PUBLIC COMMENT OCTOBER 18, 2023

A meeting of the Planning Commission will be held on **Wednesday, October 18, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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. 134 Columbus St**
Cannonborough-Elliottborough - Peninsula | TMS #4600802006 | Approx. 3.77 ac.
Request rezoning from Light Industrial (LI) to Planned Unit Development (PUD) and to rezone from 4 and 8 Old City Height Districts to 3, 4, 5, 6, 8, and 8-12 (A, B C) Old City Height Districts.
Owner: Evening Post Industries, Inc.
Applicant: Womble Bond and Dickinson (US) LLP, James Wilson
No Comments Submitted
- 2. 3037 Maybank Hwy and 2021 and 2022 Zelasko Dr**
Johns Island | TMS #3130000075, 3130000332 and 3130000335 | Approx. 20.42 ac.
Request rezoning from Business Park (BP) to General Office (GO).
Owner: Johns Island MC, LLC c/o HCA Healthcare, Inc.
Applicant: Hellman & Yates, PA, Brian A. Hellman, Esq.
16 Comments Submitted in Support | No Comments Submitted in Opposition
See attached.
- 3. 162 Ashley Ave**
Peninsula | TMS #4601504061 | Approx. 0.25 ac.
Request rezoning from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Senior Cottages Acquisitions, LLC
Applicant: Kyra Brower, LS3P
No Comments Submitted

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

**1. Daniel Island PUD Amendment
Daniel Island**

Request Amendment to Daniel Island Master Plan Zoning – Section 3.2(4) Daniel Island General Office (DIGO) Zone.

Applicant: Womble Bond and Dickinson (US) LLP, James Wilson

1 Comment Submitted in Support

See attached.

COMMERCIAL SUBDIVISION

**1. 2620 Clements Ferry Rd (Towne at Cooper River)
Cainhoy | TMS #2710001035 | Approx. 30.14 ac.**

Requesting Subdivision of 8 lots and two private road Rights-of-Way.

Owner: Cato Holding, LLC

Applicant: Seamon Whiteside

No Comments Submitted

ORDINANCE AMENDMENTS

1. To amend Section 54-241 of the Code of the City of Charleston (Zoning Ordinance) to add penalties for the intentional demolition of structures without required approval.

No Comments Submitted

2. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) definitions for residential and accommodations uses.

No Comments Submitted

3. To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to include hospitals as a permitted use in the General Office (GO) zone district.

No Comments Submitted in Support | 193 Comments Submitted in Opposition

See attached.

4. To amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to establish a new 8-12 height district.

No Comments Submitted

ZONINGS

**1. 844 Savannah Hwy
Carolina Terrace - West Ashley | TMS #4181300175 | Approx. 0.53 ac.**

Request zoning of Limited Business (LB). Zoned St. Andrews Overlay District (OD_STA)

Owner: Paul S. Ferber

No Comments Submitted

- 2. 3085 Maybank Hwy, 3075 Maybank Hwy, 1810 Zelasko Dr, 1838 Zelasko Dr, 1955 Zelasko Dr, 3046 Cane Slash Rd, 3038 Cane Slash Rd, and parcels as identified by TMS # on Maybank Hwy, Zelasko Dr, and Cane Slash Rd
Johns Island | TMS #3130000572, 3130000066, 3130000267, 3130000268, 3130000339, 3130000270, 3130000573, 3130000621, 3130000258, 3130000229 and 3130000280 | Approx. 27.56 ac.**
Request zoning of General Office (GO). Zoned Johns Island Maybank Highway Corridor Overlay District (OD-JO-MHC).
Owner: Johns Island MC LLC
1 Comment Submitted in Opposition
See attached.
- 3. 2159 Pinehurst Ave
West Ashley | TMS #3581500044 | Approx. 0.31 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Alton Wiggins
No Comments Submitted
- 4. 2910 Ashley River Rd
West Ashley | TMS #3581200228 | Approx. 0.30 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Terri and Robert Thompson
No Comments Submitted
- 5. 2214 North Dallerton Cir
West Ashley | TMS #3100700012 | Approx. 0.28 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Taylor Johnson
No Comments Submitted
- 6. 28 Shadowmoss Pkwy
Shadowmoss - West Ashley | TMS #3580700014 | Approx. 0.38 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Marilyn Henderson
No Comments Submitted
- 7. 29 Hunters Forest Dr
Shadowmoss - West Ashley | TMS #3580700069 | Approx. 0.38 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Delores and Robert Green
No Comments Submitted
- 8. 44 Hunters Forest Dr
Shadowmoss - West Ashley | TMS #3580700087 | Approx. 0.29 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: James and Sandra Selvitelli
No Comments Submitted
- 9. 27 Shadowmoss Pkwy
Shadowmoss - West Ashley | TMS #3580700026 | Approx. 0.41 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Virginia Williams
No Comments Submitted

- 10. 1821 Mepkin Rd**
West Ashley | TMS #3531400182 | Approx. 0.18 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Gregory and Susan Couper
No Comments Submitted
- 11. 2350 Brevard Rd**
West Ashley | TMS #3581200045 | Approx. 0.18 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Shannon Gaffney
No Comments Submitted
- 12. 2314 Brevard Rd**
West Ashley | TMS #3581200036 | Approx. 0.33 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Roger Pittman Jr
No Comments Submitted
- 13. 2869 Doncaster Dr**
West Ashley | TMS #3581000092 | Approx. 0.33 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Emma Jenrette and Alex Yellan
No Comments Submitted
- 14. 1941 Green Park Ave**
West Ashley | TMS #3551500147 | Approx. 0.21 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Adam Sellers
No Comments Submitted
- 15. 754 Brant Rd**
West Ashley | TMS #3100200206 | Approx. 0.25 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: John and Valerie Melville
No Comments Submitted
- 16. 6 Apollo Rd**
West Ashley | TMS #4181300259 | Approx. 0.19 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Denise Longman
No Comments Submitted
- 17. 1420 Drexell Dr**
Huntington Woods - West Ashley | TMS #3520900107 | Approx. 0.29 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Chad and Paula Murdock
No Comments Submitted

PLANNING COMMISSION

October 18, 2023 Meeting

Comments Submitted to Innovate website and Planning Commission Staff

Rezoning #2:

**3037 Maybank Hwy and 2021 and 2022 Zelasko Dr
Johns Island | TMS #3130000075, 3130000332 and 3130000335 | Approx. 20.42 ac.**

Request rezoning from Business Park (BP) to General Office (GO).

Owner: Johns Island MC, LLC c/o HCA Healthcare, Inc.

Applicant: Hellman & Yates, PA, Brian A. Hellman, Esq.

16 Comments in Support | No Comments in Opposition

16 Comments in Support

First Name	Last Name	Address	Comment	Submitted
Katie	Nichols Smith	2331 Rushland Landing Road	As a resident of John's Island and parent of a young child, it would be very helpful and comforting to have a nearby hospital serving our community.	Oct 16 2023 10:54 PM
Dancy	Dickson	1809 Rushland Grove Lane	I am in favor of the hospital being built on Johns Island. As a Johns Island residence we currently lack the opportunity to immediate care. It can take anywhere from 30-45 min. traffic and weather dependent to get to the closest hospital. It is imperative that as Johns Island grows in population that the residence have easy and accessible care to a medical facility.	Oct 17 2023 8:24 AM
Jaime	Bailey	740 Eagle St Mount Pleasant, SC 29464	Johns Island had explosive growth and needs their own resources. This is also critical for surrounding areas like Kiawah and Wadmalaw. My in-laws live on Johns Island and need the appropriate medical resources nearby, this is critical to support the town infrastructure that is already in place.	Oct 17 2023 9:56 AM
Mary	Hopkins	507 Sanders Farm Lane	I support the hospital	Oct 17 2023 9:57 AM
Ashish	Patel	232 Waning Way	I support this hospital and the community it will benefit!	Oct 17 2023 9:57 AM
Garima	Stack	100 Clouter Creek Dr, Charleston, SC 29492	Access to healthcare is a basic human right. Ai support the hospital to make healthcare more available and accessible to our community.	Oct 17 2023 10:02 AM
Lynn	Minear-Moore	1646 Sparkleberry Lane Johns Island SC	The community of Johns Island needs a health care facility.	Oct 17 2023 10:03 AM
Anna Marie	S	Johns Island	Johns Island has grown significantly in the last two-three years alone. I have friends and family members who have had to travel 30+ minutes to seek comprehensive, quality emergency and routine medical care which has severely hindered their	Oct 17 2023 10:04 AM

			medical outcomes and quality of life. Having a fully run hospital with a broad range of emergency care and surgery services will greatly improve the health and quality of life for our residents.	
Messina	Corder	3923 Willow Pointe Lane	I support the development of a hospital on Johns Island to improve access to quality healthcare in a more convenient location.	Oct 17 2023 10:06 AM
Bethany	Sullivan	1151 Sugar Hill Drive	I support the addition of a hospital for the John's Island community.	Oct 17 2023 10:09 AM
Mark	Berchtold	berchtoldmc@hotmail.com	I have numerous friends who live in this area and their access to healthcare/emergent and non-emergent is poor. Having a hospital in close proximity to high population growth is a must.	Oct 17 2023 10:10 AM
Chris	Childress	3884 Oakley Dr Johns Island,SC	I'm in full support!! This would bring a resource to an area that's currently a medical desert with limited resources to support a vastly diverse and exploding population of people.	Oct 17 2023 10:15 AM
Kevin	McDonald	10 Westedge St. #917, Charleston, SC 29403	I support the hospital and quality care it will bring the community.	Oct 17 2023 10:31 AM
Lauren	Wyatt	2400 Rusland Landing Road	As a parent of a child with reactive airway, I strongly support the continuation of the planning and building of the Trident Medical Facility. Having access to critical care on the Island is important to our family and many others.	Oct 17 2023 10:41 AM
Jennifer	Justice	114 Mary Ellen Dr	I am in favor of building the hospital on Johns Island	Oct 17 2023 11:34 AM
Nora	Kravec	5586 Chisolm Rd	I am fully support Trident Hospital's annexation and zoning application.	Oct 17 2023 12:02 PM

PUD Amendment #1:
Daniel Island PUD Amendment
Daniel Island

Request Amendment to Daniel Island Master Plan Zoning – Section 3.2(4)
 Daniel Island General Office (DIGO) Zone.
 Applicant: Womble Bond and Dickinson (US) LLP, James Wilson

1 Comment in Support | No Comments in Opposition

1 Comment in Support

First Name	Last Name	Address	Comment	Submitted
Torrence	Sullivan	607 S Leavitt Court	The Daniel Island Neighborhood Association is not opposed to this change to the Daniel Island PUD Amendment, the "Daniel Island Master Plan Zoning – Section 3.2(4) Daniel Island General Office (DIGO) Zone," provided that it ONLY apply to TMS#: 2750000086, 2750000322, 2750000185 and 2750000320. If City of Charleston Staff is in agreement that the change will only apply to the TMS#s above, then we do not object. If, however, the Staff opinion is that it may apply elsewhere on Daniel Island, we would ask that this language be further refined to limit scope to only the parcels noted above. We are happy to work with staff to identify any other parcels that may be in question.	Oct 17 2023 11:50 AM

Ordinance Amendments #3:

To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to include hospitals as a permitted use in the General Office (GO) zone district.

No Comments in Support 193 Comments in Opposition				
27 Comments in Opposition to Amendment, but in Favor of Medical Center				
First Name	Last Name	Address	Comment	Submitted
David	Berson	180 Marsh Island Dr., Johns Island, SC 29455	I am strongly in favor of the project, but I object to the proposed zoning change to "by-right." Removing input from the public, the Planning Commission, and the City Council is far from optimal. Changing the zoning for this project to a planned unit development (PUD) would be far better.	Oct. 16, 2023 6:58 AM
Margaret	Sullivan	PO Box 1865, Johns Island	Yes, we need a medical facility on Johns Island. BUT ... the CITY HAS TO STOP TAKING AWAY OUR VOICE on Johns Island! We have four islands that drive on Maybank Highway. We need to have input on its development. Stop making Johns Island the City of Charleston's dumping ground. Those of us that live here need to be heard!	Oct. 16, 2023 7:52 AM
Thomas	Johnson	3606 Beachcomber Run, Seabrook Island, SC 29455	I support the need for the medical center on Johns Island but not the zoning path that the hospital is pursuing to avoid public input and neighborhood impact analysis. I oppose changing the zoning to allow hospitals by-right and prefer that the developer pursue a Planned Unit Development (PUD)	Oct. 16, 2023 7:58 AM
John	Fitzpatrick	P.O. Box 1671, John's Island	This should not be by right! If we allow this what could we not allow? Items like this hospital is exactly why we have city council and public forum. It is why we have a planning commission. Keep to the proper plan of local government with public input or don't build the hospital (I do not object to the hospital just the by-right procedure).	Oct. 16, 2023 8:00 AM
Christopher	Murray	2114, Mimorette Lane, Johns Island, 29455	Hi Planning Commission, I am 100% supportive of the new medical facility, however I would propose denying a zoning ordinance change for it. Allowing the developer to build the hospital "by-right" removes input in the development process from us, the commission, and the council. I think it would be better if the developer were to pursue a Planned Unit Development (PUD). Thanks, Chris.	Oct. 16, 2023 8:13 AM
Patty	Djordjevic	3407 Acorn Drop Ln	Public input into the development of Trident Medical facility must be allowed; not to slow the progress of planning but to have a plan most suited to the needs of the community. There must be major reworking of the entry/exit to Maybank to allow safe traffic flow. The current state of development along Maybank is woefully deficient	Oct. 16, 2023 8:14 AM

			in safe turning lanes with subsequent traffic back ups and wrecks.	
Chris	Jensen	2944 Cavalcade Circle, Johns Island, SC 29455	I am opposed to allowing the developer to build the hospital "by right", with no input in the development process other than from City Staff. As a resident of Johns Island we simply cannot accept this type of unilateral decision making to be put solely in the hands of the developer without any voice from those who will be impacted most by the project. Our City Council and Planning Commission must be included in the process and have equal voice throughout. Furthermore, this project must adequately address the resulting increase in traffic on Maybank Highway and Cane Slash Road beyond the absolute bare minimum required by SCDOT. The residents are sick and tired of developers coming in just to maximize their profits while the residents get stuck with a failing and totally inadequate traffic system. Also, the development project must be fully integrated with the proposed adjacent City Park to include the new recreation center and aquatic facility, as well as, consider workforce housing for nurses and technicians. In conclusion, Ordinance Amendment #3 must not be passed as written. The City should NEVER propose taking away the voices of the public, the Planning Commission and City Council for this transformative development on Johns Island.	Oct 16 2023 8:50 AM
Mary	Walker	4588 retreat dr, Johns Island, SC	While having a hospital facility on Johns Island is positive, it is imperative that the public is involved in the zoning process.	Oct 16 2023 9:29 AM
Deborah	LaRoche	3408 Thorpe Constantine Ave, Johns Island	While I am not opposed to the Medical facility itself being developed, the idea that the City would eliminate the possibility of any input from the public - specifically, the public made up of people who live and work on Johns Island every single day - is preposterous. So is eliminating any input from the Planning Commission and City Council, the very bodies of government whose responsibility it is to ensure responsible growth/development in our area. Please DENY the developer the option to build this hospital "by-right" and allow the public's voice to be heard and taken into the planning process. Thank you.	Oct 16 2023 10:02 AM
Nancy	Harold	4454 Betsy Kerrison Parkway, Johns Island, SC 29455	m not in opposition to this project but I am in opposition to the amendment to prevent public input! Johns Island residents live with the overwhelming development that has been constructed without any thought as to how it will impact us. We (including you the Planning Commission) etc. need to be heard re: roads, workforce housing, integration with proposed City Park. Please deny this proposed ordinance change.	Oct 16 2023 10:12 AM
Buck	Beltzer	51 Sunlet Bend, Kiawah Island, SC	Please allow for a public comment process for the upcoming development. (Not opposed to the development itself, per se, but do want thorough public comment opportunity.)	Oct 16 2023 10:29 AM

Andrew	Allen	2600 Jenkins Point Rd, Johns Island, SC	I'm all in favor of adding greater healthcare options for Johns Island, especially since this location is convenient to the entire Island population. However, I think it is very shortsighted and potentially explosive to disallow public comment and input now. Why not hear the public and get all the rancor on the table so it can be addressed at the start. Then future approvals should have a much easier time moving forward. The main stumbling block will be arriving at an all-party consensus on how to handle increased traffic on already overloaded Maybank.	Oct 16 2023 10:48 AM
Jeffrey	Meierer	2482 River Road, Johns Island, SC 29455	I support the project as Johns Island definitely needs its own medical facility, but I oppose the zoning ordinance change that will not allow public input into the process.	Oct 16 2023 11:19 AM
Kristen	Meierer	2482 River Road, Johns Island, SC 29455	I support the project as Johns Island definitely needs its own medical facility, but I oppose the zoning ordinance change that will not allow public input into the process.	Oct 16 2023 11:17 AM
Lisa	White	2826 August Road, Johns Island	While in favor of the badly-needed medical facility on Johns Island, I object to any Ordinance Amendment that would remove input from the public, the planning commission, and/or city council.	Oct 16 2023 12:03 PM
Pamela	Madaio	2837 Old Drake Drive, Johns Island	I urge the Planning Commission to deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. The residents of Johns Island are already suffering from over development that has been approved without thought to infrastructure needs to support the increased population and traffic. A new hospital while needed, must include plans for the dealing with the infrastructure to support it. Johns Island residents deserve a voice.	Oct 16 2023 12:07 PM
Dawn	Rosendall	3421 Acorn Drop Lane, Johns Island	I am concerned that this amendment is even allowed to be considered. The people of Johns Island deserve - just like those on the Peninsula - to have input concerning the significant impact it will have on the Island. I live off of Maybank highway and the infrastructure, as we all know, has not improved despite all of the building. It is beyond comprehension why this hospital is even allowed to be built without significant changes to Maybank. It is not that I'm against the hospital but rather the lack of planning for its impact to those who live nearby. And then, to deny input by those affected is unconscionable.	Oct 16 2023 12:40 PM
Joni	Nickoley	3201 Johnstowne Street	I am in favor of the building of the Medical facility on Johns Island, it is much needed, however I feel that the Ordinance should not be changed to "by right" but to allowing the developer to pursue a Planned unit Development, Johns Island is	Oct 16 2023 12:53 PM

			growing and the hospital is a welcome addition, we need to ensure that this and all development has input from city council, the community and the planning commission	
Michael	Rodgers	2545 Lieutenant Dozier Drive, Johns Island, SC 29455	Not opposed to the project but opposed to amending the Zoning regulations to allow hospitals to be classified as GO. Hospitals have such impact council and public input must be considered and allowed. Trident's impact and support as a Johns Island hospital can be better balanced through the existing PUD process. For many reasons, mostly for the inclusion of the residents of Johns Island, the council and to not establish a very consequential precedent I am opposed to this amendment. Thank you for your consideration.	Oct 16 2023 1:01 PM
Patricia	Fair	3956 Gift Boulevard, Johns Island, SC 29455	I strongly urge the Planning Commission to deny the proposed ordinance change re: Trident Medical Facility on Johns Island before the City of Charleston Planning Commission on Wednesday, October 18, at 5:00 pm that would eliminate public input into this transformative development. While a medical center for Johns Island and the surrounding islands is much needed, it is inconceivable that the City would even consider taking away the public's voice for such an important and substantial transformational development on Johns Island. Such action would never be proposed for projects on the Peninsula and should not be acceptable here on Johns Island for a major development. Public input should be welcomed and solicited into the process of developing this medical center. Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment is zoning ordinance change. There must be public input in the development process for the hospital on Johns Island to enhance and provide perspective on such issues as below: -this development adequately addresses the resulting increase in traffic on Maybank Highway and Cane Slash Road beyond the absolute bare minimum required by SCDOT? - the development addresses workforce housing for nurses and technicians? -the development is fully integrated with the proposed adjacent City Park, including the new recreation center and aquatic facility? Please do the right thing and deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island.	Oct 16 2023 2:14 PM
Shep	McKinley	4266 Betsy Kerrison Pkwy Johns Island SC 29455	I am in favor of this medical center coming to Johns Island but not letting the developer build it "by-right." Please deny this ordinance change. We the people (including the Planning Commission and the City Council) must have a voice in this major development for Johns Island. The developer	Oct 16 2023 2:54 PM

			should know better than this, but please urge them to pursue a Planned Unit Development (PUD) instead. Thank you.	
Cyndy	McKinley	Johns Island	I support the hospital project. However, I do not suppose giving the developer "by-right", with no input in the development process other than from City Staff.	Oct 16 2023 3:27 PM
Rosemary	Harrell	3378 fickling Hill Road	I support the project but want the Board to retain input as well as public input. We have done A LOT of development without proper planning and should not relinquish these decisions to the developer. This is a huge intersection with considerable long term impact to the community. We need to maintain community input	Oct 16 2023 5:04 PM
Patricia	Fair	3956 Gift Boulevard, Johns Island, SC 29455	Earlier today I sent a comment saying that a hospital is a high priority and desperately needed on Johns Island but also that the Planning Commission should deny the proposed ordinance change as that would eliminate public input in the development process. I have since learned that there would be public involvement with the proposed ordinance change and I look forward to learning more about how the community can support a much needed hospital facility.	Oct 16 2023 6:40 PM
Jeffrey	Turner	2985 Sweetleaf Ln, Johns Island	I fully support a hospital on Johns Island. However, due to the historical lack of coordination regarding traffic and major developments on Johns Island, I oppose changing the ordinance to allow Trident to build by right and without public input.	Oct 17 2023 5:39 AM
Vanessa	Sirois	3797 Chisolm Rd	I am in support of a medical center on Johns Island, but I do not support the "by-right" proposed change to eliminate any input from the public, the Planning Commission, and the City Council in regard to the development. Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment for our home. We want to ensure that the increase in traffic on Maybank Highway and Cane Slash Road, workforce housing and adjacent City Park are all properly addressed. This ordinance must not be passed, and in doing so will eliminate our voices and continue to make a bad situation worse on this island.	Oct 17 2023 7:45 AM
Kimberly	Eddy	3503 Singletary Court Johns Island 29455	Fine with medical center. Not okay with it being a free for all development with no public input	Oct 16 2023 11:59 PM

33 Comments in Opposition to Amendment and Requesting a PUD

First Name	Last Name	Address	Comment	Submitted
Dawn	Wegfahrt	2109 Colson Ln, Johns Island, SC 29455	I am OPPOSED to the ordinance change that would eliminate public input for this hospital development on Maybank Hwy. This hospital should NOT be built "by-right" with no input in the development	Oct. 16, 2023 8:02 AM

			process other than from the City Staff. I am in favor and request that the developer MUST pursue a Planned Unit Development (PUD) so that we (Johns Island residents), the planning Commission and City Council has input on how this development will be built because of the impact it will have on the residents. I live within 1 mile of this construction and concerned of the implications if this site is not built with residents in mind. Thank you.	
Courtney	Morris-West	1110 River Road, Johns Island, SC 29455	DENY this zoning ordinance change. There MUST be public input in the development process for the hospital on Johns Island - for ANY Development! The developer should be pursuing a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. To much development is taking place on the island without the concern and/or consideration of those of us that live on the island.	Oct. 16, 2023 7:04 AM
Sean	Chamness	3133 Hugh Bennett Dr	The developer can pursue this via the Planned Unit Development (PUD) process. The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment.	Oct. 16, 2023 7:18 AM
Paul	Tansey	2749 McFadden Way	The developer should pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, will have a say in the development.	Oct. 16, 2023 7:24 AM
MJ	Collins	452 Double Eagle Trace, Seabrook Island, SC 29455	The new facility should be built within a P.U.D. , with local CHS planning commission members, etc ... to be able to have input vs the developer having free range !	Oct. 16, 2023 7:24 AM
Patrick	Drohan	2954 Harefield Ln	Developer needs to pursue a PUD so that Johns Island residents and City Council have a say.	Oct. 16, 2023 7:27 AM
Julie	Starr	5008 Coral Reef Dr	This zoning ordinance change must be denied. The public deserves input in the development process for this hospital on Johns Island. The voices of the public are being taken away, which should not even be considered for this transformative development on Johns Island. As an alternative, the developer can pursue a planned unit development, giving the public a say in a matter which will greatly affect all Johns Islanders.	Oct. 16, 2023 7:43 AM
William	Parker	Johns Island home is 4063 Chisolm Rd, Johns Island 29455.	Oppose by-right development and urge all interested officials to pursue PUD instead.	Oct. 16, 2023 7:48 AM
Jane	Yousey	1148 Saint Pauls Parrish Lane Johns Island 29455	Please deny the zoning ordinance change. The people of Johns Island deserve a voice in the development. The developer can instead use a PUD.	Oct. 16, 2023 8:02 AM
Anne	Acree	3622 Berryhill Rd, Johns Island	This change to in right development would eliminate any public input. This is not fair to the residents of John's Island. We need this to be a PUD instead, so that residents can have input into	Oct. 16, 2023 8:16 AM

			this impactful change in order to voice our opinion and thoughts on traffic input, housing, etc.	
Hugh	Stokes	2460 Edenforest Road, Johns Island, SC 29455	The Planning Commission should deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. Rather than changing the zoning to allow hospitals by-right, the developer should pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this process. Thank you.	Oct. 16, 2023 8:26 AM
Stacy	Baker	4521 Hope Plantation Dr., Johns Island	They should develop this hospital as a PUD	Oct. 16, 2023 8:30 AM
Lydia	Mays	3212 Bohicket Road	Please deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment.	Oct 16 2023 9:31 AM
Paul	Giardino	2413 Golf Oak Park	Johns Island area residents should have a voice in this very important project. The facility should be developed as a PUD thus allowing for public input.	Oct 16 2023 10:37AM
Diane Z	Lehder	306 Palm Warbler, Kiawah Island, SC 29455	I am writing to request you deny any zoning ordinance that would restrict input from the public during the planning and development process for Trident's proposed new hospital on Johns Island. The developer should be required to submit plans as a planned unit development which will ensure the project incorporates input from the public, the county planning commission and city council.	Oct 16 2023 11:18 AM
John	Braga	203 Old Hickory Crossing	Opposed if a proposed ordinance change before the City of Charleston Planning Commission on Wednesday, October 18, at 5:00 pm that would eliminate public input into this development is approved. The proposed change would eliminate any input from the public, and the City Council. That is insane. Make the development a PUD.	Oct 16 2023 11:05 AM
Dr Thomas	McNamara	4021 Gift Blvd., Johns Island, SC 29455.	I strongly urge the Planning Commission to deny the Zoning Ordinance change which would allow hospitals to develop property by-right, but rather, I would advocate that the the developer pursue a Planned Unit Development (PUD) in the development process. . The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this important project. As a physician with a long career in clinical and hospital administration, I have many thoughts on the merits and drawbacks of this type of project. I believe that community input is of paramount importance when a project of this magnitude is being considered.	Oct 16 2023 11:09 AM
David	Andre	2320 Brinkley Road, Johns Island	I live in the Oakfield community off of Cane Slash road on Johns Island and I respectfully request that the Planning Commission deny this zoning ordinance change as I believe that there must be public input	Oct 16 2023 10:19 AM

			in to the development process for the hospital on Johns Island. Rather than changing the zoning to allow hospitals by-right, I believe the developer should instead request a Planned Unit Development (PUD). The PUD process will ensure the public, as well as the Planning Commission and City Council have input into this development project.	
Casey	de Anda	2975 Vincent Astor Dr. Johns Island, SC 29455	I am a resident of Johns Island and live directly off of Cane Slash Rd. I fully deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. This proposed change that the developer is fighting for would eliminate any input from the public. It would eliminate any input from the Planning Commission. It would eliminate any input from City Council. This is not acceptable. This would never be allowed to happen on the Peninsula and it should not be allowed on Johns Island. I want to ensure this development adequately addresses the resulting increase in traffic on Maybank Highway and Cane Slash Road beyond the absolute bare minimum required by SCDOT. I want to ensure that the noise and traffic on Cane Slash Rd is regulated and does not impede access to my neighborhood. I want to ensure the development addresses workforce housing for nurses and technicians. I want to ensure the development is fully integrated with the proposed adjacent City Park, including the new recreation center and aquatic facility. The City would never propose taking away the voices of the public, the Planning Commission and City Council for Union Pier. Likewise, this should not even be considered for this transformative development on Johns Island. The proposed medical center will transform our Island. Our residents and city deserve a voice in this!	Oct 16 2023 10:20 AM
Anne	McGowan	54 Blue Heron Pond Road	By-right for developer prevents public input, which makes zero sense for this site as careful public-private partnership over the years has both enhanced real estate values AND provided for a thoughtful and intentional development. A PUD (Planned Unit Development) is the typical and appropriate course of action.	Oct 16 2023 11:30 AM
Mary Ellen	Seyle	1710 Sparkleberry Lane, Johns Island	Rather than changing the zoning to allow hospitals by-right, the developer should pursue a Planned Unit Development.	Oct 16 2023 12:38 PM
Erin	Slater	61 Surfwatch Drive, Kiawah Island	I am STRONGLY AGAINST / OPPOSE the proposed ordinance change before the City of Charleston Planning Commission on Wednesday, October 18, at 5:00 pm that would eliminate public input into this transformative development.	Oct 16 2023 12:59 PM

			Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. DO NOT SILENCE THE VOICES OF THE PUBLIC.	
Pamela	Gage	2934 Fontana St. John's Island	Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. I encourage the Planning Commission to deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. This should not even be considered for this transformative development on Johns Island.	Oct 16 2023 1:31 PM
Myra & Marty	Couch	3891 Laurel Point Ln, Johns Island	Please deny the proposed zoning ordinance change. We believe public input is critical in the development of this healthcare site. We recommend the developer instead pursue a PUD. The island cannot afford more growth lacking good stewardship.	Oct 16 2023 3:01 PM
Stevie	Depew	3355 Walter Dr Johns Island SC 29455	The proposed amendment, which would grant the developer the authority to build the hospital "by-right" without any public input in the development process, is a matter of great concern. This change threatens to silence the voices of the very community it is meant to serve. It would not only eliminate input from the public but also from the Planning Commission and City Council. Our concerns are deeply rooted in the need to ensure that this development adequately addresses various critical aspects, such as the inevitable increase in traffic on Maybank Highway and Cane Slash Road. It is essential that the project addresses the pressing need for workforce housing for nurses and technicians. Moreover, it should be fully integrated with the proposed adjacent City Park, including the new recreation center and aquatic facility. The proposal to eliminate public input and oversight by the Planning Commission and City Council is concerning and goes against the principles of transparency and community involvement. The City of Charleston has never before proposed such a restriction for a development of this scale, and we firmly believe it should not be allowed for this transformative project on Johns Island. We urge you to consider the significance of public input and to protect it in the development process for the hospital on Johns Island. Instead of changing the zoning to allow hospitals "by-right," we propose that the developer follows the Planned Unit Development (PUD) process. The PUD process is a balanced approach that ensures input from the public, Planning Commission, and City Council. It is an opportunity to engage with the community, address concerns, and create a development that truly	Oct 16 2023 3:34 PM

			<p>serves the needs and values of the people it will impact. In closing, we implore you to reject this zoning ordinance change and to safeguard the rights of the community, the Planning Commission, and City Council to have a meaningful say in this transformative project. Our community deserves a transparent and inclusive development process that fosters positive growth and benefits all. We kindly request that you prioritize the voices of the community and uphold the principles of public participation that are vital to our democracy. Thank you for your time and consideration.</p>	
Joanne	Allen	4522 Hope Plantation Drive Johns Island SC 29455	<p>I am concerned about the proposed ordinance change that would allow hospital "by-right" development without input from citizens, the planning commission or city council. The voice of the voting public should be heard. There are too many issues to be considered such as the traffic on Maybank Highway to allow development to occur without input. Perhaps a PUD should be considered.</p>	Oct 16 2023 3:36 PM
Peter	Rubino	3009 Tugalo St., Johns Island, SC 29455	<p>I oppose the Planning Commission changing the zoning ordinance to allow hospitals by-right. Rather than changing the zoning, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. There must be public input in the development process for the hospital on Johns Island. We have been without adequate representation in the past and end up just getting what other people force or decide. We want a say in what happens to our island. That is why we fought so hard to get a City Council district dedicated to Johns Island.</p>	Oct 16 2023 4:01 PM
Stephanie	Hodges	1317 Segar Street, Johns Island, SC 29455	<p>The proposed changes to zoning ordinance regarding the Trident Medical Center facility on Johns Island should be reconsidered. With a project so crucial to those on Johns Island and the surrounding areas, I fundamentally believe public input is necessary. Public input is never a detriment but is the highest rung on the ladder of responsive government. With this ordinance change, this will eliminate that opportunity as well as eliminate input from the Planning Commission and City Council itself, which serves at the will of the people. It is a fallacy to assume that the great necessity of a community resource substitutes the need for the public's input on the matter. As a resident of Johns Island and a candidate for Charleston City Council to represent District 3, I believe Johns Islanders should always have a say. I strongly advocate for this to be reconsidered and there be a PUD as an alternative. That process would incorporate input from those whom these changes will impact most as well as those they've elected to serve them.</p>	Oct 16 2023 6:55 PM

Mary	Bull	621 Mary Ann Point Road Johns Island, SC	I oppose the the "by-right development proposed amendment regarding no input except City Staff. Taking away the duties of the Planning Commission to see all rules are met and eliminating City Council to question anything is wrong. This should be done as a PUD if they do not want anything said during construction because it will all established before construction begins. Mostly this is unfair to the Citizens of Johns Island who will have to suffer consequences they were not permitted to have any say so about.	Oct 17 2023 9:36 AM
Lisa	Hauff	1259 Turning Leaf Dr	Deny building Trident Hospital without PUD JOHNS island is a total mess already and have made no mention of widening ALL of Main and Maybank roads. Stop the insanity!	Oct 16 2023 7:21 PM
Jaime	Carr	60 Fenwick Hall Allee #533	I am asking you to please deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. Rather than changing the zoning to allow hospitals by-right, the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment	Oct 17 2023 10:58 AM
Mark	Goldberg	Box 174 Johns Island SC 29457	I am the developer of South Station Medical Park (313-00-00-306, 307, and 031) on Maybank. I ABSOLUTELY oppose changing any zoning ordinance that doesn't require Applicant to go through the entire process we have been working through the past 3 yrs, including planning commission for PUD approval, city council, BZA, TRC, and DRB. Consistency to the "Approval Process" should be honored by staff and your Board.	Oct 17 2023 10:32 AM
Lee K	Johnson	2958 Baywood Drive, Johns Island, SC 29455	We/you need public input on this development. Undoubtedly, Johns Island needs a medical facility closer than downtown. But we don't need all the traffic! I urge you to please take public input- this project is needed and wanted but it needs to be a win-win for all parties. And anymore traffic on Maybank without solid planning is a lose.	Oct 17 2023 10:26 AM

125 Comments in Opposition to Amendment and Requesting Public Input

First Name	Last Name	Address	Comment	Submitted
Daniel	Greenwald	2718 Battle Trail Drive, Johns Island	You are well aware of the challenges facing Johns Island. I realize growth is inevitable as I like many other made Johns Island their home in 2015. There is however absolutely no reason to shortcut the process for approving any and all projects. The amendment to steam roll the process for the building of the Trident Medical Center is one more reason why we need to stay vigilant to what can only be considered a renegade decision making process. Please do the right thing and do not change any more of the existing rules especially as it pertains to steps involved in managing growth on Johns Island. Thank you	Oct. 16, 2023 11:44 AM

Whitney	Presutti	279 Doral Open Kiawah, SC 29455	We want you to deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island.	Oct. 16, 2023 7:07 AM
Pam	Smith	2495 Royal Oak Drive Johns Island SC 29544	I deny this ordinance change. There must be public input in the development process for a hospital on Johns Island.	Oct. 16, 2023 7:25 AM
Bethann	Horey	29 Ocean Course Drive, Kiawah Island, SC 29455	Please deny this zoning ordinance change. There has to be public input for a project of this magnitude.	Oct. 16, 2023 7:27 AM
Sean	Elliot	2743 Starfish Dr	I encourage you to deny the zoning ordinance change. We need multiple voices in the project. The public and city council should have input.	Oct. 16, 2023 7:29 AM
Kirk	Mortimer	2921 maritime Forest drive	Do not change the zoning laws with this project. You must have input from the public on such an important development	Oct. 16, 2023 7:29 AM
Maribeth	Collins	2128 St. Johns Woods Parkway	The residents of Johns Island must be allowed to have input into the development of the Trident Medical Facility. This project will completely change the character of Maybank Highway, and must be reviewed and discussed by the people who live here.	Oct. 16, 2023 7:35 AM
Rachel	Mattox	Southwick Drive	It is imperative that Johns Island residents be guaranteed the right to give input on this project which will greatly affect what's left of John's Island while the City dumps project after project there, taking tax money but providing NO improvements to infrastructure. Johns Island has become very unpleasant because of overdevelopment, resulting traffic, and NO support from the City. Please fix this now!	Oct. 16, 2023 7:37 AM
Jane	Howell	5143 Coral Reef Drive	The people of John's Island must have a voice in this transformative project. I oppose any ordinance that prevents citizens from voicing the needs of this community with respect to infrastructure, traffic, housing, visual impact etc.	Oct. 16, 2023 7:39 AM
Alexis	Stroble	2770 Bohicket Rd	The request to change the ordinance must be denied. Islanders must have input in the process.	Oct. 16, 2023 7:44 AM
Tim	Joliet	1153 turkey trot dr., johns island 29455	Deny the zoning ordinance change. There must be public input in the development process for the hospital on Johns Island.	Oct. 16, 2023 8:00 AM
Kendall	Mckoy	428 bluegill ln	The public needs input into this development	Oct. 16, 2023 8:00 AM
Lois	Jarvi	187 High Hammock Vlg. Johns Island, SC 29455	Do not allow this "by-right" to happen. We have a right to have input about what happens on our island. The traffic situation is already out of control.	Oct. 16, 2023 7:50 AM
Gesa	Cole	2513 Hatch Dr, Johns Island	Please deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island.	Oct. 16, 2023 7:56 AM

Jenny	Welch	1163 E And West Rd	The public should have a say in the plans for the new medical facility. Planning commission and city council should also have a say. A project of this magnitude should be carefully considered and, in order to do this, many sets of eyes should be involved. Thank you.	Oct. 16, 2023 8:01 AM
Rachelle	Leonard	3091 Vincent Astor Dr	Under no circumstances should there NOT BE ALLOWED our residents input not city council. We have a right to speak !!!!	Oct. 16, 2023 8:02 AM
Ashley	Rikard	2428 Jasper Patterson Dr	Public opinion must be addressed! We are growing more and more concerned about our trees and the increase of traffic!	Oct. 16, 2023 8:04 AM
Michele	Leber	3805 Marshfield road, Marshfield Rd	The public should always have public comment.	Oct. 16, 2023 8:06 AM
Gretchen	Montgomery	2838 Pinelog Lane. Johns Island 29455	Please do not do anything that would eliminate the public's voice! I don't know why you would think this is a good idea. To not let the people who live in the area be able to express their concerns is beginning to look like a dictatorship. Please don't start down that road. It will be hard to turn around.	Oct. 16, 2023 8:11 AM
Chad	Rouse	2866 Maritime Forest Dr. Johns Island, SC	For a project of this importance, there needs to be public input. If the wish of the developer is to assist the community, then soliciting their support and ideas is the way forward. I am against them building what they want "by-right". This project will be a failure if they did not take into account traffic and the needs of the community.	Oct. 16, 2023 8:11 AM
Penelope C & D. Scott	Jones	1806, Landfall Way Seabrook Island 29455	This is a public facility do not exclude the input from the actual users. A recipe for disaster. Why skip over learning something that could save us from future problems. My husband has years of development experience from building state universities. Planning is everything.	Oct. 16, 2023 8:14 AM
Deby	Gibson	1741 Chaneybriar Johns Island sc 29455	It is reckless and irresponsible to eliminate input from the residents of Johns Island and the council regarding the trident medical project-you have to ask WHY the developers or others don't want public input or oversight-we will be sitting ducks for dealing with issues that arise from shortsighted planning and planning without oversight!!	Oct. 16, 2023 8:15 AM
Tiffany	LeCouffe-Bens	542 McLernon Trace	Allow community input.	Oct. 16, 2023 8:14 AM
Pierrine	Urlick	2880 Edenvale Road Johns Island, SC 29455	It is utterly ludicrous to entertain a request to eliminate public input into a project so enormous and so life-altering as this hospital complex that is seeking development in the very heart of Johns Island. Please deny this request and listen to the residents of Johns Island who live, work, shop, and recreate on this Island. The City has jurisdiction here and as a part of the City, it should be treated exactly as the City would be. No one would dare propose such a thing to occur on the peninsula so please take that into account for the rest of the City.	Oct. 16, 2023 8:16 AM

			A "community" project should be governed by the community, not the developer.	
Dale	Conjurski	4057 Oxeye Loop, Johns Island, SC 29455	I oppose anything that takes away the right of approval or comment by the residents of Johns Island. The cities and county have done a terrible job of managing growth. We, as citizens, now need to control this growth.	Oct. 16, 2023 8:19 AM
H. Curtis	Wegfahrt	2109 Colson Ln, Johns Island, SC 29455	The Planning Commission MUST deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. This would never be allowed on any project on the peninsula, and it must NOT be allowed for this project on Johns Island. The residents on this island MUST be allowed to have a voice in the development process for this and every project.	Oct. 16, 2023 8:29 AM
Charles	Brown	2115 Bohicket Road, Johns Island, SC 29455	This proposed ordinance change would let the developer build the planned hospital "by-right., This would allow no input in the development process other than from city staff and would eliminate any public input, as well as from the Planning Commission. Even City Council would have no say. The residents of Johns Island, as well as the Planning Commission and Charleston City Council must be allowed a say in a project of such magnitude and impact on the lives of Johns Island residents.	Oct. 16, 2023 8:33 AM
Anji	Leonard	3091 Vincent Astor Dr	Our voices SHALL BE HEARD ... we should be allowed input this is a disgrace ! Tecklenburg DO YOUR JOB HERE	Oct. 16, 2023 8:35 AM
Michele	Hock	2910 Bohicket Road	Public input is needed	Oct. 16, 2023 8:36 AM
Allison	Sharpe	3334 Olivia Marie lane Johns island	Development needs to have the community input	Oct. 16, 2023 8:40 AM
Basil	Atwood III	1443 Milldam Pass Johns island SC 29455	Our voice in this project should be protected. Input from the community is paramount for a project of this size.	Oct 16 2023 8:43 AM
Ross	Wagner	2903 Swamp Sparrow Cir, Johns Island, SC. 29455	The public should have a say to ensure the new medical facility issues are addressed! What about new traffic patterns / increased traffic on Cane Slash Road?	Oct 16 2023 8:50 AM
Ellen	Silver	2066 Utsey Street	When I moved to Johns Island, I did not imagine that I would be embroiled almost weekly in a fight to save the island from overdevelopment and reckless cutting down of grand trees. I have only lived here for two years, and yet, I care deeply about the land-use And how it is governed. To turn over complete control to the developer of the Trident medical facility is a bad idea now, and sets a ridiculous precedent for development to follow. The unique place that Johns Island is is rapidly disappearing. You have the power to make development happen at a reasonable and rational rate with checks and balances in place, so that the	Oct 16 2023 8:53 AM

			Island can be developed, but not lose what makes it so special.	
Sharon	Johnson	2039 Parish House Circle, Johns Island, SC 29455	Please DENY any zoning ordinance changes that would eliminate public input for the development process of the hospital on Johns Island. The proposed medical center will transform Johns Island and residents NEED a voice in that transformation process.	Oct 16 2023 8:56 AM
Craig	Bernabei	2066 Utsey Street	I oppose having the developer have complete control over this massive project in Johns Island. As a former builder, myself, I understand that rules and regulations can be burdensome, but regulating how the limited and precious land is used on Johns Island is of absolute importance, I oppose having a developer have complete control, and no checks and balances in place.	Oct 16 2023 8:56 AM
Ted	Flerlage	3062 Baywood Drive	The public the planning commission and the Council need to have input on development of this important Trident Medical Facility. Please deny the proposed zoning ordinance. Thanks.	Oct 16 2023 9:01 AM
Anne	Seuffert	15 Little Rabbit Lane Kiawah	I support allowing public input, NOT "by-right" rights of the developer.	Oct 16 2023 9:10 AM
Lauren	Meehan	1204 Gregorie Cmns, Johns Island, SC 29455	Please deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island because it will have direct impact on all Johns Island residents.	Oct 16 2023 9:25 AM
Sheryl	Bagg	3880 Plantation Lakes Drive	Residents must have an input in development of their community	Oct 16 2023 9:27 AM
Kate	Tucker-Ostergard	2662 Coquina Drive Johns Island	I encourage the Planning Commission to deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. I also want to ensure the development is fully integrated with the proposed adjacent City Park, including the new recreation center and aquatic facility. This kind of request would never be allowed in the city and it shouldn't be allowed on Johns Island. Thank you for your time.	Oct 16 2023 9:28 AM
Robert	Bagg	3880 Plantation Lakes Drive	Residents must have a voice	Oct 16 2023 9:30 AM
Ray	Wisniewski	1816 crab orchard rd	Opposed to builder having free reign without citizens input	Oct 16 2023 9:39 AM
Judith	Jenkins	3214 Grants Passage Ave Johns Island, SC 29455	Planning needs to deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island. Traffic is horrible on Maybank, we can not ignore that.	Oct 16 2023 9:40 AM
Sarah	Gardella	3865 Plantation Lakes Dr	Please deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island! Thank you!	Oct 16 2023 10:18 AM
eric	koren	3480 Deer Run Johns Island sc 29455	"by-right" is NOT the correct approach	Oct 16 2023 10:58 AM

Robert	Leggett	3063 Greggs Johns Island, SC 29455	Don't give away your (our) right to have some level of control over this hospital project.	Oct 16 2023 11:02 AM
Claire	Richardson	341 Muirfield Parkway, Chas, SC 29414	No action should be taken that would keep local residents from having input into this development. The development is necessary, but it needs to be done correctly with community input and support - not just by a developer with "by-right" permission. This needs to be done thoughtfully, as it will change the island permanently, so that it will serve the island's needs and be a welcome change.	Oct 16 2023 11:18 AM
John	Kinney	5105 Sea Forest Drive, Kiawah Island SC 29455	Public input for this proposed project and should not be eliminated as the proposal would allow. Allowing the developer to build this facility by right is bad policy and even worse precedent for Johns Island.	Oct 16 2023 11:18 AM
Ava	Koren	3480 Deer Run Dr Johns Island SC 29455	Residents of Johns Island must have input on the development of the Medical Facility on Johns Island	Oct 16 2023 10:47 AM
Richard	Albers	2494 Royal Oak Dr, Johns Island, SC 29455	Johns Island residence need a voice	Oct 16 2023 10:56 AM
Chris	Rosendall	3421 Acorn Drop Lane, Johns Island, SC 29455	How is it possible that a project the size of Trident can be done without public input. The residents of Johns Island have real problems with traffic and infrastructure because of the unregulated building. Has anyone thought about trying to get an ambulance down two lane Maybank Highway during rush hour? The public has input on other projects, why id Trident different. I am opposed to this application.	Oct 16 2023 10:58 AM
Debbie	Linton	2654 Bohicket Road, Johns Island, SC	Do not allow our voices or our rights taken away by eliminating public input into transformative development. Stop trying to make Johns Islands the bedroom community for Charleston. We love our rural settings, wildlife,no light pollution. Please oppose this application without exception. Thank you. Debbie Linton	Oct 16 2023 9:43 AM
T	Noone	2194 River Rd	Local residents and planners must be allowed input, particularly as relates to traffic planning and landscaping. Thank you.	Oct 16 2023 9:43 AM
Joan	Hughes	2779 Mcfadden Way Johns Island	Deny the zoning ordinance change. There must be public input in the development process!	Oct 16 2023 9:50 AM
Claudia	Rucker	3442 Acorn Drop Lane	Asking for you to DENY this zoning. Please allow our public input in the development process of the hospital!	Oct 16 2023 9:51 AM
Nick	Sawyer	1602 Stovall Ct.	The public has a right to be involved. Especially our planning and development committees. Who is over there supporting these ridiculous ordinance changes?	Oct 16 2023 9:55 AM
Michael	Mattox	1623 Southwick Dr. Johns	This needs public input vs being a by-right development. There are already too many traffic issues on this island to just assume that tax paying citizens would absorb this without input.	Oct 16 2023 9:59 AM

		Island, SC 29455		
Carolyn	Powless	2860 Thunder Trail, Johns Island	This would eliminate all input from the Planning Commission, City Council, most of all US, the people who live on Johns Island. We need workforce housing for the nurses/techs, etc., more than the minimum roads that SCDOT requires to handle the increase in traffic. We need to be able to decide what kind of facility this will be as would downtown and Mt Pleasant home owners.	Oct 16 2023 9:40 AM
Shellie	Sweeney	2125 Mimolette Lane	This is in response to the proposed ordinance change eliminating public input regarding the upcoming medical center development on Maybank on Johns Island . The proposed change would also eliminate input from our Council and allow by- right building. First of all, are you kidding me? Citizens of Johns Island are being continually assaulted by entities trying to aggressively push their will on us and at the same time take away our voice. This proposed zoning ordinance change must be stricken down without discussion! The Planning Commission must do its job and due diligence to make sure any growth is done with the local residents best interests in mind. Again, it's the City trying to pull a fast one on us and we will not have it.	Oct 16 2023 10:00 AM
Debra	Menard	5159 Ravens View Road	I want the Planning Commission to deny this zoning ordinance change. There must be public input in the development process for the hospital on Johns Island.	Oct 16 2023 10:02 AM
Jackson	Steele	3457 Falling Leaf Court, Johns Island	What i oppose is the City's attempt to disenfranchise Johns Island by changing the ordinance to eliminate public comment. You would never consider this on a project on the Peninsula. Quit treating Johns Island like an orphan step-child.	Oct 16 2023 10:44 AM
Jarred	Watts	3022 Vincent Astor Dr, Johns Island, SC 29455	This zoning ordinance must be denied as it takes away the voices of the planning commission, city council, and us, the residents of Johns Island. If this ordinance passes, there will be no public input and will out developer interests above the residents. Please strike down this ordinance and let our voices be heard.	Oct 16 2023 10:45 AM
Rosalie	McNamara	4021 Gift Blvd Johns Island SC	All residents of Johns Island need to be informed of ANY zoning changes and planned development on this island.	Oct 16 2023 10:35 AM
Janice	Grandcolas	3314 Hartwell St, Johns Island SC 29455	Why do we need a zoning ordinance change? Johns Island is becoming a crowded, unfriendly, traffic-congested place to live. Residents still need our voices to be heard. How can we allow ourselves to be bullied by the developer who does not have our best interests at heart?	Oct. 16, 2023 8:39 AM
Barrie	Tyler	1703 Clark Hills Circle	Developers are often blind to outcomes of building in communities and aren't there to see what happens after a build of this size. We as a community want to work to ensure overstretched roads and our surroundings are made safe for those who live here can maintain their lifestyle.	Oct. 16, 2023 7:09 AM
Samantha	Gonzalez	Zonny Moss Drive	I am adamantly opposed to this application. Of the the beauties of Johns Island is that is has been rural, filled with large trees and a home for native	Oct 16 2023 9:14 AM

			animals. This continuous development is ruining the island's beauty, appeal, and wildlife. Logically, traffic is already a nightmare and creating a medical facility is only going to make that substantially worse.	
Nate	Bernhart	1903 Toland Court, Johns Island, SC	The way that development continues to go unchecked in this area is insane, the fact that this is even being considered is criminal. This is a blatant attempt to sidestep accountability and regulation, anyone in favor of this should be ashamed. What is the benefit to the people of Johns Island if this goes through? I can only think of ways that this benefits the developers and the politicians they are cutting checks to.	Oct 16 2023 10:02 AM
Marilyn	Villante	2652 Private Lefler Drive, Johns Island, SC	The public needs input and the infrastructure needs to be addressed.	Oct 16 2023 11:30 AM
Anita	Marciniak	3032 Maritime Forest Drive	Oversight is required. Developer should not be allowed to build the hospital "by-right",	Oct 16 2023 11:41 AM
Pamela	Prescott	4318 Heads Point Court, Johns Island, SC 29455	The people who live on John's Island and their Planning Commission not only have a right to be heard but also are in the best position to voice how this important project will transform the island, affect their everyday lives, affect traffic, which has changed dramatically for the worse in the last few years, and enhance or conflict with current planning and future objectives.	Oct 16 2023 12:10 PM
Joseph	Robinson	2484 Anchor Watch Dr. Wadmalaw Island SC	This proposed ordinance change would eliminate public input into this transformative development and would allow the developer to build the hospital "by-right", with no input in the development process other than from City Staff. The public and people who live on Johns Island have to deal with the lack of sufficient transportation infrastructure which already has affected and diminished the quality of life. The public has a right to be involved in the planning and development of this project and should be allowed to participate.	Oct 16 2023 12:11 PM
Pamela	Storo	6980 Pumpkinseed Dr.	Infrastructure needs to be considered and improved significantly. Maybank is already heavy with traffic and adding this facility will only make it remarkably worse to even get to this facility. It then becomes a moot point when comparing the time it takes to get to already existing medical facilities off the island. I strongly agree public input needs to be included on this project.	Oct 16 2023 12:20 PM
Mary	Curtin	4309 Heads Point Court	Should not allow by-rifgt	Oct 16 2023 12:23 PM
Nicole	Huchet	2906 Split Hickory Court, Johns Island, SC 29455	Please do not eliminate public comment on this project. No developer should have the ability to build without considering input during the development process from the citizens, city council, and planning commission. Johns Island is already inundated with development and taking away the	Oct 16 2023 12:25 PM

			voices of the people that live there is not acceptable and certainly not transparent. This proposed development can be transformative for Johns Island, but not without the input of the citizens and the regulatory boards. Please deny this zoning ordinance change.	
Jo	Eisenhauer	3004 Baywood Dr Johns Island 29455	I believe it is in the best interest of the community for the public to be involved.	Oct 16 2023 12:37 PM
Richard	Wildermann	3138 Privateer Creek Road, Seabrook Island, SC 29455	Do not recommend any change to the City ordinances that would reduce or eliminate the opportunity for public input to proposed development and road projects on Johns Island. The opportunity for public review and input is a fundamental right not only for Johns Island residents but for residents of Seabrook and Kiawah Islands, all of whom are directly affected by commercial and residential development and road projects on Johns Island.	Oct 16 2023 12:40 PM
James	Eisenhauer	3004 Baywood Dr, Johns Island, SC 29455	The public should never be deprived of their right to provide input into any project which affects said public.	Oct 16 2023 12:51 PM
Katherine	Link	2409 Royal Oak Drive	johns island traffic IS OUT OF CONTROL, THERE NEEDS TO BE EVERY CONSIDERATION RE THIS DEVELOPMENT. IT'S OUTRAGEOUS.	Oct 16 2023 12:59 PM
Barbara	Carroll	4313 Raccoon Key Court, Johns Island, SC 29455	I am opposed to the hospital building "By-right". We need input from the Planning Commission, City Council and the public. I live on Johns Island and we need to have this development adequately address the increase in traffic it would mean. At present our traffic situation is horrific due to increased building. And it must be fully integrated with the proposed "City Park" next to it.	Oct 16 2023 2:16 PM
Alan	Benjamin	8306 Jack Island Drive.	DO NOT CHANGE YOUR EVALUATION PROCESSES TO ELIMINATE PUBLIC COMMENT, PLANNING COMMISSION AND COUNCIL OVERSIGHT. THIS SHOULD BE A DEMOCRATIC PROCESS, NOT A PRIVATE BACK ROOMS PROCESS.	Oct 16 2023 1:56 PM
Cathrine	Scully	2452 High Hammock Rd Johns Island SC 29455	Please deny the zoning ordinance change. There must be public input.	Oct 16 2023 2:00 PM
John	Dews-Alexander	3489 Plow Ground Road, Johns Island, SC	As a resident of Johns Island, I would encourage the Planning Commission to deny the zoning ordinance change. It is critical that public input be allowed in the development process for the hospital on Johns Island. Please do not grant this amendment; the developer should not be allowed to build the hospital "by-right" with no input from City Council, the Planning Commission, or the public. Please allow residents to have a voice on this critical, transformative initiative.	Oct 16 2023 2:03 PM
Michael	Stewart	3055 Maritime	Deny this zoning ordinance. There must be public input in the development process for the hospital on Johns Island.	Oct 16 2023 1:38 PM

		Forest drive Johns Is		
Sarah	Wise	4288 Haulover Dr.	There needs to be over site for any and all developments. Water flow and trees, housing and to say nothing of the traffic!	Oct 16 2023 1:40 PM
Patricia	Luck	2701 Pinelog Lane, Johns Island, SC 29455- 3252	Public comment must be allowed on this project, it is going to have such a major impact on Johns Island. The residents should be allowed input.	Oct 16 2023 1:26 PM
Laila	Qudsi	3055 Maritime Forest Dr. , Johns Is, SC 29455	There must be public input in the development process for the hospital on Johns Island. Thank you.	Oct 16 2023 1:01 PM
Lee	Carpenter	36 Surfsong Road, Johns Island, SC 29455	Don't take away the voice of the public. We -- the public, the Planning Commission and the City Council need to have ongoing input on traffic increase, staff housing, integration with adjoining city park.	Oct 16 2023 3:55 PM
Robin	Dyess	Plow Ground Rd, Johns Island, SC 29455	The proposed ordinance change before the City of Charleston Planning Commission on Wednesday, October 18, at 5:00 pm, eliminating public input into the transformative Medical development on Maybank Hwy would be a gross injustice to pass for these developers, in my opinion. As a concerned resident of Johns Island, and involved conservationist desiring to help invoke life giving changes for the residents and visitors of Johns Island, we the people of Johns Island need to keep our involvement and voice in protecting and serving the best interest of our beloved community of Johns Island in all development. Please, we need your commission to deny their request and help the residents of Johns Island to keep our rights to stay involved as we continue to unite and seek life giving changes as a community, and not putting the final decisions in the hands of developers. Thank you for being committed to justice for the residents of Johns Island. Sincerely, Robin Perry Dyess Johns Island, SC	Oct 16 2023 4:35 PM
Dr. Robert	Susinno	208 Charles Voysey Lane	As residents and property owners we have the right to provide input. The island has seen drastic growth/development in recent years. Johns Island cannot sustain this. The infrastructure does not support more growth. Traffic is at a standstill most days and accidents are too frequent. We oppose the application.	Oct 16 2023 3:08 PM
Sheila	Larson	4352 Hope Plantation Drive Johns Island 29455	Do not cut the public's right to voice their comments - do not pass the By Right building request.	Oct 16 2023 3:12 PM
James	Marks	1204 Gregorie Cmns, Johns Island, SC 29455	I am AGAINST the proposed ordinance change which will come before the City of Charleston Planning Commission on 10/18. Please DENY this zoning ordinance change. Public input MUST BE ALLOWED for this project as it will impact all Johns Island residents.	Oct 16 2023 3:20 PM

Carl	Voelker	2910 Deer Point Drive, Johns Island, SC 29455	Public input should be allowed for this project!	Oct 16 2023 5:07 PM
Nancy	Miller	2465 Bent Twig Dr	Please vote against the proposal and allow Johns Island residents who drive Maybank Highway to have a say in the development and traffic studies for this facility.	Oct 16 2023 5:30 PM
Gerriane	Delaney	2943 Captain Sam's Rd. Johns Island	The public needs to participate !	Oct 16 2023 5:41 PM
Ariel	Marcoux	3971 Betsy Kerrison Pkwy, Johns Island, SC 29455	Want public to have a say	Oct 16 2023 6:01 PM
Linda	Ligenza	1809 Landfall Way, Johns Island, SC 29455	I am opposed to the developer building the hospital "by right". I want the project to have input from the public!	Oct 16 2023 6:35 PM
John	Lipsey	1409 Dune Loft Villas, Johns Island	I was stunned to find that there is a proposed ordinance change before the City of Charleston Planning Commission that would eliminate public input into this transformative development, and also eliminate any input from the City Planning Commission and even the City Council. This is so anti-democratic and railroading of projects as to be something out of the dark ages. Regardless of the pros/cons, merits or problems with the project, the fact that any developer and public service personnel would so blatantly circumvent public comment and input is appalling and a slap in the face of enshrined principle and values, not to mention every John's Island resident. I've been coming to John's Island for five decades, and now live there, and what I've seen in returning is appalling indifference to intelligent growth, ruining the very nature and character of a place which developers have coveted and are now destroying. What's been allowed to happen on John's Island already is a travesty. Don't add to it by allowing yet another developer to not only hold unequal sway over citizens and even common sense, and do away with very important public comment and reasonable planning personnel input. There's already too much that has negatively impacted quality of life and sensible development that needs to be fixed. All focus should be on correcting problems created already, not adding new ones. Both the City and County of Charleston need to have higher standards. What we need MORE of is enlightened environmental impact review and standards, not LESS!	Oct 17 2023 6:24 AM
Vicki	Hillman	2052 Sterling Marsh Lane	The public's should have input in this project	Oct 17 2023 7:37 AM

		John's island SC 29455		
Joe	Mills	2904 Bohicket Rd. John's Island, sc	This seems like another case of allowing developers to do whatever they want and leave the residents to deal with the fallout. A project of this importance should have residence, planning commission, etc. input to make sure everyone is happy with the final result.	Oct 17 2023 7:54 AM
Roland	John	1121 Ocean Forest Lane, Johns Island, SC 29455	I support the project but only with ongoing input by citizens and the planning committees. No short cutting the regular processes	Oct 17 2023 8:07 AM
Jennifer	Mills	2904 Bohicket Road, Johns Island	I disagree with allowing the proposed change to allow a developer to build "by-right". We lose all checks and balances if only staff can provide input, but no input is allowed by the public, the Planning Commission, nor City Council. Putting a medical center on Johns Island is a big deal and we need to make sure it's done right. The City has already allowed so many things without integrating them with the other changes that we the residents are dealing with. We cannot let the proposed medical center be one more large item that is not integrated with the other developments and changes on the island.	Oct 17 2023 8:08 AM
Vincent	Schiavoni	Johns Island	1. Need public input on this proposed site 2. Maybank highway is severally overcrowded with traffic. We have owned on Johns Island since 2014 (visiting since 2007) and the growth on this road has been unsustainable for the size of the roads and the amount of traffic. If serious consideration is to be given to this project, even greater consideration needs to be given to the roadway and the traffic. Please make the right choices in requiring a traffic study and subsequent plan to widen the roadway, consider more traffic lights, consider alternate roads to be built. Don't just "dump" more traffic onto a roadway that is already significantly impacted with heavy traffic. It's time to recognize the huge growth in this area and that infrastructure, especially roads, are woefully inadequate to support it.	Oct 17 2023 8:41 AM
Suzanne	McGurk	4096 E Amy Lane, Johns Is, SC 29455	This development is too large to be exempt from any oversight and must be required to follow all the protective rules that are in place. For too long Johns Island development has been allowed to expand in ways that are not supportive of daily life - poor traffic planning/building, poor flood control and storm sewer management, lost greenways, tree removal. Please do not allow this developer or any developer to have no oversight.	Oct 17 2023 8:54 AM
Greg	Norval	2362 Brinkley Rd., Johns Island	There must be public input in the development process for the hospital on Johns Island. I can't imagine the Planning Commission allowing a project of this size and importance anywhere else in Charleston to move forward without public input.	Oct 17 2023 8:57 AM
Tory	Kindley	2958 Seabrook Island Road	We need oversight of project, traffic impact and how those items will be monitored.	Oct 17 2023 9:12 AM

Christina	White	3558 Maybank Highway	<p>This ordinance shouldn't have a pass to build By-Right. Johns Island Residents should not allow the City to continue to take away our ability to maintain suggestions within our community where we live and commute. By Right building is reckless for Johns Island; Allowing the City to be the only input is reckless for Johns Island. This project shouldn't have freedom to do as they wish and treat others differently, they should have to adhere to the specific guidelines for construction, planning and zoning, building codes, permits, and requirements on Land development and uses. However, this came about isn't acceptable. it's down right reckless. Dismissal of our Community input as this project becomes dirt to high-rise buildings isn't acceptable. City annexing property as they wish is a scary thought as well. Johns Island Resident's need to have their voices heard. We should have ability to hold and maintain others to the same requirements and accountability they expect from residents and any other projects pertaining to building, construction or infrastructure. All of this affects John's Island residence's, business owners and the general population that commute up and down Maybank Highway on a daily basis. There shouldn't be any variance in proposed construction for this project or any other. If it's PASSED then anything goes along for anyone. UNFAIR, UNJUST AND ACCOUNTABILITY IS DELETED FOR THE FUTURE OF JOHNS ISLAND. MY OPINION AND MY VOICE. #nobyrightbuild #savejohnsislandvoice #CGW #savemaybankhighway #slowthegrowth #JIU Christina Gammons White</p>	Oct 17 2023 9:15 AM
Rebecca	Ruttiger	3231 Cape Rd Johns Island	<p>As a resident of Johns Island and longtime resident of Charleston County, I implore you to deny the zoning change that would allow the developer to build the new hospital on Johns Island "by right" without any input from the public. If this project were located on the Peninsula, this wouldn't even be an issue! No one would ever think to build something without all the checks and balances in place. We've already seen how the lack of respect for the island has played out with over development. Please don't take away what little say we have left. It's sad we are only seen as a tax base for the city and county. While I agree an urgent care or ER is needed, I don't know that we need a full fledged hospital. To let a company just come in and build what they want is foolish. The island residents are no longer going to put up with this foolishness. We will vote accordingly. These barrier islands are not meant for the amount of development that is here now and to further allow this development is irresponsible. Now you want to give a developer full rights without any oversight. The City is always pushing environmental resiliency in the face of rising sea levels. Apparently that's only if you live SOB. How about more transparency as well. How about staying true to the things that made</p>	Oct 16 2023 7:43 PM

			Charleston the #1 City in the world by protecting the history, culture, and environment.	
Anila	Rafiq	3265 Timberline Dr Johns Island SC 29455	Public opinion matters	Oct 16 2023 7:50 PM
Patrick	Hall	2926 Fontana St	I strongly oppose that we the people, city and the DOT would have no say in how something will look and effect traffic	Oct 16 2023 8:28 PM
Whitney	Degerberg	2732 Harmony Lake Drive Johns Island, SC 29455	Planning Commission, please deny this zoning ordinance change - there must be public input in the development process for the hospital on Johns Island! Eliminating public input would be devastating - our opinions deserved to be heard. Thank you,	Oct 16 2023 8:57 PM
Kelly	Ellsworth	3025 Seabrook Village Drive	Zoning should be delayed and it is imperative to have/accept public . Anything less of that is overreach, draconian and possible illegal. Make no mistake it will be challenged	Oct 16 2023 9:13 PM
William	Vladuchick	2445 Bateau Trace, Johns Island 29455	Public/local input is absolutely necessary for a project of this type! A medical facility MUST understand the NEEDS of the surrounding community before it can endeavor to address them. The inhabitants of Johns Island deserve no less than providing their input!	Oct 16 2023 9:31 PM
Warren	Lasch	256 Grass Garden Lane, Seabrook Island, SC 29455	My name is Warren Lasch, and I am the Cassique Homeowners Association president. We are very concerned and oppose the proposed Ordinance change, which may eliminate public comment and input on this project. We firmly believe this development will result in an unacceptable increase in traffic on Maybank Highway.	Oct 16 2023 9:45 PM
Amy	Mcdevitt	6144 Rio Vista Lane Johns island S.C.	Public input essential to the development process Opposed to the entire project and opposed to blocking input from the public for the development	Oct 16 2023 10:05 PM
John	Tressy	1905 Toland Ct	The people and the public of Johns Island voice needs to remain and have input. I deny the zoning ordinance.	Oct 16 2023 10:30 PM
Beth	Stuckey	3064 Grand Bay Ln, John's island	The developer should not be able to do whatever they want during the build without notification and waiting for approval of whatever it is they're trying to pull the wool over our eyes about.	Oct 16 2023 10:40 PM
Nicole	Huchet	2906 Split Hickory Court, Johns Island, SC 29455	Please do not eliminate public comment on this project. No developer should have the ability to build without considering input during the development process from the citizens, city council, and planning commission. Johns Island is already inundated with development and taking away the voices of the people that live there is not acceptable and certainly not transparent. This proposed development can be transformative for Johns Island, but not without the input of the citizens and the regulatory boards. Please deny this zoning ordinance change.	Oct 16 2023 12:25 PM
Patricia	Linton	2637 Persimmon	It is inconsistent with the principles of government transparency, democracy and public inclusion to deny public comment on the proposed project.	Oct 17 2023 9:54 AM

		Pond Ct, Johns Island		
Kathleen	Usher	5053 Cattfish Loop	I disapprove of the rezoning which would prohibit public and city council a voice in this development.	Oct 17 2023 9:59 AM
D. William	OBeirne	2917 Gantt Drive	Let's use Trident's own press release to illustrate the impact of this project. - " "Trident Health surgeon Dr. Thomas Litton, who lived on Johns Island for 20 years and recently moved from there largely due to increasing traffic congestion and limited access routes off the island..." Residents deserve a voice. Reject by-right. Finish the Southern Pitchfork and fund/ build the Northern Pitchfork before the doors open on this project.	Oct 17 2023 11:51 AM
Gale	Matthews	613 King Haven Lane	Deny the zoning change. Government has failed us on Johns Island for decades. We now have our own City Council District 3 representation and need City Council to have a voice in this development project as well as Planning Commission and the public at large!	Oct 17 2023 11:44 AM
David	Baxley	4667 Chisolm Rd Johns Island 29455	The citizens of Johns Island need to be heard on this project. Their input should not be blocked	Oct 17 2023 11:39 AM
Mary	Smith	Johns island	To change amendment #3 to give another out of town developer the freedom to develop whatever they want on this project without any say from the public or city or county is ludicrous. The city and the county have completely disregarded any input from the local residents of Johns island and that reeks of ethics violations. The greed and corruption is very apparent and Johns island is viewed as your cash cow to overdevelop as you please. That is not the case. This project would violate your own ordinances and therefor rendering them and you obsolete. Why do we need a city and county council who does not represent us? This has to stop. How much money did they offer you? Where did all the previous money go for Johns island infrastructure? Let's not forget we had to sue tecklenburg to get back the money for Johns island county park. To continue to allow out of state developers to rape our island repeatedly of its resources and beauty is a crime and also dangerous to overdevelop a small island that cannot sustain over development with absolutely no investment in infrastructure. People are dying daily on these roads that are not meant for this amount of traffic but yet you continue to cram in more developments and apartments and appease non locals. That is unethical and irresponsible. We have watched as you have destroyed a beautiful and historic city and all of the surrounding areas with no regard for the taxpayers and voters. This is on you directly. I really hope that you will soon be voted out before Johns island is beyond repair and that investigations start soon into the ethics of your disastrous effects that you have cause the local residents of Johns island and surrounding areas. We do not have to accommodate	Oct 17 2023 11:36 AM

			any more people moving here and that is proof that you are covering up for misused funds and trying to gain more tax revenue. It does not take a rocket science to figure it out. The entire county is very aware of it and it has been going on way too long. Stop the overdevelopment of Charleston.	
Johns Island Council	Rubino	3009 Tugalo St., Johns Island, SC 29455	Johns Island Residents should not allow the City to continue to take away our ability to maintain suggestions within our community where we live and commute. By Right building is reckless for Johns Island; Allowing the City to be the only input is reckless for Johns Island. This project shouldn't have freedom to do as they wish and treat others differently, they should have to adhere to the specific guidelines for construction, planning and zoning, building codes, permits, and requirements on Land development and uses. However, this came about isn't acceptable. it's down right reckless. Dismissal of our Community input as this project becomes dirt to high-rise buildings isn't acceptable. City annexing property as they wish is a scary thought as well. Johns Island Resident's need to have their voices heard. We should have ability to hold and maintain others to the same requirements and accountability they expect from residents and any other projects pertaining to building, construction or infrastructure. All of this affects John's Island residence's, business owners and the general population that commute up and down Maybank Highway on a daily basis. There shouldn't be any variance in proposed construction for this project or any other. If it's PASSED then anything goes along for other's. UNFAIR, UNJUST AND ACCOUNTABILITY IS DELETED FOR THE FUTURE OF JOHNS ISLAND.	Oct 17 2023 11:16 AM
Joan	Loughry	3608 Rabun Ct Johns Island, SC	My neighborhood on Johns Island runs from Maybank Highway to Cane Slash Rd. I am opposed to changing this ordinance because it would eliminate public input, planning commission input and city council input. This project is too large and too important to the residents of Johns Island to allow the developer "carte blanche" without public oversight.	Oct 17 2023 10:54 AM
8 Other Comments				
First Name	Last Name	Address	Comment	Submitted
Joanne	Gallivan	2759 Old Oak Walk Johns Island SC 29455	Trident medical facility on Johns Island	Oct. 16, 2023 7:00 AM
Mike	Brady	4462 Hope Plantation Drive	I oppose the project zoning ordinance change.	Oct. 16, 2023 7:38 AM
Tapley	Johnson	21 Meeting st and 3302 Bohicket	Opposeu	Oct 16 2023 9:11 AM

James	Newton	3552 Seaview Dr. Johns Island	Please deny this change	Oct 16 2023 1:51 PM
Robert	Ellyson	2663 Colonel Harrison Dr, Johns Island	Please deny the zoning ordinance change	Oct 16 2023 2:57 PM
Amanda	Hall	2926 Fontana Street	I strongly oppose this proposal.	Oct 16 2023 8:27 PM
Susan	McLaughlin	3061 Baywood Drive, Johns Island, SC 29455	I am opposed to this project because of the current traffic woes on Johns Island. In particular, traffic at the intersection where this proposed medical center will be built is presently horrendous. Adding a medical facility to this chaos will only make matters worse. Johns Island needs to impose a moratorium on all new projects that will generate significant traffic problems until we can find a way to improve the roads.	Oct 16 2023 9:04 PM
Robert	LeFevre	1408 Nancy Island Drive, John's Island, SC	With all the new condos etc. Maybank is already a total traffic mess!	Oct 17 2023 11:36 AM

Zoning #2:

**Maybank Hwy, 3075 Maybank Hwy, 1810 Zelasko Dr, 1838 Zelasko Dr,
 1955 Zelasko Dr, 3046 Cane Slash Rd, 3038 Cane Slash Rd, and parcels as identified by TMS # on
 Maybank Hwy, Zelasko Dr, and Cane Slash Rd
 Johns Island | TMS # (see below) | Approx. 27.56 ac.**

Request zoning of General Office (GO). Zoned Johns Island Maybank Highway
 Corridor Overlay District (OD-JO-MHC).
 Owner: Johns Island MC LLC

No Comments in Support | 1 Comment in Opposition

1 Comment in Opposition

First Name	Last Name	Address	Comment	Submitted
Angela	Voorhees	3145, Olivia Marie Ln	the developer can pursue a Planned Unit Development (PUD). The PUD process ensures the public, as well as the Planning Commission and City Council, has a say in this transformative moment. Agree to have PUD applied	Oct 16 2023 12:11 PM

**(TMS #3130000572, 3130000066, 3130000267, 3130000268, 3130000339, 3130000270,
 3130000573, 3130000621, 3130000258, 3130000229 and 3130000280)**