

Henry E Darby, Chair  
Jenny Costa Honeycutt  
Anna B Johnson  
Kylon Jerome Middleton  
Brantley Moody  
Teddie Pryor  
Herb Sass  
Dickie Schweers  
Robert L Wehrman



Planning & Public Works Committee Agenda  
June 17, 2021 at 5:00 PM  
4045 Bridge View Drive, North Charleston, SC 29405

- 1 MINUTES OF JUNE 3, 2021
- 2 REZONING REQUESTS
  - A ZREZ-03-21-00123, 1491 Bees Ferry Road - Request to Consider
- 3 HISTORIC PRESERVATION REQUESTS
  - A HIST-04-21-00027, Phillips Community - Request to Consider

1.

# MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: June 10, 2021

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of June 17, 2021, the draft minutes of the Planning/Public Works Committee meeting of June 3, 2021 will be presented for consideration.

**2A.**

**ZREZ-03-21-00123,  
1491 BEES FERRY  
ROAD**

## ZREZ-03-21-00123: Case History

Planning Commission: May 10, 2021  
Public Hearing: June 8, 2021  
Planning and Public Works Committee: June 17, 2021  
First Reading: June 22, 2021  
Second Reading: July 27, 2021  
Third Reading: August 31, 2021

### CASE INFORMATION

Applicant: RangeWater Real Estate, LLC

Representative: Kelsey Harper, Bowman Consulting

Owner: Bees Ferry Properties, LLC; BFP, LLC; and South Battery Properties, LLC

Location: 1491 Bees Ferry Road

Parcel Identification: 286-00-00-601

Application: Request to rezone TMS 286-00-00-601, 1491 Bees Ferry Road, from the Industrial Zoning District (I) to the Mixed-Style Residential Zoning District (M-12).

Council District: 6 - Middleton

Property Size: 17.34 acres

Zoning History: The subject property was zoned Industrial 1 (I-1) in 1994, and was zoned Industrial (I) with the adoption of the ZLDR in 2001. There have been no previous rezoning requests for this parcel. The subject property is undeveloped.

Adjacent Zoning: Properties to the West and North are zoned Industrial (I) and are undeveloped. The property to the South is in the City of Charleston, zoned Single-Family Residential (SR-1) and contains multi-family dwellings. The property to the East is in the City of Charleston, is split-zoned Diverse Residential (DR-1F) and Limited Business (LB), and is undeveloped.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

### APPROVAL CRITERIA

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

- A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;**

Staff Response: *The Comprehensive Plan's Future Land Use Recommendation for this property is Industrial, which encourages industrial uses but also a variety of housing types including residential*

densities of four or more dwellings per acre. The proposed density of 12 dwelling units per acre is consistent with that Future Land Use Recommendation. Additionally, as part of the ZLDR overhaul project, staff is proposing that a variety of housing types be allowed in the Industrial Zoning District and that the M-12 density, intensity, and dimensional standards should apply. Staff is also proposing a density increase for M-12 to allow for up to 16 dwelling units per acre. This request is consistent with those proposed amendments.

- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;**

Staff Response: The adjacent properties to the South, which were developed within the City of Charleston, contain a diverse range of housing including single-family, townhomes, an assisted living facility, and apartments/condominiums. The surrounding incorporated and unincorporated undeveloped properties allow for compatible uses and general land patterns. Therefore, the proposed rezoning would be compatible with the existing uses, zoning, and density/dimensional standards of the area.

- C. The proposed amendment corrects a zoning map error or inconsistency;**

Staff Response: Not applicable.

- D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.**

Staff Response: Charleston County is experiencing a housing crisis as housing prices and rents have skyrocketed in the past year. As noted in Chapter 3.6 of the Charleston County Comprehensive Plan, "Housing that is affordable to residents should be encouraged in the Urban/Suburban Area of Charleston County where public infrastructure, facilities, and employment exist. Encouraging infill development will increase the concentration of residents near existing public transportation stops, which could increase utilization of the routes and decrease reliance on automobiles."

In addition, Chapter 3.6 of the Comprehensive Plan, states, "The County should continue to promote denser development within the Urban/Suburban Area, where infrastructure and services exist." This request to develop townhomes within the density range recommended for the Urban/Suburban Area supports that vision.

**The Zoning Map Amendment Request meets one or more of the approval criteria; therefore, staff recommends approval.**

#### **PLANNING COMMISSION MEETING: May 10, 2021**

Recommendation: Approval (7-1), Commissioner Chavis voted for disapproval, Commissioner Miller was absent.

Speakers: Two individuals spoke in opposition. Ricky Waters, the developer's representative, spoke in support of the rezoning request.

Public Input: One letter of opposition was received concerning potential increased traffic and flooding issues.

Notifications: 149 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on April 23, 2021. Additionally, this request was noticed in the *Post & Courier* on April 23, 2021.

**PUBLIC HEARING: June 8, 2021**

Speakers: Two individuals spoke in opposition and the applicant spoke in support of this case.

Notifications: 149 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on May 21, 2021. Additionally, this request was noticed in the *Post & Courier* on May 21, 2021.

**PLANNING & PUBLIC WORKS COMMITTEE: June 17, 2021**

Public Input: One letter of opposition was received.

# **REZONING REQUEST**

**ZREZ-03-21-00123**

- Case history
- Presentation
- Application
- Public Input





# **Charleston County Zoning Map Amendment Request**

**Planning and Public Works Committee: June 17, 2021**

**First Reading: June 22, 2021**

**Second Reading: July 27, 2021**

**Third Reading: August 31, 2021**

# ZREZ-03-21-00123

Request to rezone TMS 286-00-00-601, 1491 Bees Ferry Road, from the Industrial Zoning District (I) to the Mixed-Style Residential Zoning District (M-12).

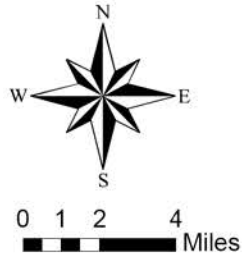
- St. Andrews Area: 1491 Bees Ferry Road
- Parcel I.D.: 286-00-00-601
- Owner: Bees Ferry Properties, LLC; BFP, LLC; and South Battery Properties, LLC
- Applicant: RangeWater Real Estate
- Property Size: 17.34 acres
- Council District: 6 - Middleton

# Zoning History

- The subject property was zoned Industrial 1 (I-1) in 1994, and was zoned Industrial (I) with the adoption of the ZLDR in 2001.
- There have been no previous rezoning requests for this parcel.
- The subject property is undeveloped.

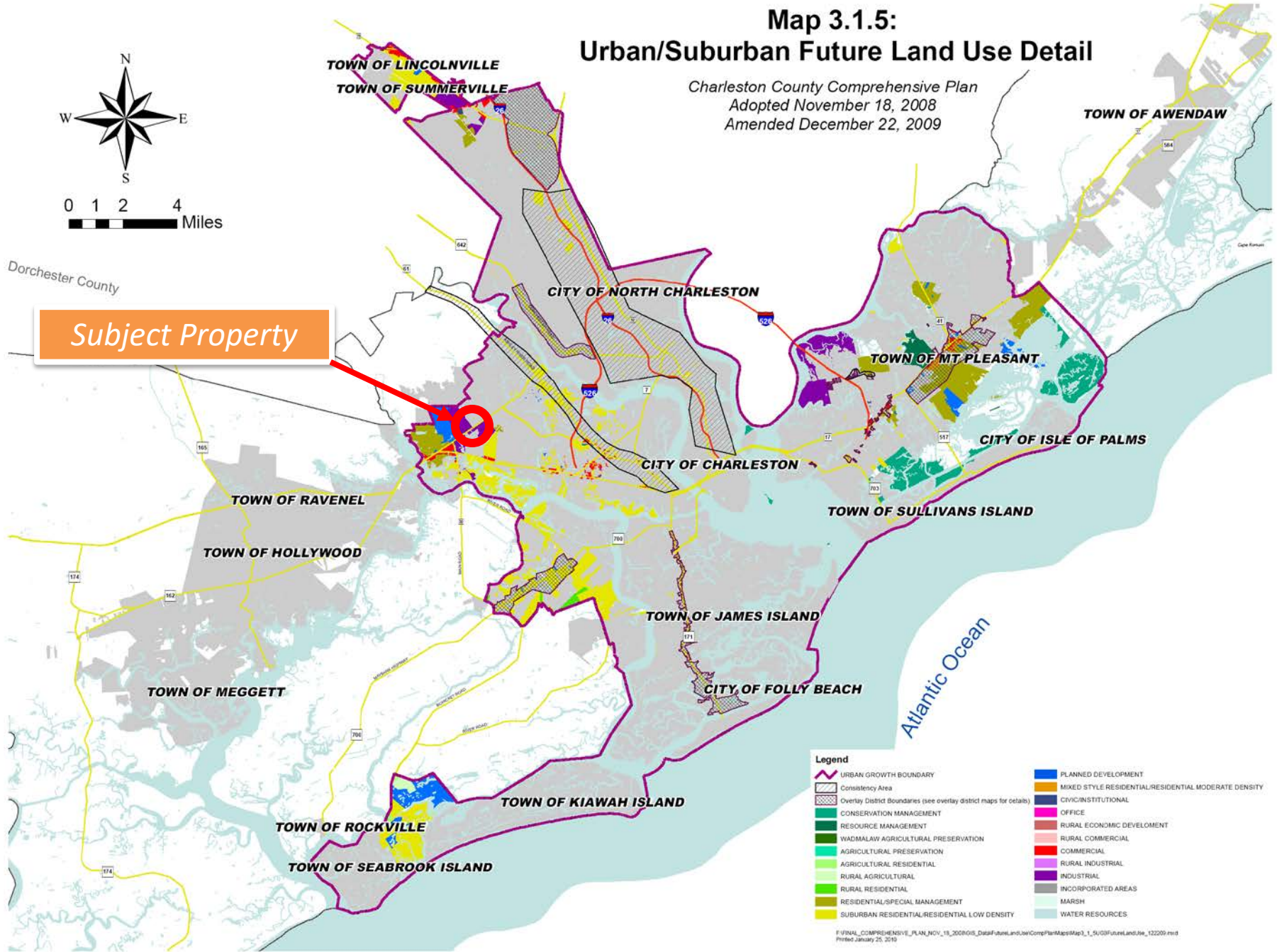
# Map 3.1.5: Urban/Suburban Future Land Use Detail

Charleston County Comprehensive Plan  
Adopted November 18, 2008  
Amended December 22, 2009



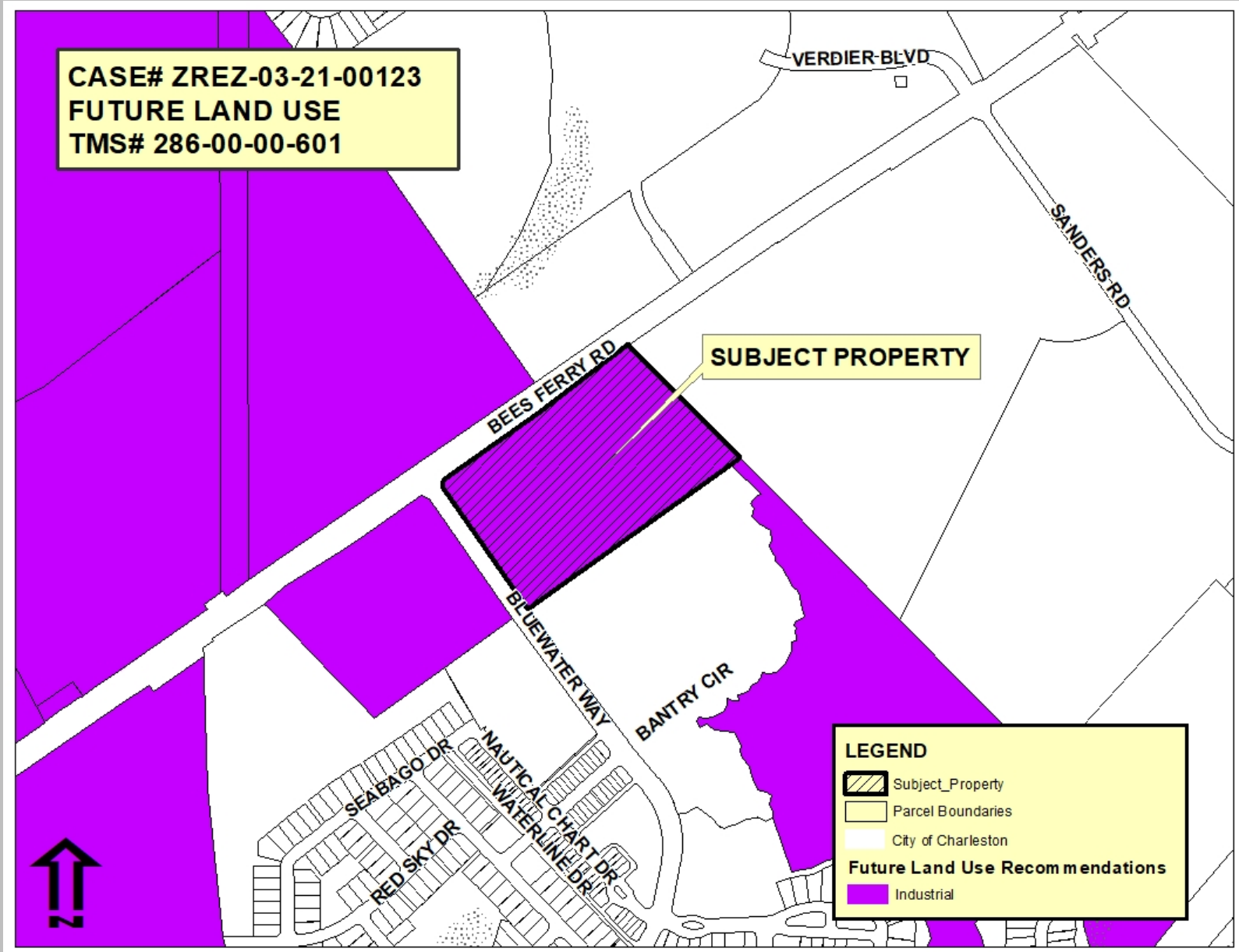
Dorchester County

**Subject Property**

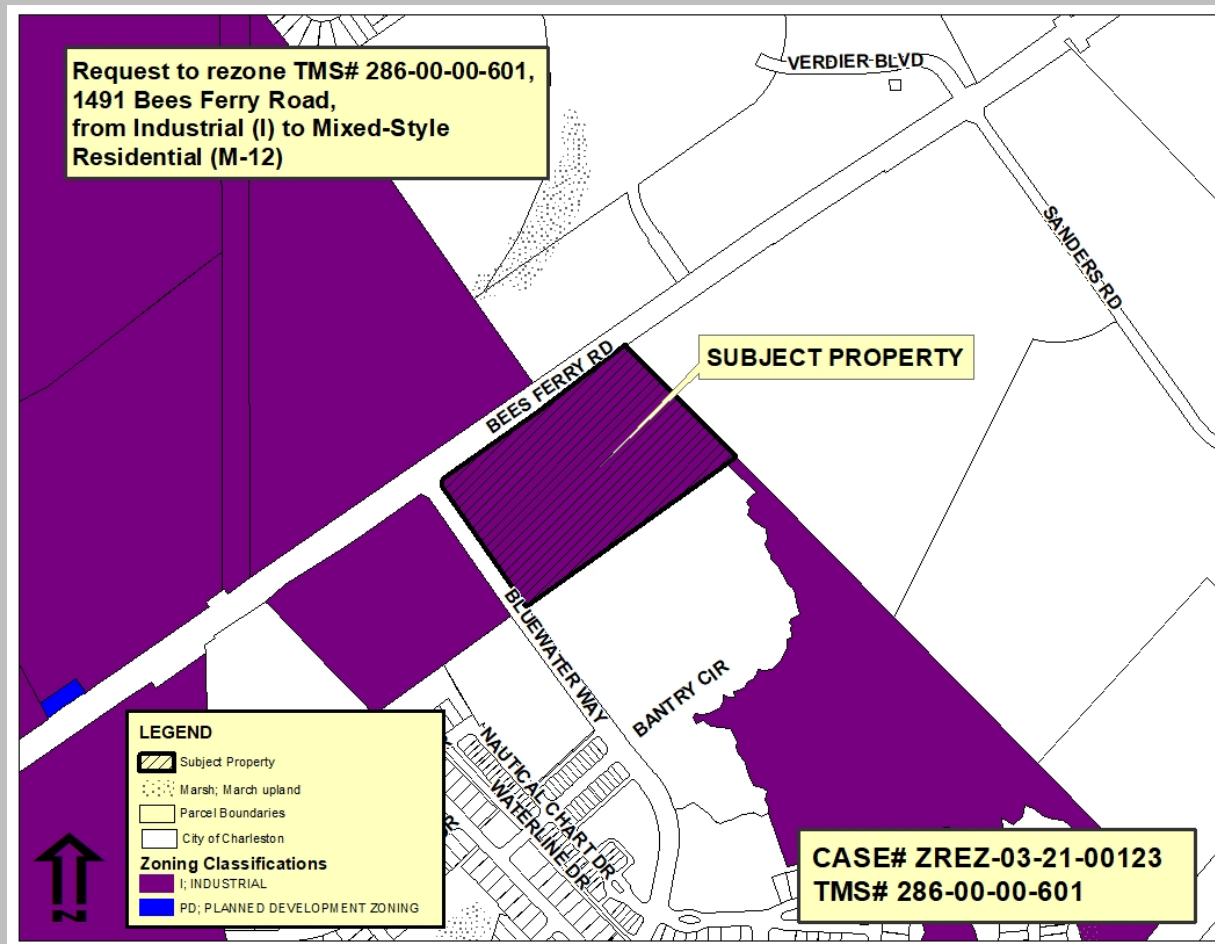


- Legend**
- URBAN GROWTH BOUNDARY
  - Consistency Area
  - Overlay District Boundaries (see overlay district maps for details)
  - CONSERVATION MANAGEMENT
  - RESOURCE MANAGEMENT
  - WADMALAW AGRICULTURAL PRESERVATION
  - AGRICULTURAL PRESERVATION
  - AGRICULTURAL RESIDENTIAL
  - RURAL AGRICULTURAL
  - RURAL RESIDENTIAL
  - RESIDENTIAL/SPECIAL MANAGEMENT
  - SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY
  - PLANNED DEVELOPMENT
  - MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY
  - CIVIC/INSTITUTIONAL
  - OFFICE
  - RURAL ECONOMIC DEVELOPMENT
  - RURAL COMMERCIAL
  - COMMERCIAL
  - RURAL INDUSTRIAL
  - INDUSTRIAL
  - INCORPORATED AREAS
  - MARSH
  - WATER RESOURCES

# Future Land Use

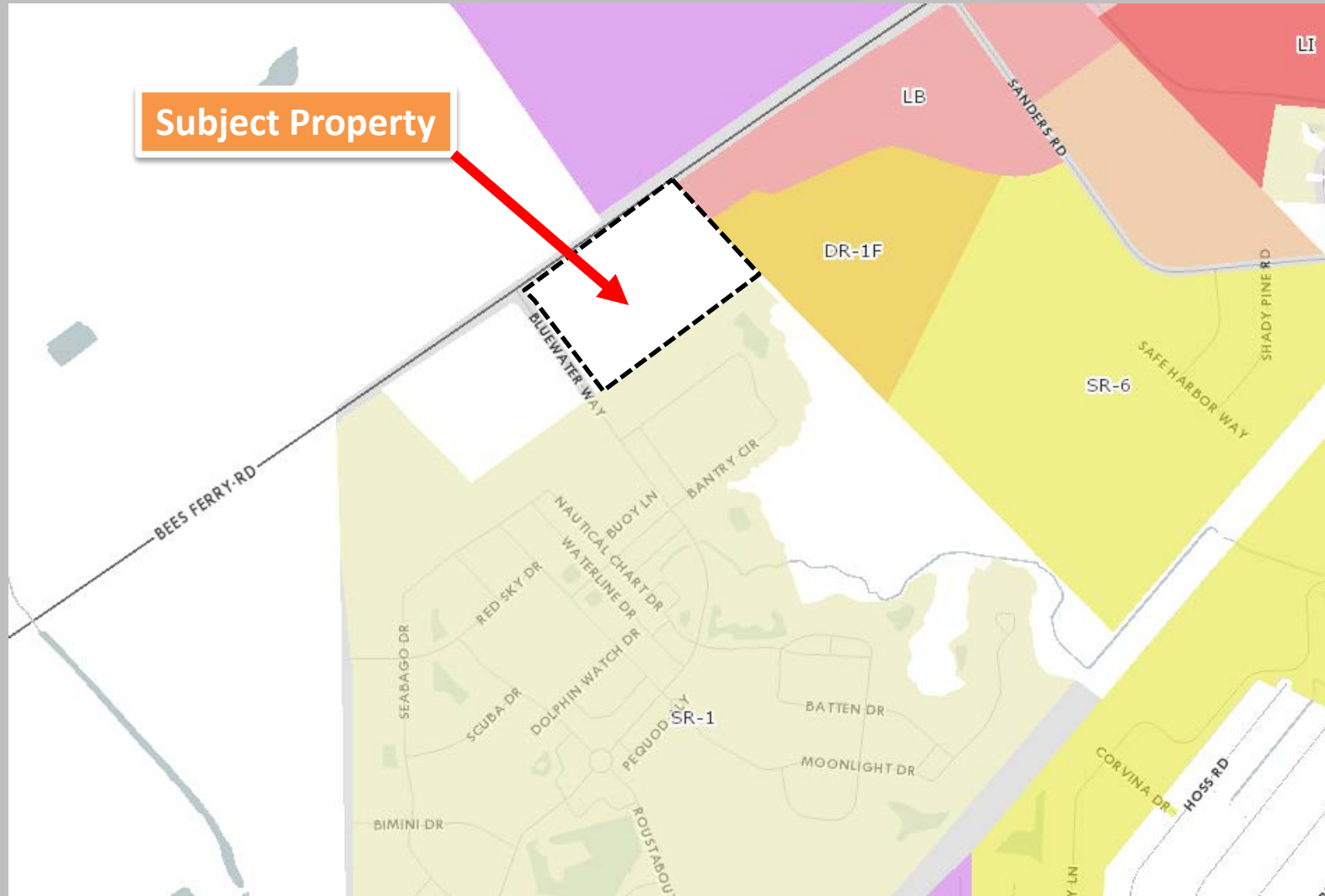


# Current Zoning



Properties to the West and North are zoned Industrial (I) and are undeveloped. The property to the South is in the City of Charleston, zoned Single-Family Residential (SR-1) and contains multi-family dwellings. The property to the East is in the City of Charleston, is split-zoned Diverse Residential (DR-1F) and Limited Business (LB), and is undeveloped.

# City of Charleston Zoning

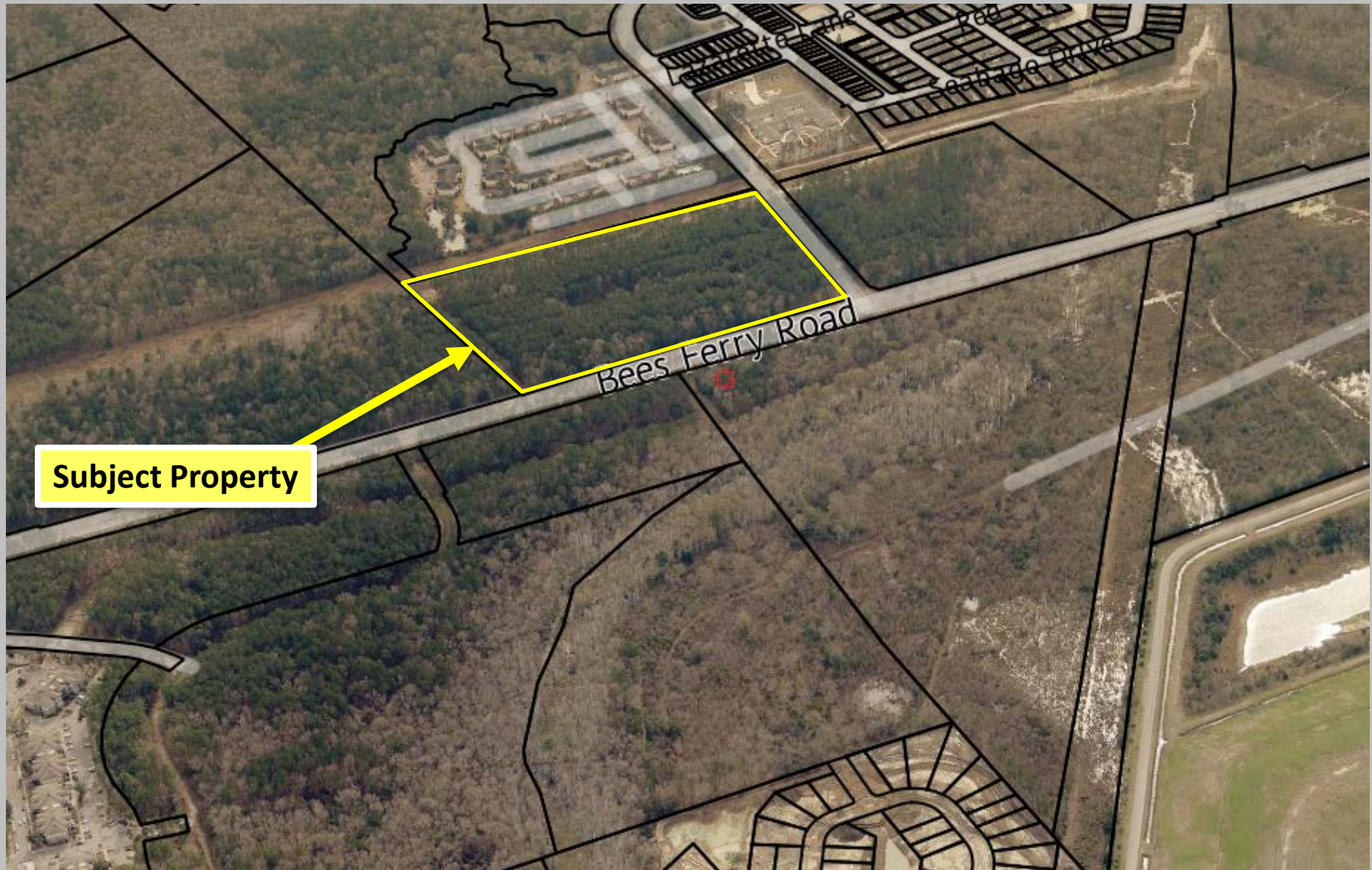


# Aerial View to the North





# Aerial View to the South



# Site Photos



**1 – Subject Property**



**2 –Property across the street to the East**

# Site Photos



**3 – Neighboring Property to the SW  
TMS 286-00-00-050**



**4 – Adjacent Property to the South  
TMS 286-00-00-051**

# Approval Criteria—Section 3.4.6

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

## **A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;**

*Staff Response: The Comprehensive Plan's Future Land Use Recommendation for this property is Industrial, which encourages industrial uses but also a variety of housing types including residential densities of four or more dwellings per acre. The proposed density of 12 dwelling units per acre is consistent with that Future Land Use Recommendation. Additionally, as part of the ZLDR overhaul project, staff is proposing that a variety of housing types be allowed in the Industrial Zoning District and that the M-12 density, intensity, and dimensional standards should apply. Staff is also proposing a density increase for M-12 to allow for up to 16 dwelling units per acre. This request is consistent with those proposed amendments.*

# Approval Criteria Cont'd

**B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;**

*Staff Response: The adjacent properties to the South, which were developed within the City of Charleston, contain a diverse range of housing including single-family, townhomes, an assisted living facility, and apartments/condominiums. The surrounding incorporated and unincorporated undeveloped properties allow for compatible uses and general land patterns. Therefore, the proposed rezoning would be compatible with the existing uses, zoning, and density/dimensional standards of the area.*

**C. The proposed amendment corrects a zoning map error or inconsistency;**

*Staff Response: Not applicable.*

# Approval Criteria Cont'd

**D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.**

*Staff Response: Charleston County is experiencing a housing crisis as housing prices and rents have skyrocketed in the past year. As noted in Chapter 3.6 of the Charleston County Comprehensive Plan, "Housing that is affordable to residents should be encouraged in the Urban/Suburban Area of Charleston County where public infrastructure, facilities, and employment exist. Encouraging infill development will increase the concentration of residents near existing public transportation stops, which could increase utilization of the routes and decrease reliance on automobiles."*

*In addition, Chapter 3.6 of the Comprehensive Plan, states, "The County should continue to promote denser development within the Urban/Suburban Area, where infrastructure and services exist." This request to develop townhomes within the density range recommended for the Urban/Suburban Area supports that vision.*

# Recommendation

**Both staff and Planning Commission  
recommend approval.**

**(Planning Commission vote: 7 to 1)**

# Public Input

Two letters of opposition have been received.



# Notifications

## April 23, 2021

- 149 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews Interested Parties List
- Request advertised in the *Post & Courier*

## May 21, 2021

- 149 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews Interested Parties List
- Request advertised in the *Post & Courier*



# **Charleston County Zoning Map Amendment Request**

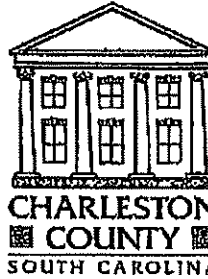
**Planning and Public Works Committee: June 17, 2021**

**First Reading: June 22, 2021**

**Second Reading: July 27, 2021**

**Third Reading: August 31, 2021**

# ZONING CHANGE APPLICATION



Zoning/Planning  
Department  
Lonna Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405  
(843) 202-7200  
1-800-524-7832  
Fax: (843) 202-7222

CASE \_\_\_\_\_ PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT I - Industrial REQUESTED DISTRICT M-12 - Mixed Style Residential

PARCEL ID(S) TMS # 286-00-00-601

CITY/AREA OF COUNTY Charleston

STREET ADDRESS Bees Ferry Road, Charleston, SC 29414 ACRES 17.34

DEED RECORDED: BOOK 0967 PAGE 680 DATE 3/5/2021

PLAT RECORDED: BOOK L18 PAGE 0040 DATE 1/26/2018 APPROVAL # SBE 00 647

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** RangeWater Real Estate, LLC HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 5605 Glenridge Dr NE, Suite 775 WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP Atlanta, GA 30342 CELL PHONE 202-288-8022  
EMAIL mbeck@liverangewater.com

**OWNER** Bees Ferry Properties, LLC HOME PHONE \_\_\_\_\_  
(IF OTHER THAN APPLICANT)  
MAIL ADDRESS 444 Madison Avenue, 4th FL WORK PHONE 212-599-3002  
CITY, STATE, ZIP New York, NY 10022 CELL PHONE \_\_\_\_\_  
EMAIL jbradham@msblip.com

**REPRESENTATIVE** Kelsey Harper (Bowman Consulting) HOME PHONE \_\_\_\_\_  
(IF OTHER THAN APPLICANT)  
MAIL ADDRESS 880 Island Park Drive, Suite 400 WORK PHONE 843-823-3229  
CITY, STATE, ZIP Charleston, SC 29492 CELL PHONE \_\_\_\_\_  
EMAIL kharper@bowmanconsulting.com

## CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Matthew Beck is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Matthew Beck 3/22/21 Matthew Beck 3.24.21  
Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date

Planner's Signature \_\_\_\_\_ Date \_\_\_\_\_ Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \_\_\_\_\_ Cash ?  Check?  # \_\_\_\_\_ Invoice Number \_\_\_\_\_



Joel H. Evans, AICP, PLA  
Zoning & Planning Director

843.202.7200  
1.800.524.7832  
Fax: 843.202.7222  
Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

**RESTRICTIVE COVENANTS AFFIDAVIT**

I, Kelsey Harper, have researched the restrictive covenants applicable to Parcel Identification Number/s (PID #) 286-00-00-601 located at (address/es) Bees Ferry Road, Charleston, SC 29414, and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

Kelsey Harper (Signature) 3/23/21 (Date)

KELSEY HARPER (BAWMAN CONSULTING) (Print Name)

Explanation:  
Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought.  
(Section 6-29-1145 is copied on the back of this page)

For Staff Use Only:  
Received by \_\_\_\_\_ Date \_\_\_\_\_ Application Number \_\_\_\_\_



Joel H. Evans, PLA, AICP  
Zoning/Planning Director

843.202.7200  
1.800.524.7832  
Fax: 843.202.7222  
Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

**POSTED NOTICE AFFIDAVIT**

*This Affidavit must be filled out and signed by all owner(s) of the subject parcel(s)*

I, John M. Bradham, have reviewed §3.1.6(B)(2), Posted Notice on  
[Print Name(s)]

the back of this affidavit and understand that a sign(s) will be posted on

Parcel Identification Number(s)

286-00-00-601, located at (address)

Bees Ferry Road, Charleston, SC 29414, at least 15 calendar days prior to the

public hearing date for which my request is scheduled.

I also understand that once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Zoning/Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting or date of action that is the subject of the notice. Failure to notify the Zoning/Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the decision-making body.

John M. Bradham 3/23/21  
[Property Owner(s) Signature(s)] [Date]

John M. Bradham  
[Print Name(s)]

For Staff Use Only:

Received by \_\_\_\_\_ Date \_\_\_\_\_ Application Number \_\_\_\_\_

**ZREZ-03-21-00123**

**Public Input**

**From:** [Roberta](#)  
**To:** [CCPC](#)  
**Subject:** Bee's Ferry and Savannah highway proposed development  
**Date:** Friday, April 30, 2021 12:48:32 PM

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**CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.**

On any given day getting from Bee's Ferry to Savannah highway using Main Road can take over forty-five minutes. The proposed development near the Publix's is just going to add to the frustration. I'm not a Charlestonian by birth, but since I've moved here in 2010 Bee's Ferry road has gone from a single lane road to a major 4 lane road. I was a happy camper when the Harris Tweeter complex was added across the Walmart.

The county needs to make sure that the environment is not being over taxed. With the flooding issues down by 61 the county needs to insure the public that those issues won't be happening on Savannah highway and Bee's Ferry.

CARTA needs to extend the route on Bee's Ferry from Walmart to Savannah highway if this proposed development is going to be built.

Roberta Arrowood  
Bolton's Landing Apartments

**From:** [Bob Greenberg](#)  
**To:** [CCPC](#)  
**Subject:** Rezoning of TMS 286-00-00-601, 1491 Bees Ferry Road near Bolton's Landing  
**Date:** Wednesday, June 09, 2021 8:09:01 AM

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CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Without a clear master plan for the West Ashley area, and one which explains fully to the public the traffic and environmental impact of additional housing, this new zoning should not be approved. There are already constant traffic bottlenecks all around this area, on Bees Ferry and also 17; there is insufficient commercial development to match the population density; and there are too many newly planned developments already underway without a clear plan. Once the development is permitted, there will be no opportunity to plan adequately. Please do not approve the new zoning at TMS 286-00-00-601, 1491 Bees Ferry Road. With great power, comes great responsibility!

Bob Greenberg  
1762 Batten Drive  
Charleston, SC  
29414

Sent from my iPad



**3A.**

**HIS-04-21-0027,**

**PHILLIPS**

**COMMUNITY**

**DESIGNATION OF HISTORIC DISTRICT: HIST-04-21-00027**  
**CASE HISTORY**

**Historic Preservation Commission: May 18, 2021**  
**Public Hearing: June 8, 2021**  
**Planning & Public Works Committee: June 17, 2021**  
**First Reading: June 22, 2021**  
**Second Reading: July 27, 2021**  
**Third Reading: August 31, 2021**

**CASE INFORMATION**

Location: Phillips Community, Highway 41 vicinity, Mount Pleasant area

Parcel Identification: See attached list

Council District: 1-Sass

Property Size: See attached list

Application: Request to designate the Phillips Community as a Historic District on the Charleston County Historic Designation List.

Parcel Information and Area Description:

Zoning in the proposed historic district is Special Management 3 (S-3), and primarily contains single-family residences, mobile homes, undeveloped land, and a church. The area is surrounded on all sides by development in the Town of Mount Pleasant zoned either Planned Development (PD), Community Conservation (CC), or Public Institutional 2 (PI-2) containing residential and related supporting development.

Historic Significance:

In 2016, Charleston County conducted a Cultural Resources Survey Update, which included documentation and history of settlement communities in Charleston County, including the Phillips Community. Based on the information provided in the Update, the South Carolina Historic Preservation Office determined that the Phillips Community is eligible for inclusion on the National Register of Historic Places based on Criteria A for its association with the African American ethnic heritage and due to its characteristics of Post-Bellum African American settlement patterns. (Source: *Charleston County Highway 41 Corridor Improvements; Phillips Community Cultural Landscape Technical Report*, 2018).

Settled along Horlbeck Creek, the Phillips Community is considered to be an example of a "South Carolina Land Commission Platted Community" where former plantations were subdivided and sold to black and white landless farmers and tradesmen between 1869 and 1890 (*Charleston County Historic Resources Survey Update*, p. 65). Settlement communities have distinct settlement patterns that are indicative of the means of land acquisition and settlement by formerly enslaved individuals and their families. Spatial arrangements of parcels of varying lot sizes are specific to individual settlement communities; however, there are three characteristics that are shared between most settlement communities: traditional burial grounds, traditional community access to nearby waterways, and a reliance on heirs' property whereby land is conveyed and held "in common" by the descendants of the original deed owner (*Survey*, p. 65). Specifically, the Phillips Community contained 25 parallelogram gridded farm lots ranging in size from 8 ½ acres to 25 acres (*Survey*, p. 65). Smaller lots were narrow and rectangular in shape oriented to the road, while the larger parcels abutted the canal (*Survey*, p. 65). This land configuration is an example of the second type of historic African American community planning in Charleston County, sharing other patterns

such as clustering of businesses, residences, and institutional buildings near primary roads; most lots have been subdivided into smaller, rectangular parcels over time; buildings with frontage along the waterway is uncommon, as are fence enclosures (*Survey*, p. 74). The boundaries of the original subdivision dated 1875 is still apparent today.

Additional information about the historic significance of the Phillips Community was provided in the application packet as detailed below.

- Several significant figures in history associated with Phillips Community:
  - Dr. John Rutledge, first doctor in Christ Church Parish
  - John Rutledge (son of Dr. Rutledge), signer of United States Constitution
  - Edward Rutledge (son of Dr. Rutledge), signer of Declaration of Independence
  - Sam Scott and Benjamin Bennett, members of the 129<sup>th</sup> U.S. Colored Infantry who fought in the Civil War
  - Maj. General Abraham J. Turner, decorated military personnel and foreign war veteran
  - Important aspects of the Community:
    - Most properties within the district contain the original homes, and if subdivided at all, only to grant to heirs of the original landholders.
    - Most land is still held by descendants of the original landholders.
    - History of former Society Hall, Schoolhouse, boat landing, and Parker’s Ferry Bridge; some structures remain in place.
    - “The Society”, now known as The Phillips Community Association, has been a continual part of the community’s history.
  
- Important aspects of the Phillips Community:
  - Most properties within the district contain the original homes, and if subdivided at all, only to grant to heirs of the original landholders.
  - Most land is still held by descendants of the original landholders.
  - History of former Society Hall, Schoolhouse, boat landing, and Parker’s Ferry Bridge; some structures remain in place.
  - “The Society”, now known as The Phillips Community Association, has been a continual part of the community’s history.

**Application History**

Current/ Previous Applications: None.

**Designation of Historic Property Requirements:**

*The Charleston County Code of Ordinances, Chapter 21, Historic Preservation, Sec. 21-3.B states, “The historic preservation commission may nominate historic properties and/or historic districts within the unincorporated area of Charleston County for designation with written consent from the owners of such properties pursuant to this section, provided such nominations comply with the designation of historic property process and requirements contained in this section. Additionally, applications to designate historic properties within the unincorporated area of Charleston County may be submitted by the property owner(s) of the subject property(ies), site(s), building(s), structure(s), object(s), or district(s) provided such applications comply with the designation of historic property process and requirements contained in this section.”*

*Sec. 21-3.h, Approval Criteria, states “In order for an application for designation of historic property to be approved, one or more of the following criteria must be met:(1)Has significant inherent character, interest, history, or value as part of the rural county or heritage of the county, state or nation;(2)Is of an event significant in history;(3)Is associated with a person or persons who contributed significantly to the culture and development of the county, state or nation;(4)Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the county, state or nation;(5)Individually or collectively embodies distinguishing characteristics of a type, style, or period in architecture or engineering;(6)Is the work of a designer whose*

work has significantly influenced the development of the county, state or nation;(7)Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;(8)Is part of or related to a square or other distinctive element of community planning;(9)Represents an established and familiar visual feature of the neighborhood or community;(10)Has yielded, or may be likely to yield, information important in pre-history or history (potential archaeological site); and/or(11)Is deemed eligible for or already listed on the NRHP.

**Zoning and Planning Director Review and Report regarding Approval Criteria of Sec. 21-3.H:**

**In granting a designation of historic property application, the Historic Preservation Commission shall consider one or more of the following criteria:**

- (1) *Has significant inherent character, interest, history, or value as part of the rural county or heritage of the county, state or nation;*
- (2) *Is of an event significant in history;*
- (3) *Is associated with a person or persons who contributed significantly to the culture and development of the county, state or nation;*
- (4) *Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the county, state or nation;*
- (5) *Individually or collectively embodies distinguishing characteristics of a type, style, or period in architecture or engineering;*
- (6) *Is the work of a designer whose work has significantly influenced the development of the county, state or nation;*
- (7) *Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;*
- (8) *Is part of or related to a square or other distinctive element of community planning;*
- (9) *Represents an established and familiar visual feature of the neighborhood or community;*
- (10) *Has yielded, or may be likely to yield, information important in pre-history or history (potential archaeological site); and/or*
- (11) *Is deemed eligible for or already listed on the NRHP.*

**The applicant's letter of intent states that criteria numbers 1, 3, 4, and 8 are met.**

**Criteria 1, 4, and 8:**

- 1. Has significant inherent character, interest, history, or value as part of the rural county or heritage of the county, state or nation;**
- 4. Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the county, state or nation; and**
- 8. Is part of or related to a square or other distinctive element of community planning.**

Applicant Response: "In 1875, Phillips Plantation was subdivided into 8.5 – 25 acre lots and sold to 23 Freedmen families of which two were women, Sarah Wiseman and Betty Bailey. The lots were sufficient for a home, farm and livestock. Two of the Freedmen, Sam Scott and Benjamin Bennett fought with the 128th U. S. Colored Infantry in the Civil War. They helped establish the Phillips Community. The maps of 1875 reveal that Phillips was a planned community. Today, the majority of the lands purchased by Freedmen and women of the Phillips Community remain in the possession of their heirs. Most of the land has been subdivided among the heirs to sustain family growth. There are a number of landmarks in the Phillips Community namely, an open tomb that housed human bones, milling stones from an old grits mill, and a well. There is an historical marker placed at the intersection of Joe Rouse Road and Highway 41 that references this tomb. The milling stones are located on property owned by the Habersham family. The well is located at the site where the Rutledge house once stood.

Also in the 1800s, one resident, Maybell Turner gathered Sweetgrass baskets made by other members of the community to be sold in the Charleston Market. Sweetgrass basket making remains a fine art in the Phillips Community. Some residents operate Basket Stands along Highway 17 North in Mount Pleasant, while others take their baskets to the Charleston Market to be sold. Sweetgrass basket making is not

*exclusive to female residents. There are several males in our community who still make baskets. One of whom, William Rouse, had one of his baskets featured in the second Inaugural Parade for President Barack H. Obama.*

*The descendants of the Freedmen of Phillips became nurses, doctors, teachers, accountants, therapists, attorneys, policemen and many are veterans of various branches of the military who served in foreign wars. Highway 41 is named "General Abraham J. Turner Highway." General Turner was born and reared in the Phillips Community. He is the great-grandson of Thomas Tonneau, one of the original residents of the Phillips Community. General Turner's mother and siblings remain residents of Phillips. Our community has a strong military history.*

*In the past some residents owned small businesses in the community. At different times there were store owners and a barber shop. Our community housed a Grits Mill as well as a school for students from first to sixth grade.*

*In the 1800s, the Freedmen formed an organization they called "The Society". This organization governed the community. All grievances were handled by The Society. The name of this governing body has changed several times and is presently The Phillips Community Association. The Association actively keeps members of the community abreast of current events and anything that affects the community. The Phillips Community Association sponsors Family Day and other family and community oriented events. During these events, community youths and adults are recognized for their contribution to the community."*

**Criteria 3: Is associated with a person or persons who contributed significantly to the culture and development of the county, state or nation;**

Applicant Response: *"Dr. John Rutledge, the third owner of Phillips Plantation, was the first medical doctor in Christ Church Parish. Dr. Rutledge was the father of John and Edward Rutledge. His son John Rutledge was an American Legislature who chaired the Committee that formed the South Carolina Constitution in 1776. This son also served as a Delegate to the Constitutional Convention in 1787. His son Edward Rutledge was a signer of the Declaration of Independence. Both sons were born on Philips Plantation."*

Pursuant to Chapter 21, *Historic Preservation*, Section §21-3.H, *Approval Criteria*, of the Charleston County Code of Ordinances, (adopted July 18, 2006), the Historic Preservation Commission may recommend approval of designations of historic property requests to County Council only if the Historic Preservation Commission finds that the proposed designation meets one or more of the criteria in §21-3.H.

**Staff Recommendation:** Because the application meets one or more of the approval criteria, Staff recommends approval. Additionally, the application meets approval criteria #11, as the district has been deemed eligible for listing on the National Register of Historic Places in the 2016 *Charleston County Historic Resources Survey Update*.

**HISTORIC PRESERVATION COMMISSION MEETING: May 18, 2021**

Recommendation: Approval, 7-0 (one absent and one recusal)

Notifications: 975 notification letters were sent to owners of property within the proposed historic district, within 300 feet of the boundaries of the proposed district, individuals on the Historic Preservation and Mt. Pleasant Interested Parties Lists, and the Mt. Pleasant Settlement Community Task Force on April 30, 2021. Additionally, the request was noticed in the Post & Courier on April 30, 2021.

Public Input: 68 letters in support (5 non-residents or owners) and 12 letters in opposition (6 of the 12 letters from residents within the proposed district boundaries) were received regarding the application. 5 people

spoke in support of the application and one person spoke in opposition.

**COUNCIL PUBLIC HEARING: June 8, 2021**

Speakers: 7 individuals spoke in support of the application, including the applicant, Richard Habersham; residents Jonathan Ford and Fred Smalls; Cashion Drolet of the Historic Charleston Foundation; Erin Minnigan of the Preservation Society of Charleston; Robert Study and Joseph Watson. There were no individuals who spoke in opposition.

Notifications: 975 notification letters were sent to owners of property within the proposed historic district, within 300 feet of the boundaries of the proposed district, individuals on the Historic Preservation and Mt. Pleasant Interested Parties Lists, and the Mt. Pleasant Settlement Community Task Force on April 30, 2021. Additionally, the request was noticed in the Post & Courier on April 30, 2021.

Public Input: A total of 21 letters in opposition (7 letters from residents within the proposed district boundaries; 14 outside of the proposed district) and 95 letters in support of the application (33 from non-residents or owners; 62 residents/owners within the proposed district or within the direct vicinity of the proposed historic district).

**PLANNING & PUBLIC WORKS COMMITTEE: June 17, 2021**

Public Input: As of close of business June 9, 2021, a total of 25 letters in opposition (7 letters from residents within the proposed district boundaries; 18 outside of the proposed historic district) and 110 letters in support of the application (47 from non-residents or owners; 63 from outside of the proposed district) have been received.

# Designation of Historic District Application

## *Phillips Community, Mount Pleasant*

### *Historic Preservation*

*Commission: May 18, 2021*

*Public Hearing: June 8, 2021*

*PPW Committee: June 17, 2021*

*First Reading: June 22, 2021*

*Second Reading: July 27, 2021*

*Third Reading: August 31, 2021*



A. Map of the Phillips Community, circa 1875

Source: Courtesy of Mr. Richard Habersham

# Designation of Historic District Application

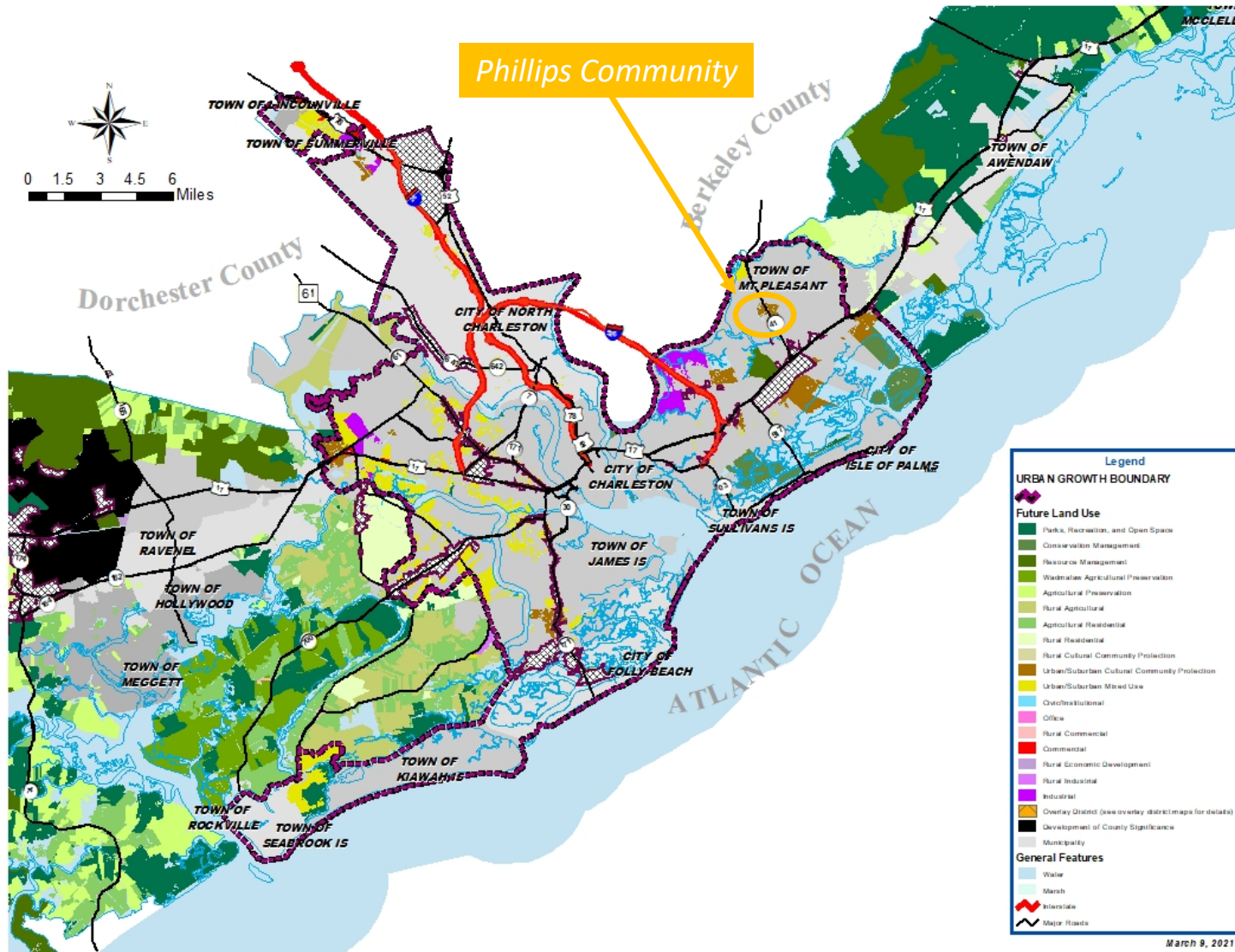
**Parcel ID:** 259 parcels

**Acreage:** 421.48 acres

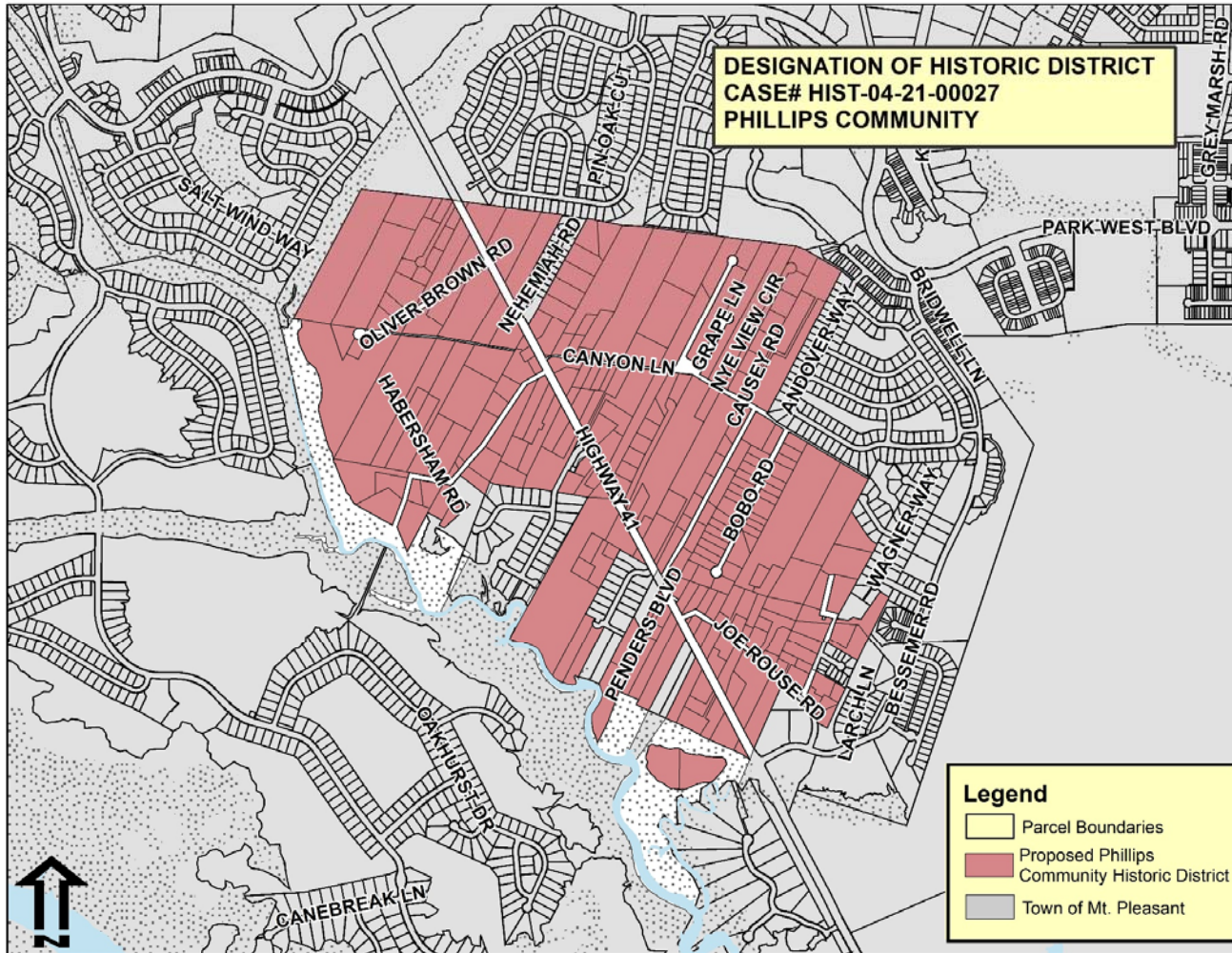
**Area:** Highway 41 vicinity, Mount Pleasant

**Request:** Request to designate the Phillips Community as a Historic District on the Charleston County Historic Designation List.

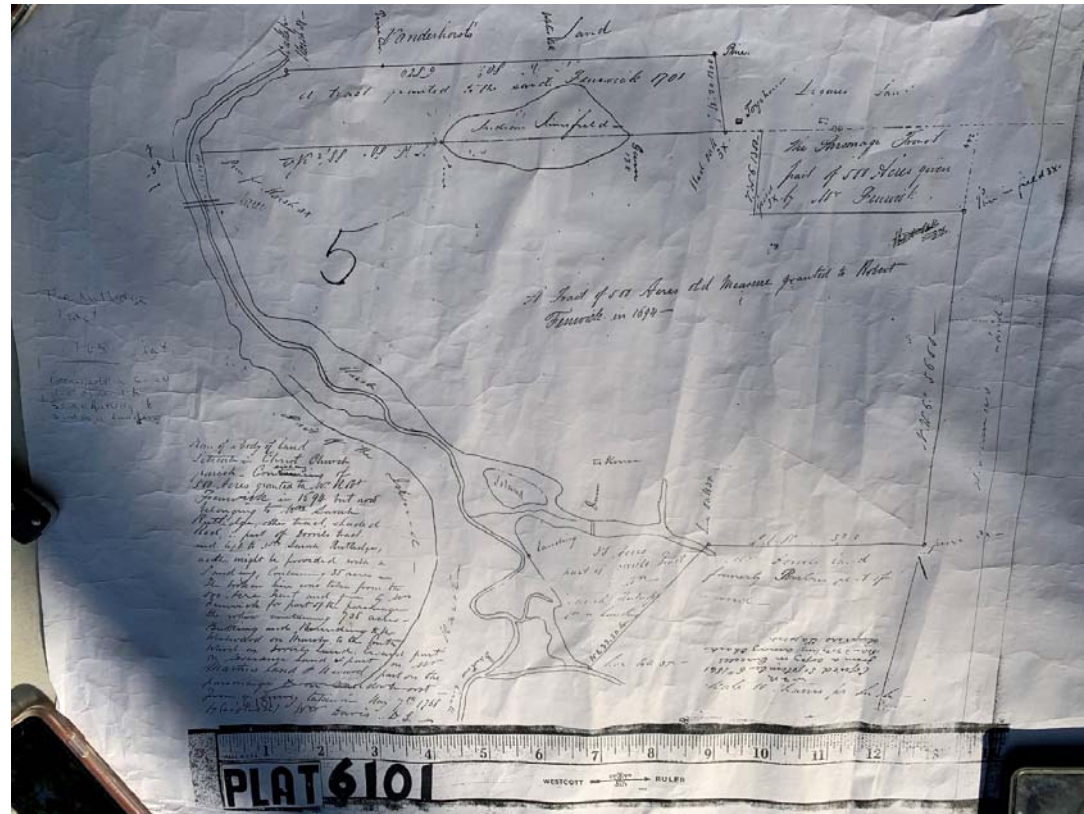




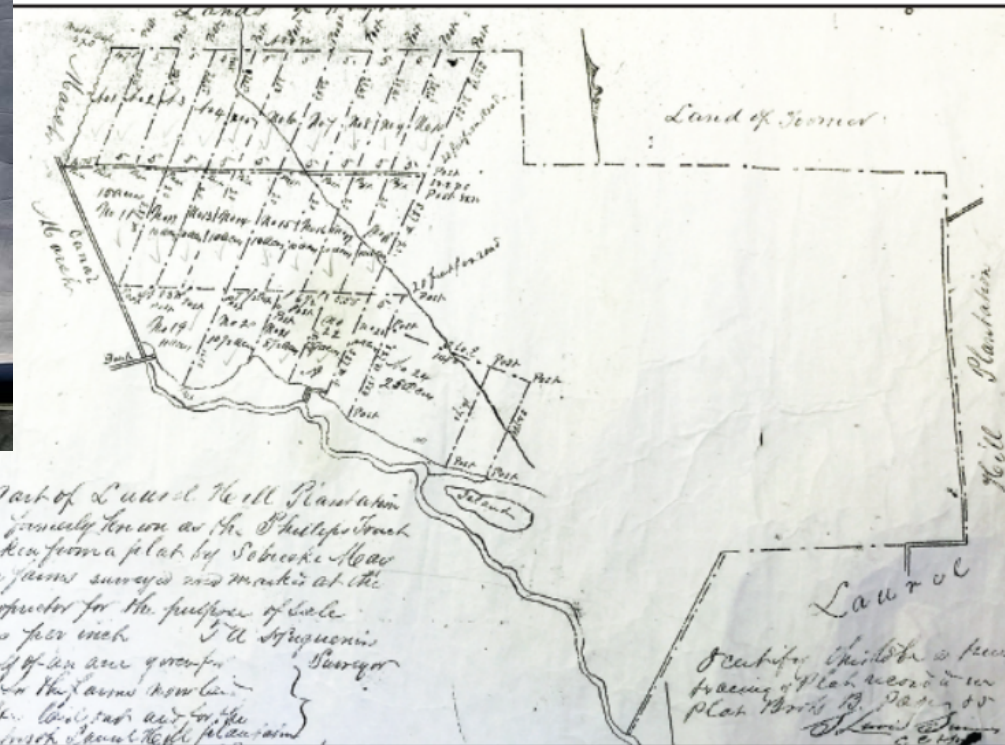
# Location Map



# Original Plats



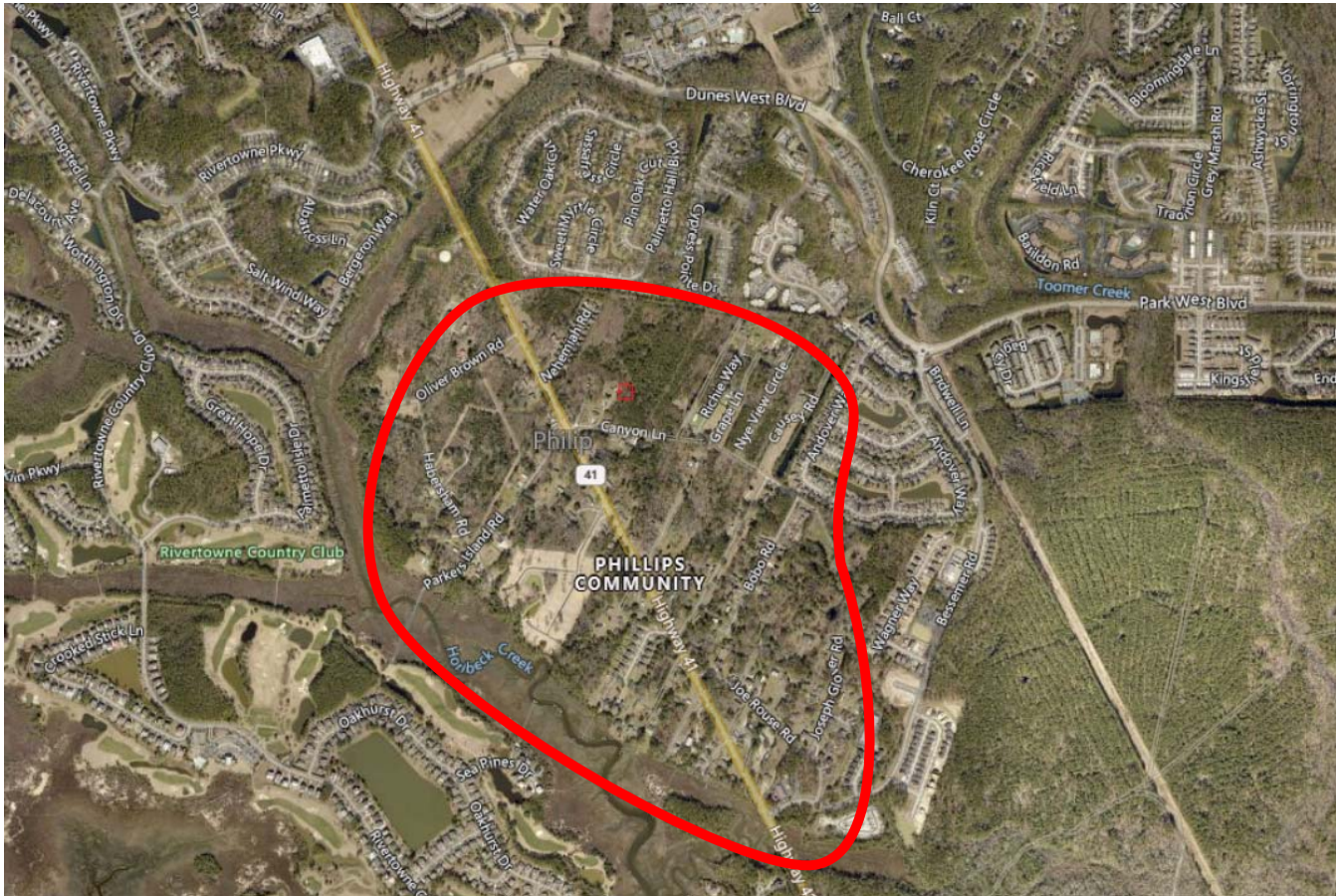
Phillips Plantation Plat, 1694



Plat of a part of Laurel Hill Plantation  
 Church Church formerly known as the Phillips tract  
 the outlines taken from a plat by Sobocoke Road  
 1721. Twenty four years surveys was made at the  
 request of the Proprietors for the purpose of sale  
 Scale 11 Chains per inch J. B. Squire Surveyor  
 Note: One half of an acre given for  
 a public landing on the Laurel Hill  
 side of the River. One half of an acre  
 given to the Proprietors with a small  
 plantation

Subdivision Plat, 1875

# Aerial View



Zoning in the proposed historic district is Special Management 3 (S-3), and primarily contains single-family residences, mobile homes, undeveloped land, and a church. The area is surrounded on all sides by development in the Town of Mount Pleasant zoned either Planned Development (PD), Community Conservation (CC), or Public Institutional 2 (PI-2) containing residential and related supporting development.

# Historic Significance

- In 2016, Charleston County conducted a Cultural Resources Survey Update, which included documentation and history of settlement communities in Charleston County, including the Phillips Community. Based on the information provided in the Update, the South Carolina Historic Preservation Office determined that the Phillips Community is eligible for inclusion on the National Register of Historic Places based on Criteria A for its association with the African American ethnic heritage and due to its characteristics of Post-Bellum African American settlement patterns.
- Originally Phillips Plantation; subdivided in 1875 into 25 lots ranging from 8 ½ acres to 25 acres and sold to formerly enslaved individuals, two of which were female.
  - Example of community planning as a Reconstruction Era South Carolina Land Commission Platted Community where former plantation land was subdivided and sold to black and white landless farmers and tradesmen.
  - Most parcels are narrow and rectangular in shape and oriented to the roadway while larger parcels were located around the perimeter of the platted boundary, and along the waterway.
- Several significant figures in history associated with Phillips Community:
  - Dr. John Rutledge, first doctor in Christ Church Parish
  - John Rutledge (son of Dr. Rutledge), signer of United States Constitution
  - Edward Rutledge (son of Dr. Rutledge), signer of Declaration of Independence
  - Sam Scott and Benjamin Bennett, members of the 129<sup>th</sup> U.S. Colored Infantry who fought in the Civil War
  - Maj. General Abraham J. Turner, decorated military personnel and foreign war veteran
- Important aspects of the Community:
  - Most properties within the district contain the original homes, and if subdivided at all, only to grant to heirs of the original landholders.
  - Most land is still held by descendants of the original landholders.
  - History of former Society Hall, Schoolhouse, boat landing, and Parker's Ferry Bridge; some structures remain in place.
  - "The Society", now known as The Phillips Community Association, has been a continual part of the community's history.

# Phillips Community Proposed Historic District



Single Family Home (typical)  
2858 Oliver Brown Road



Single Family Home c. 1960's (typical)  
1753 Habersham Road

# Phillips Community Proposed Historic District



First house with indoor plumbing  
1680 Hwy. 41



Second house built with blueprint  
1748 Hwy. 41

# Phillips Community Proposed Historic District



First house built with blueprint  
1672 Hwy. 41



Single Family Home c.1960's (typical)  
2920 Bennett Charles Road



# Phillips Community Proposed Historic District



Tomb  
Corner of Joe Rouse Rd. and Hwy. 41



Pentecostal Holiness Church c.1970  
2929 Bennett Charles Road

# Phillips Community Proposed Historic District



Remnants of Schoolhouse foundation  
1749 Hwy. 41

Remnants of  
Schoolhouse stairs  
1749 Hwy. 41



Schoolhouse Well  
1743 Hwy. 41



# Phillips Community Proposed Historic District

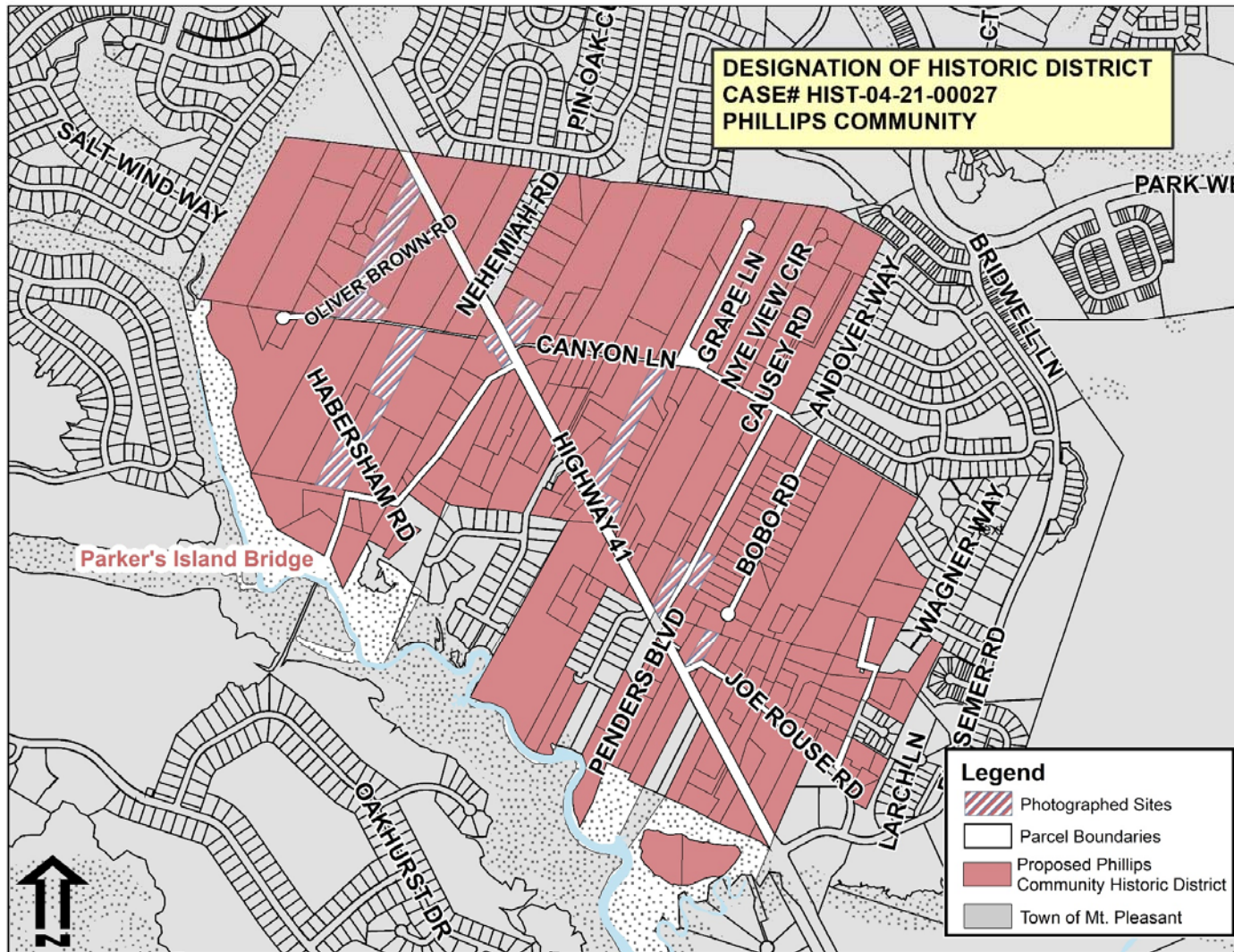


Parker's Island Bridge



Sand Grist Stone for grinding corn  
1753 Habersham Road

# Phillips Community Proposed Historic District: Map of Photographed Sites



# Approval Criteria for Designation of Historic District

*The Charleston County Code of Ordinances, Chapter 21, Historic Preservation, Sec. 21-3.B states, “The historic preservation commission may nominate historic properties and/or historic districts within the unincorporated area of Charleston County for designation with written consent from the owners of such properties pursuant to this section, provided such nominations comply with the designation of historic property process and requirements contained in this section. Additionally, applications to designate historic properties within the unincorporated area of Charleston County may be submitted by the property owner(s) of the subject property(ies), site(s), building(s), structure(s), object(s), or district(s) provided such applications comply with the designation of historic property process and requirements contained in this section.”*

Sec. 21-3.h, Approval Criteria, states **“In order for an application for designation of historic property to be approved, one or more of the following criteria must be met:”**

- (1) Has significant inherent character, interest, history, or value as part of the rural county or heritage of the county, state or nation;
- (2) Is of an event significant in history;
- (3) Is associated with a person or persons who contributed significantly to the culture and development of the county, state or nation;
- (4) Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the county, state or nation;
- (5) Individually or collectively embodies distinguishing characteristics of a type, style, or period in architecture or engineering;
- (6) Is the work of a designer whose work has significantly influenced the development of the county, state or nation;
- (7) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;
- (8) Is part of or related to a square or other distinctive element of community planning;
- (9) Represents an established and familiar visual feature of the neighborhood or community;
- (10) Has yielded, or may be likely to yield, information important in pre-history or history (potential archaeological site); and/or
- (11) Is deemed eligible for or already listed on the NRHP.

*The applicant’s letter of intent states that criteria numbers 1, 3, 4, and 8 are met. Additionally, Criteria 11 has been met as it has been deemed eligible for listing on the National Register of Historic Places by the South Carolina State Historic Preservation Office.*

# Approval Criteria for Designation of Historic Districts

- Criteria 1. Has significant inherent character, interest, history, or value as part of the rural county or heritage of the county, state or nation;
- Criteria 4. Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the county, state or nation; and
- Criteria 8. Is part of or related to a square or other distinctive element of community planning;

*Applicant Response: "In 1875, Phillips Plantation was subdivided into 8.5 - 25 acre lots and sold to 23 Freedmen families of which two were women, Sarah Wiseman and Betty Bailey. The lots were sufficient for a home, farm and livestock. Two of the Freedmen, Sam Scott and Benjamin Bennett fought with the 128th U. S. Colored Infantry in the Civil War. They helped establish the Phillips Community. The maps of 1875 reveal that Phillips was a planned community. Today, the majority of the lands purchased by Freedmen and women of the Phillips Community remain in the possession of their heirs. Most of the land has been subdivided among the heirs to sustain family growth. There are a number of landmarks in the Phillips Community namely, an open tomb that housed human bones, milling stones from an old grits mill, and a well. There is an historical marker placed at the intersection of Joe Rouse Road and Highway 41 that references this tomb. The milling stones are located on property owned by the Habersham family. The well is located at the site where the Rutledge house once stood.*

*Also in the 1800s, one resident, Maybell Turner gathered Sweetgrass baskets made by other members of the community to be sold in the Charleston Market. Sweetgrass basket making remains a fine art in the Phillips Community. Some residents operate Basket Stands along Highway 17 North in Mount Pleasant, while others take their baskets to the Charleston Market to be sold. Sweetgrass basket making is not exclusive to female residents. There are several males in our community who still make baskets. One of whom, William Rouse, had one of his baskets featured in the second Inaugural Parade for President Barack H. Obama."*

## Approval Criteria for Designation of Historic Districts (cont.)

- Criteria 1. Has significant inherent character, interest, history, or value as part of the rural county or heritage of the county, state or nation;
- Criteria 4. Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the county, state or nation; and
- Criteria 8. Is part of or related to a square or other distinctive element of community planning;

*“The descendants of the Freedmen of Phillips became nurses, doctors, teachers, accountants, therapists, attorneys, policemen and many are veterans of various branches of the military who served in foreign wars. Highway 41 is named “General Abraham J. Turner Highway.” General Turner was born and reared in the Phillips Community. He is the great-grandson of Thomas Tonneau, one of the original residents of the Phillips Community. General Turner’s mother and siblings remain residents of Phillips. Our community has a strong military history.*

*In the past some residents owned small businesses in the community. At different times there were store owners and a barber shop. Our community housed a Grits Mill as well as a school for students from first to sixth grade.*

*In the 1800s, the Freedmen formed an organization they called “The Society”. This organization governed the community. All grievances were handled by The Society. The name of this governing body has changed several times and is presently The Phillips Community Association. The Association actively keeps members of the community abreast of current events and anything that affects the community. The Phillips Community Association sponsors Family Day and other family and community oriented events. During these events, community youths and adults are recognized for their contribution to the community.”*

# Approval Criteria for Designation of Historic Property

Criteria 3. Is associated with a person or persons who contributed significantly to the culture and development of the county, state or nation;

*Applicant Response: “Dr. John Rutledge, the third owner of Phillips Plantation, was the first medical doctor in Christ Church Parish. Dr. Rutledge was the father of John and Edward Rutledge. His son John Rutledge was an American Legislature who chaired the Committee that formed the South Carolina Constitution in 1776. This son also served as a Delegate to the Constitutional Convention in 1787. His son Edward Rutledge was a signer of the Declaration of Independence. Both sons were born on Philips Plantation.”*



## **Staff Recommendation:**

Because the application meets one or more of the approval criteria, Staff recommends approval. Additionally, the application meets approval criteria #11, as the district has been deemed eligible for listing on the National Register of Historic Places in the 2016 *Charleston County Historic Resources Survey Update*.

## **Historic Preservation Commission**

### **Recommendation (5/18/21):**

**Approval 7-0 (one absent and one recusal)**

# Notifications

## **May 18, 2021 HPC Meeting:**

- **April 30, 2021:** 975 notification letters were sent to owners of property within the proposed historic district, within 300 feet of the boundaries of the proposed district, individuals on the Historic Preservation Interested Parties List, Mt. Pleasant Interested Parties list, and members of the Mt. Pleasant Settlement Community Task Force.
- **April 30, 2021:** This meeting was advertised in the Post and Courier.

## **June 8, 2021 Council Public Hearing:**

- **May 21, 2021:** 975 notification letters were sent to owners of property within the proposed historic district, within 300 feet of the boundaries of the proposed district, individuals on the Historic Preservation Interested Parties List, Mt. Pleasant Interested Parties list, and members of the Mt. Pleasant Settlement Community Task Force.
- **May 21, 2021:** This meeting was advertised in the Post and Courier.

# Public Input

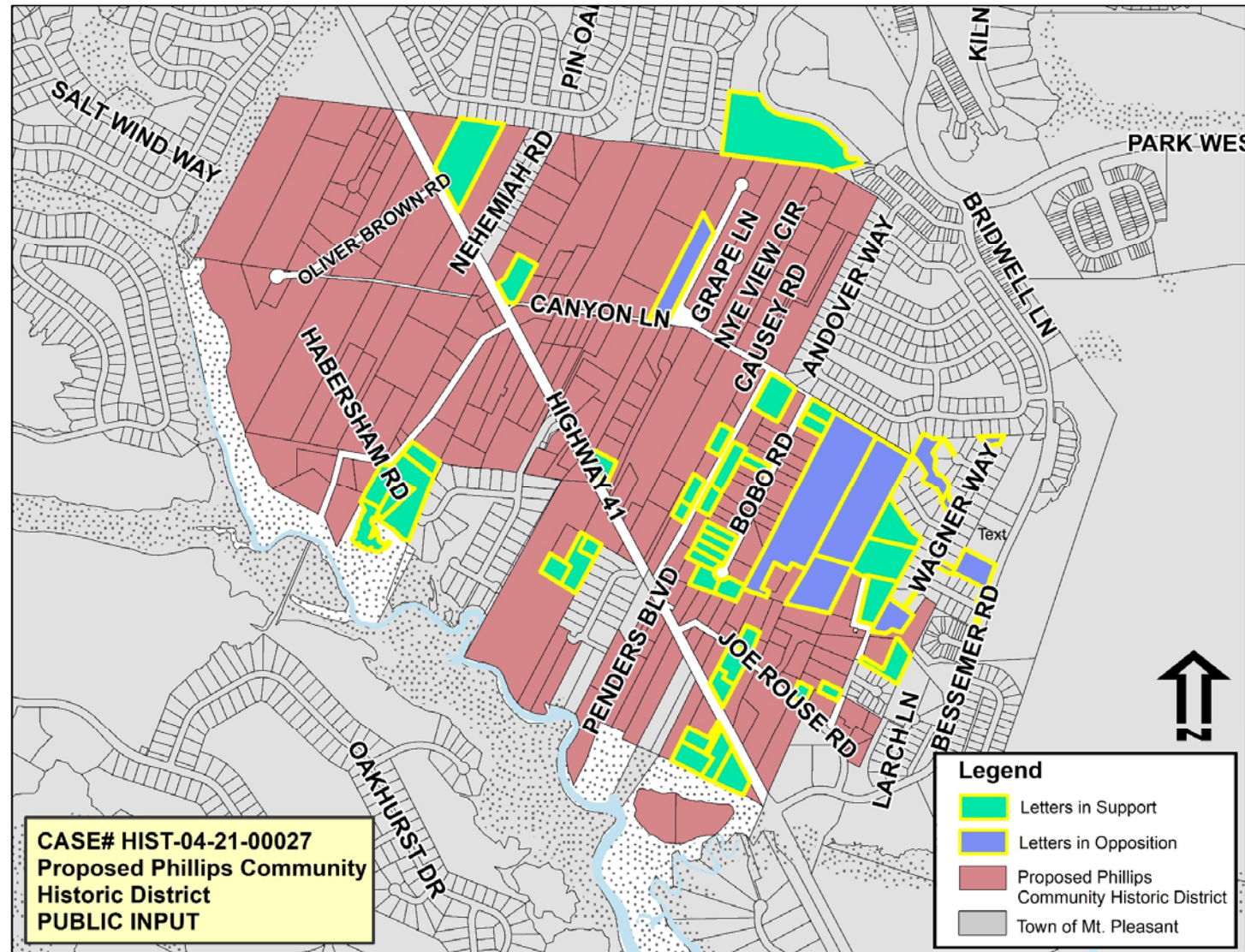
-110 Support Letters

-25 Opposition Letters

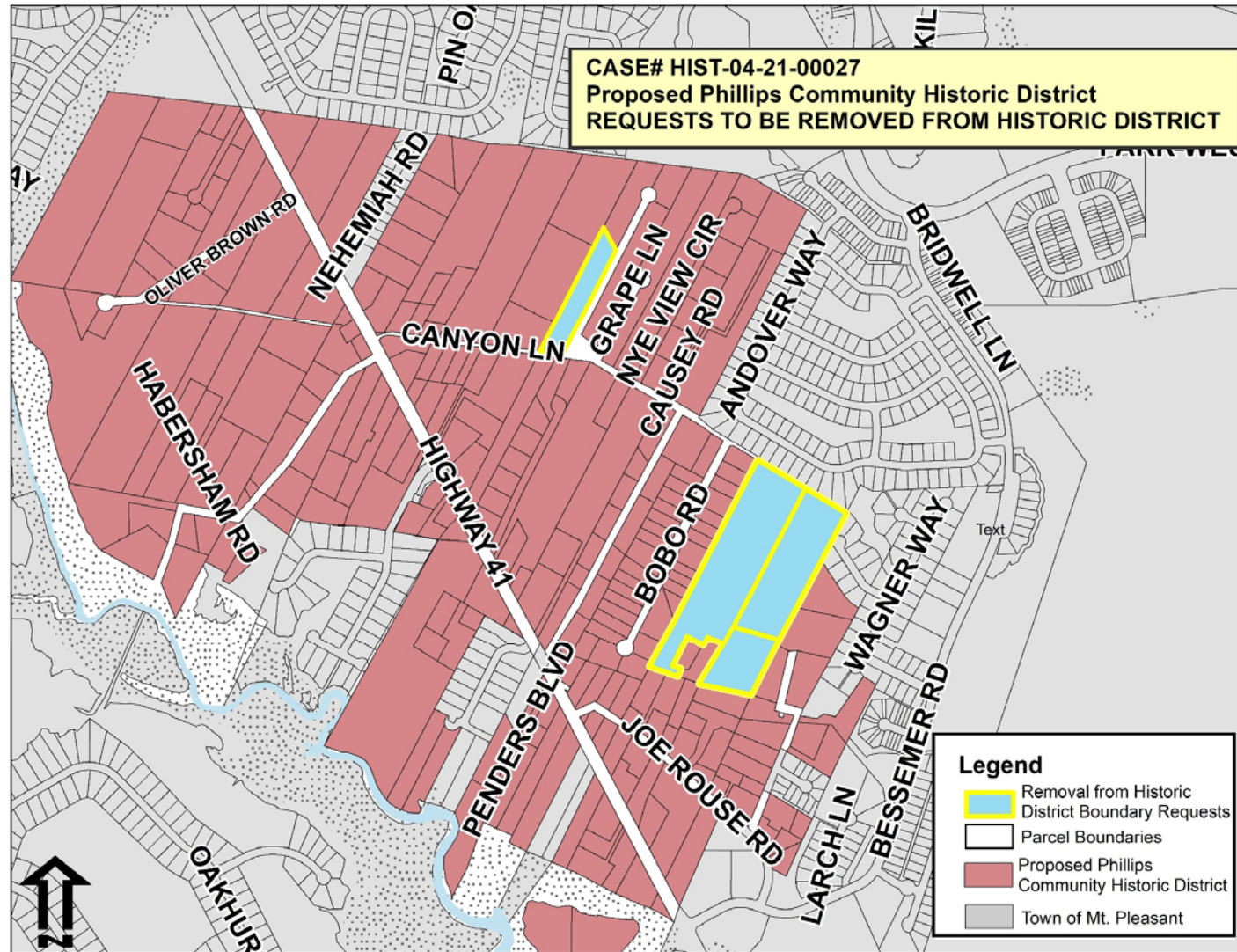
*\*Letters listing an address  
are mapped\**

*(updated as of COB 6/9/21)*

-7 speakers in favor of  
application at Council  
Public Hearing

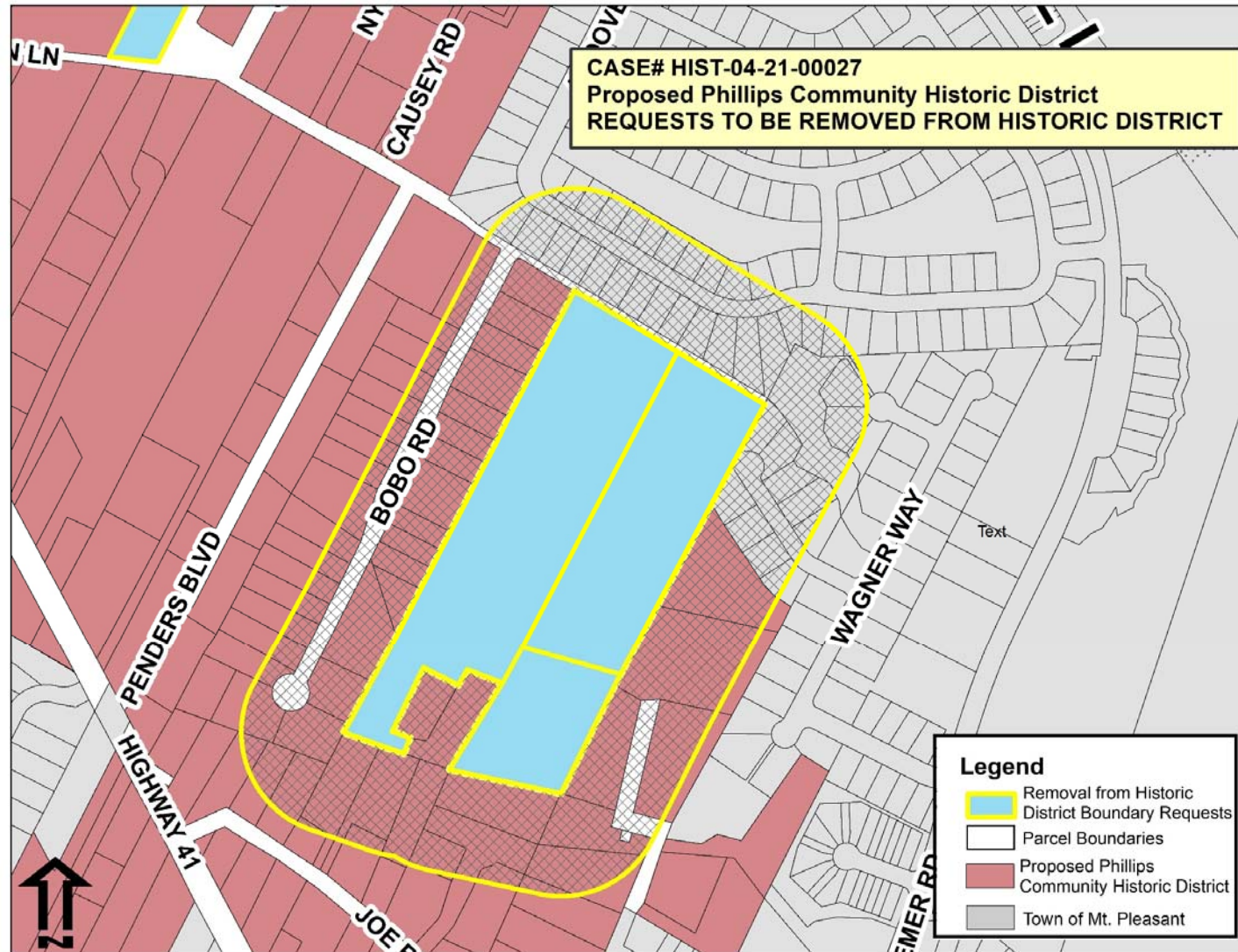


# Public Input: Properties Requesting Removal from Historic District



*Public Input:*

Properties requesting removal from Historic District and those within 300 feet (54 unincorporated parcels total)



Designation of Historic District Application:  
*Phillips Community, Mount Pleasant*

Historic Preservation Commission:	May 18, 2021
Council Public Hearing:	June 8, 2021
PPW Committee:	June 17, 2021
First Reading:	June 22, 2021
Second Reading:	July 27, 2021
Third Reading:	August 31, 2021

# **Proposed Phillips Community Historic District Application**

**PUBLIC INPUT:  
SUPPORT**

Intentionally Blank





**National Trust for  
Historic Preservation**

*Save the past. Enrich the future.™*

SENT VIA E-MAIL to CCHPC@charlestoncounty.org

May 12, 2021

Charleston County Historic Preservation Commission  
Zoning and Planning Department  
4045 Bridge View Drive  
North Charleston, SC 29405

**Re: Letter of Support for HIST-04-21-00027: Request to Designate the Phillips Community as a Historic District**

Dear Commission Members:

The National Trust for Historic Preservation writes this letter in strong support of the designation of the historic Phillips Community as a Historic District on the Charleston County Historic Designation List. The National Trust is a federally chartered, 501(c)(3) nonprofit organization established by Congress in 1949 with a mission to protect significant places representing our diverse cultural experience by taking direct action and inspiring broad public support. In 2017, the National Trust established the African American Cultural Heritage Action Fund with a mission to draw attention to the remarkable stories that evoke centuries of African American activism and achievement and to tell our nation's full history.

The Phillips Community is a place that exemplifies the full American story. Initially settled by emancipated African Americans in the 1870s, the descendants of those original settlers still live on the same land their ancestors bought as free citizens of the United States. The significance of the community is clear through its eligibility determination for the National Register of Historic Places and documentation of the cultural landscape as a Traditional Cultural Property. The National Trust recently provided a grant to the Preservation Society of Charleston to nominate the Phillips Community to the National Register as a historic district.

We agree with the staff recommendation that the application for the Phillips Community clearly meets several of the approval criteria set forth in Section 21-3.h, and, therefore, urge the Commission to vote in support of the historic designation of the Phillips Community. The County historic designation will continue to elevate the significance of the area to Charleston County and beyond and will provide necessary protections to preserve the historic character and integrity of the community.

We appreciate your consideration of our comments. Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Anne E. Nelson".

Anne E. Nelson

Senior Associate General Counsel

cc: Laura Cantral, South Carolina Coastal Conservation League  
Richard Habersham, Phillips Community Association  
Winslow Hastie & Cashion Drolet, Historic Charleston Foundation  
Carter C. Hudgins Ph.D., Drayton Hall Preservation Trust  
Kristopher King & Brian Turner, Preservation Society of Charleston  
Rob Nieweg and Kendra Parzen, National Trust for Historic Preservation  
M. Tracey Todd, The Middleton Place Foundation

**CHARLESTON**

1691 Turnbull Avenue  
North Charleston, SC 29405  
p. 843-723-3635  
f. 843-577-3671

**BEAUFORT**

2015 Boundary Street  
2nd Floor  
Beaufort, SC 29902  
p. 843-379-3400

Darrin Goss, Sr.  
*President & CEO*

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Anita Zucker

May 17, 2021

Charleston County Historic Preservation Commission  
Zoning and Planning Department  
4045 Bridge View Drive  
North Charleston, SC 29405

RE: Coastal Community Foundation Letter of Support for HIST-04-21-00027 request to designate Phillips Community as a Historic District

To the members of the Charleston County Historic Preservation Commission:

Coastal Community Foundation of South Carolina, serving all nine counties on the coast of South Carolina including Charleston County, strongly supports the designation of the Phillips Community as a Historic District on the Charleston County Historic Designation List.

The Phillips Community, a historic Black settlement community founded in 1875, is a place of rich cultural heritage where direct descendants of the settlers still live and work to protect it. Many years ago, the Phillips Community was among several predominately Black communities to be awarded grants from our Neighborhoods Energized to Win program. Among other things, the program helped provide training to community leaders so they could more effectively engage with local policymakers and advocate for their community.

Much of that advocacy work is now centered on protecting the community from external development pressures, including the recent threat of seeing the S.C. Highway 41 widened to five lanes through the center of the community. We believe a designation as a Historic District by Charleston County would support the community's efforts to preserve this special land, acknowledge its cultural heritage and prevent the people living there from being displaced.

We urge members of the Charleston County Historic Preservation Commission to support the designation. Such a move would not only benefit Phillips Community residents today but would set an important precedent for all the settlement communities in Charleston County, signaling that their heritage is a fixture of our culture and deserves to be protected.

We thank you for your consideration.

Sincerely,



Darrin Goss  
President & Chief Executive Officer  
Coastal Community Foundation of South Carolina

**BE THE REASON WHY**

[coastalcommunityfoundation.org](http://coastalcommunityfoundation.org)

**Niki R. Grimball**

---

**From:** Jane Kenzik <kenzik6@gmail.com>  
**Sent:** Saturday, May 08, 2021 11:21 AM  
**To:** CCHPC  
**Subject:** Re: HIST-04-21-00027

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To : Historic Commission

We fully support the designation of the Phillips Community as a Historic District.

Jane & Tom Kenzik  
[kenzik6@gmail.com](mailto:kenzik6@gmail.com)  
Kenzik Thomas Trust  
1436 Belcourt Lane  
Mount Pleasant

## Niki R. Grimball

---

**From:** Hanlin, Lynn <LHanlin@carriageprop.com>  
**Sent:** Friday, May 14, 2021 12:02 PM  
**To:** CCHPC  
**Subject:** The Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I wholeheartedly support the designation of the Phillips Community as a Historic District on the Charleston County Historic Designation list. Out of control development is threatening the loss of so many small historic communities, please act now to save the Phillips Community. Thank you



**LYNN HANLIN**, *Partner/Broker®*  
[lhlanlin@carriageprop.com](mailto:lhlanlin@carriageprop.com) | [carriageprop.com](http://carriageprop.com)

Office: 843.266.8000 Fax: 843.266.8001

19 EXCHANGE STREET | CHARLESTON, SC 29401  
THE FINEST REAL ESTATE IN TOWN AND COUNTRY

## Niki R. Grimball

---

**From:** Sally Webb <edistopaddler@gmail.com>  
**Sent:** Friday, May 14, 2021 9:06 AM  
**To:** CCHPC  
**Subject:** Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To the Charleston County Historic Preservation Commission:

I have lived in Charleston for over 30 years. I fully support the designation of the Phillips Community in Mt. Pleasant as a historic district in the Charleston County Historic Designation list. I have read about the history of this Community and it is one that deserves recognition and preservation in the face of continued residential development surrounding that area. I encourage you to proceed with voting to approve this designation.

Thank you.

Sally Webb  
48-B Gadsden Street  
Charleston, SC 29401  
[edistopaddler@gmail.com](mailto:edistopaddler@gmail.com)  
843-722-4824

## **Niki R. Grimball**

---

**From:** Rose Meyers <meyersnbhs@yahoo.com>  
**Sent:** Monday, May 17, 2021 12:27 PM  
**To:** CCHPC  
**Cc:** habershamrich@att.net  
**Subject:** HIST-04-21-00027

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Re: HIST-04-21-00027

Phillips Community should be designated as a Historic District because it was settled by enslaved people since 1875. The original road was along Horlbeck creek and all homes faced in that direction for many years. In the early 1950s Charleston County moved the highway to its present location and named it Route 511. Each family was given a Box number to receive their mail. The original families established farms, school, small store and a meeting house (church) on Phillip.

As an heir to one of the original landowners, Edward and Fannie Meyers, I am in favor of making this entire community a Historical district. We still own, live on and care for this property. My education began at Phillip School, a 2 classroom building with 2 teachers and continued to receive a BS degree and a Ph.D in Chemistry. I am the first person to obtain a doctorate degree from this community but we now have engineers, teachers, nurses, accountants, lab technicians, lawyers, computer scientists and many active duty and retired military personnel.

Please consider granting Phillip Community its rights to exist as a Historical District. Thank you for reading my public comments.

Sincerely,  
Rose Meyers

**Niki R. Grimball**

---

**From:** SusanJoy Smellie <lgsjoy@aol.com>  
**Sent:** Friday, June 04, 2021 3:22 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

The Phillips community is historic in its ongoing preservation of a community of freed blacks dating from after the Civil War. We have seen too many communities lost to what is considered by some to be progress, sometimes, even, to jealousy and ill-will (for example, the "Black Walk Street" in Tulsa). We should all honor and celebrate the rich heritage of a peaceful community passed down in families for something approaching 150 years.

Susan Joy Smellie

Sent from my iPhone

## Niki R. Grimball

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**From:** Jacqueline O'Connor <jacqueline.oconnor@gmail.com>  
**Sent:** Friday, June 04, 2021 3:33 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As a resident of the Rivertowne Country Club neighborhood, I think it's very important to support this designation and maintain the historical significance of this area. I know first hand the need to widen 41, however, I don't think that historic areas should be encroached upon. There are other options that would not affect this community and maintain the historic Phillips Community. Please support this designation.

Respectfully,  
Jacqueline O'Connor  
2729 Parkers Landing Rd  
Mt Pleasant, SC 29466



## Niki R. Grimball

---

**From:** lindamp@aol.com  
**Sent:** Friday, June 04, 2021 10:49 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Council members:

I wholeheartedly support historic district designation for the Phillips community in Mount Pleasant.

Preservation of culture, place and heritage is a top priority.

Thank you for your support.

Love and Light,

**Niki R. Grimball**

---

**From:** M Walters <m.walters1910@yahoo.com>  
**Sent:** Friday, June 04, 2021 8:32 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hello,  
I support the Phillips Community in their obtaining the Historic Designation.  
Mary Walters

## Niki R. Grimball

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**From:** Emily Douglas <emilyd93@gmail.com>  
**Sent:** Saturday, June 05, 2021 6:35 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I support the historic designation for the Phillips community! Preservation of African American culture and homes is critical for preserving the beauty of Charleston.

Thank you

Emily Douglas, MSPAS, PAC

Instructor

Division of PA studies

Medical University of South Carolina

**Niki R. Grimball**

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**From:** becky mcFerran <beckymcferran51@gmail.com>  
**Sent:** Saturday, June 05, 2021 3:58 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I live in Dunes West & support the Philips Community application for Historic Designation.

Ms. B McFerran

## Niki R. Grimball

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**From:** Fred Palm <fredpalm1@gmail.com>  
**Sent:** Saturday, June 05, 2021 11:30 AM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

CCHP Members,

Please support the Phillips Community Historic District Designation

Clearly, our eyes have been trained. Not to see what others see. Some of us see hovels. Others see homes. The first take away of this decision.

The Phillips Community and the many others now at the edge of existence are about to be removed from the landscape. Now under the gun from multiple threats. The historical communities that dot our landscape need legal protection so they might endure.

Give them just as much protection we give our stately oaks. As a legal class big oaks currently enjoy better legal protection than communities like Phillips.

These historical African American communities that dot our landscape are not different in our local cultural setting than the American Indian clusters is in the context of the West. Pushed to the side through multiple factors. Adapting with the resources available.

These local lands were available by an imposed choice using black lines, replaced later by red ones. Many of these African American communities/clusters were the only places available even if they were perceived to be inferior or undesirable such as land that floods more readily.

Whether or not these places are designated as historical, they will require added flood protections. Potentially they can be sacrificed in flood policies that protect assets more and some peoples less.

Early identification and the conduct of the research needed to provide protection, now driven by the rising sea clock. Time works against their preservation.

Many places are occupied by multiple generations and extended families. Giving rise to heirs' property that is irregular in our European legal framework of ownership and asset transfer. An irregularity also found in our public administration and home buying policies that is still nettlesome.

These obvious effect of historical race-based policies found in the mere existence of Phillips can be troubling to our eyes. Some would prefer to sweep them away. Out of sight out of mind.

All factors for the restitution, remediation, repatriation and equity calculus.

At the very least permit these communities to exist with our available legal protections.

It is the least that can be done.

Its about time.

Fred Palm  
Edisto Island  
June 5, 2021

## Niki R. Grimball

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**From:** Thomasena Stokes-Marshall <thomasenastokesmarshall@gmail.com>  
**Sent:** Saturday, June 05, 2021 2:47 PM  
**To:** CCHPC; Richard Habersham  
**Subject:** Support for Phillips Community Historic District Designation  
**Attachments:** RECOMMENDATIONS FOR HIGHWAY 41 ALTERNATIVE 7A (25).docx

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Charleston County Council Members:

Thank you for allowing me to submit my comments concerning the Phillips Community Historical designation and the proposed plans for widening Highway 41. I am requesting Charleston County Council to do the right thing by making the decision that would serve to protect the Phillips community and it's residents. Please don't destroy the Phillips Community.

Sincerely,  
Thomasena Stokes-Marshall



Virus-free. [www.avast.com](http://www.avast.com)

## Niki R. Grimball

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**From:** Joseph Ort <sortsh1@verizon.net>  
**Sent:** Saturday, June 05, 2021 10:24 AM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I support the designation of the Phillips Community as a historic district.

Joe Ort  
3845 Fifle Street  
Mount Pleasant, SC 29466

**Niki R. Grimball**

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**From:** Nancy Cregg <nancycregg@comcast.net>  
**Sent:** Saturday, June 05, 2021 11:45 AM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please protect and preserve the Phillips Historic Community. Let's do the right thing for this important historic place and people and tell the story. Don't be bullied by developers.

Nancy Cregg  
1515 Ben Sawyer Blvd.  
Mt. Pleasant, SC



## Niki R. Grimball

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**From:** Sharon Crossley <sharoncrossley56@gmail.com>  
**Sent:** Sunday, June 06, 2021 3:36 PM  
**To:** CCHPC  
**Subject:** I am against the widening of Rt 41 proposal for that would destroy the historic Phillips Community.

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am against the cultural destruction inherent in the current Rt 41 widening proposal. Vote against the current Rt 41 widening proposal.

Sincerely,  
Sharon Crossley

**Niki R. Grimball**

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**From:** Sharon Crossley <sharoncrossley56@gmail.com>  
**Sent:** Sunday, June 06, 2021 3:32 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I support Phillips Community Historic District Designation. Please support this historic district on June 8th.  
Sincerely,  
Sharon Crossley

## Niki R. Grimball

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**From:** swg914@comcast.net  
**Sent:** Monday, June 07, 2021 8:02 AM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To the Charleston County Council,

We stand in support of the application of the Phillips Community to be designated as Charleston County's first historic district. This is an African American settlement community begun more than a 100 years ago, that continues to contribute in significant ways to our Lowcountry history. The Community also has critical connections to Gullah culture and Gullah traditions. Please safeguard this viable and important community; Charleston needs it!

Thank you for your consideration.

---Stephanie Wilson Gentile and Michael Gentile  
54 Queen St  
917 331 8007

## Niki R. Grimball

---

**From:** Naomi Krafsg <krafsg@gmail.com>  
**Sent:** Monday, June 07, 2021 7:59 PM  
**To:** CCHPC  
**Subject:** Phillips Community – Support of Historic Preservation Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hello CCHPC,

I am writing in support of the Phillips Community receiving their Historic Preservation Designation. I was born and raised in a nearby Settlement Community and still reside in the Charleston area. I'm also a property owner in Mount Pleasant. It is imperative that we preserve our settlement communities and honor those who came before, the present residents and the future residents of the community.

We have an opportunity here and now that may not be available later. I believe it's our duty to uphold the agreements made by our ancestors, on both sides. Enslaved people were afforded lands to prosper and live, and that is what is at stake. They/We weren't provided much, so preserving it is the very least we can do at this time.

Kind regards,

Naomi J. Krafsg

**Niki R. Grimball**

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**From:** kinikaj@gmail.com  
**Sent:** Monday, June 07, 2021 4:21 PM  
**To:** CCHPC  
**Subject:** Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As a Mount Pleasant native, I stand in agreement that Phillip is designated as a historical landmark/community.

Kinika Horry  
2764 Hamlin Beach Road  
Mount Pleasant, SC. 29466

-- K Horry

## Niki R. Grimball

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**From:** Lillie Johnson <lilliejohnson@hotmail.com>  
**Sent:** Monday, June 07, 2021 4:08 PM  
**To:** CCHPC  
**Subject:** Philips Community – Support of Historic Preservation Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good Afternoon,

I am writing in support of the Phillips Community receiving their Historic Preservation Designation. I am a resident of the Hamlin Settlement Community and Chair of the Mount Pleasant Settlement Communities Task Force. It is imperative that we preserve our communities and honor those who came before of, the present residents and the future residents of the community.

*Lillie Johnson*

"We were put on this earth, not to see through one another, but to see one another through" -author unknown

**Niki R. Grimball**

---

**From:** Jodi Sutley <jodi.sutley@gmail.com>  
**Sent:** Monday, June 07, 2021 3:27 PM  
**To:** CCHPC  
**Subject:** Letter of Support - Phillips

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good afternoon,

This email is in support of designating the Phillips Community a historic district. The community is in danger of being erased by the encroaching subdivisions. I urge you to take whatever steps necessary to preserve the Phillips Community.

Thank you.

Jodi Sutley  
Permanent Resident of Charleston County

## Niki R. Grimball

---

**From:** Connie Baldwin <scwahoo@comcast.net>  
**Sent:** Monday, June 07, 2021 2:59 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We urge Charleston County Council to designate the culturally important Phillips Community as a historic district. If this African American community dating from the 1870s does not qualify, then what place in Charleston County will? Despite the heroic efforts of Phillips residents to protect their property and culture, the pressure of increased development threatens the very existence of their tight-knit community — a prime example being plans to widen Highway 41 through its center.

Please protect our neighbors in the Phillips Community by voting YES to support the application to become a historic district.

Kindest regards,

Constance M. Baldwin  
J. Gilbert Baldwin, Jr., MD

*1 Bishop Gadsden Way, Apartment 211  
Charleston, SC 29412  
843-270-0284*



## **Niki R. Grimball**

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**From:** lily matheson <lilymatheson@gmail.com>  
**Sent:** Monday, June 07, 2021 1:03 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I hope you designate the Phillips Community as a Historic District and bypass it in the expansion of Highway 41.

The Community is a part of our history and should be protected from the widened highway. Black communities have been pushed back and out all over the country to make way for roads and new housing developments. I saw the change in Old Town Alexandria during the 30 years I lived in Northern Virginia.

The Phillips Community has belonged and been a beloved part of Charleston's history and should be honored. We have too much development going on and should not lose the history for the hoards of people who are moving here. Why is it the African American communities that suffer from growth in our and many many other areas?

Please preserve our history and the Community's boundaries.

Sincerely,  
Lily Matheson  
Isle of Palms

Sent from my iPhone

**Niki R. Grimball**

---

**From:** Mary Beth Osusky <meobeach@gmail.com>  
**Sent:** Monday, June 07, 2021 12:53 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I support this designation!

Thank you

Mary Osusky

4041 Gift Blvd Johns Island SC

**Niki R. Grimball**

---

**From:** My Mother's Keeper Independent Living <mymotherskeeper1@aol.com>  
**Sent:** Monday, June 07, 2021 11:12 AM  
**To:** public-comments; CCHPC; Kristen L. Salisbury  
**Subject:** Hist-04-21-00027- Request to designate the Phillips Community as a Historic District on the Charleston County Historic Designation List  
**Attachments:** The Phillips Community Opposes Alternative 1, Widening Highway 41 (Final).pdf

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good morning,

We are in agreement to designate the Phillips Community as a Historic District on the Charleston County Historic Designation List. Attached you will find a letter that was written September 2020 by my daughter Parris Jackson and I with some research done opposing the widening of Highway 41. This letter was sent to the Clerk of Council and whomever would listen. Please highlight the sections of this letter for your information.

1. Increased Development leading to population disparities.
2. History of Settlement Communities and proposed Development
3. Phillips Community and its Historical Impacts.

Thank you so much for your consideration. To live along side highway 41 is priceless. To sit on my front porch at the home that my mom and dad once owned is a joy. The simple things in life that I will not take for granted.

Thank you  
Jackie Jackson  
PO Box 2522  
Mt Pleasant SC 29465

## **The Phillips Community Opposes Alternative 1, Widening Highway 41**

Written by:

Parris Jackson

Jacquelyn Jackson (1609 Highway 41, Mount Pleasant, SC 29466)

September 6, 2020

We were not given this land - we worked and toiled for the Phillips community. Here is another example of an African American settlement community being held in the balance by governing municipalities. Alternative 1 will not be the answer for growth and opportunity, but instead, the disbursement and dismay of heirs, descendants of slaves in the Phillips community. Charleston County, as a whole, has a history of carelessness with settlement communities of African American people, while maintaining the beauty of communities that are not full of African American culture. The cycle must stop, now.

### **Demands of the Phillips Community**

New South Associates conducted a survey in 2016 and found the Phillips community eligible for historic preservation protection status through the National Register of Historic Places. Yet, 4 years later, we are seeing our community being held as a pawn in a scheme to overdevelop and undervalue our land, property, history, and culture. It is not uncommon for historical protection to be given to communities; Mount Pleasant, Charleston, Sullivan's Island, Summerville, and McClellanville, already have preservation protections, which also enable them to compete for preservation grants. In fact, Mount Pleasant created a local historic district to aid in facilitating the process - overseen by the Old Village Historic Commission.

Old Village, a community in Mount Pleasant, SC, was registered as a National Historic District in 1979, which enables the area to promote its beautification, conservation, and education within the community. Seen as a commercial hub by many, Old Village supported the community through its work with mills and commercial fishing. What is notably different between Old Village and the Phillips community is their historical statuses and population of African Americans. To be clear, the Phillips community has an immense African American population in the settlement with no

historical protections. According to the Town of Mount Pleasant's website, " the purpose of this historical district is to protect, preserve, and enhance the architecture of Old Village and to encourage harmonious growth and development. Other goals include promoting the use and preservation of the historic district for the education and welfare of town residents, while also, encouraging civic pride." The Phillips Community, which, Highway 41 passes through, demands to have the same historical protection status as its neighboring communities.

### **Increased Development Leading to Population Disparities**

Preservation is not the same goal given to the Phillips community - the goal is to destroy, dismantle and disperse a plethora of history and culture brought by sweet grass baskets, the Gullah Geechie dialect, and those within the settlement. Charleston has a history of displacing communities full of African Americans and others who are underrepresented - the Phillips community will not be destroyed by the Alternative 1 road proposal in Highway 41. Grant the Phillips community historical preservation protection status, just as you have given surrounding communities and neighborhoods that lack the strong African American population within their communities.

In 1790, the first Census of Population was organized and 75 percent of the Mount Pleasant population was composed of African Americans; more recent data depicts a smaller population of 7.2 percent. The difference has come about, not because African Americans in these settlement communities, like Phillips, have left for a better quality of life, as some Charleston County Chairmen have expressed, but simply because they have been taxed out. The quality of life declined, as communities were annexed and subject to different regulations, taxes, and zoning requirements or the development of residential neighborhoods for financial gain.

Our rights to a simple quality of life are being threatened by figures who are already included in historically preserved communities; by developers who aim to divide acres of land, passed down from generation to generation, into parcels for overdeveloped communities.

## **History of Settlement Communities and Proposed Developments**

Alternative 1 isn't the first proposed source of contention for settlement communities. In 1999, residents of Seven-Mile objected to the construction of a proposed new U.S. Highway 17 access road from U.S. 17 to Hamlin. This followed the 1998 objections of Six-Mile residents to plans to widen Rifle Range Road into three lanes. Six-Mile and Seven Mile are historically African American communities. Water's Edge subdivision residents opposed the alignment of U.S. 17 and its impact on the wetlands near the subdivision. Sweetgrass subdivision residents also have expressed concern about the widening of the U.S. 17 access road.

Consistently, settlement communities that house a strong population of African Americans have been viewed as cheaper options for highways and construction in general. A price cannot be set on our quality of life or land compared to other communities. Charleston County depicts to African Americans that our land is cheap and meaningless, when in fact, it is among the highest quality.

## **Current plans for Systematic Inequality**

The current plans for Alternative 1, have a goal to tax out current residents from their home, destroying the historical and cultural value of the settlement community, and systematically displace people of the African diaspora. Repeatedly, we have been told that the widening of the road will not have long-term implications; however, we all know this is a lie. First, there is the widening of the road, followed by rezoning, regulations, buyouts of property, development of suburban areas, and the addition of commercial buildings leading to a realignment in district lines, council seats and representation.

This can be supported by the Snowden Community's fight to simply receive water and sewage services. While the community in itself did not have to fight against a disruption in land, by way of road widening, they did have to fight to not annex their settlement community. Annexing into Mount Pleasant would subject them to the concerns mentioned above. Overdevelopment in the downtown area of Charleston led to mass displacement of people in African American communities; most moved further out into areas like Summerville and Goose Creek, leading to bigger issues in

representation. In the past, instead of there being 6 council seats represented by African Americans, there were only 5 due to a drop in census and redistricting.

### **Phillips Community and Its Historical Impact**

We demand that we be respected. If communities like, Old Village can be respected and represented, the Phillips community can, too. This is not a one or the other situation. Alternative 1 for widening the road in the Phillips community will not stand. I remember my father, Alonzo H. Rouse, had a petition signed by members of the Phillips Community for streetlights that are now present. There is a road named after him, Alonzo Rouse Lane and my mother Virginia Rouse Road. Joe Rouse Road is named after my grandfather, Joseph Rouse. Alternative 1 aims to destroy these accomplishments and many more established by members of the community.

The Phillips Community is a rich part of our history and is priceless. We will not allow our community to be displaced. When the existing 2 lanes of Highway 41 were constructed, they came straight through our properties. Our property was physically divided, once, and Charleston County is making plans to take away from the Phillips community, again.

The Phillips Community, surrounding Highway 41, will no longer shoulder the burden of surrounding subdivisions for their convenience. We watched as families were forced out of the Four Mile Community located along Highway 17, where there is now a Lowes, hotels, restaurants and big box stores. We will not let that happen to Highway 41, the Phillips Community.

Land that was once viewed as inhabitable, obsolete, bare, and unwanted is owned by the descendants of slaves and heirs. Full of rich culture, language, food, art and sweet grass baskets, the Phillips community is demanding that you take a stand with us against this scheme to, once again, take away what was rightfully earned by our community.

## Sources

- (1) <https://www.live5news.com/2019/11/06/african-american-property-owners-work-with-mount-pleasant-protect-their-land/>
- (2) [https://www.postandcourier.com/news/racial-shift-charleston-peninsulas-makeup-reverses-in-30-years-with-blacks-leaving-for-suburbs-area/article\\_69581977-ef00-5f6c-b969-edb7104344bb.html](https://www.postandcourier.com/news/racial-shift-charleston-peninsulas-makeup-reverses-in-30-years-with-blacks-leaving-for-suburbs-area/article_69581977-ef00-5f6c-b969-edb7104344bb.html)
- (3) [https://www.postandcourier.com/news/historic-black-settlement-community-in-mount-pleasant-wont-have-to-annex-to-get-sewer/article\\_66f41ac6-3aad-11e9-89d8-635e69f70d91.html](https://www.postandcourier.com/news/historic-black-settlement-community-in-mount-pleasant-wont-have-to-annex-to-get-sewer/article_66f41ac6-3aad-11e9-89d8-635e69f70d91.html)
- (4) [https://www.postandcourier.com/news/as-development-races-ahead-so-do-efforts-to-save-9african-american-settlement-communities/article\\_bb2869c0-1e2b-11e8-bf8a-932dd8caaa92.html](https://www.postandcourier.com/news/as-development-races-ahead-so-do-efforts-to-save-9african-american-settlement-communities/article_bb2869c0-1e2b-11e8-bf8a-932dd8caaa92.html)
- (5) [https://en.wikipedia.org/wiki/South\\_Carolina\\_civil\\_disturbances\\_of\\_1876#Mt.\\_Pleasant](https://en.wikipedia.org/wiki/South_Carolina_civil_disturbances_of_1876#Mt._Pleasant)
- (6) <https://www.tompsc.com/DocumentCenter/View/5621/Snee-Farm-NPS-optimized?bidId=>
- (7) <https://www.tompsc.com/241/Old-Village-Historical-District>
- (8) <https://www.tompsc.com/DocumentCenter/View/302/Current-Old-Village-Historic-District-Guidelines?bidId=>
- (9) <https://www.tompsc.com/294/Mount-Pleasant-Historic-District>



## Niki R. Grimball

---

**From:** Maryann Ewing <beechhillstudios@gmail.com>  
**Sent:** Tuesday, June 08, 2021 11:55 AM  
**To:** CCHPC  
**Subject:** Re: Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear CCHPC,

The "Historic District" designation for the Phillips Community will show the world that Charleston SC is ready to work on righting the wrongs of the past.

It is also an announcement to the nation that it is time to grow into our Declaration of Independence and truly be :

" We the People".

Showing the Phillips community that Charleston, South Carolina honors them and their heritage will set the stage for better race relations.

The vote on this designation is incredibly important and know that the nation is invested in the outcome.

I urge you to do the right thing by voting for the "Historic District" designation.

Sincerely,

Maryann Ewing

(Former Charleston County resident)

Lebanon, Oregon

--

Sincerely yours,

Maryann Ewing ASID

Beech Hill Studios, LLC

[503-867-5534](tel:503-867-5534)



## **Niki R. Grimball**

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**From:** Catherine Jenrette <cathybennjen@gmail.com>  
**Sent:** Tuesday, June 08, 2021 10:24 AM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We support the Phillips Community's becoming a designated historic district. We feel this action is appropriate and important because it is an extant example of an early Freed African-American community which was born out of a need to provide hope and security for their future. We live today in an era in which reparations are being actively discussed for the descendants of these Freed American-Americans. We personally do not have a model to effect that, but protecting the heritage of this important community by this designation could at least be a start.

Sincerely,  
Cathy and Buddy Jenrette

Sent from my iPhone

## **Niki R. Grimball**

---

**From:** Judith Arendall <judith.arendall@gmail.com>  
**Sent:** Tuesday, June 08, 2021 10:07 AM  
**To:** CCHPC  
**Subject:** Protect Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

There is one thing that I know is true and that is we must always put those places of historical value above that of suburban growth.

The worth and value of protecting the home of current living people, but also the home of the first African American settlement is tremendous to that of real estate.

How can you value African American history below suburban growth when we have plentiful of it already? The city of Charleston had already experience gentrification and of numerous communities of displaced Black Charlestonians. Do not disgrace our community further by believing suburban growth is more important that preserving Charleston history, but Black Charleston history.

**DO THE RIGHT THING! PROTECT OUR HISTORY! PROTECT BLACK HISTORY!**

**PRESERVE.**

Thank you,  
Judith Arendall

**Niki R. Grimball**

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**From:** Nakia Wigfall <nkwigfall@yahoo.com>  
**Sent:** Tuesday, June 08, 2021 9:10 AM  
**To:** CCHPC  
**Subject:** Public Hearing HIST-04-21-00027

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear County Council:

I am a long time resident of Mount Pleasant, Charleston SC (born and raise). Each year thousands of people come to our city and spend millions of dollars to see it's natural beauty and walk among our historic places.

I am requesting that the Phillips Community be designated as an Historic District on the Charleston County Historic Designation List. This preservation will allow the residents and tourist to see our beautiful natural historic landscapes and wildlife. If this community is not preserved, it will affect the safety, among other things, of our children and natural environment.

:)Nakia Wigfall

## Niki R. Grimball

---

**From:** Catherine Coughlin <catherine.coughlin@gmail.com>  
**Sent:** Tuesday, June 08, 2021 5:53 AM  
**To:** CCHPC  
**Subject:** Phillips Community deserves historic area status

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hi, good morning,

I live in neighboring Dunes West and would not have moved if I'd understood that the development threatened the homes and property of the Phillips Community. I care that you look after this community, hold them together, allow them protections of every type for their land. It's the least we can do. Catherine Coughlin, Mt. Pleasant

## **Niki R. Grimball**

---

**From:** Patrick Thomas <patthomas8115@gmail.com>  
**Sent:** Tuesday, June 08, 2021 9:13 PM  
**To:** CCHPC  
**Subject:** Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I would like to voice my support for, and encourage your decision in, making the Phillips Community as a historic district. It is important to recognize the history of our city, and especially the African—American history that it so often under threat of being erased. We've already seen the ways that gentrification and suburban growth threaten this community, and would like to see steps taken towards protecting it.

## Niki R. Grimball

---

**From:** Toni Handshoe <thandsho@comcast.net>  
**Sent:** Wednesday, June 09, 2021 6:38 AM  
**To:** CCHPC  
**Subject:** Phillips Community Historical Significance

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Board Members -

I am writing today to ask you to seriously consider your vote regarding the Phillips Community. I served on the Mt Pleasant Board of Planning and Zoning for almost 11 years beginning in the late 1990s. I was there when we developed the first Master Plan for the town. I can remember the discussions that were had about our Settlement Areas and the historic and cultural contributions of their citizens. We should do everything possible to keep these communities intact. Our history and natural environment are what give the Lowcountry its heart and soul. Please vote to protect the Phillips Community.

Sincerely -

Toni F Handshoe  
1317 Old Brickyard Road  
Mt Pleasant, SC 29466

Sent from my Verizon, Samsung Galaxy smartphone

**Niki R. Grimball**

---

**From:** Mary jean Vogt <mjauge@icloud.com>  
**Sent:** Wednesday, June 09, 2021 5:07 PM  
**To:** CCHPC  
**Subject:** Phillips

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please designate the Phillips Community an historic site.

Sent from my iPhone



## Niki R. Grimball

---

**From:** Daniel Bell <refriedbells@att.net>  
**Sent:** Wednesday, June 09, 2021 4:11 PM  
**To:** CCHPC  
**Subject:** Fw: Support for Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

----- Forwarded Message -----

**From:** Daniel Bell <refriedbells@att.net>  
**To:** CCHPC@charestoncounty.org <cchpc@charestoncounty.org>  
**Sent:** Wednesday, June 9, 2021, 12:10:17 PM EDT  
**Subject:** Support for Phillips Community

June 9, 2021

Hwy 41 Commission

Charleston County Council

Town of Mount Pleasant Council

Phillips Community and Hwy 41

Dear Madams and Sirs:

I would like to voice my support for designation of the Phillips Community as Charleston's County's First Historic District.

I have been a lifelong member of the Town of Mount Pleasant (6 decades), and there has always been the Phillips community. It was there before Snee Farm, it was there before Park West and Dunes West, and it was there before Rivertowne and Planters Point. It has been there since the land was part of Berkeley County. It has been there since former slaves bought it after the Civil War in 1875. I believe that it is wrong for the Phillips Community to have to pay for the lack of foresight in development shown by Charleston County and the Town of Mount Peasant. The town and the

county propose to solve the traffic issue by putting 5 lanes of traffic through what is sometimes referred to as one big family. How are the members of one family going to cross 5 lanes of traffic to get to see their grandparents? The proposal would destroy the Phillips Community.

The town and the county seem to care more about the high priced homes of the newer developments – and their high dollar lawyers – than they do of the mobile home residences of the African American communities.

In a Post and Courier, David Slade's front page article said that even if the land is taken away the people that are living on it may never see the money since it is mostly heirs' property. This makes it all the more awful to the people of the Phillips Community and all other African American properties that the nation's highways go through.

I strongly suggest that you consider the route 7-A to bypass the Phillips Community.

Thank you,

Mary S. Bell

1700 Babington Way

Mount Pleasant, SC 29464

MSB/tf

## Niki R. Grimball

---

**From:** CRISTINA YOUNG <cdgraphics@comcast.net>  
**Sent:** Wednesday, June 09, 2021 3:55 PM  
**To:** CCHPC  
**Subject:** Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear County Council Members,

Please move forward and designate the Phillips Community in Mount Pleasant as an historic district. This is a rare opportunity to do what is right and just for the citizens of Phillips Community. This designation is long overdue and will hopefully help in their fight with the road widening of Highway 41.

These ancestral residents of Mount Pleasant have had to deal, and have watched in real time, the ever-encroaching over-development of what was once a peaceful country road where cars were few and far between. I know this because I'm a life-long resident of Mount Pleasant, and we use to ride our road bikes down 41 through the Phillips Community before Dunes West and Rivertown existed.

I understand that the residents of Rivertown, and especially the residents of Dunes West, don't want this historic designation because they don't want a five-lane highway running anywhere near or through *their* communities. But those large over-developed neighborhoods were built *150 years after* the Phillips Community existed. These neighborhoods with all their people and cars are one of the main reasons that a more efficient roadway needs to be built; therefore, they must take the majority of the traffic flow that goes with living in such large communities. To put that burden on the Phillips Community and make their neighborhood the sole bearer of traffic flow while the much larger neighboring community of Dunes West remains intact and untouched is unjust and unfair and should never happen.

Please grant the historic designation to the Phillips Community as to help give them a little more teeth in the fight to keep their neighborhood intact and free from a five-lane highway.

Kindly,



Cristina Young  
Cdesign Graphics  
843-324-8887  
[cdesignscreative.com](http://cdesignscreative.com)

**Niki R. Grimball**

---

**From:** slonecki99@aol.com  
**Sent:** Wednesday, June 09, 2021 12:42 PM  
**To:** CCHPC  
**Subject:** Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please designate Phillips community a historical site. Thank you!

James Slonecki  
602 Hobcaw Bluff Drive  
Mt Pleasant SC 29+464

## Niki R. Grimball

---

**From:** Ester Peterson <esterpeterson22@gmail.com>  
**Sent:** Wednesday, June 09, 2021 11:24 AM  
**To:** CCHPC  
**Subject:** Phillips Community designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to share my voice to secure the designation of the Phillips Community as Charleston County's first historic district.

As you know, Phillips is significant as one of the few intact 19th century African American settlement communities in this region.

It is important to preserve the boundaries of the 1875 plat which are still apparent today and most properties are still owned by dependents of the original landowners! The historic district designation will afford greater protection to combat the pressure of surrounding suburban growth and development to help protect Phillips for future generations.

Thank you for your support!

Sent from my iPad  
Ester Peterson  
401-225-1404

## Niki R. Grimball

---

**From:** kevin brady <kevina.brady@gmail.com>  
**Sent:** Wednesday, June 09, 2021 3:55 PM  
**To:** CCHPC  
**Subject:** Preserve Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Country Council Members,

I am writing in support of the Phillips Community designation as Charleston County's first historic district.

Although I have only been a full time resident for the last seven years I have been a visiting since the late 1950's when my oldest sister had moved to the area. Since those first visits I have observed many improvements to the area.

Unfortunately, that time has passed. Uncontrolled growth and the poor planning by the town has slowly erased much of what made Mount Pleasant so attractive and desirable. As time passes and green spaces disappear the town is slowly losing its charm as well as its identity. That is one of the reasons districts such as can the Phillips Community are so important to Mount Pleasant. All across this country it is areas such as the Phillips Community that represent the history, art, faith and values of their areas.

I am asking the Counsel to please approve the historic designation of the Phillips Community for not only the benefits of it's residents but for the benefit of the rest of the Mount Pleasant itself.

Thank you for your consideration in this matter. Regards,

Kevin Brady  
Snee Farm

## **Niki R. Grimball**

---

**From:** Lisa Gertner <lgertner@comcast.net>  
**Sent:** Wednesday, June 09, 2021 11:00 AM  
**To:** CCHPC  
**Subject:** Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I'm writing to urge you to designate the Phillips Community as an historic district as a way to preserve and protect this vital part of Charleston County's past. Too often, pieces of marginalized communities have been erased, or pushed aside as insignificant, to make way for what some call progress. These communities are the legacy of their ancestors, based on a promise made by those in charge at the time. To take away part of their land would be wrong and abusive of the residents living there now. Providing them the recognition of the importance of their community, would hopefully protect them from losing a vital part of their past.

I am a future resident of Rivertowne, along the Rt. 41 corridor. Widening the road would impact me by increasing traffic flow, but I am willing to find another route or solution to this problem out of respect for the Phillips Community.

Thank you,

Lisa Gertner

3030 Monhegan Way

Mt. Pleasant

## Niki R. Grimball

---

**From:** Yager Jennie <Jennie.Yager@hcahealthcare.com>  
**Sent:** Wednesday, June 09, 2021 9:52 AM  
**To:** CCHPC  
**Subject:** Phillips Community Support

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I strongly urge you to vote to support historic district designation to the Phillips Community. This community has been part of Mount Pleasant and the greater Charleston area, it would be a shame to see this community destroyed in the name of “progress”. I feel that too many of our historic communities are being destroyed to make way for unsightly changes to the landscape. In addition to this, the historic context of what happens to our African American communities when roads are built is shameful, it is time to turn away from the norm of destroying African American communities for the convenience of a shorter commute.

Thank you,

Jennie Yager

Senior Financial Analyst | HCA South Atlantic Division

P (843) 856-7961 C (843) 940-0407

[Jennie.Yager@HCAHealthcare.com](mailto:Jennie.Yager@HCAHealthcare.com)

115 Central Island St., Ste. 300 | Charleston, SC 29420



Above all else, we are committed to the care and improvement of human life.



## Niki R. Grimball

---

**From:** Niki R. Grimball  
**Sent:** Wednesday, June 09, 2021 9:37 AM  
**To:** CCHPC  
**Subject:** FW: Phillips Community

Niki R. Grimball, CFM  
Community Planner  
Charleston County Zoning & Planning Department  
843.202.7203

-----Original Message-----

From: CCPC <CCPC@charlestoncounty.org>  
Sent: Wednesday, June 09, 2021 9:17 AM  
To: Niki R. Grimball <NGrimball@charlestoncounty.org>  
Subject: FW: Phillips Community

FYI

-----Original Message-----

From: Emma Jean <emmajeanean@yaho.com>  
Sent: Tuesday, June 08, 2021 11:23 PM  
To: CCPC <CCPC@charlestoncounty.org>  
Subject: Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please preserve what little history is left in Mount Pleasant. The Phillips Community land should be preserved, and we should do our best to safeguard what little of Mount Pleasant's lands and history hasn't been destroyed. Thank you for considering this, and hopefully protecting what's left of our beautiful town for future generations.

Carol Morgan  
2828 Sunchaser Lane

Sent from my iPhone

**Niki R. Grimball**

---

**From:** liz vary <geoliz1410@gmail.com>  
**Sent:** Wednesday, June 09, 2021 8:53 AM  
**To:** CCHPC  
**Subject:** Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please vote to help secure the designation of the Phillips Community as Charleston County's first historic district.

Elizabeth Vary  
Black River Drive  
Mt Pleasant

**Niki R. Grimball**

---

**From:** buca349@aol.com  
**Sent:** Wednesday, June 09, 2021 7:34 AM  
**To:** CCHPC

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Preserve the Phillips Community and make it a historical site like it is !!! You do not need to take away all the homes along 41 there is a much simpler way !!

## **Niki R. Grimball**

---

**From:** Suzette Hendricks <suzette.hendricks@gmail.com>  
**Sent:** Wednesday, June 09, 2021 7:22 AM  
**To:** CCHPC  
**Subject:** Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I live in Rivertowne and support the historic value of the Phillips Community. I am also 67 years old and raised in Charleston from the age of seven. I have witnessed over the years the decimation of these historic Black communities in the name of development. The Commission should designate Phillips as historical.

Thank you,

Suzette Hendricks

Sent from my iPad

## **Niki R. Grimball**

---

**From:** Jennifer Vollmer <jenivollmer@hotmail.com>  
**Sent:** Wednesday, June 09, 2021 5:32 AM  
**To:** CCHPC  
**Subject:** Phillips Community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I have been a part of Charleston and Mount Pleasant since 1998. As a Physician Associate and taking care of the Phillips Community citizens I have learned a lot about the community and their history. Please vote in favor to make Phillips community a historic district. Thank you, Jennifer Vollmer

**From: William A. Myers**  
**To: Charleston Historical Preservation**  
**C/O Niki R. Grimball**

I, William A. Myers, was born February 12, 1942. I am a lifelong member of the Phillip Community; except for (20) twenty years and (3) months; I spent in the Military and then return home to the Phillips Community.

I now reside at 1790 Highway 41, before that it was Route 2 Box 174; and before Highway 41 it was Highway 511.

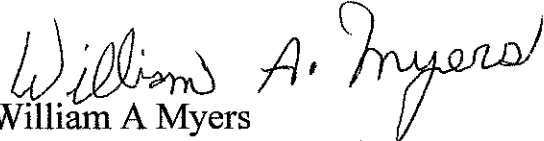
Before joining the Military, I farmed with my dad. While traveling North side of Highway 41 you would pass by rice fields, because it was some of the lower land in the community, and the higher land would grow vegetables like beans, peas, etc. The cash crop of the Community was soft shell pecans that were sold to pay taxes.

In 1973 I decided to make Charleston my home again. So I return and have been there ever since. The Myers family has 19 acres in the Phillips Community.

I am a descendent of Edward and Fannie Myers; who purchase the land in 1878 and we are still here.

I agree that the Phillips Community should become part of the Charleston County Historic Preservation District.

Thank You;

  
William A Myers

1790 Highway 41, Mt. Pleasant SC 29466

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

The Phillips Community has a long Historic History which started in the late 1600 with a 550 acres King Grant to Robert and Sarah Fenwick. Thru the years several families have own the Phillips Plantation. In 1875 the Phillips Plantation was sold to the Newly Freeman in 8 ½ acres to 25 acres lots that became the Phillips Community.

To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

Signature	<u>Ricardo Smith</u>
Print	<u>Ricardo Smith</u>
Address	<u>1672 Hwy 41 at Pleasant St 29821</u>

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

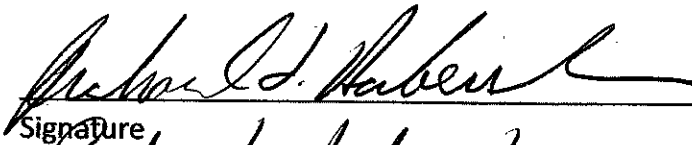
**c/o Niki R. Grimball**

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To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

Richard Habersham

Print

2939 Bennett Charles Rd

Address



April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

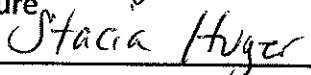
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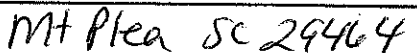
I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_

Print  
  
\_\_\_\_\_

Address 

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

The Phillips Community has a long Historic History which started in the late 1600 with a 550 acres King Grant to Robert and Sarah Fenwick. Thru the years several families have own the Phillips Plantation. In 1875 the Phillips Plantation was sold to the Newly Freeman in 8 ½ acres to 25 acres lots that became the Phillips Community.

To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

Stacia Huger Zyri Harris

Signature

Stacia Huger Zyri Harris

Print

2979 Bobo Road

Address

Mt. Plea SC 29464

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

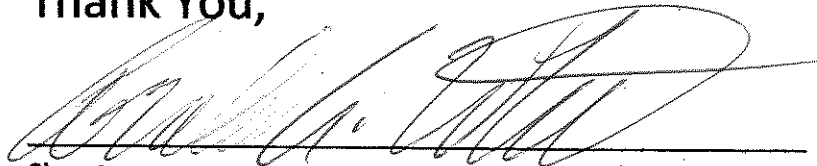
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To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

Cornelius L. White

Print

3009 Julius Robertson Rd

Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature Sharon A White

Print 3009 Julius Robertson Rd

Address My Pleasant SE 29466

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

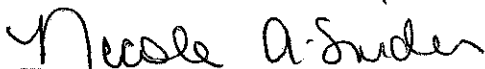
**c/o Niki R. Grimball**

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To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

Nicole A. Snider

Print

2924 Bennett Charles Rd.

Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

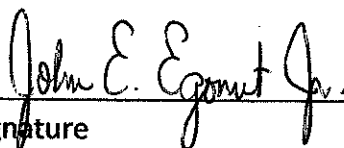
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To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

  
\_\_\_\_\_  
Signature

JOHN E EGNUT JR  
\_\_\_\_\_  
Print

2926 BENNETT CHARLES Rd.  
\_\_\_\_\_  
Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

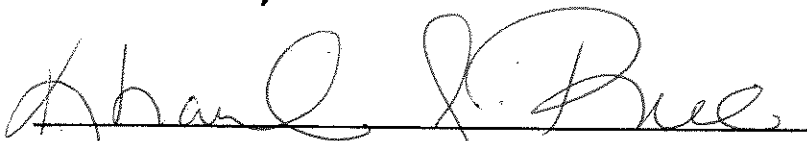
**c/o Niki R. Grimball**

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To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

KHASANDRA D. ROUSE

Print

2924 Bozard Rd Mt. Pleasant SC

Address

29466

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

The Phillips Community has a long Historic History which started in the late 1600 with a 550 acres King Grant to Robert and Sarah Fenwick. Thru the years several families have own the Phillips Plantation. In 1875 the Phillips Plantation was sold to the Newly Freeman in 8 ½ acres to 25 acres lots that became the Phillips Community.

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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

*Muzon Cheeks Jr.*

Signature

Muzon Cheeks Jr.

Print

2932 Bobo Road, Mt. Pleasant, SC, 29466

Address



March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

The Phillips Community has a long Historic History which started in the late 1600 with a 550 acres King Grant to Robert and Sarah Fenwick. Thru the years several families have own the Phillips Plantation. In 1875 the Phillips Plantation was sold to the Newly Freeman in 8 ½ acres to 25 acres lots that became the Phillips Community.

To date we have 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> generation from the original resident live in the Phillips Community.

I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

*Anna M. Smalls*

Signature

*Anna M. Smalls*

Print

*3026 Isaiah Smalls, Road, Mt Pleasant, SC 29466*

Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

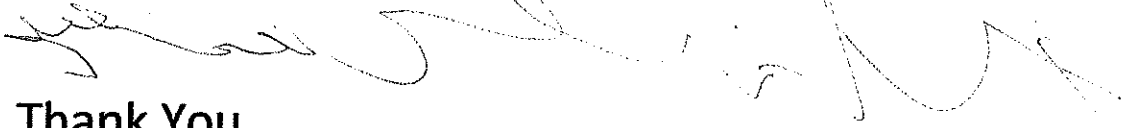
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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Merrielee Smalls Salley

Signature

Merrielee Smalls Salley

Print

2897 Isaiah Smalls Road, Mt. Pleasant, SC 29464

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

The Phillips Community has a long Historic History which started in the late 1600 with a 550 acres King Grant to Robert and Sarah Fenwick. Thru the years several families have own the Phillips Plantation. In 1875 the Phillips Plantation was sold to the Newly Freeman in 8 ½ acres to 25 acres lots that became the Phillips Community.

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Thank You,

Clarence Salley Jr

Signature

Clarence Salley Jr

Print

2897 Isciah Smalls Rd, Mt Pleasant SC 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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Thank You,

Edward Smalls

Signature

Edward Smalls

Print

1655 Hwy 41 Mt. Pleasant SC 29466

Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

Isaac Cromedy Jr.

Signature

ISSAC Cromedy JR.

Print

2995 Joseph Glover Rd. Mt. Pleasant, S.C. 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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Thank You,

Roslyn G Cromedy

Signature

Roslyn G Cromedy

Print

2995 Joseph Glover Rd Mt. Pleasant, S.C. 29466

Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

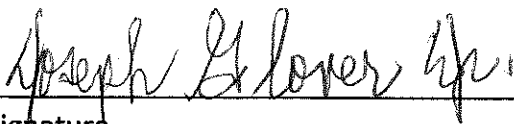
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Thank You,

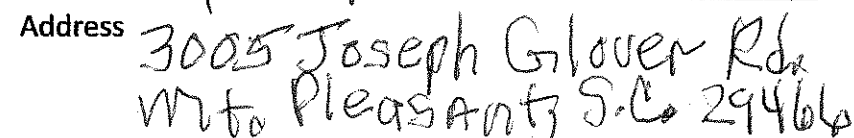


Signature

Print



Address



March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

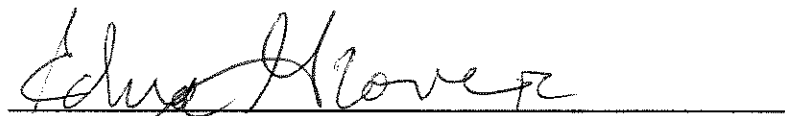
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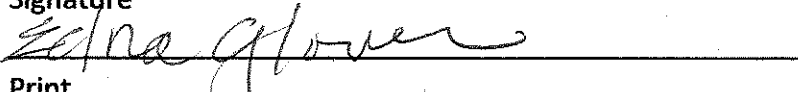
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Thank You,



Signature



Print



Address

S.C.



March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

*Deborah A. Fay Glover*

Signature

*Deborah A. Fay Glover*

Print

*3005 Joseph Glover Rd*

Address

*Mt. Pleasant, S.C. 29466*

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

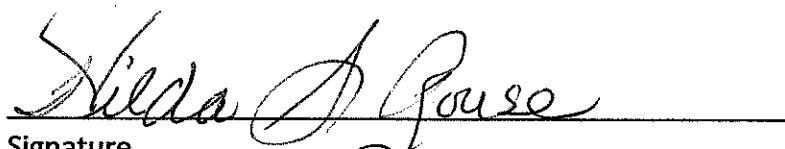
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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

Hilda S. Rouse

Print

1655 Hwy 41 Mt Pleasant, SC 29466

Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

Willie Mae Rouse

Signature

Willie Mae Rouse

Print

2841 Parkers Island Rd

Address

Mt. Pleasant S.C.  
29466

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

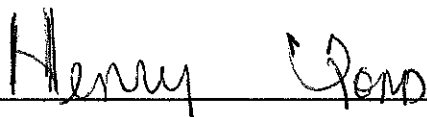
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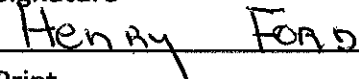
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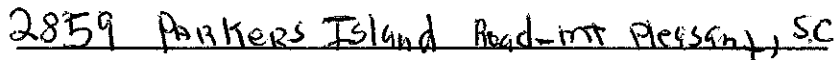
Thank You,



Signature



Print



Address

29466

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

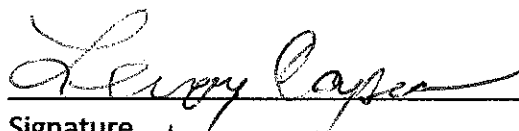
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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

LEROY CAPERS

Print

2857 Pines RD Mt Pleasant SC 29469

Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

*Beatrice C. Coleman*

Signature

BEATRICE C. COLEMAN

Print

2847 PARKER ISL. RD. MT. PLEAS. S.C.

Address

29466

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

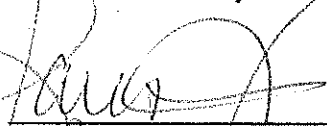
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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

Karen Jenkins

Print

1748 Highway 41

Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

*Angela R Edwards*

Signature

*Angela R Edwards*

Print

*2915 Bobo Rd*

Address

*Mt Pleasant SC*



April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

Signature

*Ann Rouse Snyder*

Print

Ann Rouse Snyder

Address

2058 Babo Rd

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

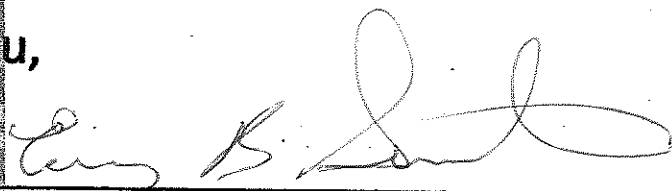
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Thank You,



Signature

Eugene B Swinton

Print

Address

2959 BENNETT Charles Rd  
Mt. Pleasant, SC 29966

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

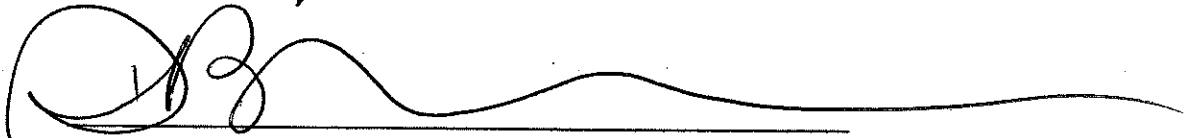
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Thank You,



Signature

Dimetria Whitten

Print

2939 Bennett Charles Rd.  
Address Mt Pleasant, SC 29466

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

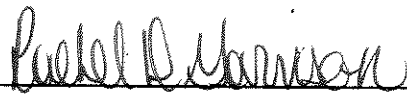
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Thank You,



Signature



Print



Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

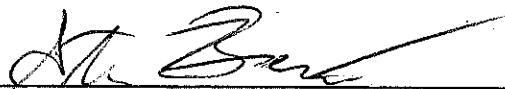
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Thank You,



Signature

Steven Bennett

Print

2939 Bennett Charles Rd.

Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

Carrie W. Bennett

Signature

Carrie W. Bennett

Print

2939 Bennett Charles Rd, Mt. Pleasant, SC

Address

79466-8625

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

*Ellen Campbell - DOVE*

Signature

*Ellen Campbell - DOVE*

Print

*2962 Bennett CHARLES RD*

Address *MT. PLEASANT, SC 29466*

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,

*Zeb Dove Jr*

Signature

*Zeb Dove Jr*

Print

*2962 Bennett Charles Rd*

Address

*Mt. Pleasant S.C. 29466*



March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**


**c/o Niki R. Grimball**

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Thank You,

  
\_\_\_\_\_  
Signature

Jessica Stoneworth  
\_\_\_\_\_  
Print

2960 Joseph Ellover Rd. Mt. Pleasant SC, 29466  
\_\_\_\_\_  
Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**


**c/o Niki R. Grimball**

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Thank You,



Signature

KARLA STONEWORTH

Print

2960 JOSEPH GLOVES RD. MT PLEASANT SC. 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

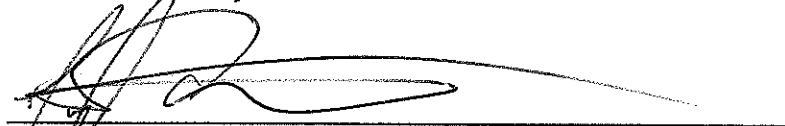
c/o Niki R. Grimball

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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

DARRYL STONEWORTH

Print

2960 JOSEPH GLOVER RD MTP, SC 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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Thank You,



Signature

LORRENE A. STONEWORTH

Print

2960 JOSEPH GLOVER Rd MT. P. SC. 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

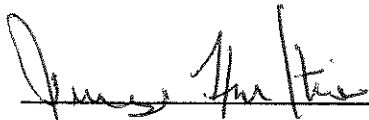
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Thank You,

  
\_\_\_\_\_  
Signature

James Moultrie  
\_\_\_\_\_  
Print

29073 Joseph Glover Rd Mt. Pleasant, SC 29466  
\_\_\_\_\_  
Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

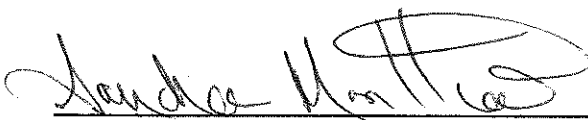
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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,



Signature

Sandra Moutrie

Print

2973 Joseph Glover Rd Mt. Pba SC 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

Elizabeth Coaxam

Signature

Elizabeth Coaxam

Print

1570 Joe Rouse Rd Mt Pleasant, SC 29466

Address

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**


**c/o Niki R. Grimball**

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Thank You,

  
Signature

JAMES E Coakley  
Print

1520 JOE ROUSE RD Mableton, SC 29466  
Address



March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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Thank You,



Signature

Mazie C. Brown

Print

1570 Joe Rouse Rd. Mt Pleasant

Address

SC 29466

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

**c/o Niki R. Grimball**

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Thank You,



Signature



Print



Address

March 31<sup>st</sup> 2021

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Thank You,



Signature

Katie Rivers

Print

1578 Highway 41

Address

W. Pleasant, S.C 29466

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

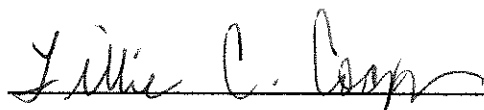
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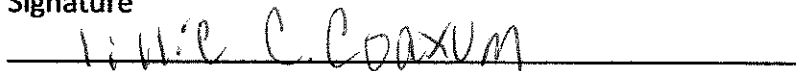
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Thank You,

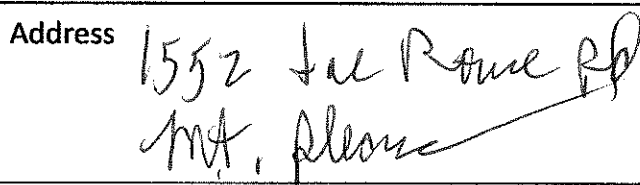


Signature



Print

Address



March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

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Thank You,

Darvin Carlin

Signature

Darvin Carlin

Print

Darvin Carlin

Address

155 Joe House RD

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

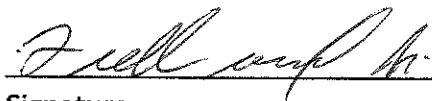
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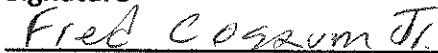
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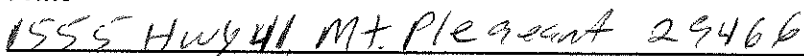
Thank You,



Signature



Print



Address

March 31<sup>st</sup> 2021

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Thank You,



Signature

Frederica Coaxum

Print

1507 Highway 47, Mt. Pleasant, SC 29466

Address

March 31<sup>st</sup> 2021

## Charleston Country Historic Preservation

c/o Niki R. Grimball

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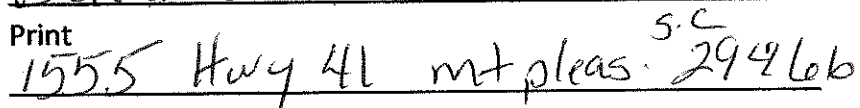
Thank You,



Signature



Print



Address



March 31<sup>st</sup> 2021

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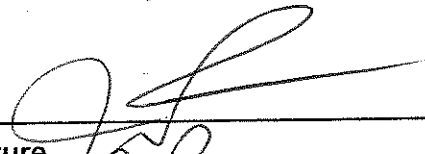
I am a descendant of the original resident or a resident of the Phillips Community. I agree that the Phillip Community should become part of the Charleston County Historic Preservation District.

Thank You,

Signature

Print

Address

  
\_\_\_\_\_  
John D. Lee  
\_\_\_\_\_  
1565 Hwy 41 Mt Pleasant SC 29464  
\_\_\_\_\_

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

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Thank You,

Signature

Print

Address

  
Niki R. Grimball

1512 Hwy 4 Mt Pleasant SC 29466

March 31<sup>st</sup> 2021

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Thank You,

Alletia Foreman

Signature

Alletia Foreman

Print

1551 Hwy 41 Mt. Pleasant, SC

Address

29466

March 31<sup>st</sup> 2021

**Charleston Country Historic Preservation**

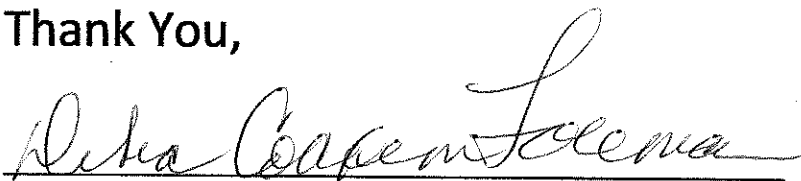
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Thank You,



Signature

Debra Coaxum Foreman

Print

1551 Highway 41 Mt. Pleasant, SC 29466

Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

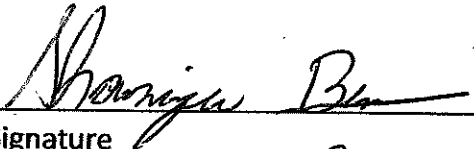
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Thank You,

  
\_\_\_\_\_

Signature

  
\_\_\_\_\_

Print

  
\_\_\_\_\_

Address

March 31<sup>st</sup> 2021

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Thank You,



Signature



Print

1551 Hwy 41, Mt. Pleasant, SC 29464

Address

April 11<sup>th</sup> 2021

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Thank You,

Emma J Rouse

Signature

Print Emma J. Rouse

Address 2924 BD-BB Road

April 11<sup>th</sup> 2021

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Thank You,

*Jermaine Tolbert*

Signature

*Jermaine Tolbert*

Print

*2970 Bobo Rd Mt. Pleasant S-C*

Address



April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**


**c/o Niki R. Grimball**

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Thank You,

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
2920 Bobo Road  
Address

April 11<sup>th</sup> 2021

**Charleston Country Historic Preservation**

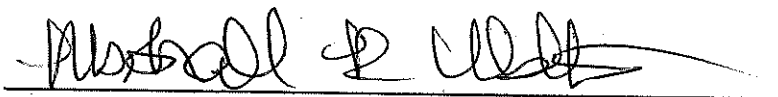
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Thank You,



Signature

Marshall R Walker

Print

2916 Baba Rd

Address

April 11<sup>th</sup> 2021

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Thank You,

Barbara Widdicombe

Signature

Barbara Widdicombe

Print

2981 Bennett Charles Road

Address ~~AT~~

# **Proposed Phillips Community Historic District Application**

**PUBLIC INPUT:  
OPPOSITION**

**Niki R. Grimball**

---

**From:** Jean Santillo <jeansantillo@gmail.com>  
**Sent:** Thursday, May 13, 2021 12:00 PM  
**To:** CCHPC  
**Subject:** Historic Preservation letter

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom this may concern,

We live in Park West and are vehemently opposed to the road expansion through our community. We made a huge effort to vote against it last year and now here we are trying to change the rules of the vote! This is beyond our comprehension., Rigged, and I guess our lives don't matter. Rt 41 is the hurricane evacuation route and has always been, therefore for everyone's safety, this is the road that should be expanded. Most of the so called historic homes on Rt 41 have huge back yard properties and the frontage looks like crap including the condition of these homes. Since the time they were passed down through slavery, obviously none of the inheretors decided to invest anything into the maintainance of these homes. Some are literally falling down. Their properties are already on a major thoroughfare where it is not safe for a child to ride a bicycle, yet you want to put a highway through Park West where lots of kids are at play. This may be a dealbreaker for our homeownership here in Park West. Go ahead, revote and revote until you get your way. This is wrong and reminds me of all things reducing civil rights. Why don't we give back all the land we stole when this country was founded? We can't go back but must move ahead in what makes sense. Rt 41 makes sense for maximizing he ability to get out of here in the event of a hurricane!!!!!!

**Niki R. Grimball**

---

**From:** Kevin Pietramala <kpietramala@gmail.com>  
**Sent:** Friday, May 07, 2021 11:39 AM  
**To:** CCHPC  
**Subject:** Phillips Community as an Historic District

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I'm writing regarding designating the Phillips Community as an Historic District (reference HIST-04-21-00027). From what I understand making the Phillips community a historic district may decrease the values of the properties there and make it difficult for homeowners to do renovations on their property. I'm against it. I also have noticed a lot of properties up for sale in the Phillips community.

Regards,  
Kevin

--

Regards, Kevin

## Niki R. Grimball

---

**From:** Cynthia M <cmorton30@gmail.com>  
**Sent:** Sunday, May 16, 2021 10:57 PM  
**To:** CCHPC  
**Subject:** Hist 04-21-00027/ Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Comment to Phillips Community- Historic District  
Hist -04-21-00027

Roads are planned and designed not as stagnant fixed lines, but instead as flexible areas that are expandable as necessary to accommodate modern day usage and needs, including daily commuting. Roads (especially in the lowcountry) are also an important means of access for emergency services and for emergency evacuation.

Highway 17 and the Cooper River Bridge have seen significant changes and expansion that deviate dramatically from their original plans. Both Highway 17 and the Cooper River Bridge satisfy many of the criteria in Section 21-3.H – including have significant inherent character as part of Charleston County, are associated by birth or residence with persons who contributed to South Carolina and the nation, exemplify the cultural and historic heritage of Charleston County, and are part of local community planning. The two prior bridges and the current bridge crossing the Cooper River are unquestionably a distinct element of community planning – but the two prior bridges were replaced to satisfy modern safety and use needs.

The Historic Preservation Committee should consider the long-term impact of granting a Historic District Designation to the Phillips Community for a portion of Highway 41, especially considering that Highway 41 is an integral part of local, state, and national commerce. Highway 41, including the portion in the Phillips Community, needs to be able to adapt and respond to the pressures and requirements of the entire community it was designed to serve – as that region has evolved over the past 150 years and will continue to change in the future.

Cynthia Morton

Sent from my iPhone

## Niki R. Grimball

---

**From:** CAROL SPITZNAS <caspitznas@aol.com>  
**Sent:** Friday, May 14, 2021 11:00 AM  
**To:** CCHPC  
**Subject:** Phillips community

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

There is not a single historical structure in the community. You might as well designate an empty field historic. This is an attempt to force even more traffic through Dunes West. The major traffic is coming from Clements Ferry Road. Four lanes across the bridge heading down 41. They even cut down a 300 year old oak tree to make way for the 4 lanes. As Berkeley county builds more houses, condos and apartments, the traffic will get worse. Now major school traffic goes through Dunes West every morning creating a major traffic jam. Many of those in Dunes West use an alternate route bypassing some of 41. Stop blaming Dunes West for the traffic. There is no legitimate reason to designate the Phillips community as a historic district.

Carol  
Sent from my iPad



**Niki R. Grimball**

---

**From:** Darren Weathers <darren.weathers@yahoo.com>  
**Sent:** Thursday, May 13, 2021 6:14 PM  
**To:** CCHPC  
**Subject:** HIST-04-21-00027 Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

This is totally stupid....Why does anyone think that the Phillips Community is Historic? There is nothing historic about it. The 1 1/2 miles stretch is nothing but a bunch of trashy unkept trailers. Its a disgrace to Mount Pleasant. The town should just condemn it. I'm sure the state will pay fair market value which is a lot more than its worth as it sits. We all know the real agenda here and its not right. why did the people at Phillips not start pushing for a Historic District before now??? Got to be controversial...Right? Highway 41 has ALWAYS been just that "a highway" and its always been where it is. Those people hopefully knew that when they bought the trailer they live in. Mount Pleasant needs Hwy 41 widened and the sooner the better. This is a straight stretch of road which makes widening it quicker and more cost effective. There's a lot to be said for the safety benefits of a straight road versus one with curves. the sight lines a better. Redirecting Hwy 41 through Dunes West / Park West is as stupid as making Phillips a historic district. The cost would be 3 times the cost of keeping it where it is now. For the sake of everyone, with the exception of just a few people, PLEASE KEEP HWY 41 WHERE IT IS AND WIDEN IT. PHILLIPS IS NOT HISTORIC !!!

Thanks  
Darren

## Niki R. Grimball

---

**From:** David Morton <dmorton30@gmail.com>  
**Sent:** Monday, May 17, 2021 11:59 AM  
**To:** CCHPC  
**Subject:** Phillips Community

**CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.**

Seeking Historic District status for today's Phillip's Community bordering SC Highway 41 and the widening and improving of Hwy. 41 to meet the changing needs of the broader region are not mutually exclusive and do not represent an either/or choice.

Observations relating to Phillip's Community's intent to seek Historic District status:

- The fact that the former Phillips Plantation was divided into smaller parcels and made available to Freedmen is an important fact and part of the region's history.
- The dividing up of the original plantation acreage into smaller parcels appears to be more practical than planned. There were no additional roads, markets or other features that would qualify this division as a planned community. It appears to have simply been raw land from the former plantation that was made available.
- Although the Rutledges figured importantly in history, the original plantation and structures no longer exist and therefore the importance of their association with today's community's historic designation is minimal.
- Since much of the property in Phillips Community is heirs property do the heirs have to all agree on seeking historic district status as it will potentially impact the ability to modify, build on sell, maintain property in a historic district?

Observations relating to the improvement and widening of Highway 41:

- Since approximately 1846 when James Gregorie received approval to have a road cut through Phillips Plantation to provide access to his ferry at Cainhoy there has been a road on the plantation and later the same land in the 1875 time period which eventually became Phillip's Community.
- Over the intervening years this road being a dynamic resource was subject to upgrading, improvements and maintenance to keep it serviceable and of appropriate size and construction for the particular time.
- Highway 41 as we know it today generally follows the course of the early road and saw major realignment some eighty years ago.
- There is no remaining fabric of the original road incorporated in present day Hwy. 41.
- Highway 41 continues to maintain the relationship with properties in the Phillips Community that it has had since its origin but has not remained frozen in any particular time period but rather continued to grow and evolve to accommodate the changing needs of the region.
- Given these factors Hwy. 41 does not appear to meet the requirements to designate it as historically significant and exempt from or limited in ability to continue to improve and maintain it.
- Many of the structures on properties adjacent to Hwy. 41 in the Phillips Community are set well back from the road and have utilities impinging on the properties near the road limiting the use of the roadside property margins.

- One design proposal for the widened Hwy. 41 utilized buried drainage which limited the additional width of the corridor that would be required to accommodate the widening improvements.
- A proposed three lane alternative would create a narrower choke point in the Phillips Community section of Hwy. 41 would only serve to create more congestion and noise in that area.

**Niki R. Grimball**

---

**From:** Joshua Craig <joshua.craig@levigrantham.com>  
**Sent:** Monday, May 17, 2021 10:46 AM  
**To:** CCHPC  
**Cc:** NR; Ellis Lesemann; Bob Pickard  
**Subject:** Martin Family and Bessemer Rd. LLC - - Historical District Opposition Letters  
**Attachments:** Nancy Lynn Martin.pdf; Priscilla Thomas.pdf; Community Letter for Joe Rouse Road.jpg; doc02044120210517093602.pdf

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom it may concern:

Please find the attached public comment letters from property owners who do not want their properties to be considered as part of this Historic Preservation designation. If these properties were to be designated, these property owners would certainly consider that a taking of their property rights and would explore all options available to them within the confines of the law.

Many Thanks,



**LEVI GRANTHAM**  
**LAND GROUP**

**JOSHUA CRAIG**

Director of Acquisitions

☎ 843-573-9635 ext. 5114 | M 843-693-4141

joshua.craig@levigrantham.com | 572 Savannah Hwy, Charleston, SC 29407

RE: Phillip Community Letter May 14, 2021

To Whom It May Concern:

My name is Sandra Martin, and I am the owner of 1572 Joe Rouse Road, which lies on the outskirts of the Phillips Community. I do not want my property to be adopted into the historical district. This property was purchased by my late husband, Jimmy R Martin, in the early 1970's from the Causey Family which had no ties to the descendants of the Phillip Community. There are no historical landmarks or buildings on the property that can be classified as historical under any guidelines.

I find it convenient that the properties that directly border my granddaughters property which is adjacent to my property have been developed are not on the map as part of the Phillips community, but ours which was once owned by the same Causey family and hunt club is included. If my Property falls within the Phillips Community then all of the developed areas bordering my families fence line should also be adopted into the Phillip Community as well because it lies on the outskirts of the Phillips community.

While I can appreciate historical preservation, my property, as stated, has no historical value and imposing certain limitations that comes with assigning historical status to a property is neither warranted, necessary, nor desired by my family.

*Sandra T Martin*

Sandra T Martin

Sandra T Martin

May 17, 2021

Bessemer Road LLC  
572 Savannah Highway  
Charleston, SC 29407

RE: Opposition to the Phillips Community Historical Preservation Designation

To Whom it May Concern:

This letter is to serve as notice that Bessemer Road LLC does not want to be a part of the Phillips Community Historical Designation. This property has no historical significance as it was recently developed.

Please take our property off the list for properties to be included into this Historical designation.

If this property is included as part of the Phillips Community Historic designation, we would consider such an action as a taking.

Sincerely,



Bessemer Road LLC,

May 14, 2021

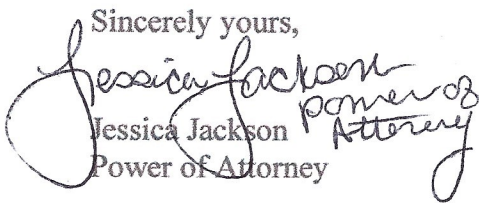
To Whom It May Concern:

My name is Daniel Aaron Martin, and I am the owner of 1572 Joe Rouse Road, which lies on the outskirts of the Phillips Community. I do not want my property to be adopted into the historical district. This property was purchased by my Grandfather in the early 1970's from the Causey Family which had no ties to the descendants of the Phillip Community. There are no historical landmarks or buildings on the property that can be classified as historical under any guidelines. I find it convenient that the properties that directly border mine that have been developed are not on the map as part of the Phillips community, but ours which was once owned by the same Causey family and hunt club is included. Including land recently developed that was owned by the Glovers who were descendants of the Phillips community, that is not included. This effort while noble, seems to be misplaced and misdirected to limit and needlessly focus on those of us that it in no way applies to.

If my Property falls within the Phillips Community, then all of the developed areas bordering my fence line should also be adopted into the Phillip Community as well because it lies on the outskirts of the Phillips community.

While I can appreciate historical preservation, my property, as stated, has no historical value and imposing certain limitations that comes with assigning historical status to a property is neither warranted, necessary, nor desired by my family.

Sincerely yours,

  
Jessica Jackson  
Power of Attorney

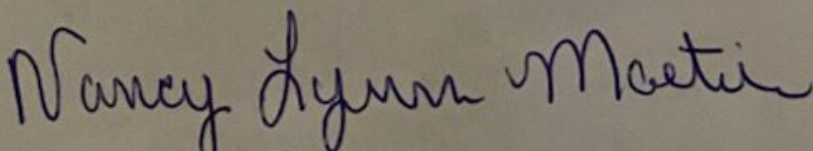
To Whom It May Concern:

My name is Nancy Lynn Martin, and I am the owner of 1572 Mazie Coaxum Lane which lies on the outskirts of the Phillips Community. I do not want my property to be adopted into the historical district. This property was purchased by my late husband's father in the early 1970's from the Causey Family which had no ties to the descendants of the Phillip Community. There are no historical landmarks or buildings on the property that can be classified as historical under any guidelines.

I find it convenient that the properties that directly border mine that have been developed are not on the map as part of the Phillips community, but ours which was once owned by the same Causey family and hunt club is included. Interestingly, this also includes land recently developed that was owned by the Glovers who were actually descendants of the Phillips community. This effort, while noble, seems to be misplaced and misdirected to limit and needlessly focus on those of us that it in no way applies to.

If my Property falls within the Phillips Community then all of the developed areas bordering my fence line should also be adopted into the Phillip Community as well because it lies on the outskirts of the Phillips community.

While I can appreciate historical preservation, my property, as stated, has no historical value and imposing certain limitations that comes with assigning historical status to a property is neither warranted, necessary, nor desired by my family.



Nancy Lynn Martin



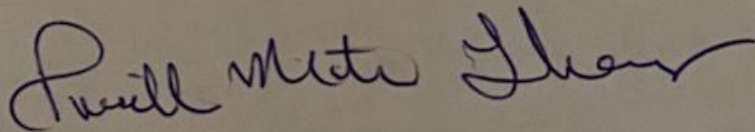
To Whom It May Concern:

My name is Priscilla Martin Thomas, and I am the owner of 3037 Julius Robertson Road which lies on the outskirts of the Phillips Community. I do not want my property to be adopted into the historical district. This property was purchased by my Grandfather in the early 1970's from the Causey Family which had no ties to the descendants of the Phillip Community. There are no historical landmarks or buildings on the property that can be classified as historical under any guidelines.

I find it convenient that the properties that directly border mine that have been developed are not on the map as part of the Phillips community, but ours which was once owned by the same Causey family and hunt club is included. Interestingly, this also includes land recently developed that was owned by the Glovers who were actually descendants of the Phillips community. This effort, while noble, seems to be misplaced and misdirected to limit and needlessly focus on those of us that it in no way applies to.

If my Property falls within the Phillips Community then all of the developed areas bordering my fence line should also be adopted into the Phillip Community as well because it lies on the outskirts of the Phillips community.

While I can appreciate historical preservation, my property, as stated, has no historical value and imposing certain limitations that comes with assigning historical status to a property is neither warranted, necessary, nor desired by my family.

A handwritten signature in blue ink that reads "Priscilla Martin Thomas". The signature is written in a cursive style with a long, sweeping underline.

Priscilla Martin Thomas

## Niki R. Grimball

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**From:** David Regnault <d158553l@gmail.com>  
**Sent:** Friday, June 04, 2021 1:43 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I think that the 'historic district' designation ploy is primarily a preemptive attempt to further muddy the waters re the Highway 41 development.

Our good-ole-boy officials, rather than actually making the correct decision involving the Rt. 41 issue, can now hide behind this designation and play the "what could we good - it was out of our hands" card.

The Rt. 41 issue has been very divisive. Too many people overwhelming our infrastructure, our local red-neck politicians too late in planning and prepping for the future welfare of this marvelous area.

**Niki R. Grimball**

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**From:** Mary Ryan <mmryan2001@yahoo.com>  
**Sent:** Friday, June 04, 2021 2:02 PM  
**To:** CCHPC  
**Subject:** Support for Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I would like to ask Charleston County Council to vote NO on a Historic District Designation for Philip's Community. I do not support this measure.

Thank you,  
Mary Ryan, Charleston County Resident

Sent from my iPhone

## Niki R. Grimball

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**From:** Debbie Moore <moorde@hotmail.com>  
**Sent:** Friday, June 04, 2021 5:07 PM  
**To:** CCHPC; public-comments  
**Subject:** Do Not Support for Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to disagree with the Historic District designation for Phillip's Community.

There is no doubt that each and every area of Mt Pleasant, from The Village to North Mt Pleasant (north on Hwy 17 past Whitehall Terrance) could be designated historic. As could many if not lost other areas of Charleston County. However, requesting the designation at this time seems only to impede the solution for traffic coming from both Berkley County and Mt Pleasant and should not be approved.

The Evacuation Route of SC Hwy 41 needs to be improved. The debate has caused an unacceptable situation that will only get worse. Please consider what you would do if SC Hwy 41 was your evacuation route. Support widening Hwy 41 and do not allow any more delays.

Thank you,

Deborah Moore  
Mt. Pleasant, SC 29464

**Niki R. Grimball**

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**From:** Ashley Hildebrand <ashley.k.hildebrand@gmail.com>  
**Sent:** Friday, June 04, 2021 4:25 PM  
**To:** CCHPC  
**Subject:** Opposition regarding Phillips Community Historic District Designation

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hi,

I have hesitations regarding denoting the Phillips Community as a historic district.

As a member of the Historic Charleston Foundation, it's important to me to preserve the history of the area. However, in driving past the Phillips Community, the buildings all seem fairly new. In addition, there are several new businesses in the community, like adult day cares and a lawn service. What exactly would be preserved by denoting it a historic district? What are the standards for designation?

This seems to be an effort to avoid (or make more difficult) a road expansion, rather than a real effort to preserve historic buildings.

Further, wouldn't a historic designation make it more difficult for the residents to alter their homes, build new ones, or run businesses out of their home? It would seem that, in an effort to avoid a road expansion, more problems would be created for the community.

For these reasons, and based on the information I have, I am opposed to the designation.

Thank you,

Ashley K. Hildebrand, Esq.

## Niki R. Grimball

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**From:** Donnie Burreto <dburreto@gmail.com>  
**Sent:** Monday, June 07, 2021 9:15 PM  
**To:** CCHPC  
**Subject:** Historic Preservation Letter HIST-04-21- 00027

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Donnie Burreto, Jr. and as owner of 2960 Julius Robertson Road, Mt. Pleasant SC. I do not want my property to be considered or adopted into the request to designate the Phillips Community as a Historic District.

## Niki R. Grimball

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**From:** Brad Troutman <brad.troutman@yahoo.com>  
**Sent:** Tuesday, June 08, 2021 12:38 PM  
**To:** CCHPC  
**Subject:** Phillips Community Historic District Designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am contacting you to express my **disapproval** of designating the Phillips Community as a historical district by the Historic Charleston Foundation.

My family owns two homes in Mt. Pleasant, near the Phillips Community. We all support Alternative 1 traffic plan to widen Hwy 41 and are familiar with the complex and politically charged issues surrounding this issue. Unfortunately, the Phillips Community and the Historic Charleston Foundation are attempting to make this official historic designation as a political tactic to reduce the chance of Alternative 1 traffic plan from being implemented.

Thank you for your consideration on this issue.

Thank you,

Brad Troutman  
2781 Summertime Ln.  
Mt. Pleasant, SC 29466

## Niki R. Grimball

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**From:** Brian Doyle <brianccoyle@yahoo.com>  
**Sent:** Tuesday, June 08, 2021 12:04 PM  
**To:** CCHPC  
**Subject:** "Phillips Community Historic District Designation"

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Greetings CCHPC Team-

As a resident of north Mount Pleasant, my neighborhood HOA team has passed along your email address and encouraged commentary re: highway 41 and the nearby Phillips community.

If you are welcoming input, then I wanted to offer mine.

I feel it is necessary to widen highway 41. I know you are aware that the current two lane traffic is out of control and somewhat unsafe, but I feel that with all of the building that has occurred in this area and that as a designated hurricane evacuation route, it needs to be updated and widened accordingly.

Highway 41 is one of the main arteries out of town heading away from the ocean and other than I-26, it is surprising to me that this section has not been widened in this heavy traffic area already. Many sections of 41 are a four lane highway with a turn or breakdown lane as it snakes its way toward the NC border and ultimately, as area of greater safety during a last minute evacuation and/or for re-entry.

This is a high impact hurricane zone, and I think we can all agree that the state of South Carolina is taking great measures both on its freeways, as well as its surface streets. Highway 41 is no exception in my humble opinion.

I urge the CCHPC to please consider this.

Also of note, I am probably one of the few residents of Dunes West who supports the widening of BOTH Dunes West Boulevard as well as highway 41. This is not an either or situation.

Thank you for your time!

Brian Doyle  
(310) 663-0099  
I support UCLA Mattel Children's Hospital-  
<http://giveto.ucla.edu/fund/mattel-childrens-hospital-ucla/>



## Niki R. Grimball

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**From:** Linda Hall <lhall3483@gmail.com>  
**Sent:** Tuesday, June 08, 2021 11:13 AM  
**To:** CCHPC  
**Subject:** "Phillips Community Historic District Designation"

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I believe RT 41 should stay the same except: same existing path with 4 lane, 3 lane, 4 lane solution.  
I live here and oppose the Park West / Dunes West bypass. Run it through Phillips Community.

Thank You,  
Linda Hall  
2340 Kings Gate Lane  
Mt. Pleasant, SC 29466

## Niki R. Grimball

---

**From:** Brandon Gaskins <gaskinsb@mvalaw.com>  
**Sent:** Tuesday, June 08, 2021 3:58 PM  
**To:** CCHPC; Herb R. Sass; dickieshweers@tds.net; Robert L. Wehrman; henrydarby@msn.com; Teddie Pryor; Kylon J. Middleton; Brantley Moody; Anna B. Johnson; Jenny C. Honeycutt  
**Cc:** Joel Evans; Niki R. Grimball; Natalie A. Ham  
**Subject:** Phillips Community Historic District  
**Attachments:** 2021-06-08 Ltr to Charleston County Council re Phillips Community Historic District.pdf

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Members of County Council:

On behalf of Levi Grantham, LLC d/b/a Levi Grantham Land Group, I am providing the attached correspondence for your consideration of the application to designate the Phillips Community as an historic district. Thank you for your consideration of our position.

Best regards,

**Brandon Gaskins**

Attorney at Law

T 843.579.7038

F 843.579.8738

brandongaskins@mvalaw.com

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78 Wentworth Street  
Charleston, SC 29401  
843.579.7000  
www.mvalaw.com

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[Moore & Van Allen](#)

June 8, 2021

Charleston County Council  
4045 Bridge View Drive  
North Charleston, SC 29405

**E. Brandon Gaskins**  
Attorney at Law

T 843 579 7038  
F 843 579 8738  
brandongaskins@mvalaw.com

Moore & Van Allen PLLC

78 Wentworth Street  
Charleston, SC 29401-1428

Mailing Address:  
Post Office Box 22828  
Charleston, SC 29413-2828

Re: Phillips Community Historic Designation

Dear Members of Charleston County Council:

I am writing on behalf of Levi Grantham, LLC d/b/a Levi Grantham Land Group, with respect to County Council's consideration of the application to designate the Phillips Community as a Historic District on the Charleston County Historic Designation List.

Levi Grantham Land Group currently has a contract to buy certain parcels of land that are under consideration for inclusion in the proposed Phillips Community Historic District (TMS # 583-00-00-008, 583-00-00-236, and 583-00-00-007) (the "Parcels"). The sellers of the Parcels have previously written to the County Commission to express their opposition to including their properties in the proposed district. Levi Grantham Land Group adopts the positions of these property owners, and we write separately to provide further grounds to exclude the Parcels, as well as those within 300 feet of their respective borders, from the proposed district.

As a threshold matter, the Parcels have little historical significance. Although they may have been part of the initial group of properties subdivided from Laurel Hill Plantation, they have not been owned by descendants of the original landholders for several generations. Instead, the Parcels have been in the Martin family since the 1970s and in the Causey family before then. Thus, the County planning staff's findings that most properties in the community are "still held by descendants of the original landholders" and have been subdivided "only to grant to heirs of the original landowners" do not apply to the Parcels.

Also, none of the original homes or historical landmarks in the community sought to be preserved are located on the Parcels. Similarly, none of the historically notable individuals associated with the Phillips Community appear to have any direct connection to the Parcels. Accordingly, removal of the Parcels will not threaten the existence or preservation of any historically significant homes or landmarks.

Not only do the Parcels have little, if any, historical significance, inclusion in the proposed historic district will have a significant detrimental impact on their values and potential uses. The Parcels are currently planned for residential development, which is consistent with the surrounding properties as the properties to the north, east, and west have all been previously subdivided and developed for single-family residential homes. If the historic district is adopted as currently

proposed, then a certificate of historic appropriateness must be issued before any development of the Parcels can occur.

This is problematic because the County's criteria for determining historical appropriateness is so vague that it prevents the current property owners and Levi Grantham Land Group from reasonably ascertaining how the Parcels can be used and developed in the future. For example, County Ordinance § 21-4(F)(1)(c) directs the Historic Preservation Commission to apply the Secretary of the Interior's Standards for the Treatment of Historic Properties when considering new applications for new construction. However, even a cursory review of those standards demonstrates that it provides virtually no guidance for new construction on largely undeveloped suburban parcels, like those included the proposed historic district.

More problematically, the County's historic preservation ordinance provides the Historic Preservation Commission with nearly unbridled discretion to deny development plans based on density, setbacks, lot sizes, and lot shapes. As a result, the Historic Preservation Commission has the authority to usurp County Council's legislative authority over zoning matters and deny development plans even if they comply with the underlying zoning regulations. If you recall, a South Carolina Circuit Court judge ruled that the City of Charleston's Board of Architectural Review exceeded its authority by denying a certificate of appropriateness to the Sergeant Jasper project based on issues that were governed by the City's zoning code. Unfortunately, the County's historic preservation ordinance suffers from the same flaws and gives the Historic Preservation Commission unlawful authority over matters governed by the County's zoning code.

In sum, the sellers and Levi Grantham Land Group have legitimate concerns that inclusion of the Parcels in the Phillips Community Historic District will interfere with their property rights.<sup>1</sup> If this designation is approved and subsequent development plans are denied a certificate of appropriateness, Levi Grantham Land Group will seek appropriate legal remedies to protect such rights. Of course, it is in the interest of all parties to avoid litigation if possible. Therefore, we respectfully request that County Council remove the Parcels, as well as those within 300 feet of the parcels' respective borders, from the proposed historic district.

Sincerely,



E. Brandon Gaskins

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<sup>1</sup> Also, the process by which the application for historical designation is being considered raises legal questions. County Ordinance § 21-2(E)(1) provides that an application for designation of historic property must be made no later than six weeks before the scheduled Historic Preservation Commission meeting. In this case, the application was filed on April 14, 2021, and the Historic Preservation Commission considered the application at its meeting on May 18, 2021, which is less than six weeks.

## Niki R. Grimball

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**From:** Mark Stewart <mstewar@gmail.com>  
**Sent:** Wednesday, June 09, 2021 11:34 AM  
**To:** CCHPC  
**Subject:** Historic Designation for Phillips Community

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hello -

I am a resident of Charleston County and wanted to take a moment to share my feedback on the historic designation for the Phillips community. I personally do NOT support this designation and believe it is only being pushed at this point in time due to the Highway 41 widening project. Please refrain from applying this designation at this time. Thank you!

-Mark Stewart

**Niki R. Grimball**

---

**From:** j shopper <jshopper01@gmail.com>  
**Sent:** Wednesday, June 09, 2021 7:38 AM  
**To:** CCHPC  
**Subject:** Vote NO to designate Phillips Community as a historic district

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please consider voting against designating the Phillips Community as a historic district. This has not been taken up before and it is apparent this is just an end around to prohibit the Hwy 41 widening project to move forward. This project had been needlessly delayed and should not be subject to additional regulation.

Regards,  
Jessica

## Niki R. Grimball

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**From:** jcalandra@bellsouth.net  
**Sent:** Wednesday, June 09, 2021 8:07 PM  
**To:** CCHPC  
**Subject:** Phillips Community historic designation

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear County Council,

I understand the Phillips “community” is applying for a historic district designation. I find this very strange as there is nothing of historic significance in that geographic region.

Over the past 20 years, there have been several new residential developments in this region. (Two are currently being developed now). There are also a few commercial endeavors within the region. None of this is historic.

There are also several dilapidated trailer homes and a few of what appears to be “junk yards” mixed in with some newer homes along Highway 41, again nothing of historic significance.

There are many regions of the country have a “history” based on the ethnicity of the people who settled there, however, only those with true historical significance denoted by original buildings / structures, have a historic character, or people who have lived in a particular locale that have made significant contributions to the development and preservation of the country qualify for that special designation. Does any of this exist in the “Phillips Community” ? No.

Are there any special resources in that region? No

I understand the land / region for this proposed designation (which surrounded a road that has eventually become Highway 41) was given to several families to farm by a local land owner in the late 1800’s. Is that of historic significance? Not really. Most of the descendants of the original farmers do not even live in this region any longer, and as previously mentioned they sold the land to developers.

These same type of land grants were given to people of various ethnicities through out the United States. This was common practice; nothing of historical significance there.

There are many parts of cities such as New York, Chicago, Atlanta, etc., which have been, and still are, inhabited by certain ethnic groups since the mid-1800’s yet these are not designated as Historic Districts, nor should they be.

The same goes for the farm land which was given to farmers via US land grants, or all the old mining towns in the West which were worked in or settled by immigrants of similar ethnicities.

The few Western towns which have garnered the “Historic” designation have preserved the dwellings and buildings of the town from the 1800’s and often these towns were vital to the growth of the nation.

Have any of the original structures in the proposed region been preserved ? Was this region vital to the growth of the nation? No.

Unless there are original structures or it can be shown that what went on in this this region was vital to the growth of the nation I am opposed to it being designated as a Historic District. This appears to be nothing more than virtue signaling.

Joseph Calandra



## Niki R. Grimball

---

**From:** pshipp@comcast.net  
**Sent:** Wednesday, June 09, 2021 3:25 PM  
**To:** CCHPC  
**Subject:** Phillips Community Historic District Proposal - NO NO NO NO

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear council members,

The move to make Phillips community a historic district is a bad idea and it is simply a political move to prevent the necessary widening of highway 41 and destroy the Park West Dunes West communities with the cockamamie 7B traffic diversion plan. This idea would also add unneeded additional regulations on necessary development in our community.

Please table the idea for a few years until after the 41 widening project is finished and see if the proponents of the historic district are still interested. Is the Phillips community looking to turn their neighborhood into a tourist location? What does the Phillips community stand to gain and what does the rest of the Mount Pleasant community stand to lose?

Andy Shipp  
3443 Henrietta Hartford Road  
Mt. Pleasant, SC 29466  
(843) 532-6469