

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING **Tuesday, July 27, 2021 at 6:30 PM**

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, July 27, 2021, 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, July 27, 2021. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-03-21-00126: Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, *Hunt Club PD*, to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the proposed gas canopy.

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

**PLANNED
DEVELOPMENT
AMENDMENT
REQUEST**

ZREZ-03-21-00126

- Case history
- Presentation
- Application
- Public Input

ZREZ-03-21-00126 Case History

Planning Commission: May 10, 2021

Planning Commission: June 14, 2021

Public Hearing: July 27, 2021

Planning and Public Works Committee: August 26, 2021

First Reading: August 31, 2021

Second Reading: September 14, 2021

Third Reading: September 30, 2021

CASE INFORMATION

Applicant: Rob Wilson, Verus Development Partners

Owner: Multiple Property Owners; Russ Nester, Hunt Club Properties, LLC authorized to sign

Location: 1200-1310 White Tail Path
1400-1570 Gator Trak
600-1069 Hunt Club Run
1200-1224 Palustrine Ct
1200-1234 Walley Corner
1050-1080 Shipton Ct
1400-1480 Saint Hubert Way
1100-1160 Idbury Ln
1400-1460 Teaberry Path
1400-1559 Brockenfelt Dr
2000-2110 Syreford Ct
800-875 Bibury Ct
1100-1199 Quick Rabbit Loop
1260-1198 Bees Ferry Rd

Parcel Identification: 286-00-00-043; 286-00-00-001 through -068; 286-00-00-070 through -297; 286-00-00-299 through -381; 301-00-00-006; 301-00-00-034; 301-00-00-544; 301-00-00-682; 301-00-00-698

Application: Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD, to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the proposed gas canopy.

Council District: 6 (Middleton)

Property Size: 507.62 acres

Zoning History: The subject parcels were originally zoned Agricultural Residential (AR). In 1999, the subject properties were rezoned to PD-73, Hunt Club PD, which allowed for 457 Single-Family Dwellings, 48 Multi-Family Dwellings, residential recreational facilities, and 15 acres of commercial use along Bees Ferry Rd. In 2002, the PD was amended to PD-73A to allow for a 48-bed Assisted Living facility. In the spring of 2005, the PD was amended to PD-73B to change the minimum lot area for Single-Family Attached Dwelling Units and remove allowed Multi-Family Uses. In the fall of 2005, the PD was amended to PD-73C to reduce setbacks, allow for residential uses in the Commercial areas, and allow resource extraction to create recreational lakes. In 2011, an application was submitted to amend PD-73C to PD-73D to allow for swimming pools to encroach into the rear setback; the application was recommended for disapproval at Planning Commission and was withdrawn by the applicant after the Public Hearing. In May of 2021, an application was submitted to amend the PD-73C to PD-73E to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the proposed gas canopy; the Commission granted the applicant's request to defer the case in order to give the

applicants time to speak with the community. Approximately 363 of the 505 residential lots (72%) allowed in the PD have been developed.

Adjacent Zoning: The majority of the subject properties contain Single-Family Dwellings and HOA amenity spaces. Properties designated as Commercial within the Planned Development are currently undeveloped. Neighboring properties to the West are zoned Single Family Residential 4 (R-4) and contain Single-Family Dwelling Units, a storage business, a church, and a horse farm. Properties to the South, across Bees Ferry Rd, are zoned Community Commercial (CC) and Industrial (I) and contain a gas station, campground, or are undeveloped. To the East, the property is zoned Industrial (I) and houses the County Landfill. Properties to the North are within the City of Charleston and are zoned Planned Development.

Overview of Requested PD Amendments:

1. Add the following as allowed Land Uses:

DAY CARE SERVICES

- Adult Day Care Facilities
- Child Day Care Facilities, including Group Day Care Home or Child Care Center

EDUCATIONAL SERVICES

- Personal Improvement Education, Professional tutorial Education, including Fine Arts Schools or Automobile Driving Schools

HEALTH CARE SERVICES

- Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities, or Ambulatory Surgical Facilities, orthodontia, dental Health Care Laboratories, including Medical Diagnostic or Dental Laboratories

ANIMAL SERVICES

- Kennel
- Pet Stores or Grooming Salons
- Veterinarian Services

FINANCIAL SERVICES

- Banks
- Financial Services

FOOD SERVICES AND DRINKING PLACES

- Restaurant, Fast Food, including Snack or Nonalcoholic and alcoholic Beverage Bars
- Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants

OFFICES

- Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services
- Government Office
- Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services

RENTAL AND LEASING SERVICES

- Consumer Goods Rental Centers
- Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items

REPAIR AND MAINTENANCE SERVICES

- Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes

RETAIL SALES

- Building Materials or Garden Equipment and Supplies Retailers Hardware Stores
- Home Improvement Centers
- Garden Supplies Centers
- Outdoor Power Equipment Stores
- Paint, Varnish, or Wallpaper Stores
- Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops
- Liquor, Beer, or Wine Sales
- Retail Sales or Services, General Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store
- Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store
- Convenience Stores

- Drug Stores or Pharmacies
- Duplicating or Quick Printing Services
- Electronics, Appliance, or Related Products Store
- Florist
- Furniture, Cabinet, Home Furnishings, or Related Products Store
- Private Postal or Mailing Service
- Tobacconist
- Retirement Housing
- Independent & Assisted Living
- Hotels or Motels
- Religious, Civic, Professional and Similar Organizations
- Business, Professional, Labor or Political Organizations Social or Civic Organizations Religious Assembly

2. Specific to Use: Service Station/Gas Stations

- Service stations Service station/gas stations adjacent to Bees Ferry Road may be situated such that the pump canopy faces Bees Ferry Road. A landscape buffer type S4 shall be required in accordance with the ZLDR 9.5.4.
- ZLDR 9.6.3.E.6 shall not apply to service stations/gas stations within the Hunt Club Planned Development; however, all other requirements of ZLDR 9.6.3.E. shall apply.

3. Landscaping Requirements

- Where retail development areas utilize shared parking and shared access easements and parking area or drive aisle is adjacent to and internal to the commercial development area, individual commercial parcels shall be exempt from the provisions of ZLDR 9.5.3.A.
- When perimeter parking is adjacent to a non-retail use, perimeter landscaping shall be required pursuant to ZLDR 9.5.3.A.

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

APPROVAL CRITERIA

According to Section §4.23.9(E)(9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

A. The PD Development Plan complies with the standards contained in this Article;

Staff response: *The proposed amended Planned Development complies with the standards contained in ZLDR Article 4.23.*

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff response: *The proposed amended Planned Development is consistent with the intent of the Comprehensive Plan, which designates the Future Land Use for the subject properties as Urban/Suburban Mixed Use. As stated in the Plan, “This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses.” The proposed amendment will allow for compatible retail and service uses in a central location.*

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff response: *Additional or amended Letters of Coordination are not required because of the proposed PD amendment.*

The PD Amendment Request meets all of the approval criteria; therefore, staff recommends approval.

PLANNING COMMISSION MEETING: May 10, 2021

Public Input: Four letters in support and 34 letters in opposition were received, as well as an online petition with 296 signatures requesting deferral of this case.

Recommendation: The Commission voted unanimously (8-0) to defer the application to give the applicant time to meet with the community, Commissioner Miller was absent.

Notifications: 578 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on April 23, 2021. Additionally, this request was noticed in the *Post & Courier* on April 23, 2021.

PLANNING COMMISSION MEETING: June 14, 2021

Recommendation: Disapproval (6-3), with Commissioners Kent, MacConnell, and Miller dissenting.

Speakers: Josh Lilly, a representative of the applicant group, spoke in support of this rezoning case. Five Hunt Club residents spoke, requesting that Planning Commission only recommend approval with conditions. One resident of the Red Top community spoke in opposition.

Public Input: Since the May 10th Planning Commission meeting, the online petition requesting deferral of ZREZ-03-21-00126 has received 38 additional signatures, bringing the total to 334. An additional 54 letters have been received, bringing the total to 92 letters. Of the new letters, four expressed opposition, and 50 letters requested that the Planning Commission require a set of conditions agreed upon at the May 26th community meeting with Verus Development. Information regarding the May 26th community meeting held by the applicant and the subsequent conditions of use proposed by the applicant are included in the presentation.

Notifications: 560 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on May 28, 2021. Additionally, this request was noticed in the *Post & Courier* on May 28, 2021.

PUBLIC HEARING: July 27, 2021

Public Input: Five additional letters of public input were received, two expressing opposition and three requesting approval with conditions. The applicant submitted a letter requesting that Council approve the case with conditional removal of specified land uses.

Notifications: 560 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on May 28, 2021. Additionally, this request was noticed in the *Post & Courier* on July 9, 2021.

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Charleston County Planned Development Amendment Request

Public Hearing: July 27, 2021

Planning and Public Works Committee: August 26, 2021

First Reading: August 31, 2021

Second Reading: September 14, 2021

Third Reading: September 30, 2021

ZREZ-03-21-00126

Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD, to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the gas canopy.

- **Hunt Club Planned Development:**
 - 1200-1310 White Tail Path
 - 1400-1570 Gator Trak
 - 600-1069 Hunt Club Run
 - 1200-1224 Palustrine Ct
 - 1200-1234 Walley Corner
 - 1050-1080 Shipton Ct
 - 1400-1480 Saint Hubert Way
 - 1100-1160 Idbury Ln
 - 1400-1460 Teaberry Path
 - 1400-1559 Brockenfelt Dr
 - 2000-2110 Syreford Ct
 - 800-875 Bibury Ct
 - 1100-1199 Quick Rabbit Loop
 - 1260, 1198 Bees Ferry Rd
- **Parcel I.D.:** 286-00-00-043; 286-00-00-001 through -068; 286-00-00-070 through -297; 286-00-00-299 through -381; 301-00-00-006; 301-00-00-034; 301-00-00-544; 301-00-00-682; 301-00-00-698
- **Applicant:** Rob Wilson, Verus Development Partners
- **Property Size:** 507.62 acres
- **Council District:** 6 - Middleton

Zoning History

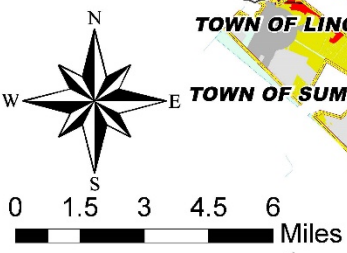
- The subject parcels were originally zoned Agricultural Residential (AR). In 1999, they were rezoned to PD-73, Hunt Club PD, which allowed for 457 Single-Family Dwellings, 48 Multi-Family Dwellings, residential recreational facilities, and 15 acres of commercial use along Bees Ferry Rd.
- The PD has been amended several times:
 - In 2002, the PD was amended to PD-73A to allow for a 48-bed Assisted Living facility.
 - In the spring of 2005, the PD was amended to PD-73B to change the minimum lot area for Single-Family Attached Dwelling Units and remove allowed Multi-Family Uses.
 - In the fall of 2005, the PD was amended to PD-73C to reduce setbacks, allow for residential uses in the Commercial areas, and allow resource extraction to create recreational lakes.
 - In 2011, an application was submitted to amend PD-73C to PD-73D to allow for swimming pools to encroach into the rear setback; the application was recommended for disapproval at Planning Commission and was withdrawn by the applicant after the Public Hearing.

Current Amendment Request

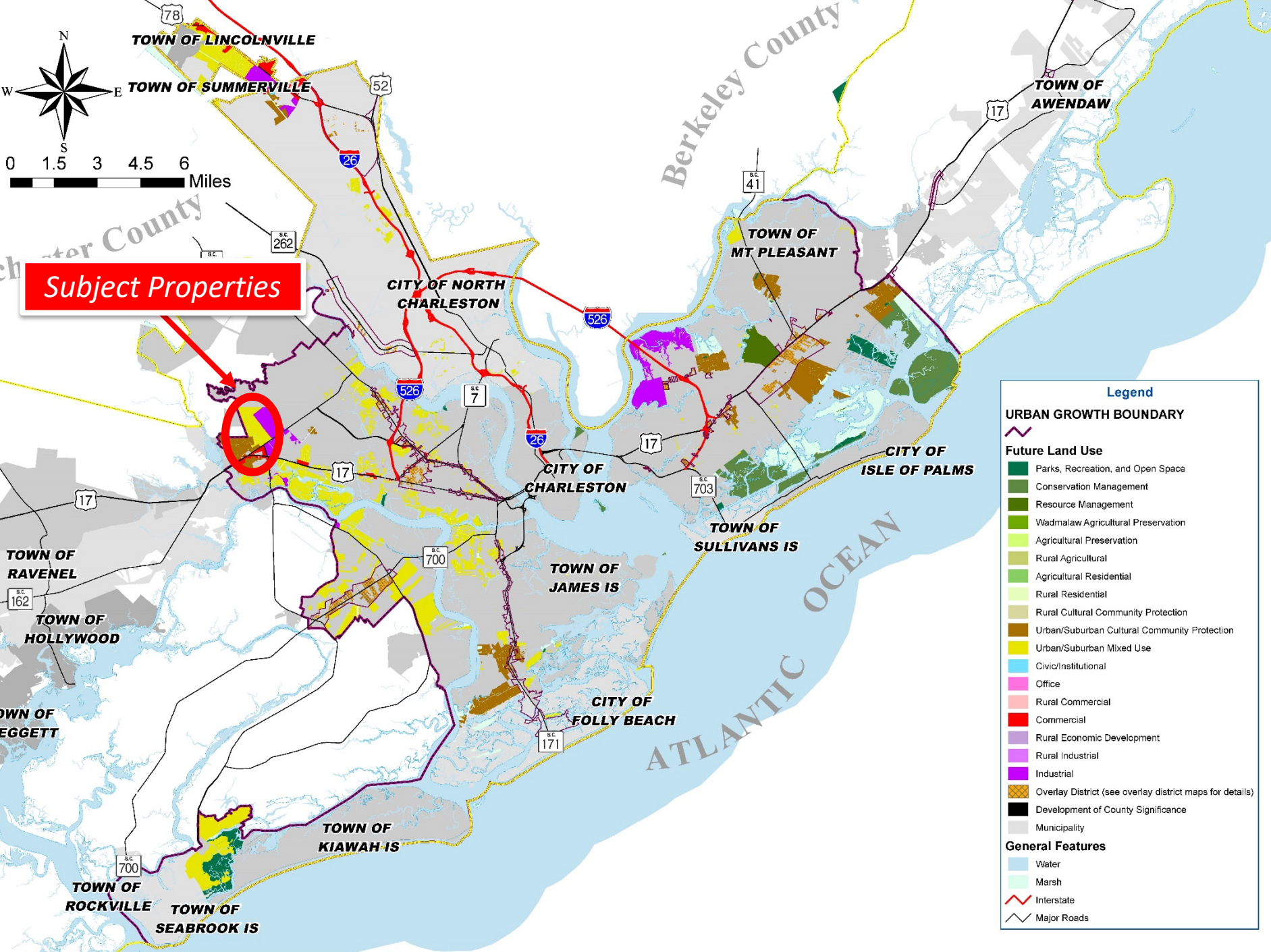
- To date, approximately 363 of the 505 residential lots (72%) allowed in the PD have been developed; however, the commercial area remains undeveloped.
- The Planning Commission deferred this request at their May 10 meeting in order to allow the applicant and the community time to come to greater consensus.
 - A petition with 334 signatures was submitted requesting the deferral.
- The applicant met with the community on May 26.

Current Amendment Request

- The request was heard again at the June 14 Planning Commission meeting at which time the Commission recommended disapproval (vote 6 to 3; Kent, MacConnell, and Miller dissented).
 - The applicant proposed the application be approved with conditions to remove specific uses.
 - The community agreed with the removal of those uses, but requested additional uses be removed (gas station and fast food/drive throughs).
- Five letters have been received since the Planning Commission meeting, one of which is from the applicant requesting the application be approved with the condition that the following uses be removed:
 - Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes);
 - Tobacconists;
 - Hotels or Motels;
 - Retail Liquor Stores; and
 - Gas Stations/Convenience Stores (No need to change the canopy location).



Subject Properties



Legend

URBAN GROWTH BOUNDARY
 Urban Growth Boundary

Future Land Use

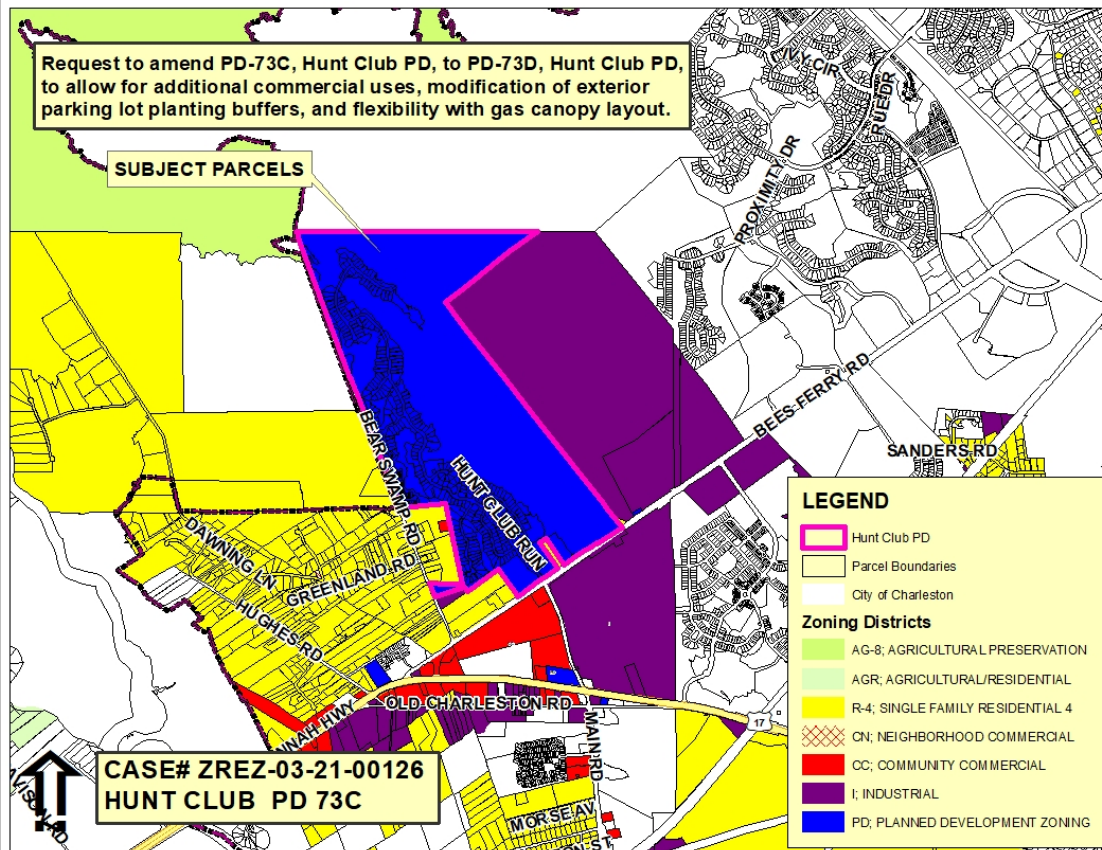
- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Overlay District (see overlay district maps for details)
- Development of County Significance
- Municipality

General Features

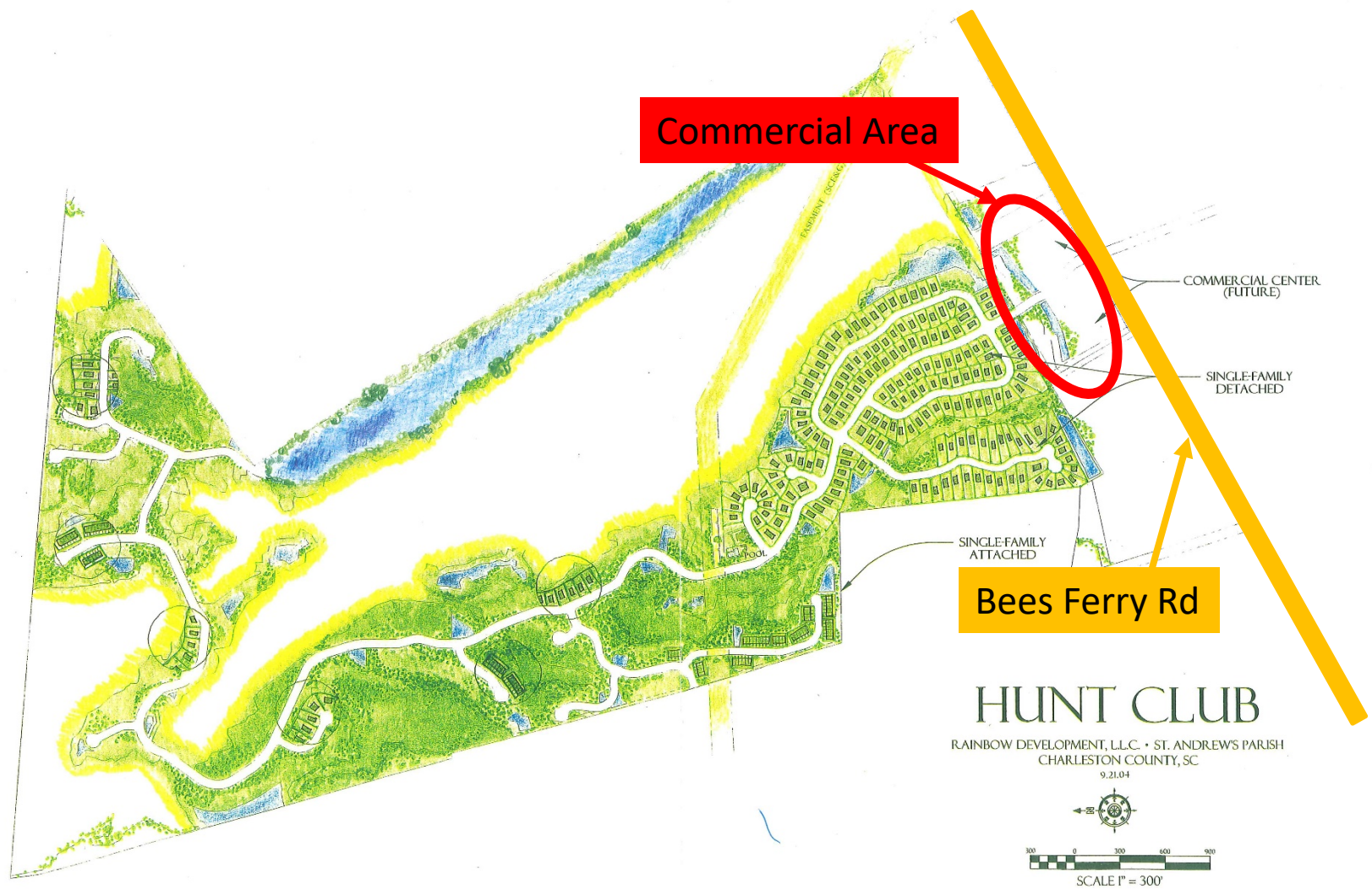
- Water
- Marsh
- Interstate
- Major Roads

Current Zoning

The majority of the subject properties contain Single-Family Dwellings and HOA amenity spaces. Properties designated as Commercial within the Planned Development are currently undeveloped. Neighboring properties to the West are zoned Single Family Residential 4 (R-4) and contain Single-Family Dwelling Units, a storage business, a church, and a horse farm. Properties to the South, across Bees Ferry Rd, are zoned Community Commercial (CC) and Industrial (I) and contain a gas station, campground, or are undeveloped. To the East, the property is zoned Industrial (I) and houses the County Landfill. Properties to the North are within the City of Charleston and are zoned Planned Development.



PD-73C Approved Site Plan



Aerial View to the North



Commercial Area

ne Road

Bilbury Court

Faust Road

Bear Swamp Road

Hunt Club run

White Tail Path

Quick Rabbit Loop

Bees Ferry Road

Greenland Road

Main Road

Aerial View to the East



Commercial Area

Sanders Road

Main Road

Bees Ferry Road

White Tail path

Hunt Club run

Quick Rabbit Loop

Gator Trak

Site Photos



Commercial Area
Hunt Club Run



Commercial Area
TMS 301-00-00-034

Site Photos



Commercial Area
TMS 301-00-00-034

Residential Area
TMS 286-13-00-041



Site Photos



Fire Station District 19
TMS 356-00-00-034

1195 Bees Ferry Rd
TMS 286-00-00-548



Requested Amendments

Add the following as allowed Land Uses:

DAY CARE SERVICES

- Adult Day Care Facilities
- Child Day Care Facilities, including Group Day Care Home or Child Care Center

EDUCATIONAL SERVICES

- Personal Improvement Education, Professional tutorial Education, including Fine Arts Schools or Automobile Driving Schools

HEALTH CARE SERVICES

- Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities, or Ambulatory Surgical Facilities, orthodontia, dental Health Care Laboratories, including Medical Diagnostic or Dental Laboratories

ANIMAL SERVICES

- Kennel
- Pet Stores or Grooming Salons
- Veterinarian Services

FINANCIAL SERVICES

- Banks
- Financial Services

FOOD SERVICES AND DRINKING PLACES

- Restaurant, Fast Food, including Snack or Nonalcoholic and alcoholic Beverage Bars
- Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants

OFFICES

- Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services
- Government Office
- Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services

RENTAL AND LEASING SERVICES

- Consumer Goods Rental Centers
- Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items

Requested Amendments

Add the following as allowed Land Uses:

REPAIR AND MAINTENANCE SERVICES

- Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes

RETAIL SALES

- Building Materials or Garden Equipment and Supplies Retailers Hardware Stores
- Home Improvement Centers
- Garden Supplies Centers
- Outdoor Power Equipment Stores
- Paint, Varnish, or Wallpaper Stores
- Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops
- Liquor, Beer, or Wine Sales
- Retail Sales or Services, General Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store

- Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store
- Convenience Stores
- Drug Stores or Pharmacies
- Duplicating or Quick Printing Services
- Electronics, Appliance, or Related Products Store
- Florist
- Furniture, Cabinet, Home Furnishings, or Related Products Store
- Private Postal or Mailing Service
- Tobacconist
- Retirement Housing
- Independent & Assisted Living
- Hotels or Motels
- Religious, Civic, Professional and Similar Organizations
- Business, Professional, Labor or Political Organizations Social or Civic Organizations Religious Assembly

Requested Amendments

Specific to Use: Service Station/Gas Stations Service stations

- Service station/gas stations adjacent to Bees Ferry Road may be situated such that the pump canopy faces Bees Ferry Road. A landscaper buffer type S4 shall be required in accordance with the ZLDR 9.5.4.
- ZLDR 9.6.3.E.6 shall not apply to service stations/gas stations within the Hunt Club Planned Development; however, all other requirements of ZLDR 9.6.3.E. shall apply.

LANDSCAPING REQUIREMENTS

C. Where retail development areas utilize shared parking and shared access easements and parking area or drive aisle is adjacent to and internal to the commercial development area, individual commercial parcels shall be exempt from the provisions of ZLDR 9.5.3.A. When perimeter parking is adjacent to a non-retail use, perimeter landscaping shall be required pursuant to ZLDR 9.5.3.A.

Approval Criteria

According to Section §4.23.9(E)(9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

A. The PD Development Plan complies with the standards contained in this Article;

Staff response: *The proposed amended Planned Development complies with the standards contained in ZLDR Article 4.23.*

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff response: *The proposed amended Planned Development is consistent with the intent of the Comprehensive Plan, which designates the Future Land Use for the subject properties as Urban/Suburban Mixed Use. As stated in the Plan, "This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses." The proposed amendment will allow for compatible retail and service uses in a central location.*

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff response: *Additional or amended Letters of Coordination are not required because of the proposed PD amendment.*

Recommendations and Timeline

- Staff recommended approval as all approval criteria are met.
- May 10, 2021 Planning Commission Meeting: The Planning Commission voted to defer the request to the June 14 meeting to give the applicant time to meet with the community (vote: 8 to 0).
- May 26, 2021:
 - The applicant held a community meeting and, after the meeting, proposed removing the following uses as conditions of approval:
 - Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
 - Tobacconists
 - Hotels or Motels
 - Liquor Stores (*allowed in the current PD*)
 - Members of the community subsequently submitted a letter requesting that the following additional uses be removed as conditions of approval:
 - Gas stations (*allowed in the current PD*)
 - Fast Food Restaurants with Drive-Throughs (*drive-throughs are allowed in the current PD, but fast-food restaurants are not*)
- June 14, 2021 Planning Commission Meeting: The Planning Commission recommended disapproval of the requested amendments (vote 6 to 3; Kent, MacConnell, and Miller dissented).

Public Input – Prior to the June 14 Commission Meeting

93 letters:

- Four letters in support;
- 38 letters in opposition; and
- 51 letters were received requesting that this case only be approved with the conditions proposed by the applicant and the removal of Gas Stations and Fast-Food Restaurants and Drive-Throughs.

Public Input Map – As of 6/14/21

CASE# ZREZ-03-21-00126 HUNT CLUB PD 73E

Of the 92 letters received concerning the proposed Hunt Club PD amendments, 57 included an address. This map highlights the parcels from which letters were received, all of which either expressed opposition or requested the Planning Commission only approve this case under a specified set of conditions.

**One parcel, not shown, came from a resident of the Shadow Moss Development.*

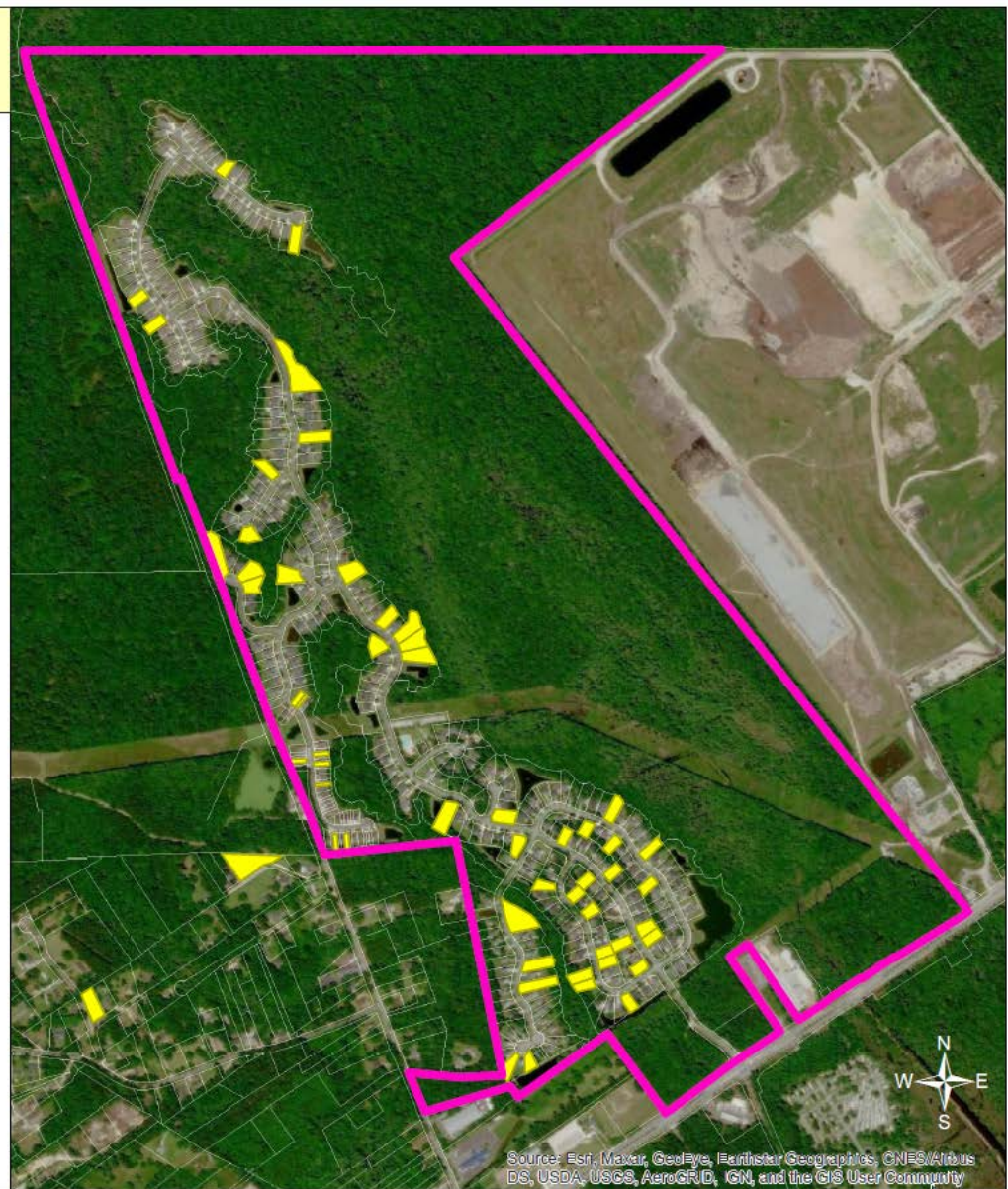
**Map illustrates public input received prior to the June 14th Planning Commission meeting*

LEGEND

 Parcel Input

 Hunt Club Planned Development

0 0.125 0.25 0.5 Miles



Public Input – Following the June 14 Commission Meeting

5 letters:

- A letter from the applicant requesting approval with a condition to remove the following uses:
 - Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes);
 - Tobacconists;
 - Hotels or Motels;
 - Retail Liquor Stores; and
 - Gas Stations/Convenience Stores (No need to change the canopy location).
- Two letters supporting the applicant's request to approve with conditions.
- Two letters in opposition to any changes to the PD.

Notifications

April 23, 2021 (May 10th Planning Commission meeting)

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

May 28, 2021 (June 14th Planning Commission meeting)

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

Jul 9, 2021 (July 27th Public Hearing)

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



Charleston County Planned Development Amendment Request

Public Hearing: July 27, 2021

Planning and Public Works Committee: August 26, 2021

First Reading: August 31, 2021

Second Reading: September 14, 2021

Third Reading: September 30, 2021

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Stantec Consulting Services Inc.
4969 Centre Pointe Drive Suite 200, North Charleston SC 29418-6952

March 24, 2021
File: 178421002

Andrea Melocik
Charleston County Planning Department
4045 Bridge View Drive
North Charleston, South Carolina 29405

Reference: Hunt Club Planned Development – Amendment Submittal

Dear Ms. Melocik,

On behalf of our client, Verus Development Partners, and the owner of the parcel, Hunt Club Properties, Stantec is pleased to submit the enclosed documentation and request placement on the May 10th Planning Commission Meeting for the Planned Development (PD) Amendment for the Hunt Club PD (PD-73-C) located at the intersection of Bees Ferry Road and Hunt Club Run. Included with this submittal are the following items:

1. Project narrative – this cover letter
2. Original Signed Rezoning Application
3. Copy of the Recorded Plat
4. Current, recorded deed
5. Authorization from the Property Owner
6. Restrictive Covenant Affidavit
7. Hold Harmless Agreement
8. Official HOA Meeting documentation
9. Application Fee
10. One digital and one paper Copy of the PD Amendment requests
11. Sketch Plan for Commercial Development
12. Aerial with Sketch Plan overlay

The requested amendment is needed to allow additional uses to the commercial portions of the development. This PD does not intend on changing or modifying the residential part of the development plan, however the uses in the PD for commercial development. The list of uses is to be limited from what is typical for a commercial development at the entrance to a 505 single family community in West Ashley.

Typical commercial uses that help supply goods and services to residential neighborhoods are small restaurants, day care facilities, medical clinics, dentists, veterinarian, to name a few. All these uses are currently not allowed per the current PD. The purpose of this PD amendment is to provide commercial services and retail needs that support the residents of Hunt Club and the surrounding area.

A complete list of proposed uses that the client and property owner has been included within the red lines copy of the PD, submitted with this package, see page 4 of the .pdf document. The wording here

March 24, 2021
Andrea Melocik
Page 2 of 2

Reference: Hunt Club Planned Development – Amendment Submittal

is straight from the current ZRLD in an effort to avoid any confusion or misinterpretation in the future. This is the first and most significant amendment to the PD that is requested.

The second amendment would be to allow the developer of the commercial properties to subdivide the commercial development while not having to provide the required exterior parking lot planting buffer along these property lines. The concept of the commercial development would be to design a homogeneous development with share parking, drive aisle and pedestrian access, while allowing separate ownership of the buildings. If the exterior parking lot landscaping were to remain, this would put a hardship on the development and would result in a loss of parking. Exterior landscaping is still proposed and would be implemented, in addition, interior landscaping will be provided to create a welcoming retail complex.

The last Amendment request would be to allow service stations/gas stations to be situated such that the pump along canopy faces Bees Ferry Road. This is a common practice and is more desirable for potential clients. Buffering along Bees Ferry road would remain and would improve with supplemental plantings. If requested by the County, short masonry walls could be included in the design. Additional, greater detail in the architecture of the station building and canopy will be incorporated to enhance the street corner.

On behalf of our client and the property owner, your review of this application is greatly appreciated. If you should have any further questions, need additional information, or would like to set up a meeting to discuss, please do not hesitate to call. Thank you in advance for your time.

Regards,

Stantec Consulting Services Inc.



Josh Lilly, P.E.
Project Manager

Phone: 843-740-6357
Josh.lilly@stantec.com

ZONING CHANGE APPLICATION



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

CASE _____ PD _____

PROPERTY INFORMATION

CURRENT DISTRICT _____ REQUESTED DISTRICT _____

PARCEL ID(S) 301-00-00-034

CITY/AREA OF COUNTY Charleston County

STREET ADDRESS 1198 Bees Ferry Road Charleston SC 29414 ACRES 340

DEED RECORDED: BOOK K428 PAGE 691 DATE 12/6/2002

PLAT RECORDED: BOOK L15 PAGE 0452 DATE 9/8/2015 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Verus Development Partners (Rob Wilson) HOME PHONE _____

MAIL ADDRESS 350 Seacoast Parkway WORK PHONE _____

CITY, STATE, ZIP Mount Pleasant CELL PHONE 843-532-2161

SC 29464 EMAIL Rob@VerusDP.com

OWNER Hunt Club Properties, LLC HOME PHONE _____

(IF OTHER THAN APPLICANT) MAIL ADDRESS 4770 Summit Plantation Road WORK PHONE 843-889-3200

CITY, STATE, ZIP Hollywood SC 29449 CELL PHONE _____

EMAIL RussNestel@MSN.com

REPRESENTATIVE _____ HOME PHONE _____

(IF OTHER THAN APPLICANT) MAIL ADDRESS _____ WORK PHONE _____

CITY, STATE, ZIP _____ CELL PHONE _____

EMAIL _____

CERTIFICATION

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

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

Verus Development Partners (Rob Wilson)

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

Signature of Owner(s) [Signature] Date 3/24 Signature of Applicant/ Representative (if other than owner) [Signature] Date 3/17/21

Planner's Signature _____ Date _____ Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received _____ Cash ? Check? # _____ Invoice Number _____

Mar 25 2021

REFERENCE ID: 740885

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA
SECRETARY OF STATE

LIMITED LIABILITY COMPANY
ANNUAL REPORT
FOR THE YEAR OF 2003

FILED

MAR 20 2003

Mark Hammond
SECRETARY OF STATE 5

TYPE OR PRINT CLEARLY IN BLACK INK

The South Carolina Limited Liability Company or Foreign Limited Liability Company hereby delivers to the Secretary of State its annual report which information is current as of the date of this report. This annual report is being filed in conformity with Section 33-44-211 of the 1976 South Carolina Code of Laws, as amended.

1. Name of the limited liability company:

HUNT CLUB PROPERTIES, LLC

[] Check this box if no information has changed since the filing of the original articles of organization or the most recently filed annual report.

2. The company's taxable year end: 12/31 *(see #3 under filing Instructions)
(This must be completed)

3. Check the appropriate box. The applicant is:

a. A limited liability company organized under the laws of South Carolina, (a domestic limited liability company).

b. [] A foreign limited liability company organized in another state or jurisdiction qualified to transact business in South Carolina. This foreign limited liability company is organized under the laws of _____

4. (a) The street address of the current designated office in South Carolina is:

1901 ASHLEY RIVER RD, SUITE 7B
Street Address

CHARLESTON
City

CHARLESTON
County

29407
Zip Code

(b) The name of the company's current agent for service of process is:

CALVIN R. NESTER
Name

I hereby consent to the appointment as registered agent


Signature of Registered Agent

(c) The street address of the current agent for service of process in South Carolina is:

1901 ASHLEY RIVER RD, STE. 7B
Street Address

CHARLESTON
City

CHARLESTON
County

29407
Zip Code

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

HUNT CLUB PROPERTIES LLC
Name of Limited Liability Company

Mar 25 2021

REFERENCE ID: 740885

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

5. The address of the limited liability company's principal office is:

1901 ASHLEY RIVER RD, STE. 7-B
Street Address
CHARLESTON CHARLESTON 29407
City County Zip Code

6. Check this box only if the company has managers. If the company has managers, list the names and business addresses of the managers.

a. _____ Name
_____ Business Address
_____ State _____ Zip Code
City

b. _____ Name
_____ Business Address
_____ State _____ Zip Code
City

c. _____ Name
_____ Business Address
_____ State _____ Zip Code
City

d. _____ Name
_____ Business Address
_____ State _____ Zip Code
City

Date _____

Calvin R. Nester
Signature

Calvin R. Nester
Name Capacity

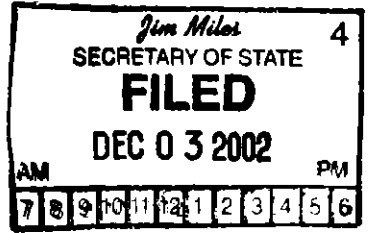
CERTIFIED TO BE A TRUE AND CORRECT COPY

AS TAKEN FROM AND COMPARED WITH THE STATE OF SOUTH CAROLINA
ORIGINAL ON FILE IN THIS OFFICE

Mar 25 2021

REFERENCE ID: 740885

**ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY**



Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

TYPE OR PRINT CLEARLY IN BLACK INK

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to § 33-44-202 and § 33-44-203 of the 1976 South Carolina Code, as amended

1. The name of the limited liability company which complies with § 33-44-105 of the South Carolina Code of 1976, as amended is: **Hunt Club Properties, LLC.**

2. The office of the initial designated office of the limited liability company in South Carolina is:

1901 Ashley River Road, Suite 7B

Street Address

Charleston

City

Charleston

County

29407

Zip Code

3. The initial agent for service of process of the limited liability company at that office is:

Calvin R. Nester

Name

Signature

and the street address in South Carolina for this initial agent for service of process is:

1901 Ashley River Road, Suite 7B

Street address

Charleston

City

29407

Zip Code

4. The name and address of each organizer is:

(a) **Calvin R. Nester**

Name

(843) 763-2732

Telephone Number

1901 Ashley River Road

Street Address

Charleston

City

South Carolina

State

29407

Zip Code

5. Check this box only if the company is to be a term company. If so, provide the term specified:

December 31, 2052

Mar 25 2021

REFERENCE ID: 740885

Hunt Club Properties, LLC
NAME OF LIMITED LIABILITY COMPANY


SECRETARY OF STATE OF SOUTH CAROLINA

Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, specify the name and address of each initial manager:

- a. **Calvin R. Nester** **(843) 763-2732**
Name Telephone Number
1901 Ashley River Road, Suite 7B **Charleston**
Street address City
South Carolina **29407**
State Zip Code
- b. **Willie Frazier, Sr.** **(843) 556-5029**
Name Telephone Number
4983 County Line Road **Ravenel**
Street address City
South Carolina **29470**
State Zip Code

7. Check this box only if one or more of the members of the company are to be liable for its debts and obligations under Section 33-44-303(c). If one or more members are so liable, specify which members and for which debts, obligations or liabilities such members are liable in their capacity as members.

If any current or future member or manager of the LLC enters into any guaranty of, or otherwise agrees to be personally liable for, any or all of the LLC's debts or obligations (the "guaranty"), this guaranty shall not be invalid, nonbinding and/or unenforceable due to the fact that these Articles of Organization do not include a statement regarding that member's or manager's individual guaranty.

8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time:

NO DELAYED DATE

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

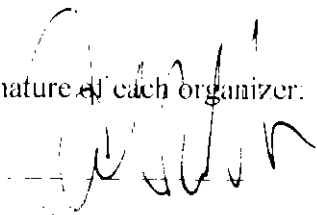
Mar 25 2021
REFERENCE ID: 740885

Hunt Club Properties, LLC
NAME OF LIMITED LIABILITY COMPANY


SECRETARY OF STATE OF SOUTH CAROLINA

Set forth any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement.

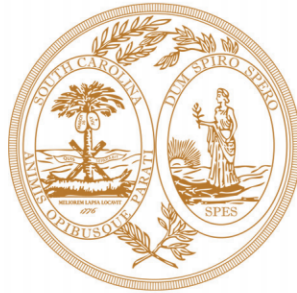
10 Signature of each organizer:



Calvin R. Nester
(Add additional lines if necessary)

Date: 12/3/02

The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

HUNT CLUB PROPERTIES, LLC, a limited liability company duly organized under the laws of the State of South Carolina on December 3rd, 2002, with a duration that is until December 31st, 2052, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. 33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal
of the State of South Carolina this 25th day
of March, 2021.

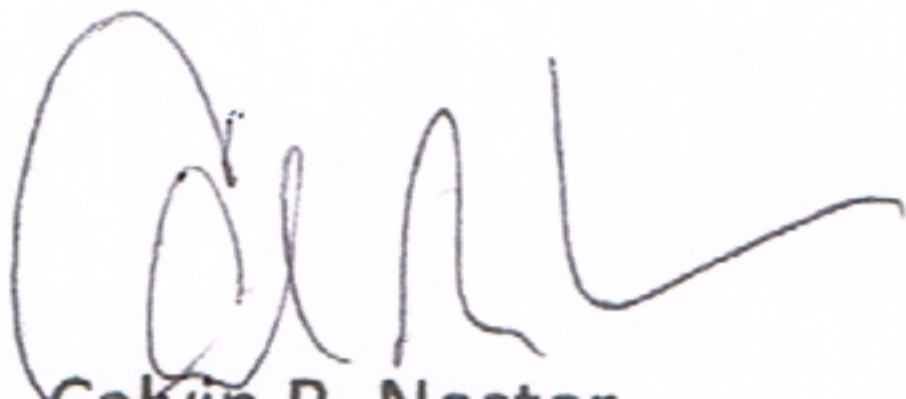

Mark Hammond, Secretary of State

March 26, 2021

To whom it may concern,

Hunt Club Properties, LLC, both Owner and Declarant of the Hunt Club Commercial properties, has received and reviewed the Hunt Club Development Amendment submittal prepared by Stantec Consulting Services Inc, on behalf of Verus Development partners and supports the proposed changes to the commercial portions of the community. Please note that the applicable property is not currently subjected to the Hunt Club Home Owner's Association Charter and it is not anticipated that it ever will be.

If additional information for the Hunt Club Properties, LLC is required, please do not hesitate to contact me.



Calvin R. Nester

Hunt Club Properties, LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **CIS/BEES FERRY ASSOCIATES**, a South Carolina general partnership ("Grantor") in the State aforesaid in consideration of the sum of **ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$1,450,000.00)**, to the said Grantor in hand paid at and before the sealing of these presents by **HUNT CLUB PROPERTIES, LLC**, a South Carolina limited liability company ("Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **HUNT CLUB PROPERTIES, LLC**, a South Carolina limited liability company, the following described property:

ALL that certain piece, parcel or tract of land, situate, lying and being on Bees Ferry Road in West St. Andrews Parish, Charleston County, South Carolina, containing Five Hundred Twenty and 26/100 (520.26) acres, more or less, being shown and designated as Tract C on a plat prepared by David & Floyd, Inc., dated April 1987 and recorded in Plat Book BM, page 162, RMC Office for Charleston County, S.C. having such size, shape, dimensions, buttings and boundings as reference to said plat will more fully be shown.

SAVING AND EXCEPTING THE FOLLOWING:

Parcel 1:

ALL that certain piece, parcel or tract of land situate, lying and being in the St. Andrews Parish, Charleston County, South Carolina, containing 23.498 acres, more or less, and being further shown and described as HUNT CLUB, PHASE I, on a plat entitled "Plat Showing The Subdivision of Phase I Hunt Club From Tract C Property of Georgia Pacific Investment Company Bees Ferry Road, Charleston County, South Carolina" dated June 29, 1999 and prepared by A.H. Schwacke, III R.L.S. South Carolina Registration Number 13855, said plat being recorded in Plat Book ED, Page 340, RMC Office for Charleston County, S.C.

Parcel 2:

ALL that certain piece, parcel or tract of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina containing 20.354 acres, more or less, and being further shown and described as PHASE II, on a plat entitled "PLAT SHOWING THE COMBINATION OF PHASE I AND PHASE II TO BE KNOWN AS LOT PHASE I OF RAINBOW DEVELOPMENT, LLC, Bees Ferry Road, St. Andrews Parish, Charleston County, S.C." dated July 19, 2000, revised July 21, 2000 prepared by A.H. Schwacke, III RLS SCR N 13855,

said plat being recorded in Plat Book EE, Page 191, RMC Office for Charleston County, S.C.

Parcel 3:

ALL AND SINGULAR all that certain piece, parcel or tract of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, containing **20.652 acres of highland and 4.08 acres of wetlands**, more or less, and being further shown and described as **HUNT CLUB, PHASE III**, on a plat entitled "*Plat Showing The Combination of Phase I, II & III Hunt Club to be known as Lot Phase I 62.117 Ac Property of Rainbow Development, LLC, Bees Ferry Road, St. Andrews Parish, Charleston County, South Carolina*" dated April 16, 2001, revised April 20, 2001, April 30, 2001 and further revised May 9, 2001 prepared by A.H. Schwacke, III, R.L.S., South Carolina Registered Number 13855, said plat being recorded on May 11, 2001 in Plat Book EE, at page 810, RMC Office for Charleston County, South Carolina.

Parcel 4:

ALL AND SINGULAR all that certain piece, parcel or tract of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, containing **21.749 acres of highland and 4.58 acres of wetlands**, more or less, and being further shown and described as **HUNT CLUB, PHASE IV**, on a plat entitled "*Plat Showing Phase IV Hunt Club Property of Rainbow Development, L.L.C. Bees Ferry Road St. Andrews, Charleston County, South Carolina*" dated January 28, 2002, revised March 6, 2002, prepared by A.H. Schwacke, III, R.L.S., South Carolina Registered Number 13855, said plat being recorded on March 8, 2002 in Plat Book EE, at page 444, RMC Office for Charleston County, South Carolina.

Parcel 5:

ALL AND SINGULAR all that certain piece, parcel or tract of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, containing 10.000 Ac. more or less, and being further shown and described as "**TRACT A, 10.000 Ac., 435800 S.F.**" on that certain plat entitled "*SUBDIVISION PLAT OF PROPERTY OWNED BY CIS/BEES FERRY ASSOCIATES LOCATED IN ST. ANDREWS PARISH, CHARLESTON COUNTY, S.C*" dated February 15, 1995, revised March 10, 1995, prepared by Forsberg Engineering & Surveying, Inc., said plat being recorded March 14, 1995 in Plat Book EA, Page 468, RMC Office for Charleston County, South Carolina.

Parcel 6:

ALL AND SINGULAR all that certain piece, parcel or tract of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, containing 2.640 Ac. more or less, and being further shown and described as "**TRACT B, 2.640 Ac., 114,998 SQ FT**" on that certain plat entitled "*SUBDIVISION PLAT OF PROPERTY OWNED BY CIS/BEES FERRY ASSOCIATES LOCATED ON BEAR SWAMP ROAD ST. ANDREWS PARISH, CHARLESTON COUNTY, S.C.*" dated April 4, 1996, prepared by Forsberg Engineering & Surveying, Inc., said plat being recorded April 19, 1996 in Plat Book EB, Page 80, RMC Office for Charleston County, South Carolina.

The above property is being conveyed subject to the matters set forth on Exhibit "A" attached hereto and incorporated by reference hereof.

BEING a portion of that property conveyed to Grantor herein by Deed of H. Brown Hamrick , Thomas E. Myers, Jr., Charles R. Hipp, Sr., H.E. Igoe, Jr., Canal Investment Society and CSA Company dated April 26, 1988 and recorded April 27, 1988 in Book F-174, Page 361, RMC Office for Charleston County, S.C.

For reference see TMS: 301 - 00-00 - 034

Grantee's Address: 1901 Ashley River Road
Suite 7B
Charleston, SC 29407

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, the Grantee's Heirs, Successors and Assigns forever.

AND the said Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, the Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 5th day of December 2002 the year of our Lord two thousand and two and in the two hundred and twenty-sixth year of the Sovereignty and Independence of the United States of America.

WITNESSES:

CIS/BEES FERRY ASSOCIATES *
a South Carolina general partnership

By: Canal Investment Society, L.P.
Its: Managing General Partner
By: CSI, Group, Inc., its Manager

Sharon C. Smith

By: Brad J. Dusenbury
Brad J. Dusenbury, Vice President

Debbie B. Robinson

By: Karen M. Godfrey
Karen M. Godfrey, Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

THE FOREGOING instrument was acknowledged before me this 5th day of December 2002 by CIS/BEES FERRY ASSOCIATES, a South Carolina general partnership By: Canal Investment Society, L.P., Its: Managing General Partner, By: CSI, Group, Inc., its Manager By: Brad J. Dusenbury, Vice President and Karen M. Godfrey, Secretary.

Debbie B. Robinson (SEAL)
Notary Public for South Carolina
Commission Expires: 4-5-2003

EXHIBIT "A"**Permitted Exception**

1. Ad valorem taxes for the current year.
2. Any rollback taxes on said property conveyed herein.
3. Any covenants, conditions, restrictions, easements, rights-of-way or other matters of record.
4. Matters that would be disclosed by a current survey or physical inspection of the property.
5. Any zoning and other governmental regulations.
6. Limitations on use imposed by the applicable provisions of Title 48, Chapter 39, Code of Laws of South Carolina, 1976, as amended, entitled Coastal Tidelands and Wetlands, and the authority of South Carolina Coastal Council in "critical areas" as defined in said Chapter 39, and the rules and regulations promulgated pursuant to said Act.

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

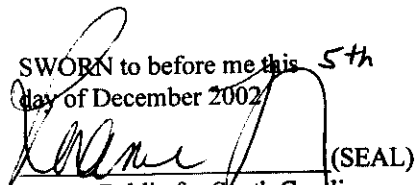
1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred **BY** CIS/Bees Ferry Associates **TO** Hunt Club Properties, LLC **ON** December 5, 2002.
3. Check one of the following: **The DEED is**
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ EXEMPT from the deed recording fee because (exemption #) (Explanation, if required) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 1,450,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES _____ or NO _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) \$1,450,000.00 the amount listed in item 4 above
 - (b) _____ the amount listed in item 5 above (no amount place zero)
 - (c) \$1,450,000.00 Subtract Line 6(b) from Line 6(a) and place the results.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Grantor, Grantee, or Legal Representative
connected with this transaction

Print or Type Name Here

William Bokob, Jr.

SWORN to before me this 5th
day of December 2002

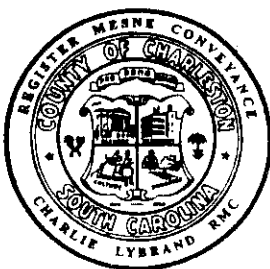
 (SEAL)

Notary Public for South Carolina
My Commission Expires: My commission expires October 27, 2009

BK K 428PG697

RECORDER'S PAGE

**This page Must remain with
the original document.**



Nelson Mullins Riley & Scarborough
POST OFFICE BOX 1806
CHARLESTON, S.C. 29402

Recording

Fee 12.00

State

Fee 3770.00

County

Fee 1595.00

Postage _____

TOTAL 5377.00

③ A

Handwritten initials: JLE, P.F.

FILED

K428-691

2002 DEC -6 PM 1:43

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

**PID VERIFIED
BY ASSESSOR**

REP LMG

DATE 12/16/02

RECEIVED FROM RMC

DEC 16 2002

PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR



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

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

POSTED NOTICE AFFIDAVIT

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

I, Calvin R. Nester, have reviewed §3.1.6(B)(2), Posted Notice on
[Print Name(s)]

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

Parcel Identification Number(s)

301-00-00-034, located at (address)

1198 Bees Ferry Road Charleston SC 29414, at least 15 calendar days prior to the
public hearing date for which my request is scheduled.

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

3/24/2021

[Property Owner(s) Signature(s)]

[Date]

Calvin R. Nester

[Print Name(s)]

For Staff Use Only:

Received by _____ Date _____ Application Number _____



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

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

RESTRICTIVE COVENANTS AFFIDAVIT

I, Rob Wilson, have researched the restrictive covenants applicable to
Parcel Identification Number/s (PID #) 301-00-00-034 located at
1198 Bees Ferry Road Charleston SC 29414
(address/es) _____, and have found that either there are no restrictive covenants
applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict
with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section
6-29-1145.

03/17/21

(Signature)

(Date)

Rob Wilson

(Print Name)

Explanation:

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

(Section 6-29-1145 is copied on the back of this page)

For Staff Use Only:

Received by _____ Date _____ Application Number _____

08/04/17



Eric Meyer
Chairman

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

MEMORANDUM

TO: Planned Development Applicants

FROM: Eric Meyer, Chairman, Charleston County Planning Commission

DATE: March 14, 2011

SUBJECT: Community Outreach and Planned Development Applications

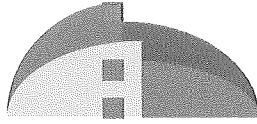
We highly recommend that applicants for zoning change requests to the Planned Development (PD) Zoning District work with the community to inform them of the request, in order to potentially gain their support for such projects.

Your signature below indicates that you have read and understood this recommendation.

Cal R. M. L. 3/24/2011
Owner Signature Date

R. V. S.
Applicant Signature Date
(If other than the owner)

Reference Zoning Change Request PD



Rainbow Development Group, LLC

HOLD HARMLESS AGREEMENT

This agreement is entered into by and between Rainbow Development Group, LLC and the County of Charleston ("County") through its authorized representatives.

Rainbow Development Group, LLC hereby agrees to hold the County of Charleston harmless for negligent acts committed by the County in its operation of the Charleston County Landfill located at Bees Ferry Road. The Hold Harmless Agreement shall be valid and enforceable only on the following conditions:

1. The Hold Harmless Agreement will only extend to claims made by property owners of the Hunt Club Development, arising out of the negligent operation of the Bees Ferry Landfill by the County or any of its authorized representatives.

2. The Hold Harmless Agreement will only extend to claims that exceed the amount of available insurance coverage the County now has in place or will put in place in the future with regard to the Bees Ferry Landfill.

3. The Hold Harmless Agreement will become null and void should the County fail to keep sufficient insurance coverage in place to cover the affects of its negligent operation of the Landfill, both past and present.

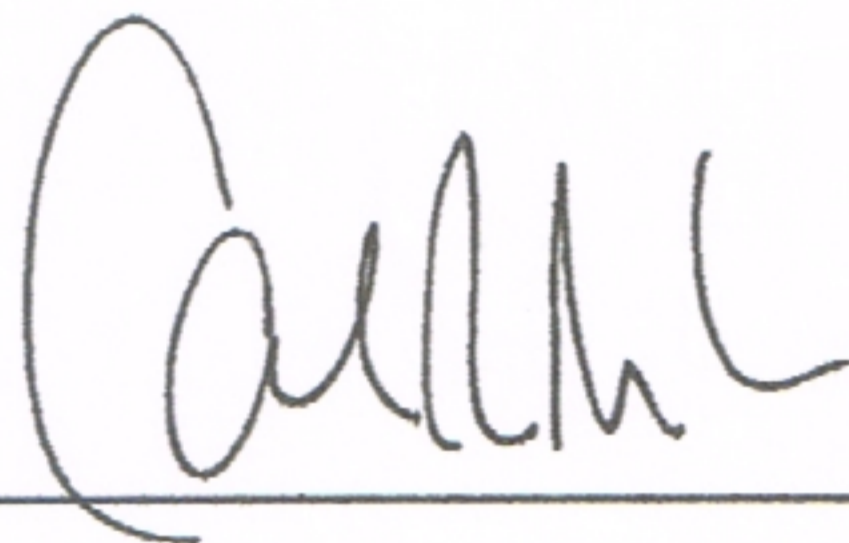
4. The Hold Harmless Agreement will become null and void should the County at any time fail to operate the Landfill in a manner that complies with both State and Federal regulations and the requirements of any license that the County now possesses to operate the Landfill or will possess in the future.

5. The Hold Harmless Agreement is only binding upon Rainbow

Development, LLC and the County of Charleston. The Hold Harmless Agreement is not effective against any successors or assigns of Rainbow Development Group, LLC.

6. This Hold Harmless Agreement is in no way to be interpreted as an obligation on the part of Rainbow Development Group, Inc. to act as insurer for the County of Charleston or the Bees Ferry Landfill, nor is it intended to or to be interpreted as an obligation on the part of Rainbow Development Group, LLC to provide a defense for the County of Charleston in any situation.

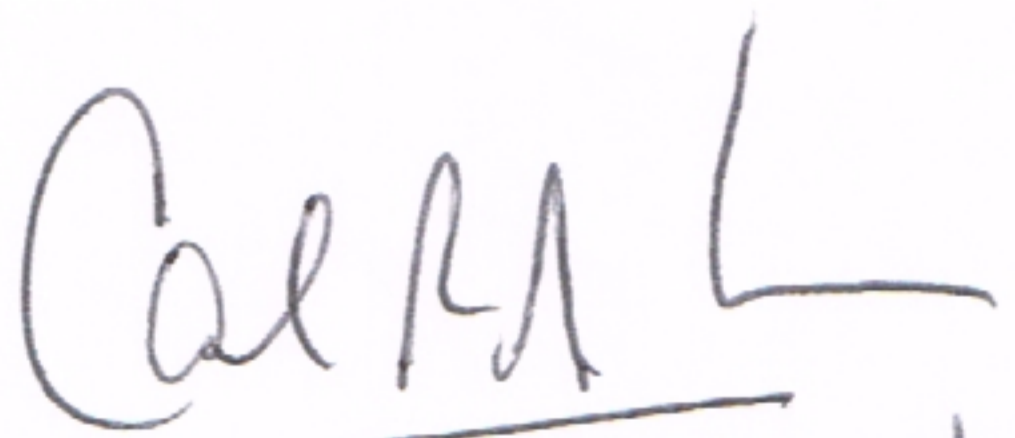
7. The Hold Harmless Agreement shall be deemed null and void should it be determined by a Court of competent jurisdiction that its terms and conditions violate either public policy or the laws and statutes of the State of South Carolina or the Federal Government.

By: 

Charleston, South Carolina

Dated this 15th day of April, 2005

Charleston South Carolina
Dated this 24th of April, 2021

By: 
Rainbow Development Group

Hunt Club Community

Planned Development PD 73-C Guidelines

I. PURPOSE, INTENT AND OBJECTIVES

The following guidelines have been created to direct the proposed Planned Development of 507.62 total acres (Approximately 265 Wetlands and 245 Uplands) along Bees Ferry Road in Charleston County (TMS # 301 - 00 - 00 - 034). This parcel is to be developed, as a single family residential and single family attached residential with front commercial acreage.

The Charleston County Planning Department has requested that Rainbow Development Group, LLC submit the Hunt Club Community as a Planned Development District. Rainbow Development Group, LLC has employed Mr. Will Connor, Connor Engineering, Inc., to prepare the necessary surveys, site planning and engineering design to assure an attractive community for the West Ashley, St. Andrews District.

II. EXISTING SITE INFORMATION

- Existing Owners - Rainbow Development Group, LLC
1901 Ashley River Road, 7-B
Charleston, SC 29407

Hunt Club Properties, LLC
1901 Ashley River Road, 7-B
Charleston, SC 29407
- Owners Representative – Mr. Calvin R. Nester
1901 Ashley River Road, 7-B
Charleston, SC 29407
- Applicant - Rainbow Development Group, LLC
1901 Ashley River Road, 7-B
Charleston, SC 29407

- Existing zoning – Planned Development – 73

- Site Soils: Mp - Mine pits and dumps
 - Wa - Wadmalaw fine sandy loam
 - Yo - Yorges loamy fine sand
 - HoA - Hockley loamy fine sand 0 to 2% slopes
 - HoB - Hockley loamy fine sand 2 to 6% slopes
 - WgB - Wagram loamy fine sand
 - Sc - Santee clay loam

- Potable water and sanitary sewer will be provided by the Charleston CPW. A copy of the CPW commitment letter is included in these planned development guidelines.

- Water: 24” water main in Main Road and Bees Ferry Road R/W. New 16” water main in Bear Swamp Road R/W.

- Sewer: Gravity sanitary sewer in Bear Swamp Road R/W.

- Property is in flood zones A13 (Elev. 7), A15 (Elev.10), zone B and zone C as per community panel 455413 02256/455413 02866, dated July 15, 1988.

- Existing topography averages between elevations 15 and 5 with attractive slopes throughout the property.

III. LAND USE/SITE DEVELOPMENT CONCEPT

Our client, Rainbow Development Group, has worked with your staff to develop a comprehensive site plan for the Hunt Club Community that follows the recommendations from the Planning Department staff. Connor Engineering has prepared a plan for the zoning of approximately 245 acres of land that includes: 505 single family detached and attached residential units; Residential recreational facilities; 15 acres of Bees Ferry frontage property for light commercial properties; 34 acres of property adjoining the Bees Ferry Land fill for self storage facilities; and, an Assisted Living Facility fronting on Bear Swamp Road as previously approved. The resulting site plan sensitively responds to 265 acres of undisturbed wetlands and other site features in a way to maximize tree preservation and enhance the site’s natural beauty. The natural beauty of the wetlands with its magnificent trees and plant life are part of the overall nature theme of the Hunt Club. As noted in the Charleston County Ordinance “Trees enhance the Low country quality of life as a sacred and inseparable part of its historical legacy.” Both the residential and commercial lots of this new community will meet all zoning requirements necessary for compliance.

There is a courtly entrance area from Bees Ferry Road, beautifully landscaped, leading through the commercial properties to the residential semi-private neighborhood. The Hunt Club Recreational Facility will allow residents joyful access to relaxation and group gatherings in a natural setting. Walking trails through the wetlands will allow a nice stroll or jog. The untouched wetlands will also maintain a sense of seclusion for the neighborhood setting.

The commercial properties shall blend in with the natural habitat. The intent of the commercial development is to allow a harmonious and homogeneous transition into the residential development. Building design shall be of a commercial/residential village nature with the purpose of introducing the community and visitors to the natural beauty of the low country setting.

Allowed Commercial /Office/Residential Uses:

Small Animal Boarding (enclosed building)

Financial Services

Safety Services

Food Sales

See added uses on next page

Liquor Sales

Offices

Condominiums

Personal Improvement Services

Retail Services and Sales

Service Station

Self Storage

Single family attached and detached

Allow residential use (condominiums) one or more floor levels above retail commercial uses.

Allow for a borrow pit (excavating) only to create recreational lakes along the portion of the property (approximately 60 acres) adjoining the Bees Ferry Landfill. Dirt shall be removed offsite.

All as defined in the Charleston County Zoning & Land Development Regulations except as noted.

IV. SETBACK/LOT/HEIGHT/COVERAGE/WETLANDS AND WATERWAY CRITERIA

- A. The entire property shall comply with setback requirements as set forth in the Charleston County Zoning Ordinance except where noted. Any proposed change to the approved Planned Development Guidelines for the Hunt Club Planned Development (73) shall require an amendment to the Planned Development that shall be processed as a Planned Development amendment following the procedures prescribed in the Charleston County Zoning and Land Development Regulations Ordinance.

Include the Following allowed uses:

DAY CARE SERVICES

Adult Day Care Facilities

Child Day Care Facilities, including Group Day Care Home or Child Care Center

EDUCATIONAL SERVICES

Personal Improvement Education, Professional tutorial Education, including Fine Arts Schools or

Automobile Driving Schools

HEALTH CARE SERVICES

Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities, or Ambulatory Surgical Facilities, orthodontia, dental

Health Care Laboratories, including Medical Diagnostic or Dental Laboratories

ANIMAL SERVICES

Kennel

Pet Stores or Grooming Salons

Veterinarian Services

FINANCIAL SERVICES

Banks

Financial Services

FOOD SERVICES AND DRINKING PLACES

Restaurant, Fast Food, including Snack or Nonalcoholic and alcoholic Beverage Bars

Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants

OFFICES

Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services

Government Office

Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services

RENTAL AND LEASING SERVICES

Consumer Goods Rental Centers

Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items

REPAIR AND MAINTENANCE SERVICES

Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes

RETAIL SALES

Building Materials or Garden Equipment and Supplies Retailers

Hardware Stores

Home Improvement Centers

Garden Supplies Centers

Outdoor Power Equipment Stores

Paint, Varnish, or Wallpaper Stores

Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops

Liquor, Beer, or Wine Sales

Retail Sales or Services, General

Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store

Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store

Convenience Stores

Drug Stores or Pharmacies

Duplicating or Quick Printing Services

Electronics, Appliance, or Related Products Store

Florist

Furniture, Cabinet, Home Furnishings, or Related Products Store

Private Postal or Mailing Service

Tobacconist

Retirement Housing

Independent & Assisted Living

Hotels or Motels

Religious, Civic, Professional and Similar Organizations

Business, Professional, Labor or Political Organizations

Social or Civic Organizations

Religious Assembly

Specific to Use:

Service Station/Gas Stations Service stations

•Service station/gas stations adjacent to Bees Ferry Road may be situated such that the pump canopy faces Bees Ferry Road. A landscaper buffer type S4 shall be required in accordance with the ZLDR 9.5.4.

•ZLDR 9.6.3.E.6 shall not apply to service stations/gas stations within the Hunt Club Planned Development; however, all other requirements of ZLDR 9.6.3.E. shall apply.

Setbacks:	Front yard	Rear yard	Side yard
Single Family Residential	22	25	5'8'
Single Family Attached Residential	20	10	10 (on all non-attached sides)
Commercial Lots	25	10	5

- B. Building height for single family residential shall be 40' maximum.
- C. Maximum building coverage will be 35% for single family residential.
- D. Maximum building coverage will be 60% for single family attached.
- E. On lots having more than one side fronting on a street, one side shall be designated the front and one side shall be designated the side. The setbacks for the front and side yards shall then be applied.
- F. Maximum commercial building coverage will be 50%.
- G. Minimum lot width of 70' for single family residential, except cul-de-sacs, and in roadway curves which shall have a minimum frontage of 30'. Minimum lot size of 8,000 sq ft. unless otherwise noted.
- H. Minimum lot width of 18' for single family attached residential. Minimum lot size of 1,400 sq ft. unless otherwise noted.
- I. Attached single family residential shall contain no more than 8 units per building structure.
- J. Wetlands and Waterway standards are intended to provide an unobstructed, unoccupied open area between the furthestmost projection of a structure and all waterways and salt water critical lines. The purpose of these required buffers is to provide a visual and spatial buffer between development and the County's salt water wetlands and waterways and to protect water quality and wildlife habitat. Buffers with a minimum depth of 35 feet shall be provided along all waterways (not drainage ditches) and saltwater critical lines. The minimum lot width standards of the underlying zoning district shall apply at the required buffer setback line. Vision corridors may be established within required waterway and wetland buffers, provided that they not exceed 33 percent of the total buffer length. Vision corridors may be free of vegetation, provided that the following shall never be removed: A. live oaks with a diameter breast height of 12 inches or greater; and, B. any tree (except a pine) with a diameter breast height of 18 inches or greater. All existing vegetation shall be preserved within required buffers, unless expressly approved by the Planning Director, and the Homeowners Association (HOA). When no vegetation exists within required buffers, the buffers shall be landscaped with a minimum of 4 canopy trees, 6 understory trees and 15 shrubs per 100 linear feet of buffer area. Plant material shall be selected from the List of Native and Naturalized Species or such other species that is expressly approved by the Planning Director and the HOA. Every part of a required waterway or wetland buffer must be open and unobstructed from the ground to the sky except for trees, shrubbery or other landscape features; bulkheads; docks; rip rap; and unpaved walkways.

- K. Buffering on Bees Ferry Road shall be in accordance with the Charleston County Unified Development Ordinance.

V. OFF STREET PARKING

- A. Parking will meet residential requirements for residential areas and commercial requirements for commercial areas.

VI. LANDSCAPING REQUIREMENTS

- A. Landscaping shall flow throughout the community and will follow or surpass the Charleston County standards unless other wise noted.
- B. The Hunt Club theme promotes tree protection and preservation. As described in the Charleston County Ordinance, “Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of storm water and sediment control.” Tree Protection shall be a priority for the community and shall follow Charleston County Standards.

C. Where retail development areas utilize shared parking and shared access easements and parking area or drive aisle is adjacent to and internal to the commercial development area, individual commercial parcels shall be exempt from the provisions of ZLDR 9.5.3.A. When perimeter parking is adjacent to a non-retail use, perimeter landscaping shall be required pursuant to ZLDR 9.5.3.A.

VII. SIGNAGE

- A. Entrance identification signage and landscaping will blend in with the nature theme and be allowed at the entrance into the residential area as shown on the plans and will adhere to guidelines set forth in the Charleston County Zoning Ordinance.

VIII. STREET/STORM DRAINAGE

- A. The road system shall be asphalt with roadside ditches from the Bees Ferry entrance through the commercial property up to the residential entrance as shown on the site plans. All right of way widths shall be a minimum of 50 feet and roads shall be constructed to Charleston County Road Standards for Paved Streets.
- B. Paving of the road system shall be asphalt, must meet county approvals, and will be dedicated to the public unless other wise noted.
- C. Storm drainage must be approved by the Charleston County Public Works Department. Water runoff from buildings, drives and parking areas shall be

managed and treated to meet the necessary agency approvals and preserve environmental standards.

- D. A comprehensive drainage study for the project will be submitted to and approved by the Charleston County Public Works Department prior to the approval of any phase of the proposed construction. The study will include upstream drainage areas as determined from aerial photos, USGS quadrangle maps, and ground investigation. Downstream drainage will also be addressed to US 17 and will continue as needed downstream to the marsh. Wetland hydrology will be determined, to include the 25-year crest elevation, the 100-year flood zone (as shown on the FEMA flood maps), the normal water elevation in the wetlands, necessary pond outfall elevations, and the impact of lowland flooding. The FEMA flood map indicates a varying 100-year flood elevation of 7.00 MSL to 10.00 MSL in the vicinity. Finished floor elevations will be mandated significantly higher than 10.00 MSL. Any improvements to the existing drainage system called for by the drainage study must be identified and associated with a defined construction phase.
- E. Construction traffic will be handled to ensure construction vehicles will be routed away from newly approved roadways. The construction accesses (by phase) are shown on the planned development layout plan.
- F. We have met with the OCRM (Rob Mikell and Jeff Thompson) concerning the wetland master plan and the proposed plan is feasible. The road crossings as shown are typical for this type project. The Corps of Engineers typically permits these types of crossings based on compliance with state, federal, and local agencies comments. OCRM has indicated the standard requirements of undisturbed wetland buffers, crossing pipes, erosion control and Best Management practices. The wetlands have been delineated and the delineation has been approved by the Corps of Engineers. Wetland fill permits have also been approved for the required wetland crossings.

IX. UTILITIES

- A. The appropriate utilities have been contacted and the utilities will be extended per the phasing of the project, as the project is constructed. Commitments have been made by Charleston CPW, SCE&G, and BellSouth for sewer, water, power, and phone. The SCDOT, St. Andrews Fire Department, and St. Andrews PSD have reviewed the development plan and have indicated no problems with the conceptual plan.

X. DEVELOPMENT SCHEDULE

- A. Phase I construction is complete. This phase consisted of the build out of approximately 3889 LF of road, water, and sewer to accommodate approximately 65 lots.
- B. Phase II construction is complete. This phase consisted of the build out of approximately 3,700 LF of road, water, and sewer to accommodate approximately 77 lots.
- C. Phase III is currently under construction. This will encompass the build out of approximately 1668 LF of road, water and sewer to accommodate 33 lots. The estimated remaining build out time for Phase III is 3 months.
- D. The development of the remaining residual property will be phased as the market demands. This will allow the marketing trends to help guide the continuing build-out of Hunt Club. A maximum of 330 total single family residential and/or single family attached units will be developed. The total number of 505 dwelling units will remain unchanged from the previously approved Planned Development PD-73.

Applicant Correspondence

From: [Emily Pigott](#)
To: [Chelsea B. Diedrich](#)
Subject: FW: Hunt Club PD Amendment Community Meeting
Date: Tuesday, July 27, 2021 9:42:49 AM
Attachments: [image001.png](#)
[image002.png](#)

From: Rob Wilson <rob@verusdp.com>
Sent: Wednesday, June 02, 2021 4:03 PM
To: Emily Pigott <EPigott@charlestoncounty.org>; Andrea Melocik <AMelocik@CharlestonCounty.org>
Cc: Joel Evans <JEvans@charlestoncounty.org>; Brandon Linden <brandon@lindeninc.com>
Subject: RE: Hunt Club PD Amendment Community Meeting

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Emily,

I understand. As a result of our meeting with the neighborhood and our conversations with the property owners, we will be requesting the removal of the following uses:

- Repair and Maintenance Services
 - Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

Thank you for your help through this process. We look forward to seeing you in the coming weeks.

Best,

Rob Wilson
Verus Development Partners

843.532.2161
Rob@VerusDP.com

From: Rob Wilson <rob@verusdp.com>

Sent: Monday, July 26, 2021 4:28 PM

To: Andrea Melocik <AMelocik@CharlestonCounty.org>

Cc: Joel Evans <JEvans@charlestoncounty.org>; Emily Pigott <EPigott@charlestoncounty.org>;
LaDon Wallis <ladon_wallis@yahoo.com>; Brandon Linden <brandon@lindeninc.com>

Subject: Hunt Club PD Amendment

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Andrea,

Good afternoon. This email is in regards to the Hunt Club PD Amendment. I was speaking with Emily earlier today and she suggested I send you an email. We've spent time reading the letters of disapproval from the neighborhood and we've found the common major issue with our development to be the gas station.

Can you please mention to council that we'd like for the application to be approved with the condition that the gas station be removed as an allowed use? Below is a complete list of changes that we ask for removal as we seek for the council's approval of this PD Amendment.

Removed Uses:

- Repair and Maintenance Services
 - Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes
- Tobacconist
- Hotels or Motels
- Retail Liquor Store
- Gas Station/Convenience Store (No need to change the Canopy location)

Finally, I've CC'd LaDon from the Hunt Club community. She has been instrumental in communicating the communities wants for this development. I can't speak for LaDon, so she will have to give her input, but we believe we've come to a resolution that will be supported by her and the surrounding community.

Best,

Rob Wilson
Verus Development Partners

843.532.2161

Rob@VerusDP.com

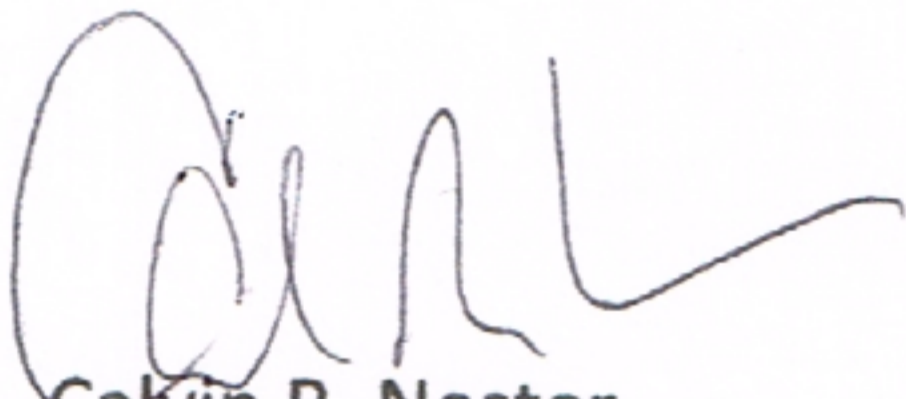
Public Input

March 26, 2021

To whom it may concern,

Hunt Club Properties, LLC, both Owner and Declarant of the Hunt Club Commercial properties, has received and reviewed the Hunt Club Development Amendment submittal prepared by Stantec Consulting Services Inc, on behalf of Verus Development partners and supports the proposed changes to the commercial portions of the community. Please note that the applicable property is not currently subjected to the Hunt Club Home Owner's Association Charter and it is not anticipated that it ever will be.

If additional information for the Hunt Club Properties, LLC is required, please do not hesitate to contact me.



Calvin R. Nester

Hunt Club Properties, LLC

To whom it may concern,

I have received and reviewed the Hunt Club Planned Development- Amendment Submittal prepared by Stantec Consulting Services Inc, on behalf of Verus Development Partners and support the proposed changes to the existing Planned Development as outlined therein.

If additional information is required, please do not hesitate to contact me.

Crêsencia Langit
CRÊSÊNCIA LANGIT

.Phone# 843-814-3551

April 14, 2021

PACK RAT BEE'S FERRY, LLC

1260 BEE'S FERRY ROAD
CHARLESTON, SC 29414

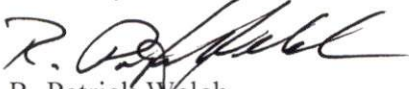
April 15, 2021

To whom it may concern,

I have received and reviewed the Hunt Club Planned Development- Amendment Submittal prepared by Stantec Consulting Services Inc, on behalf of Verus Development Partners and support the proposed changes to the existing Planned Development as outlined therein.

If additional information is required, please do not hesitate to contact me.

Sincerely,



R. Patrick Welch
Managing Member
Pack Rat – Bee's Ferry, LLC

To whom it may concern,

I have received and reviewed the Hunt Club Planned Development- Amendment Submittal prepared by Stantec Consulting Services Inc, on behalf of Verus Development Partners and I am in support the proposed changes to the existing Planned Development as outlined therein.

If additional information is required, please do not hesitate to contact me.



Name: Carlisle Oxner

TMS#: 301-00-00-544

On behalf of Arthur Financial Corporation

From: [DANIELLE ROBINSON](#)
To: [CCPC](#)
Subject: amend PD-73C, Hunt Club PD, to PD-73D
Date: Thursday, April 29, 2021 1:16:32 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:

- Disruption to the natural wildlife in area that includes alligators and eagles.
- Loss of trees and green space and trees in the front of our neighborhood.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in the family friendly neighborhood
- Possible negative effect on property values

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,

Tommy and Danielle Robinson
Hunt Club resident

From: [Skylar Clark](#)
To: [CCPC](#)
Subject: Amendment of Hunt Club PD
Date: Monday, May 10, 2021 11:06:38 AM

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Good morning Planning Commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. The HOA was not asked for input on this proposal.

I will not be able to attend today's meeting, but wanted to share that I oppose the amendment for the following reasons:

- Loss of trees and green space in the front of our neighborhood. We currently do not have sidewalks in place in the neighborhood and have worked as a neighborhood to keep the roads and community safe for all to enjoy on bikes, in strollers, and on foot. It is appalling that our children and families will be put at more risk by having possible fast food restaurants, gas stations, or other commercial properties at the entrance.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry)
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increased traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Regards,

Skylar Stewart-Clark, PhD, PA-C
Hunt Club Resident
skylar.stewartclark@gmail.com
843.302.1922
www.linkedin.com/in/skylarstewartclarkphdpa

From: [Eric & Linda Willson](#)
To: [CCPC](#); [LaDon Wallis](#)
Subject: Amendment to Hunt Club Planned Development Zone - Hunt Club Resident
Date: Thursday, May 06, 2021 9:41:14 PM

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Regarding the planned amendment to the Hunt Club Planned Development Zone:

My family and I are Hunt Club residents since 2004. Since then we have seen extensive development in our area, with no real thought to need or resident's concerns. We have 3 gas stations, a digital billboard, and a massive campground about to be overrun with more apartments, townhomes, and duplicates of existing shops. There is also development going on next to Publix. I'm not clear what will be there, but if I had to guess it will be more, duplicated retail space (nail salon, liquor store, tanning salon).

I'd welcome a discussion with the developer but I am dubious about its efficacy. I spoke with and emailed the developer of the campground who offered to speak with residents. I've seen nothing forthcoming. My guess is that this developer would pay lip service as well, then carry on as they wish.

My family and I are very much against any development beyond small offices, a restaurant, or unique retail stores. We do not need or want another gas station. We do not need or want another liquor store. We do not need or want another nail salon. If this must be developed, make it nice and make it useful. Duplicates of existing stores within a 2 mile radius are not useful.

Eric Willson
767 Hunt Club Run
843-513-0050
elwillson@yahoo.com

From: [Jennifer Kliner](#)
To: [CCPC](#)
Subject: Application ZREZ-03-21-00126 public comment
Date: Friday, April 30, 2021 4:50:13 PM

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To whom it may concern:

I live at 851 Bibury Ct, Charleston SC 29414 in the Hunt Club subdivision. When I purchased this home in 2020 a significant part of the appeal of the neighborhood was that it still feels like a neighborhood as opposed to houses that were built to justify more commercial/retail development.

When I moved to Charleston nearly 20 years ago this area of West Ashley was quiet, unconvested and beautiful. Over the past 20 years, and especially the last 5-7, the Bees Ferry corridor has sprouted new neighborhoods, apartment complexes and commercial businesses at an alarming rate. Traffic is now a daily nightmare. Even the most routine errands take planning around when peak traffic will be, which seems to be any time from 7am to 7pm.

Driving on Bees Ferry has started to feel like taking your life in your hands. Heaven forbid you only do 5 miles over the speed limit....cars will weave around you with police never to be seen until yet another accident happens. What happened to my peaceful town? And now you want to allow that to be done to my neighborhood.

I understand the developer always planned for commercial use of the property at the front of the neighborhood. I cannot change that. However it was made clear to residents that this would be professional offices or tasteful retail. It was never the intention that it be for a gas station. And, let's all be honest, we do not NEED another gas station on this section of Bees Ferry. Within 5 minutes (without traffic) drive of my home I can already count 8 gas stations. 8. Why on earth do we need another one? I strongly urge the Planning Commission to reject the request for specific use of the property as a gas station.

I have additional very serious concerns about the fact that the parcels being included in this zoning change are NOT just those that were always designated as commercial. The applicant has also listed numerous lots from within the residential area. As I stated I live on Bibury Ct. which is the street where the townhomes are. It is a quiet road that dead ends. The number of families with small children who walk, ride bikes, walk dogs and frequent this road, and this neighborhood, is so heartening to see. If you open up lots within the residential area to commercial development you are going to increase traffic through a neighborhood with very curvy roads in which I have never once seen a police presence for traffic. As I stated, we cannot even get that on Bees Ferry. I do not want my neighbors to have to stop walking their kids, riding bikes with them, or letting the older ones play outside without an adult because there is suddenly a commercial business on our road with increased traffic and safety concerns.

In addition to everything stated above I worry about the ability of the Saint Andrews Public Service District to handle this rate of continued growth. I recently had to call the fire department to my home. Fortunately everything turned out ok. But it took them over 10

minutes to make a 3 minute drive to my home. What happens when there is an actual fire and now they are fighting to make a turn into the neighborhood because of people turning into the gas station? How does the sanitation department handle the extra work load? There are days they barely get to our trash cans before dark. And the absolute last thing that I will tolerate in my neighborhood is looking at dumpsters. Smelling them, having people dump things in them from the surrounding neighborhood and then having to listen to them being emptied. If you know what I'm talking about, that incredibly loud banging that goes with a dumpster being emptied, picture that next door to your home.

I spent the better part of October to March working up in Wilmington, NC. It was so refreshing to be in a city that is not overcrowded. If this zoning change goes through and unappealing commercial development starts to happen IN MY NEIGHBORHOOD, that might be my last straw for the city I have called home for nearly 20 years.

If I could be there with you in person today I would be sharing this with you so passionately. I firmly believe that the growth in Charleston is going to destroy this beautiful city. Perhaps it already has. I urge you, please, do NOT approve this application.

Sincerely,

Jennifer Kliner
851 Bibury Ct.
Charleston, SC 29414

--
JENNIFER KLINER
843.303.1417 | jkliner12@gmail.com

From: [Amy Lauren Scott](#)
To: [CCPC](#)
Subject: Hunt Club commercial amendment
Date: Friday, April 30, 2021 2:40:11 PM

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Good afternoon Planning commission,

I'm a Hunt Club resident, and I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses.

I oppose the amendment for the following reasons:

- Loss of trees and green space and trees in the front of our neighborhood.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in a family friendly neighborhood

I urge you to deny this amendment and help keep Hunt Club a quiet, family friendly, safe, neighborhood.

Thank you,

Amy Lauren Scott

760 Hunt Club Run

From: [Stephen Renner](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Friday, May 07, 2021 10:28:50 AM

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Dear Members of the Planning Commission,

I am writing to express my concerns with and OPPOSITION to the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD, to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the proposed gas canopy."

I am a part of concerned group of the Hunt Club community, of which I am a resident, Red Top, and surrounding West Ashley.

We are aware of "as of right" commercial uses, but our HOA DID NOT notify us of these proposed amendments. It has been told to me that a letter from Eric Meyer, Chairman, addressed to Planned Development Applicants and signed by Rob Wilson and Calvin R. Nester, it is highly recommended that applicants work with the community to inform them of their requests to gain support for such projects. Our first notification was the planning commission's postal letter received this week.

Since we feel that we have not been adequately kept abreast of intentions to amend the commercial uses and also not given fair opportunity to discuss our concerns with the proposed developer, I ask that the planning commission DEFER the decision to approve the amendment until such a community meeting occurs.

We further request that such current and proposed allowed uses be OMITTED from the amended PD as CONDITIONS OF APPROVAL, when the application moves forward.

Repair and Maintenance Services

Gas stations and convenience stores (extremely concerning is the potential for oil and gasoline run off or spills, as the property situates adjacent to wetlands which feed the small creek as part of the Church Creek basin).

Liquor, beer, or wine sales

Alcoholic beverage bars

Fast food that includes a drive thru service

Hotels or motels

Pit Mining

Our concerns are not that commercial development will occur, but that certain types of development are a nuisance, noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. The residents feel strongly that these particular services will not enhance or add value/character to our community, and will be detrimental to our quality of life and overall livability.

We want to work with the developer to make this a success and help shape the future of this property, as our properties are also included within the Hunt Club PD. It has been told to me that Versus Development Partners is amendable to community input and that they

cannot proceed until the amendment is approved, as they are in the early planning stages.

For the foregoing reasons, I again request to DEFER the application AND include the CONDITIONS OF APPROVAL, moving forward. We have no protection against noxious development after the fact. A petition has been started and may be found at <http://chng.it/LQ8frg8v>.

Thank you for what you do.

Kind regards,
Stephen and Jaclyn Renner
Residents, Hunt Club PD

From: [Gary Hornfeldt](#)
To: [CCPC](#)
Subject: Hunt Club Planned Development Zoning District proposed amendment
Date: Friday, April 30, 2021 12:46:48 PM

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Gary Hornfeldt horn2452@gmail.com
1270 White Tail Path
16 year Hunt Club resident

I am writing to voice my strong opposition to the request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73D, Hunt Club PD.

This is urbanization, not the revitalization that was supposed to have been planned for West Ashley. The green buffer between the Hunt Club property and Bees Ferry provides sound abatement from the ever-increasing traffic and a measure of safety for its residents.

Allowing another gas station on the Hunt Club property seems to defy logic, the area is already saturated with them. There are currently three (3) gas stations within ¼ mile on Bees Ferry / Main Road / Savannah Hwy – the Circle K on Bees Ferry will be directly across from the proposed Hunt Club station. There are two (2) more on Bees Ferry less than ½ mile away (Blue Water / Harris Teeter) and another slightly more than a mile away on Rt 17 (Dodge's Chicken). That is six (6) gas stations within a few minutes driving time. Surely there are other, more neighborhood friendly types of construction that better serve the area.

You will do a severe disservice to the residents of the Hunt Club if you amend the Zoning to PD-73D which would allow for the construction of another gas station in front of the neighborhood. Those residents at the entrance of the property will end up looking at blacktop, parked cars and a dumpster with the typical drink cup, beer can and plastic bag litter instead of the trees they look at now. There is also the potential for fuel spill which will severely impact the area wetlands. That is not a community improvement decision.

Brendan Travis

870 Hunt Club Run
Charleston, SC 29414

May 2, 2021

Charleston County Planning Commission

4045 Bridge View Drive
North Charleston, SC 29405

To The Members of the Charleston County Planning Commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73E, Hunt Club PD.

While I realize that the current zoning allows for many commercial uses, specifically a service station, it seems that the developer should not be able to change the rules governing these uses whenever they see fit.

While the areas in question will not be subject to the rules and covenants of the Hunt Club HOA, Hunt Club Properties, LLC and Rainbow Development Group, LLC, both of which are owned and operated by Mr. Calvin Nester, were responsible for the development/creation of both the Hunt Club PD and the Hunt Club HOA. Rainbow Development Group is seeking to change the zoning for the Hunt Club PD less than one year after the sale of the last housing unit in the community. This act alone shows that Rainbow Development group was aware that any changes to the commercial zoning would be objectionable to the residents of Hunt Club, if not why not apply for a change at any point in the past 17 years since the most recent Hunt Club PD was adopted?

This same company has left many unfulfilled commitments to the residents of Hunt Club and has regularly put its profits ahead of what is best for the community. Some of these unrealized promises include; pedestrian and bicycle trails throughout the community, a community club house that would include a fitness center, tennis courts, indoor meeting and luncheon rooms, and an outdoor grilling and recreation area, and a boat/RV storage area.

I hope you will not continue to allow Rainbow Development Group, LLC and Calvin Nester to continue to place profits over promises by approving this zoning change.

Thank you all for your time and service to the Charleston County Community,

Sincerely,

Brendan Travis

From: [Debra Parks](#)
To: [CCPC](#)
Subject: Hunt Club
Date: Wednesday, April 28, 2021 7:13:46 PM

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Good afternoon Planning commission,

We are writing to share our strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. We oppose the amendment for the following reasons:-

-Loss of trees and green space and trees in the front of our neighborhood. Detrimental to indigenous wildlife in these areas.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

Thank you for your time and we urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,

Debra and Bob Parks

Hunt Club residents

Sent from my iPad

From: [T.Folland](#)
To: [CCPC](#)
Subject: Hunt Club
Date: Friday, April 30, 2021 5:33:02 PM

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Hello Planning Commission,

I am writing to share my strong opposition to the request to amend PD-73C, HUNT CLUB PD, to PD-73D, Hunt Club that would allow for future commercial uses.

The amendment should be opposed for the following points -

- Increased traffic at an already dangerous intersection (Bees Ferry and Main Rd/Hunt Club Dr.
- Increased traffic and noise to a family friendly neighborhood.
- Commercial area and parking lots backing up to residents backyards.
- Loss of natural buffer from busy Bees Ferry Road
- NO Shared driveway on Hunt Club
- Loss of trees and green space in front of neighborhood which makes the entrance inviting.
- Loss of privacy for the Hunt club community

I ask that you deny this amendment and help keep Hunt Club a quiet, safe neighborhood.

Regards,

Tina Folland

From: [Stephanie Clyburn](#)
To: [CCPC](#)
Date: Wednesday, April 28, 2021 6:58:44 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

Loss of trees and green space and trees in the front of our neighborhood.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
Stephanie Clyburn
Hunt Club resident

Sent from my iPhone

From: [Ashley Beaman](#)
To: [CCPC](#)
Date: Wednesday, April 28, 2021 10:40:49 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 Evening Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

- Loss of trees and green space and trees in the front of our neighborhood.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in the family friendly neighborhood

One of the reasons I chose this community was due to the beautiful natural areas surrounding the neighborhood that is now being threatened. There is so little of this left as is. There is no need for even more apartments, storage etc, especially when traffic is already a major issue along with safety. This would be absolutely devastating to our small to medium sized community and after a decade I would have to probably relocate. I know so many feel this same way.

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
Ashley West
Long time Hunt Club resident

From: [Pat Shealy](#)
To: [CCPC](#)
Subject: No to Hunt Club Amendment
Date: Wednesday, May 05, 2021 8:34:56 PM

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Dear Planning Commission:

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:

- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in the family friendly neighborhood.

Thank you for your time and I urge you to deny this amendment and allow Hunt Club to remain a quiet family friendly safe neighborhood.

Thank you,
Patricia Shealy
Hunt Club resident

Sent from my iPhone

From: [Marty Sorrentino](#)
To: [CCPC](#)
Cc: [LaDon Wallis](#)
Subject: Oppose Application ZREZ-03-21-00126 - to Amend Hunt Club PD
Date: Saturday, April 24, 2021 12:33:45 PM

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Dear Sir/Madam:

I strongly oppose the change in Zoning regarding the above referenced application before the Charleston County Board. This change will result in an unnecessary and blatant abuse of the current zoning district. In addition, the presence of a gasoline retail operation on the corner of Main Road and Bees Ferry AND a similar gas retailer on the corner of Bees Ferry Road and Grand Oaks Boulevard is proof that this area of West Ashley is properly served by these two gasoline facilities.

Additionally, the location of the proposed change to the Hunt Club PD is a safety threat to the entire Hunt Club community due to the excessive traffic volume associated with Hunt Club HOA, Bolton's Landing Development, the County Landfill and the Charleston County Fire Department Facility. As we all know, there is an enormous amount of school bus traffic along Bees Ferry Road especially at the entrance to The Hunt Club and Boltons Landing.

I strongly urge the Charleston County Planning Department and the County Board to reconsider this application.

Martin "Marty" Sorrentino
West Ashley - Grand Oaks Plantation Resident
Direct: 516-551-0082
martysorrentino@gmail.com

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Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: [Michelle Litaker](#)
To: [CCPC](#)
Subject: Oppose!
Date: Friday, April 30, 2021 3:29:35 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 Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

Loss of trees and green space and trees in the front of our neighborhood.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,

Michelle Litaker
Hunt Club resident

From: [LaDon Wallis](#)
To: [Joel Evans](#); [Emily Pigott](#); [Andrea Melocik](#); [Andrea Melocik](#)
Cc: [CCPC](#)
Subject: Opposition and request to defer ZREZ-03-21-00126
Date: Friday, May 07, 2021 8:01:45 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 Joel, Andrea, and Emily,

Please see the letter below and if possible, distribute this to the members individually so that it is reviewed. I greatly appreciate your time yesterday to address our concerns. The link for the petition is in the letter and has over 200 signatures at this time.

All the best,
LaDon

Dear members of the Planning Commission,

I am writing to express my concerns with and OPPOSITION to the proposed amendment **ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD**, to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the proposed gas canopy.”

I am representing the Hunt Club community, of which I am a resident, Red Top, and surrounding West Ashley.

We are aware of “as of right” commercial uses, but our HOA did NOT notify us of the proposed amendments. According to the letter from Eric Meyer, Chairman, addressed to Planned Development Applicants and signed by Rob Wilson and Calvin R. Nester, it is highly recommended that applicants work with the community to inform them of their requests to gain support for such projects. Our notification was the planning commission’s postal letter received this week.

Since we feel that we have not been adequately kept abreast of intentions to amend the commercial uses and also not given fair opportunity to discuss our concerns with the applicant, I ask that the planning commission **DEFER** the decision to approve the amendment until such a community meeting occurs.

We further request that such current AND proposed allowed uses be OMITTED from the amended PD as **CONDITIONS OF APPROVAL**, when the application moves forward.

- Repair and Maintenance Services
- Gas stations and convenience stores (*extremely* concerning is the potential for oil and gasoline run off or spills, as the property situates adjacent to wetlands which feed the small creek as part of the Church Creek basin).
- Liquor, beer, or wine sales
- Alcoholic beverage bars

- Fast food that includes a drive thru service
- Hotels or motels
- Pit Mining

Our concerns are not that commercial development will occur, but that certain types of development are a nuisance/noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. The residents feel strongly that these particular services will not enhance or add value/character to our community, and will be detrimental to our quality of life and overall livability.

We want to work with the developer to make this a success and help shape the future of this property, as our properties are also included within the Hunt Club PD. I reached out to Rob Wilson, who stated that Versus Development Partners is amenable to community input and that they cannot proceed until the amendment is approved, as they are in the early planning stages.

For the foregoing reasons, I again request to DEFER the application AND include the CONDITIONS OF APPROVAL, moving forward. We have no protection against noxious development after the fact. A petition has been started and may be found at <http://chnng.it/LQ8frg8v>.

Thank you for what you do.

Kind regards,
LaDon Paige (and Park Paige)
Residents, Hunt Club PD
886 Hunt Club Run
Charleston, SC 29414
706-255-8616

Sent from my iPhone

From: [Martin Cizler Architect](#)
To: [CCPC](#)
Subject: Opposition letter to change from a PD-73C to PD-73D for the Hunt Club subdivision off of Bees Ferry Road
Date: Thursday, May 06, 2021 12:55:09 PM
Attachments: [Revised Company logo.png](#)

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Good afternoon Planning commission,

I am a local residential Architect and also a homeowner in the Hunt Club Subdivision off of Bees Ferry Road.

My wife and I moved to this neighborhood 11 years ago and we previously lived in the Grand Oaks Plantation Subdivision further up Bees Ferry near Glenn McConnell Parkway. We certainly do not want our quiet residential neighborhood entrance turning into the now terribly congested entrance way into the Gand Oaks Plantation subdivision with a Gas station, convenience store, car wash, other smaller strip mall like businesses, storage facility and a major grocery store chain with yet another gas station, and numerous other strip mall like businesses and restaurants as part of the development. The quiet and once beautiful entranceway to that neighborhood in my opinion has now been forever ruined.

As such I am writing to share my very strong opposition to the request to amend PD-73C, Hunt Club, to that of a PD-73D, Hunt Club that would allow for a variety of un-necessary and unwanted future commercial uses. I oppose the amendment for the variety of reasons as listed below:

- 1.) Loss of trees and green space along Bess Ferry Road and also the major tree buffer in the front of our neighborhood.
- 2.) Increased traffic at an already most congested and very dangerous intersection (Main Road and Bees Ferry).
- 3.) Loss of the natural vegetative buffer from increasing noise as Bees Ferry gets more congested with ever increasing vehicular traffic with each passing day.
- 4.) An undo hardship of having developed Commercial areas and parking lots that back up to existing resident's currently serene backyards.
- 5.) Increase of traffic congestion and automobile noise in the front portion of our family friendly neighborhood.
- 6.) An irreparable loss to the beauty of the Entrance to the Hunt Club as it currently exists.

I appreciate you taking the time to listen to our concerns and I urge all of your members to deny this amendment in order to help keep the Hunt Club residential Subdivision a quiet family friendly and safe neighborhood.

Many thanks in advance for your attention to this letter and our concerns,

Martin and Lisa Cizler
Hunt Club residents at 1067 Shipton Court

MARTIN A. CIZLER, AIA, NCARB, LEED A.P.

martin@martincizlerarchitect.com

Ph: (843) 568-8027

**MARTIN CIZLER
ARCHITECT**

**P.O. BOX 81022
CHARLESTON, SC 29416**

**www.martincizlerarchitect.com
martin@martincizlerarchitect.com
843-568-8027**



From: [Deanne Habich](#)
To: [CCPC](#)
Subject: Opposition to Amendment for Commercial Use Hunt Club
Date: Saturday, May 01, 2021 6:17:18 PM

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Good Afternoon Planning Commission:

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I strongly oppose the amendment for the following reasons:

- Loss of trees and green space and trees in the front of our Hunt Club neighborhood. This will negatively impact the wildlife which inhabit this area.
- Increased traffic/noise at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise on Bees Ferry.
- Commercial area and parking lots that will back up to residents' backyards.
- Increase traffic and noise in the family friendly Hunt Club neighborhood.

Thank you for your time, and I urge you to deny this amendment and help keep our Hunt Club Community a quiet family-friendly safe neighborhood.

Thank you,
Deanne Habich
Hunt Club resident

Sent from my iPhone

From: [Edward Smith](#)
To: [CCPC](#)
Subject: Opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D
Date: Wednesday, April 28, 2021 6:31:50 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

-Loss of trees and green space and trees in the front of our neighborhood.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
Edward L Smith III
Hunt Club resident

Sent from my iPhone

From: [Ab Smith](#)
To: [CCPC](#)
Subject: Opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D
Date: Wednesday, April 28, 2021 6:27:54 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

Loss of trees and green space and trees in the front of our neighborhood.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
Amy B. Smith
Hunt Club resident

From: [MaKeva McDaniel](#)
To: [CCPC](#)
Subject: Opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club PD
Date: Wednesday, April 28, 2021 8:33:09 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:

- Loss of trees and green space and trees in the front of our neighborhood.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
MaKeva McDaniel
Hunt Club resident

From: [Morgan Ramage Tomasello](#)
To: [CCPC](#)
Subject: PD-73C, Hunt Club PD, to PD-73D
Date: Monday, May 10, 2021 8:11:19 AM

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Good Evening Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

- Loss of trees and green space and trees in the front of our neighborhood.
 - Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
 - Loss of natural buffer from traffic noise.
 - Commercial area and parking lots that back up to resident's backyards.
 - Increase traffic and noise in the family friendly neighborhood
- Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
Morgan Tomasello
Hunt Club resident

--

From: [Sondra Scheppner](#)
To: [CCPC](#)
Subject: PD-732
Date: Wednesday, April 28, 2021 8:12:34 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:-

Loss of trees and green space and trees in the front of our neighborhood.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

- Each home will decrease in value.

- There is no need for any commercial business to go in.

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,

Sondra Lewis

843-714-3550

Hunt Club resident

[Sent from Yahoo Mail for iPhone](#)

From: [Rebecca Maddox](#)
To: [CCPC](#)
Subject: Plans Regarding the Entrance to Hunt Club Neighborhood
Date: Friday, April 23, 2021 1:46:28 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,

Would you be able to elaborate on what is being planned and/or proposed in the entrance of Hunt Club Neighborhood on Bees Ferry Road? I am having trouble understanding the map (I am a school nurse, so zoning is not my area of expertise). How far in does this proposed construction go? What are some of the possible things that could be built in this specific area?

We are the 3rd house in the neighborhood and my children often play outside and it worries me to have so many public places (gas stations, etc) within such a short distance. I worry the possibility of child abduction would skyrocket.

Thank you so much for your time.

Blessings,
Rebecca Maddox
843-452-9824

From: [Alissa Ferguson](#)
To: [CCPC](#)
Subject: Public Comment for May 10th meeting
Date: Wednesday, April 28, 2021 6:18:32 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:

- Loss of trees and green space and trees in the front of our neighborhood.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,

Alissa Ferguson

Hunt Club resident

From: [Brian McDaniel](#)
To: [CCPC](#)
Subject: RE: Opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club PD
Date: Thursday, April 29, 2021 7:53:36 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 Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I oppose the amendment for the following reasons:

- Loss of trees and green space and trees in the front of our neighborhood.
- Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).
- Loss of natural buffer from traffic noise.
- Commercial area and parking lots that back up to resident's backyards.
- Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,
Brian McDaniel
Hunt Club resident

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From: [Erica King](#)
To: [CCPC](#)
Subject: Request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club
Date: Friday, April 30, 2021 2:13:54 PM

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Good afternoon Planning commission,

I am writing to share my strong opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for additional commercial uses. I oppose the amendment for the following reasons:

Loss of trees and green space and trees in the front of our neighborhood.

-Increased traffic at an already very dangerous intersection (Main Road and Bees Ferry).

-Loss of natural buffer from traffic noise.

-Commercial area and parking lots that back up to resident's backyards.

-Increase traffic and noise in the family friendly neighborhood

Thank you for your time and I urge you to deny this amendment and help keep Hunt Club a quiet family friendly safe neighborhood.

Thank you,

Erica Huggins

Hunt Club resident

From: [Rackliffe, John](#)
To: [CCPC](#)
Subject: Re-zoning of the Hunt Club Entrance
Date: Friday, May 07, 2021 12:38:01 AM
Importance: High

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To whom it may concern,

I join my neighbors in strongly opposing a modification to the zoning of our neighborhood property to allow more commercial activity in an overly congested Bees Ferry-Main Road intersection. The action will pose a danger to our children, ruin the aesthetic of the entrance to our neighborhood, will aggravate an already frustrating traffic problem and will serve to lower property values. Please reconsider and vote to disapprove this request.

Regards,
John Rackliffe
1453 Brockenfelt Drive
Hunt Club

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April 30, 2021

748 Seaman Lane
Johns Island SC 29455

Re: Letter of Opposition to proposed construction

On behalf of the Red Top community we are submitting this letter of opposition with regard to the new construction that is being considered adjacent to Highway 17 South near the intersection of Hughes Road. We are opposed to this project for three (3) primary reasons.

- Increased traffic without any amendments to infrastructure
- Exacerbation of existing drainage and sewage issues
- Increased property taxes for the elderly and impoverished citizens of the community

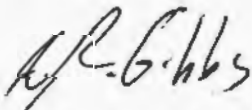
Traffic continues to be a burden as Charleston and the surrounding areas continue to grow. Our intersections have become increasingly dangerous and there have been no attempts to install traffic lights or route traffic in a safe manner. We currently deal with careless and reckless drivers who do not respect the fact that they are driving through a residential district.

We are awaiting a meeting with our county representatives to address the fact that the drainage system in our community has been left virtually untouched for four decades. An increase in residential dwellings will cause more problems for those who are already experiencing drainage problems and weakening of home foundations and flooring due to extreme moisture from standing water.

Lastly, these proposed changes will cause increased property taxes for the residents of our community. The median age of the residents of Red Top is nearly seventy years. Most are retired and are living on a fixed income. Any sizable increase to their property taxes will jeopardize their ability to maintain the homes that they have worked so hard to keep.

We are not opposed to progress, but we are insisting that it be done in a fair and equitable manner. We present this letter respectfully but with grave concern for the wellbeing and preservation of our community.

Regards,



Mr. Anthony R. Gibbs
Red Top Community Task Force



From: [Brian Clyburn](#)
To: [CCPC](#)
Cc: [Stephanie Clyburn](#)
Subject: Zoning and Planning Changes for Bees Ferry & Hunt Club Subdivision area
Date: Thursday, April 29, 2021 8:53:46 AM

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Dear Lonnie and Zoning Commission –

Hope you are doing well and surely you are very busy in our current environment. I wanted to write you and express concern with the possible zoning change for the Bees Ferry Road area and in particular the Hunt Club Subdivision entrance from Bees Ferry in West Ashley. I'm sure all of us that live in Hunt Club oppose any changes to the natural landscape around our subdivision and I wanted to officially express my opposition to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club that would allow for future commercial uses. I strongly oppose the amendment for the following reasons:

1. Loss of natural landscape of trees and green space in the front and side of the neighborhood that borders Bees Ferry Rd or Bear Swamp Rd.
2. The increased and ever increasing traffic at an already very dangerous intersection of Main Rd and Bees Ferry Rd.
3. Loss of the natural buffer from traffic & pedestrian noise.
4. Light and heavy commercial businesses with parking lots that will certainly back up to our resident's homes along with the foul smells that come from those businesses. Such as gas stations/general stores and their dumpsters.

I truly appreciate your time and consideration and I urge you to deny this amendment and help keep Hunt Club a safe and quiet family friendly neighborhood. Should you have any questions or would like to further discuss, please don't hesitate to call or email me.

Thank you,
Brian Clyburn
Hunt Club Property Owner
[843-779-5921](tel:843-779-5921)

From: [Edward Pegram](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126 Request to amend the Hunt Club Planned Development Zoning District
Date: Sunday, May 02, 2021 2:46:21 PM

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To the members of The Charleston County Planning Commission:

I have been a resident of the Hunt Club subdivision for over ten years. In that time we have seen commercial and residential growth take place to the point that we now have a log jam of traffic in the area. Talk and planning is the only action that has taken place to address the traffic issue. We have seen the steady growth of residential homes as well as apartment complexes along with commercial growth in the area. With the most recent approval of over one thousand apartment units in our area with construction already underway the impact to the driving conditions in this area will be a nightmare to say the least.

At this time I am opposed to any additional commercial or residential construction in our area.

I do not understand how anyone on a planning commission can approve more growth without requiring the improvement of the road system to handle that growth. Have any of the members had to leave or return to John's Island during the morning or evening rush hours?

With respect and hopes of consideration,

Edward Pegram
916 Hunt Club Run
Charleston SC
29414

From: [d.milligan](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126 Request to amend the Hunt Club Planned Development Zoning District (PD-73C to PD-73D, Hunt Club PD)
Date: Wednesday, May 05, 2021 6:08:37 PM

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Dear Mr Evans,

Thank you for your Commission sending me the recent notification of the upcoming meeting regarding the application ZREZ-03-21-00126 Request to amend the Hunt Club Planned Development Zoning District PD-73C to PD-73D, Hunt Club PD, to allow for additional commercial uses, modification of exterior parking lot planting buffers, and flexibility with the location of the proposed gas canopy.

Deadline for public comment is noon on Friday, May 7, 2021 and will be distributed to the Planning Commission members prior to the Planning Commission Meeting on Monday, May 10, 2021 at 2pm.

This letter is my comment to be submitted to the Commission.

I am a resident of Hunt Club subdivision and realize that the developer, Versus Development Partners, purchased the land at the entrance of our subdivision and has the right to develop the land according to zoning policy and that commercial development will occur. I request that the Planning Commission would first ask the developer to meet with the neighboring community for input on the development of the land in question prior to any amendment moving forward at this time. I believe there are profitable business opportunities at this site that would be eagerly embraced by our neighborhood. However, there are other business decisions that would not be supported and viewed as a public nuisance. Such development could unfairly contribute to loss of value to the residential properties which are closely adjacent to the site and change the current freedoms we enjoy with home ownership. A gas station, for instance, not only has the potential for contaminating nearby wetlands with gas spills and tank leakage. The long hours, bright lights and traffic noise would impact resident's quality of life. I know that you are aware of the complaints from downtown residents regarding late hour bar business and rowdy customers as well as the related increase in crime. Drive thru restaurants offer similar annoyance with late hours, bright lights and noise from traffic and disturbing vehicle music.

Please delay the application by Versus Development Partners until the developer has met with the community for input on how the land development could best be realized for all concerned.

Sincerely,

Diane Milligan

1134 Idbury Lane
Charleston, SC 29414
phone 843.769.7069

From: [Karen Blakeney](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126
Date: Saturday, April 24, 2021 4:48:24 AM

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I would like to express my opinion about the proposed gas station at the entrance to Hunt Club on Bees Ferry Road. This is unneeded, over development in a growing area that suffers from too much pavement and not enough drainage for rain water. There is a gas station directly across the street already! When will there be enough gas stations and storage facilities? I don't think the area needs another gas station!

Thank you,
Karen Blakeney
22 Fitzroy Dr.
Charleston, SC 29414

Sent from my iPhone

From: [Billy Williams](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126
Date: Saturday, May 01, 2021 12:47:31 PM

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05/01/2021

Concerning the proposed change of zoning for Hunt Club Subdivision, I am totally against any changes. I am a resident of Hunt Club. It is my belief that adding a gas station or other commercial businesses at the entrance to the subdivision will be very detrimental to the residents safety and well being. Having a natural buffer from Bees Ferry Rd is much more beneficial. There is already a gas station across the street and that is plenty close enough.

Sincerely,

W.E. Williams
819 Bibury Ct
Charleston, SC 29414

From: [Eric Lynn](#)
To: [CCPC](#)
Subject: ZREZ-0321-00126, to PD-73D, Hunt Club PD
Date: Tuesday, May 04, 2021 7:33:00 PM
Attachments: [The-Impacts-of-Gasoline-Stations-on-Residential-Property-Values-A-Case-Study-in-Xuancheng-China.pdf](#)

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My name is Eric Lynn, and I live at 1130 Quick Rabbit Loop just inside the Hunt Club Neighborhood (phase one) . Here are some reasons that I am opposed to adding a **3rd!** gas station at Bees Ferry and Hunt Club Run:

1. **CRIME INCREASE:** It is common sense that neighborhoods in close proximity to gas stations, especially at their entrance, increase crime. More people will be hanging out at the front of our neighborhood (where I live). You, I'm sure, are aware if the type of people I'm referring to.

2. **DECREASED PROPERTY VALUE:** I have found research that suggests a 10-17% decrease in property value when a gas station is built near a neighborhood. There is an article attached that shows the research that I am referring to. We are already contending with Land Fill less than a mile away.

3. **NO NEED FOR ANOTHER GAS STATION:** There is a gas station (Circle K) across Bees Ferry at Main St. that works perfectly fine. There is also another gas station less than half a mile from the Circle K at Main and Hwy 17 (Speedway). Adding a gas station would **bunch 3 gas stations within 0.5 miles.** This would only add traffic to an already congested area. There is also another gas station recently added down the road at the Harris Teeter in West Ashley Circle.

4. **DEVALUING WEST ASHLEY:** West Ashley needs revitalization and adding more gas stations only decreases the value of the area. There are far better commercial venues that would actually make West Ashley more attractive and add value to this area. Some suggestions would be a nice local restaurant or coffee shop. A gym could help. Healthier people go to gyms and not the other types mentioned above. A park with walking paths would be great. Almost any nontoxic structure would be better than a gas station.

In closing West Ashley is in need of revitalizing and not devaluing. Adding a 3rd gas station within half a mile of two existing gas stations would disrupt so much of what the residents of West Ashley want for this side of town. Please consider allowing a commercial venue that adds value to this side of town and to our neighborhood. Thank you for taking the time to read through and consider this request.

--
~Eric Lynn

From: [Eric Lynn](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126, PD-73C to PD-73D, Hunt Club PD
Date: Friday, June 04, 2021 8:41:53 AM
Attachments: [The-Impacts-of-Gasoline-Stations-on-Residential-Property-Values-A-Case-Study-in-Xuancheng-China.pdf](#)

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My name is Eric Lynn, and I live at 1130 Quick Rabbit Loop just inside the Hunt Club Neighborhood (phase one) . Here are some reasons that I am opposed to adding a **4th!** gas station at Bees Ferry and Hunt Club Run:

1. CRIME INCREASE: It is common sense that neighborhoods in close proximity to gas stations, especially at their entrance, increase crime. More people will be hanging out at the front of our neighborhood (where I live). You, I'm sure, are aware of the type of people I'm referring to.
2. DECREASED PROPERTY VALUE: I have found research that suggests a 10-17% decrease in property value when a gas station is built near a neighborhood. There is an article attached that shows the research that I am referring to. We are already contending with Land Fill less than a mile away.
3. NO NEED FOR ANOTHER (4th) GAS STATION!: There is a gas station (Circle K) across Bees Ferry at Main Road that works perfectly fine. There is also another gas station less than half a mile from Circle K at Main Road and Hwy 17 (Speedway). And yet another gas station (BP) across Hwy 17 on Main Road. Adding a gas station would **bunch 4 gas stations within 0.6 miles**. This would only add traffic to an already congested area. There is also another gas station recently added down the road at the Harris Teeter in West Ashley Circle. There is plenty of gas stations. No real need for another.
4. DEVALUING WEST ASHLEY: West Ashley needs revitalization and adding more gas stations only decreases the value of the area. There are far better commercial venues that would actually make West Ashley more attractive and add value to this area. Some suggestions would be a nice local restaurant or coffee shop. A gym could help. Healthier people go to gyms and not the other types mentioned above. A park with walking paths would be great. Almost any nontoxic structure would be better than a gas station.

In closing West Ashley is in need of revitalizing and not devaluing. Adding a 3rd gas station within half a mile of two existing gas stations would disrupt so much of what the residents of West Ashley want for this side of town. Please consider allowing a commercial venue that adds value to this side of town and to our neighborhood. Thank you for taking the time to read through and consider this request.

--
~Eric Lynn

The Impacts of Gasoline Stations on Residential Property Values: A Case Study in Xuancheng, China

Authors Qinna Zhao, Mengling Liu, and Qi Chen

Abstract In this paper, we examine the effect of gasoline stations on residential multifamily housing prices in Xuancheng, China. First, a survey examining beliefs and the Not in My Backyard (NIMBY) issues associated with gasoline stations investigated the public attitude toward the impact of gasoline stations. The results show that, although the gasoline stations have adopted advanced safety management, 86% of people believe that they will decrease nearby housing prices. Second, in March and April 2016, a hedonic pricing model was used to measure the impact of gas stations on the sales' prices of 601 residential units in 22 multifamily neighborhoods that are up to 1,000 meters from the gas stations. The results show that housing prices increase significantly with every additional kilometer from the nearest gasoline station, and the closer to the gasoline station that the house is, the more negative the impact on the housing price. The closest 100-meter band showed almost a 16% reduction in housing price, and the furthest affected band (301–600 meters) was down by almost 9%. The negative effect was not observed at distances beyond 600 meters.

The Not in My Backyard (NIMBY) phenomenon is a situation where one or more members of a community oppose the establishment of an inherently undesirable project (such as a hazardous waste dump or radioactive material storage) too close to their homes, for fear of potential negative consequences. In the early 1970s, many scholars in the United States began to study the negative effect of NIMBY facilities, such as landfills, power plants, prisons, and airports, and achieved useful results. However, in China, although many NIMBY facilities exist, little research has been done on estimating the price effects.

A gasoline station is a type of NIMBY facility; these stations store hazardous substances, such as petroleum, in underground tanks, and they are also power supply stations for cars and other motor vehicles. In recent years, the number of gasoline stations has been increasing quickly, along with the number of motorized vehicles in China. Data show that, by the end of 2013, there were approximately 96,313 gasoline stations in China, with the density being up to 4.48 stations for every hundred kilometers.¹ Over time, the gas station storage tanks may leak, due to corrosion, cracks, defective construction materials, and spills during refilling

and maintenance activities. Petroleum pollution from leaking underground storage tanks (LUSTs) contaminates the surrounding soil and local groundwater aquifers and damages the associated watershed and ecological systems. According to the news report on an industrial information website,² in China there has been no authoritative investigation into LUSTs from gas stations. In addition, the Control Standards of Leakage Pollution for Gasoline Filling Stations is still at the opinion stage.

Due to the potential environmental and human health risks, gasoline stations may have negative effects on the surrounding neighborhood. This study, therefore, contributes to the literature in China and adds to the growing body of literature on the externality effect of NIMBY facilities. First, we employed a questionnaire survey of residents to examine the beliefs and the NIMBY issues associated with nearby gasoline stations. Then, we use the hedonic price valuation method to determine the cost of this externality. Hedonic methods attempt to identify the price effect associated with each of the factors that affect price, including proximity to a NIMBY facility. The price impact on nearby property values is then used as a measure of welfare loss resulting from the NIMBY facilities.

This paper is organized as follows: First, we review the academic literature regarding the impact of undesirable facilities on property values. Next, we present the findings of a survey that was conducted to understand residents' cognition on the influence of nearby gasoline stations, especially the effect on housing prices, together with the results of an interview with gasoline station managers to understand the measures taken by gasoline stations to reduce the NIMBY effects. Then, we describe a residential transaction data set of 601 observations that we utilized. We next present several hedonic pricing models utilizing the ~22 neighborhoods within one kilometer of a gasoline station in March and April 2016. Tests were conducted to determine a price effect of gasoline stations on surrounding property values and the extent of this effect. This study can provide government and developers with the information needed to establish some timely compensation measures to manage the NIMBY effect and will help residents to understand the NIMBY effect more rationally and make a more reasonable estimation of the NIMBY effect on property values.

Literature Review

Conventional theory, operationalized by hedonic regression (Rosen, 1974), holds that the value of a house is determined by its characteristics, including neighborhood amenities and disamenities. Thus, proximity to an undesirable facility should be reflected by a price that is lower than is that of an identical house that is not near such a facility, holding all else constant. Hedonic price models have long been used to evaluate not only the physical attributes of housing units (e.g., square footage, number of bathrooms, and air conditioning) but also the surrounding environment and locational amenities (e.g., local school quality, crime rate, and air quality). Many studies have evaluated the effect of hazardous or undesirable facilities on nearby real estate; such studies include the following: waste sites (Kohlhase, 1991; McCluskey and Rausser, 2001; Ihlanfeldt and Taylor,

2004), petroleum/gasoline storage and transport (Simons, Bowen, and Sementelli, 1997; Simons, Mikelbank, and Winson-Geideman, 2001; Boxall, Chan, and McMillan, 2005), groundwater contamination (Page and Rabinowitz, 1993), incinerators (Kiel and McClain, 1995a, 1995b), and landfills (Hite, Chern, Hitzhusen, and Randall, 2001; Akinjare, Ayedun, and Iroham, 2011).

Valuation of Gas Stations Externalities Studies

Studies in this literature examine the effects of oil or gas pipelines: whether being close to a pipeline alone affects the sales price of residential properties; the direct effect of a pipeline rupture on the values of residential properties; and the effect of a pipeline rupture on properties that do not experience contamination but are proximate to the affected pipeline.

Robert Simons conducted a series of studies on the effects of pipelines that typically carry petroleum products like gasoline, fuel oil, and natural gas. Simons, Bowen, and Sementelli (1997) found a property value loss of 17% in the case of close proximity (same block or within 300 feet) to LUST sites where the site still had tanks in place. Simons and Sementelli (1997) found that non-contaminated, easement-holding properties not directly contaminated by a petroleum pipeline rupture sustain a loss in value. This reduction, attributed to the expectation that another rupture may occur, indicates a 5.5% loss in sales' price for single-family homes and a 2% to 3% loss for multifamily units. The research also shows that a price reduction continues for several years after the event. Simons (1999) also conducted case study research on the effects of a long-term pipeline leak on a residential neighborhood in Summit Count, Ohio. The long-term petroleum leak that caused localized groundwater contamination in this rural area was found to decrease residential property values upon resale by more than 25%.

Another pipeline study by Simons, Mikelbank, and Winson-Geideman (2001) considered a pipeline spill along the Patuxent River in Maryland where petroleum on its way to a power plant was released into a river and traveled as far as 10 miles away, both upstream and downstream, on both banks of the river. Both hedonic and predictive regression models were used. Approximately 2,300 home sales were examined. The results showed that there was a statistically significant loss in sales' price of approximately 10% in the first sales' year.

Hansen, Benson, and Hagen (2006) used a hedonic price model to estimate the effect of proximity to two major fuel pipelines running parallel through suburban areas in Bellingham, Washington. The results showed that proximity to a pipeline is not statistically significant. Fruit (2008) studied the effects of both the announcement to construct and the 2004 completion of a 62-mile long gas pipeline on the sales' prices of residential single-family properties in Clackamas and Washington counties in Oregon. The author found no negative effect of the gas pipeline on nearby property values. Neither study found support for the effect of proximity to a pipeline on property values.

Boxall, Chan, and McMillan's (2005) study, which analyzes the effects of oil and natural gas facilities on rural home values in Alberta, Canada, generated mixed

results. They found that home values up to four kilometers away are, on average, 4% to 8% lower, all else being constant. This effect depends on both health risks and other undesirable features posed by nearby facilities. However, the number of nearby underground gas pipelines does not significantly affect property values; perhaps because they are underground and relatively unobtrusive.

Most of the studies above examine the effect of single-family dwellings, and few studies have focused on the effect of condominiums. Winkler and Gordon (2013) used a hedonic pricing model to study the effect of the Deepwater Horizon oil spill on waterfront condominium and sales' volume in impacted areas in Alabama. The results showed that there was a 50% decline in sales volume in the six months following the spill. Prices declined 7% in the six weeks following the spill and increased 8.8% in the following two months. The impact was not significant after the well was capped. Siegel, Caudill, and Mixon (2013) also studied the same case. They found that the spill resulted in a temporary price decrease of \$21–\$28 per square foot and that the price effect dissipated after three months.

These studies clearly show that pipeline ruptures, resulting in leaks, spill explosions, and environmental damage, unambiguously lower the value of affected properties in the immediate aftermath of the event. Only a small number of studies have reported that there is no obvious evidence that the presence of a pipeline, whether gas or oil, decreases estimated property values. In these studies, transaction prices were uncorrelated with the distance to a pipeline if there was no recent spillage incident; the studies did not separately either identify or estimate the effect on properties with a pipeline easement. Thus, in this paper, we examine the effect of a pipeline easement on the market value of residential properties using a hedonic price model.

Externality Research Papers in China

With respect to Chinese property markets, although there are numerous articles on the effect of various factors on real estate prices, the peer-reviewed literature focuses on the valuation of positive effects, such as green space, a subway, views, and schools. The residential housing examined in China typically refers to high-rise condominiums.

Jiang (2006) used a non-parametric regression model to assess the price of housing around West Lake in Hangzhou. The author found that every 1% increase in distance from the house to the lake led to a value decrease of 16.4%. Shi and Zhang (2010) applied the hedonic pricing method (HPM) to analyze the effects of Huangxing Park in Shanghai on the surrounding residential prices, and the results showed that the maximum impact radius was 1.6 kilometers, and the strongest impact location was within 0.3 kilometers. Nie, Wen, and Fan (2010), using the case of Shenzhen Metro Line Phase 1 and the HPM statistical method, quantitatively analyzed the spatial and temporal effect on surrounding property value from 2001 to 2007. The results showed that the transit line had a positive spatial effect on the property value within a radius of 700 meters around stations. The property value increments within the radius of 700 meters and 100 meters were 19.5% and 37.8%, respectively.

However, almost none of the studies on the property market in China address the negative property value effects that may be produced by industrial factories, waste sites, landfills, or incinerators. Further, the only papers are qualitative impact studies, such as whether the contamination had an effect on price. Wang (2005) provided a way to analyze the effect of gasoline stations on surrounding houses by introducing the methods and steps of valuation of real estate, but the author did not analyze actual cases. Zhang (2007) studied residential units affected by electromagnetic fields and collected sales price, second-hand housing price, and rental price data to make a comparison with Beijing housing price changes over the same period. The results showed that these facilities can affect the long-term sales' prices through stagnation, or even decline, and that sales' prices fluctuated with media reports. Further, pollution controls reduced the negative effects on sales' prices. However, Zhang only uses a comparison method to value the extent of the effect.

Zheng (2009) estimated the economic value of clean air in Beijing. The results showed that a decrease of 1 microgram per cubic meter in total suspended particulate (TSP) was associated with a 0.93% increase in property values. Chen and Hao (2013) analyzed residents' negative willingness to pay for waste transfer stations based on a study of spatial difference for 25,200 second-hand house prices in Shanghai. They found that the housing price dropped 3.6% for each kilometer that the houses were closer to the waste transfer station. Zeng, Chen, Miao, and Liu (2014) explored the impacts of contamination on the price of adjacent land based on a study of 515 auction plots of land between January 2001 and May 2013; 14 of the plots were adjacent to the contaminated land. The results showed that contamination resulted in a 31% net loss of land value. The dependent variables included the land area, the land price, the plot ratio, and the land grade.

Zhao, Simons, and Fan (2016) and Zhao, Simons, and Zhong (2016) conducted studies using a hedonic price model. Zhao, Simons, and Fan examined the effects of the Nengda municipal incineration plant in Hangzhou on residential property values. A hedonic pricing model was employed to examine the sales of more than 500 residential condominium units in more than 20 multifamily buildings within ten kilometers of the incineration plants over a one-year-period, 2014. The results showed that proximate properties showed decreases of up to 25.9% in their initial listing prices, declining monotonically until the effect was not identified at three kilometers from the incinerator. Zhao, Simons, and Zhong employed hedonic price modeling for 2,200 residential transactions in more than 70 multifamily buildings within ten kilometers of the incineration plants over a one-year period, from 2014 to 2015. The results showed that the neighboring properties showed decreases of up to 25% in the initial listing price, declining until the effect was not identified, at approximately three kilometers from the incinerator. The most consistent losses were approximately 10%, at 1–2 kilometers from the nearest incinerator.

Thus, with respect to negative externalities on residential property values in China, there is a lack of quantitative research on how to value the effect, what kind of research methods should be used, and the measurement of the effect. This paper addresses these shortcomings for gasoline stations, one kind of NIMBY facility in Xuancheng, Anhui province, China.

Exhibit 1 | The Distance between the Residential Area and the Gasoline Station

Distance to Gasoline Station	Neighborhoods
0–300 meters	JZXC, JLXC, MYXC, MJH, MJHY, MXY, KQFJ
301–600 meters	CDXC, XCJH, ECHY, JBHY, XCBZ
601–900 meters	MDXC, BL, JTSZ, DFYY, XJJJ
>901 meters	ZRC, MZSC, SJHY, WLJY, YLW

Study Area

Xuancheng is a national demonstration zone undergoing industrial refurbishment and it is located in southeast Anhui province. The south and southeast regions are in the Tianmu Mountain range, while the southwest and west regions are parts of the Mt. Huangshan and the Mt. Jiuhua ranges, respectively. Xuancheng consists of Xuanzhou District, Ningguo City,³ and five counties: Langxi, Guangde, Jixi, Jingxian, and Jingde, having an area of 12,340 square kilometers and a population of 2.79 million at the end of 2015.

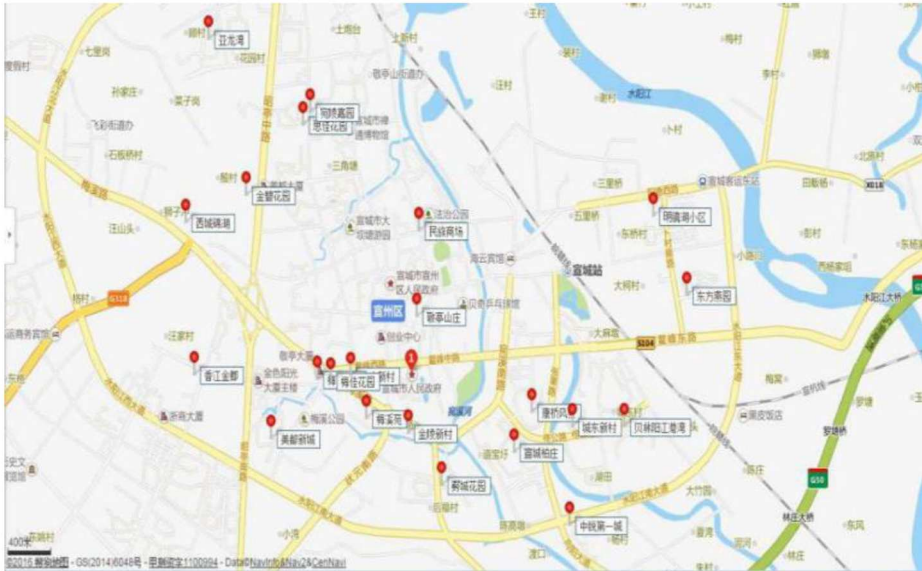
In this paper, the study area mainly refers to Xuanzhou District. The total area of Xuanzhou District is 2,533 square kilometers, and it has a total population of 868,000. At the end of 2014, the number of private motorized vehicles was 173,609, and there were almost 50 gasoline stations.⁴ Exhibit 1 shows the location of nearby residential neighborhoods, while Exhibit 2 shows the locations of gasoline stations in Xuanzhou District.

Attitude of Residents to Gasoline Stations and their Safe Management

Our investigation consisted of two phases. The first phase was an interview of gasoline station managers conducted in Xuanzhou District in April and May 2016. We randomly interviewed managers of two gasoline stations according to the interview outline. The second phase was a questionnaire survey. The survey respondents were people who lived within 1 kilometer of gasoline stations; only 126 agreed to participate in the survey. The survey was conducted in April and May 2016. In the investigation, questionnaires were randomly given to residents to answer on site and were then taken back for SPSS analysis of the data.

Best Practice of Gasoline Stations Safety Management

The interviews of gasoline station managers in Xuanzhou District were conducted to understand whether they have adopted any measures to eliminate the effects of NIMBY. The contents and answers of the questionnaire are as follows: The safety management guidance system used in gasoline stations is the most advanced Health Safety and Environment Management System, given that it includes

Exhibit 2 | Maps and Neighborhoods near Gasoline Stations in Xuancheng, China

quality, safety, production, and environmental protection. The permit effectively ensures that a gasoline station can meet national safety standards. The managers also implemented the safety regulations to control known risk factors, such as explosions, corrosion of underground storage tanks, and other problems, including staff pre-job training. Security managers carry out pre-and post-job safety checks every day and conduct a thorough check once a week; the oil company also

Exhibit 3 | The Content of Survey Questions

Number	Content of Questions	Options of Questions
1	Name of neighborhood	Neighborhood area of respondent
2	Respondents' gender	Male or Female
3	Respondents' age	≤25; 26–35; 36–45; ≥46
4	Perception of the influencing factors from gasoline station	Vehicle Noise Pollution; Convenience of Fuel; Oil Smell; Soil and Groundwater Pollution; Potential Risk of Explosion
5	Willingness to live near a gasoline station	Yes or No
6	Awareness of effect of gasoline stations on nearby housing prices	Positive effect; No effect; Negative effect
7	Perceptions of the effect of gasoline stations on the surrounding housing prices (within 1 km)	≤5%; 6%–10%; 11%–15%; ≥16%

conducts a regular inspection of all gasoline stations. The oil company is greatly concerned with the life and health of the employees. It implements occupational disease prevention measures, including an annual physical examination, to protect the employees and regularly inspects various factors that may damage the gasoline station.

We believe that the gasoline stations are convenient for customers, and offer fueling and shopping options. The gasoline stations have not received any complaints from nearby residents.

Resident’s Attitude to the Effect of Gasoline Stations on Housing Price

The purpose of our investigation is to understand both the attitudes of residents who live at different distances from gasoline stations and their perceptions of the impact of a gasoline station on housing prices. We developed a questionnaire, based on the literature, to identify the factors that influence gasoline stations and their effect on the prices of nearby homes. Exhibit 3 provides the survey questions.

The survey includes questions on participant characteristics (gender, age, residential areas); perception of the influencing factors from gasoline station (fire and explosion, noise pollution, atmosphere, soil and water pollution problems); willingness to live near a gasoline station (yes or no); awareness of the impact of gasoline stations on nearby housing prices (positive effect, no effect, and negative effect); the impact of gasoline stations on the prices of nearby homes (5% or less, 6%–10%, 11%–15%, more than 16%).

Ultimately, 126 valid questionnaires were collected from April 28, 2016 to May 6, 2016. The data obtained from the questionnaires and the questionnaire’s

Exhibit 4 | Basic Information of the Survey Respondents ($n = 126$)

Distance	Respondents	Gender		Age			
		Male	Female	≤25	26–35	36–45	≥46
0–300 meters	34	12	22	2	7	7	18
301–600 meters	31	11	20	1	3	7	20
601–900 meters	31	13	18	2	9	10	10
>901 meters	30	13	17	6	4	4	16
Total	126	49	77	11	23	28	64
Percentage	100%	39%	61%	9%	18%	22%	51%

Exhibit 5 | The Most Influential Factors of Gasoline Stations to Nearby Residents ($n = 126$)

Distance	Respondents	The Most Influential Factors				
		Noise Pollution	Convenience of Fuel	Oil Smell	Soil and Groundwater Pollution	Potential Risk of Explosion
0–300 meters	34	9	12	6	1	10
301–600 meters	31	8	1	2	2	19
601–900 meters	31	9	4	7	1	13
>901 meters	30	4	4	1	3	19
Total	126	30	21	16	7	61
Percentage	100%	24%	17%	13%	6%	48%

reliability were assessed using Cronbach's alpha; the figure obtained was 0.96, indicating that variance in the score is explainable. We adopted a descriptive analysis and a cross analysis, using SPSS software, to study the residents' attitudes regarding the effects of gasoline stations on housing prices.

Exhibit 4 shows that 39% of the 126 survey respondents were women and 61% were men. Respondents aged less than 25 years old accounted for 9%, of the total, those between 26 and 35 years old accounted for 18%, those between 36 and 45 years old accounted for 22%, and those who were older than age 46 accounted for 51%.

Exhibit 5 shows that, among the many effects of the gasoline station, 48% of respondents believed that gasoline is a dangerous substance that is flammable and can be explosive; thus, they thought that the potential risk of explosion could have a significant impact on nearby house prices. Approximately 24% of respondents believed that vehicle noise pollution has the greatest impact on nearby residents,

while 17% believed that the positive externality of gas stations lies in their convenience, such as their fuel and shopping options.

Exhibit 6 shows that 92% of respondents said that they did not want to live near a gasoline station and 86% thought that a gasoline station would reduce the prices of nearby houses. But when asked to assess the housing prices due to the nearby gasoline station, most said they do not know how much the influence would be. And the percentage of answers for each option was basically the same, with the answer being close to the middle option “6%~10%,” indicating that respondents did not know how great the impact of a gasoline station was on the prices of the surrounding housing.

We found that, although the gasoline stations may adopt advanced management methods to reduce risks, most respondents believed that they exhibit a strong NIMBY effect. Nearly 90% of respondents believed that house prices will decrease due to a nearby gasoline station, but the level of influence is unknown. From the perspective of the oil companies, avoiding the NIMBY effect is the government’s mandatory requirement, and the companies themselves also want to avoid this kind of effect as far as is possible. Thus, in the following section, we adopt the hedonic price model to address the impact of a gasoline station on the values of nearby properties.

Residential Transaction Data Set and Models

A hedonic price model is the standard approach to estimating the effects of externalities on residential property value. Our analysis of residential property sales employed a standard hedonic regression technique (Rosen, 1974; Simons, Robinson, and Lee, 2014). The dependent variable is the sale price, and the independent variables include several housing-related control variables. Vectors of independent factors include housing characteristics (typically for stacked-flat condominium sales), location, neighborhood characteristics, and proximity to a gasoline station, measured in various ways, including the distance rings approach. The model takes the form:

$$HP = \beta_0 + \beta_1 HC + \beta_2 LOC + \beta_3 GS + \varepsilon, \quad (1)$$

where HP is the initial listed sales’ price of each condominium unit sold, in either linear or log form; β_0 is the model intercept; HC is a vector of housing characteristics, including livable floor area, number of bedrooms, living rooms, and bathrooms, floor, a high-rise dummy, decoration, and age at date of sale; LOC is a vector of proximity variables for distances to CBD (Xuancheng government center) and the nearest shopping mall, school, park, etc.; GS is the distance of the home from the nearest gasoline station, measured either in distance or in 1-kilometer distance rings, as discussed below; and ε is the error term.

In general, in China data on second-hand (resale) housing transactions are difficult to obtain directly from government offices. Online data of second-hand for-sale

Exhibit 6 | Residents Attitudes and Perceptions of the Gasoline Stations Effect on House Prices ($n = 126$)

Distance	Respondents	Willingness to Live near Gasoline Station		Effect of Gasoline Station on House Price			Range of Gasoline Station Effect on House Price			
		Yes	No	Positive Effect	No Effect	Negative Effect	≤5%	6%–10%	11%–15%	≥16%
0–300 meters	34	5	29	0	8	26	11	11	8	4
301–600 meters	31	1	30	0	3	28	7	9	6	9
601–900 meters	31	1	30	1	4	26	9	12	5	5
>901 meters	30	3	27	0	2	28	9	9	5	7
Total	126	10	116	1	17	108	36	41	24	25
Percentage	100%	8%	92%	1%	13%	86%	29%	33%	19%	20%

housing listings are generally transparent and available in real time, but actual transaction prices are generally not readily available.⁵ The housing resale listings data collected for this paper come from “listings to sell” on <http://hz.58.com/>.

Among the independent variables, according to research by Wen (2004), the “living level” dummy variable is equal to the sum of five categories, including grocery, supermarket, bank (only including four state-owned banks), post office, and hospital (including hospital, clinic, health service station) within 1,000 meters, and each category is equal to 1 if yes, and 0 otherwise. The “education level” is a dummy variable equal to the sum of four categories, including kindergarten, primary school, middle school, and college in the neighborhood and each category is equal to 1 if yes, and 0 otherwise. “Buslines” is defined as the number of bus lines within 500 meters. The distances for all locational variables, including to the nearest gasoline station, come from an electronic map (<http://map.baidu.com>). The authenticity and validity of these data are of high quality, and they are generally accepted as being accurate.

We use original list prices for residential condominium transaction data sold in March and April 2016. Second-hand (resale) housing transactions come from published information of the private real estate agency, cleaned of duplicate sales. As mentioned earlier, residential listing prices were obtained at <http://hz.58.com/>. This yielded 601 transactions.

Exhibit 7 contains descriptive statistics for our housing transaction data set. The typical unit in our data set had 2.81 bedrooms, 1.9 living rooms, 1.26 bathrooms, was on the 6.1th floor, and was 12.52 years old at the time of sale. The typical unit measured 104.18 square meters in size and was listed at ¥ 576,700 prior to sale. The living level was approximately 4 scores, and the education level was approximately 2.6 scores, on average. The distance to CBD was typically 1,562 meters; the distance to a park was 944 meters; and the distance to the nearest gasoline station was 659 meters.

Model Results

Baseline Model

After investigating the broad classes of models (linear, semi-log, and log), and comparing the goodness-of-fit criteria across the three model specifications, a semi-log form offered the best fit as a dependent variable for this study. The results of the first baseline model are shown in Exhibit 8. This model examined 601 condominium sales, and the dependent variable was the list price.

For the baseline model presented in Exhibit 8, the adjusted R^2 (reflecting the amount of variation in the dependent variable explained by all the independent variables combined) is 79.3%; in addition, the F-statistic is 167.79 and the Durbin-Watson statistic is 1.72, figures that are also highly satisfactory. The current model has tolerable levels as the variance inflation factor (VIF) for all variables is below 10. Exhibit 8 has a dozen independent variables, as described earlier, and shows the key variable of interest: distance to the gasoline station in meters.

Exhibit 7 | Descriptive Statistics

Variables	Description	Min.	Max.	Mean
List Price	Listing price (10,000 yuan)	28	120	57.67
Unit Area	Area (m ²)	33	240	104.18
Age	Age at sale	6	23	12.52
BR	Bedrooms	1	6	2.81
LR	Living-rooms	1	4	1.91
BA	Bathrooms	1	3	1.26
Decoration	Dummy for level of finish (1-rough, 2-common, 3-good, 4-great model, 5-luxury model)	1	5	2.64
Floor	Floor	1	33	6.10
Dummy-High-rise	High-rise (≤ 6 floor = 0, $7 < \text{floor} \leq 9=1$, $> 10 = 2$)	0	2	0.77
Living level	Dummy variable equal to the sum of five categories, including grocery, supermarket, bank, post office and hospital within 1,000 meters, and each category equal to 1 if yes, 0 otherwise.	1	5	4.01
Education level	Dummy variable equal to the sum of four categories, including kindergarten, elementary school, and middle school within 1,000 meters, and each category equal to 1 if yes, 0 otherwise.	1	3	2.60
Distance-Park	Distance to the nearest park (m)	150	2150	944.31
Buslines	The number of bus lines within 500 meters	0	10	3.25
Distance-CBD	Distance to CBD	420	3110	1562.10
Distance-Gasoline Station	Distance to the nearest gasoline station (m)	50	1590	659.13

We adopted the stepwise method to run the model. Exhibit 8 shows that there were eight independent variables of 14 variables stepped into the model at the 99% level of confidence; these include the unit area, age at sale, decoration, floor, the high-rise, distance to CBD, and distance to gasoline station. Among the eight variables, the area size, decoration, high-rise, and distance to gasoline station showed a positive effect on house price, while the other variables exhibited a negative effect. In the basic model, the standardized regression coefficient of linear regression was directly related to the hidden price.

The independent variables typically found in a hedonic regression model conformed, for the most part, to expectations (see Exhibit 8). For example, unit area (0.007, or a 0.742%⁶ increase in list price for each additional one square meter), living-rooms (0.049, or a 5.02% increase in list price for each additional living-room), decoration level of finish (0.040, or a 4.046% increase in list price for a higher level of decoration on an index scale) were statistically significant at a 99% level of confidence, and high-rise (0.023, or a 2.35% increase in list price for an additional level of high-rise). Age (-.010) and floor (-0.005) were negative and significant at a 99% level of confidence, as expected. We assume that better

Exhibit 8 | Baseline Regression Model

Model	β	t-Stat.	Sig.	Multicollinearity Statistics	
				Tolerance	VIF
Constant	3.294	52.304	.000		
Unit area	0.007	19.749	.000	.256	3.904
Age at sale	-0.010	-6.156	.000	.324	3.084
Bedrooms	-0.006	-0.486	.627	.335	2.983
Living rooms	0.049	3.300	.001	.682	1.466
Bathrooms	-0.011	-0.764	.445	.570	1.753
Decoration	0.040	9.827	.000	.848	1.179
Floor	-0.005	-3.588	.000	.592	1.689
High-rise	0.023	3.011	.003	.475	2.105
Living level	-0.003	-0.350	.726	.210	4.764
Education level	-0.001	-0.079	.937	.612	1.633
Distance park	0.000	1.633	.103	.328	3.048
Buslines	0.003	0.738	.461	.233	4.291
Distance-CBD ^a	0.000	-7.115	.000	.114	8.759
Distance-Gasoline station ^a	0.000	9.032	.000	.351	2.852

Note:

^aThe coefficient of Distance to CBD is actually -0.00014; in this case, it retains only three decimal places. The coefficient of Distance to gasoline station is actually 0.00018; in this case, it retains only three decimal places.

views from higher floors are not important enough to offset the inconvenience of additional height and greater density.

Housing prices moved significantly down the further the properties were from the Xuancheng CBD, at a rate of 0.014% per meter; and, with respect to distance to the nearest gasoline station, moving further away from the station was associated with an increased list price, at a rate of 0.018% per meter, holding all other variables in constant. This was statistically significant at a 99% level of confidence. Thus, consistent with theory, we conclude that proximity to a gasoline station has a negative effect on property value, but the variable specification (in distance per meter) does not provide information on how far the effect may extend. This is addressed in the next model.

Distance Rings from Gasoline Station Model

This model can be estimated in two ways. One model is a separate regression for each of the distance rings, while the other is a model estimated over the entire sample, with interaction terms of distance and time period indicators to measure the changing impact of the nearest negative disamenity (Gamble and Dowing,

Exhibit 9 | Distance Rings from Gasoline Station Model

Model	β	t-Stat.	Sig.
Dist1 (0–100 meters) 20 sales	–0.181	–5.635	.000
Dist2 (101–200 meters) 58 sales	–0.201	–8.740	.000
Dist3 (201–300 meters) 72 sales	–0.071	–3.336	.001
Dist4 (301–600 meters) 150 sales	–0.094	–5.966	.000
Dist5 (601–900 meters) 150 sales	0.028	1.848	.065

Notes: Adjusted $R^2 = 0.807$; F-statistic = 204.728; and DW statistic = 1.746.

1982; Kohlhase, 1991; Kiel and McClain, 1995). We adopted the second approach. Dist 1, Dist 2, Dist 3, Dist 4, Dist 5, and Dist 6 represent the neighborhoods located at 0–100 meters, 101–200 meters, 201–300 meters, 301–600 meters, 601–900 meters, and >901 meters, respectively.⁷ The results of the distance rings model are shown in Exhibit 9.

This model also examined 601 sales, and the dependent variable was, likewise, the natural log of the list price. The adjusted R^2 was 0.81, the F-statistic was 204.728, and the Durbin-Watson statistic was 1.746, all of which are highly satisfactory. The model also had tolerable levels of VIF for all the variables. The same dozen or so independent variables were included, with generally similar results.

The only substantial difference in the models was the key independent variable of interest, distance to the nearest gasoline station, which was expressed in a series of dummy variables of 1,000-meter bands. The results showed that the effect of proximity to any of the gasoline stations on the list prices could be measured, holding all the other variables in the model constant. Within 600 meters of the nearest gasoline station, the coefficient for the corresponding variable showed a negative effect related to the nearest gasoline station: within 100 meters, the coefficient was –0.181, or an estimated loss of 16.6%⁸ (Halvorsen and Palmquist, 1980); between 101 and 200 meters, the coefficient was –0.201, for an estimated loss of 18.2%; between 201 and 300 meters, the coefficient was –0.071, for an estimated loss of 6.8%; between 301 and 600 meters, the coefficient was –0.094, for an estimated loss of 8.9%; between 601 and 900 meters, the coefficient exhibited a positive effect to the nearest gasoline station, with an estimated increase of 2.8%. Thus, we conclude that a gasoline station has a negative effect on property values within 600 meters.

Spatial Autocorrelation Analysis

House price data are often spatially correlated. That is, properties with high values are generally located in close proximity to other properties of comparable value, and low value properties are also clustered. Thus, in this study, we are concerned

Exhibit 10 | OLS Estimation Results for Spatial Autocorrelation

Variable	Coeff.	Std. Error	t-Stat.	Probability
W_InP	3.038	0.153	19.887	0.000
Unit Area	0.009	0.003	3.543	0.009
Age at sale	-0.005	0.002	-2.074	0.077
Bedrooms	0.109	0.072	1.503	0.177
Living-rooms	0.328	0.090	3.660	0.008
Bathrooms	-0.382	0.131	-2.912	0.023
Decoration	0.050	0.022	2.278	0.057
Floor	-0.005	0.008	-0.621	0.554
High-rise	-0.007	0.035	-0.205	0.843
Living-level	-0.024	0.017	-0.141	0.202
Education-level	-0.002	0.017	-0.136	0.896
Distance-park	-0.000	0.000	-2.180	0.066
Buslines	-0.027	0.008	-3.579	0.009
Distance-CBD ^a	-0.000	0.000	-4.921	0.002
Distance-Gasoline station ^a	0.000	0.000	3.113	0.017

Notes: R-squared = 0.979; Log-likelihood = 57.38; Akaike information criterion = -84.76; Sigma-square = Lagrange Multiplier (lag) = 0.54, $P = 0.47$; and Lagrange multiplier (error) = 1.22, $P = 0.27$.
^aThe coefficient of Distance to CBD is actually -0.000166; in this case, it retains only two decimal places. The coefficient of Distance to gasoline station is actually 0.00011; in this case, it retains only two decimal places.

about spatial autocorrelation. However, the residential housing units examined were all high-rise properties; thus, we only had neighborhood centroids, not the location of each transaction. So, we tested for spatial autocorrelation using Moran’s I on these 22 multifamily high rises, and the value of Moran’s I was -0.014, which is close to 0, and indicated less spatial autocorrelation.

The results are shown in Exhibit 10. The results indicate a potentially slight spatial autocorrelation problem. So, we replicated the classical OLS model with 22 neighborhood observations (by using average list price). The adjusted R^2 was 97.9%, consistent with previous models (79.3%). Of course, with a smaller N , the F-statistic was much lower (69.7), as expected. The parameter estimates on distance to the gas station were about the same, but at 0.011, not 0.014. Both are statistically significant at greater than the 95% level of confidence, so our main results remain unchanged.

For spatial autocorrelation, we compared statistics of the LM-Lag (0.54) and LM-Error (1.22) of the OLS model. As the P -values, they were not significant at the 90% level of confidence; thus, it was not necessary to run the spatial lag and spatial error models. In conclusion, we find that spatial autocorrelation did not affect the main results.

Conclusion

The main aim of this study was to examine the property value impacts of gasoline stations on proximate for-sale residential units in Xuancheng, China. We applied hedonic pricing models, with a total of 601 valid observations, where the dependent variable was the natural log of the original list price in March and April, 2016.

First, a survey of neighborhood residents' attitudes to nearby gasoline stations and an interview of gasoline station managers showed that almost 90% of the residents believe that a gasoline station has a strong NIMBY effect, the reason being that most of the residents were not fully aware of the safety management measures of these stations and also lacked relevant knowledge of the NIMBY effect. A total of 86% of residents believed that a gasoline station would decrease the prices of nearby houses, but they did not know the extent of such a decrease. Secondly, a hedonic price model was constructed. The results showed that the presence of a gasoline station had a statistically significant negative effect on the value of residential properties within 600 meters, with the closest 100-meter band showing an almost 16% reduction in house prices and house prices in the furthest affected band (301–600 meters) declining by almost 9%.

The results can help real estate developers make comprehensive pricing decisions, both in acquiring development sites and in pricing units for sale, therefore potentially leading to fairer prices and more efficient markets. The models also provide parameter estimates for regional accessibility, traffic conditions, schools, transit, and other proximate factors. For local government, since gasoline stations are a component of local public services, the efficiency of housing markets would be improved if negative externalities attributable to public services can be internalized. Thus, residents could be “made whole” (be free of damage). This research would give city governments the opportunity to create considerably more rational urban planning policies.

Endnotes

¹ <http://www.chyxx.com/industry/201508/333775.html>.

² <http://business.sohu.com/20141212/n406899510.shtml>.

³ Ningguo is a county-level city under the jurisdiction of the province, and entrusted by Xuancheng.

⁴ The number of gasoline stations can be estimated based on the number of motorized vehicles in the city, that is, there are a certain number of vehicles per gas station. And the empirical data indicate approximately 2,500–4,000 vehicles per station. Thus, according to the number of private vehicles and gasoline stations in Xuanzhou District, we can calculate the average level in the District. There are 3,470 vehicles per gas station, which is the average level.

⁵ In a study on the stability of the list–sales price ratio, Haizhen (2004) analyzed the relation between the list price of a house and the transaction price, based on 270 list–sales price pairs in Hangzhou in 2004. The author found a significant linear relation,

with transaction price = $-1.196 + 0.930 * \text{listing price}$, relative to the Chinese housing market. A bivariate plot indicated that the adjusted R^2 reflecting the relation between list price and transaction price was 0.983, which was very close. Further, the variance of the residuals of cumulative probabilities of the observations and the expected cumulative probability is normally distributed (Wen, 2004, p. 67). The use of Haizhen's list-sales price transformation has been used previously in the Chinese real estate literature. For example, Wu, Guo, and Chen (2008) analyzed the impacts of lakes and landscaping on residential house values in Nanjing, and used list price as the dependent variable in a hedonic price model. As with the current case, it was acknowledged that using sales price was theoretically better, but that reliable sales price data were difficult to obtain. The potential magnitude of error in using of the listing data was minimal, as there was a correlation coefficient 0.97 (list-sales) based on a data set of sales from 2006 for Nanjing (the sample size was 49). In China today, the homeowner/sellers' online list price reflects the anticipated price to the seller in a competitive market with acceptably complete information. Hence, list prices may be more sensitive to market fluctuations, and they are often considered more capable of reflecting the true market value (Pollakowski, 1995). Also, according to a Southwest University of Finance June release of "Chinese household financial survey report of 2012," the relationship between Chinese families' self-reported prices and market price is 95%, indicating that self-reported home prices and market prices are closely related. Further, Hao (2014) investigated the level of residential segregation in 2010 in Shanghai and its impacts on neighborhood house prices. List price was used as the dependent variable in this hedonic price model. The author pointed out that ideal second-hand housing prices should be the actual transaction price, but because of China's real estate transfer tax, with related capital gains tax liability, the reliability of actual sales price may be low, as chattels or other valuable goods or services may be transferred to the seller in a "side deal," (off the record) to keep the registered sales price low and, thus, minimize, the transfer tax. The author's conclusion was that residential sales prices tend to be systematically underestimated, consistent with Wu, Guo, and Chen (2008).

⁶ Percentage log transformation of dummy variables, $[\exp(0.007) - 1] * 100 = 0.7025\%$, repeated again below.

⁷ This variable is a reference category.

⁸ Percentage log transformation of dummy variables, $[\exp(-0.091) - 1] * 100 = -16.6\%$, repeated again below.

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The project was supported by the National Science Foundation for Young Scientists of China (Grant No.41401654).

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Qinna Zhao, Hefei University of Technology, Hefei, China or zhaqinna@hfut.edu.cn.

Mengling Liu, Hefei University of Technology, Hefel, China or 397407743@qq.com.

Qi Chen, Hefei University of Technology, Hefel, China or 496181209@qq.com.

From: [Laura Wainwright Jacobs](#)
To: [CCPC](#)
Subject: Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD
Date: Monday, June 07, 2021 9:39:42 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Brian and Laura Jacobs

From: [Barbara Padgett](#)
To: [CCPC](#)
Subject: Amendment ZREZ-03-21-00126
Date: Monday, June 07, 2021 8:52:46 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley (Barbara Padgett, 825 Bibury Court) and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021.

This was a productive meeting where our concerns were represented. Versus

Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Barbara Padgett

825 Bibury Court

Charleston, SC 29414

From: [Patricia Van Dyne](#)
To: [CCPC](#)
Subject: rezoning
Date: Monday, June 07, 2021 8:51:16 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property sits adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Patricia Van Dyne
874 Hunt Club Run

From: [Daniel Faidley](#)
To: [CCPC](#)
Subject: proposed amendment ZREZ-03-21-00126
Date: Monday, June 07, 2021 8:14:26 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 members of the Planning Commission,

I am a resident of Hunt Club PD, West Ashley live and live at 1435 Brockenfelt Dr , and I am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property is situated adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110). Fast food that includes a drive thru service (most concerning is late

hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Dan Faidley

From: [Sondra Scheppner](#)
To: [CCPC](#)
Subject: Planning Commission HUNT CLUB
Date: Monday, June 07, 2021 8:09:03 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Sondra Lewis
741 Hunt Club Run
Charleston SC 29414
853-714-3550

[Sent from Yahoo Mail for iPhone](#)

From: [Jen Faidley](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Monday, June 07, 2021 8:03:30 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
 - Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)
- We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Dan & Jen Faidley

Sent from my iPhone

From: [Collins family](#)
To: [CCPC](#)
Subject: Hunt Club Subdivision-West Ashley
Date: Monday, June 07, 2021 7:44:55 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Chuck Collins

Sent from my iPhone

From: [Jennifer Kliner](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126 Public Comments
Date: Monday, June 07, 2021 7:15:51 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community, myself included, met with Verus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Verus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

While Verus has stated it is not their current intention to install these types of businesses, they are only developing half of the commercial property at the entrance to the neighborhood. So if this zoning change is approved without these conditions the other half of the commercial property will be vulnerable to these uses in the future.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Jennifer Kliner
851 Bibury Ct
Charleston, SC 29414

--
JENNIFER KLINER
843.303.1417 | jkliner12@gmail.com

From: [Debra Parks](#)
To: [CCPC](#)
Subject: Concerns
Date: Monday, June 07, 2021 3:16:28 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 members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E

with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Debra Parks
878 Hunt Club Run
Charleston, SC

Sent from my iPad

From: [Debra Parks](#)
To: [CCPC](#)
Subject: Concerns
Date: Monday, June 07, 2021 3:13:16 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley, or Red Top community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Debra Parks

Sent from my iPad

From: [Jane Miller](#)
To: [CCPC](#)
Subject: Hunt Club
Date: Sunday, June 06, 2021 11:35:43 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley, and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract

from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Jane Miller

From: [Megan](#)
To: [CCPC](#)
Subject: Hunt Club Pd
Date: Sunday, June 06, 2021 11:24:03 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Megan Fanning

From: [JohnBob Milner](#)
To: [CCPC](#)
Subject: Re: Letter to PC re Hunt Club PD
Date: Sunday, June 06, 2021 10:13:44 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.

Sent

Bob

[Sent from Yahoo Mail for iPhone](#)

On Sunday, June 6, 2021, 22:12, JohnBob Milner <pappawbob44@yahoo.com> wrote:

[Sent from Yahoo Mail](#)

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to **ONLY** approve **WITH CONDITIONS** (see below) the proposed amendment **ZREZ-03-21-00126** *“Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”*

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has

concerns about the following *allowed* uses:

- **Gas stations and convenience stores** (*extremely* concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – *Dutch Dialogues Charleston p 110*).
- **Fast food that includes a drive thru service** (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission **ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED**, in addition to the agreed upon omitted uses.

Best Regards,

LtCol John Milner (USAF Ret)
736 Hunt Club Run
309-648-8006

From: [JohnBob.Milner](#)
To: [CCPC](#)
Subject: Fw: Letter to PC re Hunt Club PD
Date: Sunday, June 06, 2021 10:13:27 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.

[Sent from Yahoo Mail](#)

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to **ONLY** approve **WITH CONDITIONS** (see below) the proposed amendment **ZREZ-03-21-00126** *“Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”*

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- **Fast food that includes a drive thru service** (most concerning is late hours, noise pollution, and traffic congestion)

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We request and strongly urge that the planning commission **ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED**, in addition to the agreed upon omitted uses.

Best Regards,

LtCol John Milner (USAF Ret)
736 Hunt Club Run
309-648-8006

From: [Ashley Beaman](#)
To: [CCPC](#)
Date: Sunday, June 06, 2021 10:12:36 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 members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley, or Red Top community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

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Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110). Fast food that includes a drive thru service (most concerning is late

hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

This is truly disheartening that this would even be considered at the entrance of a well-established close knit community. It's been very stressful for those who have lived here for many years.

Best Regards,

Ashley West Beaman

From: [AMANDA KUENZEL](#)
To: [CCPC](#)
Subject: Hunt Club resident
Date: Sunday, June 06, 2021 9:38:19 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

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We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards, Amy Kuenzel
1234 White Tail Path
Sent from my iPhone

From: [Edward Smith](#)
To: [CCPC](#)
Subject: Hunt Club PD - Zoning Concerns
Date: Sunday, June 06, 2021 9:13:55 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

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We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Ed Smith
843-696-9920

Sent from my iPhone

From: [LaDon Wallis](#)
To: [CCPC](#); [Joel Evans](#); [Andrea Melocik](#); [Andrea Melocik](#); [Emily Pigott](#)
Subject: Hunt Club PD 73E Approve with Condition request
Date: Sunday, June 06, 2021 9:04:47 PM
Attachments: [PD73E.docx](#)

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

Please see the attached word document, but the text of the letter is below:

June 6, 2021

Dear members of the Planning Commission,

I am writing to express my concerns with and request to **ONLY** approve **WITH CONDITIONS** (see below) the proposed amendment **ZREZ-03-21-00126** *“Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”*

I am representing the **Hunt Club** Community, of which I am a resident, and many other residents of West Ashley.

Myself, another resident, and Anthony Gibbs from the Red Top Community Task Force met with Versus Development on May 26, 2021. This was a productive meeting where we were able to provide feedback and discuss our concerns. Versus Development proposed to OMIT the following uses from the amendment request:

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While this gesture is much appreciated, the community still has concerns about the following *allowed* uses:

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- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

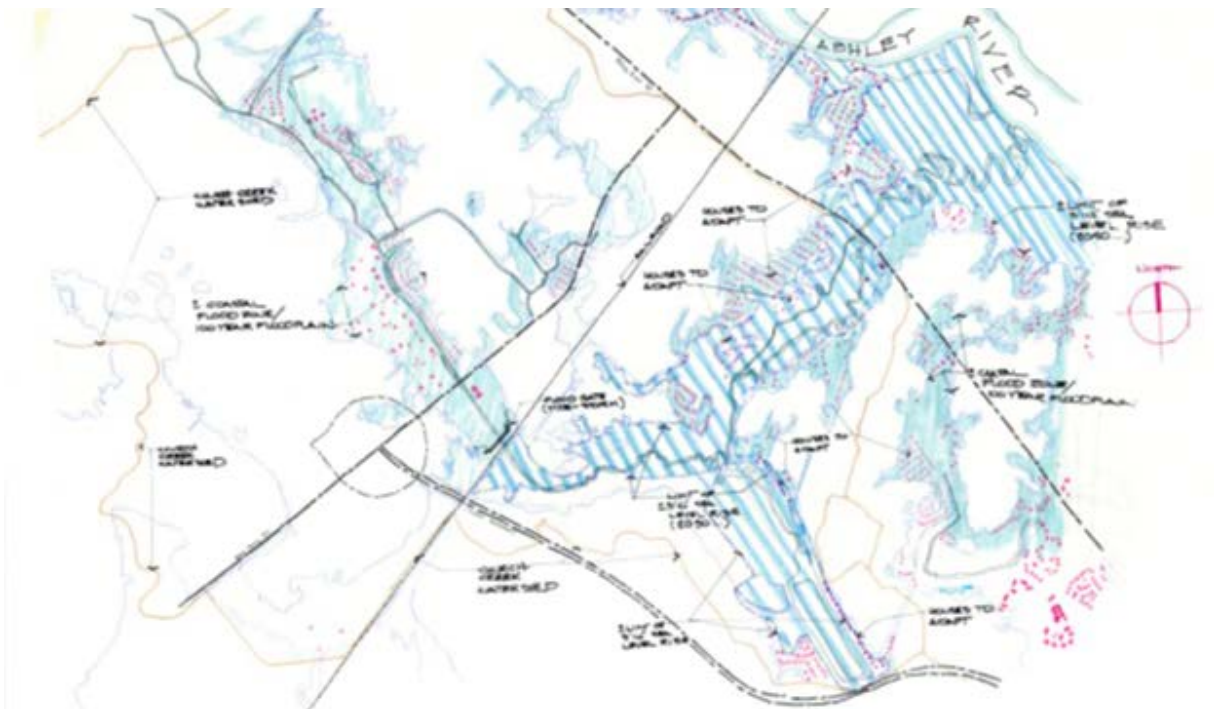
We request and strongly urge that the planning commission **ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED**, in addition to the agreed upon omitted uses.

Best Regards,

LaDon (and Park) Paige

886 Hunt Club Run

Charleston, SC 29414



From: [Ab Smith](#)
To: [CCPC](#)
Subject: Hunt Club PD - Concerns
Date: Sunday, June 06, 2021 9:01:11 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

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- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

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- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

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We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Amy Smith
843-709-6151

From: [Allison Bynum](#)
To: [CCPC](#)
Subject: Hunt Club zoning amendment
Date: Sunday, June 06, 2021 8:49:23 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

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- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

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We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Allison Bynum

From: [Michelle Litaker](#)
To: [CCPC](#)
Subject: Hunt Club
Date: Monday, June 07, 2021 1:53:11 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

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Hotels or Motels

Retail Liquor Store

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Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E

with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Michelle Litaker

From: [Rebecca A Seibert](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Monday, June 07, 2021 2:15:34 PM
Attachments: [Outlook-lwdvjlc1.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.

Dear members of the Planning Commission,

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We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Kindest Regards,

Rebecca Seibert



Rebecca A. Seibert | Attorney | For Your Family
Seibert Law Firm & Mediation Services
1625 Remount Road | North Charleston, South Carolina 29406
P: 843.554.0686 | F: 843.628.2405 | rebecca@seibertlawfirm.com
www.seibertlawfirm.com

Please note that the information contained in this e-mail does not create an attorney-client relationship. Nevertheless, the information contained in this e-mail transmission is legally privileged and confidential. It is intended for the use of the individual or company to whom it is directed. If the reader of this communication is not the intended recipient, you are hereby notified that no privilege is waived by your receipt and that any dissemination, distribution or copying of this communication is strictly prohibited by State and Federal laws. Please delete any and all copies from any media to which it may have been stored and destroy any hard copies which may have been printed. Please immediately notify the sender of this message by e-mail to rebecca@seibertlawfirm.com or phone at (843) 554-0686. Thank you.

Dear members of the Planning Commission,

7 June 2021

I am a resident of 795 Hunt Club Run, Hunt Club PD, West Ashley, or Red Top community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

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Hotels or Motels

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Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

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We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,


Perry D. Koger, Jr. Ret USAF Lt. Col.

Dear members of the Planning Commission,

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noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Susan Knight
872 Bibury Ct
Chas., SC 29414

Howard P Carney
1183 Quick Rabbit Loop
Hunt Club
Charleston, SC 29414

June 6, 2021

Dear members of the Planning Commission,

I am writing to express my concerns with and request to **ONLY** approve **WITH CONDITIONS** (see below) the proposed amendment **ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."**

I am representing the **Hunt Club** Community, of which I am a resident, and many other residents of West Ashley.

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- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and fundamentally detract from the established mature beauty our Hunt Club community. These remaining services proposed will not add any character to our community and will be detrimental to our established quality of life, tranquility, and overall livability. In addition, we have a short entrance that will not support the volume of traffic created by these proposals. The increased traffic at the entrance to our Hunt Club neighborhood will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well in that 35 MPH zone.

I object to the current proposals; however I request and strongly urge that the planning commission **ONLY** approve **PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED**, in addition to the agreed upon omitted uses.

Best Regards,
Howard P Carney



From: [R. E. "Ernie" Weatherholtz III](#)
To: [CCPC](#)
Subject: "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."
Date: Wednesday, June 09, 2021 3:36:15 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to **ONLY** approve **WITH CONDITIONS** (see below) the proposed amendment **ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."**

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- **Gas stations and convenience stores** (*extremely* concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – *Dutch Dialogues Charleston p 110*).
- **Fast food that includes a drive thru service** (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission **ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED**, in addition to the agreed upon omitted uses.

Best Regards,

R.E. "Ernie" Weatherholtz, III
1154 Idbury Lane
Charleston, SC 29414
843-709-8716

From: d.milligan
To: [Diane.Milligan: CCPC](mailto:Diane.Milligan@CCPC)
Subject: Amendment Proposal
Date: Tuesday, June 08, 2021 6:13:30 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to **ONLY** approve **WITH CONDITIONS** (see below) the proposed amendment **ZREZ-03-21-00126** “*Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.*”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following *allowed* uses:

- **Gas stations and convenience stores** (*extremely* concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – *Dutch Dialogues Charleston p 110*).
- **Fast food that includes a drive thru service** (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission **ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED**, in addition to the agreed upon omitted uses.

Sincerely,

Diane Milligan
1134 Idbury Lane, Charleston, SC 29414
phone 843.769.7069

From: [Kimberly Swett](#)
To: [CCPC](#)
Subject: Concerns with the proposed Hunt Club planned development zoning district
Date: Tuesday, June 08, 2021 2:23:48 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and

overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Kimberly Swett

From: yorkcook712@gmail.com
To: [CCPC](#)
Subject: Hunt Club area building plan
Date: Monday, June 07, 2021 11:38:58 PM

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Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Maureen Cook

Sent from my iPad

From: [LaVon Heyward](#)
To: [CCPC](#)
Subject: Hunt Club Development
Date: Monday, June 07, 2021 7:12:52 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 members of the Planning Commission,

I am a resident of the Red Top community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Regards,

Nell Heyward, Frank Heyward, and LaVon Heyward

From: [Rebecca Maddox](#)
To: [CCPC](#)
Subject: Hunt Club Development
Date: Tuesday, June 08, 2021 9:58:23 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

I live at the very front of the neighborhood and my children are 8 and 11 and love to play outside in our front yard. Some of the possible things that are allowed at the moment to be built worry me for the safety of my children. Certain establishments that were not previously agreed upon to omit, such as gas stations, for example, pose a strong threat of human trafficking/child abductions. Gas stations pull in people from everywhere and being so close to the front, all someone has to do is drive up, snatch my child, and then they can easily leave the neighborhood within seconds.

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)
- Condominiums

We do not wish to prevent development, but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, increase the risk of human trafficking/child abductions, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that condos, gas stations, and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Blessings,
Rebecca Maddox
843-452-9824

--

Blessings,
Rebecca Maddox

From: [Nora Pagán Black](#)
To: [CCPC](#)
Subject: Hunt Club PD resident
Date: Monday, June 07, 2021 4:49:10 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Nora Black

From: [Adam Miller](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Tuesday, June 08, 2021 2:21:16 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Adam Miller

Sent from my iPhone

From: [Skylar Clark](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Tuesday, June 08, 2021 9:55:45 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 members of the Planning Commission:

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Respectfully,

Skylar

Skylar Stewart-Clark, PhD, PA-C

skylar.stewartclark@gmail.com

843.302.1922

www.linkedin.com/in/skylarstewartclarkphdpa

From: [Jordan Bynum](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Monday, June 07, 2021 2:59:22 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Jordan Bynum

From: [John Rackliffe](#)
To: [CCPC](#)
Cc: [John Rackliffe](#)
Subject: Hunt Club PD.
Date: Wednesday, June 09, 2021 2:03:20 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 members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley, or Red Top community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Bottom Line Up Front: We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110). Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

Again: We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

John Rackliffe
1453 Brockenfelt Drive
Hunt Club

From: [Deanne Habich](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Thursday, June 10, 2021 8:11:50 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 Members of the Planning Commission:

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property sits adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
 - Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion).
- We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Deanne Habich
Hunt Club Townhomes

Sent from my iPhone

From: [David Chorba](#)
To: [CCPC](#)
Cc: [tt bobo](#)
Subject: Hunt Club zoning decisions input
Date: Wednesday, June 09, 2021 1:36:07 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 Planning Commissioners,

We own 1140 Idbury Lane in the Hunt Club PD and write to express neighborhood concerns and request you ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Verus Development on May 26, 2021. This was a productive meeting, where Hunt Club resident's concerns were represented. Verus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about and opposes the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent all development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, and generally detract from the beauty our community.

These particular services will not add character to our neighborhood and will be detrimental to our quality of life and overall livability. It is also worth noting these services are already available in abundance, within a short radius of Hunt Club, and will therefore be duplicative.

Due to the limited entrance corridor and heavy pedestrian and bicycle traffic coming and going from Hunt Club, adding vehicle ingress/egress will increase traffic, noise, and put vehicles unfamiliar with the neighborhood in tight proximity with children and elderly residents who regularly walk and bike

in this compact space. Moreover, this will potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food restaurants with drive thru service be OMITTED, in addition to the already agreed upon omitted uses.

Thank you for supporting our residential community.

Sincerely,

David and Tamera Chorba
1140 Idbury Lane, Hunt Club

David Chorba, CIMA[®], AIFA[®] | Managing Director
National Sales Manager, Client Solutions Group
Macquarie Asset Management
100 Independence
610 Market Street, Philadelphia PA 19106
M +1 843 509 0030 | E david.chorba@macquarie.com
www.macquarie.com



Driving positive change

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From: [Tina Folland](#)
To: [CCPC](#)
Subject: Hunt Club
Date: Monday, June 07, 2021 5:57:34 PM

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Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Tina Folland
Sent from my iPad

From: [Chris Folland](#)
To: [CCPC](#)
Date: Tuesday, June 08, 2021 9:05:59 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Chris Folland

[Sent from Yahoo Mail on Android](#)

From: [TOM](#)
To: [CCPC](#)
Subject: Opposition to the request to amend PD-73C, Hunt Club PD, to PD-73D, Hunt Club PD
Date: Tuesday, June 08, 2021 2:49:47 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 Charleston County Planning Commission,

As a homeowner in the Hunt Club PD we are writing to express our concerns with and request to ONLY approve WITH CONDITIONS (See Below) the proposed amendment ZREZ-03-21-00126" Request to amend the Hunt Club Planned Development Zoning District (PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and vehicle maintenance services
- Tobacconist
- Hotels or Motels
- Retail Liquor Stores

While this gesture is very much appreciated, the community still has concerns about the following allowed uses:

- Gas Stations and Convenience Stores (Extremely concerning is the Haz Mat potential for oil, gasoline and other hazardous chemicals into the adjacent wetlands which drain into a creek that drains into Church Creek Watershed.)
- Fast Food that includes a drive-thru service which would operate at late hours, cause noise, pollution and traffic congestion.

We understand that some development is inevitable but feel that the above allowed uses would have a disproportionate negative impact on our community. Certain types of development are noxious, contribute to loss of property value, encourage criminal activity and detract from the beauty and peacefulness of our community. These particular services will detract from the character of our community and will be detrimental to our quality of life and overall livability. Additionally, the entrance area is short and adding ingress/egress will cause traffic congestion, noise, and potentially reroute traffic along Bear Swamp Rd., which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive through be OMITTED, in addition to the agreed upon omitted uses.

Thank you for your consideration, Tom and Diane Delgesso

Sent from [Mail](#) for Windows 10

From: [Knight, Susan](#)
To: [CCPC](#)
Subject: Petition to defer application Hunt Club PD
Date: Tuesday, June 08, 2021 6:15:58 AM
Attachments: [Petition.docx](#)
Importance: High

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 see attached signed petition

Regards,
Susan Knight

The contents of this e-mail are confidential to the ordinary user of the e-mail address to which it was addressed and may also be privileged. If you are not the addressee of this e-mail you should not copy, forward, disclose or otherwise use it or any part of it in any form whatsoever. If you have received this e-mail in error, please notify us by telephone or e-mail the sender by replying to this message, and then delete this e-mail and other copies of it from your computer system. We reserve the right to monitor all e-mail communications through our network.

From: [Christopher Ibsen](#)
To: [CCPC](#)
Subject: Proposed Amendment ZREZ-03-21-00126
Date: Monday, June 07, 2021 10:29:55 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 Planning Commissioners,

We own 1159 Quick Rabbit Loop in the Hunt Club PD and write to express neighborhood concerns and request you ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Verus Development on May 26, 2021. This was a productive meeting, where Hunt Club resident’s concerns were represented. Verus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about and opposes the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent all development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, and generally detract from the beauty our community.

These particular services will not add character to our neighborhood and will be detrimental to our quality of life and overall livability. It is also worth noting these services are already available in abundance, within a short radius of Hunt Club, and will therefore be duplicative.

Due to the limited entrance corridor and heavy pedestrian and bicycle traffic coming and going from Hunt Club, adding vehicle ingress/egress will increase traffic, noise, and put vehicles unfamiliar with the neighborhood in tight proximity with children and elderly residents who regularly walk and bike in this compact space. Moreover, this will potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food restaurants with drive thru service be OMITTED, in addition to the already agreed upon omitted uses.

Thank you for supporting our residential community.

Sincerely,

Christopher & Lise Ibsen
1159 Quick Rabbit Loop

From: [Lynn Burgess](#)
To: [CCPC](#)
Subject: Proposed Amendment ZREZ-03-21-00126
Date: Tuesday, June 08, 2021 4:37:38 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 Planning Commissioners,

We own [1551 Gator Track](#) in the Hunt Club PD and write to express neighborhood concerns and request you ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Verus Development on May 26, 2021. This was a productive meeting, where Hunt Club resident’s concerns were represented. Verus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about and opposes the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent all development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, and generally detract from the beauty our community. These particular services will not add character to our

neighborhood and will be detrimental to our quality of life and overall livability. It is also worth noting these services are already available in abundance, within a short radius of Hunt Club, and will therefore be duplicative.

Due to the limited entrance corridor and heavy pedestrian and bicycle traffic coming and going from Hunt Club, adding vehicle ingress/egress will increase traffic, noise, and put vehicles unfamiliar with the neighborhood in tight proximity with children and elderly residents who regularly walk and bike in this compact space. Moreover, this will potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food restaurants with drive thru service be OMITTED, in addition to the already agreed upon omitted uses.

Thank you for supporting our residential community.

Sincerely,

Lynn Burgess

1551 Gator Track

Charleston SC 29414

From: judyblivingat90
To: [CCPC](#)
Subject: RE: proposed amendment ZREZ-03-21-00126
Date: Wednesday, June 09, 2021 10:05:14 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.

Dear members of the Planning Commission,

I am a resident of the Hunt Club PD, West Ashley community 1267 White Tail Path. I am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)

Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community.

Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Judith B. Livingston

Sent from my Verizon, Samsung Galaxy smartphone

From: [Eric & Linda Willson](#)
To: [CCPC](#); [LaDon Wallis](#)
Subject: Reference: Hunt Club Planned Development – Amendment Submittal
Date: Thursday, June 10, 2021 8:42:22 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.

The text below is from the March 24, 2021 letter from Stantec to Andrea Melocik. If development is going to occur on the property at the entrance to Hunt Club, it should minimize the hardship on us as homeowners and be as aesthetically pleasing as possible. Planting buffers help to minimize the impact of commercial buildings and should be required for any development leading into the neighborhood. I am opposed to the amendment mentioned and request the planting buffers remain.

"The second amendment would be to allow the developer of the commercial properties to subdivide the commercial development while not having to provide the required exterior parking lot planting buffer along these property lines. The concept of the commercial development would be to design a homogeneous development with share parking, drive aisle and pedestrian access, while allowing separate ownership of the buildings. If the exterior parking lot landscaping were to remain, this would put a hardship on the development and would result in a loss of parking. Exterior landscaping is still proposed and would be implemented, in addition, interior landscaping will be provided to create a welcoming retail complex."

Eric Willson
767 Hunt Club Run

From: [Pat Carney](#)
To: [CCPC](#); [LaDon Wallis](#)
Subject: Regarding ZREZ-03-21-00126 Written Public Comment - Howard P. Carney, 1183 Quick Rabbit Loop, Hunt Club
Date: Tuesday, June 08, 2021 8:07:50 PM
Attachments: [HoaZoneCarney1183QRL.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.

Please see attached signed opposition statement and conditions to planned zoning as a written public comment for the planning commission to consider in any zoning hearings.
Thanks.

Howard P. Carney
1183 Quick Rabbit Loop
Charleston SC, 29414

From: [Eric Lynn](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126, PD-73C to PD-73D, Hunt Club PD
Date: Tuesday, June 08, 2021 10:59:51 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 Members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline runoff/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive-thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall

livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Eric Lynn

From: [Stephen Renner](#)
To: [CCPC](#)
Subject: Hunt Club PD
Date: Friday, June 11, 2021 10:55:41 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

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- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have a negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty of our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Stephen and Jaclyn Renner

Hunt Club PD Residents

From: [RC J](#)
To: [CCPC](#)
Subject: Hunt Club Planned Development Zoning District (PD-73C)
Date: Friday, June 11, 2021 8:24:56 AM

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Dear members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes)
- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

Chris Jones
1497 Gator Track

From: [Ben Burckhalter](#)
To: [CCPC](#)
Subject: Hunt Club Resident
Date: Friday, June 11, 2021 9:53:08 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 members of the Planning Commission,

I am a resident of the Hunt Club PD community and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

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Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110). Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,

William Burckhalter

1205 Palustrine Ct

Charleston, SC 29414

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Middle Ga. Business Solutions, LLC

"Better Business Solutions Through Better Personal Service"

From: [Jerica Brodhead](#)
To: [CCPC](#)
Subject: Hunt Club
Date: Friday, June 11, 2021 11:34:20 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

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- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
- Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Jerica Brodhead

Sent from my iPhone

From: [Alissa Ferguson](#)
To: [CCPC](#)
Subject: Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”
Date: Thursday, June 10, 2021 7:55:40 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 members of the Planning Commission,

I am a resident of the Hunt Club PD and am writing to express my concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 “Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD.”

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

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- Tobacconist
- Hotels or Motels
- Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

- Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).
 - Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)
- We do not wish to prevent development but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Alissa Ferguson
Hunt Club resident

Sent from my iPhone

June 11, 2021

Dear members of the Planning Commission,

We are residents of the Red Top community and write to express our concerns with and request to ONLY approve WITH CONDITIONS (see below) the proposed amendment ZREZ-03-21-00126 "Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E, Hunt Club PD."

Three members of our community met with Versus Development on May 26, 2021. This was a productive meeting where our concerns were represented. Versus Development proposed to OMIT the following uses from the amendment request:

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Tobacconist

Hotels or Motels

Retail Liquor Store

While this gesture is much appreciated, the community still has concerns about the following allowed uses:

Gas stations and convenience stores (extremely concerning is the hazmat potential for oil and gasoline run off/spills, as the property situates adjacent to wetlands which drain into a creek that is part of the Church Creek Watershed – Dutch Dialogues Charleston p 110).

Fast food that includes a drive thru service (most concerning is late hours, noise pollution, and traffic congestion)

We do not wish to prevent development, but feel our concerns are valid in that the above allowed uses will have negative impact on our community. Certain types of development are noxious, contribute to loss of property valuation, encourage criminal and unruly behavior, and generally detract from the beauty our community. These particular services will not add character to our community and will be detrimental to our quality of life and overall livability. In addition, we have a short entrance and adding ingress/egress will increase traffic, noise, and potentially reroute traffic along Bear Swamp Road, which will negatively impact the Red Top Community as well.

We request and strongly urge that the planning commission ONLY approve PD-73E with the CONDITIONS that gas stations and fast food with drive-thru be OMITTED, in addition to the agreed upon omitted uses.

Best Regards,
Samuel White Living Trust
Trustees
Red Top, Charleston, SC

From: [Collins, Charles](#)
To: [CCPC](#)
Subject: Rezoning of Hunt Club PD-73C to PD-73E
Date: Saturday, July 24, 2021 7:56:48 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.

Hi,

I like to add the comment that the county really consider the impact to neighborhood Hunt Club. A gas station is not needed and wish zoning would allow them other options outside of a gas station. Thanks

Chuck Collins

Terminal Manager / Shipyard River North

1801 Milford Street<x-apple-data-detectors://5/0>

Charleston, SC 29405<x-apple-data-detectors://5/0>

O: 843-724-8006 Ext. <tel:843-722-2878;2468> 2468

C: 843-693-5832<tel:843-693-5832>

F: 843-722-5720

Charles_Collins@KinderMorgan.com<mailto:Charles_Collins@KinderMorgan.com>

[cid:image001.jpg@01D0A4E5.7E911DD0]"DO THE RIGHT THING EVERY DAY"

CORE PRINCIPLES

1. Safety Will Not be Compromised
2. Environmentally Compliant and Responsible Operator
3. Ethics and Integrity
4. Commitment to Employees and Resources
5. Customer Service and Fiscal Responsibility
6. Quality Focus

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From: [Doug White](#)
To: [CCPC](#)
Subject: ZREZ-03-21-00126
Date: Monday, July 26, 2021 2:23:40 PM

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After speaking to many of my neighbors, all are opposed to any changes to our community entrance. Most will not make a written comment because they feel it would be a waste of time.. Our wooded entrance is very nice just the way it is. Also the land is in a Flood Zone AE ,which is a Special Flood Hazard Area prone to flooding. It collects a great deal of water during rainstorms. The parcels close proximity to a lake would cause pollution of that body of water were it to be developed from parking lot runoff, and worse from a gas station. There are seven gas stations within 2 miles of this site and no more are needed. Also there is no Regulatory Floodway in the area. The drainage ditch between our community and the Bees Ferry Landfill is not maintained now. the parcel is wet land home to numerous wildlife and a sound buffer from the noise of traffic on Bees Ferry Road.

Douglas White 845 Hunt Club Run

Charleston, SC 29414

From: [Rackliffe, John](#)
To: [CCPC](#)
Cc: rackliffejohn@gmail.com
Subject: Public Hearing ZREZ-03-21-00126
Date: Monday, July 26, 2021 9:36:30 PM

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Ladies and Gentlemen of the Charleston County Council,

I am writing a letter on behalf of my family at 1453 Brockenfelt Drive in the Hunt Club. I am planning to attend the Public Hearing meeting tomorrow at 6:30pm and speak if I am able. However, I would like to put my comments in writing for the public record.

I attended the most recent Planning Commission meeting on this subject PD, joining the voices of the Hunt Club Community to shape the future of our subdivision as the last parcel of land earmarked for commercial development is to be sold. Behind the leadership of LaDon Wallis, several of us joined by our neighbors in the Red Top community and stepped up to the microphone to express our concerns about the possibility of a gas station and fast food restaurant being placed at the entrance to our neighborhood. LaDon has taken our concerns to the Developer and their builder over the weeks since that hearing and has reached a compromise over what commercial development is planned for the land.

In short, we would like the application before you be approved with the condition that the following uses be removed:

- Repair and Maintenance Services;
- Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes;
- Tobacconist;
- Hotels or Motels;
- Retail Liquor Store; and
- Gas Station/Convenience Store and any accompanying Canopy.

Our community has agreed, these businesses will detract from the quiet atmosphere that has attracted so many young families to the Hunt Club and West Ashley.

Compromise is a rare thing in these tumultuous days. LaDon and the Developer have worked hard to achieve a compromise, that I believe the majority in Hunt Club can live with. Please Ladies and Gentlemen, build on this effort to work together for the good of the people and vote to approve the PD with the uses above removed as requested by Rob Wilson Verus Development Partners in his recent email.

Sincerely,
John and Judy Rackliffe
1453 Brockenfelt Dr.

Hunt Club

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From: [LaDon Wallis](#)
To: [CCPC](#); [Herb R. Sass](#); dickieschweers@tds.net; [Robert L. Wehrman](#); henrydarby@msn.com; [Teddie Pryor](#); [Kylon J. Middleton](#); [Brantley Moody](#); [Anna B. Johnson](#); [Jenny C. Honeycutt](#); [Joel Evans](#); [Andrea Melocik](#); [Rob Wilson](#); [Brandon Linden](#)
Subject: RE: ZREZ-03-21-00126 Hunt Club PD - ***REQUEST TO APPROVE THE AMENDMENT WITH CONDITIONS SUBMITTED BY APPLICANT***
Date: Monday, July 26, 2021 5:56:36 PM
Attachments: [Request to Approve Hunt Club PD.docx](#)

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RE: ZREZ-03-21-00126: Request to amend the Hunt Club Planned Development Zoning District (PD-73C), to PD-73E

*****REQUEST TO APPROVE THE AMENDMENT WITH CONDITIONS SUBMITTED BY APPLICANT*****

Dear members of the Charleston County Council,

I am submitting a request to approve the above referenced amendment with the conditions that were submitted by the applicant to the planning director on July 26, 2021. As noted below, the following are to be removed from the amendment request:

- Repair and Maintenance Services
- Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes
- Tobacconist
- Hotels or Motels
- Retail Liquor Store
- Gas Station/Convenience Store (No need to change the Canopy location)

The recommendation by the planning commission to *deny* the application was to allow the residents of the Hunt Club PD and the developer to further discuss the applicant's plan and come to agreement on what would be suitable for the community. I have been in close contact with both Rob Wilson and Brandon Linden throughout this process and they have shown good will towards our concerns. I very much appreciate the time and effort that they have put forth to work with us and devise a plan that will be an asset to the Hunt Club PD.

For the foregoing reasons, I respectfully ask you to **APPROVE** the amendment with the conditions requested by the applicant.

Kind regards,

LaDon Paige