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Joe Boykin
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Larry Kobrovsky
Kylon Jerome Middleton
Teddie Pryor
Herb Sass
Robert L Wehrman



Planning & Public Works Committee Agenda
November 30, 2023 at 5:00 PM
4045 Bridge View Drive, North Charleston, SC 29405

1 ZLDR AMENDMENTS

- | | | |
|-----------|--|------------------------------|
| 1A | County Initiated Public Works Project Exemptions (Art. 3.7 & 9.2) | - Request to Consider |
| 1B | Boarding Stables in Rural Areas (Table 6.1-1, Sec. 6.4.20, & Chapter 12) | - Request to Consider |
| 1C | Small Scale Mining Operations (Sec. 6.4.14.D) | - Request to Consider |
| 1D | Bicycle Parking (Art. 9.3) | - Request to Consider |
| 1E | Scenic Road Rights-of-Way Trees Clarification (Art. 8.8 & 9.2 & Chapter 12) | - Request to Consider |
| 1F | Parking Clarifications (Sec. 9.3.5.A) | - Request to Consider |
| 1G | Traffic Study Requirements (Sec. 9.6.2) | - Request to Consider |

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING **Tuesday, November 14, 2023 at 6:30 PM**

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, November 14, 2023, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, November 14, 2023. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

a. Amendments to the Zoning and Land Development Regulations Ordinance (ZLDR).

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

PROPOSED TEXT AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

Planning Commission Meeting: October 9, 2023

Public Hearing: November 14, 2023

Planning and Public Works Committee: November 30, 2023

1st Reading: November 30, 2023

2nd Reading: December 12, 2023

3rd Reading: December 21, 2023

Summary of Proposed Amendments:

On October 26, 2021, County Council adopted amendments to the ZLDR that were developed through the ZLDR Review Project. The project began in March 2017 with the execution of the contract with Kendig Keast Collaborative (KKC), the consultant for the project, and included the update, overhaul, and reorganization of the ZLDR.

Following the adoption of the ZLDR amendments in October 2021, staff brought forth several clarifications that needed to be made in order to assist with administration of the ZLDR. Those amendments were approved by County Council in October of 2022. Since that time, additional amendments have been identified. This packet includes a list of the proposed amendments, the full text of each individual proposed amendment, and a presentation summarizing the proposed amendments.

Staff Recommendation:

Consideration of the proposed amendments to the Zoning and Land Development Regulations Ordinance (ZLDR).

Planning Commission Review and Recommendation – October 9, 2023:

Recommendation:

- **County Initiated Public Works Projects Exemptions (Art. 3.7 and Article 9.2):** Disapproval (7-0; Commissioners Logan Davis and Pete Paulatos were absent)
 - The Planning Commission also voted to direct Staff to research information regarding mitigation for tree removal for CCPW projects to present at the November 13 Planning Commission meeting (7-0).
- **Tree Mitigation Fees and Fines (Art. 3.10, Art 9.2 and Art.11.6):** Postponement with the directive for Staff to provide further research regarding the fee and mitigation inches for unpermitted clearing/grubbing for discussion at the November 13 Planning Commission meeting (7-0).
- **Boarding Stables in the Rural Area (Table 6.1-1, Sec. 6.4.20, and Chapter 12):** Approval (7-0; Commissioners Logan Davis and Pete Paulatos were absent).
- **Small Scale Mining Operations (Sec. 6.4.14.D):** Approval (6-1; Commissioner Prause dissented, Commissioners Logan Davis and Pete Paulatos were absent).
- **Bicycle Parking (Art. 9.3):** Approval (6-1; Commissioner Kent dissented, Commissioners Logan Davis and Pete Paulatos were absent).
- **Scenic Road Rights-of-Way Trees Clarification (Art. 8.8, Art. 9.2 and Chapter 12):** Approval (7-0; Commissioners Logan Davis and Pete Paulatos were absent).
- **Parking Clarification (Sec. 9.3.5.A):** Approval (7-0; Commissioners Logan Davis and Pete Paulatos were absent).
- **Traffic Study Requirements (Sec. 9.6.2):** Disapproval (6-1; Chair Floyd dissented, Commissioners Logan Davis and Pete Paulatos were absent).

Speakers: 17 people spoke in opposition to the proposed amendments regarding Public Works Project Exemptions. Two of the 17 people also spoke in opposition to the amendment regarding traffic study exemptions by the Public Works Director.

Public Input:

116 letters in opposition to the CCPW Exemption and/or traffic study amendments were received prior to the meeting.

Notifications:

The Planning Commission meeting was noticed in the *Post & Courier* on September 22, 2023 and the same day, notifications were sent to 475 people on the ZLDR/Comprehensive Plan Interested Parties' List.

Public Hearing – November 14, 2023:

Speakers: 29 people spoke in opposition to the proposed amendments to the Public Works Projects Exemptions and/or the proposed amendments to the Traffic Study requirements. One person spoke in support of the proposed amendments regarding Resource Extraction.

Public Input

In addition to public input received prior to the October 9 Planning Commission, one letter in support of the proposed amendments regarding Resource extraction was received. One letter in support of the proposed amendments regarding Public Works Project Exemptions was received. And 18 letters in opposition to the proposed amendments regarding Public Works Project Exemptions and/or Traffic Studies were received.

Notifications:

The Public Hearing advertisement ran on October 13, 2023 and 475 notifications were sent to people on the ZLDR/Comprehensive Plan Interested Parties List on October 27, 2023.

Planning and Public Works Committee Meeting – November 30, 2023:

PROPOSED AMENDMENTS TO THE ZONING & LAND DEVELOPMENT REGULATIONS

Planning Commission Meeting: October 9, 2023

Public Hearing: November 14, 2023

Planning and Public Works Committee: November 30,
2023

1st Reading: November 30, 2023

2nd Reading: December 12, 2023

3rd Reading: December 21, 2023

CHARLESTON
■ COUNTY ■

SOUTH CAROLINA

HISTORY AND OVERVIEW

- On October 26, 2021, County Council adopted amendments to the ZLDR that were developed through the ZLDR Review Project.
- The project began in March 2017 with the execution of the contract with Kendig Keast Collaborative (KKC), the consultant for the project, and included the update, overhaul, and reorganization of the ZLDR.
- Following the adoption of the ZLDR amendments in October 2021, staff brought forth several clarifications that needed to be made in order to assist with administration of the ZLDR. Those amendments were approved by County Council in October of 2022.
- Since that time, additional amendments have been identified. This packet includes a list of the proposed amendments, the full text of each individual proposed amendment, and a presentation summarizing the proposed amendments.

COUNTY INITIATED PUBLIC WORKS PROJECTS EXEMPTIONS

- **Reason:**
 - As requested by Charleston County Public Works.
- **Proposed amendments**
 - Art. 3.7: Add clause exempting all Charleston County Public Works (CCPW) Department initiated public easement and right-of-way projects from the Site Plan Review procedures.
- **Reason:**
 - As requested by County Council and requested by Public Works.
- **Proposed amendments**
 - Art. 9.2: Exempt Charleston County Public Works (CCPW) from the requirements of tree protections except Sec. 9.2.3, Tree Plans and Surveys, when the requested trees are presented and approved from removal by the Charleston County Council for CCPW initiated projects.

COUNTY INITIATED PUBLIC WORKS PROJECTS EXEMPTIONS

- **Public Works Tree Variances:**

- Between 2010 - October 2023, the BZA heard one hundred and sixteen (116) Tree Variance cases.
- Approved eleven (11) Tree Variance cases.
- Approved with a condition or conditions ninety (90) Tree Variance cases.
 - **Of those Tree Variances approved with conditions, five (5) were Public Works Cases.**
- Disapproved fifteen (15) Tree Variance cases.

COUNTY INITIATED PUBLIC WORKS PROJECTS EXEMPTIONS

- **Planning Commission Recommendation:**
 - Disapproval (7-0)
 - The Planning Commission also voted to direct Staff to research information regarding mitigation for tree removal for CCPW projects to present at to the November 13 Planning Commission meeting (7-0).

STABLES IN THE RURAL AREA

Reason:

- The ZLDR currently lists and defines two types of stables:
 - Private Stables: A Building or land where horse(s) are kept for the private use of the owner(s) or resident(s) of the property.
 - Commercial Stables: A site consisting of, but not limited to, Animal enclosures, riding arenas, corrals, paddocks, pens, Barns, and/or other Structures used for the boarding, breeding, raising, rehabilitation, riding, training and/or performing of horses, by the owners, occupants or Persons other than the owners or occupants of the premises.
- Within the rural area, Private Stables are allowed by-right in RM, AG-15, AG-10 and AG-8 and conditionally allowed in AGR and RR. Private Stables are limited in use to the owners or residents of the subject property and do not permit boarding.
- Within the rural area, Commercial Stables are conditionally allowed in RM, AG-15, AG-10, AG-8 and AGR and include not only boarding, but breeding, training and rehabilitation operations.
- A need for an intermediate option has been identified; a Stable that allows boarding, but is not open for training or other commercial uses.

STABLES IN THE RURAL AREA

Proposed Amendments

- Table 6.1-1 Use Table: Create a new use, “Stables, Boarding” to be conditionally allowed in the RM, AG-15, AG-10, AG-8, AGR and RC zoning districts and allowed by-right in the CC, RI, and IN zoning districts.
- Sec. 6.4.20 Conditions for Stables: Add conditions for the newly created Boarding Stable use, including but not limited to:
 - Boarding ratio of one horse per one-half acre.
 - Minimum lot area of 5 acres, otherwise shall follow Special Exception procedure.
 - Limited Site Plan Review Procedures shall apply.
- Chapter 12, Definitions:
 - Clarify the definitions of Stable, Private and Stable, Commercial to include horses or other members of the horse family.
 - Add a definition for Stable, Boarding.

STABLES IN THE RURAL AREA

- **Planning Commission Recommendation:**
 - Approval (7-0)

SMALL SCALE MINING OPERATIONS

Reason:

- Small scale excavation and grading activities related to development are subject to the same conditions as large scale resource extraction operations. This amendment allows flexibility for small scale excavation and grading activities.

Proposed Amendments:

- Sec. 6.4.14.D, Use Conditions: Update to exempt small scale excavation and grading activities for Residential and Bona Fide Agricultural uses from the conditions for large scale resource extraction and add signage requirements and limited hours of operation.

SMALL SCALE MINING OPERATIONS

- **Planning Commission Recommendation:**
 - Approval (6-1; Commissioner Prause dissented)

BICYCLE PARKING

Reason:

- Charleston RISES, a program to incentivize sustainable development through the Sustainability Institute, provides suggestions on site design elements that promote high performing sustainable commercial and multi-family development, including bicycle parking.
- This amendment accommodates alternative transportation options and promote resilience and sustainability.

Proposed Amendments:

- Add Subsection 9.3.13 section to require bicycle parking be provided within 50-feet of the primary building entrance at a ratio of one per every 10 off-street required parking spaces, rounding up when the number is not a multiple of 10.

BICYCLE PARKING

- **Planning Commission Recommendation:**
 - Approval (6-1; Commissioner Kent dissented)

CLARIFICATIONS

- **Tree Protection and Preservation:**
 - Add Subsection 8.8.1.E to clarify that all trees 6-inches DBH and greater located within designated Scenic Road Rights-of-Way must be shown on tree surveys for proposed subdivisions
 - Create 9.2.1.A.4 to clarify that trees 6-inches DBH and greater located within Scenic Road rights-of-way are protected.
 - Revise Sec. 9.2.3.C.2 to require trees 6-inches DBH and greater located within Scenic Road rights-of-way on tree surveys and revise Sec. 9.2.3.C.3 to match.
 - Chapter 12: Revise the definition of Protected Tree to incorporate trees within designated Scenic Road rights-of-way that are 6-inches and greater.
- **Off-Street Parking and Loading:**
 - Sec. 9.3.5.A: Clarify parking requirements by removing redundant language and aligning with how ordinance is currently administered.
- **Traffic Impact Studies:**
 - Sec. 9.6.2: Clarify that the Zoning and Planning Director may require traffic impact studies for projects that do not meet the thresholds included in the ZLDR and allow the Public Works Director flexibility in determining when a traffic impact study may not be required.

CLARIFICATIONS

- **Tree Protection and Preservation for Scenic Road trees:**
 - Planning Commission Recommendation:
 - Approval (7-0)
- **Off-Street Parking and Loading:**
 - Planning Commission Recommendation:
 - Approval (7-0)
- **Traffic Impact Studies:**
 - Planning Commission Recommendation:
 - Approval (6-1; Chair Floyd dissented)

PUBLIC INPUT AND SPEAKERS

- October 9 Planning Commission:
 - Four letters of support were received.
 - One general comment was received.
 - 116 letters in opposition to the proposed amendments pertaining to Public Works Project Exemptions to Tree Protection and/or Traffic Studies.
 - 17 people spoke in opposition to the proposed amendments regarding Public Works Project Exemptions. Two of the 17 people also spoke in opposition to the amendment regarding traffic study exemptions by the Public Works director.
- November 14 Public Hearing
 - One letter in support of the proposed amendments regarding resource Extraction was received.
 - One letter in support of the proposed amendments regarding Public Works Tree Removal exemptions was received.
 - 18 letters in opposition to the proposed amendments regarding Public Works Project Exemptions to Site Plan Review, Tree Protection, and/or Traffic Studies.
 - 29 people spoke in opposition the proposed amendments regarding Public Works Project Exemptions to Site Plan Review, Tree Protection, and/or Traffic Studies. On person spoke in support of the proposed amendments regarding resource extraction.

**PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE:
NOVEMBER 14, 2023 PUBLIC HEARING**

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<u>#</u>	<u>Chapter/ Article/ Section</u>	<u>Description & Reason</u>	<u>Planning Commission Recommendation</u>
COUNTY INITIATED PUBLIC WORKS PROJECTS			
1.	Art. 3.7, Site Plan Review	Exempt Charleston County Public Works projects within all existing and proposed easements and rights-of-way dedicated to public use from the requirements of the Site Plan Review process. <i>Reason: As requested by Charleston County Public Works.</i>	- October 9, 2023 - Planning Commission Recommendation: Disapproval (7-0)
2.	Art. 9.2, Tree Protection and Preservation	Exempt SCDOT from the requirements of tree protection for work initiated by SCDOT in their rights-of way. <i>Reason: To be consistent with State Law.</i> Exempt Charleston County Public Works (CCPW) from the tree protection requirements except Sec. 9.2.3, Tree Plans and Surveys, when the requested trees are presented and approved for removal by Charleston County Council for CCPW initiated projects. <i>Reason: As directed by County Council and requested by Charleston County Public Works.</i>	- October 9, 2023 - Planning Commission Recommendation: Disapproval (7-0) - Note: The Planning Commission also voted to direct Staff to research information regarding mitigation for tree removal for CCPW projects to present at the November 13 Planning Commission meeting (7-0).
BOARDING STABLES			
3.	Chapter 6, Use Regulations	Table 6.1-1: Create a new class of stables in the use table, Stable, Boarding. Sec. 6.4.20: Create conditions for the newly created Boarding Stable use. <i>Reason: There are two types of Stables as listed in the ZLDR, Private and Commercial; a need for an intermediate option has been identified.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (7-0)

**PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE:
NOVEMBER 14, 2023 PUBLIC HEARING**

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#	<u>Chapter/ Article/ Section</u>	<u>Description & Reason</u>	<u>Planning Commission Recommendation</u>
4.	Chapter 12, Definitions	Revise the definitions of Stable, Private and Stable, Commercial to specify that it relates to horses and other members of the horse family. Add a definition for the newly created Stable, Boarding use. <i>Reason: Clarify the definitions of Private and Commercial Stables and incorporate a definition for Boarding Stables.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (7-0)
SMALL SCALE RESOURCE EXTRACTION			
5.	Art. 6.4, Use Conditions	Exempt small-scale residential, recreational, and agricultural resource extraction operations from Special Exception requirements, except when the total accumulated resource extraction is greater than 5 acres. Add sign and hours of operation requirements for small scale resource extraction operations. <i>Reason: To allow flexibility for small scale excavation and grading activities.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (6-1; Commissioner Prause dissented)
BICYCLE PARKING			
6.	Art. 9.3, Off-Street Parking and Loading	Add Subsection 9.3.13 section to require bicycle parking be provided within 50-feet of the primary building entrance at a ratio of one per every 10 off-street required parking spaces, rounding up when the number is not a multiple of 10. <i>Reason: To accommodate alternative transportation options and promote resilience and sustainability.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (6-1; Commissioner Kent dissented)

**PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE:
NOVEMBER 14, 2023 PUBLIC HEARING**

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#	<u>Chapter/ Article/ Section</u>	<u>Description & Reason</u>	<u>Planning Commission Recommendation</u>
CLARIFICATIONS			
7.	Art. 8.8 Tree Preservation	Add Subsection 8.8.1.E to clarify that all trees 6-inches DBH and greater located within designated Scenic Road Rights-of-Way must be shown on tree surveys for proposed subdivisions. <i>Reason: Currently, the only place the requirements for trees in Scenic Road rights-of-way are mentioned in the ZLDR is in note 1 at the bottom of Table 9.4.4-1, Buffer Types by Roadway. This amendment will make the requirements more prominent and understandable.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (7-0)
8.	Art. 9.2, Tree Protection and Preservation and Chapter 12 Definitions	Sec. 9.2.1.A.4 and Sec. 9.2.3.C.2: Revise to clarify that within designated Scenic Road rights-of-way, trees 6-inches or greater are protected. Chapter 12: Revise the definition of Protected Tree to incorporate trees within designated Scenic Road rights-of way that are 6-inches or greater. <i>Reason: Currently, the only place the requirements for trees in Scenic Road rights-of-way are mentioned in the ZLDR is in note 1 at the bottom of Table 9.4.4-1, Buffer Types by Roadway. This amendment will make the requirements more prominent and understandable.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (7-0)
9.	Art. 9.3, Off Street Parking and Loading	Sec. 9.3.5.A.2: Remove redundant language regarding parking requirements in Office and Commercial zoning districts. <i>Reason: Remove redundant language that is addressed elsewhere in Article 9.3.</i>	- October 9, 2023 - Planning Commission Recommendation: Approval (7-0)

PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE:
NOVEMBER 14, 2023 PUBLIC HEARING

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<u>#</u>	<u>Chapter/ Article/ Section</u>	<u>Description & Reason</u>	<u>Planning Commission Recommendation</u>
10.	Art. 9.6, Traffic Impact Studies	Clarify that the Zoning and Planning Director may require traffic impact studies for projects that do not meet the thresholds included in the ZLDR and allow the Public Works Director flexibility in determining when a traffic impact study may not be required. <i>Reason: To allow for more flexibility in determining when a Traffic Impact Study may be required.</i>	• October 9, 2023 • Planning Commission Recommendation: Disapproval (6-1; Chair Floyd dissented)

County Initiated Public Works Projects Exemptions

ARTICLE 3.7 SITE PLAN REVIEW

Sec. 3.7.4 Exemptions

Applications for placement of Manufactured Housing Units, ~~and~~ proposals for Single-Family Dwellings on existing Approved and Recorded Plats, **and Charleston County Public Works projects within all existing and proposed Charleston County easements and Rights-of-Way** shall be expressly exempt from the Site Plan Review procedures of this Section.

ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

Sec. 9.2.1 General

- A. Trees are essential natural, invaluable economic, and priceless aesthetic resources. They play a critical role in purifying air and water, providing wildlife habitat, enhancing natural drainage, and managing stormwater and sediment. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. For these and other reasons, this Article is intended to enhance the health, safety and welfare of Charleston County and its citizens and visitors.
- B. **Applicability and Exemptions.**
 - 1. The provisions of this Article apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.
 - 2. The following are exempt from the provisions of this Article:
 - a. Single family detached residential Lots of record are exempt except for those relating to Grand Tree documentation, protection and replacement. This does not exempt applications for Major or Minor Subdivisions from the requirements of Sec. 9.4.4, Landscape Buffers.
 - b. This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing Easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines, or other Easements shall not be exempt from the provisions of this Article.
 - c. Removal of Trees for “bona fide forestry operations” shall comply with state law.
 - d. Removal of Trees for Bona Fide Agricultural Uses pursuant to Sec. 3.8.2, Exemptions, Sub-Paragraph A, provided this exemption does not apply to the Grand Tree documentation, protection, and replacement requirements of this Ordinance.
 - e. Removal of trees associated with relocating the OCRM Critical Line pursuant to 4.24.4.C, except Grand Tree removal, shall be mitigated inch per inch pursuant to section 9.2.6 of this Ordinance.
 - f. Removal of trees for safe clearance of aircraft as required by federal law or the establishment of facilities exclusively dedicated to Aviation operations are exempt.
 - g. Removal of Trees on properties in the Industrial (IN) District pursuant to the following conditions:
 - i. Tree removal shall not occur prior to Site Plan Review approval;
 - ii. This exemption does not apply to Live Oak species of Grand Trees or any Protected Trees within required buffers and Parking Lots; and

- iii. A mitigation plan for Grand Trees, Protected Trees, and any Trees removed in violation of this Ordinance is required pursuant to Sec. 9.2.6, Tree Replacement, prior to Site Plan Review approval.
- ~~3. The South Carolina Department of Transportation (SCDOT) and Charleston County Public Works (CCPW) are hereby exempt from the provisions of this Article with the following exceptions:~~
- ~~a. All Tree species measuring six inches or greater Diameter at Breast Height (DBH) that are located in Rights-of-Way along Scenic Highways shall be protected and where necessary, may require a variance from the BZA for removal pursuant to Sec. 9.2.5, Tree Removal, Sub-Paragraph B and Sec. 9.2.6, Tree Replacement.~~
 - ~~b. Grand Tree Live Oak species in all present and proposed Rights-of-Way and Easements shall be protected and where necessary, may require a variance from the BZA.~~
 - ~~c. All Grand Trees other than Live Oak species in all present and proposed Rights-of-Way and Easements not located on a Scenic Highway are protected but may be permitted administratively for removal when mitigated pursuant to Sec. 9.3.5, Tree Replacement.~~
- 3. The South Carolina Department of Transportation (SCDOT) shall be exempt from all provisions of this Article for work initiated by SCDOT within their Rights-of-Way.**
- 4. The Charleston County Public Works Department (CCPW) shall be exempt from all provisions of this Article except Section 9.2.3, Tree Plans and Surveys, Subsections A.1. and A.2, when the requested trees are presented to and approved for removal by Charleston County Council as part of a CCPW initiated project.**

Boarding Stables

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TYPES AND USE TABLE

Table 6.1-1 Use Table																							
A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses																							
Land Uses	ZONING DISTRICTS																						Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MH S	MH P	CI	RO	GO	NC	RC	CC	RI	IN		
ANIMAL SERVICES																							
	Stable, Commercial			C	C	C	C	C										C	A	A	A	Sec. 6.4.20	
	Stable, Private			A	A	A	A	C	C	S								C	A	A	A	Sec. 6.4.20	
	Stable, Boarding			C	C	C	C	C	C									C	A	A	A	Sec. 6.4.20	

ARTICLE 6.4 USE CONDITIONS

Sec. 6.4.20 Stable, Commercial; Stable, Private; *Stable, Boarding*

Stables (Commercial, *Boarding*, or Private) may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements. *The term horse shall include horse(s) or other members of the horse family. Horses shall be boarded at a maximum ratio of one horse per one-half acre.*

A. Commercial Stables:

1. A minimum Lot Area of five acres shall be required; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
2. Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
3. If the subject site is less than or equal to five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 25-foot vegetated buffer, a 75-foot Setback to equestrian activity areas from the side and rear property boundaries shall be provided.
4. If the subject site is greater than five acres, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 50-foot vegetated buffer, a 150-foot Setback to equestrian activity areas from the side and rear property boundaries shall be provided.

- B. Private Stables in the AGR and RR-3 Zoning Districts **subject to conditions** shall require a minimum Lot Area of one acre; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.

C. Boarding Stables:

1. **A minimum Lot Area of five acres shall be required; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.**
2. **Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.**
3. **Activities and access shall be limited to horses, their owners and caregivers, residents, and supporting services for maintenance of the property.**
4. **Boarding Stables shall be exempt from Art. 9.3, Off-Street Parking and Loading, with the exception of Sec. 9.3.6, Accessible Parking, and from Article 9.4, Landscaping, Screening, and Buffers.**
5. **Boarding Stables shall be limited to a maximum of 10 horses; otherwise, this use shall be considered a Commercial Stable.**
6. **The Limited Site Plan Review procedures of this Ordinance shall apply.**
7. **All Special Events shall follow Article 6.7, Special Events Use.**

CHAPTER 12 | DEFINITIONS

ARTICLE 12.1 TERMS AND USES DEFINED

Stable, Private A Building or land where horse(s) **or other members of the horse family** are kept for the private use of the owner(s) or resident(s) of the property.

Stable, Commercial A Building **or land** consisting of, but not limited to, Animal enclosures, riding arenas, corrals, paddocks, pens, Barns, and/or other Structures used for the boarding, breeding, raising, rehabilitation, riding, training and/or performing of horses **or other members of the horse family**, ~~by the owners, occupants or Persons other than the owners or occupants of the premises.~~

Stable, Boarding – **Buildings or land where horses or other members of the horse family are kept for a fee. Activities and access are limited to owners of horses or other members of the horse family that are boarded onsite and caregivers.**

Small Scale Resource Extraction

CHAPTER 6 | USE REGULATIONS

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.14 Resource Extraction

- A. **Applications.** All uses involving Resource Extraction shall complete the Site Plan Review process and obtain a Zoning Permit. Prior to Site Plan Review approval, the applicant shall receive approval or written documentation of exemption from the South Carolina Department of Health and Environmental Control (SCDHEC).
- B. **Requirements.**
 - 1. A Resource Extraction use shall not be allowed on a Lot located within 2.5 miles of another Lot for which a Site Plan Review or Zoning Permit application for a Resource Extraction use has been submitted or approved, or for which a Resource Extraction use has been permitted or is currently in operation, whether located in the unincorporated County or within a municipality. Distances shall be measured as a radius from the nearest property line of the subject Lot to the nearest property line of a Lot containing another Resource Extraction use as described above. Subdivision-related Resource Extraction uses required for compliance with Charleston County Stormwater regulations shall be exempt from this requirement provided that only the minimum amount of material required for compliance with the County's Stormwater regulations is removed. Removal of material beyond the minimum amount required for compliance with the County's Stormwater regulations shall be subject to the 2.5-mile radius requirement described above and all other applicable requirements of this Ordinance.
 - 2. There shall be direct access to a public Arterial Street.
 - 3. A sign listing the name and phone number of a local contact for the Resource Extraction use shall be posted at the haul road entrance.
 - 4. The Resource Extraction operation shall not be located within 50 feet of any property boundary, within 250 feet of a public Street, and/or within 250 feet of any Building intended for human occupancy existing at the time of permit application.
 - 5. A berm located within the required buffer may be required to mitigate noise at the discretion of the Zoning and Planning Director.
 - 6. The hours of operation for Resource Extraction operations shall be limited to Mondays through Saturdays from 7:00 am to 6:00 pm. The Board of Zoning Appeals shall have the authority to modify the days and hours of operation to make them either more or less restrictive on a case-by-case basis.
- C. **Special Exceptions.** Resource Extraction uses that do not meet the conditions of Sec. 6.4.14.D below shall comply with the Special Exception procedures of this Ordinance and all requirements of sub-sections A and B above. The Applicant shall receive Special Exception approval and approval from SCDHEC, prior to Site Plan Review approval. The Board of Zoning Appeals may, on a case-by-case basis, also require conditions of approval, including but not limited to: restricting

days and hours of operation; requiring documentation from a South Carolina Registered Professional Geologist regarding potential impacts on wells, groundwater, and surface water; and requiring that the excavation area be screened and that a drainage plan be submitted and approved for the restoration of the site when excavation has been completed. All owners of property located within 500 feet of the Subject Property shall be notified of Special Exception applications in accordance with the “Neighbor Notice” requirements of Sec. 3.1.6.B of this Ordinance.

- D. **Special Exception Exemptions for Residential and Bona Fide Agricultural Uses.** Excavation or grading activities solely for residential use, recreational use, or Bona Fide Agricultural Use shall be exempt from the Special Exception procedures *and Sec. 6.4.14.B.* of this Ordinance if the use complies with all of the following conditions:

1. The Resource Extraction operation shall be limited to one year;
2. The Resource Extraction operation shall not be located within 50 feet of any property boundary and/or within 250 feet of any Building intended for human occupancy existing at the time of permit application. No vegetated buffers are required;
3. The Resource Extraction operation shall be two acres or less, provided that the total accumulated area(s) dedicated to Resource Extraction uses on a Parcel is less than five acres. The Special Exception procedures *and Sec. 6.4.14.B.* of this Ordinance shall apply if the total accumulated Resource Extraction area is greater than five acres; ~~and~~
4. No more than one Resource Extraction use shall be permitted on the same property within one year from the date of Zoning Permit approval for a previous Resource Extraction use;
5. *A sign listing the name and phone number of a local contact for the Resource Extraction use shall be posted at the haul road entrance; and*
6. *The hours of operation for Resource Extraction operations shall be limited to Mondays through Saturdays from 7:00 am to 6:00 pm.*

Bicycle Parking

CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.13 Bicycle Parking

- 1. In the Urban/Suburban Area, one bicycle parking space shall be required per every 10 off-street Required Parking spaces, rounding bicycle parking spaces up when the number is not a multiple of 10. (six automobile parking spots required = one bicycle parking space; 12 automobile parking spots required = two bicycle parking spaces).***
- 2. Required bicycle parking must meet the following standards:***
 - a. Bicycle parking must be:***
 - 1. Outside a Building and within 50 feet of the main entrance to the Building as measured along the most direct pedestrian access route, or no further from the Building's main entrance than the closest automobile parking space, whichever is closer;***
 - 2. At the same Grade as the sidewalk or at a location that can be reached by an accessible route; and***
 - 3. If required bicycle parking is not visible from the street or main Building entrance, a sign must be posted at the main Building entrance or in a highly visible and used location indicating the location of the parking.***
 - b. Bicycle parking must meet the following standards:***
 - 1. Where required bicycle parking is provided in lockers, the lockers must be securely anchored.***
 - 2. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:***
 - a. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;***
 - b. A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;***
 - c. The rack must be securely anchored and coated in a material that will not damage the bicycle;***
 - d. Each required bicycle parking space must be accessible without moving another bicycle; and***
 - e. There must be an aisle at least five feet wide in front and behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the Right-of-Way.***

Clarification: Scenic Road Right-of-Way Trees

ARTICLE 8.8 TREE PRESERVATION

Sec. 8.8.1 Tree Surveys

Tree surveys shall comply with the following:

- A. Lots within subdivisions shall be laid out and designed to provide a buildable area on each Lot that does not require the removal of Grand Trees.
- B. Tree protection standards are described in Chapter 9, Development Standards, of this Ordinance.
- C. Tree Surveys on Lots of one acre or less shall include Grand Trees on the entire Lot. Tree Surveys of Grand Trees may be requested upon site inspection if Lots greater than one acre appear to be unbuildable due to the presence of Grand trees. Tree surveys must include all Grand Trees on the Subject Parcel and within 40 feet of the property line.
- D. Tree Surveys of all Grand Trees and Grand Tree canopies must be shown within access Easements, Drainage Easements, and Rights-of-Way.
- E. When the subject property has frontage along a designated Scenic Road, the tree survey must show the location, number, size, and species of all Trees six inches DBH and greater in areas proposed to be disturbed within the Right-of-Way of the designated Scenic Road.***

ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

Sec. 9.2.1 General

D. Measurements and Definitions.

1. If a tree trunk splits at ground level and the trunks do not share a common base (separated by earth at natural grade), then each trunk shall be measured as a separate Tree. If a multi-trunk Tree splits below the four and one half foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and counted as one tree, unless the trunks are of different species. Any trunk measuring less than eight inches DBH is not included in the calculation.
2. For trees between a four-inch and 12-inch caliper, the trunk is measured 12 inches above the ground.
3. All Grand Trees are prohibited from removal unless otherwise exempted by this Ordinance, a Grand Tree Removal Permit is issued, or if the removal is part of an approved Bona Fide Forestry Operation.
4. Limited removal is allowed only when specified in this Article.
- 5. All Trees six inches DBH and greater located within a designated Scenic Road Right-of-Way shall require protection as Protected Trees pursuant to the Protected Tree requirements of this Ordinance.***

Sec. 9.2.3 Tree Plans and Surveys

A. General.

1. Tree plans of the same scale as, and superimposed on, a Development site plan or Preliminary Plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, along with the canopy size and shape, and trunk location.
2. Tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, civil engineer, forester, arborist, or landscape architect registered in the State of South Carolina.
3. The survey shall include all Trees to be protected or preserved, and those scheduled to be

removed, including dead and damaged Trees. In cases where a previously approved recorded Plat is utilized for the purpose of Tree plans, the name, address, phone number, signature, and seal of the licensed surveyor, civil engineer, or landscape architect registered in the State of South Carolina shall be provided. A scaled infrared or high resolution black-and-white aerial photograph or print of equal quality may be substituted in cases where the Director determines that it would provide the same information as a Tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and Trees within required buffers must be surveyed and mapped.

B. Subdivision Plats refer to the Subdivision Regulations of **CHAPTER 8** of this Ordinance.

C. Commercial, Industrial, and Multi-Family, Civic/Institutional, and Other Uses.

1. All Tree surveys must show the location, number, size, and species of all Trees with eight or more inches DBH, including those scheduled to be removed.
 2. *When the subject property has frontage along a designated Scenic Road, the tree survey must show the location, number, size, and species of all Trees six inches DBH and greater in areas proposed to be disturbed within the Right-of-Way of the designated Scenic Road.*
 3. When there are no Trees that *meet the above listed criteria* ~~are eight or more inches DBH~~, documentation to that effect shall be provided from a licensed surveyor, civil engineer, forester, arborist, or registered landscape architect.
- D. **Agricultural and Single-Family Detached Residential Uses** must show all Grand Trees within 40 feet of the area of construction land disturbance, Rights-of-Way, and Easements, and in conjunction with the Subdivision regulations at the time a Zoning or Building Permit application is made.

ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

P

Protected Tree Any Tree on a Parcel with a Diameter Breast Height of eight inches or greater prior to Development, and all Trees within required buffers or required landscape areas *or any Tree within a Scenic Road Right-of-Way with a Diameter Breast Height of six inches or greater prior to Development.*

Clarification: Parking

CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.5 Location

A. **On-Site Parking.**

1. Except as expressly stated, all required off-street parking spaces must be located on the same Lot as the Principal Use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public Right-of-Way, or property line. Parking may be designed to cross property lines when accessed by a travelway not dedicated as a right-of-way or easement, as approved by the Zoning and Planning Director. When parking spaces are allowed to cross property lines, a shared access and parking agreement shall be required as described in Sec. 9.3.5.B.4.
2. Parking Lots ***shall comply with the design standards of this Chapter.*** ~~in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the Principal Structure's front Facade or within a courtyard surrounded by a Structure on at least three sides.~~

Clarification: Parking

CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.5 Location

A. **On-Site Parking.**

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2. Parking Lots ***shall comply with the design standards of this Chapter.*** ~~in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the Principal Structure's front Facade or within a courtyard surrounded by a Structure on at least three sides.~~

Traffic Study Exemption

ARTICLE 9.6 TRAFFIC IMPACT STUDIES

Sec. 9.6.2 General

- A. All Traffic Impact Studies shall be signed by a Professional Engineer (PE) registered to work in South Carolina, unless exempted from this requirement by the Public Works Director.
- B. Traffic Impact Studies are required if the proposed Development contains one or more of the following. ***Traffic Impact Studies may also be required at the discretion of the Zoning and Planning Director.***
 - 1. 100 or more vehicle trips;
 - 2. Drive-through service;
 - 3. More than 6 fuel dispensing units;
 - 4. Existing and/or new non-residential Development that includes more than 10,000 square feet of heated and/or cooled space;
 - 5. Five or more acres;
 - 6. Restaurants with more than 4,000 square feet of gross Floor Area;
 - 7. 45 or more Dwelling Units; or
 - 8. Resource Extraction uses.

A Traffic Impact Study for ***a*** proposed Developments ~~that do not meet the above requirements~~ may be required ***waived***, at the discretion of the ***Public Works Director***.

- C. The completion date of any Traffic Impact Study submitted to satisfy the requirements of this Article shall be no more than six months prior to the date the application is submitted to the County.

**PROPOSED ZLDR AMENDMENTS
PUBLIC INPUT: IN SUPPORT**

From: [Katie Zimmerman](#)
To: [CCPC](#)
Subject: comments for Planning Commission 10/9
Date: Wednesday, October 04, 2023 2:07:44 PM
Attachments: [Chs Co Comp Plan bike parking Chs Moves 4Oct2023.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.

Dear Charleston County Zoning & Planning Department,

Please find Charleston Moves' comments for Planning Commission's upcoming meeting, attached.

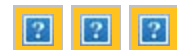
Thank you,
Katie



Katie Zimmerman

Executive Director
Charleston Moves

■ 843-693-1380
■ katie@charlestonmoves.org
■ www.charlestonmoves.org
Mail:
P.O. Box 30561
Charleston, SC 29417
Office:
478 King Street, Suite F
Charleston, SC 29403



Join our newsletter!



October 4, 2023

Charleston County Zoning & Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
CCPC@charlestoncounty.org

RE: Charleston County Planning Commission Meeting, Agenda item V. e. Art. 9.3, Off-Street Parking and Loading: Incorporate electric vehicle parking and bicycle parking requirements.

Dear Chairwoman Floyd and Members of the Planning Commission,

On behalf of Charleston Moves, thank you for your consideration of Charleston County staff's recommendation to add a requirement to the Zoning and Land Development Regulations (ZLDR) ordinance for bicycle parking requirements. Being able to safely and reliably park one's bicycle is key to equitable multi-modal travel. Bicycle parking accommodations are also important for prevention of accidental damage to both bicycles and to on-site infrastructure, such as lampposts, gates, signposts, etc., and prevent the unintentional blockage of sidewalks and other areas. Addressing these needs will promote the use of bicycles for travel, reducing traffic congestion and increasing resilience and sustainability.

We support staff's recommendation, and also encourage the County to review the Town of James Island's bicycle parking ordinance and perhaps incorporate elements from it. The Town's ordinance goes into more helpful details on needs and requirements that will discourage theft and damage, as well as encourage use and comfort. I have included a copy of the ordinance below my signature.

Thank you again for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katie Zimmerman", with a long horizontal flourish extending to the right.

Katie Zimmerman, Executive Director

§ 153.332 OFF-STREET PARKING AND LOADING.

(J) Bicycle parking.

(1) Purpose. Bicycle parking encourages customers, employees, and other visitors to use bicycles by providing a convenient, safe and readily accessible place to park bicycles. Bicycle parking should serve the main entrance of a building and should be visible to pedestrians and bicyclists.

(2) Rate of provision. One bicycle parking space shall be required per every ten off-street required parking spaces, rounding bicycle parking spaces up when the number is not a multiple of ten. (Six automobile parking spots required = one bicycle parking space: 12 automobile parking spots required = two bicycle parking spaces.)

(3) Standards. Required bicycle parking must meet the following standards:

(a) Location. Bicycle parking must be:

1. Outside a building; and within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route, or no further from the building's main entrance than the closest automobile parking space, whichever is closer;
2. At the same grade as the sidewalk or at a location that can be reached by an accessible route; and
3. If required bicycle parking is not visible from the street or main building entrance, a sign must be posted at the main building entrance or in a highly visible and used location indicating the location of the parking.

(b) Design. Bicycle parking must meet the following standards:

1. Bicycle lockers. Where required bicycle parking is provided in lockers, the lockers must be securely anchored.
2. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks the racks must meet the following standards:

A. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;

B. A space two feet by six feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and

C. The rack must be securely anchored and coated in a material that will not damage the bicycle.

3. Parking and maneuvering areas.

A. Each required bicycle parking space must be accessible without moving another bicycle;

B. There must be an aisle at least five feet wide in front and behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and

C. The area devoted to bicycle parking must be permeable hard surface.

4. Covered bicycle parking. Covered bicycle parking, as required by this section, can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where required covered bicycle parking is not within a building or locker, the cover must be:

A. Permanent;

B. Designed to protect the bicycle from rainfall; and

C. At least seven feet above the floor or ground.

5. Lighting shall be provided for bicycle parking facilities so that the bicycle parking area is thoroughly visible and illuminated.

(Ord. 2012-06, §§ 9.3.1 through 9.3.9, passed 10-18-2012; Ord. 2013-07, passed 10-17-2013; Ord. 2020-01, passed 3-19-2020; Ord. 2022-03, passed 10-20-2022)

From: [Bob Nitkewicz](#)
To: [CCPC](#)
Subject: Proceed with cutting down the dangerous trees only!
Date: Thursday, October 05, 2023 10:04:27 AM

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 probably one of the few emails you get that will urge you to proceed with cutting down the **dangerous** trees. I am a person who believes most locals, put more value on the trees rather than peoples' lives. I know there are many stories of limbs, falling, hitting cars, and injuring people that we do not hear about in the press. Nine times out of ten by, when you see limbs down on Bohicket Road or River Road, the limbs are rotten from the inside.

Most people tend to idolize things of creation rather than the Creator!

Regards,
Bob

Bob Nitkewicz
Johns. Island

From: [Russell Sobel](#)
To: [CCPC](#)
Subject: Making roads easier to build
Date: Thursday, October 05, 2023 10:26:06 AM

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I have seen emails circulating to reach out to this email address about our positions on changes to the trees and roadways you are considering. I want to let you know that my wife and I are 100% percent supportive of any effort that would allow for easier building of roads including making it easier to cut down trees and avoid unnecessary studies.

Russell Sobel
4004 Gift Blvd.
Johns Island SC 29455

From: [Richard Fowler](#)
To: [CCPC](#)
Subject: Traffic studies and trees
Date: Thursday, October 05, 2023 6:42:19 PM

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Living on Johns Island and enjoying the natural beauty of the environment and dealing with the traffic on River, Main and Maybank. Moving forward it is a fact that the traffic flow will only get worse. I think that CCG should be given the flexibility to solve traffic problems in a timely manner that will give consideration to the environment. Know one wants to turn our island into a Walmart parking lot, but one only needs to look at the River and Maybank traffic problems to realize that the old guidelines are not working.

Sent from my iPhone

Billy Walpole
843.860.2046
billy.walpole@gmail.com

Corp Plan Update - 6.4.14 Resource Extraction

Thank you for this update. I've had
many families reach out to me since 2018
with concerns, I think this is a step
in the right direction to ~~protecting~~ preserving
the limited uses that families w/ ag properties
have to generate residual income and not be
forced to sell their properties.

Thank you to the Commissioners, Mr. Evans +
the entire staff.

Sincerely,

Billy Walpole

From: [Travis Arnett](#)
To: [CCPC](#)
Subject: Make it Easier to Cut Down Grand Trees
Date: Sunday, October 08, 2023 12:34:51 PM

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I SUPPORT CHAS COUNTY EFFORTS TO STREAMLINE THIS PROCESS AND
OPPOSE THE JOHNS ISLAND ADVOCATE EFFORTS TO OPPOSE THESE
MEASURES.

--

Travis Arnett
President
Arnett Construction & Arnett Custom Homes
843-271-8668
843-822-0232
One Cool Blow suite 322
Charleston, SC 29403



**PROPOSED ZLDR AMENDMENTS
PUBLIC INPUT: IN OPPOSITION**

From: johnsislandtf@gmail.com
To: [CCPC](#)
Cc: [Joel Evans](#); [Andrea Melocik](#); cmfloydlaw@aol.com
Subject: Proposed Changes to the ZLDR
Date: Friday, October 06, 2023 10:41:57 AM
Attachments: [2023-10-06 JITF Letter re ZLDR Changes.pdf](#)

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Please find attached a letter from the Johns Island Task Force recommending **disapproval** of the following changes to the ZLDR :

- Allowing Charleston County Public Works (CCPW) projects to not go before the BZA for tree removal.
- Allowing CCPW to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Regards,

John Zlogar



Charleston County Planning Commission
4045 Bridge View Drive
North Charleston, SC 29405

Oct 10, 2023

Reference: Charleston County Planning Commission October 9, 2023, Meeting Agenda

Dear Commissioners:

The Johns Island Task Force recommends **disapproval** of the following changes to the ZLDR:

- Allow Charleston County Public Works (CCPW) projects to not go before the BZA for tree removal.
- Allow CCPW to not go through the site plan review process.
- Allow the Public Works Director the ability to say a traffic impact study is not needed.

Residential development and traffic congestion are out of hand on Johns Island and indeed throughout Charleston County. To address these issues we need to strengthen our tree protection ordinances, require increased interaction between land planners and road designers, and require more in-depth analyses of the impact of developments on traffic.

Instead, these proposed changes do just the opposite. In addition, the proposed removal of the requirement for CCPW to go before the BZA greatly reduces the ability of Charleston County residents to have their voices heard.

Please disapprove these proposed changes to the ZLDR.

Sincere regards,



John Zlogar

Chair, Johns Island Task Force

*The **Johns Island Task Force** is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry, and outdoor recreation.*

From: [Deborah LaRoche](#)
To: [CCPC](#)
Subject: Johns Island
Date: Thursday, October 05, 2023 9:37:52 AM

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Good morning -

I am unable to attend the next Zoning meeting, but wanted to make my concerns known about possible changes to the process for cutting down trees and monitoring the traffic situation on Johns Island.

I encourage the Planning Commission to **deny these proposed changes**.

Specifically, please **deny the following**:

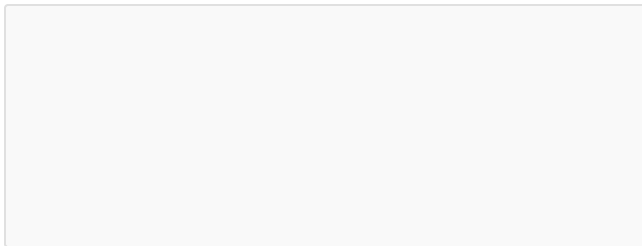
- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

The continued overdevelopment of Johns Island and the resulting traffic volume (not to mention accidents resulting in injury or death) is an issue that is solvable, but only if the proper zoning regulations and processes are in place.

Thank you,
Deborah LaRoche
Johns Island Resident (since 2002)

From: [Megan Kellogg](#)
To: [CCPC](#)
Subject: Protect our Grand Trees and study traffic!
Date: Thursday, October 05, 2023 9:46:03 AM

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Please note my opposition for the vote tomorrow. We must continue to protect our grand trees and traffic studies are absolutely essential!

Megan Cole Kellogg
[6620 Bears Bluff rd](#)
[Wadmalaw Island, SC 29487](#)

From: [CKM-W](#)
To: [CCPC](#)
Subject: Fwd: Zoning & Land Development Regulations (ZLDR)
Date: Thursday, October 05, 2023 9:50:42 AM

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re: Oct. 9th Planning Commission Meeting Agenda

Changes proposed to the Zoning and Land Development Regulations (ZLDR) would allow more trees to be cut down along our scenic roadways with fewer traffic studies being performed?!

Less trees and fewer traffic studies?!

Haven't you screwed us enough with the lack of planning /updates to our current infrastructure?!

We were a RURAL FARMING community 30 years ago and WITH NO UPDATED INFRASTRUCTURE to the core of the island since adding hundreds of home developments, thousands of people and cars!

I advocate the Planning Commission **DENY** the proposed changes. Specifically, the following:

- Allowing CHS County Public Works projects to no go before the BZA for tree removal.
- Allowing CHS County Public Works to NOT go through the site plan review process.
- Allowing the Public Works Director the ability to say that a traffic impact study is NOT needed - what qualifies him/her?!

DO BETTER!

Courtney Morris-West
1110 River Road, Johns Island, SC 29455

CKM-W

Life is short, Break the rules, Forgive quickly, Kiss slowly, Love truly, Laugh uncontrollably, and never, never regret anything that made you smile!!!

From: [Michael Martin Heidingsfelder](#)
To: [CCPC](#)
Subject: Opposition to ZLDR Changes
Date: Thursday, October 05, 2023 9:57:08 AM

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Dear PC Commissioners,

Please note that we strictly oppose the recent attempts by several members of the County Council to add several items to the October 9th Planning Commission Meeting Agenda related to the Zoning and Land Development Regulations (ZLDR) which would, if approved, allow:

- More trees to be cut down along our roadways
- Fewer traffic studies to be performed

We advocate that the Planning Commission **deny these proposed changes**, specifically we express our sincere wish that you please **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal
- Allowing Charleston County Public Works to not go through the site plan review process
- Allowing the Public Works Director the ability to say a traffic impact study is not needed

These changes, if approved, can be considered a significant overreach in authority by the staff of Charleston County and will only lead to a situation where these administrative decisions without community involvement will drastically change our Sea Islands.

Please take your responsibilities as Commissioners very seriously here and conclude that you have to **vote against these proposed changes!!**

Many thanks and best regards,

Helga and Dr. Michael M. Heidingsfelder
2 Shell Creek Landing
Kiawah Island, SC 29455
United States of America
Cell: +1-248-996-0704
heidingsfelder@comcast.net

From: [Christina Stanton](#)
To: [CCPC](#)
Subject: preservation of our majestic Grand Trees
Date: Thursday, October 05, 2023 10:00:16 AM

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Dear Charleston County Officials,

I hope this email finds you well. I am writing to express my deep concern regarding recent proposals to make it easier to cut down Grand Live Oak trees in Charleston County. These magnificent trees are not just natural wonders but are also vital for our ecosystem, public health, and cultural heritage. I strongly urge you to reconsider any plans that would weaken protections for these iconic trees.

1. **Ecosystem Resilience and Flood Mitigation:** Grand Live Oak trees are instrumental in our fight against the challenges posed by sea level rise. Their extensive root systems help stabilize the soil and prevent erosion, reducing the impact of flooding during heavy rains and storm surges. These trees act as natural sponges, soaking up excess water and mitigating the risk of flooding in our communities.
2. **Ecosystem and Human Health:** Charleston County's Live Oak trees are more than just beautiful landmarks; they play a vital role in supporting both ecosystem health and human well-being. Their canopies provide essential shade and help cool urban areas, particularly during extreme heat events. By reducing the urban heat island effect, these trees contribute to the health and comfort of our citizens, especially vulnerable populations.
3. **Historic and Cultural Significance:** The Live Oak trees are deeply ingrained in Charleston's history and culture. They stand as living monuments to our heritage and tell the story of our past. Preserving these trees is not only an environmental concern but also a cultural imperative. They are a symbol of the Lowcountry's unique charm and a testament to our shared history.

I urge you to consider the long-term consequences of any decision that would make it easier to remove these magnificent trees. Instead, let us focus on strategies to protect and preserve them for future generations. Initiatives like stricter permitting processes and comprehensive preservation plans can strike a balance between development and conservation, ensuring that Charleston County continues to thrive in a sustainable and resilient manner.

Our Live Oak trees are irreplaceable assets that contribute significantly to the well-being of our community, the protection of our ecosystem, and the celebration of our rich cultural heritage. I implore you to take a stand for the preservation of these majestic trees, which are integral to the identity and future of Charleston County.

Thank you for your time and consideration of this important matter. I look forward to hearing about your commitment to safeguarding our Grand Live Oak trees.

Sincerely,

Christina Stanton

3309 Cottage Plantation Rd

Johns Island, SC 29455

--

Christina Stanton

(917) 671 7728

From: [Rob & Anne Bavier](#)
To: [CCPC](#)
Subject: Proposed BZA revisions
Date: Thursday, October 05, 2023 10:00:25 AM

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 Committee Members

I have been coming to Charleston and John's Island since the 1970s. The growth and many positive things have happened. Throughout it all the BZA and staff have done wonderful work to encourage development that is reasonable

The BZA should NOT allow the proposed changes for: the tree removal applications; site plan process; and allowing any individual to approve skipping traffic impact studies.

The BZA processes are a major reason developers have left trees and worked on traffic issues. Please keep these intact.

Anne Bavier
3132 Privateer Creek Rd, Johns Island, SC 29455

From: [ross wagner](#)
To: [CCPC](#)
Subject: Proposed Changes
Date: Thursday, October 05, 2023 10:01:44 AM

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 deny the following proposed changes: Specifically I advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you,

Ross Wagner
2903 Swamp Sparrow Cir
Johns Island

From: [Annie Acree](#)
To: [CCPC](#)
Subject: Please do not change tree removal requirements or traffic studies
Date: Thursday, October 05, 2023 10:03:47 AM

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 Commissioners, please do not make it easier for developers and others to remove more trees in Charleston county. And please do not make traffic studies easier to circumvent! The traffic is getting worse and worse and worse here, and by circumventing traffic studies, it will only allow more development with less future traffic calming planning. One of the many drawing points to Charleston area for visitors, as well as people moving here, are the beautiful trees everywhere. Please don't turn Charleston county into just another vanilla suburban area with lots of big roads, and not many trees! Please do not make these changes!

Thank you for your consideration!
Anne and Chris Acree
3622 Berryhill Road
Johns Island

[Sent from Yahoo Mail on Android](#)

From: [ROBERT CARROLL](#)
To: [CCPC](#)
Subject: Trees
Date: Thursday, October 05, 2023 10:04:28 AM

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.

It is our understanding you are going to modify rules regarding tree removal for city work on highways and roads. The proposed change will remove oversight by BZA for tree removal. This is short sighted and another step in the deterioration of Charleston uniqueness. Please stop this rule change.

[Sent from AOL on Android](#)

From: [curtis shelton](#)
To: [CCPC](#)
Subject: Grand trees
Date: Thursday, October 05, 2023 10:06:55 AM

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.

20 years from now, after Charleston county has cut down most of our grand trees, and still done very little to alleviate traffic congestion, I am sure that someone will conduct a study on how NOT to handle the influx of people to an area. I truly don't see how Charleston could make things any worse. It must be by design.

[Sent from Yahoo Mail for iPhone](#)

From: [Karen Johnson-Aaron](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Thursday, October 05, 2023 10:07:55 AM

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 see at the next meeting you will be discussing:

These changes to the Zoning and Land Development Regulations (LCD), if approved, would allow:

- **More trees to be cut down along our roadways.**
- **Fewer traffic studies to be performed.**

**COME ON, FOLKS! WHAT ARE YOU THINKING! OUR TREES
SAVE THE ENVIRONMENT AND CONTINUE TO MAKE JOHNS
ISLAND THE BEAUTIFUL ISLAND IT IS!**

**I'm asking that the Planning Commission
deny these proposed changes and
advocate that they
deny the following**

:

- **Allowing Charleston County Public Works projects to not go before the BA for tree removal.**
- **Allowing Charleston County Public Works to not go through the site plan review process.**
- **Allowing the Public Works Director the ability to say a traffic**

impact study is not needed.

Y'all know better than to allow this to happen. I pray for you to turn down these requests.

Karen Johnson-Aaron

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Proposed Changes
Date: Thursday, October 05, 2023 10:09:44 AM

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 a resident of Johns Island and am writing in opposition to the following proposed changes. The development of Johns Island is out of control, and it appears this changes simply facilitate more development. Allowing the Public Works Director to waive traffic studies is particularly egregious since traffic is the number one complaint of people who live on Johns Island. The congestion gets worse every day, and there appear to be no real plans in place to address the issue. I oppose the following:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Please do something to control the growth out this way and preserve the rural character of Johns Island.

Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455

Sent from my iPad

From: [Shellie Sweeney](#)
To: [CCPC](#)
Subject: Fwd: Possible planning commission changes
Date: Thursday, October 05, 2023 10:11:48 AM

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.

Begin forwarded message:

From: Shellie Sweeney <shelwolf1@yahoo.com>
Date: October 5, 2023 at 10:06:32 AM EDT
To: CCPC@charletoncount.org
Subject: Possible planning commission changes

To whom it may concern,
I live on Johns Island off River Road. I am very concerned about the possibility that there may be more Grand Trees removed for the sake of the overdevelopment that is taking place right now.
Also, we need more traffic studies not less here. Do any of you live here on Johns Island? Do you understand the traffic hell that all of us are going through?
Fix River and Maybank traffic flow!
You can create infrastructure without destroying our Grand Trees. All of us here see Charleston ripping up our island with very little thought or concern of the aftermath.
We need responsible forethought when it comes to growth here. More traffic studies. Maintaining our beautiful trees. Not just slamming in as many houses as you can for the sake of a dollar.
Thank you,
Shellie Sweeney

From: [Steve Kolaski](#)
To: [CCPC](#)
Subject: Changes in Tree Preservation and Traffic Study Requirements.
Date: Thursday, October 05, 2023 10:14:16 AM

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 deny requests from Charleston County Public Works to change the status quo on these issues.

Steve Kolaski
2450 Preserve Rd
Johns Island, SC 29455

From: anncbeever@gmail.com
To: [CCPC](#)
Subject: Fwd: Cutting of grand trees
Date: Thursday, October 05, 2023 10:16:53 AM

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.

Sent from my iPhone

Begin forwarded message:

From: anncbeever@gmail.com
Date: October 5, 2023 at 9:40:41 AM EDT
To: CCPC@charletoncount.org
Subject: Cutting of grand trees

Please don't cut down any grand trees on Johns Island than is absolutely necessary. The beauty of this island are the grand trees that have taken hundreds of years to attain their size and beauty. There must be alternatives to this drastic measure of cutting down trees because once it is done, it cannot be undone. Thank you for your careful consideration in this matter.
Al & Ann Beaver
Johns Island

Sent from my iPhone

From: [HARRY BELL](#)
To: [CCPC](#)
Subject: Oct 9th planning meeting public comments
Date: Thursday, October 05, 2023 10:17:12 AM

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 **deny the following:**

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Having owned on Kiawah since 1986 I am well aware of the massive growth not just on Johns Island but also all around Charleston over the years. The seemingly easy way developers have been able to steamroll their projects with adverse impacts to road congestion, storm water runoff and degradation of the beautiful major trees and landscape is depressing.

The long delays in what are obviously needed infrastructure improvements add costs but short cutting by not requiring traffic impact studies and being more aggressive on tree removals is not conducive to long term benefits to the community.

Thank you

Harry F. Bell, Jr.
54 Kiawah Island Club Drive
Kiawah Island, SC 29455

If you have received this in error, please delete & advise as this is a confidential communication as defined under all applicable Federal & state laws.

Sent from my iPad

From: [Liza lou](#)
To: [CCPC](#)
Subject: Do not cut the trees
Date: Thursday, October 05, 2023 10:17:59 AM

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.

Do not take away what's left of our island!!! Please. Instead halt development and widen roads where you can!!! Also please please put more police on island for speeders to avoid wrecks!!

Thank you,
Elizabeth
John's island resident 8438343673

From: [Penny Lee](#)
To: [CCPC](#)
Subject: Please vote no on Monday on the proposed modifications to the Zoning and Land Development Regulations
Date: Thursday, October 05, 2023 10:21:32 AM

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 Commissioners,
I'm a Seabrook Island homeowner and practicing City Planner who is asking you to please vote against the staff proposal to modify the Zoning and Land Development Regulations (ZLDR) to facilitate easier tree removal along roadways and fewer traffic studies to evaluate planned roadway improvements.

After experiencing the hottest summer in the world's history since temperatures have been recorded, it seems the height of folly to make it easier to remove mature trees without any public review. Everyone else in the world is focused on planting more trees to help stop climate change because trees **remove carbon dioxide from the air, where it's stored in the trees and soil, and trees then release oxygen into the atmosphere.** They also provide much needed shade cover during the hottest summer months. Why would we want fewer trees? The current BZA process provides a much needed check on the tree removal inclination. The current review process should not be changed.

Traffic congestion throughout Charleston County is bad. This is partially due to the lack of infrastructure improvements required of developers. Improvements should be provided not just at the entrance to their development but also to surrounding roadways. Section 9.6.2 of the ZLDR currently specifies when a traffic study is required to be performed. It also requires traffic studies to be done at the discretion of the Zoning and Planning Director. The changes which need to be made to this section are to **increase** the scope of traffic studies. Instead, the proposed changes to this section would allow traffic studies to be waived at the discretion of the Public Works Director. Given the current and projected traffic conditions in the county, this proposal makes no sense and should be voted against.

Similarly, road projects must currently go through a site review process to allow Planning and Zoning personnel to have an input in the design. The proposed changes would eliminate this review process. Instead, changes should be made to require **more** collaboration between land planning and road design, not less. The proposed change to eliminate the site review process will make this situation worse and should consequently be voted against.

Thank you in advance for your consideration of my thoughts as you make your voting decisions on October 9th.

Sincerely,
Penny Lee
3761 Seabrook Island Road
718.791.6561

From: [Steven Sutton](#)
To: [CCPC](#)
Subject: no No NO!
Date: Thursday, October 05, 2023 10:24:32 AM

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 respectfully asking the Planning Commission to **DENY** the proposed changes:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Charleston County needs to hold the developers accountable for their impact. These changes do not have the best interest of Charleston County. These changes serve only special interest groups.

Thank you,

Steve

From: [Ellen Silver](#)
To: [CCPC](#)
Subject: DENY the changes
Date: Thursday, October 05, 2023 10:31:12 AM

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 Charleston County,

I am distressed beyond words that you would entertain the idea of allowing more grand trees to be cut down and less traffic impact studies be done!

The beauty of JI is being destroyed and it cannot be replaced.

PLEASE DENY these proposed changes:
Specifically:

1. Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
2. Allowing Charleston County Public Works projects to not go through the site plan review process.
3. Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you,
Ellen Silver
Johns Island resident

From: [Kate Tucker](#)
To: [CCPC](#)
Subject: Concerns
Date: Thursday, October 05, 2023 10:32:23 AM

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,

We are extremely concerned about some upcoming items of discussion and would like our concerns noted:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you.

Kate and Warren Ostergard
2662 Coquina Drive Johns Island
323-219-3113

From: [Rosemary](#)
To: [CCPC](#)
Date: Thursday, October 05, 2023 10:34:33 AM

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 strongly opposed to the changes being proposed to tree removal restrictions in Charleston county. The council is repeatedly degrading zoning restrictions compromising the very character of our County.

I have lived on Johns Island for thirty years and can barely recognize the beauty that once existed. My seven acres has lost animal species no longer seeing pileated woodpeckers and nightjars to name just two.

You allowed all this development and didn't prepare for the impact despite many people and organizations pointing out the problems. You built the store before the parking lot. Now you want permission to remove what makes the area grand and honestly famous. Trees are the very fabric of our existence. Trees are the heart and soul of our land. They are irreplaceable. Please work to retain Trees with a different perspective to development incorporating or working with rather than removal.

Again I am strongly opposed to the changes being proposed concerning changes to tree removal including pine, sweet gum, and live oak.

Shame on you.

Rosemary Harrell

Sent from my T-Mobile 5G Device

Sent from my T-Mobile 5G Device

From: [Jennifer Morgan](#)
To: [CCPC](#)
Subject: concern over proposed changes
Date: Thursday, October 05, 2023 10:37:28 AM

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 part-time resident of Kiawah Island and am concerned over the proposed changes to the Zoning and Land Development Regulations, specifically:

- Allowing more trees to be cut down along roadways
- Fewer traffic studies

I know it is challenging to balance development and protecting the natural landscape of Johns Island and Kiawah Island but it is apparent that greed and overdevelopment are winning at an alarming rate. Live Oaks are part of what makes Johns Island so unique and special. Let's not turn the island into an urban jungle. Have you not heard of global warming and the negative impact that cutting down too many trees has???? Every time I drive to Kiawah, I am blown away by the beauty of the Live Oaks, please don't put a bunch of houses, condos and commercial development along Main Road. If I wanted that, I would have bought a place in Myrtle Beach. That's not what your island is.

Thank you for listening,

Jenny Morgan

220 Yellow Throat Lane

Kiawah Island

From: [Claire Richardson](#)
To: [CCPC](#)
Subject: Proposed ZLDR Changes
Date: Thursday, October 05, 2023 10:41:02 AM

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:

I understand that there are several proposed changes to the ZLDR from some members of Charleston County Council. Please keep the ZLDR intact. There needs to be special approval required to cut down grand trees and traffic studies are a must in determining how best to alleviate the traffic congestion that plagues almost all of Charleston County. The trees are much of the beauty of our area and the roads are just a necessary evil. There must be balance between beauty and safety. Clearly cutting down all trees anywhere close to a road (as done in the median of I-26) could save lives of drivers who cannot manage to stay on the roads (often due to excess speed), but at what cost to our natural beauty? Roads should be safe but attempting to make them "foolproof" is going too far.

Thank you.

Claire Richardson
341 Muirfield Parkway
Charleston, SC 29414

From: [Craig W Bernabei](#)
To: [CCPC](#)
Subject: DENY proposed changes
Date: Thursday, October 05, 2023 10:42:25 AM

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 Planning Commission:

We cannot urge you strongly enough to DENY the following proposed changes:

1. Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
2. Allowing Charleston County Public Works to not go through the site plan review process.
3. Allowing the Public Works Director the ability to say a traffic impact study is not needed.

We relocated here because of the grace of the trees on JI. In two years we have already seen the massive and seemingly only for profit destruction on the island.

Please DENY the proposed changes that are on your meeting agenda.

Craig Bernabei
2066 Utsey Street

From: [Craig W Bernabei](#)
To: [CCPC](#)
Subject: Fwd: DENY the changes
Date: Thursday, October 05, 2023 10:42:28 AM

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 Charleston County,

I am distressed beyond words that you would entertain the idea of allowing more grand trees to be cut down and less traffic impact studies be done!

The beauty of JI is being destroyed and it cannot be replaced.

PLEASE DENY these proposed changes:
Specifically:

1. Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
2. Allowing Charleston County Public Works projects to not go through the site plan review process.
3. Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you,
Ellen Silver
Johns Island resident

From: [Robert Struble](#)
To: [CCPC](#)
Subject: Mistake re trees and roads
Date: Thursday, October 05, 2023 10:43:19 AM

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.

It would be a huge mistake to make the following changes

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Measured considerate development can be accomplished with foresight and not treating the landscape as a public parking lot.

Traffic fatalities and congestion on Johns Island should be given the highest priority. Kicking the can down the road is a disgrace.

Bob and Barbara Struble

Robert Struble, MD
Snowy Egret Lane
Kiawah Island, SC

From: [Stevie Cea Depew](#)
To: [CCPC](#)
Subject: Opposing Changes that Remove Tree Protection and Site Review Process
Date: Thursday, October 05, 2023 10:44:36 AM

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,

I hope this email finds you well. I am writing to express my deep concern regarding the proposed changes that could potentially remove protection for our valuable trees in the county, specifically the proposal that would grant CCPW the authority to cut down trees without restraint. This could have far-reaching consequences for our community, especially when we consider the scenic beauty of roads like Bohicket Road, which could be drastically altered.

While we all recognize the need for road improvements and infrastructure development, it is crucial to strike a balance between progress and environmental preservation. It seems that the proposed changes run the risk of prioritizing road development at the expense of our natural environment. Trees are not mere impediments; they are vital to our ecosystem, air quality, and overall quality of life.

The existing BZA process serves as a valuable check on the inclination of road designers to view trees as obstacles that need to be removed. It provides a necessary safeguard against hasty decisions that could harm our environment and our community's aesthetic appeal. I strongly believe that this process should not be altered, as it has proven to be a vital component in preserving the character of our county.

Moreover, the current site review process, which allows input from Planning and Zoning personnel in road project design, is a vital aspect of responsible development. It encourages collaboration between land planners and road designers, ensuring that the best solutions are developed for our community. Eliminating this review process would be a step in the wrong direction, as it would hinder the important synergy between these two crucial aspects of land planning.

Rather than reducing checks and balances, we should be seeking ways to enhance collaboration between land planning and road design. The proposed changes could exacerbate the existing divide between these disciplines, potentially leading to suboptimal outcomes for our community. We should be focusing on improvements that promote cooperation and better solutions, not eliminating the very processes that encourage them.

I urge you to reconsider these proposed changes and to actively seek solutions that balance the need for road improvements with the preservation of our natural environment and the integrity of our community's character. Let us work together to ensure that our county continues to thrive while also protecting the treasures that make it special.

Thank you for your attention to this matter, and I look forward to hearing more about how we can protect our trees and promote responsible development.

Sincerely,
Stevie Depew, Johns Island Resident

From: [Richard Van Atta](#)
To: [CCPC](#)
Subject: Trees and roads
Date: Thursday, October 05, 2023 10:46:00 AM

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 Kiawah River Estates (KRE) in Charleston County. I have just learned that the Charleston County Planning Commission is considering allowing discretionary removal of grand trees and also making traffic studies less mandatory. Both of these measures are contrary to the interests of Charleston County residents as they would promote even greater destruction of the environment and promote even more uncontrolled, rampant development. These measures portend turning the County into just another bland, suburban concrete jungle with increasingly snarled traffic. The grand trees make Charleston County distinct and attractive — allowing destruction of these trees would be wonton disregard for the unique character of this area and have horrific implications for the environment. The proposal to allow for the discretionary removal of such trees would be a tragic mistake and I adamantly oppose it.

The second proposal to reduced requirements for traffic studies for proposed developments is equally troubling. Traffic is becoming a major problem throughout the county. Here “down island” on Johns Island the situation is approaching intolerable. Main Road and River Road are becoming increasingly congested while new developments are being proposed on both these routes. Key intersections are already points of major delays. Getting out of current developments, such as KRE has become exceedingly dangerous. Maybank Highway is inadequate for the rapid semi-urban, highly commercial development that is being undertaken. Proposed new developments would exacerbate the problem by increasing traffic while doing nothing to mitigate the road situation. Permitting any developments—commercial or residential—without thorough and objective traffic analysis would be completely irresponsible. The problem is that developers are already out-building the road infrastructure and are not required to provide remediation by providing or funding roadway improvements that would accommodate such increased density. What’s required is traffic studies that put forward requirements for proper planning and implementation of road construction concomitant with any proposed development—and then specific measures to see these changes are implemented. The proposed measure reducing traffic studies is the opposite of what is needed. I strongly object to the proposed measure.

Thank you for your consideration of my views.

Dr. Richard Van Atta
4309 Heads Point Court
Johns Island
rvanatta44@gmail.com
202-316-6893

Sent from my iPhone

From: [N.P.](#)
To: [CCPC](#)
Subject: Proposed changes to tree removal codes
Date: Thursday, October 05, 2023 10:50:14 AM

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.

County Council Members-

Please do not make any changes that make it easier to cut grand or other protected trees down. Johns Island is undergoing great changes but as elected officials it is your job to protect the Island and not fold to utility companies, developers and other entities. No generation after us will ever live long enough to see a live oak grow to ages that some of these grand trees are now. Please protect the island by protecting the environment (trees and other). Otherwise the island will be no different than Mt. Pleasant.

I am completely opposed to these changes, If anything the zoning laws should be ammended to include a minimum planting of live oaks (on Johns Island) fror every new house or clearing.project.

Thank you
Noreen Powers
1459 River Rd
Johns Island SC 29455
843-367-6476

From: [breezand3](#)
To: [CCPC](#)
Cc: breezand3@yahoo.com
Subject: Public Works Changes 10/9 meeting planning commission
Date: Thursday, October 05, 2023 11:07:17 AM

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 request that the Planning Commission **deny the proposed changes**. Specifically we advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Fewer tree protections and planning studies are NOT what is needed. Have developers and Public Works collaborate more before approval of new projects without infrastructure to support them.

Pam McMichael

Steve Price

1582 Regimental Lane

Johns Island. SC 29455

From: [Judy Jenkins](#)
To: [CCPC](#)
Subject: Proposed changes to the Zoning and Land Development Regulations
Date: Thursday, October 05, 2023 11:15:33 AM

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.

Planning Commission should **deny these proposed changes**. Specifically we advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed

Johns Islanders want to protect and keep their trees We can't replace them and need a thoughtful process when requests are made

Judy Jenkins
3314 Grants Passage Ave
Johns Islnd SC

Sent from my iPhone

From: [Loraine Day](#)
To: [CCPC](#)
Subject: Cutting grand trees???
Date: Thursday, October 05, 2023 11:16:34 AM

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.

Why would you just go ahead and cut down trees that have a history and age to them?
Why aren't you doing traffic studies first?
Once cut they're gone forever!!!!!!
Loraine Day
2889 cavalcade Circle, Johns Island.

From: [Anne Vail](#)
To: [CCPC](#)
Subject: Fwd: Proposed changes re: roads and trees
Date: Thursday, October 05, 2023 11:17:54 AM

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 advocate that the Planning Commission **deny the following**: proposed changes:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Anne and John McGowan
54 BLUE HERON POND RD
JOHNS ISLAND SC 29455
704.582.1430

From: [wrathlee](#)
To: [CCPC](#)
Subject: ZLDR Changes
Date: Thursday, October 05, 2023 11:18:33 AM

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 do not allow changes to ZLDR regulations that will lessen protections for Grand Trees. Your position should be to prove the strictest protection not make it easier for developers.

Sent from my Verizon, Samsung Galaxy smartphone

From: [J-Anna Smith](#)
To: [CCPC](#)
Subject: Vote No on upcoming agenda items
Date: Thursday, October 05, 2023 11:22:18 AM

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 Elected Officials,

I have recently learned that on the upcoming 10/9 agenda, the county will be discussing a change in policy that would allowed more Grand Oaks to be cut down, less traffic studies required for new development and finally discontinuing site plan reviews. In a time of overbuilding, the changing of the landscape of John's Island and global warming and rising sea levels, I would think that we would want to be thoughtful and take a cautious approach to adding to the carbon footprint of the island and on a larger scale the world. Just because there is vacant land doesn't mean that we should clear cut, fill in and pave over the land. Mother Nature created the marsh land for a reason. The clear cutting of trees allows for flooding and adds to the quality or rather detracts from the air quality. Trees are necessary to help control air quality and prevent erosion and long term effects of Mother Nature's ire. We need to do a better job of considering the impacts of overbuilding to the wildlife, landscape and history of John's Island. You the elected/appointed officials need to be better stewards of John's Island.

Again I ask that you vote against these changes to the review process as it will have long lasting impact to John's Island.

Respectfully
J-Anna Smith

From: [Debra Menard](#)
To: [CCPC](#)
Subject: Ref: meeting will be held on Monday, October 9, at 2:00 pm
Date: Thursday, October 05, 2023 11:40:12 AM

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We advocate that the Planning Commission **deny these proposed changes**.
Specifically we advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

.
Debra Menard
KOENIG HOMES, LLC
Selections Coordinator/Accounting Dept
Building Relationships in a New Generation
843-212-2009 Office
843-367-2401 Mobile
debra@koenigbuilt.com

From: [Richard Grabowski](#)
To: [CCPC](#)
Subject: elimination of proper authorization to remove grand trees
Date: Thursday, October 05, 2023 11:38:28 AM

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 do not ease the restrictions and requirements currently in place regarding the removal of grand trees on John's Island.

Many of these trees were present before we were even born and should be protected accordingly.

Thank you, Rick Grabowski

Sent from my iPad

From: [Gretchen Montgomery](#)
To: [CCPC](#)
Subject: Please think!
Date: Thursday, October 05, 2023 11:37:18 AM

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 Planning Commission,

I am writing to express my concern about the proposed changes, particularly the ones that would:

1. Exempt Charleston County Public Works projects from BZA tree removal review.
2. Remove the site plan review process requirement for Charleston County Public Works projects.
3. Grant the Public Works Director the authority to waive the need for a traffic impact study.

I truly appreciate your consideration and attention to this matter. These changes could have negative impacts on the environment and the community. So, I would like to encourage you to reject these proposed changes.

Moreover, I am honored to be part of a community that values the protection of our environment and the well-being of its residents. Such dedication and selflessness are truly commendable.

Thank you for your time and consideration.

Sincerely,

Gretchen Montgomery

From: [Sharon Johnson](#)
To: [CCPC](#)
Subject: Reject proposals ...
Date: Thursday, October 05, 2023 11:35:23 AM

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I am very concerned about some proposals coming before the planning commission next week.

- The BZA MUST approve tree removals.
- The Charleston County Public Works MUST go through the site plan review process.
- The Public Works Director MUST have the ability to determine if traffic studies are needed.

PLEASE DENY ANY PROPOSALS THAT WOULD GO AROUND THESE SAFEGUARDS!!!

Thank you,
Sharon Johnson
Johns Island Resident

Sent from my iPhone

From: [David Dempsey](#)
To: [CCPC](#)
Subject: Cutting our old trees!!!!
Date: Thursday, October 05, 2023 11:25:12 AM

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.

Making it easier to remove old trees from our historic corridors is plain WRONG! Are you getting advice from our neighbors from New York and New Jersey who come down here for our beauty then immediately try to change our historic roadways to look like the Jersey turnpike!! It may be time to listen to your broader constituency instead of developers and interlopers who wish to destroy our unique beauty. Wake up!!

David Dempsey
219 Yellowthroat Lane
Kiawah Island

Sent from my iPhone

From: [Edith Haman](#)
To: [CCPC](#)
Subject: Trees etc.
Date: Thursday, October 05, 2023 11:51:23 AM

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It seems there is no end to the destruction of Johns Island. Unfettered building, tree removal, filling in wetlands, horrible traffic, anything goes.

Now more trees are in the way, so let's destroy a little more and pay lip service to saving the environment. But none of you live here, so you don't care.

Edith Haman

From: harleysinsc@aol.com
To: [CCPC](#)
Subject: Grand Trees
Date: Thursday, October 05, 2023 11:48:31 AM

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Protect our trees. That is your responsibility to us and future generations as your predecessors did for you!

David Davinroy

[Sent from the all new AOL app for iOS](#)

From: [Linda Ketner](#)
To: [CCPC](#)
Subject: No, No and No
Date: Thursday, October 05, 2023 11:48:30 AM

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Please deny the following as you are actively "killing the goose that laid the golden egg.":

- DENY
Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- DENY
Allowing Charleston County Public Works to not go through the site plan review process.
- DENY
Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you!
Linda Ketner
3554 Bohicket Road
Johns Island, SC 29455

From: svonende@sbcglobal.net
To: [CCPC](#)
Subject: Agenda Additions
Date: Thursday, October 05, 2023 11:45:38 AM

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I'm opposed to the additional items staff has added having to do with eliminating traffic studies and making it easier to cut down grand trees!!!

Suzanne Von Ende

Sent from my iPhone

From: [Pat Luck](#)
To: [CCPC](#)
Subject: GRAND TREE PROTECTION/TRAFFIC STUDIES
Date: Thursday, October 05, 2023 11:40:48 AM

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 asking that the Planning Commission deny the following:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Our grand trees are what make the Lowcountry so special and they need the strongest protection possible, not less. Once these magnificent trees are cut down, they're gone forever. The soul of our area has literally been sacrificed to developers and it's time for County Council to put its foot down and protect Charleston County.

VR,
Patricia A. Luck
2701 Pinelag Lane
Johns Island, SC 29455-3252

--

"Go, sit upon the lofty hill, And turn your eyes around, Where waving woods and waters wild Do hymn an autumn sound." (Elizabeth Barratt Browning)

From: [D.Thompson](#)
To: [CCPC](#); [Joe Boykin](#)
Subject: Oppose changes to Section 9.2.1-B-3 of the ZLDR
Date: Thursday, October 05, 2023 11:55:47 AM

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,

I am aware that you are considering changes that will make it easier to remove grand trees in Charleston County. While this may be ok with citizens in parts of the county, it is absolutely not ok with me and most of my John's Island neighbors. The grand oaks of our island are a beloved asset that define our beautiful area. Who would these changes really benefit? Not our citizens. The argument may be from Public Works that it would make them more effective, but I argue removal of grand trees should not be an issue that limits their effectiveness. I think they have many other challenges they can focus their attention on to improve their ability to provide effective public works services.

I ask that you make it your focus (and staff focus) to advance the road projects for John's Island, not making it easier for builders/developers to remove our grand trees.

Please focus your attention on staff moving road projects forward that we are in dire need of for John's Island! And don't let staff blame any of their misgivings or delays on anything related to grand trees. If you have not driven around on John's Island lately, I urge you to try to get on, off, or around on our island at just about any time of the day, and while you are doing so, try to avoid the potholes and bring your patience.

Sincerely,
David Thompson
3879 Laurel Point Lane
Johns Island

From: [Becky Mohr](#)
To: [CCPC](#)
Subject: Oct 9 Planning Commission Meeting
Date: Thursday, October 05, 2023 11:51:24 AM

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I advocate that the Planning Commission **deny the deny the following proposed changes**

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Kind regards,
Becky

Becky Mohr
B.mohr@rocketmail.com
443-895-9910

[Sent from Yahoo Mail for iPhone](#)

From: [Stephanie B](#)
To: [CCPC](#)
Subject: Trees and traffic studies
Date: Thursday, October 05, 2023 12:12:08 PM

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Please do not make it easier to cut down grand trees. Please do traffic studies, more even!, on Johns island. Not less.

Stephanie A. Burgart

Forgive typos, sent from my toes.

From: [g.h](#)
To: [CCPC](#)
Subject: Trees
Date: Thursday, October 05, 2023 12:07:07 PM

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.

These requests for zoning changes cannot happen as far changing rules about cutting down our precious Old Oaks- this is a slippery slope leading to the barren landscapes of so many rural towns due to BAD zoning and planning!
Gretchen Hayes
Johns Island

Sent from my iPhone

From: [Andrew Geer](#)
To: [CCPC](#)
Subject: Review Process
Date: Thursday, October 05, 2023 11:56:36 AM

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The county and city have already shown disregard for local input. Traffic and development are out of control. As ineffective and disappointing the current process is, eliminating it would make it worse.

Andrew Geer
Johns Island

Sent from my iPhone

From: [Pamela Cisneros](#)
To: [CCPC](#)
Subject: Concerned Citizens
Date: Thursday, October 05, 2023 1:42:01 PM

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It has come to our attention that several items to the October 9th Planning Commission [meeting agenda](#) that we vehemently oppose! These are:

- More trees to be cut down along our roadways.
- Fewer traffic studies to be performed.

As long-time permanent residents, we ask that you deny the following:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed

Approval of these items negatively impacts our quality of life and threatens to destroy the iconic character that makes our home so special.

 **Pamela Cisneros** ☐

843.259.1123 mobile



From: [Richard May](#)
To: [CCPC](#)
Subject: Johns Island
Date: Thursday, October 05, 2023 2:14:17 PM

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Dear Members of the Planning Commission,

I would encourage each member to consider the “place” they would like their grandchildren to cherish each time you vote.

Grandchildren are not likely to cherish apartment complexes, shopping centers and stoplights.

Let’s give nature a chance to thrive. Cutting down trees in the name of “progress” is a recipe for failure.

Vote for a sustainable future rather than the illusion of progress. My grandchildren will thank you.

Sincerely,

Richard May
(a former resident of Johns Island)

Sent from my iPhone

From: [Michelle Jenkins](#)
To: [CCPC](#)
Subject: Deny these changes
Date: Thursday, October 05, 2023 1:56:31 PM

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I believe that not having traffic studies is the worst manner of improving things on Johns Island. Traffic is already horrible and not actually doing the studies to ensure changes that are being made make sense for the area will do nothing but aggravate the problem.

Please feel free to reach out with any questions,
Michelle
443-812-3488

From: [John Zillioux](#)
To: [CCPC](#)
Subject: opposing new changes to the ZLDR
Date: Thursday, October 05, 2023 1:55:11 PM

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 oppose changes to the current ZLDR that would allow more trees to be cut down along our highways and fewer traffic studies by Charleston County Public Works department without review.

Section [9.2.1-B-3](#) of the ZLDR currently requires Charleston County Public Works (CCPW) to protect trees. The proposed changes eliminate all these protections. CCPW would then be able to cut down trees at will.

We can improve our roads AND protect our trees. The natural inclination of road designers is to see trees as impediments that need to be cut down. The current BZA process provides a much needed check on this inclination. It should not be changed.

Furthermore, road projects must currently go through a site review process. This allows Planning and Zoning personnel to have an input in the design. The proposed changes eliminate this review process.

Roads are a part of land planning. Unfortunately land planners and road designers often don't sufficiently interact to develop the best solutions for the community.

The changes which need to be made are to require more collaboration between land planning and road design, not less. The proposed change to eliminate the site review process will make this situation worse.

John Zillioux
3556 Bohicket Road, Johns Island

From: [Chris Murray](#)
To: [CCPC](#)
Subject: ZLDR Changes - Oct 9th - Opposition
Date: Thursday, October 05, 2023 1:48:43 PM

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Hi CCPC,

I noticed that meeting agenda now has changes to Section [9.2.1-B-3](#) that would allow more trees to be cut, and to [Section 9.6.2](#) that would reduce traffic study requirements.

As a member of the community here, and having read these items, I would like to oppose these changes. Specific areas of objections:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thanks,
Chris Murray
2114 Mimorette Lane
Johns Island
29455

From: [Russ Pritchard](#)
To: [CCPC](#)
Subject: FW: upcoming vote and the potential impacts
Date: Thursday, October 05, 2023 1:46:35 PM
Attachments: [image001.png](#)

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 our city, country and property and do not allow these proposed changes! This could be disastrous and such measures removes any checks and balances to an already challenged system.

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Best regards,

Russ Pritchard
President

WE HAVE MOVED! Snail mail to PO Box 80340, Charleston SC 29416 / new office address is 1865 Belgrade Ave, Charleston SC 29407.



From: [Lindsay N. Nevin](#)
To: [CCPC](#)
Subject: Changes to the Zoning and Land Development Regulations | Trees and Traffic Studies
Date: Thursday, October 05, 2023 3:06:29 PM

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I advocate that the Planning Commission **deny these proposed changes**. Specifically I advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

I'm shocked that this is even a consideration given the beauty of the magnificent grand trees throughout John's Island and Charleston County as well as the horrible traffic problems on Johns Island.

LNN

--

Lindsay N. Nevin
The Flyway Companies
1640 Meeting St Rd. Suite 302
Charleston, SC 29405
Development | Construction | Management | Real Estate
o. 843-853-5557
c. 843-296-1797
www.flywaysc.com



From: [Jill Zlogar](#)
To: [CCPC](#)
Subject: Vote NO on proposed tree removal and traffic study changes to ZLDR
Date: Thursday, October 05, 2023 3:04:22 PM

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 proposed changes to bypass the BZA for proposed tree removal is shocking! Why in the world would you want to remove the very essential set of checks and balances that have helped to prevent excessive and unneeded tree removal from our city and county? Our trees are one of the very best ways to offset climate change and flooding. They also help bring multitudes of visitors and their money to our Lowcountry to enjoy our beautiful area. The proposed change would only make it easier for developers to take down any trees that are in the way of their profit making. There is no need or justification for this change as the current BZA review helps persuade developers to consider trees and their impact in their development plans.

The proposed change to allow the Public Works Director to waive traffic studies is just ludicrous. What is needed is just the opposite! Traffic congestion is terrible now and a good portion of that is due to developers only providing improvements to the entrance of their developments, but not to surrounding roadways. Just look at Johns Island and it's multiple new developments. The developers just dump all their traffic onto Maybank and Main Road with no improvements to surrounding roadways. This has created often an hour commute to just get off and back on the island to go to work! What is needed is more impactful traffic studies to improve traffic congestion, not less!

Please vote no to these proposed changes to the ZLDR.

Jill Zlogar
5528 Frisco Lane
Johns Island, SC 29455

From: [holly.mims](#)
To: [CCPC](#)
Subject: Trees
Date: Thursday, October 05, 2023 3:00:06 PM

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To whom it may concern,
I am writing as a citizen of Charleston County. I would like to request that you deny the following requests made to ZLDR:

Allowing Charleston County Public Works projects to not go before the BZA for tree removal.

Allowing Charleston County Public Works to not go through the site plan review process.

Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you for your consideration in this matter.
Holly Jameson

From: [chad_rouse](#)
To: [CCPC](#)
Subject: Tree Removal and Traffic studies
Date: Thursday, October 05, 2023 2:23:22 PM

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,

It has come to my attention that several unacceptable items have been added to the upcoming October 9th meeting. I am STRONGLY AGAINST the following measures:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed

I live in Kiawah River Estates on Johns Island. The net results of implementing these actions would be devastating to all those who live and work on Johns Island. The trees are what make Johns Island. Why would city council members want to remove protections on grand trees , traffic studies, and not have to go through the planning process? There needs to be checks and balances on growth and development. If we destroy Johns Island and the the rest of Charleston County with unchecked development, developers will be wealthy, but nobody will want to live here. I plan to attend this meeting to speak against these measures.

Kind regards,
Chad Rouse

Sent from my iPhone

From: [matt brown](#)
To: [CCPC](#)
Subject: Proposed ZLDR changes
Date: Thursday, October 05, 2023 2:22:14 PM

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Good afternoon,

I am writing because I am concerned about the recently added agenda items regarding loosening the ZLDR regulations pertaining to grand tree protection and traffic studies.

As a long time Johns Island resident I have witness the boom in population and development on the island. I am by no means opposed to the onward march of progress, however, it is hard to believe how relaxing these regulations would benefit the population of Charleston County. Not only for Johns Island but all surrounding areas as well. The unavoidable growth of our beautiful area needs to be regulated so that the economic impact of development does not receive more consideration than the quality of life for the people that live in the area.

What would be the reasoning and the benefit (for the constituency, not the developers) of relaxing these regulations? Who would this benefit?

Admittedly I have not read all of the by laws of the County Council, but I do believe that it is the responsibility of the Council to work for the best interest of the people it was elected to serve. I know that developers may technically fall into that category but they will make their money and move on while the rest of us sit here and deal with the messes that have been created.

I would like to reiterate that I am not opposed to process. I, myself, am in the residential building business so the growth certainly benefits me. I just ask that we maintain a level of regulation that prevents abuse of our land.

Traffic studies are a necessary part of the planing process. I do not believe they should be allowed to be waived by a single individual. The trees that make our city so appealing are a big draw for people visiting and spending tourist money as well as those relocating here. If restrictions are not kept in place, we will end up destroying the beauty that makes this place unique, and then the developers, snow birds and tourist will move on to the next spot and destroy it. My money is on Beaufort and Savannah.

Thank you for your time and I appreciate your dedication to Charleston County

Best regards,

Matt Brown
Odyssey Woodworks LLC
843-364-7662

From: [Aldwin Roman](#)
To: [CCPC](#)
Subject: Planning Commission Meeting on October 9th.
Date: Thursday, October 05, 2023 3:55:14 PM

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I have concerns with the following being considered at the next Planning Commission meeting.

V. PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

- a. Art. 3.7, Site Plan Review, and Art. 9.2, Tree Protection and Preservation: **Allow specific exemptions from the Site Plan Review and Tree Protection and Preservation requirements for Charleston County Public Works and SC Department of Transportation public projects.**
- b. Art. 3.10, Zoning Variances, Art. 9.2, Tree Protection and Preservation, and Sec. 11.6.1, Trees Removed Without Permits: Prohibit variance requests from tree removal violation fines and fees and revise the tree removal and clearing and grubbing mitigation requirements.
- c. Table 6.1-1, Use Table, Sec. 6.4.20, Stable, Commercial; Stable, Private, and Chapter 12, Definitions: Incorporate boarding stables into the Use Table and definitions and include conditions for where/how this use is allowed.
- d. Sec. 6.4.14, Resource Extraction: Allow exemptions from the Special Exception requirements for small-scale residential, recreational, and agricultural resource extraction operations that are less than five acres in cumulative total size, and include additional requirements for such operations.
- e. Art. 9.3, Off-Street Parking and Loading: Incorporate electric vehicle parking and bicycle parking requirements. UPDATE 10/5: Amendments related to electric vehicle parking have been deferred to a future meeting.
- f. Art. 9.2, Tree Protection and Preservation, and Art. 9.3, Off-Street Parking and Loading: Clarify requirements for protection of trees 6 inches DBH and greater within scenic road rights-of-way and **allow exemptions from the traffic study requirements by the Public Works Department Director.**

As a voting and tax paying citizen of Charleston County I would request that the following proposals are denied:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

These are not in the best interest of the County and its residents.

Thank you,

Aldwin Roman

From: [Kate Nevin](#)
To: [CCPC](#)
Subject: Planning Commission must deny changes to ZLDR
Date: Thursday, October 05, 2023 3:54:19 PM

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These changes move us in the OPPOSITE direction of safety and quality of life. These changes would also kneecap constituents of their say in how roads impact the safety and design of their neighborhoods and communities.

Why on earth would we give elected officials (read short term decision makers) who often have little knowledge of the roads and residents outside their own communities (read uniformed on roads at the ground level) more authority than constituents, planning commission and engineers among other stakeholders??

This makes no sense and will have GRAVE consequences on the county. Checks and balances are an important part of governing. So is representation of the people.

Planning Commission must deny the proposed changes that would allow:

- CCPW to not go before BZA for tree removal
- CCPW to not go through the site plan process
- PW Director to say a traffic study is not needed

There is absolutely nothing fiscally responsible about making any changes to a road without a traffic study!!!

Data is our friend. This is the 21st century. Let's use all available data to build smarter more connected roads and communities.

Thank you!!
Kate

Kate Nevin, CAIA
President, TSWII Capital Advisors
Portfolio Manager, TSWII and TSWS
kate@tswii.com
843.297.2463

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From: [Susan Kershaw](#)
To: [CCPC](#)
Subject: Regarding agenda item V. Of the Oct 9 meeting
Date: Thursday, October 05, 2023 3:52:17 PM

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What!!!

Please DO NOT change the zoning regulations to allow Public Works to cut down grand trees at their discretion. Their priority is rightly getting infrastructure in place. We need another agency or board to keep them in check regarding our grand trees, which are integral to our sense of place in Charleston. Please do not sacrifice these for the purpose of efficiency without significant review by those looking out for the bigger picture.

And allowing them to bypass site review seems irresponsible, as we expect some oversight of all sites developed in the county. Who knows what might get done if one department can develop without any oversight.

Please do not lift these checks and balances on our public servants!

Susan Kershaw
Johns Island, SC

From: [Lucy Davis](#)
To: [CCPC](#)
Subject: comments on the changes to the zoning and development regulation
Date: Thursday, October 05, 2023 4:34:33 PM

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Hello,

My name is Lucy Davis and I am a Charleston County resident and I would like to provide my comments on the changes to the zoning and development regulations being proposed that would allow more trees to be cut down along our roadways and would also require that fewer traffic studies be performed.

Specifically I would like to advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thanks for considering my comments.

Best,
Lucy

From: [Mary Walker](#)
To: [CCPC](#)
Subject: Johns Island
Date: Thursday, October 05, 2023 5:39:08 PM

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 a Johns Island resident. I understand there is a move to make it easier to cut down trees and to eliminate traffic studies. Both of these are shortsighted. The trees keep Johns Island cooler and adds to its beauty. Traffic is getting worse and worse and we need to figure out how to improve things. It will be hard to fix our traffic problems with all the added cars, but we need to do something.

Mary Walker

Sent from my iPad
[marywalkerart.com](#)
[marymaroneyartist.com](#)
[corrigangallery.com](#)
[juliehellergallery.com](#)

From: [Linda Esposito](#)
To: [CCPC](#)
Subject: Changes to the ZLDR
Date: Thursday, October 05, 2023 5:28:09 PM

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I reside at 1130 Santa Elena Way in Johns Island.

I am flabbergasted that once again the monied who have invested, perhaps unwisely, in the further development and resulting destruction of our environment could even fathom supporting the proposed changes.

STOP CUTTING DOWN THE TREES;

ENFORCE THE STANDING RULE FOR REVIEW BY THE BZA

STOP DENYING THE NEED FOR TRAFFIC STUDIES

HAVE YOU LOST YOUR MINDS?? DO ALL MEMBERS RESIDE IN CHARLESTON COUNTY? HAVE YOU LOOKED AROUND?

I call upon the members of the Ch County Council to represent the majority and **deny these proposed changes**. Specificall that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you,
Linda E Esposito

L.E.E.

"I sponsor a woman survivor *of* war.

- Find out more at - ["www.womenforwomen.org."](http://www.womenforwomen.org)

From: [Patricia Fair](#)
To: [CCPC](#)
Subject: Proposed changes October 9, 2023
Date: Thursday, October 05, 2023 5:11:07 PM

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 Charleston County Public Works,

I am highly opposed to the proposed changes to the Zoning and Land Development Regulations (ZLDR) that will be considered at your next meeting on October 9, 2023. The concept of fewer traffic studies flies in the face of reason with the terrible traffic congestion throughout Charleston County. Section 9.6.2 of the ZLDR currently specifies when a traffic study is required to be performed. It also requires traffic studies to be done at the discretion of the Zoning and Planning Director. This section should be to increase the scope and capacity of the traffic studies, not to waive this at the discretion of the Public Works Director. Greater accountability should be demanded of developers to provide improvements to the local road system and not just at the entrance of the many developments being built. Road projects must currently go through a site review process and eliminating this is at your own peril and detriment of having the best solutions to improve Charleston County roads which are in desperate need of help. Roads are a part of land planning. Unfortunately, land planners and road designers often don't sufficiently interact to develop the best solutions for the community and this collaboration should be strengthened not weakened.

Section 9.2.1-B-3 of the ZLDR currently requires Charleston County Public Works (CCPW) to protect trees. The proposed changes eliminate all these protections impairing and significantly impacting its natural beauty. That is not to advocate that trees in certain cases should be removed and permitted for removal when mitigated. Case in point is the merge and bottleneck on Maybank Highway towards the Paul Gelegotis Bridge where removal of trees could have made an enormous difference in improving traffic flow. Instead the trees were saved at the increased safety risk to traffic, longer travel time and fuel waste. Certainly, one of the most illogical, irrational and inconsistent mistakes in road planning.

Please stand firm for improving our roads and protecting our trees.

Sincerely,

Patricia Fair
3956 Gift Boulevard
Johns Island, SC 29455

From: [Joe Mills](#)
To: [CCPC](#)
Subject: Proposed changes to ZLDR
Date: Thursday, October 05, 2023 5:10:48 PM

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To whom it may concern,

I am strongly against the following proposals:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

I feel these changes are only in the interest of developers and not in the interest of residents living on John's Island or Charleston County. If things continue like they are, there will be 4 lane roads all over Johns Island and no trees left.

Thanks,
Joe Mills
2904 Bohicket Rd
John's Island, SC

Sent from my iPhone

From: [Jennifer Mills](#)
To: [CCPC](#)
Subject: Proposed changes to ZLDR
Date: Thursday, October 05, 2023 5:04:28 PM

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Charleston County Planning Commission,

I am very disappointed that Council overruled a recent BZA decision on the Resurrection Road development. And now to hear they are considering changing the parameters governing the ZLDR to allow for fewer traffic studies. I can be sentimental about the trees, but to even consider fewer traffic studies clearly demonstrates that Council does not care about the quality of life on Johns Island (or anywhere else in the County) and only cares about their tax revenue. I wish every member of Council would come drive on the Island and see what the traffic actually looks like. I cannot see how the Public Works Director could be qualified to give an opinion on what is needed unless that person lives on each and every corner of the island (and the rest of the County) for a minimum amount of time. Committees like the BZA and rules like the ZLDR exist for a reason. And their scope should not be limited.

Please deny the proposed changes.

Thank you,

Jennifer

Jennifer Mills
2904 Bohicket Road
Johns Island

From: [MICHAEL MUSSER](#)
To: [CCPC](#)
Subject: Our Trees and Our Roads
Date: Thursday, October 05, 2023 7:10:03 PM

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To the Planning Commission:

I urge the Commission to NOT cut down our trees
Please do not modify the Zoning and Land Development Regulations (ZLDR). We do not want

- A) More trees cut down along the roadways
- B) Fewer traffic studies performed

Thank you for this consideration

Michael Musser
Johns Island
Michaelmusser@me.com

From: [Chris Correale](#)
To: [CCPC](#)
Subject: Changes to Zoning and Land development Regulations
Date: Thursday, October 05, 2023 6:51:38 PM

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As a resident of Johns Island I adamantly request that the Planning Commission DENY the changes being considered regarding grand trees.

DENY....allowing Charleston County Public Works to not go before the BZA for tree removal

DENY...Allowing CCPW to not go through the site plan process

DENY...Allowing The Public Works Director the ability to say a traffic impact study is not needed

Respectfully
Chris Correale
3051 Fosters Glenn Dr, Johns Island, SC 29455

From: [Cheryl Jansen](#)
To: [CCPC](#)
Subject: Trees and traffic studies
Date: Thursday, October 05, 2023 6:39:17 PM

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The trees are a major attraction to the island, bringing tourists and new residents. How can you know where to put your road money without traffic studies. And cutting down our grand trees at developers (moneys) whim is just a bad way to conduct government business.

Cheryl Jansen

From: [Robin Dyess](#)
To: [CCPC](#)
Subject: Protect our TREES!
Date: Thursday, October 05, 2023 6:28:41 PM

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Dear Council Members;

PLEASE protect our beloved JOHNS ISLAND's TREES!

They give LIFE and JOY to everyone and have been here longer than many of us!

DO NOT make it easier for developers who don't live on our beloved Island, and care only for the MONEY, to destroy our environment and lives. Trees are eco systems that support each of us... and will for our children, and children's children if you All will stand together and save and protect them!

Thank you all for being brave and standing in the gap to save the lives of our beloved TREES for our lifetime and those to come.

Make a life giving choice please.

Best...

Robin Dyess

"Mastering the ART of loving & living well together"

Wellness & Spiritual Life Coach

Robin Perry Dyess

covenantlifecoach@gmail.com

[404.695.3155](tel:404.695.3155)

Sent from my iPhone

From: [Jackie Robinson](#)
To: [CCPC](#)
Subject: Johns island deserves more, truly.
Date: Thursday, October 05, 2023 9:15:35 PM

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I advocate that the Planning Commission **deny these proposed changes**. Specifically I advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

I'm shocked that this is even a consideration given the beauty of the magnificent grand trees throughout John's Island and Charleston County as well as the horrible traffic problems on Johns Island.

Jackie Robinson
Creative Director/Founder at
42 Pressed & Jackie Robinson Design
843-364-8823
Jackie@42pressed.com
www.42pressed.com

From: [Jaime Carr](#)
To: [CCPC](#)
Subject: Concerned Resident
Date: Thursday, October 05, 2023 9:11:34 PM

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Charleston County Planning Commission,

It has been brought to my attention some items that are going to be added to the meeting agenda on Oct 9. I advocate, along with fellow residents of Charleston County, that the Planning Commission **deny these proposed changes**. Specifically we advocate that you **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Please hear our concerns.

Thank you,
Jaime Carr

From: [Martha DeMarco](#)
To: [CCPC](#)
Subject: Upcoming zone proposals
Date: Thursday, October 05, 2023 8:21:48 PM

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I would like these motions to be denied to allow more tree removal and less studies on traffic.

Thank you.

Martha DeMarco

From: [Carla Lowrey](#)
To: [CCPC](#)
Subject: ZLDR Changes
Date: Thursday, October 05, 2023 8:02:14 PM

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To: Charleston County Planning Commission

I just learned of the proposed changes to the current zoning and land development regulations and was alarmed by some of these changes, specifically those included in proposed amendments a, b, and f, involving tree protection and preservation. I think these changes would further the overdevelopment and environmental degradation that have already had a negative effect on Charleston County and its residents.

Please vote AGAINST these changes.

Sincerely,
Carla Lowrey
2046 Riverbend Dr
Charleston, SC 29412

From: [Jennifer Mitchell](#)
To: [CCPC](#)
Subject: Grand Trees
Date: Thursday, October 05, 2023 9:56:56 PM

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These proposed changes would move us in the OPPOSITE direction of safe and beautiful communities.

These changes would also kneecap constituents of their say in how roads impact the safety and design of their neighborhoods and communities.

Planning Commission must deny the proposed changes that would allow:

- CCPW to not go before BZA for tree removal
- CCPW to not got through the site plan process
- PW Director to say a traffic study is not needed

There is absolutely NOTHING fiscally responsible about making any changes to a road without a traffic study!!!

Data is our friend. This is the 21st century. Let's use all available data to build smarter more connected roads and communities.

Hugs,
Jennifer Hess Mitchell
Yoga & wine lover
www.jenniferhessmitchell.com

Sent from my iBelieve in You!

From: [Ruthie Smythe](#)
To: [CCPC](#)
Subject: Changes to the Zoning and Land use development regs
Date: Thursday, October 05, 2023 9:46:27 PM

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I implore you to not make any of the changes proposed but specifically the ones allowing Cha. County Public Works to not go before BZA for tree removal or not have to go through the site review process. Also do not give the Public Works Director determine when a traffic study is needed.

Thank you,
Ruthie Smythe

From: [Scott Wallinger](#)
To: [CCPC](#)
Subject: Proposed changes to BZA AND related Matters
Date: Thursday, October 05, 2023 9:28:20 PM

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The proposal to remove BZA oversight of Grand Tree removal is a pure abolition of governing authority and public will. Preservation of grand trees has been a cornerstone of governance in the Lowcountry. It suggests we now have only a power grabbing, development promoting Council that seeks to ignore the will and desires of the public. Oversight of grand trees should remain under BZA oversight and strengthened to ensure we retain significant forested areas amid the relentless conversion of green spaces into subdivisions and asphalt.

Similarly, Public Works must continue to provide intensive review of site plans. As the county continues to experience ever more conversion of open land to subdivisions, commercial centers and roadways, intensive review of site plans is more essential than ever.

And, traffic studies are more essential than ever and Public Works should be proactive to ensure they are done well and in a timely matter.

We do not need power hungry Council members who dance to the tune of developers who fund their campaigns to diminish in any way the mechanisms that ensure future development of shrinking greenspace is subject to in-depth reviews that probe every facet of environmental stability.

Scott Wallinger
James Island, SC

Sent from my iPhone

From: [Amanda Voges](#)
To: [CCPC](#)
Subject: Comments - Section 9.2
Date: Thursday, October 05, 2023 9:21:24 PM

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To whom it may concern,

It has come to my attention that the upcoming Charleston County Planning Commission meeting on October 9th at 2pm will be reviewing possible changes to the site plan review, tree protection and preservation, and traffic study requirements (Section 9.2).

I have lived in Charleston for almost ten years now and the thought of removing our grand trees would be like removing our community's identity. These scenic trees along our roadways are iconic. As an environmental scientist who has supported many stormwater and roadway projects, I think the proposed exemptions would lead to additional problems down the road. I am sure that you know by now (or I would at least hope so), trees provide so many beneficial services. They absorb pollutants, stabilize the soil, lower our overall heat index, decrease flooding, etc. These are things that we need to protect and preserve in order to ensure long-term health and sustainability of the ecosystem that we love so much.

For someone who works at an engineering firm who frequently conducts traffic studies, it would be a disservice to our community not to do them. It could threaten the safety of others and put many lives in danger. Traffic studies are necessary to provide stable infrastructure for a growing community and with the proper planning, these trees can remain and be incorporated into the design. Avoiding the site plan review processes and traffic impact studies will not lead to sustainable development, which we are already struggling with today. To allow these proposed requirement changes would mean failure to do our due diligence. Charleston County has grown exponentially over the last two decades. Already our infrastructure can't keep up. Thinking short term is not the answer. We need to be thinking "big picture" and create long term solutions. We need to be leading by example for other coastal communities.

Regards,

--

Amanda Voges PWS, CEPSCI

Mobile: 803-448-5114
avogeslambert@gmail.com

From: [Nonie Crosby](#)
To: [CCPC](#)
Subject: Tree Cutting on Johns Island
Date: Thursday, October 05, 2023 9:21:19 PM

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I am very much opposed to changing the regulations for cutting what are called grand trees on Johns Island. Bohicket Road is classified as a scenic road because of the beauty of the trees on the road. To lower the regulations for removing grand size trees would jeopardize keeping the purpose of having scenic roads. It is scenic because of the trees and thinning out the larger trees destroys the beauty of a scenic road.

Wynona Crosby
169 Queen Street
Charleston, SC 29401

From: [Wes Carter](#)
To: [CCPC](#)
Subject: Shocking News
Date: Thursday, October 05, 2023 9:21:05 PM

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These proposed changes would move us in the OPPOSITE direction of safe and beautiful communities. The idea that we would even consider cutting down these majestic oaks is unfathomable to me.

These changes would also kneecap constituents of their say in how roads impact the safety and design of their neighborhoods and communities.

Planning Commission must deny the proposed changes that would allow:

- CCPW to not go before BZA for tree removal
- CCPW to not go through the site plan process
- PW Director to say a traffic study is not needed

There is absolutely NOTHING fiscally responsible about making any changes to a road without a traffic study!!!

Let's use all available data to build smarter more connected roads and communities.

Wes Carter

3546 Bohicket Rd.

President, Atlantic Packaging

Founder, A New Earth Project

Atlanticpkg.com

ANewEarthProject.com

[Watch "Journey to A New Earth" on Amazon PRIME](#)

From: [SHEILA QUIGLEY](#)
To: [CCPC](#)
Subject: Our trees
Date: Thursday, October 05, 2023 10:50:10 PM

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 do not change the current standard regarding tree cutting along our roadways. South Carolina trees are beautiful and views of them along our roads are shown throughout the country. Some things should not be subject to efficiency!

Sheila Quigley
Johns Island, South Carolina

Sent from my iPad

From: Mary Bull
To: [CPC](#)
Cc: [Charleston Community College](#)
Subject: Zoning change regarding trees
Date: Thursday, October 05, 2023 10:18:25 PM

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The following members wish to go on record requesting the Planning and Zoning Commission deny the following changes.

Specifically I advocate that they **deny the following:**

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

I am shocked that this is even a consideration given the beauty of the magnificent grand trees throughout John's Island and Charleston County.

Respectfully,
Mary Bull
Secretary
John's Island Council

The following members were in attendance for this vote:

Gertie Ford
Peter Rubiao
Mary Bull
James Owens
Chris Cannon
Sam Brownlee
Thomas Legare
Rich Jenkins
Karen Simmons
Henry Holst
Pat Cline
Natalie Olson

From: [Gloria Wilson](#)
To: [CCPC](#)
Subject: Protect our Environment, Move Forward, not Backward!
Date: Thursday, October 05, 2023 10:04:22 PM

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 , as a concerned citizen of Johns Island, specifically Seabrook Island, I am asking you to improve our roads and save our grand oaks.

Many of us have moved from other parts of the country because we appreciated the beautiful canopies of grand oaks, the nature that surrounds the low country.

The Charleston County Public Works should not be able to go before the BZA regarding tree removal. The Public Works director, or anyone in the Public Works should not have the authority to say whether a traffic impact study is needed or not. That should be left to those who have the expertise regarding roads, the flow of traffic and safety of the roads that the growing number of people travel utilize.

We are blessed to have so much to offer to both residents and visitors while our leaders have an obligation to protect, improve and highlight the natural resources along our roadways!

Sincerely, Gloria Wilson

2414 Racquet Club Drive

Seabrook Island SC 29455

Sent from my iPad

From: [Kirk Gunn](#)
To: [CCPC](#)
Subject: Oct 6 Planning Commission Meeting - Feedback
Date: Friday, October 06, 2023 7:51:47 AM

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 -

Please consider this email my disapproval of the amendments to art 3.7 and 3.10.

The Planning Commission must deny these proposed changes. Specifically I advocate denying:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

The CC Public Works requires more oversight, not less !

Sincerely,
Kirk Gunn
1007 Lighterman Way
Charleston, SC 29412

From: [LISA B](#)
To: [CCPC](#)
Subject: Fwd: Official Request
Date: Friday, October 06, 2023 7:41:06 AM

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Subject: Official Request

PLEASE stop approving the cutting down of the Live Oak trees on Johns Island.

All of the construction, including low income housing, condos, buildings etc have caused more flooding in the existing neighborhoods.

Concerns not only for people and traffic, but also for the animals. Why do you keep taking down their beautiful live oak homes to build more unsightly structures that take away the beauty of Johns Island?

Road considerations are not done PRIOR to building and then we have longer wait times, more accidents and tons more frustration with the ones that live on Johns Island. After construction is complete, we never seem to get updated infrastructure to handle the additional traffic.

In an emergency situation, we will not be able to get off the island.

When we vote candidates in, the first concern is more building and traffic. Why aren't we being represented?

Respectfully,
Lisa Battisti
Summertrees Neighborhood
Johns Island, SC

From: [Meghan Reutzel](#)
To: [CCPC](#)
Subject: Don't cut down our trees!
Date: Friday, October 06, 2023 7:35:11 AM

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Hello,

I'm a resident of Johns Island and recently read that there have been talks to make it easier for the county to cut down our beautiful grand trees, specifically those that line Bohicket Rd down to Kiawah.

We need more traffic studies to find another solution to our traffic problems, and we need to keep our beautiful, historic trees untouched. Johns Island is amazing — because of its natural beautiful. Without that, it's a passthrough to Kiawah.

I hope that the County takes this matter seriously and does the right thing for Johns Island residents.

Best,
Meghan Reutzel
Sea Island Preserve

From: [Jason Warner](#)
To: [CCPC](#)
Subject: Don't cut down our trees!
Date: Friday, October 06, 2023 7:32:58 AM

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Hello,

I'm a resident of Johns Island and recently read that there have been talks to make it easier for the county to cut down our beautiful grand trees, specifically those that line Bohicket Rd down to Kiawah.

We need more traffic studies to find another solution to our traffic problems, and we need to keep our beautiful, historic trees untouched. Johns Island is amazing — because of its natural beautiful. Without that, it's a passthrough to Kiawah.

I hope that the County takes this matter seriously and does the right thing for Johns Island residents.

Best,
Dr. Jason Warner
Sea Island Preserve

From: [Mark Stratton](#)
To: [CCPC](#)
Subject: Concerns
Date: Friday, October 06, 2023 5:48:08 AM

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Hello,

I'm writing to express my concern regarding agenda items up for discussion at the next Planning Commission meeting. I do not support the following:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

These changes would dramatically erode the checks and balances needed to make informed and collaborative decisions regarding the public's shared resources.

Thank you,
Mark Stratton
Johns Island resident

From: [benjamin.rush](#)
To: [CCPC](#)
Date: Friday, October 06, 2023 9:02:21 AM

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The BZA needs to look at all grand oaks before they give approval for someone to remove them and they need to do more traffic studies, the traffic on the island is horrendous.

From: [alan benjamin](#)
To: [CCPC](#)
Subject: ZLDR Proposed Changes
Date: Friday, October 06, 2023 8:45:42 AM

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 do not change the current regulations. The grand trees are a key asset for the **entire community** and other solutions can be made to service individual, private circumstances.

Alan Benjamin

From: [Kirk Mortimer](#)
To: [CCPC](#)
Subject: Zoning
Date: Friday, October 06, 2023 8:30:25 AM

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Please do not approve any proposed changes to current zoning regarding the Grand Oaks. And please slow down on the runaway development. Our wonderful island is being ruined.

Thank you
Kirk Mortimer
John's Island

From: [Stacy Baker](#)
To: [CCPC](#)
Subject: Be Fair to John's Island
Date: Friday, October 06, 2023 8:29:43 AM

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Please consider these issues that are coming up for for voting:

- Save healthy grand trees along our roadways. Allow trimming branches that hang over the roadways that are in danger of falling down.
- Deny fewer traffic studies on John's Island. Or you kidding? Our roads are in major need of improving to allow traffic to move quicker to and reduce accidents. Please!

Stacy Baker
Johns Island Resident

From: [katie jayne](#)
To: [CCPC](#)
Subject: October 9th Planning Commission
Date: Friday, October 06, 2023 8:13:08 AM

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To Whom it may concern,

As a citizen of Johns Island for 14 years, I feel that our beautiful island has been forgotten and abused. The blind approvals for neighborhoods have created an unsafe environment for a growing population. Every single morning after I drop my kids off at school, I sit for an entire hour on River Rd. trying to exit to James Island. The same is true if you try to go via Maybank Rd.

I experience an extreme amount of road rage from other drivers, as some commuters are not expecting to experience these delays. Other citizens choose to cut through many neighborhoods, thus putting our children in jeopardy.

If the island were ever under mandatory evacuation it would be an endangerment trap. There would be no way to safely evacuate all of the citizens in a timely fashion. When was the last time the evacuation route was studied?

I am asking the Commission to PLEASE pause any new construction. Our roads cannot support this inflation. I am asking the Commission to PLEASE expand the 4th lane of Maybank Highway leaving to James Island. This would ease so much of the bottleneck.

Finally, while I have your attention. I am disgraced that the funding for the Johns Island Park was cut this budget year. Our Little League team grew to use that field this year and the condition was very unsafe and embarrassing when we hosted the state tournament (which we won). There are homeless people living there and our tax dollars are not being used wisely. A budget cut like that would NEVER have been okay in Mt. Pleasant.

Please don't forget about us.

Katie Jayne
843-343-5543

From: [Molly Baslow](#)
To: [CCPC](#)
Subject: SAVE THE BEAUTY OF JOHNS ISLAND
Date: Friday, October 06, 2023 9:22:37 AM

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I love my island. Please don't rob it of its trees and distinction. I love its people and don't care about the traffic not for the sake of its trees.

We need other solutions. Study our traffic let's find an alternative.

Molly Baslow
Sent from my iPhone

From: [Leslie Sautter](#)
To: [CCPC](#)
Subject: Trees and road planning
Date: Friday, October 06, 2023 9:09:51 AM

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I am writing to urge the CCPC to preserve the grand trees along our roads on John's Island. We do not wish to become a Mt Pleasant, despite what developers want. Bohicket, Maybank, and River Road without their trees? Do not destroy what makes our island unique to the every-growing area. Would you remove the Angel Oak if a developer wanted to build next to it? All these grand trees will be Angel Oaks some day!

Developers must work with us! Building huge developments that dump their residents onto already busy roads will not be solved by clear cutting all our gorgeous trees.

Please please preserve. Concrete vs. tree roots? We vote the latter.

Dr. Leslie Sautter
Professor, Geology
College of Charleston
John's Island Resident

From: [Kristen Meierer](#)
To: [CCPC](#)
Subject: Zoning
Date: Friday, October 06, 2023 9:09:25 AM

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We advocate that the Planning Commission **deny these proposed changes**. Specifically we advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you,
Jeff Meierer
2482 River Rd
Johns Island, SC 29455

From: [YeeHaw Junction](#)
To: [CCPC](#)
Subject: ZLDR
Date: Friday, October 06, 2023 9:08:03 AM

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We advocate that the Planning Commission **deny these proposed changes**. Specifically we advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Kristen Meierer--
YeeHaw Junction LLC
(843) 810-3003
www.yeehawjunction.net

From: [Marie McNeice](#)
To: [CCPC](#)
Subject: Upcoming meeting / Art. 3.7. & 9.2.
Date: Friday, October 06, 2023 9:45:27 AM

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Charleston county SHOULD NOT BE EXEMPT from Site Plan Review nor the necessity to abide by the Tree Protection and Preservation requirements they wrote and uphold.

Sent from my iPhone

From: [Torrey Sanders](#)
To: [CCPC](#)
Subject: Urgent Request: Denial of Proposed Changes to Public Works Procedures
Date: Friday, October 06, 2023 9:36:51 AM

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 Charleston County Council Members,

I hope this email finds you well. I am writing to express my deep concern regarding the proposed changes that would grant Charleston County Public Works certain exemptions, as outlined below:

- Allowing Charleston County Public Works projects to bypass the Board of Zoning Appeals (BZA) for tree removal.

- Allowing Charleston County Public Works to circumvent the site plan review process.

- Granting the Public Works Director unilateral authority to determine that a traffic impact study is unnecessary.

These proposed changes, if approved, could have significant and adverse consequences for our community. I firmly believe that transparency, accountability, and responsible development are essential principles that should be upheld in all county projects.

Bypassing the BZA for tree removal and the site plan review process may lead to unchecked environmental impact, potential harm to our green spaces and negative health outcomes. It is crucial that these projects receive appropriate scrutiny to ensure they align with our county's values of conservation and sustainable growth.

Moreover, allowing the Public Works Director to unilaterally exempt projects from traffic impact studies raises concerns about the safety and efficiency of our transportation infrastructure. A thorough assessment of traffic impact is vital to ensure that new developments do not unduly burden our roadways and neighborhoods.

I kindly urge the Charleston County Council to carefully consider the potential ramifications of these proposed changes and to prioritize the interests and well-being of our community. Transparency, accountability, and community engagement should remain at the core of our decision-making process.

I respectfully request that you vote to deny these proposed changes and continue to uphold the high standards that Charleston County is known for. Our community's future depends on responsible and thoughtful governance.

Thank you for your attention to this matter. I look forward to hearing your decision on this important issue.

Sincerely,

Torrey Sanders

From: [Rebecca Ruttiger](#)
To: [CCPC](#)
Subject: Changes to the Zoning and Land Development Regulations (ZLDR)
Date: Friday, October 06, 2023 10:35:46 AM

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 Johns Island and longtime resident of Charleston County, I implore you to **deny the proposed changes** to the zoning and land development regulations. Specifically, please deny the following... allowing Charleston County Public Works projects to not go before the BZA for tree removal, allowing Charleston County Public Works to not go through the site plan review process, and allowing the Public Works Director the ability to say a traffic impact study is not needed.

The changes that keep happening on Johns Island are NOT for the better. And cutting down more trees and lack of traffic studies and site review plans is not going to help the matter. I know several county members see this as the ramblings of some left wing environmentalists but the fact is, it hurts everyone. The Sea Islands are just that. Barrier Islands that were never meant for such dense development and access. The things that make the area so special are the grand trees and areas of agriculture and non development. Even Kiawah Island and Seabrook Island would not be so exclusive if it was so easy to access and everyone and their mother could develop there. You are reducing the amount of wildlife that can naturally reside here, reducing the amount of flood plains that can absorb sea level rise, reducing the amount of rainwater that can be absorbed by the natural environment, and reducing the amount of carbon dioxide that can be converted to Oxygen. More paving displaces where this water would naturally go, it doesn't; just disappear. It doesn't take more than a middle school education to know what trees and plants do for our environment and why coastal resiliency is so important. It is all these factors that have kept this land so pristine just so some random people of this generation can make the changes they want to cash in on some extra money. Please remember the trail of destruction you leave behind. Keep the checks and balances in place. One area or department should not hold all the power.

Every day on my drives I see so many dead animals it is so depressing. And for some reason you think that increasing traffic and widening highways and increasing speeds is going to reduce that? You think that building more houses in this area is going to somehow relieve the growth needs of the area while no one from the area can even afford to buy the homes being built. The first big storm of which all will be blown away anyway.

Why not create and enforce some actual regulations that force developers and builders to improve the surroundings by incorporating environmentally friendly building practices, keeping grand trees intact and promoting agriculture and local fishing. Build bike and walking paths so people can actually get around without a car. Maintain the trees and natural environment vs just cutting everything down. Limit

short term rentals allowing for regular people to rent and buy. Keep people in jobs at actual businesses like hotels and resorts. How about improving the quality of life vs. adding to the destruction. Listen to the people who actually live here and enjoy it the way it is...the reason why everyone wants to move here. Get creative and be a leader in vision and action instead of trying to play catch up.

The fact is that everyone cannot live everywhere. People lived out this way because they grew up farming the land and it was passed down through generations. People wanted space away from the hustle and bustle. There's a reason people live in the city...it's near the jobs and great for people with limited transportation. Between the City of Charleston and the County of Charleston, I have never seen such an unorganized venture of poor visions and no one works together. Thus creating urban sprawl instead of redeveloping areas into usable structures.

The politicians in the area have bowed down to developers, been blinded by outside money, and refused to concrete legislation that will provide for the long term survival of the area. Keep what made us famous! History, environment, agriculture, fishing. Charleston is what it is because a small group of people fought for saving the history of downtown and then marketed it accordingly. Unfortunately so well that the world wants to come here and impose its own ideas on how things should be done.

We honestly need a break. A moratorium on building/development. Figure out what projects are actually going through before approving more. Make sure developers stay true to their word. Make them fit into our area vs them coming in with cheap housing that looks the same as everywhere else. Build something that will last and improve life. And **LISTEN TO THE PEOPLE!!!! Not just what you want to hear.** The answer is not always cutting down trees and building roads and houses. I'm sure we all know areas that have been completely ruined by that. We also know successful areas that have been able to hold on to their history.

I know a majority of people feel the way I do. Hopefully they will speak out. I know they will vote those out that don't listen. That's for sure.

Rebecca Ruttiger
Cape Road
Johns Island, SC Resident

From: [Mary Beth Osusky](#)
To: [CCPC](#)
Subject: October 9th Planning Commission
Date: Friday, October 06, 2023 11:13:39 AM

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I request that the Planning Commission please deny the proposed changes to the Zoning and Land Development Regulations.

Specifically I advocate that you deny the following:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

If anything, you should be stricter about traffic study impact studies as you already have traffic issues on Johns Island that you have not solved.

You should be stricter about grand tree removal instead of allowing developers numerous variances for tree removal that ultimately leads to more flooding and future problems that you will need to solve. Please look at Church Creek area of West Ashley where properties had to be purchased by municipality because of flooding of homes.

Thank you.

Mary Osusky

4041 Gift Blvd Johns Island

From: [Mellen Moore](#)
To: [CCPC](#)
Subject: Tree change opposition
Date: Friday, October 06, 2023 11:31:33 AM
Importance: High

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Dear Planning Commission Members and staff,

I am opposed to any changes to the tree removal process especially along scenic highways!

Weren't roads deemed scenic highways to help protect the trees, especially live oaks.

Instead of allowing easier removal of these trees; a budget needs to be established for properly trimming and fertilizing these trees to sustain them!

Thank you
Mellen Moore FitzGerald
2712 Bohicket Rd
John's Island, SC 29455

**Mellen Moore FitzGerald, RA, CCCA, Leed AP
Project Architect**



493 King Street, Suite 100
Charleston, South Carolina 29403
843.577.6377 V
843.722.1768 F

From: [Havital Miltz](#)
To: [CCPC](#)
Subject: Stop the madness - do not allow for easier live oaks and other tree removal
Date: Friday, October 06, 2023 11:26:25 AM

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We must must must stop cutting down trees for more development, these trees have been here for hundreds of years, they help clean the air, absorb some of the rain so we won't have flooding, and are part of the amazing beauty of this island, I am disgusted beyond words that trees have been removed to expand the lanes for chick-fil-A and 14 additional trees are scheduled to be cut on Johns island to allows for more housing, we need infrastructure to accommodate the current people living here

if anything we should stop cutting these majestic trees altogether!

[Have a wonderful Day,](#)

Havital Miltz

**PROPOSED ZLDR AMENDMENTS
PUBLIC INPUT: GENERAL COMMENTS**

From: [Kathy Harmon](#)
To: [CCPC](#)
Subject: Save our trees
Date: Thursday, October 05, 2023 7:12:00 PM

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Sent from my iPhone

**COMPREHENSIVE PLAN
FIVE-YEAR REVIEW
PUBLIC INPUT**

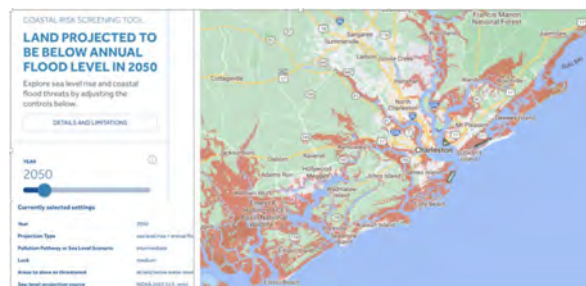
From: Fred Palm
To: CCE
Subject: Fwd: Charleston County Planning Commission: Comprehensive Plan Five-Year Review
Date: Thursday, September 28, 2023 5:35:38 AM
Attachments: Charleston County Planning Commission will discuss the above-referenced Comprehensive Plan, Five-Year Review (Sink or Swim), 20... 2023-09-25 10:50:23.png
Charleston County Planning Commission will discuss the above-referenced Comprehensive Plan, Five-Year Review (Sink or Swim), 20230925 .pdf

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Honorable Members of the Charleston County Planning Commission,

Yet another coastal risk screening tool repeats what other approximations have said for the past decade and then some. More water is coming to us.

Rising tides and floods will likely affect many more areas extending beyond FEMA-defined flood risk parcels following nature's overland water flow paths seen in the mapping of increasing compound flood rates and frequencies. If not enough is done timely to mitigate Earth's rapidly rising temperatures, additional unknown amounts of water can be expected. Precious planning time is slipping away to prepare and protect communities and ecosystems from the rising waters.



Planning, approving, and implementing new infrastructure and other major policies to keep communities safe can take years to complete in the face of the acceleration. The wheels of bureaucracy turn slowly, often mired in implementing variations of the Hunger Games model of project financing to ferret bone fide project expressions and allocate the limited funding corpus applied to the task that is uncalibrated to the scale of the needed remediation; too little of material consequence is put online for county residents. Like the unaddressed congestion of our roads, we are offered a future with incongruous plans to feed our hope, keep us here, and not much more.

Many of the most vulnerable geographically discrete places are densely populated, easily assumed by the county as a local municipal stormwater question outside of any county responsibility. County residents already deal with personal and economic damage from intensified flooding. While some may be able to get out and move to dry land, make expensive changes to their homes, or find affordable flood insurance to fund restoration, whole communities need to prepare for significant increases in rising waters. Only some have the means or ability to make these individual changes. Moreover, beyond the expressions of individual responsibility, swaths of the existing residential housing stock and access roads are at risk, indicating the need for a whole community formulation for managing the additional water.

The current county comprehensive plan is an absence-of-evil planning strategy, ignoring what we know is coming in our future.

The first step is for planners to specify where the additional water will go in the county's comprehensive plan so that individual risk choices can be made. Setting the flood contour in the county map permits particular choices by participants and officials to use their flood risk preferences. Unaddressed water will follow the fingers of natural water flow paths seen in flood maps. This is the current do-nothing option.

The continuing intentional denial of the obvious by the Charleston County Commissioners in the county's comprehensive plan can only lead to irreparable harm as there is no effective plan to stay here. The only related plan is the 526 investment, designed to stem the market forces going to dry places. This long street in the City of Charleston is designed to support the current retail sector backers so they can continue to enjoy retail revenues paid for by county taxpayers needing more flood protections and getting none.

The county council cohort of Boykin, Honeycutt, Moody, Pryor, and Chair Sass sacrifices our future, telling residents to sink or swim on their own. Theirs is a convenient, limited, or intentionally truncated view of the future. The below inundation maps indicate the majority of the districts will have water in the residential and commercial areas in the future that are now unprotected.

- District 1: <https://www.dropbox.com/scl/fi/z849zyvubfhdur35o5/SLR-Map-District-1-Sass-6-10.pdf?rlkey=heqod6g7w1hd9gp24mrc9&dl=0>
- District 2: <https://www.dropbox.com/scl/fi/nfkgky5p1ib6y56l4skv/SLR-Map-District-2-Kobrovsky-6-10.pdf?rlkey=brf3crenz751dvmrhin2q0&dl=0>
- District 3: <https://www.dropbox.com/scl/fi/39qo1dn5ce2v7a3z21w/SLR-Map-District-3-Wehrman-6-10.pdf?rlkey=ic30ehh7v0pl2mh8rzcz&dl=0>
- District 4: <https://www.dropbox.com/scl/fi/de1vqre2kdv698dp/SLR-Map-District-4-Daughy-6-10.pdf?rlkey=hm0lrv86dof9hinsu1r399&dl=0>
- District 5: <https://www.dropbox.com/scl/fi/uy2h83g25qphs379k409/SLR-Map-District-5-Pryor-6-10.pdf?rlkey=soxavdkscmkf8bwajktudsp&dl=0>
- District 6: <https://www.dropbox.com/scl/fi/5eio0u25d3bvdv3zpg2/SLR-Map-District-6-Middleton-6-10...pdf?rlkey=daxau0v0to020x8g984f&dl=0>
- District 7: <https://www.dropbox.com/scl/fi/4zbpqyph55aivd0alw5/SLR-Map-District-7-Moody-6-10.pdf?rlkey=29f2du09umid6l5vsmhz2&dl=0>
- District 8: <https://www.dropbox.com/scl/fi/8mnpv5uqom2w7mvdq/SLR-Map-District-8-Boykin-6-10.pdf?rlkey=edbfotowhvd8uubzpf5k9p71&dl=0>
- District 9: <https://www.dropbox.com/scl/fi/si409c2w1mvdqg8p0n/SLR-Map-District-9-Honeycutt-6-10.pdf?rlkey=8y7sr6agb9cf9ommpm7szd&dl=0>

The question to be resolved by what you propose this fall is whether the county planning commissioners can effectively and better inform their appointers and residents by providing a comprehensive plan that can be the foundation for staying here.

Respectfully submitted,
Fred Palm

Edisto Island
September 25, 2023

• https://coastal.climatecentral.org/map/10/79.5649/32.2373/?theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=gms1p0m&percentile=p50&refresh=true&return_level=return_level_1&f_model=tebaldi_2012&slr_model=moaa_2022

From: [Fred Palm](#)
To: [CCPC](#)
Subject: Fwd: Do no harm
Date: Thursday, October 05, 2023 5:59:52 PM
Attachments: [Document1_2023-07-25_09-20-00.png](#)

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Honorable Members of the Charleston County Planning Commission,

One of the prerogatives enjoyed by elected officials is that they get to pick the issues they will work on for their constituents and those that supported them. That also means they can ignore the stuff they don't like or feel comfortable about. In Charleston County, they can go silent like deer-in-headlights, not seeing the oncoming threats or consequences. More storms of greater intensity mean increased unaddressed risk to residents. When willful inaction happens, it is existential for more of us. Such is the reminder in the Charleston City Paper commentary.

The climate is changing and we need to act

Editor's Note: Because the internet isn't cooperating today, we will post the full edition of Statehouse Report on Monday. Have a good weekend!

As a south Georgia boy growing up in the 1960s, we'd occasionally see armadillos and brown thrashers, the state bird. Now that the climate is warming, the armadillos are marching north and are showing up in South Carolina yards. And who knows where the brown thrasher is – it's no longer found in Georgia.

Climate change is everywhere. Ocean temperatures in Florida are being reported in the 90s, which seems unreal because air temperatures are cooler. The Florida Keys and Caribbean islands are having more coral bleaching from overheated waters. Blue land crabs, an invasive species in South Carolina, are coming out of burrow holes for higher land thanks to recent rains. And good gracious, the summers are hotter – just look at three weeks of 100+ degree days in Arizona – while the winters here generally have become milder.

"Climate change is a real threat that the state and communities have to take action on – both reducing greenhouse gas emissions, and adapting and becoming more resilient to current and future challenges," said John Tynan, executive director of Conservation Voters for South Carolina. "We're already seeing more intense weather events that lead to more extreme flooding. But the impacts can be seen more subtly too – changing growing seasons, changing wildlife migrations, more sunny day flooding."

Camden lawyer Tom Mullikin, who chaired Gov. Henry McMaster's state Floodwater Commission, is also worried about what's happening across South Carolina and the world. This month, he's been hiking in the heat across the state with the SC7 expedition to raise awareness about what's happening outside.

"I am concerned with the micro-manifestations of global climate change," Mullikin said. "In South Carolina, those changes are mostly related to flooding, sea level rise, and associated coastal erosion and salt water intrusion. The macro atmospheric issue of climate change is one that is being addressed by South Carolinians through reduction of our anthropogenic [human] interference."

The folks at the S.C. Coastal Conservation League say climate change has become the defining issue of our lives. So what can be done?

At the top of any list should be investing in the best-available science, said CCL spokesman Lily Abromeit.

"Our world is constantly changing, and we need the best and most up-to-date information to provide solutions for a dynamic environment," she said. "From tidal gauges, groundwater monitoring and marsh migration mapping – we need to leverage science to inform how we adapt and respond to climate pressures, and put the funding mechanisms in place to

achieve this goal.

Other important ideas for the state to move on:

Wetlands. Protect more isolated wetlands to serve as sponges for water and habitats, especially since federal courts stripped protections to favor developers, Abromiet said.

Cleaner energy. Replace coal power plants with clean energy generators, such as solar and stored sources from wind, Tynan said. Mullikin agreed, saying, "We need to invest in efforts to crack the code on advanced storage so that we can continue to move rapidly to sustainable energy."

Boost efficiency. "South Carolina ratepayers have some of the highest energy bills in the nation — most of which is due to not using energy efficiently," Tynan said.

Conserve land and plant more trees. "Each mature tree absorbs approximately 11,000 gallons of water annually," Mullikin said. "These trees also sink 1 metric ton of carbon over the life of the tree."

There's a lot more that South Carolina leaders can do to keep its natural places special — and to show other areas of the world that it can be done. But first, everyone in the legislature needs to make climate and conservation a top priority — and then get to work. Let's get to leading, legislature!

Dry wood or soggy local wood

"Our world is constantly changing, and we need the best and most up-to-date information to provide solutions for a dynamic environment," demands part 2 be made explicit: To whom is this information provided, to do what by what date? When feet get wet, it is local.

The Charleston County majority of Boykin, Honeycutt, Moody, Pryor, and Chair Sass propose a referendum vote in 2024 on funding the Mark Clark Extension (526). The current estimate is as loose as wetland silt. The calculated price for county taxpayers is estimated at \$2.2 billion less the SC \$420 million (to be repaid) plus all the open-ended cost elements of inflation, tariffs, weak market competition, overrun expenses, delay costs, unidentified field conditions, legal fees, change orders, corruption, civil and criminal legal fees, higher base interest, interest increases to identify a few that travel to the county taxpayers.

The undefinable financial structure of the 526 will preclude the needed investment in flood protection to stay here, providing both financial and uncured flood risk. Approval of 526 with this funding program means we are choosing to stay wet and get wetter, inheriting those policies' consequences.

States build Interstates and other multi-lane highways as expansive per mile as this one. As 526, it was rejected for state funding because it lacked sufficient contribution to the macroeconomy. With the Mark Clark name, this street is justified by calculating the value of the time saved for a part of the trip for commutations and running errands. Convenience trumps what we all know to be the case now, and the editorial's subject-that unaddressed climate impacts is the #1 job.

It is nonsensical to think that this single bet-of-the-county farm's future on a City of Charleston street will save the existing footprint of the economy of residences and retailing. Without measure to the expected water level in-the-ground flood protections, it is a willful council majority's denial of climate change.

The future offered by the council majority is unmeasured flood protection that results in more dislocations, rising insurance costs, and head-for-the-hill disruptions.

The overall regional economy slowly drifts to dry land to avoid the added risks, expenses, and intrusions of flooding. Map the significant regional businesses. They are dry. The wet commuters journey there. The council's inaction chalks up the

existing policy to getting lucky and unaddressed by the county stormwater system that now floods.

For starters, we need to specify where all the new water volume is to go. Lay in the keel for ourselves to remain out of immediate danger and to sell our well-functioning assets when it is time.

There is no mystery to be studied. Action, not delay, is what is needed.

We, NOAA, EPA, and the rest of the world know where the water will go in our future, even though this council refuses to recognize the threats. Just put 1.0' 2.0' 3.0' inundation rings into the comprehensive plan and let our good sense prevail. Many of us will know what to do even if you don't.

A water level of 3.0 feet above the high tide line could be reached through sea level rise, even higher rain-deluge tides, and storm surge combinations.

- https://coastal.climatecentral.org/map/11/-79.8577/32.8496/?theme=water_level&map_type=water_level_above_mhbw&basemap=roadmap&contiguous=true&elevation_model=best_available&refresh=true&water_level=3.0&water_unit=ft

6.0 feet above high tide = downpour+ SLR + surge

- https://coastal.climatecentral.org/map/11/-79.8577/32.8496/?theme=water_level&map_type=water_level_above_mhbw&basemap=roadmap&contiguous=true&elevation_model=best_available&refresh=true&water_level=5.9&water_unit=ft

9.0 feet above high tide = downpour+ SLR + surge

- https://coastal.climatecentral.org/map/11/-79.8577/32.8496/?theme=water_level&map_type=water_level_above_mhbw&basemap=roadmap&contiguous=true&elevation_model=best_available&refresh=true&water_level=9.0&water_unit=ft

Hurricane Hugo, 1989: Bulls Bay 20', Awendaw 19.4'

- o <https://www.weather.gov/ilm/HurricaneHugo>

Spending +\$2.2 billion on a single street in the City of Charleston so that we stay here, like wet ducks, ignores the threat. Talking about flooding too much gets folks anxious, and raises doubt, so stay silent. "Nothing to see here" will not work. It does not work for insurance writers.

When our elected officials become the #1 existential threat to residents, fortunately, we can unelect the soggy ones so they do no more harm. Thanks to democracy, we should go all out to stay well-functioning, especially when these officials take no action.

Legislators: Confront the wet dragon, invest in defense that will keep us dry, and retain our housing market values.



Fred Palm
July 25, 2023

From: [Fred Palm](#)
To: [CCPC](#)
Subject: Fwd: Mark Clark Extension (526), Again
Date: Thursday, September 28, 2023 5:38:18 AM

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Honorable Members of the Charleston CountyPlanning Commission,

The Charleston County Council majority proposes a single-question referendum vote to fund the Mark Clark Extension (526) in the City of Charleston. The economic purpose of 526 is to stem the economic trends to dry land at the expense of flood protections needed for many county residents. The financial plan is disguised and presented as a congestion solution to secure voter approval. The county taxpayers will in effect, underwrite the future revenues for the county's commercial interests. County taxpayers supply the two benefits- financing and continuing robust sales. County taxpayers will still lack flood protection for their families and potentially assets underwater.

Building a long city street paid for by unprotected county taxpayers to secure the future revenues of the commercial-retail-real estate sector is a fundamental uncorrectable mistake. Both commercial and residential sectors need flood protection first. A plan for both to survive physically and economically is necessary. Both are equally worthy of future security. One cannot be accomplished at the cost of the other.

The nakedly immoral 2024 referendum proposed by the county majority of Boykin, Honeycutt, Moody, Pryor, and Chair Sass will sacrifice residents in the long term. The referendum approval maintains the revenues of the retail sector for a decade or two, depending on the rate of climate impacts, without providing answers to the increasingly high-water threats residents bear in the same time frame. County residents and council members can expect greater unaddressed flood risk impacts.

The absence of defined flood risk mitigation programming creates harm. The inherent fault is found in the council majority's absence of protection matched to the impending risk. The flood protection plans will also be as

costly to county taxpayers as 526. Road work and flood work plans must be developed in cognizance of each other. Otherwise, it may not be possible to feasibly finance essential flood protection that will be diverted by the magnitude and inherent risks of the proposed 526 financing plan.

The county taxpayer inherits every last 526 obligation of the unknown and knowable types of expenses. Unconfined that no one can calculate nor control them in the future: Inflation, tariffs, weak market competition, overrun expenses, delay costs, unidentified field conditions, mismanagement, legal fees, change orders, corruption, civil and criminal legal fees, higher base interest, interest increases, insurance fees, court awards, and whatever extras are added to the 526 expense list are deducted from the diminishing pool of non-526 funds available.

With an approved 2024 referendum the funds flow to 526 from the non-526 project fund allocation, leaving residents unprotected from high water threats.

Defining the bankable money sources to build the companion flood protection that the 526 usurps also requires developing a reasonable financial plan. Companion action now from the council majority spearheading the single street-only economic strategy is needed. The council majority's continued silence in the face of observable climate-based threats harms us all. New absence of malice standards must be put into county practice.

The takeover of county policy by the representatives of self-serving commercial interests suppressing resident family interests will diminish the well-being of county families in too many ways. The county council majority needs to present an overarching fulsome plan so we can move on together. Many more fundamental existential questions in Charleston County must include transportation alternatives to the unaffordable 526.

"The first duty of government is the protection of life, not its destruction.

Abandon that, and you have abandoned all." Jefferson

The range of future climate threats are unrecognized threats to life in Charleston County. A protection of life focus is the time required to evacuate James and Johns Islands. The daily vehicle backups on and off the islands are compelling evidence of the predictable consequence that is multiplied in

emergency conditions. The evidence of unmitigated conditions will provide the evidence for the additional millions for each county's life lost or injured.

The time required to clear the island of the population that the council has permitted over the years needs to be formally modeled and made known to the SC Department of Emergency Management so the Governor's evacuation orders are issued early enough with residents informed in ways to act on the results.

To say 526 is necessary for public safety after a decade of benign neglect, and when the completion date of 526 far from certain, a fact-based public safety response needs to be made for the James and Johns Islands residents without fallaciously leveraging the vote on 526.

"Sea level rise gives us time to adapt, but we can't use that as an excuse not to do anything for 10 or 20 years, because the buildings, infrastructure—the bridges, tunnels, and levees that we build today need to have the right foundation, so that they can be built higher in the future." Pedersen

The relevant factors interact. The way to parse the problem is to have eyes wide open.

Fred Palm
August 20, 2023

Editorial: Hawaii's tragic wildfire disaster holds important lesson for SC

BY THE EDITORIAL STAFF
Aug 17, 2023

At first blush, it might seem as if last week's tragic wildfires in Hawaii hold no particular lesson for South Carolina. While wildfires are not uncommon here, large ones remain blessedly rare, and it's unlikely that any such fire here would coincide with drought conditions, invasive plants that created highly flammable grasslands and storm-force winds, some of the factors that gave many on Maui little to no warning of what was coming their way and that turned the blaze into the most deadly in our nation in more than a century.

We along the South Carolina coast are prone to our own natural disasters, mainly hurricanes and tropical storms, and longtime residents know the value of monitoring weather reports, storm-proofing our homes and businesses, preparing to evacuate and attending to such important details as refilling prescriptions, keeping cell phones charged, stocking up on potable water and providing for pet safety.

But the tragedy of the Hawaii fires, whose death toll passed 100 Wednesday, should remind us not to get too comfortable with all that. The most tragic natural disasters always seem to carry an element of surprise, often a confluence of events not particularly novel by themselves but that work together to pack an unexpectedly lethal punch.

Mankind's ability to predict, prepare for and recover from natural disasters has improved remarkably over the past century. Used to be, it wasn't uncommon for the world's death toll from earthquakes, volcanic eruptions, landslides, drought, wildfires, storms and flooding to surpass 1 million a year. But we haven't had more than 500,000 such deaths in any year since 1965, and the average has been trending down.

That reality reflects our enhanced ability to study, plan and communicate these risks, but we must not get complacent. That's the real lesson to be learned from Maui, where residents understandably are asking why they got no warning about the deadly blaze. As The New York Times reported, Chelsea Denton Fuqua of Lahaina was lounging in bed with blue sky out her window; three hours later, she was swimming in the Pacific Ocean seeking refuge from heat, embers and ash. And she was among the lucky ones who fled.

South Carolina and Hawaii are far apart, and while we would not expect a similar confluence of conditions here, we face other variables that can compound the risks we face. Our state's coastal population has grown more rapidly than the number of lane miles leading inland for evacuations, and even with lane reversals on Interstate 26 and other main highways, slow-moving traffic is possible. Combine that with an unusually fast-moving hurricane that unexpectedly changes course, and even our best preparations might not be enough. While most recall Hurricane Ian as a near-miss, it's as important to recall it as a near-hit. As Ian approached us, it seemed it would mostly bring heavy rain and strong winds, but that changed when revised forecasts had it slamming ashore around Beaufort, potentially bringing the Charleston area a storm surge higher than anything since Hurricane Hugo in 1989.

We are fortunate Ian's path soon shifted again, but that spared only Charleston; Pawleys Island and Garden City were not as fortunate. And of course, our state was fortunate that Ian was nowhere near as strong as it was when it crossed Florida a few days before.

We urge our elected officials and emergency preparedness experts to do all they can to minimize the death and destruction from future natural disasters that will come our way, but we also must realize that we too have important roles to play by remaining alert and informed — and as prepared as possible to fend for ourselves and families when, like Ms. Fuqua, we don't hear any alarm but suddenly realize that big trouble is headed our way.

- https://www.postandcourier.com/opinion/editorials/editorial-hawaiiis-tragic-wildfire-disaster-holds-important-lesson-for-sc/article_572325ee-3b7d-11ee-a0ff-6b677048afe1.html

From: [Fred Palm](#)
To: [CCPC](#)
Subject: Fwd: Seek and ye shall find
Date: Thursday, October 05, 2023 5:57:50 PM
Attachments: [Seek and ye shall find, 20231001 .docx 2023-10-01 07-22-46.png](#)
[Seek and ye shall find, 20231001 .docx 2023-10-01 07-24-09.png](#)

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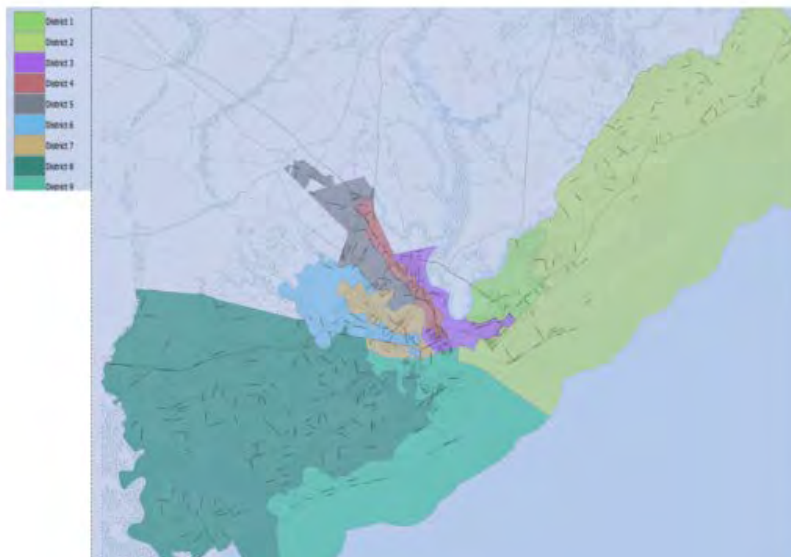
Honorable Members of the Charleston County **Planning Commission**,

To protect the residents of your district, you do need to ask and quickly learn of the intensity of the risks they now face and will continue to meet with increasing frequency and severity. These data are available in abundance.

Reviewing your district flood map will help you pinpoint where the flooding will first occur and its progression. These data are so finely detailed that you could even send residents written notice of the risks they face. Just like the flood underwriters do when they parse this same data to lessen their risk by terminating existing flood insurance or jacking up the rates as there is no effective flood protection.

In your communications, please explain to your at-risk residents why a +\$2.2-billion-dollar street, the Mark Clark Extension (526) in the City of Charleston, paid over decades by all the county taxpayers, is more important than their family's safety and housing value.

Charleston County Council District Flood Inundation Maps



• District_1:

<https://www.dropbox.com/scl/fi/z849yzvqubfihdiut35p5/SLR-Map-District-1-Sass-6-10.pdf?rlkey=hegod6q7lw1hd9rgp24rrvxc9&dl=0>

- District_2:

<https://www.dropbox.com/scl/fi/ngfgky5p1ib6y5z6l4skv/SLR-Map-District-2-Kobrovsky-6-10.pdf?rlkey=brl3cretnz751dvxrmhin2gj0&dl=0>

- District_3:

<https://www.dropbox.com/scl/fi/39qg1tdn5ce2vr7a33z1w/SLR-Map-District-3-Wehrman-6-10.pdf?rlkey=itc3j0fejh7v0pl2inh8rxzz&dl=0>

- District_4:

<https://www.dropbox.com/scl/fi/4e1vgvref2okvtw5958dp/SLR-Map-District-4-Darby-6-10.pdf?rlkey=bmdfry9v6dfy9hlnsu1lf99r&dl=0>

- District_5:

<https://www.dropbox.com/scl/fi/uy2h9t3d25qnhs379k409/SLR-Map-District-5-Pryor-6-10.pdf?rlkey=cjxavgkscomfek8bxgiktu4sn&dl=0>

- District_6:

<https://www.dropbox.com/scl/fi/5eiot0u25d38vdyb3zpgz/SLR-Map-District-6-Middleton-6-10-...pdf?rlkey=dsxauofvj0tio20x8g984fkf5&dl=0>

- District_7:

<https://www.dropbox.com/scl/fi/4zbpguypkh5qavldfalw5/SLR-Map-District-7-Moody-6-10.pdf?rlkey=29f2z9ut96umbdfj5vlsmhj2&dl=0>

- District_8:

<https://www.dropbox.com/scl/fi/p8nnypx5voqm2yv7mv9q8/SLR-Map-District-8-Boykin-6-10.pdf?rlkey=eddwtoqfwq6kuuhzpt5koj9y1&dl=0>

- District_9:

<https://www.dropbox.com/scl/fi/si40t9czw1mvlbqq8pz0n/SLR-Map-District-9-Honeycutt-6-10.pdf?rlkey=8y7srr6ag9vfcf9omqmpm7szd&dl=0>

Your at-risk constituents remain unprotected, paying ever higher flood risk insurance rates when available. The council majority's continuing denial of these risks needs reexamination to determine what county residents need first.

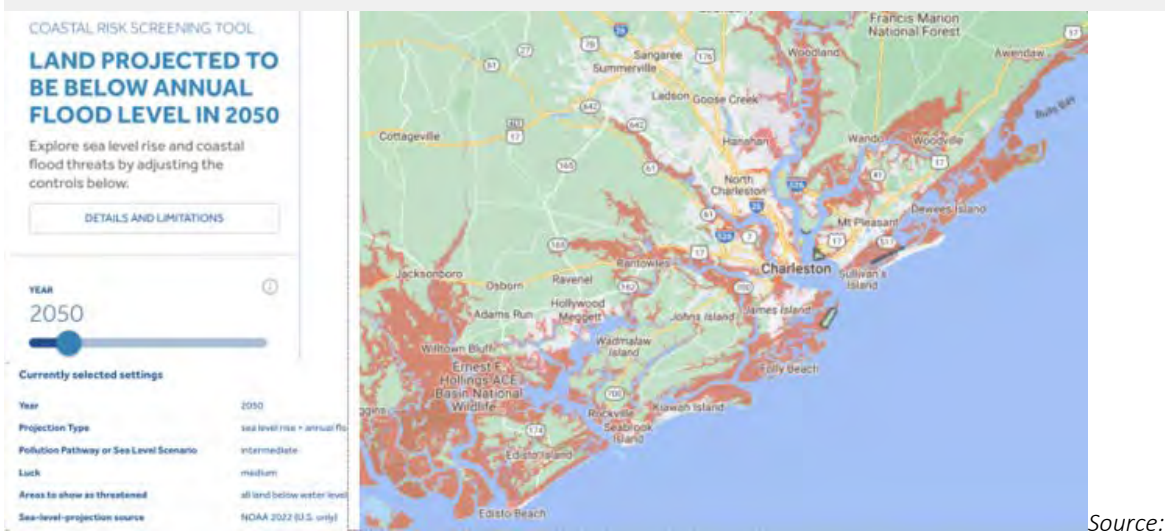
The county council majority members made up of Boykin, Honeycutt, Moody, Pryor, and Chair Sass, do not seek to match the needed flood protection to the scale of the threats, preferring to leverage billions of a proposed referendum to finance a single road investment as priority #1. Funding their county piggy bank to exercise their will by doling it out in the absence of the transparent budget allocation and change process used with the general fund.

At the very least, specify where the excess water will go in the County Comprehensive Plan you will review this fall so derivative plans and actions can be taken.

For instance, First Street makes its flood, wildfire, wind, and extreme heat risk statistical data available at the census tract, zip code, county, congressional district, and state levels for non-commercial (public and government) users to maximize the use of data for public good. First

Street recognizes that sharing aggregated data with government experts and researchers will allow it to be leveraged immediately in service to local communities and the nation. (*Finer detail about an individual parcel level requires purchase*).

A changing environment means higher seas, new weather patterns, and stronger storms, as indicated by the New York region's flood experience this weekend. As the atmosphere warms, more evaporation and more water are available when it rains. A warmer atmosphere also means warmer oceans, which can intensify flooding from hurricanes and offshore storms. Sea level rise also increases coastal flood risks, as higher seas mean there's more water available when high tides and coastal storms cause more inland flooding following the flow of natural water flow paths seen in flood maps that is the current county do-nothing, no-protection option.



Climate Central. <https://coastal.climatecentral.org/>

Repeating more cheap talk about the future to sell the same 526 with a reiteration of satisfying our hopes and dreams about congestion reduction, which we bought into less than a decade ago, highlights the council's moribund road program. The impending assault to stay dry is intentionally ignored. The emerging high-water risks are found throughout the county, yet the 526 majority applying a policy by deletion will not consider flooding. Accepting that more flooding will occur ends their attempt to lock more of us into the wet landscape and create a Potemkin Village economy for their backers lasting a decade or two, expecting the county taxpayers to foot the bill. Fool me twice and twice is the 526 double shame of this council majority.

Charleston County 30 Year Flood Risk (from RiskFactor.com)

- Residential Extreme Risk 77,272 out of 133,416 homes
- Road Severe Risk 3,756 out of 6,616 miles of roads
- Commercial Extreme Risk 4,041 out of 7,380 commercial properties
- Critical Infrastructure Extreme Risk 84 out of 398 infrastructure facilities
- Social Facilities Severe Risk 344 out of 580 social facilities

The Deletion

According to RiskFactor.com the lion's share of Charleston County's risk impact is already at hand impacting residents, community and commercial establishments, and government assets. In 30 years not much more will be added to the at-risk county portfolio. Delay is not an option. The theory that investing in the retail sector first to then generate the sales tax revenues to later fund the unaddressed flood protection is a ludicrous public policy that can only result in unnecessary losses. The 526 build-out will be carried out in this uncertain, high-risk environment where the county taxpayers bear all the unknown construction risk costs, further impeding the potential development of flood protections.

If the scale of the unaddressed flooding in the cities and towns of the county is not the county council majority's job, please post on the website whose job it is and why it is not your job. All county residents paying for 526 need to know the answer to this critical unanswered question that is water on the minds of most residents. This need was recently responded to this week by the Post and Courier gearing up with two more reporters to communicate what county residents want to know and the council majority does not provide- information about more water coming to us.

Moreover, please explain the basis for why the county majority seeks to secure the retail sector's long-term revenue stream with a single humongous +\$2.2 billion investment for the 526 paid for by the county residents but not secure the county residents. Charleston County has already lost a decade of using the available public information. Another five years of delay is unnecessary, an unconscionable act for at-risk constituents, and irresponsibly continues factless county policy.

Fred Palm

October 1, 2023

The following is a simplified description of the First Street Foundation Flood Model methodology, which is implemented on [Riskfactor.com](https://riskfactor.com) and used to determine a property's Flood Factor. Data is also available via the First Street Foundation [Data Access](#).

EXECUTIVE SUMMARY

The First Street Foundation Flood Model (FSF-FM) system is a framework of hazard layer development that assesses flood risks in the United States. In collaboration with interdisciplinary scientists, technologists, and experts, the First Street Foundation has built on decades of peer-reviewed research and models from climatology, hydrology, and statistics to create an unprecedented U.S flood model. This model provides complete coverage across the United States at a property level. FSF-FM provides a consistent and unified methodology across the entire country with continuous outputs. This extends into areas that have no previous flood modeling and even areas that do not have recorded hydrologic data. As a result, there is increased visibility into new regions of the entire country.

The core of the FSF-FM is built upon a complex of hydraulic and hydrology models and Earth and climate projection data to account for the cause and effect of inland and coastal floodings. Probabilistic flooding scenarios from climate projection analysis are established and ingested into the FSF-FM to produce realistic flood hazard layers for the current and future. The FSF-FM mainly consists of four major components: inland (e.g., pluvial and fluvial) flood modeling, coastal flood modeling, computing (flood model execution), and post-processing.

Pluvial modeling aims to simulate precipitation-driven floodwater in which heavy precipitation is the dominant source of flooding. Fluvial modeling accounts for floodings when streams and rivers exceed the capacity of their natural or constructed channels to accommodate water flow, and water overflows the banks, spilling out into adjacent low-lying, dry land. The coastal modeling projects changes in water surface elevations resulting from sea level rise, tide, and surge along the West and East Coastlines. 30-meter resolution inundation maps from the FSF-FM are downscaled to a 3-meter resolution, which is a fine resolution to represent a flood risk at a property level. As a part of the data quality control process, a monotonicity process is implemented.

In the newest version released in July 2023, the FSF-FM includes a newly developed First Street Foundation Precipitation Model (FSF-PM). The FSF-PM is the precipitation frequency estimation model that produces climate-adjusted precipitation for a specific scenario (e.g., a 1-in-100-year precipitation depth in 2023 or 2053). This model is developed based on understanding the well-known limitations in the NOAA Atlas 14, diverging from the recent 20-year records due to precipitation non-stationarity across the United States (Kim et al., 2022; 2023). According to the FSF-PM, FSF confirmed that the majority of the United States faces three times more occurrences of extreme storms corresponding to a 1-in-100-year return period of the 20th century, suggesting that the recent 20-year extreme events should be treated as the “new normal”. This update helps the FSF-FM identify new pluvial flooding-prone areas according to changes in extreme precipitation in the 21st century.

This version also includes updated climate projection data, Coupled Model Intercomparison Project Phase 6 (CMIP6) and Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6). The climate data plays an important role in providing future changes in the hydrological cycle and meteorological factors, such as precipitation and temperature in the FSF-FM. CMIP6 was used to develop new climate adjustment factors, scaling the historical flood risk according to changes in extreme precipitation properties and hydrological responses in the future. Sea level change projections from AR6 and storm surges from and tropical cyclone modeling are mainly considered to estimate physical flood risk in the East, Gulf, and West Coasts of the United States.

From: [Fred Palm](#)
To: [CCPC](#)
Subject: Fwd: What is in the flood water near our schools
Date: Friday, October 06, 2023 9:38:50 AM
Attachments: [Disparities in Toxic Chemical Exposures and Associated Neurodevelopmental Outcomes- A Scoping Review and Systematic Evidence Map of the Epidemiological Literature,202309.pdf](#)

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Honorable Charleston County Planning Commissioners,

This recent study with the tongue twister title; "Disparities in Toxic Chemical Exposures and Associated Neurodevelopmental Outcomes: A Scoping Review and Systematic Evidence Map of the Epidemiological Literature" makes it easy to discern the content.

The toxins selected in the literature review were AP, air pollution; ETS, environmental tobacco smoke; Hg, mercury; mixtures, chemical mixtures; OP, organophosphate pesticides; Pb, lead; PBDE, polybrominated diphenyl ethers; PCB, polychlorinated biphenyls; Phth, phthalates.

This robust examination started flashing red lights again as we do not seek to protect people from what was in the water during and after the flood event. It is a background that we can do little about and passively accept the harm. Further, we do not quantify at what level a site storing toxics at the production site, warehousing site or local use site with a public chain of custody that lends itself to action. It simply is not knowable in a useful manner. Numerous studies have selected out these and other toxins and shown their placement in or near black communities.

If the toxic sourcing sites are not treated as vulnerable to a release, then policy surrounding what gets released into the flood water would seek to lessen the concentrated exposure risk timely before the downstream dilution occurs. One way to frame the emergency flood response is to signal the risk and not the specific toxin, if liability, reputation and commercial secrets are the issue.

This study enhances what we already know in abundance. More environmental harm is found in black communities than the average level found in that community.

The authors summarize their work as follows.

Our results indicate a complex story about how racial and ethnic minority and low-income children may be disproportionately harmed by exposures to neurotoxins, and this has implications for targeting interventions, policy change, and other necessary investments to eliminate these health disparities. Although researchers in this field look to evidence of effect modification or interaction by race, ethnicity, or SES as indicators of disproportionate harm, the interpretation is challenging because the meaning of these variables is rarely

presented. For future epidemiological research, we recommend improving the rigor and treatment of race and ethnicity in environmental epidemiological studies; conducting studies on the social processes that create vulnerabilities, and not just accepting race, ethnicity, or SES as fixed markers; increasing the reporting of underlying disparities in exposures and outcomes along with more formal tests of heterogeneity to support interaction and effect modification results; and conducting more studies on the long-term impacts of prenatal and child exposures to neurodevelopmental toxicants among minority and low-income populations. Effective actions to address racial inequities in children's environmental health must be directed at the social mechanisms or racialization processes as the plausible explanations of environmental exposures and illnesses. Policymakers should not wait for further evidence to act, because this perpetuates harm.

Overall, the studies in this review reported that children of color and those living in poverty were more highly exposed to seven exemplar neurotoxicants and thus at greater risk of cognitive and behavior disorders. Decisive action grounded in authentic stakeholder engagement to reduce exposures and health inequities is needed now to protect disproportionately exposed children and communities.

The notion is to develop the elementary school profile with the nearby toxic source nexus and frame the potential risk to draw out the need for explicit policy. A DHEC grunt work project for toxins that no doubt would involve someone's secret sauce disclosure protection and FOIA will take time. It could be partnered with the state college if they can take up the topic, given that we are a humming state, and the governing bodies are shrouded in humming cloth. ProPublica or a medical public health program (Hopkins, PolicyLab at Children's Hospital of Philadelphia, MUSC, Roper) as this is a local and national question that will arise as surely as there is more rising water in our future.

Regards,
Fred Palm
September 28, 2023

From: [Fred Palm](#)
To: [CCPC](#)
Subject: Fwd: Trees
Date: Thursday, October 05, 2023 5:53:43 PM

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.

Honorable Members of the Charleston County Planning Commission,

Protect the tree canopy

Numerous scientific studies have proven the benefits of a mature tree canopy, including the health and resilience of people and communities. Poor air quality, flooding, higher temperatures and associated health challenges disproportionately impact those who live in areas with little to no tree canopy.

Trees help lessen the impact of all these problems.

There is no scientific benefit to a Charleston County policy that allows the planting of several smaller trees with their total diameter being equal to or exceeding the diameter of a larger tree taken down. Would enough replacement trees survive to be a benefit? The replacement produces a different current ecological impact that in this case is the canopy providing shade and water uptake.

These smaller trees do not have the same health benefits as the mature trees they replaced. This is mathematically impossible.

It is an act of distorted thinking to promulgate this policy, especially when the tree canopy is at issue.

While Charleston County Council works to protect grand trees, Board of Zoning Appeals members allow them to be taken down.

South Carolina has many institutions that can provide County Council with information for the comprehensive plan so we can stay and live here.

But council members need to seek them out.

FRED PALM
October 3, 2023

A tree lives on Edisto, for now anyway

Down the road from where I live on rural Edisto Island, there is an old healthy grand oak. One of those big ones. Forty inches in diameter, all sturdy, strong, dense wood. If they are that big, they've probably been around for at least 100 years and will be around for many more. They are the hurricane survivors. The ones that met the test of time.

Earlier this week, Charleston County's Board of Zoning Appeals voted to grant some homebuilders an exception to zoning rules, known as a variance, that will allow them to cut down this majestic oak simply because it stands in the center of their undeveloped 5- acre parcel in the precise spot where they want to build a home. It is, to say the least, disturbing.

We in Charleston County revere our grand trees and they are protected by law. So, it was shocking to me that this quasi-judicial body would rubber-stamp a request from the homebuilders and pay attention only to their lawyer. It's the will of county residents that trees like this are protected. The zoning board's decision makes no sense.

The property owners refused to change their building plans to move the house as little as 20 to 30 feet. They said they would feel unsafe with a tree so close to their new home. They also said they thought they might not be able to alter plans to move a septic field, but they hadn't actually checked on that.

Unfortunately, the zoning board accepted their lawyer's request to make an immediate decision. The tree would have waited two more weeks for more relevant information before the zoning board rendered its verdict. Now it has death sentence.

Interested people can hire a lawyer to appeal the zoning board's decisions, but few can afford to do that. That is why I think the board gets away with rubber-stamping property owners' requests instead of upholding the will of Charleston County residents.

Fred Palm

May 8, 2021

Trees

I think that I shall never see
A poem lovely as a tree.

A tree whose hungry mouth is prest
Against the earth's sweet flowing breast;
A tree that looks at God all day,
And lifts her leafy arms to pray;
A tree that may in summer wear

A nest of robins in her hair;
Upon whose bosom snow has lain;
Who intimately lives with rain.
Poems are made by fools like me,
But only God can make a tree.

Joyce Kilmer

1917

From: [Rebecca Fanning](#)
To: [CCPC](#)
Subject: DENY Amendment to Tree Protection Ordinance
Date: Monday, October 09, 2023 1:08:00 PM

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To the members of County Council,

We are learning more all the time about the benefits of trees to our increasingly urbanized environment. The hundreds of gallons of water suspended in air each time it rains on a live oak, the significant cooling benefits of layered landscapes, air quality remediation, and so many other benefits are provided by our tree canopy.

I vehemently oppose the proposed amendment to the county's tree ordinance and trust that you will, too. If anything we need this legislation to be more restrictive, not less.

Thank you for your consideration,

Rebecca Fanning

From: [Paul S Cantrell](#)
To: [Herb R. Sass](#); [Larry Kobrovsky](#); [Robert L. Wehrman](#); [Henry Darby](#); [Teddie Pryor](#); [Kylon J. Middleton](#); [Brantley Moody](#); [Joe Boykin](#); [Jenny C. Honeycutt](#)
Cc: [CCPC](#)
Subject: Do Not Bypass the BZA
Date: Monday, November 13, 2023 3:38:32 PM

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, Councilmember.

This email will serve as my public comment for the 14 November 2023 Public Hearing: 1B Amendments to the Zoning and Land Development Regulations Ordinance (ZLDR)

Site plan review is an important step in the process of all CCPW projects. The review is very valuable to county council, professionals, businesses and to residents.

Again, traffic studies are an important step for the residents and business who will be impacted by new developments.

Lastly, it is wholly inappropriate for Charleston county to remove any tree protections currently in place. The BZA is an asset and absolutely necessary for review for all projects, including CCPW. Please reject this change and send it back to the planning commission. We should never give a single entity unlimited power to remove the people's trees.

These checks and balances exist for good reasons and should be left in place. Respectfully, I ask you to continue to allow the professionals to do their reviews.

Regards,
Paul S. Cantrell

Disclaimer: I am a commissioner of the JIPSD, but I am writing personally, not on behalf of the JIPSD.

§ Please consider the environment before printing this email

From: [Stephanie Hodges](#)
To: [CCPC](#)
Cc: [Andrea Melocik](#); [Joel Evans](#)
Subject: Letter regarding Proposed Changes to the ZLDR
Date: Sunday, October 08, 2023 10:29:05 PM
Attachments: [Letter to Charleston County - October 2023.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.

Hello,

Please find the attached letter regarding the proposed changes to the ZLDR. As a candidate for Charleston City Council District 3, I recommend disapproval of changes that would allow Public Works to not have to go before the BZA for tree removals and that makes traffic studies contingent upon the CCPW Director's determination of its necessity. Also, I strongly oppose changes that would absolve CCPW from the site plan review process.

Sincerely,

Stephanie Hodges
Charleston City Council District 3 Candidate

From: [Lindsey Carter](#)
To: [CCPC](#)
Subject: Monday Oct 9th meeting
Date: Friday, October 06, 2023 12:00:37 PM

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To whom it may concern::::::

These proposed changes would move us in the OPPOSITE direction of safe and beautiful communities.

These changes would also kneecap constituents of their say in how roads impact the safety and design of their neighborhoods and communities.

Planning Commission must deny the proposed changes that would allow:

- CCPW to not go before BZA for tree removal
- CCPW to not go through the site plan process
- PW Director to say a traffic study is not needed

There is absolutely NOTHING fiscally responsible about making any changes to a road without a traffic study!!!

Data is our friend. This is the 21st century. Let's use all available data to build smarter more connected roads and communities.

Lindsey Carter
Property Owners
3546 Bohicket Road
Johns Island SC 29455

Lindsey Carter
TROUBADOUR
www.troubadourclothing.com

From: [Jane Phillips](#)
To: [CCPC](#)
Subject: My 2 cents from a concerned citizen who LOVES the low country!
Date: Friday, October 06, 2023 3:01:06 PM

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Having visited for ten years and then moved here in the last several years we are aghast at the fast pace of development with disregard to natural habitat, beloved grand old trees, and the volume of unwanted traffic! What are you thinking? Are you listening to developers who could care less about our neighborhoods to the detriment of what is smart, environmentally sound, and

the natural beauty of our low country? The roads are now jammed with traffic making it nearly impossible to get to destinations in a reasonable amount of time, nevermind what happens in the event of an evacuation! There is our safety to be considered particularly in the low country with flooding, storm surge, etc. affecting a growing population. STOP. While there are plenty of acres to develop there is NOT the road infrastructure to sustain the growth. Leave our beautiful grand trees in place and stop the greedy development, please! Thank you for listening...

--

Jane Phillips
Seabrook Island, SC 29455

From: [Thomas Corbett](#)
To: [CCPC](#)
Subject: Please protect the trees of Johns Island
Date: Friday, October 06, 2023 1:35:08 PM

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Please DENY the 3 items below.

Thank you.
Tom Corbett
Towne St

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

From: [Adam Nasse](#)
To: [CCPC](#)
Subject: Proposed zoning changes
Date: Friday, October 06, 2023 7:51:48 PM

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Good Day,

I'm strictly proposing the following zoning changes. Based on prior actions and loss of trust from the community we need more site plan reviews, more public input and without out a doubt more traffic studies. Just take the Johns Island Maybank and River road debacle as a reference.

Unfortunately there is too much proven incompetence in our city planners to give them more free range to just build.

Please reject changes to Section [9.2.1-B-3](#) of the ZLDR by

- NOT Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- NOT allowing Allowing Charleston County Public Works to not go through the site plan review process.
- NOT Allowing the Public Works Director the ability to say a traffic impact study is not needed.

Thank you concerned John's Island Residence
Adam Nasse

From: [Zach Bechtel](#)
To: [public-comments](#); [CCPC](#)
Subject: Public Comment for 11/14/2023 Charleston County Public Hearing
Date: Monday, November 13, 2023 8:13:01 AM

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Hello! I live at 624 Constant Drive, James Island SC 29412. I am submitting this written public comment to address the Charleston County Public Hearing on Tuesday, November 14th.

I am an active resident of Charleston County and I STRONGLY oppose the amendment to exempt County Public Works from the Site Plan Review and the Tree Code. I stand with the Planning Commission's recommendation of 7-0 DISAPPROVAL of the amendments to Article 3.7 (Site Plan Review) and Article 9.2 (Tree Protection and Preservation). To allow CCPW and the SCDOT to thwart long-standing regulations for tree protection is appalling and should NEVER be allowed.

Thanks,

Zach Bechtel
843-718-7537

From: [Peter Stockman](#)
To: [CCPC](#)
Subject: Request that the Planning Commission Deny Amendments at It's October 9 Meeting
Date: Saturday, October 07, 2023 6:08:06 PM

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I am completely opposed to the following amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). As a Charleston County resident and voter I strongly request that the Planning Commission recommend DENIAL of the amendments listed below:

PROPOSED AMENDMENTS:

DENY a. Art. 3.7, Site Plan Review, and Art. 9.2, Tree Protection and Preservation: Allow specific exemptions from the Site Plan Review and Tree Protection and Preservation requirements for Charleston County Public Works and SC Department of Transportation public projects.

DENY b. Art. 3.10, Zoning Variances, Art. 9.2, Tree Protection and Preservation, and Sec. 11.6.1, Trees Removed Without Permits: Prohibit variance requests from tree removal violation fines and fees and revise the tree removal and clearing and grubbing mitigation requirements.

DENY f. Art. 9.2, Tree Protection and Preservation, and Art. 9.3, Off-Street Parking and Loading: Clarify requirements for protection of trees 6 inches DBH and greater within scenic road rights-of-way and allow exemptions from the traffic study requirements by the Public Works Department Director.

Peter Stockman

Peter C. Stockman
12 Airy Hall
Johns Island, SC 29455-5720

peter.c.stockman@icloud.com
+1 (854) 444-3175 (Landline)
+1 (917) 968 7406 (Cell)

From: [Shep McKinley](#)
To: [CCPC](#)
Subject: Trees and traffic studies
Date: Friday, October 06, 2023 5:35:15 PM

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Dear Planning Commission,

I am writing to urge you to not allow more trees to be cut down along our roads and to increase (not decrease) the number of traffic studies. Both of these issues are so obviously right that I wonder why you are considering doing the opposite. A cynical person would point to ignorance or greed. I wonder if there's another reason.

Please accept these late comments as I just learned about these issues... that both seem to have quickly surfaced without much prior notice. Hmmm... ignorance or greed?

Thank you for your service to the entire community, most of whom cherish our trees and seek solutions other than whacking trees.

Shep McKinley

From: [Robert Temple](#)
To: [CCPC](#)
Subject: Trees and Traffic Study Changes in CHS County
Date: Friday, October 06, 2023 1:37:41 PM

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Charleston County Planning Commission:

As a resident of Charleston County for 20 years, I have seen the growth and development in many communities that continues to appear out of control.

Johns Island is a perfect example, a community overrun with new development without any obvious forethought on expanding the infrastructure. The present level of infrastructure does not support all the increasing development. The build first... than we'll quick fix the roads plan does not encompass or support the services and facilities necessary for its economy, households and firms to function.

Now the commission is proposing to change the regulations on tree removal and traffic studies. Fewer trees and fewer traffic studies.

We need a council that represensts the people of this county and provides creative legislation to solve issues!

Robert Temple
Johns Island

From: drjoesc@gmail.com
To: [CCPC](#)
Subject: Trees
Date: Monday, October 09, 2023 9:08:24 PM

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Dear Charleston County Planning Commission,

I have been watching the video of the 10/9/23 meeting, much of which is devoted to trees. It occurred to me that the metric used to quantify tree mitigation is geometrically flawed. As stated, there would be an equivalence between four 2.5" trees and one 10" tree. Clearly this vastly understates the difference between the two instances. This can be roughly demonstrated by putting 4 quarters on a beer coaster. At the very least the scaling applicable to mitigation and fines should be based on the square of the diameter (or radius as per: $\text{area of a circle} = \pi \times r \times r$). In actuality of course, trees not only grow in diameter but also in height so the actual scaling would approach a cube function (radius x radius x radius) but I fear that the comprehension of this beggars belief by even the most ardent tree lover. A simple linear scaling is inherently flawed and moving to an "area" (squared) function is a step in the right direction.

Most Sincerely Yours,

Joseph Carastro IV
Johns Island

From: [g.h](#)
To: [CCPC](#)
Subject: Trees
Date: Monday, October 09, 2023 4:24:38 PM

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Pretty Obvious where we stand on JI Live Oak Tree Protection! Why didn't you all just vote NO on that agenda to change the rules!!!
What is there to postpone???
Frustrated Johns Island Resident
Gretchen Hayes

Sent from my iPhone

From: [Christine von Kolnitz](#)
To: [CCPC](#)
Subject: Trees
Date: Monday, October 09, 2023 3:03:23 PM

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- I encourage members of Planning Commission to recommend DENIAL of the proposed amendments to the tree protection ordinance.
- A report from the Post & Courier in 2020 revealed that [the Charleston area has lost more than 10,000 acres of tree coverage](#) since 1992.
- Grand trees are fundamental to the culture and character of Charleston.
- Trees provide much-needed shade and wildlife habitat.
- Trees help offset carbon emissions, clean our air, and absorb stormwater. A mature tree can absorb up to 10,000 gallons of stormwater every year!
- County-led road projects should not be exempt from the county's own tree protection ordinance.
- Requiring that tree removals for county-led road projects are reviewed by the BZA helps incentivize designing roads to minimize impacts to grand trees.
- Having an independent board evaluate proposals for protected tree removals is a productive method to help ensure we lose protected trees only when absolutely necessary.

From: [g.h](#)
To: [CCPC](#)
Subject: Trees
Date: Wednesday, October 11, 2023 1:23:48 PM

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I am so sorry and offer you an apology- I did not realize the you had indeed recommended disapproval on changes to the ZLDR and BZA - and that is your only responsibility- I mis heard the hearing (On line) and thought you had postponed a decision - thank you for supporting our concerns and hopefully a big show of support from John's Island residents will help shut these proposed changes down once and for all.

Sincerely

Gretchen Hayes
3983 Betsy Kerrison Parkway
Johns Island SC

Sent from my iPhone

From: [Karen Byko](#)
To: [CCPC](#)
Subject: Vote NO on proposed changes to tree protection ordinance
Date: Monday, October 09, 2023 8:21:27 AM

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Dear Planning Committee Members,

As a concerned resident of Charleston County, I am writing today to ask you to DENY the proposed amendments to the tree protection ordinance.

Instead of making it easier to cut down our trees, we should protect our trees, because they protect us by absorbing stormwater, providing much-needed shade and critical habitat for wildlife. We are on the front lines of the accelerating climate crisis here in the Lowcountry, and flooding, more frequent and powerful storms, and rising temperatures will have a profound impact on us. I urge you to do everything in your power to mitigate these effects, not exacerbate them.

Please vote NO to these proposed amendments and protect our trees.

Thank you for your service to our community.

Respectfully submitted,

Karen Byko
2862 Middle Street
Sullivan's Island, SC 29482

From: [Karen Byko](#)
To: [CCPC](#); [public-comments](#); [Larry Kobrovsky](#); [Herb R. Sass](#); [Robert L. Wehrman](#); henrydarby@msn.com; [Teddie Pryor](#); [Kylon J. Middleton](#); [Brantley Moody](#); [Joe Boykin](#); [Jenny C. Honeycutt](#)
Subject: Vote NO To Protect Our Trees
Date: Monday, November 13, 2023 4:26:31 PM

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Dear Charleston County Council,

I'm writing to ask you to vote NO to the proposed amendment to the tree protection ordinance, as recommended by the unanimous vote of the Planning Commission.

Climate change is accelerating, and our communities across Charleston County are particularly vulnerable and will be disproportionately impacted by the devastating impacts. Impacts we can see and feel every day.

We know that a mature tree can absorb up to 10,000 gallons of stormwater every year. We also know that trees absorb carbon, clean our air, and reduce air temperature. As elected officials charged with protecting the public and acting in the best interest of the public, you should be doing everything in your power to protect the trees that protect us, not making it easier to cut them down. Yet, that is exactly what this proposed amendment would do.

We are blessed to live in a place of abundant natural beauty, teeming with wildlife, such as majestic egrets, eagles, owls and song birds. That wildlife depends upon the trees for habitat and food. Yet, we have already removed 10,000 acres of tree coverage since 1992, according to the Post & Courier. When will enough be enough?

County-led road projects should not be exempt from the county's own tree protection ordinance. Review by the BZA helps incentivize designing roads that minimize impacts to grand trees; and, having an independent board evaluate proposals for protected tree removals ensures we lose protected trees only when absolutely necessary.

I implore you to listen to the recommendation of the Planning Commission, vote in favor of public safety, our natural beauty and wildlife, and vote NO to this destructive amendment. Once our trees and the beauty of our Lowcountry is destroyed, there is no going back.

Respectfully,

Karen Byko
2862 Middle Street
Sullivan's Island

From: [jenny.brown](#)
To: [CCPC](#)
Subject: Zoning and Land Development
Date: Monday, October 09, 2023 6:56:51 AM

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To whom it may concern,

I advocate that the Planning Commission **deny these proposed changes**. Specifically I advocate that they **deny the following**:

- Allowing Charleston County Public Works projects to not go before the BZA for tree removal.
- Allowing Charleston County Public Works to not go through the site plan review process.
- Allowing the Public Works Director the ability to say a traffic impact study is not needed.

I'm shocked that this is even a consideration given the beauty of the magnificent grand trees throughout John's Island and Charleston County as well as the horrible traffic problems on Johns Island.

Please consider our children and their futures.

Thank you for your time and consideration of our most precious resources.

Jenny

www.shakasurfschool.com