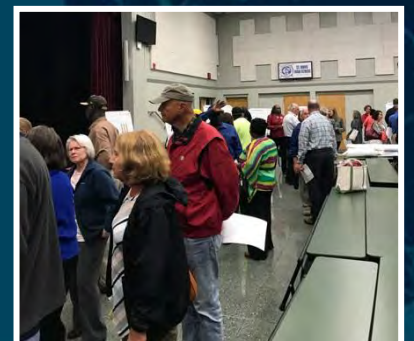
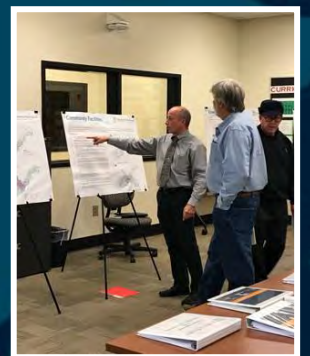


**Comprehensive Plan Five -Year Update (2023)
Charleston County, South Carolina**

Public Comment Summary Report

Draft Plan
February 2024



Comprehensive Plan Review
Guiding the future for a lasting Lowcountry.

Prepared by:

Charleston County Zoning and Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
planning@charlestoncounty.org

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Background

Title 6, Chapter 29 of the South Carolina Code of Laws requires that the Comprehensive Plan (the Plan) be reviewed at least once every five years and updated at least once every ten years. The original Comprehensive Plan was adopted by County Council on April 20, 1999. The first Five-Year Review was adopted in 2003 and the first Ten-Year Update was adopted in 2008. The next Five-Year Review was adopted in 2013 and the subsequent Ten-Year Update was adopted in 2018.

Beginning in February 2023, the Planning Commission reviewed the Plan as part of the mandated Five-Year Review, over the course of several meetings. The Planning Commission reviewed the initial amendments to the Plan at their February 13, March 13, and April 10, 2023 meetings. The initial amendments included staff recommendations and input received from the public through the public input survey, which was online from November 21, 2022 through January 3, 2023, and additional public comments received in advance of, and during, each meeting (see attached Public Comment Summary Report). Each individual public comment from the public **was considered and incorporated as appropriate based on Planning Commission's** recommendation.

On April 10, 2023, Planning Commission completed its initial review of the Plan elements. Between June and August 2023, six public workshops were held in different areas of the County (Edisto Island; North Charleston; James Island; Johns Island; West Ashley; and East Cooper) to gather public input on the proposed amendments. Nearly 270 citizens attended the workshops, and input was received from over (ADD # HERE) citizens or groups. Citizens provided input by attending the workshops or Planning Commission meetings, emailing or mailing comments to the Zoning and Planning Department, or completing an online form. All public comments received to date are included in the Public Comment Summary Report, which is included in this packet.

Following the public workshops, the Planning Commission appointed sub-committees comprised of three to four Commissioners to review assigned elements and associated public comments. The sub-committees worked with Zoning and Planning staff to propose amendments to the Plan elements based on the public input received. Once the amendments were finalized by the sub-committees, each one was reviewed by the entire Planning Commission during the regularly scheduled monthly meetings (add meeting dates here). On (ADD DATE), the Planning Commission made a recommendation to Council to adopt the recommended Plan amendments to complete the Five-Year Review.

The objectives of the Five-Year Review include:

- Reviewing and updating the vision statement, as well as the background information, goals, needs, and strategies of each element with staff from relevant departments/organizations/agencies;
- Incorporating sustainability into the Energy Element; and
- Reviewing and updating the Annual Work Program.

Public Input Gathering Campaign

Public Input is critical for all Charleston County planning processes. A large amount of public input was involved in the 2023 Charleston County Comprehensive Plan Five-Year Review through a public input survey, public workshops (both in-person and online), and public Planning Commission and County Council meetings.

Public Input Survey

The public input survey was the first opportunity for public input in the Comprehensive Plan Five-Year Review process. The survey was available online and in paper format (at the County libraries) starting November 17, 2022. The survey closed January 3, 2023.

A public survey was created by staff in an effort to gauge how our constituents felt about the Comprehensive Plan and what more we could do moving forward. The survey was advertised on the County website, the County Facebook page, the County Twitter page, in the County Courier newsletter, and QR code flyers and paper copies of the survey were available at the Planning Department front counter, all Charleston County libraries, and the Mobile Library. Additionally, the survey was emailed to Planning staff; members of the Planning Commission, Board of Zoning Appeals, Historic Preservation Commission, and County Council; and approximately 1,250 members of our Interested Parties Lists.

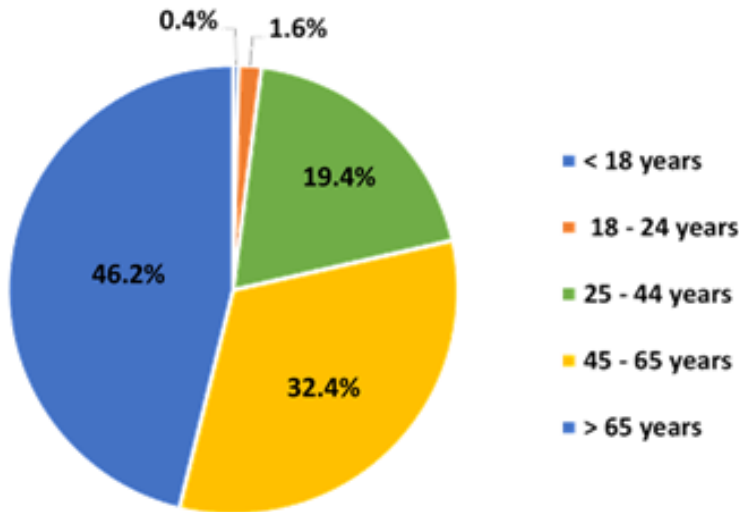
The County received 247 virtual responses and 1 written response. The demographic survey questions (question numbers 1 through 8) and a summary of the responses are included below. Following that are the comments received regarding each Comprehensive Plan Element and the Vision Statement, grouped by the Planning Commission meeting at which they were presented.

Staff reviewed each comment, identified which were already addressed in the Plan, which were not applicable to the Plan, and made recommendations to the Planning Commission regarding where and how the remainder of the comments could be included into the Plan. Each comment and the staff recommendations described above were presented to the Planning Commission for consideration during the Commission's initial review of the Draft Plan at their February 13, March 13, and April 10, 2023 meetings.

After the close of the survey, we continued to receive comments regarding potential changes to the Comprehensive Plan. We received 144 letters and emails prior to the April 10 Planning Commission meeting, which were included in the public comment portion of the presentation at that meeting.

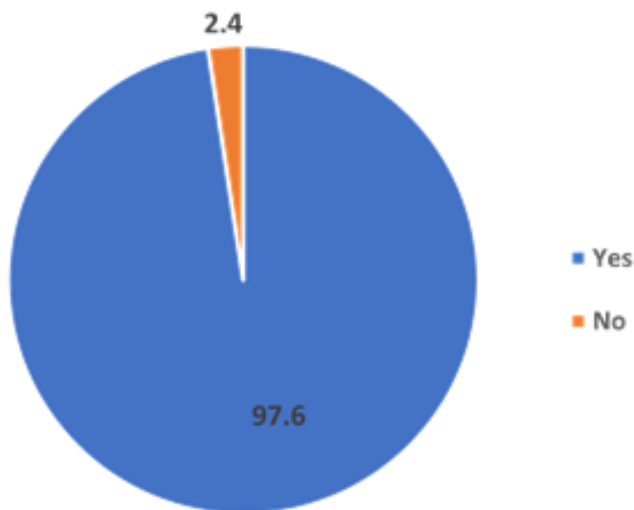
Survey Demographics Summary

1. What is your age? (246 Responses)

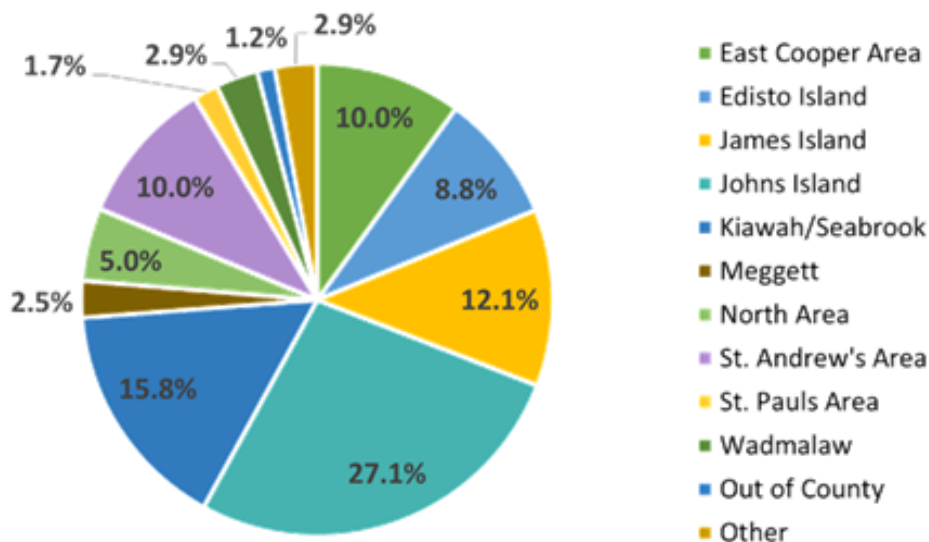


> 65 years: 46.2%
 45 to 65 years: 32.4%
 25 to 44 years: 19.4%
 18 to 24 years: 1.6%
 < 18 years: 0.4%

2. Do you live or own property in Charleston County? (245 Responses)

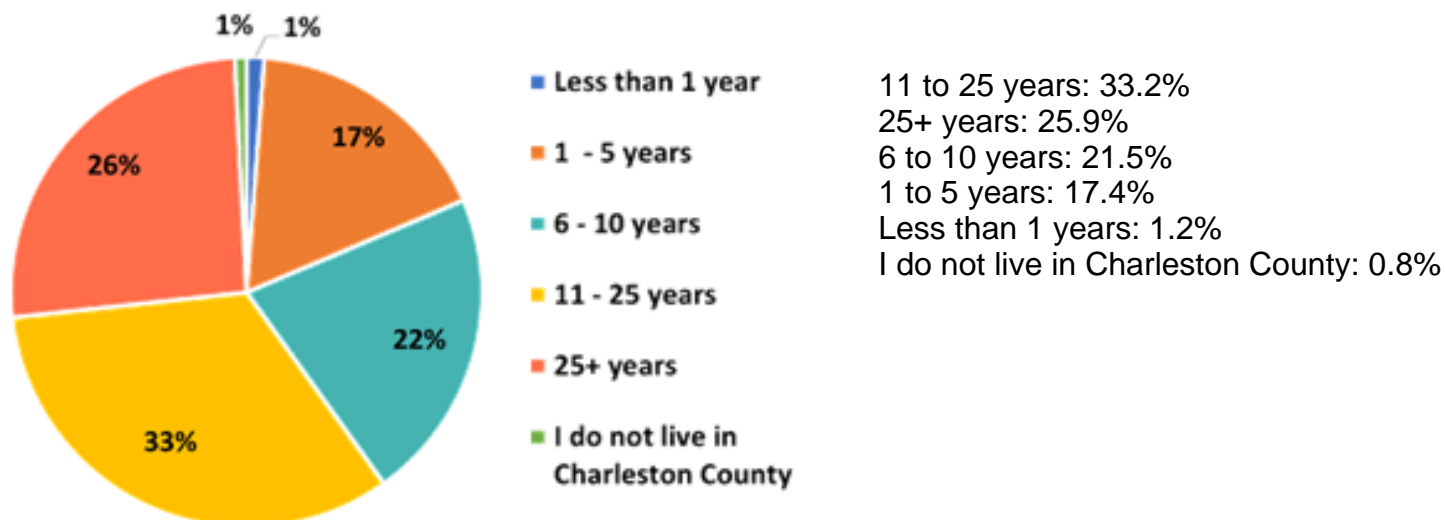


3. Please Indicate which area of Charleston County you live or own property: (239 responses)

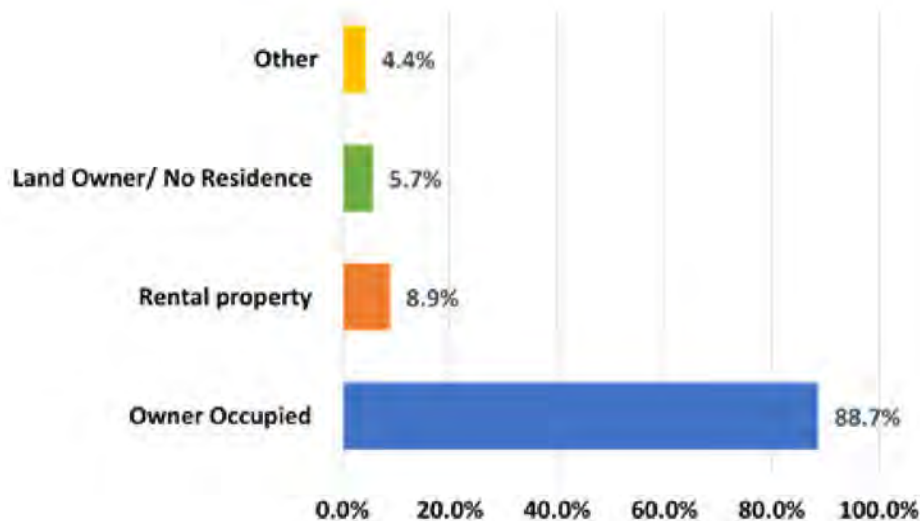


Johns Island: 27.1%
 Kiawah/Seabrook: 15.8%
 James Island: 12.1%
 East Cooper: 10%
 St. Andrew's Area: 10%
 Edisto Island: 8.8%
 North Area: 5%
 Wadmalaw: 2.9%
 Other: 2.9%
 Meggett: 2.5%
 St. Pauls Area: 1.7%
 Out of the County: 1.2%

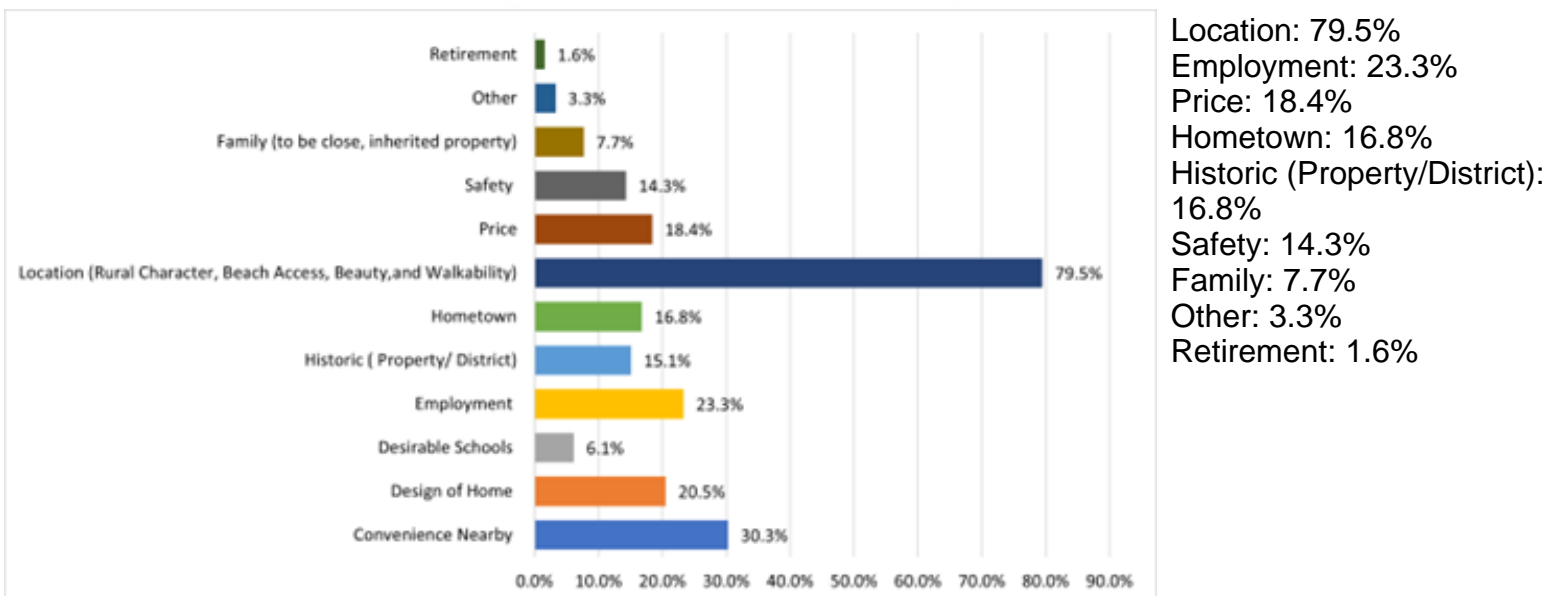
4. How long have you lived or owned property in Charleston County? (246 responses)



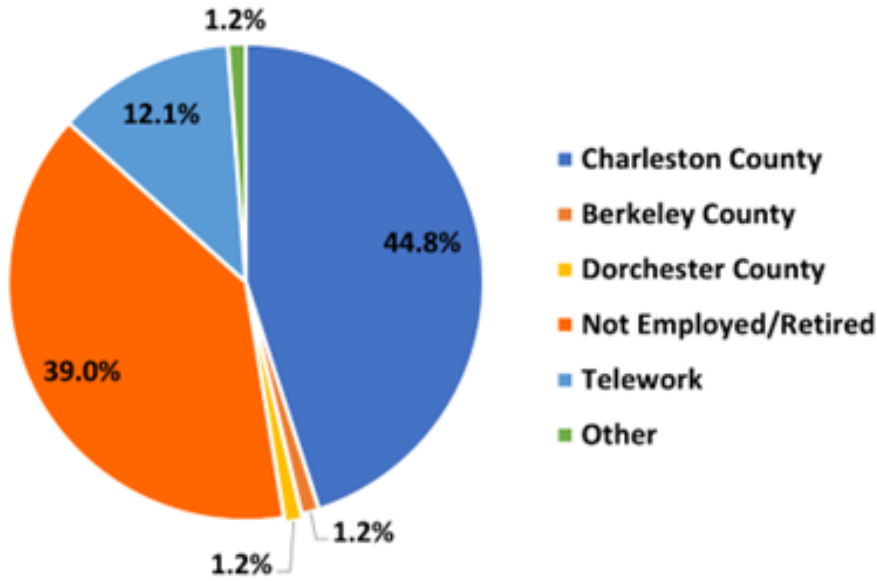
5. What best describes your residence or property in Charleston County? (select all that apply) (246 responses)



6. Why did you choose to live or own property here? (Check all that apply) (243 responses)

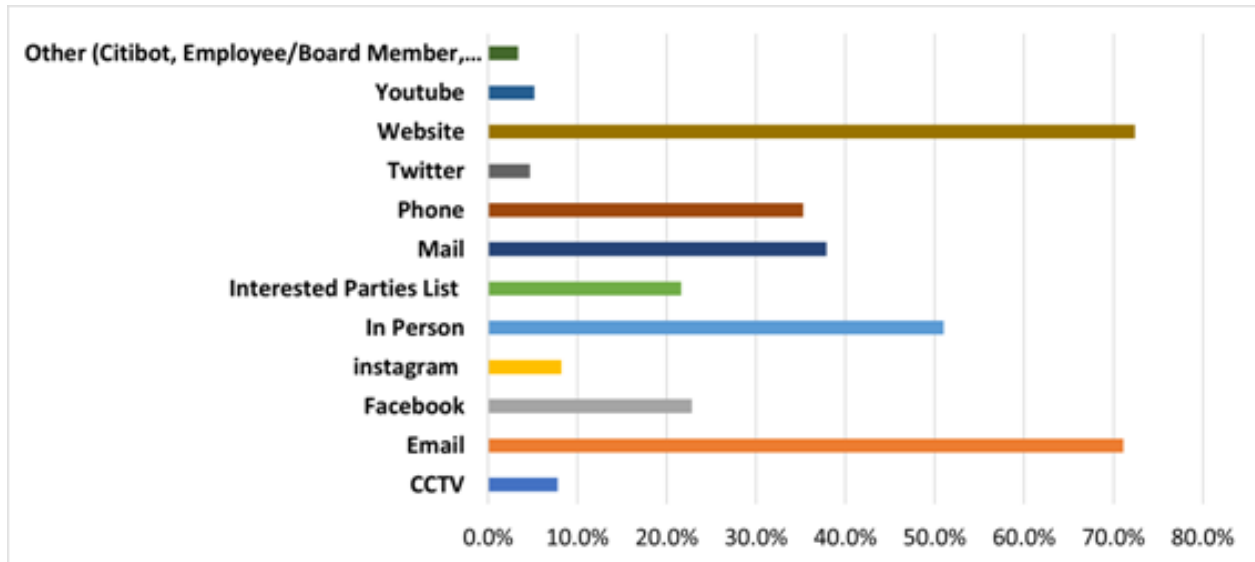


7. Where is the location of your work? (240 responses)



Charleston County: 44.8%
 Not Employed/Retired: 39%
 Telework: 12.1%
 Berkeley & Dorchester Counties: 1.2%
 Other: 1.2%

8. Select all the ways you interact with Charleston County Government: (232 responses)



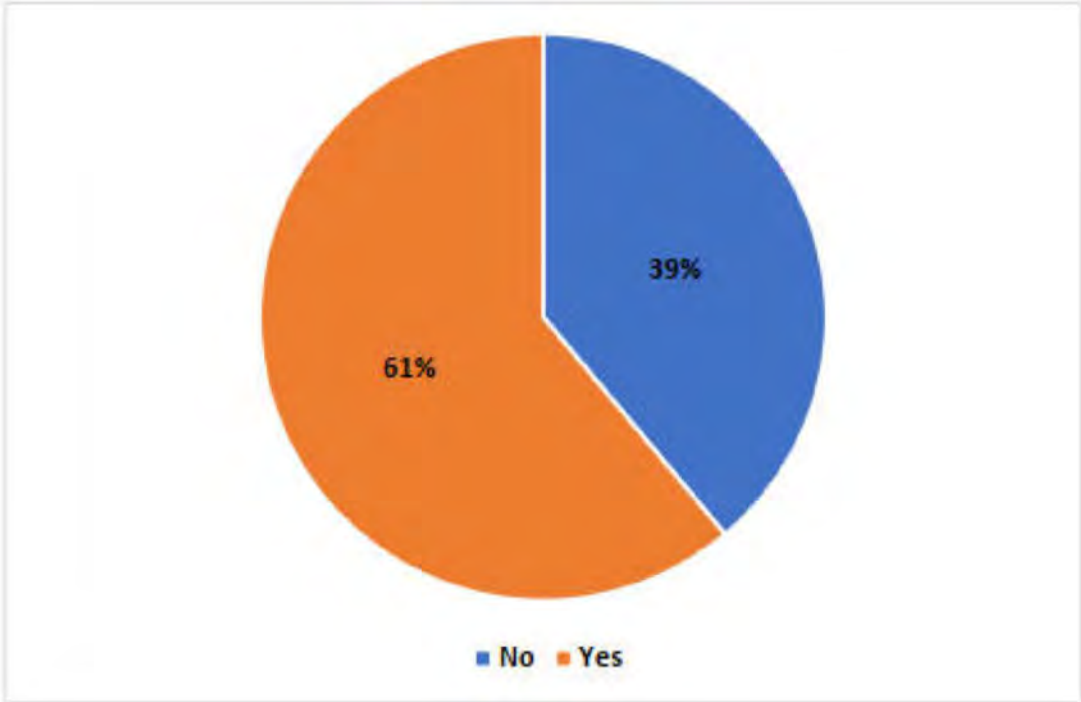
Website: 72.4%
 Email: 71.1%
 In Person: 51%
 Mail: 37.9%
 Phone: 35.3%
 Facebook: 22.8%
 Interested Parties List: 21.6%
 Instagram: 8.2%
 CCTV: 7.8%
 YouTube: 5.2%
 Twitter: 4.7%
 Other: 3.4%

Public Input Survey Public Comments

Chapter 2.1

Vision Statement

Vision Statement: Is this vision statement appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in green: Indicates comments that have been incorporated into the Comprehensive Plan Five-Year Review (the locations) of where the comments are addressed are included in ***bold, italic text***. These comments appear in the Five-Year Review in green text.
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration.
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Vision Statement

For Planning Commission Consideration	Potential Action
<p>1. re. this line: "and always respecting the rights of the individual, including private property rights." OMIT.</p> <p>2. re. this line: "These features contribute to the quality of life; therefore, the County should ensure that they are not lost." CHANGE TO: "ensure they are preserved and protected"</p> <p>3. re. this line: "The economic base of the County is shifting; as a community we should encourage diversification and growth." CHANGE TO "economic growth"</p>	<p>Change the Vision Statement as follows: Our vision for the future of Charleston County is tempered by its history. Charleston County is characterized by its natural scenic beauty, active waterways and port, extensive history, truly diverse culture, and vibrant business climate. However, our greatest asset is our people. All of these attributes contribute to its accelerating growth and development. As this growth continues, it is essential that the people embrace a vision for the County which respects the natural environment and traditional lifestyles and allows for responsible growth and quality development, with an emphasis on regional cooperation. While striving to enhance our quality of life, a balance must be maintained between fostering growth and development and preserving our natural and cultural resources, without compromising traditional values and settlement patterns, and always respecting the rights of the individual, including private property rights. Historically an agrarian community, expanses of land remain in some form of agricultural use. We should make every effort to support these activities for cultural, economic, and scenic reasons. This is in keeping with the vision of Thomas Heyward, Jr., a Charleston signer of the Declaration of Independence who said "...Agriculture is the parent of commerce; and both together form the great sources from which the wants of individuals are supplied..." Beaches, waterways, natural beauty, and historic resources encourage recreational activities and tourism. These features contribute to the quality of</p>
<p>I would like growth, in terms of population and what that entails (increased housing/building, roadways) to be strictly monitored and scaled back. Too many trees, green spaces, wetlands are being destroyed in the name of progress. We have unprecedented housing rates, flooding, traffic, litter, infrastructure issues as a result of a too rapid population growth. This is affecting the quality of life for those of us who have lived here for years.</p>	<p>life; therefore, the County should ensure that they are not lost.</p>
<p>Improving roads should be before growth. Growth with the infrastructure as it is just continues to make this a deadly place rather than accommodating growth.</p>	<p>The economic base of the County is shifting; as a community we should encourage diversification and growth.</p>
<p>1. The vision statement is good, needs focus beyond coordination and cooperation to a more deliberate, holistic plan to include infrastructure needs along with the massive development of homes and businesses. Infrastructure for roads, schools, power/utilities, internet service.</p>	<p>Regionally, major employers are the port, tourism, the medical industry, the government and military, agriculture, and increasingly manufacturing, specifically high tech manufacturing. As we support these economic activities and</p>
<p>As a community we should encourage smart growth that respects our culture and environment, and that restricts the growth to inside the Urban Growth Boundary</p>	<p>quality growth, coordination and cooperation among the various governmental entities must occur resulting in</p>
<p>Expand on what is meant by "traditional lifestyles" and "traditional values" or remove those terms, as they have become political and exclusionary.</p>	<p>improved service delivery, high quality development, and unity. This healthy vibrant community must look to the</p>
<p>As a community, we should encourage smart growth that respects our culture and environment and restricts growth inside the Urban Growth Boundary.</p>	<p>past, consider the present, and plan for the future in order to remain a superior place to live, work, and play.</p>
<p>As is, the vision statement you have is much too long. Vision statements must be quickly grasped, memorable and easy to repeat to someone else. One paragraph, with 2-3 sentences at most. You can certainly augment that paragraph with additional supporting bullet points - but you want the actual vision statement to be something every Charleston County employee and every Charleston County resident is able to recall and repeat - an "elevator" speech so to speak. You have a lot of historical and explanatory verbiage in the current vision statement. Shorten it up. Have it describe what the vision truly is for the county. Then augment it with your rationale separately.</p>	<p>Charleston County will promote and protect the quality of life for all residents by preserving and protecting our</p>
<p>I always thought vision statement was 1 or 2 sentences.</p>	<p>natural, cultural, and historical resources, prioritizing resilience and sustainability, ensuring that existing and</p>
<p>Decrease focus on tourism. Tourism seems to put money in a few peoples pockets, while decreasing quality of life issues for those living here. Note ownership of downtown historical property. Owners use for vacation homes only. Charleston is becoming owned by people who don't live here. Deter urban sprawl.</p>	<p>future development is coordinated with transportation and other community facilities on the local and regional</p>
<p>Growth should be balanced by preservation of natural areas, holistic forest protection, mass transit. Growth should occur without exacerbation of flooding by updating how and where we build. Social justice and affordable housing should be prioritized in further building.</p>	<p>level, addressing housing affordability issues, and maintaining the location of the Urban Growth Boundary.</p>
<p>Growth should not be a goal in itself. Growth should be limited in part by the infrastructure to support it.</p>	
<p>I believe the vision statement should incorporate some statement regarding improving the current (outdated) development patterns within the county that limit mobility. The city relies so heavily on bridges, and most of them are incredibly difficult to cross if you are not in a car. The bus system is also underwhelming. I believe that mobility for residents, especially poorer residents, should be a huge concern for the city government.</p>	
<p>I have been involved in the drafting of several business and non-profit Vision statements. This one is way too long! Shorten it to 1 or 2 sentences or a short paragraph. It should be inspiring! No need to justify it with historical perspectives.</p>	
<p>I feel it should more strongly reflect awareness of climate change, storm intensification and rising sea levels as part of the vision.</p>	
<p>I think there needs to be recognition of climate change and its impact on the county and the community. This is no longer a political issue, it's very real, and the cost of remediation will impact every aspect of the county budget for the next several decades.</p>	

I think that the first paragraph should avoid using 'traditional values and settlement patterns'. It sounds like a forced opinion, where I think replacing with, 'being conscientious stewards of our historical context', would sound more intentional and less alienating.

The second paragraph does seem like its avoiding a controversial conversation on historical agrarian practices. There is an opportunity here to sound more introspective here and address that although our community was founded upon unfair agrarian practices that continue to affect generations of our Charleston community today, we strive to ensure future economic prosperity and inclusivity for all members of our Charleston community.

I understand the challenge of having to acknowledge a lot in so few words, while conveying intentionality for how to guide Charleston into the future and garner support from the community. Great work on the vision statement and thanks for accepting feedback!

If you're promoting a diver culture and celebrating people I wouldn't quote Thomas Heyward - a slave holder who impregnated one of his slaves, head of one of the largest slave holding families in US history and ancestor of the writer of Porgy (a novel and later play known for racist caricatures)

In the final paragraph you reference changes based on the growth we have seen in Chas Co.I agree the county is changing as the tri-county area brings in new jobs and people. While this is good, I believe there must be greater effort to preserve the rural areas, historically black communities, and agricultural setting. If development takes those things away be it from housing or industry, they can never return. Losing those historically significant parts of our county will take away from the charm of Chas Co as a whole. The Urban Growth boundary must be preserved, historic communities and agricultural areas must be protected, any growth or expansion, especially of roads and commercial districts must take into account these areas into account and give a wide buffer.

Include a proper vision and plan for sea-level rise and an actual progressive plan for mass transit.

include in growth: continued diversification of small businesses, the importance of retention in cultural heritage, despite a fast paced growing environment the fabric of North Charleston should remain reminiscent with respect to the communities that have come before us to interweave into the existing fabric.

Include:

Charleston County will continue to exercise all efforts necessary to identify and preserve existing natural resources.

Charleston County will integrate building codes and zoning ordinances with local municipalities to ensure consistency for all developments. Eliminate the "doughnut holes" in Charleston County that allow developers to circumvent established codes and ordinances in local municipalities.

Instead of encouraging diversification and growth, ESPECIALLY in agricultural areas, it would be more appropriate that we encourage SMART growth that is limited to INSIDE the EXISTING Urban Growth Boundary. Growth is not bad, but needs to be thought out in logical ways with combined infrastructural improvements and not politically or monetarily motivated.

It could be helpful to mention resilience in this statement. It should be a focus in growth.

It must Include a goal of addressing the disparity of median income to increasing housing expenses.

Kiawah and Seabrook are large employers in this county. These communities provide employment for home repair services, landscaping, hotel and restaurant workers. There is no mention of this in the vision statement. The vacation and resort industries are an engine of growth for the county.

Less development.

Limit growth, limit development.

More emphasis on resource equality for marginalized communities (housing, transportation, jobs, food and medical access). More emphasis on transportation issues by investing in alternative transportation (bicyclists, pedestrians, bus, train).

More parks and the green belt should be enlarged.

More priority should be placed on the preservation of agriculture and the environment . You say "a balance must be maintained between fostering growth and development and preserving our natural and cultural resources." Being a good partner to business and development is important but shouldn't be the priority and if the goal is balance, you are failing. More emphasis should be paid to protection of culture and environment and agriculture. More emphasis should be placed on how to protect our natural resources and history in the face of climate change and rising sea levels. Be a leader in innovation when it comes to these protections. Allow only environmentally friendly building with credits towards innovation. Be an example for the country and the world. We are great when it comes to idea incubation and moving into tech so have this revolve around how we are going to use the future to PROTECT our natural resources, history and food supply. Stop clear cut and fill and build. Provide credits for redevelopment only not new build with responsible building supplies, renewable energy, community gardens, permeable surfaces.

Need more of an emphasis on preserving the land and access to water for public. Rapidly Charleston as we know and love is becoming a town of out of town elites. Once we lose our natural beauty and public access to water and parks it's gone forever. Developers are given priority to clear cut then fill and build to not only destroy that land but surrounding property through flooding and gridlock traffic. Charleston is rapidly losing what we all know and love about it.

Needs to acknowledge sea level rise. Every plan should consider sea level rise. If not, there will be nothing to plan for.

No new development on Johns Island. Charleston County has allowed over development for too long and done nothing to improve our roads. Johns Island is already and has been for a long time a death trap in the event of a hurricane. 526 is not the answer. Too many new residents and no road improvements to enable the current over population a means of evacuation. They have allowed over development at the expense of the citizens of Johns Island to further line their pockets and raise the price of housing to the point of making the residents who were born here including our young people unable to afford to live in their hometown. In addition to destroying more and more live oaks that are hundreds of years old and the history that goes with them at the expense of the locals. The result leads to land erosion and further drainage and flooding problems destroying the island. Who benefits besides city and county government? Johns Island never sees any of the initial tax money or additional tax money being spent anywhere and never on our roads. The county and the city will be wholly responsible for the loss of life not if, but when a catastrophic hurricane event happens. Johns Island should not ever suffer like the residents of Mount Pleasant and downtown from the gross negligence and greediness of overdevelopment by the Charleston County and City. It is the last area left with natural beauty that has not been completely destroyed by the city and the county of their own gain at the expense of its own local citizens. Stop building. Charleston is already over populated with unsustainable growth in a very fragile environment.

Please emphasize after your agricultural paragraph that preserving the character of existing rural communities is vital to maintaining a healthy balance of the County. Also, retaining the Urban Growth Boundary is an essential tool to preserve our rural areas. It would be important to codify the UGB.

Rather than "The economic base of the County is shifting; as a community we should encourage diversification and growth." change to "As a community we should encourage smart growth that respects our culture and environment, and that restricts the growth to inside the Urban Growth Boundary" (**Received five additional comments**)

Reference should be made here to encourage RESPONSIBLE growth. The current Urban Growth Boundaries should be maintained. Responsible growth must consider the environmental impacts of growth in ecologically and culturally sensitive areas - including, but not limited to impacts on local flora and fauna, flooding potential, the future impacts of climate change, and the loss of historic lifestyles and historically significant locations.

Because the lowcountry is an especially unique natural and historic area, the county's vision should necessarily emphasize the need for continued input from experts across all areas that are affected by growth. Professional naturalists, environmentalists, historians, and sociologists must be consulted in addition to builders, government entities, and chambers of commerce.

The Urban Growth Boundary must remain in place as it currently exists, without allowing development to slowly creep into sensitive and agricultural zones. Current zoning densities should also not be increased. All planning (economic, transportation, development, etc) should be looked at holistically, and not piecemeal.

Some type of talk about public transportation, reduction of car transportation.

somehow there must be a provision to protect forests, not just grand trees.

Take into consideration infrastructure needs for the existing and future development.

The County promotes sustainable growth and supports development that respects our natural, cultural, and historic resources. To ensure the viability and vitality of our community, and to enhance our quality of life, the County takes a holistic approach to conservation and institutes policies and practices that build community resilience.

The current vision statement is undoubtedly aspirational and typical of the way we might have thought about Charleston in the 20th Century. We have moved into an era where we need to be more concerned about our survival in the face of rising sea levels and changing weather. A much more proactive role needs to be developed that seeks to make us carbon-neutral and start to plan for growth based on substantial damage and displacement in the near term. We also need to address and be proactive in dealing with the core issue of equity, which has suffered greatly with the kind of platitudes of the previous planning efforts. (I think we need to partner with other places in the up(high)country and along the coast to help support each other in a time of increasing uncertainty, to say nothing of property values.) The natural environment is changing as well which needs to be studied and assessed constantly as part of an ongoing effort to manage change effectively. Our planning language needs to reflect that we are in an era of not so much trying to sustain what we have but adapting to inevitable changes and learning to survive - not just the privileged, but also our citizens and the very culture that the plan has so glowingly described. Time is not our friend here.

The growth model is broken. This county cannot sustain the level of growth we've seen in recent years. Turning swamps into apartment and housing developments while the sea level is rising and we're experiencing more storms is folly. Leave the natural areas natural so that future generations can enjoy it. If the roadways become too heavily traveled tourism will suffer and we will no longer be a place sought out to escape the rat race.

The growth needs to be slowed down. Too many homes, apartments and condos are being built and the natural beauty is being lost.

The phrase "The economic base of the County is shifting; as a community we should encourage diversification and growth" should be modified with specific language emphasizing "with explicit focus on providing the infrastructure" roads, transportation, schools, sewage and water, etc.," needed to support balanced and diversified and sustainable growth. Growth should be gated by appropriate prior development of this infrastructure and should be limited to the capacity of this infrastructure.

the statement must include something about being proactive when it comes to working and being able to afford to live in the county.

The statement should have a strong emphasis on infrastructure, which is currently lacking in many parts of the County. Infrastructure includes roads, water, sewage, drainage, educational opportunities, safety, expansive open spaces, strict building codes for residential buildings and commercial use. Johns Island is a perfect example of inadequate infrastructure meeting the demands of new residential neighborhoods. 526 is not a solution. Constructing that roadway will only exacerbate the existing problems.

The statement should indicate that though we will grow, we will do that wholeistically - within a smart overarching plan that is respectful of our history, culture, of the environment, focused on resiliency. A statement such as "As a community we should encourage smart growth that respects our culture and environment, and that restricts the growth to inside the Urban Growth Boundary."

The use of the "dog whistle" terms "traditional families" and "traditional values" in a public vision statement in this day and age is Christian-centric and homophobic. How does one "protect the right of the individual" when only those individuals considered "traditional" or who support "traditional values" are specifically protected?

Another tired "dog whistle" term "respecting the rights of the individual, including private property rights." sounds profound, but the phrase is actually meaningless. Private property rights flow from and are subordinate to sovereign public property rights held by the people of Charleston County. If this were not the case, the people of Charleston County could not restrict the private use of land and the concept of eminent domain could not exist here. Validating Libertarianism or any other partisan philosophy in the vision statement is inappropriate.

Of all the people who could be quoted on the subject of agriculture, why was the opinion of one of the largest slaveholding families in US History chosen for this vision statement? Why not that of his grandson, Congressman Thomas E. Miller? Congressman Miller, whose enslaved grandmother was impregnated by Heyward, was the first President of The South Carolina Agricultural and Mechanical Institute, now known as SC State University. Heyward merely owned land. Miller's family was responsible for its agricultural production. Miller's life experience and example are far more valuable to us today than the life experience and example of an uber- privileged white guy from 250 years ago who never worked a day in his life and enslaved hundreds of people.

The vision has a tenuous link to policy, and even less connection to the decisions made in the county. It amounts to window dressing for bad policy for residents. There is NO cognizance as to the changing landform uses from a changing climate. No planning for future water heights wrought by long-term climate changes to make an affirmative to stay here. The taking of natural protective systems is replaced with inferior partial solutions such as hokey drainage and stormwater controls. Failure to conceptualize the entire portfolio of the existing undeveloped and protected portfolio, add to it strategically to protect people living inside the urban ring that is ignored by the county focused on roads but not drainage. Flooding is regional and the BCD counties need to decide where the excess water is to go giving the question a blind eye.

The fraud and failure to end the Mark Clark Expressway (used as a hostage to forestall other needed road improvements to garner support for a highway that the county taxpayers cannot afford), must end. The focus can be given to the development of the ground transportation system that includes a viable emergency off-ramp for James and Johns Islands.

The elected officials have failed to learn important issues related to the long-term interests of the taxpayers.

I could go on but I won't.

The vision need to emphasize the vibrant port, medical technology, and other economic boosters that have come into the area. The vision right now is overly wordy and should be limited to one paragraph. Its great to go over the history of the area, but that is not a vision. A vision should focus on the future of the area, not emphasize the rural and agricultural past.

The vision should be grand and taking large leaps into future. Something that when companies are looking for placement they get excited about for their future as well.

The vision statement feels like it's swimming in platitudes with lots of lists and run-on sentences without actually expressing a vision for the future. This makes it feel logorrheic and overwrought. If the platitudes were removed, along with empty phrases like "traditional lifestyles", "quality development", and "traditional values", the statement would basically say that there's a bunch of ongoing pressure for new residential construction in our region and that our recent development patterns to meet the construction demand have eroded our distinctive sense of place.

Historic buildings downtown are disappearing through "demolition by neglect". New developments are in the form of classic suburban sprawl which strains our transportation network just so that people can live on a 0.25 acre of grass. So we allocate our budgets to building wider roads or plowing roads over wetlands. Then as the wetlands disappear, we have to build new stormwater infrastructure to replace them. I would suggest that, instead of highlighting private property rights like we're a bunch of Texas ranchers, we highlight compact building patterns, preservation, and access to scenic locations that have made our county worthy of tourism and that we work to shift the way that we travel so that we don't pave our way over our sense of place. So, my suggestion for the vision statement is to more clearly and succinctly identify a problem and then actually state our solution to addressing it.

Also, our county's primary form of agriculture is sand mines, which have nothing to do with historic farming patterns in the county. While preserving plantations and using them as an opportunity to discuss slavery and the area's history, I don't think they represent our vision for the future.

The vision statement moves in the correct direction, in my opinion, but is not strong enough. It should entail a recognition of the effects of global warming and rising seas. Development on Sea Islands and other coastal area should be scrutinized for its effect on the environment as a whole now and in the future. rather than fight rising water, we perhaps should be retreating from it. Monitoring and improving the health of marshlands should be a priority.

The vision statement overall seems well meaning, but is incredibly vague. I know a vision statement isn't all encompassing, but what does growth mean? What does preserving natural beauty mean? Because from the looks of someone who has lived here for almost 10 years, growth means destroying natural beauty. Downtown is practically impossible to navigate for all people (pedestrians, wheelchair users, cyclists AND drivers). I live downtown because I work downtown and commute by bike. I have been hit by a car more than anyone should (no one should be hit by a car ever) because downtown is the absolute worst place for cars. I also don't understand how preserving natural history while focusing on building new apartments, subdivisions and extension to highways makes any sense. All of the new apartments being built are WAY too expensive and all of this is creating horrendous gentrification. I moved into an apartment downtown not knowing it was affordable housing until we got there. EVERYONE who has lived there for 20+ years were asked to leave so their apartment could be remodeled into "luxury apartments". All of these people were people of color. Keeping in mind that infrastructure can create segregation. Example: Septima Parkway. So many people of colors homes were lost for cars. Now they keep being pushed off of the peninsula and out the area. That is NOT preserving natural beauty, that is racist.

The vision statement says nothing about pedestrian and biking transportation or safety.

The vision statement should include language addressing affordability and access to transportation.

The Vision Statement wants to be two different things. It speaks of both economic progress and associated transportation efficiency, as well as preserving agricultural and settlement community uses. Unfortunately, the County's actions do not value either. Economic progress in our region seems to come mostly in the forms of public bailouts (tax breaks) and public investment in destructive highways to the alleged benefit of industry. Those same destructive highways then negatively affect settlement communities and the environment, all in the name of progress over history. I believe the project team needs to take a very hard look at how this Vision Statement has played out, and determine what the real vision of the County is going forward.

There is no mention of the need to improve infrastructure. Development has far exceeded the available road infrastructure. It was originally believed that improved roads would encourage/allow development. The roads were not improved/expanded and development took place anyway. The population of John's island has more than doubled in the past 10 years with no expansion or improvement of the roads. This needs to be a priority and should be a part of the mission statement.

Third paragraph: Beaches, waterways, marshes, wetlands, natural beauty, and historic resources encourage recreational activities and tourism. Our lifestyle, public health and economy depend on clean water and functioning wetlands, and responsible planning for growth must safeguard this.

This is a very business and land oriented vision statement. We need vision that applies to the people that live here and their daily lives, not just the property they own or where they work. We need vision for quality of life, for equitable mobility, for diverse community opportunities.

This is largely appropriate, but needs more focus on responsible development and having infrastructure (roads primarily) catch up to be able to meet the current needs of residents and businesses as we move through the next five years.

This is mostly right, but there needs to be a focus on multimodal forms of transport: biking infrastructure, public transportation...in general ways to get around the county without being in a privately owned car.

This should include preservation of natural resources, limits on population density, and consideration of traffic before new construction is approved. Rather than "The economic base of the County is shifting; as a community we should encourage diversification and growth." change to "As a community we should encourage smart growth that respects our culture and environment, and that restricts the growth to inside the Urban Growth Boundary."

Vision Statement for Charleston County Government: Rather than "The economic base of the County is shifting; as a community we should encourage diversification and growth." change to "As a community we should encourage smart growth that respects our culture and environment, and that restricts the growth to inside the Urban Growth Boundary."

Land Use Element: Change to: Protect our cultural and natural resources while accommodating smart growth that respects the unique character of the County, promotes economic opportunity, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities.

Economic Development Element Goal: Change to: Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for County government services and facilities.

Natural Resources Element: No change.

Cultural Resources Element Goal: Change to: Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) shall be preserved and protected from potential negative impacts of growth and development.

Population Element Goal: Change to: A socioeconomically diverse and growing population shall be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to resident who earn less than 120% of the Area Median Income.

Housing Goal: Change to: Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities with special emphasis for those earning less than 120% of the Area Median Income (AMI).

Transportation Goal: Change to: A transportation system of public transportation, roads, and multi-use paths that is highly coordinated with land use patterns and community character through a high level of interaction with the community. The level of service shall be based upon a complete streets approach and shall support a high quality of life and economic development.

Vision Statement for Charleston County Government: Rather than "The economic base of the County is shifting; as a community we should encourage diversification and growth." change to "As a community we should encourage smart growth that respects our culture and environment, and that restricts the growth to inside the Urban Growth Boundary."

WAY too wordy. Seems odd to start off with a disclaimer.

We do not need to focus on growth. in fact, we need to focus on scaling back. We are too full. We cannot sustain the influx of people, the high density housing going up on every corner and the subsequent flooding that comes with it. Our wildlife are losing their corridors and wildlife-vehicle collisions are everywhere. Downtown is becoming just one big hotel. Every event is oversold with too much traffic, too little parking, and too long lines for bathrooms and food. Trees are being clear cut at every corner. Cost of living is increasing so rapidly, only chain stores and restaurants will be able to survive downtown. We are steadily losing our charm. This is not the Charleston I knew when I came here in 2006. I get a pit in my stomach with every new "growth" construction I see.

We need to slow down the growth and building on Johns Island and bring it back to the peaceful way it used to be.

We should encourage "smart growth that respects our culture and environment and restricts the growth to inside the Urban Growth Boundary."

What the County has presented as a Vision Statement is more of a rambling epistle of nice sounding words with no substance.

A vision statement is a formal declaration of an organization's future goals. It puts forward a basic, pure future scenario. Stating what the County wants to become and what it wants to accomplish. It is intended to guide decision-making within the business.

Vision statements outline long-term goals over a long-term time frame. They look toward the future and bring guiding purpose to business activities. Above all else, a vision statement is an internal tool. It does this in one or two sentences.

The County would benefit from a total re-write of a proper Vision Statement.

When assessing the plans and needs of the next 5 years, climate change must be addressed specifically and emphatically. We have much to lose here and saving green space and limiting development in flood zones are critical. Pollution of our waters by port users (specifically plastic) cannot be considered acceptable when balancing the benefits of port users and local manufacturers.

While I agree in principle with the Vision Statement I believe there needs to be a reference to managing the growth in the County to match the infrastructure & services that are present and or planned for.

Would like to see something that speaks to vision of a more multi-modal transportation system and pedestrian oriented built environment.

Wow that's long! Narrow it down!

You must put more emphasis on private property rights, without which no other "rights" could/would exist.

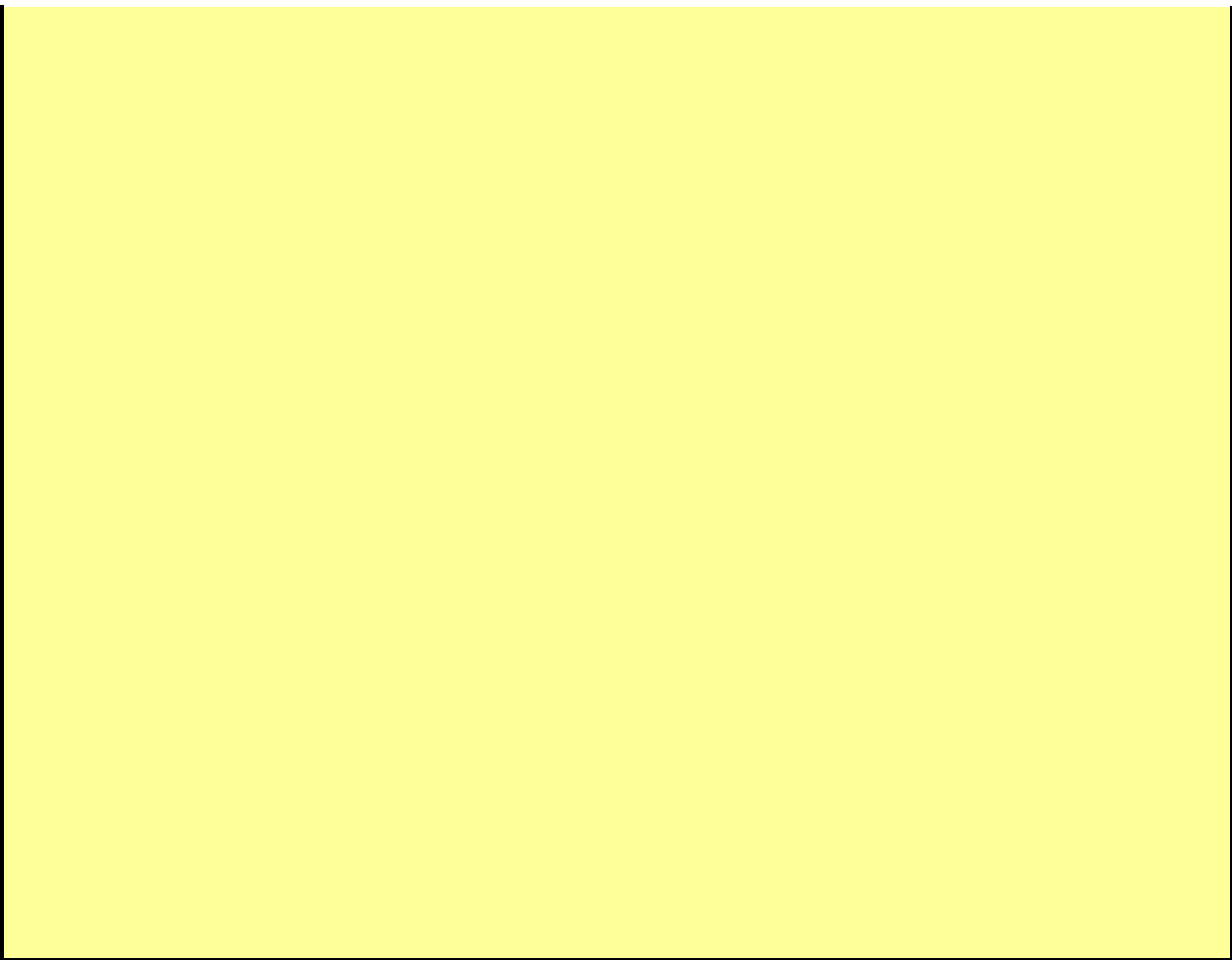
You need to address the road infrastructure as part of the growth. Especially to the beach communities of Seabrook/Kiawah and Johns Island. The growth is out of control with little if no plans to upgrade the roads from Maybank out to the islands

You need to provide infrastructure and roads before allowing more development not the other way around!!!

You say that the people are your greatest asset yet in our 15 years here we have seen a complete lack of interest in improving our roads to make them SAFE. Main road is a 1930's farm road which completely shuts down multiple times because of accidents. No turn lane, no shoulder to pull off etc. Charleston county has approved about a dozen new developments on Johns Island yet little attention is paid to moving "your greatest asset" from Johns Island to their places of employment. We all dread the inevitable hurricane and the complete disaster that awaits while trying to get off Johns Island. Love your people MORE than the live oaks along main road, cut them down widen the road, improve sight lines, stop pretending it's rural out on Johns Island, it's packed with people and cars! You do not have to have a masters in urban planning to see that the Vision Charleston county has had is to increase their tax base, take in more revenue and avoid any infrastructure work necessary. A very disappointed and frustrated tax payer!

you wanna manage and control, but then throw in the statement about respecting property owners rights. slippery slope.

Your vision should not be to develop every square inch of Charleston. The end result of your vision results in overdevelopment by out of town developers without any investment in our roads or infrastructure. This is a very fragile environment which you have not taken into account. By overdeveloping every square inch with no apparent coordination with the residents or the county or city. These are the constituents that the county and the city are supposed to represent. The county and city become the problem and not the solution. Overdevelopment is pricing and taxing the current residents out of their homes while touting affordable housing that no one wants or the poor can afford. The county and city would rather destroy the very thing that tourist come here to see by removing all the grand trees and forest. Charleston is tired of the endless houses and bringing in endless numbers of people to live here who also have no respect for our town or its long term inhabitants. What about your precious climate change? Does that mean overdevelopment and destruction of sea island and farms? From past and current actions it does.



Other Comments

"Affordable" housing is a Section 8 boondoggle. We don't need more government dependent residents. If you need subsidized housing, you can't afford the house or maintenance. Public transportation is another waste of money. Improve and maintain the roads.

Entirely too much destruction of wetlands and local environment!

Growth is out of control through out the county. Land costs along with structure costs are exceptionally high. Even worse is the lack of planning and keeping pace with the rapid growth. Roads need to be added. The 526 extension is a joke and can't possibly be an asset to Johns and James islands. Politically motivated planning.

I don't believe there is a cohesive plan. Just spotty development full of "in-fill" projects. Would prefer to see communities connected.

I think the Vision Statement is noble, but it doesn't stand a chance with the developers, the Metro Chamber of Commerce, and local politicians, all blinded by their greed and ignoring the wishes of the taxpaying citizens.

In rural areas such as Johns Island, a minimum lot size should be enacted. No more than one dwelling house per acre is typical in other parts of the country.

Specifically address issues regarding Heirs property.

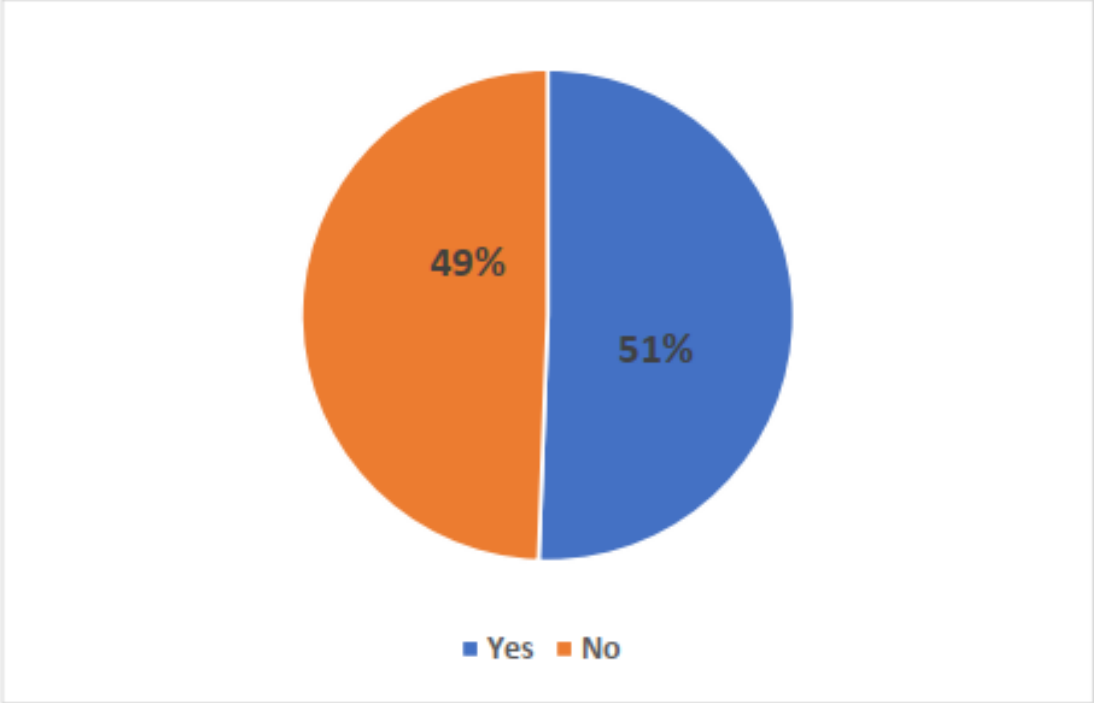
The statement has all the appropriate words to influence a large percentage of the population that doesn't pay attention to the nefarious underlying plan that charleston county officials have agreed to with developers.

There should be a cap and/or moratorium on corporate and residential growth, especially in the more rural and agricultural areas of the County, until infrastructure supporting such growth can "catch up". This would be one way of responsibly managing growth. Another way to manage responsible growth would be to nullify any rezoning and/or approved project applications (I.e. building, expansion) that have not been completed within 2 years of approval, and require those entities, which have obtained such zoning changes and/or approvals of their applications, to resubmit all applications and zoning requests for reconsideration and reapproval. NO RUBBER STAMPING THE REAPPLICATIONS! Potential changes to the subject areas will necessitate the reexamination of the resubmission as though it was a new/original request.

Chapter 3.1

Land Use Element

Land Use: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in green: Indicates comments that have been incorporated into the Comprehensive Plan Five-Year Review (the locations) of where the comments are addressed are included in ***bold, italic text***. These comments appear in the Five-Year Review in green text.
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration.
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Land Use Element

<u>Already Addressed in the Comprehensive Plan/Five-Year Review</u>	<u>Location Addressed</u>
Add a goal to address sea-level rise and add multiple strategies for mass transit systems.	T17, T20, RE1, and RE2
Again, we should not be focused on growth. What's to be done about the failing infrastructure that already exists? The peninsula floods during an average rain or high tide. How are we going to manage the ever-increasing flooding? We need to focus on better infrastructure and quality of life, not growth which will only make the flooding worse.	RE1 and RE2
Charleston, particularly with the seasonal flooding and the distinct geographic limitations, should be separated into rural and urban areas. I believe that developing an d accommodating more cycling within the city areas will be improve the quality of life and public safety/welfare. There are large (apparently unused) tracts of land with great potential for pedestrian pathways, bikeways.	T15
Conservation science and technology is changing, and the plan does not include any acknowledgement of this in the application to minimize environmental impact. Approaches such as Nature Based Solutions should and must be a critical element for the 5-year plan. Additionally with the sprawling development ongoing in the area the plan should commit to studies which address the loss of critical habitat prior to future development approvals, again the plan in silent on that. Concern is decisions need to be based on informed decisions. Also, I do not see where integrating and working with Land trust, conservation organizations, and the like - while there is reference to property rights - a single individual voice is often not enough to ensure the intent and spirit of the vision isn't overrun by industry and developer influence and these organization play a critical role having resources and outreach to ensure local landowners are	RE1 and RE2
Coordination should include the Charleston County School Board so that new schools can be part of a master plan for traffic and location. A bullet that perhaps recognizes that in some areas, further development should be halted would allow for areas like John's island to reset.	PI12
Create roadways BEFORE building housing (or commercial, retail).	T6 and T7
Density Bonuses are not applicable on Edisto Island - Please revise to make that clear. Also - Please make preservation of Rural Areas emphatically evident as paramount.	LU3 and LU5
Growth should also be coordinated with traffic and road considerations, including pedestrian and biking linkages.	T15
Holistic Land Planning: Land planning and transportation infrastructure planning must be approached as one combined, holistic effort rather than two disjointed efforts.	T7
I am not sure why there is a goal of property rights protections, that should be standard business not something to be sensed of as an achievement. In addition, it will increasing become at odds between strengthening the urban growth boundary and property rights. When this happens the good of the community needs to override the desires of one individual. The strategies themselves are very good and should be followed, however in practice it seems that the County still allows for sprawl and development past the growth boundary through allowing the rural communities to expand their boundaries. A growth boundary will only be as good as the communities past it, with the expansion of Ravenel, Hollywood, and Awendaw it will be a legal route to circumvent the goal. The County should partner with developed municipalities on a rural to urban TDR including the rural towns/cities so they can profit from the land around them.	LU5 and NR6
I believe that more should be done to create bicycle access throughout the county. I live on James Island and have tried to bike and walk along Riverland Drive and it is a dangerous nightmare. Just trying to cross Maybank at Riverland was almost impossible. Riverland is a beautiful passage that leads to an elementary school and the public library. It is shocking to me how little safe bicycle access that there is in the county. It should be a priority.	T15
I dislike the term "accommodate growth." It's far too passive. I feel that Charleston County needs to proactively manage growth. Our county's current population has surpassed the needed infrastructure and thus the quality of life for many has suffered. If, indeed, the county's management is intent on honoring the agrarian heritage of this region, then limiting growth is the reality that faces us. Yet too frequently we see massive housing projects permitted with no changes to roadways and no new hospitals or schools or other necessary services for this increasing population.	LU7, PI10 and T6

I think we should focus on more mixed-used zoning within the SGB to accommodate for increasing population and growing popularity of walkable neighborhoods.	LU4
Keep more native vegetation in new subdivisions. Sea Island Preserve, Johns Island, an example of a joke of "preserving" nature. Clear cut land for homes, building retention ponds rather than working with existing topography to build houses with curving streets to	NR1 and NR3
More parks and enlarge the green belt.	NR5 and CF13
Needs to include verbiage on environmental sound and protective growth. We should be requiring new growth to include environmental protections (especially water run off/ponding from land fill and the filling of marshes for new growth).	LU1 and LU2
Reduction in land use dedicated to car transportation.	T17
Storm surge mitigation should be considered at every step. We have to plan to live with water. Listen to chief Resilience officer and put plans and rules in place.	RE1 and RE2
The growth of the residential and commercial has taken a large chunk of beautiful, pristine parcels of land and turned them into concentrated concrete structures that impact the beauty of the county. The issues of flooding with mass residential development is evident in all locations. Without a concerted effort to preserve forested areas and making the builders construct developments that	LU1, LU2, and LU3
<u>For Planning Commission Consideration</u>	<u>Potential Action</u>
Change to: Protect our cultural and natural resources while accommodating smart growth that respects the unique character of the County, promotes economic opportunity, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities. <i>(Received 13 separate comments)</i>	<p>Amend the goal statement as follows: <i>Protect our cultural and natural resources while accommdating smart Accommodate growth that respects the unique character and landscape of the County, promotes sustainable economic opportunity, fosters resilience, respects private property rights, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities., but protects cultural and natural resources.</i></p>
Accommodate growth that respects the unique character and landscape of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities while protecting cultural and natural resources.	
The Goal itself is untenable: to "Accommodate growth that respects the unique character of the County" and "promote economic opportunity" and "protect cultural and natural resources" is directly at odds with itself. When financial interests oppose environmental	
I believe it should more strongly reflect that the protection of cultural and natural resources includes responses to threats posed by climate change.	
I think something should be added about addressing climate change. We are sprawling all over our sea islands instead of allowing dense or planned development to occur. This is flooding out existing residents and homeowners and leaving us vulnerable during hurricanes	
I think the goal needs to include taking likely impacts from climate change into account to mitigate future economic impacts from disasters (e.g., flooding, hurricanes).	
Personally I am concerned with the density in the whole Tricounty area. Over development is and has been an issue the last two decades. I believe that we need to slow our growth down to better accommodate the public currently living here. Our roads are extremely congested from West Ashley to John's Island to Mount Pleasant and beyond. Please consider these factors which impact all of us on a daily basis and make our lives more complicated and stressful, especially when you coordinate with the State DOT and in setting Urban and Rural Growth boundaries. Thank you for your consideration.	
Protect our cultural and natural resources while accommodating smart growth within the Urban Growth Boundary that respects the unique character of the County, promotes economic opportunity, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities. All planning (economic, transportation, development, etc) should be looked at holistically, and not piecemeal.	

Protect our cultural and natural resources while accommodating smart growth. Respect the character of the County, coordinate with transportation infrastructure planning.
Protecting natural resources should not be last on the list. It should be first and growth should be last. Growth rate has happened too fast.
Respect private property rights, but not at all costs. Private ownership has gotten the Lowcountry into flooding trouble.
Restrict growth instead of accommodate growth.....developers continue to find loopholes to allow for destruction of natural areas without benefit to neighboring owners.
The Goal of the Land Use Element should be to direct the orderly growth and development of the county through community and stakeholder collaboration in making predictable, fair and cost effective development decisions. The focus should include strengthening and directing development toward existing communities, promoting the efficient use of existing infrastructure and emphasizing efficient sustainable building design, creating a broad range of housing opportunities and the creation of safe walkable neighborhoods that offer a variety of transportation options. The process should result in the creation of distinctive, attractive communities with a strong sense of place, the preservation of farmland, natural beauty, critical environmental areas and publicly accessible open space.
The land use element goal is an oxymoron. Development patterns that accommodate growth, promote economic opportunities, and respect property rights have not been protecting cultural and natural resources in our county. We need to make a change so that the next ten years of development don't look like the last ten years. Instead, I suggest that our land use element goal should say that we would like to preserve our historic building stock and construct new buildings that are worthy of preservation. But to do so, we have to allow for more compact development that's directly coordinated with the transportation system and explicitly avoid intrusions into wetlands. This is what you have written as the "Land Use Element Needs" and as the strategies (which are great!), so let our goals reflect those needs without the lip service to the other stuff.
The phrase "is coordinated with" is too weak. Should state "should be constrained by and limited to that which can be sustainably supported by the infrastructure and facilities."
This statement should prioritize limiting the environmental impacts of development. Yes private landowners have rights, but they must be made to recognize that they cannot act in a vacuum and must be required to adhere to strict guidelines that protect the environment.
Accommodate smart growth that respects the unique character of the County, promotes sustainable economic development, respects private property rights, protects cultural and natural resources, retains the current urban growth boundary, and fosters climate resilience.
I'd like to see mentioning of connectivity between communities, and the element of providing different modes of accessibility to local amenities (safe, connected biking & walking paths in more existing & future neighborhood.)
It's important to have our infrastructure built before any high population construction sites become finished and occupied. Traffic is a major problem for our first responders to achieve their goals and assist our residents when requested.
Land Use guidelines should include impacts on current infrastructure, mainly roads and increased traffic problems. These should be addressed BEFORE the land is altered. I would also like to see rising sea levels considered more prominently in planning.
Land use must be tightly coordinated with transportation infrastructure planning. Developers must provide updated access to the new communities they are building, not rely on taxpayers to fund that access.
Need a road system capable of handling the increase of traffic.
No mention of creating/improving road infrastructure which is currently insufficient.
Residential development projects are being approved on Johns Island without the necessary road infrastructure in place. This is already a clear problem which seems to be ignored as new developments are approved. Who is in charge? I think it is the developers.

Same as above plan and complete roads and infrastructure before granting excessive construction permits.
Similarly to the vision, economic development is far outpacing the vital infrastructure needs. Its clear to all that the development is first. We also need to focus on quality, affordable housing for all levels of our population.
Single family homes and multi-dwelling units are being overbuilt on Maybank Highway, Bohicket Road and River Road. These roads CANNOT handle the amount of traffic that the housing developments bring. Side roads such as Chisholm are taken to avoid traffic backups but housing developments are also now planned for these roads as well. STOP building housing units and solve the traffic congestion. The housing developments are cheaply constructed and are ruining the beauty of land and the environment.
Stop building homes if the infrastructure cannot handle it. Traffic is insane on Johns Island
The County has completly botched the development of Johns Island along Maybank Highway, from the Gellegetis Bridge to both River Rd and Main Rd. Unfetered development of neighborhoods without conmesurate development of infrastructure has led to traffic and safety nightmares that have had serious secondary consequences to the residents of Johns Island. This is all derived from City/County led tax base expansion policies with eager financial 'support' of developers, sadly many of them local. "During the 2003 Five-Year Review of the Plan, the Suburban/Rural Area Edge was moved from Brownswood Road to Main Road on Johns Island, placing more of the County in the Urban/Suburban Area. An application to move the Suburban/Rural Area Edge back to its original location was approved in 2004. "
The county needs to step up on the poor highways. The extra traffic due to the growth leads to more deaths and significant loss of productivity while waiting in traffic.
The language if far too vague with respect to real limits imposed on development related to the infrastructure support that government provides. Specifically, development, whether business or residential, must be accompanied by some entity (government or private) providing tangible physical infrastructure, i.e. roads, overpasses, etc. to ideally precede development. The area is already far behind in road expansion for the developmtn that has occurred, with the resulting gridlock.
There needs to be a stronger emphasis on development that encourages alternative transportation, e.g., mass transit, connects neighborhoods via bike and walking paths, not just main roads, and landscaping that uses native plants.
We do not currently have the infrastructure needed to support the development that exists today and overdevelopment robs us of the rural character we want to maintain. Those issues conflict with 2 of the bullet points in Land use: Preserving the rural character of the County; Encouraging compact growth where infrastructure already exists.
You're trying to accommodate urban sprawl which is the main cause of 99% of the issues we're struggling to deal with. Encourage density, walkability, and preserve the undeveloped land left.
Must make biking safe and connected to parks, shopping and downtown Charleston.
A water first approach to land use should be taken. Water knows no boundaries and topography should be a large consideration in allowable land use.
Discontinue residential and commercial development of low-lying areas as identified in Dutch Dialogues analysis
holistic forest protection. Growth should occur without exacerbation of flooding.
I believe they are allowing too much population density in new housing developments and allowing too much development. New housing developments should not be allowed to have zero lot lines and should be required to have more green space. There is too much concrete which is contributing to flooding issues.
Include language on preventing flooding by changing how and where we build.
Language should be added to ensure the county accommodates growth without exacerbating flooding by updating where and how we build. Nature based solutions, green infrastructure, and improved site design should all be incorporated to reduce the flooding and water quality impacts associated with land development.
Please ensure the county accomodates growth without exacerbating flooding by updating where and how we build. Use stronger language about land protection.

Amend Strategy LU4 as follows: Continue to coordinate land use patterns with transportation, housing, employment and retail development to encourage compact growth in already developed areas, and infill existing vacant sites inside the Urban Growth Boundary, *requiring pedestrian connectivity between communities and local amenities, and ensuring that the infrastructure required to support development, including public transportation systems, is in place prior to development approvals* .

Add a new Land Use Element strategy as follows: *Investigate the feasibility of limiting development in areas prone to flooding.*

Recognize that there are inappropriate areas for growth due to ecological sensitivity and impacts of a changing climate, such as sea level rise. Safeguard these areas from growth and development while promoting low impact, sustainable growth in areas that are more appropriate.

The goal and strategies are still valid, but the link between land use decisions and provision of adequate infrastructure, including drainage and multi-modal transportation alternatives, needs to be strengthened, and the environmental suitability of areas in which development is proposed should also be given more weight.

The housing development growth along River Rd from Maybank to the Ocean and along Main and Betsy K is uncontrolled. Hundreds and hundreds of new homes and the same road infrastructure. More areas taken away to hold/absorb water from storms. This needs to be addressed.

Other Comments

1. Encouraging compact growth where infrastructure already exists; and Providing guidance for the location, character, and intensity of land uses... The Unincorporated North Area, HWY 78, has massive amounts of industrial and commercial growth that shows no amounts of coordination. The Charleston County does not remember that this area has residents. No road improvements, P.D.'s being approved next to each other, on a 2 lane highway.....

All your visions, goals and strategies sound great on paper but you are not following your own guidelines. Growth on Johns Island is totally out of control and must be slowed or stopped until the roads catch up with the population explosion!

Areas currently with limited development should stay that way, particularly where they are zoned agriculture.

Change to "Manage growth" emphasis; also respect property rights "within the framework of managed growth". Currently an appropriate Land Use Goal with dynamic strategies that are regularly not followed by leadership decisions and code amendments thst give wiggle room to case by case land use requests or uses that overstep the spirit of the Comp Plan strategies.

Development along Main Road and Maybank Highway is too much. It is difficult enough to travel along those roads without increasing the commercial traffic. Much more needs to be done to make sure areas like Wadmalaw and Edisto remain protected from the commercial sprawl. We are losing what makes Charleston County such a unique and special place to live.

Do not allow people to build more than one residence on a single family lot and pack people into a small space. All people need grass and trees for their physical and mental health.

Do not promote economic opportunities. Only encourages national, international investors.

Do not provide density bonuses in rural John's Island in this statement. Institute a building permitting moratorium on John's Island until road improvements are completed as planned.

Five years is much too truncated a time frame to provide a plan that protects people, their assets and the county's future tax revenue streams. The climate responses require a 15-20 time frame. The county leaders are myopic to the underlying changes.

Focus more on avoiding sprawl and increasing density.

Growth management.

How can you protect cultural and natural resources if you allow jouse to be built every where.

How does this goal, as written, promote density in the appropriate areas, affordable housing, and equitable mobility? It seems like it lists out elements that tend to conflict with one another, rather than compromising to accomplish appropriate land uses.

If respecting the unique character means not cutting trees that are clearly a hazard and impeded progress then this plan has problems. Roundabouts which save lives and solve traffic problems are delayed or not installed because of trees. Listen to design engineers gather then emotional citizens.

In LU10 of the document... higher densities should not be granted if current traffic issues are not completely resolved FIRST! Best example is the Main Rd./Bohicket/Betsy Kerrison mess.

In LU2-re rural and agricultural oriented commercial uses in nodes at major intersections - these intersections would need to be studied and limited to what the current zoning would allow.

Include enforcement of zoning laws that protect agricultural land by not approving exemption requests of developers. Include no building on wetlands and protection of heirs property.

Limit growth at once.

LU 13 and LU 14 should be top priorities. The growth boundary is also important, but more emphasis needs to be on making sure that the residents within the growth boundary are able to afford to live within that boundary. Low income lower/middle class is what the tourisms backbone runs on. Those jobs are downtown on the peninsula, Daniel island, mount pleasant and the people that makes tourism what it is can't even live close to their jobs. They live +45 min out, have to wake up two hours early to catch a bus or sit in traffic for 3 hours and arrive at work with no parking. Within this growth boundary I haven't seen any infrastructure or land use that is for the poor in the area. The ultra rich get to live in mansions downtown while the person serving them their meal just drive two hours to work and is running to switch their meter every two hours.

LU 5 leaves the door way too open to change the Urban Growth Boundary!!! Seemingly to please other entities!

Making roads a priority before growth. It takes an hour to get off of Johns Island. If we have to be somewhere I leave 3 hours early to make sure I get there on time. The quality of life here is not good. It sounds like allowing development is more important than improving what's here currently.

More emphasis on increasing access to land/property resources and upholding rights of marginalized communities.

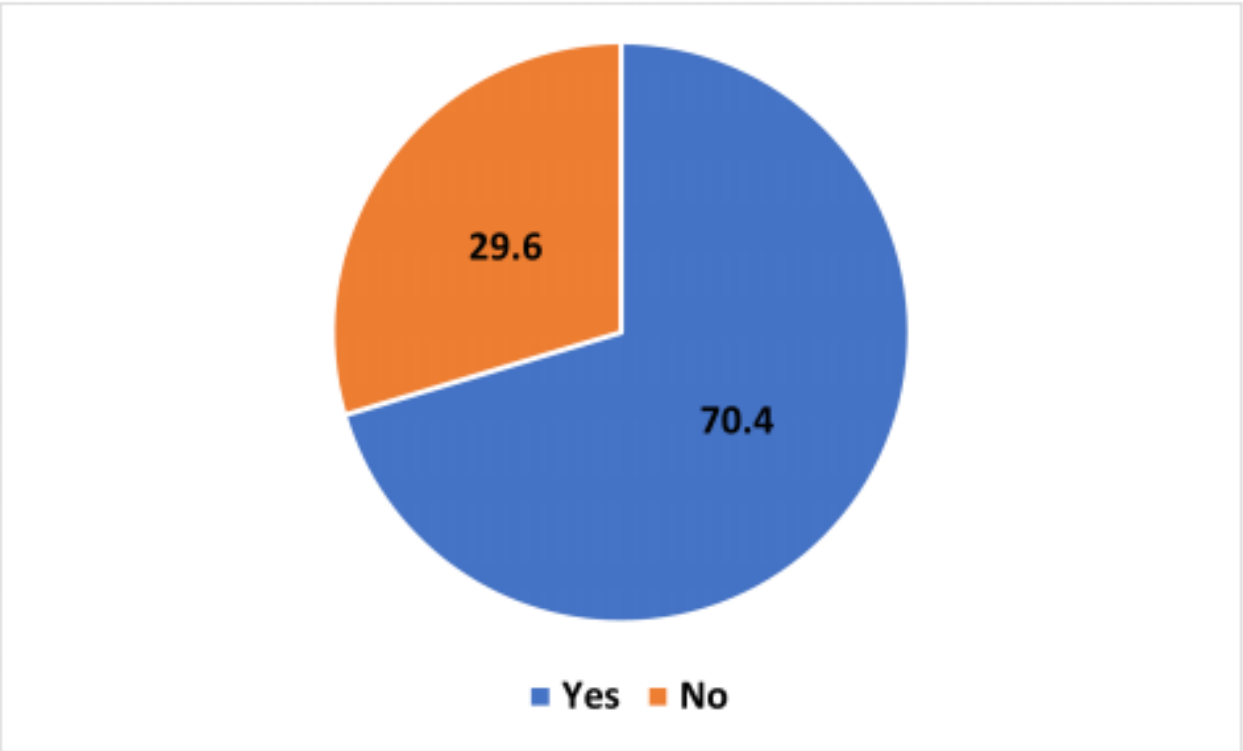
No more building! Leave us some peaceful places.

Not re-zoning of agriculture parcels to commercial use.
PLEASE slow down construction and growth.
Primary emphasis on preserving our ecosystem not catering to large development with deep endless pockets.
Protecting the UBG is vital and it needs to be codified by the County and the City. I find the wording of this section so vague that it allows for a range of interpretations. My experience during the past 20 years is citizens and special interest groups have to work together to try to implement these practices or they are not worth the paper they are written on when developers, the Metro Chamber, and politicians make exceptions, especially when the exceptions are opposed by their constituents.
See previous comments.
See prior answer.
Stop building.
Stop building cheap tract houses crammed into properties. Enact one dwelling house per acre zoning.
Stop the overdevelopment of our rural lands and sea islands.
The current Land Use Element Goal and Strategies are not measurable, and the goals are not clearly stated. The County needs to set definable, measurable goals. Then track the goals and take the necessary steps to achieve them.
The detail and completeness of the plan as it stands are very impressive. I cannot assess the accuracy or respond to the level of detail presented here. I would, however, reinforce the vision I presented earlier and ask that the goals be modified to take on a larger scale, regional approach. The size of the threats facing our county will overwhelm the current political boundaries. These boundaries, however, are historical and not going to change. (They have actually, but that is a different story.) What can change is our developing a larger and more regional approach starting with our regional politics. This has already been shown dramatically. The development will continue until Johns Island becomes another Mount Pleasant or worse. Y'all are kidding yourselves if you think you're actually going to change the pay to play politics that has been in place for decades.
The land use planning element should take into consideration the financial implications of low density residential development. This style of development has proven to wind up being funded by urban centers. Check out "urban3" to see the impact of these developments mapped out.
The whole basis of this plan relies on the urban growth boundary, which it appears the community cannot agree on. Maybe we should start there and get that squared away before focusing on anything else? Conservation management of 1% is a joke. It needs to be the biggest part of that pie. You need to talk to conservation biologists and then go back to the drawing board. If we do not protect our shorelines, marshes, estuaries, and watershed our community will no longer exist. The 'growth' you care about so deeply will be inconsequential. Including one whole sentence about the African American community sounds great for DEI and probably makes you feel warm and fuzzy, but they should have been involved in the development of this plan from the beginning and been allowed active and meaningful contributions. It's obvious lip service at this point and is an embarrassment for you and this plan. Also, I'm not sure if anyone writing this plan has seen a 50 foot vegetation buffer but that is also a joke.
There is a need for stronger zoning to limit growth.
This is close to correct, but we need to have an emphasis on intelligent land use: prevention of low-density sprawl. The concept of the urban zone is right, but needs to be heavily enforced, and not just in places like Johns Island but everywhere in the county so that we don't just become like so much of America, just a never-ending strip-mall punctuated by suburban single family developments.
This statement must reference the Urban Growth Boundary and protect it. It is not enough to simply say, "yeah, rural areas matter." The county needs to do more to protect these areas.
Try to stop all the developments that are coming up all over Johns Island which are a detriment to the population that lives here..
Typical governmental fluff copy. Plus this survey format is not user friendly.
what is presented is inadequate.
You promised a moratorium on building yet you keep allowing more and more houses and apartments to go up. The roads cannot handle all the traffic.
You talk a good story...but totally disrespect what you say.

Chapter 3.2

Economic Development Element

Economic Development: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in green: Indicates comments that have been incorporated into the Comprehensive Plan Five-Year Review (the locations) of where the comments are addressed are included in ***bold, italic text***. These comments appear in the Five-Year Review in green text.
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration.
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Economic Development Element

Already Addressed in the Comprehensive Plan/Five-Year Review

- Again, no mention that the goal includes sustainable and ecologically sound growth **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- Change to: Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for County government services and facilities. **(Matches ED goal statement, received 9 seperate comments)**
- Developers need to be assessed a fair share of the cost of infrastructure as part of the fiscal responsibility noted. It appears the developer profits for development, but does not contribute toward the other elements of growth to sustain this development. That falls back to the County, and ultimately the residents. **(Covered in LU7)**
- Does not include building roadways to accomodate the growth **(Covered in LU4, LU7, T3, T4, T6 and T7)**
- Economic development is fine but not at the expense of our wildlife, trees and greenspace. Quality over quantity. Concrete is NOT green. **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- Emphasize economic development in areas and along corridors where adequate transportation infrastructure ALREADY exists. **(Covered in LU4, LU7, T3, T4, T6 and T7)**
- Feel the current economic development goal overly emphasizes government/economic health, costing CC to lose valuable natural resources. The current plan has led CC to "pave paradise and put up a parking lot" with sprawling developments and or warehouses. **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- I'd like for our county to express our mindfulness that while economic development is import, it shouldn't require forfeiting our natural resources but instead also focus on protecting them. **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- If not considering sea level rise, putting entire city in dire economic risk **(Covered in RE1 and RE2)**
- Include a statement that protection of natural areas and green spaces should be important consideration when planning development. **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- Would also prioritize the redevelopment of areas not currently well used like defunct shopping centers **(Covered in ED3 and ED4)**
- Emphasize resident input for needed services BEFORE engaging with developers and make sure developers and county plan well regarding drainage concerns, traffic and ensure that developers are responsible for realistic percentage of long term costs **(Covered in LU4, LU7, T3, T4, T6 and T7)**
- Include working cooperatively with City of Charleston to develop property with same goals rather than fighting over different goals and doing nothing. **(Covered in ED8, LU5 and LU14)**
- Infrastructure has to be addressed before completing new construction. **(Covered in T6 and T7)**
- Many mistakes are happening right now due to the dislocation of soil which causes flooding which we never had before. **(Covered in RE1 and RE2)**
- Much progress has been made in developing a more regional approach to economic development planning. There are fewer winners and losers on a local level as a result. There are, however, also many lost opportunities here in achieving a more efficient public services delivery system - everything from (mass) transportation to waste management. (if this is appropriate to put here?) **(Covered in ED8 and PI15)**
- Road infrastructure is horrible to maintain/handle development of all kind. Must concentrate on this and plan for how to efficiently get people from homes to jobs and back to homes. Make builders responsible for road upgrades/improvements instead of just allowing them to build indiscriminately on vacant land. **(Covered in LU4, LU7, T3, T4, T6 and T7)**
- Should acknowledge that the natural resources of the area provide its own economic value worth protecting **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- The comprehensive plan encourage new development when it should be focused on how to repurpose existing but unused commercial buildings **(Covered in ED3 and ED4)**
- The strategy should be expanded to include considerations of environmental impacts during this time of climate crisis. **(Covered in LU1, LU19, NR1, NR2, NR3, RE1 and RE2)**
- Urban Growth Boundary. The UGB must remain where it is, zoning densities outside the UGB must not be increased, and programs must be put in place to ensure that long-time residents outside the UGB are not forced to sell their homes. **(Covered in LU5)**
- Yet again encouraging more development with roads that can't handle. The merge from 526 to 26 needs to change as well. **(Covered LU4, T6 and T7)**

Incorporated into the Comprehensive Plan Five-Year Review

Where is any statement addressing affordable housing in relation to median income? The current disparity between the two is causing working professionals to move away, or choose not to take jobs here in Charleston i.e. current teacher shortage, increasing number of single professionals over 30 taking in roommates out of financial necessity (Added as ED9)
Add equitable, connected and affordable mobility strategies to achieve economic success (Added to ED Element Needs)
Growth needs to slow so the cost of living can keep up with prices of housing and goods. Too many local people are being pushed out of home ownership because of the overwhelming migration to the area and the tremendous growth that has occurred recently. Protecting the local population should come first. (Added as ED9)
Need more focus on training youth for jobs and creating opportunities for low income residents to participate in economic development. (Added as ED9)
The County should focus on high paying jobs (Added as ED9)
The housing costs in Charleston County are higher than Dorchester and Berkeley Counties. People who move here, ie. a manager relocated here for a job near the airport. His salary is quite large. He could not find any rental apt or home that was not 35% or a bit more of his pay. This is a typical example of how Charleston County is not "Encourage mixed-use developments with employment opportunities in proximity to neighborhoods and public transportation." (Added as ED9)
For Planning Commission Consideration
... while growing resources to support the needs of the current community. Prioritizing affordable housing for legacy generations, first time home buyers and developing accessible housing project public processes.
1. Economic Development Element - Maintain business climate: please add "in appropriate urban/suburban areas". 2. Mixed Use: Same as above, in urban/suburban areas 5. High quality Same concept - in appropriate high density and commercial areas.
A solid assessment of state and local tax incentives for businesses should be done annually. The school board and other tax recipient bodies should have a Vote to allow this tax break which deprives them if needed dollars
Again, the County is missing the mark with their Economic Development Element Goal and Strategies. Nothing is defined or measurable. There are no solid metrics that the County attempts to measure or control. Doomed to failure.
Anywhere you use the word growth needs to be switched out to "limiting growth".
Bond businesses to help mitigate flooding due to their development
Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens that provide a living wage in a safe work environment, supports their well-being and that of their families and fosters fiscal health for County government services and facilities.
Charleston County will limit growth when it negatively impacts the quality of life for its residents especially with regard to over loading our limited streets and highways.
Clear language detailing how marginalized and underserved communities will be protected and strengthened by economic growth.
Concentrate on slowing population and business growth in the Johns Island area; control building of more residential and industrial units. Right now evacuation in case of emergency is practically impossible because of population and construction growth over the last decades and because of the lack of and failure to maintain sufficient roadways and evacuation routes off of the Island. There needs to be more future-looking controls to be set in place!
Create policy that encourages home-based businesses. In rural areas, do not prohibit use of residential property to store equipment for certain types of business (ex. landscaping).
Describe exactly what fostering fiscal health for County government services and facilities means. This can be accomplished by simply raising taxes which is not a good plan.
drop the last bit about economic health for government.
ED6 states that infrastructure should continue to be supported when very little has been done to make tangible improvements on Johns Island.
ED6. - is a very broad statement, while flexibility is needs directional activities idefined as it relates to the statement "Continue to promote the development and maintenance of all infrastructure that supports economic development activities through capital improvement plans and coordinated priority investment".
Element ED5 must have controls around it. An employer who wants to build housing for workers should be approved by existing homeowners in the area.
Focus on growth and development that will help locals.

Generally, I think providing high quality, affordable, and equitable housing should be the main focus of the next five years or goals.

ED1 - I think this is a good strategy. However, list out each local and regional initiatives you want to partner with. Five years isn't a long time and form development goals so I assume there is more interest than 'One Region'. I'm not providing an opinion of this group, but ED1 seems like a 'One Region' endorsement - if so, then just say work with their initiatives specifically.

ED2 - I would like to see public transportation valued over encouraging mixed use developments.

ED3 - Great strategy.

ED4 - I don't see the value for the next five years for what agri-tourism might be, but not a negative thing. Opportunities in Rural areas is good though.

ED5 - Absolutely.

ED6 - Good.

ED7 - Yes.

Goal should state that economic growth should be modulated by principles of sustainability and sensitivity to environmental and socio-cultural considerations.

I agree with the stated goals, however I feel ED6 should be a top priority above all others listed. This goal is essential to maintain quality of life for county residents.

I am not in favor of businesses in neighborhoods. It will just encourage wealthier families to move to more rural areas to get away from the noise and congestion. We have to protect existing property value and quality of life.

I fear for the existing beauty of our county, especially Edisto Island, if "economic development" leads to rezoning of rural agricultural land to such uses as Dollar Generals and strip malls! There is plenty of land already zoned commercial in the area.

Rural economic development needs to have special exceptions to housing, etc.

Should be qualified by explicitly stating " Pursuit of this goal will not materially degrade the unique cultural and ecological attributes that are essential to the quality of life within the county.

Social justice issues and affordable housing should be prioritized. Workable mass transit from all areas of the city should be created (such as Mt. Pleasant, James Island and John's Island).

The economic development goal seems too vague. The first page of this 26-page survey says that the goals should express a desired end-state or target and should provide guidance for where the County should be in the future. No one would disagree that we want to be "...strong, diverse, growing...", "providing economic opportunities", and "fostering fiscal health", but this could be the economic development goal of any county in the country. The "Economic Development Needs" section is similarly vague and doesn't reflect the issues that are described earlier in the narrative. Our county has jobs available. We have made large investments in port infrastructure, including the airport. We have a decent mix of industries that support our economy. But, as noted in the One Region Roadmap, we need to continue to provide pathways for our existing low-income populations to participate in our thriving economy. That can come through education and workforce development (SC Works Trident, Trident Tech, etc.), working to decrease the cost of living through more compact development (which is included in the strategies), and through a greater focus on disadvantaged business participation on county contracts. So, I suggest shifting the focus from vague cheerleading statements to more specifically identify which segment of the population that new economic development should benefit.

The focus should be on RESPONSIBLE growth. Economic growth should not be looked at in a vacuum, but rather explored in relation to the loss or gain to all local entities (current residents, wildlife, natural environment, etc). Economic growth (in fact, all growth) should be reviewed holistically, and not in a piecemeal fashion.

The strategies should put more focus on supporting and developing local businesses.

There is no cohesive commercial development or redevelopment to provide jobs or training for jobs

Yes and no. You can have a strong economy with diverse businesses that support our natural resources that make the area special. You can have a common theme of business that support our natural environment and natural resources. Controlling tourism. Controlling building. Controlling sprawl. It is possible to allow people personal freedoms with limits. That's why we have zoning, building codes, and laws.

Other Comments

526 is the most ludicrous plan I have ever seen. The poorly planned over priced highway to no where through sensitive marshlands. Johns island has fought it for 30 years. Where is our previous tax money for road development????Fix our evacuation route period. By overdevelopment the city and county have turned Johns island into a death trap. Your plan is to let out of town developers build thousands of new homes to bring in people from out of town with no apparent access to evacuate 100,000's of people. Great vision.

Affordable housing will create dependency and slums

Again...talk a good story but totally disrespect local citizens.

Bla bla bla

Economic development only encourages population growth. We don't need any more population.

Jobs for locals is not a requirement. Locals need to pick up the slack in the tax incentives ostensibly to purchase jobs.

No Carbon Regulation in South Carolina

The SC four-point -program super-insulates businesses from carbon regulations

1. The anti-carbon regulating Governor,
2. appoints the board to the entity moving goods,
3. appoints the board of the state entity overseeing the environmental and health impacts,
4. and is further backed by a bulletproof super majority legislature to fend off any possible future carbon regulations.

All businesses get this benefit. Tax incentives are excessive.

.....

About the jobs in the press release

Perspective Needed First - For background has anyone added up all the local, county, and state incentives granted and infrastructure investments made by S.C. governmental authorities since 2010 to buy these jobs.

How much is that per job purchased compared to this humongous Redwood ask?

How many of the jobs previously announced in the press releases exist today?

Up Front Pithy Matters

Why do the job bonanza press releases only have a headcount that is never confirmed afterward?

Job Resilience

How many jobs had pay scales high enough not to need S.C. affordable rental housing help?

Jobs Characteristics

How many jobs were part-timers?

How many jobs had medical benefits?

less growth is the better approach

No more development

Stop building

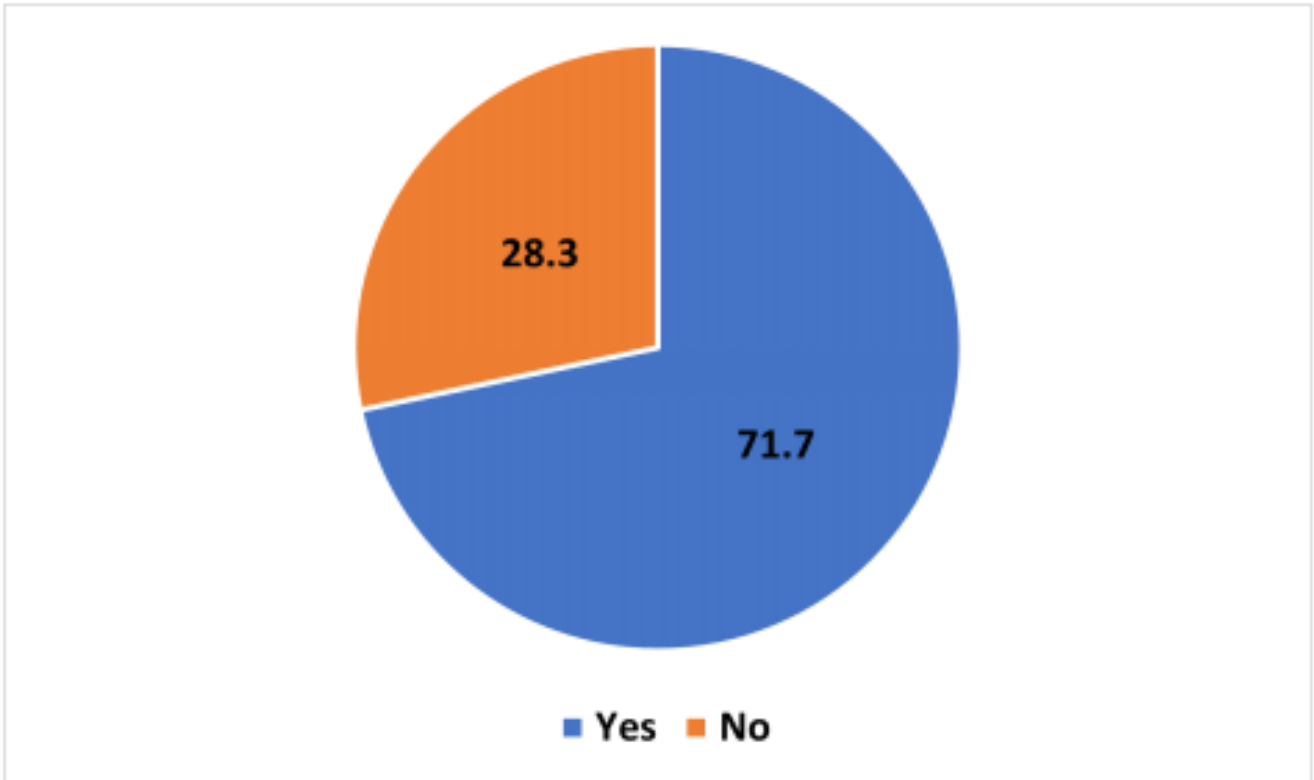
There should be no more development of homes or apartments on Johns Island until the roads are expanded.

Chapter 3.3

Natural Resources

Element

Natural Resources: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

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Public Survey Comments - Natural Resources Element

Already Addressed in the Comprehensive Plan/Five-Year Review

A goal of the county to should be preserve the ecological value and resources located within the county. Conservation of native trees and vegetation should be a priority of the county and clear cut development should be reduced or limited. -tree protection measures are in place for grand trees, no clearing is allowed without **(Covered in LU1 and the NR Element strategies)**

Add items beyond simply growth and development, such as external pressures on the land such as sea-level rise. **(Covered in RE1 and RE2)**

All growth should consider flooding of the property and all surrounding properties as well as the city as a whole. - addressed with new pervious surface coverage limits passed with ordinance update. **(Covered in the NR Element strategies and RE1 and RE2)**

Consider strategies, including a special sales tax, to fund increased financing for conserved land...such as that now being pursued in Beaufort County. **(Covered in NR5 and NR6)**

Definitive linkage to global warming and climate change needed. Tidal changes are becoming endemic, with more flooding, beach erosion is increasing, the occurrence of major storms due to higher ocean temperatures and levels. **(Covered in RE1 and RE2)**

Encourage the use of sustainable, local construction materials to make new construction resilient and healthy. **(Covered in NR3)**

Goal must included the need to mitigate the effects of global warming with significant investment in preventive strategies, **(Covered in RE1 and RE2)**

Here again, climate change must be more specifically mentioned. Charleston will continue to have problems with flooding and possibly more severe and more frequent hurricane damage. A cost analysis on mitigation should already be done and implemented. **(Covered in RE1 and RE2)**

Holistic Land Planning: Land planning and transportation infrastructure planning must be approached as one combined, holistic effort rather than two disjointed efforts. **(Covered in T7)**

I'd like to add that by allowing dense development, we put less stress on our natural resources. In the Charleston area, our most beloved places are downtown Charleston, downtown North Charleston and downtown Summerville. This type of development is impossible and illegal today. Please work with local governments and SCDOT to legalize mixed use development and dense walkable housing. We can't get workers because they can't afford to live in the areas that have jobs and the only way to travel effectively is by car. This would mean standing up to NIMBY's and single family homeowners and allowing stronger property rights for development. **(Covered in NR4, LU3, LU4, LU5, LU10 and LU11)**

Include goals to protect stands of trees. **(Covered in LU 1 and NR1 through NR4)**

Include the concept of preserving, enhancing and revitalizing citizens' quality of life. **(Covered in P3, LU1 through LU4 and LU14)**

It doesn't appear that the synopsis of this part of the five-year plan takes into account the reality of climate change. I think the county's plan should specifically acknowledge what we all know, that the sea level will continue to rise and weather phenomena will continue to take the form of weather we haven't seen in the past. **(Covered in RE1 and RE2)**

Its is good, but does not mention the impact of the current global warming/rising seas. **(Covered in RE1 and RE2)**

Largely correct but have more focus on meeting the impacts of climate change and prioritizing land use and development with climate change expectations and probable impacts. **(Covered in RE1 and RE2)**

Missing climate change mitigation. **(Covered in RE1 and RE2)**

Parks, wildlife refuge areas, historical sites, etc. need to be protected from development. Additionally, as more homes are built and more residents arrive, land needs to be purposefully set aside for recreational use, such as parks, trails, wildlife viewing areas. Etc. **(Covered in NR1 through NR6)**

Preserve, enhance, and revitalize all natural resources, take actions to prevent or mitigate potential negative impacts, and institute best practices that maintain a healthy natural environment. **(Covered in NR1 through NR4)**

Protect wetlands **(Covered in LU1 and NR1 through NR6)**

somehow we need to address the amount of plastics that are entering our waters... pellets as well as other plastics **(Covered in NR10)**

This should mention the challenges of climate change that we face and have yet to face. **(Covered in RE1 and RE2)**

To preserve our counties scenic byways and limit chain development along them. **(Covered in LU2 and LU3)**

Would love to see something in the goal about public access to natural resources for recreational and subsistence use. **(Covered in CF13)**

You also need to protect the air quality for the people living in urban areas. We were very near being in noncompliance on roadside monitors 10 years ago. **(Covered in NR16)**

For Planning Commission Consideration

"Take action to mitigate" should more directly refer to climate change issues.

Again, the County is failing to develop a measurable controllable plan of action. When reading this Natural Resources Element Goal and Strategies, ..." To preserve, enhance, and revitalize natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality and take actions to mitigate potential negative impacts of growth and development. " There are a lot of broad, nice-sounding word that have no focus. The results...nothing gets accomplished. Define how the county intends to preserve, enhance and revitalize. What are the goals in this area? How is success measured?

Charleston County will preserve, enhance, and revitalize natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality and take necessary actions to mitigate potential threats including but not limited to taking legal action and acquiring property to protect and enhance the public realm.
CURRENT: Current Natural Resources Element Goal: To preserve, enhance, and revitalize natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality and take actions to mitigate potential. REVISE TO: ".....such as rivers, creeks, MARSHES, wetlands, aquatic and wildlife habitatS, beaches and dunes, groundwater, TREES AND forests, farmland soils, and air quality and take actions to mitigate potential...."
I think this is missing a word or phrase. Mitigate potential what? - small error realized early on in survey process. The complete goal was added/
In the 8 years we have owned on Seabrook, we have seen so much land lost to more and more home developments all along the roads from Maybank out to the islands with no effort to protect from worsening storms and water and very little done to improve the road situation.
In the effort to revitalize, the county should offer incentives to convert areas back into natural environments with native species. There is enough brick and mortar in the county, reduce, reuse, and recycle what's their to preserve the land that is left.
Include no building on wetlands. Include no fill to raise building site to required level. Include mandatory inspections of septic systems every 5 years and enforce correction of failed septic systems.
It's my belief that for a comprehensive plan to translate into action, it has to have some level of specificity. The natural resources goal is just a list of natural resources. Consider shifting the focus to the natural resources that are currently most at risk (I would suggest the loss of wetlands, air pollution near rail lines and interstates, or beach erosion) and the more global issues (extreme heat, flood events, sea level rise) that need immediate attention over the five-year planning window.
Also, the last sentence of the goal discusses mitigation. I would suggest shifting this to proactively addressing threats to our natural resources. One of the proposed strategies is the creation of a new resiliency chapter within the comprehensive plan, but it looks like this now exists.
Missing in your strategy is a viable execution and enforcement plan. Idealistic strategies without proper oversight leads to the mess you have created in Charleston, exacerbated by the mass migration here over the past 10 years.
Natural Resources - In NR 15, in addition to saying to consider "implications" of extending water and sewer, please add something that affirmatively explains that water and sewer extensions stimulate growth and development and would negatively impact the low density character of the rural communities that desire to maintain low growth and rural character. Such extensions should cautiously be considered, based upon the desires and requests of rural communities in the County.
Need to be more explicit in acknowledging the creative tension that often exists between economic development and environmental protection and that the latter is finite and not easily recaptured so its loss in a development tradeoff will ultimately come back to haunt and thus it must be awarded special attention.
No one is enforcing things like noise pollution etc for the urban areas.
Overall this goal is great, I just worry about what "infrastructure" could mean and hoping it isn't abused because of its vagueness. Mixed-used buildings are super important but only if they account for every income across all classes.
Plan must stress that some decisions must limit development to ensure for future safety and protection of natural areas that are susceptible to the vicissitudes of Mother Nature, such as not allowing
Preservation and enhancement should be paramount
Public/private/multi-jurisdictional transfer of development rights? Why is this needed?
Stop the filling in of wetlands. Do not incentivize filling in of wetlands by utilizing the land bank mitigation credits.
Strong limits on corporate use of our aquifer need to be enacted. In addition, mass herbicide spraying along our roads needs to be prohibited.
The county should not just say it's going to take actions. It needs to lay out the actions and give the punishment actual teeth. So much development has taken the punitive actions in stride and it hasn't made for better, more environmentally friendly development.
The Goal appears to be missing the word "development" following "potential" at the end of the recitation of the goal
The goal should emphasize the need for continued input from citizens and experts across all natural resources fields: ie Professional naturalists, environmentalists, etc.
The lack of a regional water management authority that responds to natural watersheds and not to political lines in the pluff mud -is a sad loss for our ability to be effective in countering runoff and pollutants from upstream or in managing our groundwater.

The nature is wonderful here but trees that are growing into the road are too dangerous. Why only preserve the trees on the road that have killed many but can clear 100 acres of big trees to add development.

The plan falls short on addressing enforcement of requirements in place, experience demonstrates that it is not just enough to have rules and requirements if they are not enforced, Community education is a critical element of this, and the plan is silent with regards to natural resource management and preservation. With tourism and the major influx of people from out of state relocating to the area - the knowledge of the sensitive low country environment is not known or understood - education is required and should be an element of this section. Additionally, the Overview does not provide the reader any comfort - the statement "Charleston County seeks to progress in a manner that conserves natural resources and minimizes degradation of the natural environment" with emphasis place on "minimizes" - why isn't the term "prevent" used??? Also, the overview gives the impression that they are trying to give themselves an out leaning on global issues as the challenge. The statement "It can be overwhelming for community leaders to address these issues, particularly when the community has its hands full with local development issues" - they are missing the point - natural resource management goes hand in hand with development. Further there is not a look to the future with reliance and incorporation or mention of natural resources studies to inform future decisions, nor the acknowledgement of changing science and technology for conservations methods - for example "Nature Based Solutions needs to be a critical element and the plan is silent of it's consideration or incorporation. One other gap is there is no mention of incorporating grants money or encouraging organizations to partner with the county in exploring these avenues for broader engagement and leveraging elements such as America the Beautiful Initiative.

The single best thing that the council could do to protect our natural resources is to not build 526 extension.

The strategies section uses language of "promote" and "sustain", but does not make any efforts to "enforce" or "deny". In other words, the strategy may "Promote sustainable, low impact development practices" but makes no mention of "Enforcing sustainable, low impact development practices." The strategy "encourages" people to act in way that aligns with the these values, but does not prepare for accountability when they do not.

This is a wonderful explanation of the environmental services the land we inhabit offers, but there is nothing of value in here AT ALL that talks about what you are actually going to do to protect it or put any of these action items actually into action. You even talk about how difficult it is for community leaders to care about the environment while they are dealing with everything else but offer no ways to combat this. NR1 needs to be "limit growth and development."

To preserve, enhance, and revitalize natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, trees, native vegetation, farmland soils, and air quality and take actions to mitigate potential negative impacts of growth and development.

Other Comments

Affordable housing will create dependency and slums

Constantly filling in wetlands for construction growth!

I am not an engineer but I believe that the ones that y'all are using are making drastic mistakes

I think the vision and plan is great - but I don't think that current leadership will follow the plan

In the comp. plan nature is a decoration in the landscape. The county's conceptualization of land leads to distortions and actually defeats the intentions expressed in the other elements of the comp. plan. Like any contradiction, the ill-defined simplistic conceptualization of land permits the decision-makers to draw any conclusion. Most of the time those conclusions either harm or do not benefit people. The county focus is legalistically defined by metes and bounds of lot lines. That is it. The county does not see the forest on the land, just tees. The county does not see the water flowing across the land, just swamps and puddles of water. The county does not see the plant life and trails that support biodiversity. The county lacks cognizance of the relation of the air above the land and how it influences bird flights or the breezes that cool people. The land is static ignoring the increase in water levels on the land. The land definition is for the brain dead and that is what the county wants. Land is solely a money machine served up by lobbyists and developer interests. Biodiversity is ignored and unmapped. Salt and freshwater marshes are undesignated for flood protection or any protection. Preservation is a random act lacking a purpose defined in the nature. Not used are the available designations such as the Southeast Conservation Blueprint, <https://blueprint.geopla.tform.gov/southeast/> .

Include efforts to establish codes and ordinances which will create consistency in all areas of the county. Charleston County is allowing development to occur without requiring developers to adhere to codes and ordinances of local municipalities. Eliminate the doughnut holes!

It is a good plan if you follow it. Too many areas are being rezoned to accommodate growth that is compromising our natural resources.

Latest development (The Cape) by the Kiawah Island Partners clear cut many acres of maritime forest with little or no mitigation.

Make this a number one priority. This is what makes SC great!

Natural resources are constantly threatened by overdevelopment and "fill and build" mentality. In other parts of the country, lots that don't pass perk and are considered wetlands are also considered non-buildable. Stop filling in wetlands and building cheap tract house neighborhoods. Enact one dwelling house per acre zoning.

no road improvements to current to any roads or bridges or evacuation routes, inflate home prices, Replace local people with rude out of towners who will pay the over inflated taxes and home prices.

Once again you can't if you allow houses to be built every where.

Our natural resources are under attack, our waterways, our marshs and wetlands and the wonderful eco system are being, filled, bulldozed and cut down as we speak on a daily basis, it is terrifying to see this happening and the county council and the zoning and planning dept allow it or just look the other way! I was once told at a county meeting that 60% of the trees on Johns Island are allowed to be cut down .just devastating!

Preserve Johns island

See prior answer

Stop any development on Captain Sam's Spit per SC Supreme Court decision. Disallow any developer plans for this critical barrier island

The effects are definitely going to happen not potentially

There isn't any teeth in your mitigation program. You allow ridiculous mitigation opportunities that don't exist!!! Pressure land over personal profit!!

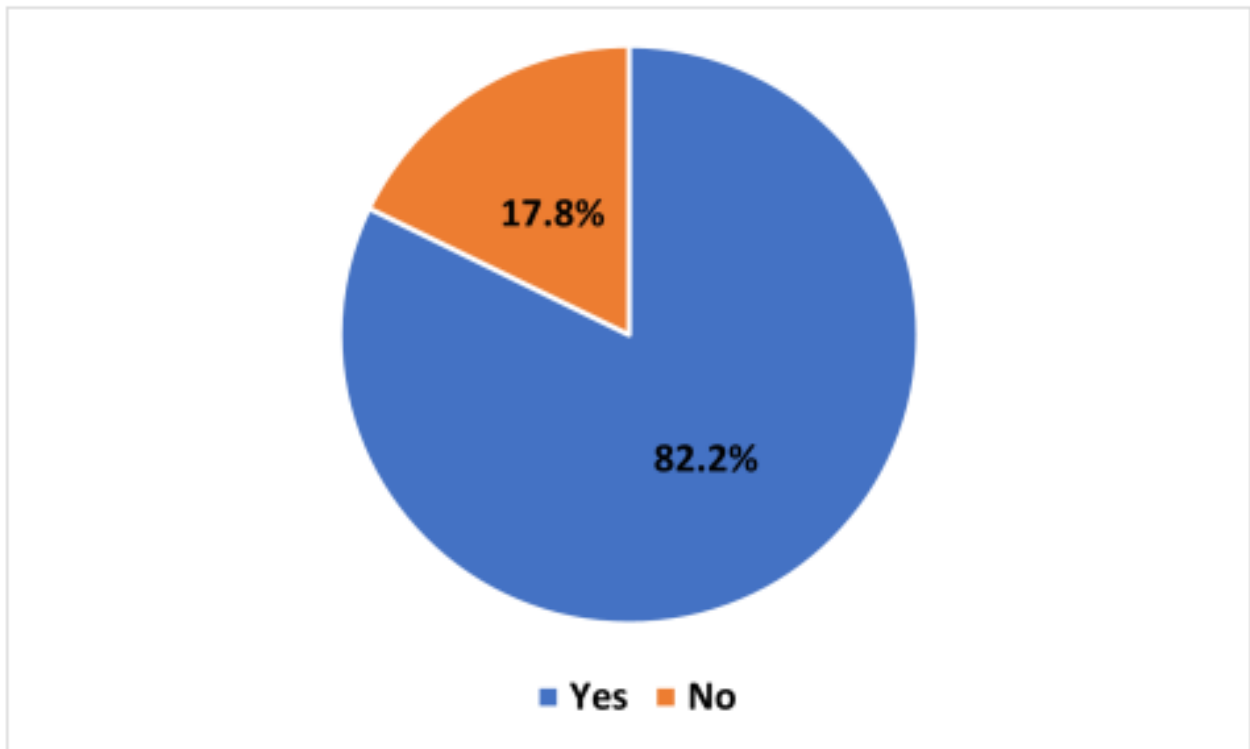
There will be nothing left if you keep building

Chapter 3.4

Cultural Resources

Element

Cultural Resources: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

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- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Cultural Resources Element

Already Addressed in the Comprehensive Plan/Five-Year Review

How about working with the existing or new owners on historical properties? Especially those already in a conservation easement. *(Covered in CR1, CR3 and CR9)*

Incorporated into the Comprehensive Plan Five-Year Review

Provide for the coordination of all agencies (Charleston county parks)(, angel oak)as well as other nonprofits to maximize cultural resources. *(Incorporated into CR9)*

For Planning Commission Consideration

Change that "should" to "shall"... make a commitment. Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) shall be preserved and protected from potential negative impacts of growth and development. *(14 comments received regarding changing "should" to "shall" in the CR goal statement)*

Charleston County will prioritize the identification, preservation and documentation of culturally important, historic and archaeologically significant resources including but not limited to unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), cemeteries and burial sites and traditional activities such as sweetgrass basket making and will protect them from potential negative impacts of growth and development.

Charleston needs to adopt the stance that cultural important sites, monuments, etc. be safeguarded from work politics. If any of these markers or sites have associations with the dark past of slavery in this area, I hope we will repurpose these to show the significance, issues faced by the African American community as a result of slavery in our area, and not torn down or erased.

Don't forget Gullah and soul food that often have difficulty continuing as restaurants. And not sure where in Plan fits heirs' rights property development protection and assistance?

Include native American resources and settlements

Preserving historic roadways appears to be a priority over safety for the community. With two new drivers in the household I regret moving here so much with bohickit and river road. Roadways should be a priority over a tree. And clearing next to roadways so the visibility is safe. How many people have to die or become severely injured before that' s improved and made a priority?

Put people first. Culture is derived from people, and people are not listed as a strategy yet.

See my previous answers. I don't think the culture of Sweetgrass Basketmakers has been adequately preserved by the construction of Mt Pleasant Town Center. Make sure that local communities have significant input into plans for the development of culturally important/significant areas

See previous response regarding the Natural Resources Element Goal. Promoting these values is easy, enforcing these values is extremely difficult.

Several "good ideas" but there is nothing describing the specific actions to be taken to achieve these goals. Statements without a plan of action aren't worth the cost of the paper they're printed on.

Stop overdevelopment and destruction of our very fragile environment. Improve the roads and bridges that we already have.

The county has done a better job in this respect than the municipalities even within the City of Charleston's suburban areas. The County should strive for a unified approach to cultural resource management which gets the smaller municipalities involved.

the goal must include specific activities and investment in preventive measures to reduce the impact of global warming.

the goal should be to protect all cultures, not just African American.

The premise here is correct. I don't understand why we feel the need to signal out specific things like sweetgrass basket making. We don't single out certain farming in the agriculture section or strand-feeding dolphins in the environmental area. We should respect all these historically established things equally.

These cultural resources should be protected, but that protection should not be the only metric to measure success. For example, Downtown Charleston is full of historic resources, but it must still function as a city and must therefore balance multiple needs. Furthermore, the idea of protecting historically African-American settlements from change could become misguided and exclude them from reaping potential benefits of the growth the County is experiencing. I understand the purpose in this protection as a response to historic disenfranchisement, but the County should be cautious that this protectionism not become paternalism.

This aspect of the plan is also too passive. We've missed the boat on preserving and protecting so many African American communities. Why not use the word "restore," in regard to these communities? Does the county not care about what happened at West Edge and what's happening on the Neck?

Other Comments

Affordable housing will create dependency and slums

Again, it's a great plan if you follow it.

Can't get to the topic copy and back

Goals have been completed. It's time to move on

I like the parks that are being put up now and also other cultural events that are coming up on Johns Island but in designated places they were designed for that

It is time for to bail out of this review, it is anticipated that the remainder of this "Comprehensive Plan" will continue to be a collection of nice sounding words that everyone can nod their head about and say "we have a plan". Sadly, it is a plan that does not have any definable, measurable goals. Understandably, it would be a huge task for the County to develop a Mission, Vision and Values Statement that clear definable and measurable goals.

It might be needed to infringe on some cultural areas for the betterment of the community

No answer

Stop all construction until infrastructure is totally improved!

Stop building

This is a two way street, you cannot choose to preserve some parts of history but not others. Stop taking down statues.

You are not doing this.

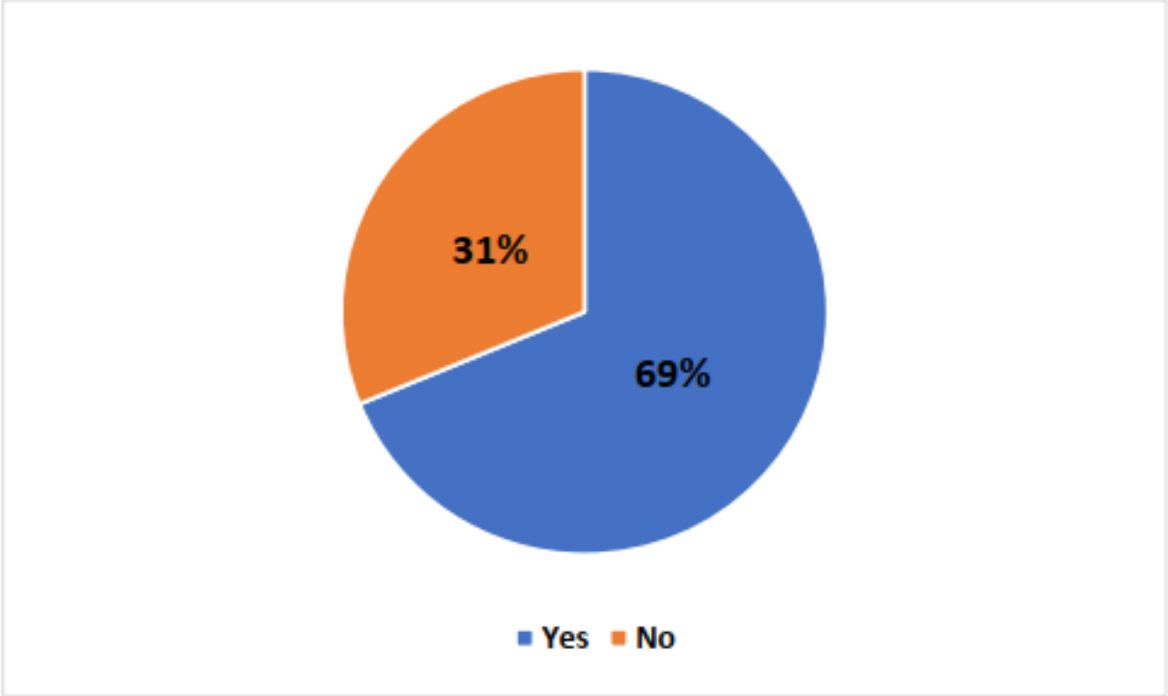
Chapter 3.5

Population Element

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Population: Are the goal and strategies appropriate for the next five years?



Public Survey Comments - Population Element

<u>Already Addressed in the Comprehensive Plan/Five-Year Review</u>	<u>Location Addressed</u>
Again, cut down the growth and focus on improving the lot of middle and low income folks already living here, many of whom have lived here for generations.	ED9
All of this would be great if roads were better. Improving road conditions isn't anywhere.	LU4, T6, and T7
Charleston County will prioritize a healthy, diverse and growing population with particular attention to the housing, transportation and employment needs of low to moderate income residents.	H4, H7, T17, T18, and P3
create historic district communities or settlement communities to be listed on the National Register via SHPO for tax benefits.	CR2, CR3, and CR10
goal must include investment in affordable housing in order to support the citizens who are needed to be able to live, work and play in the county.	H1, H2, H4, H7, and H8
Good goal, but needs a specific reference to affordable, accessible homes, and schools and health facilities for the residents.	H1, H2, H6, H7, CF10, and CF11
I believe this element of the plan should mention working on keeping housing affordable while the population of the city is rapidly increasing.	H1, H2, H4, H7, and H8
If the region's housing costs remain high, it will continue to be difficult for the County's residents to afford to rent or buy homes. Figure 3.5.16: Poverty Levels by Geographic Area compares the percentage of individuals and families with incomes below the poverty level in Charleston County to both the state and nation. As illustrated, Charleston County has slightly fewer families with incomes below poverty level than South Carolina as a whole; however, poverty levels are higher for all individuals in Charleston County than the United States. This section is so important. More and more people are moving to Charleston from other states pushing out people that have lived here their entire lives. I have friends who skip meals, live on futons, have four jobs to try and live in this area. I know for a fact I will never be able to own a home in Charleston County or ever have children in Charleston County. I cannot afford it and most low income folks can't.	H1, H2, H4, H7, and H8
Must tackle road issue head on - you can not serve a growing population with our road congestion and poor planning - you are 25 years behind.	LU4, T6, and T7
Need better infrastructure.	LU4, T6, and T7
P-3, the transportation infrastructure element has been largely ignored. Substantial residential devilmnt is underway while transportation infrastructure remains in the planning phase. The cart is before the horse!	T6 and T7
The statement sounds good, but that is not what is happening. The development of John's Island is too much and too fast. No more should be done until the roads and bikeways are put in place.	LU4, LU7, T6, T7, T14 and T18
Agree with statement but concerned regarding implementation. More large developments don't necessarily address lower income groups and efforts to develop healthy, diverse neighborhoods. Population increases need good roads and thoughtful transportation options particularly in rural areas.	LU7, T6, and T14
Considering adding an Population element to extrapolate / model the population growth as a leading driver of many of the other drivers (ie. more traffic, more retail visits, etc).	LU4, P1, P2, and P3
My concern is not necessarily the element goal, but rather The Complete Population Element as a whole. I think The County is viewing its role in a way that is not much different than a municipality within it; however, its role should be much more in developing cooperation internally between its municipalities and externally with other counties. The County should not be concerned with those densities that should be reserved for cities, but should be concerned in orchestrating these goals be met within the municipalities which reside within the County.	LU14
Only allowing single family residential to be built is not fiscally responsible. Single family owned property does not generate enough tax income to cover it's expenses provided by the City and County. We are providing massive subsidies to single family homeowners and wrecking our future prosperity in the process.	P3 and H3
Plan does not address working with community based organizations or other non-profit organizations, reference learning or grants for communities	H1
This statement is not nearly strong enough. Much more must be done to help low socioeconomic-economic families afford housing.	H1, H2, H6, H7, and H8

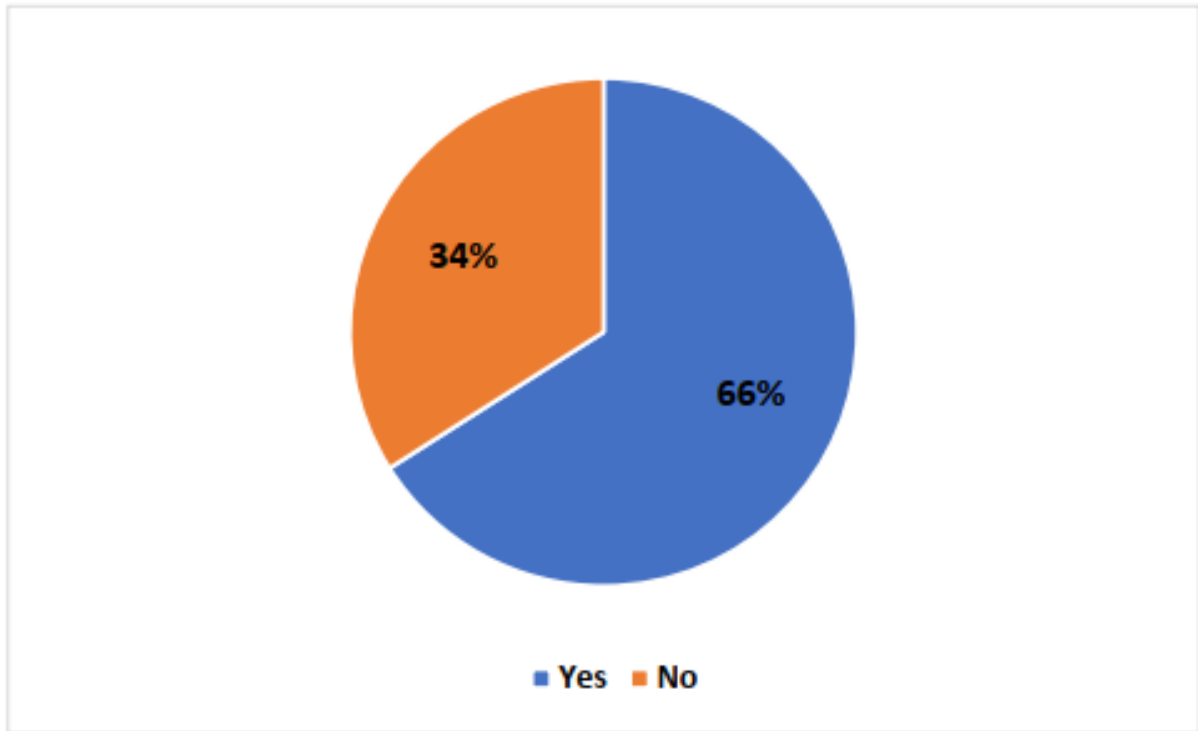
For Planning Commission Consideration	Potential Action
All people should be considered not just low income. <i>(5 comments received regarding changing "with particular attention to low to moderate income residents" to "all people/incomes considered" in the Population goal statement)</i>	<p>Amend the goal statement as follows: <i>Charleston County will strive to accommodate a socioeconomically diverse and growing population will be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents who earn less than 120% of the Area Median Income.</i></p>
It is not just low to moderate income who are struggling with housing affordability. It is also those at median and even above median income who are struggling to pay rent or buy a home.	
Particular favoritism should not be given to any income levels. And there need to be population density limits. A socioeconomically diverse and growing population shall be accommodated by Charleston County in an environmentally and fiscally sustainable manner.	
Prioritize low and moderate income. The city and future building approvals already have overemphasized housing for the wealthy.	
Change to: A socioeconomically diverse and growing population shall be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to resident who earn less than 120% of the Area Median Income. <i>(Received 8 separate comments)</i>	
The term "accommodated" doesn't come across as this being important for the county. Diversity has been shown to lead to better results in various applications in business contexts. I could see a better goal here not just to "accommodate" but strive to make diversity and inclusion and key goal to be put to use for various goals of the county and in how it operates.	<p>Amend Strategy P1 as follows: <i>Continue to monitor population growth trends and demographic shifts to guide future updates to the Comprehensive Plan and to ensure the needs of the current population are being met.</i></p>
Growth needs to match the available resources and we are already being stretched way too thin to keep up with only "monitoring population trends". Something needs to be done to ensure that we can meet the needs of the current population before we continue allowing unsustainable growth that will deplete our natural resources and beauty.	
Focus on home ownership and population retention high prices and a job market saturated with out-of-state relocated workers means young people grow up here and leave, taking valuable talent and community connections with them. <i>(Received 3 separate comments)</i>	<p>Add a new Population Element Strategy as follows: <i>Identify and implement initiatives to retain residents and employees including, but not limited to, ensuring diverse housing options that are affordable to residents and providing training and other workforce development opportunities.</i></p>
Would love to see something to make sure that people who are from here, especially from rural areas of the county, are able to achieve educational, housing and income goals without needing to leave the area and be replaced by richer folks from elsewhere.	
Need ti focus on people who live here not visitors. Need to maintain residential atmosphere.	
Require all residential developers to include 15% for low income and moderately priced Units.	<p>Add a new Housing Element strategy as follows: <i>Investigate the feasibility of requiring new developments to provide affordable and workforce housing.</i></p>
Other Comments	
"Support a diverse population through land development regulations that accommodate a range of housing, transportation, and employment opportunities." Is this actually happening? What housing is accommodating a full range of the diverse population?	
A moratorium on growth should be instituted immediately.	
Again, it may be in the plan but it is not being actualized.	
Again, no specific plan for the achievement of these goals.	
Charleston has to commit itself to limiting the population so it does not negatively affect the quality of life of its residents.	
delete the entire element.	
Destroy the culture of Charleston with hundreds of thousands of new residents.	

Diversity is weakness.
Do not try to play Soviet planner tinkering with substrates of the population to reach your desired goals of what you see as preferred population. You will fail and mess everything up. Look at California and you will see that every time you try to help only one group, like low socioeconomic classification, you will hurt them and everyone else. They have been "helped" so much by planning activities like you are envisioning that they cannot afford to live there anymore. Stick to the basics: actions on land use, taxes and business development that will help EVERYONE.
Focus needs to also include those that make the area viable through their economic success. Focusing on low/moderate incomes is inappropriate as they will get more than they contribute.
I don't think there is any more room to build condos and apartments. I am appalled at what has already happened to James and Johns Islands.
If you cannot afford to live in an area you should look else where. I'd love to live in a multi-million dollar neighborhood. However, I don't make that kind of money. So I choose to live where I can afford.
Its great to "keep an eye on" population growth, but again there is no information in here at all about the curb it. We literally cannot, nor should be expected to, sustain any additional growth.
Just remember who pays the taxes!
Like in the previous sections, the goal setting is flawed. A solid Goal includes plans and actionable items to achieve the Goal, not just hopeful items to "monitor" or "support". Please refer to the SMART Goals or other academic formats as a starting point.
Only care about the almighty \$\$.
Over building.
Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.
Population growth in all areas of Charleston County needs to be strictly controlled through whatever means possible.
Population growth, at all socioeconomic levels, must be strictly controlled. More is not better all the time.
Population growth should be stopped. No natural resources should be sacrificed for more population. The road infra-structure should be rapidly improved to where it should have been 25 years ago.
Same as answer re Urban Growth. That coupled with potential flooding threats, etc. we need to control population growth. There are insufficient resources now for the population of Johns Island-especially for low income residents. Don't increase population until there is sufficient low-income housing, jobs and educational facilities.
Slow down the growth, unless you want "to kill the goose that laid the golden egg", which in some estimates of long time residents has already been done.
Stop building.
The population description is bullshit talk. Another contradiction is constrained by the availability of funds that is a function of priority. Moderate and affordable income housing is not a priority, especially to the developer cadre funding local elections. Define where the population should go. Hopefully, it is not where the water is designated to go. The bulk of county residents is in the towns within the urban growth ring that the county ignores. No stormwater, no roads with road segments that provide alternate routes, nothing to the places it gives rise to as it sucks money out of the purses of every resident. The county falsely lives in some imaginary unincorporated place failing to address its past errors. There are no real genuine plans to address the scale of the need. Tokenism and symbolic acts lacking real sustenance prevail.
The population is overgrown. Way too many people.
There is no CLEAR method or policy on population control.
this is a garbage statement...A socioeconomically diverse and growing population will be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents.
we have too many people already.
Again, I don't think it's in the county's best interest -- or at least not in the best interest of county residents -- that the county "accommodate" a growing population. Our leaders at the county level need to do their best to proactively manage this increase in population. This is not a case of mere semantics. When you accommodate, you essentially make room for. Well, in many cases, there just isn't any more room and accommodations can't be made. I realize limiting population increase for the county will be a difficult decision, but surely county commissioners understand that when they run for office.
Change "accommodated" to "welcomed".
Education is mentioned that Charleston is top in the state but nationally below average. This is important and could easily be solved with pay raises for educators.
Growth in the Charleston County area is getting out of control. Steps need to be taken to dissuade growth from ruining the place we all love. Preventing development from occurring in flood/surge-prone areas could be the strategy to accomplish this - would mean determining those districts within the ZLDR. They will be underwater in the not too distant future!
No Slab-On-Grade ordinance needed for 500 year flood plain.
P3 should not be a loophole for developers to impact existing developments with dense affordable housing that doesn't fit the existing development.
Population in general is this serious problem that is being shoved down our throats.
The Population element should correspond to the maximum densities allowed by the current zoning and be maintained that way in the future.
Well this isn't happening so it should be stated more strongly.

Chapter 3.6

Housing Element

Housing: Are the goal and strategies appropriate for the next five years?



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Public Survey Comments - Housing Element

Already Addressed in the Comprehensive Plan/Five-Year Review	Location Addressed
<p>"Maintain and develop incentives in the Zoning and Land Development Regulations Ordinance, such as density bonuses, transfers of density, accessory dwelling units, and mixed-use development provisions to promote diverse housing options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation" Developers do not build new communities that are "Affordable" HWY 78, from the Dorchester County line to fairgrounds, has no sidewalks, no public transportation and not many of the other items. County should be proactive PRIOR to large developments are approved. Sidewalks should be added to the public areas. County should do data collection at various roads at least 1 x per year to have correct info on the needs and the current use. PDs being put through now, use data from 2019 and 2021 and use a 3% increase each year. The county must do it and stay on it.</p>	<p align="center">T3 and T6</p>
<p>Agree with statement but implementation a challenge. Take advantage of creative options for disadvantaged groups_ little houses with appropriate resources for select populations like homeless veterans, foster kids aging out of the system. Some of this has been tried elsewhere with initial success.</p>	<p align="center">H1</p>
<p>Clear cut developments should reduced. Developers should be held responsible for conserving native trees and improving stormwater design to limit the impact impervious surfaces pose on the watersheds of Charleston County</p>	<p align="center">NR1, NR2, and NR3</p>
<p>County needs to create a funding mechanism for affordable/attainable housing within the UGB to ensure sprawl is not encouraged into the rural lands. If housing within the UGB continues to climb for prices then the only relief for the existing population will be to move further out.</p>	<p align="center">H2</p>
<p>Ensure that affordable housing is not threatened by climate change impacts such as sea level rise and increased intensity rain events.</p>	<p align="center">H5</p>
<p>I'm just a broken record when it comes to vagueness. Safety here is key. I've lived in absolute garbage fire of apartments in the Charleston area that are not safe. As in, falling through the floor to a bottom apartment, not have central AC (in Charleston like come on?), and homes that had so much mold in it my brain was rotting. I don't even count those as bad experiences when I see people squatting in abandoned homes downtown. These homes need to be invested in! There's valuable resources there.</p>	<p align="center">H4 and H5</p>
<p>Largely appropriate statement but focus not only on affordability but on roads and other infrastructure such that housing stock does not outpace services and the ability to deliver them.</p>	<p align="center">T6</p>
<p>Similar theme, the housing must come simultaneously, concurrently with more and better roads, schools, sewage, utilities, medical facilities.</p>	<p align="center">T6</p>
For Planning Commission Consideration	Potential Action
<p>Change "encouraged" to "supported and leveraged"</p>	<p align="center">Amend goal statement as follows: Quality housing that is affordable will be encouraged Charleston County will prioritize the development of quality, diverse housing with efficient transit connectivity that is affordable for people of all ages, incomes, and physical abilities with special emphasis for those earning less than 120% of the Area Median Income (AMI).</p>
<p>Change Goal to: Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities with special emphasis for those earning less than 120% of the Area Median Income (AMI). <i>(Received 11 separate comments)</i></p>	
<p>CURRENT: "...Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities." CHANGE TO: "...will be made a priority in our county for...."</p>	
<p>For the goal, could stronger language than encouraged be used?</p>	

<p>Encourage is a weak word.</p>	
<p>Charleston County will prioritize the development of quality housing with efficient transit connectivity that is affordable for people of all ages, incomes, and physical abilities.</p>	
<p>This goal must state that not only must Housing be affordable, but significant services must be easily available and/ or provided so that people can get to work, to school, to church and to shop for supplies. These have to be included in any plans for housing and should be paid for by the developer.</p>	
<p>We are experiencing increased housing costs due to self-inflicted scarcity. Housing is only scarce because we only allow single family homes to be built. We need to build far more housing at all price points. Please upzone single family homes in almost all areas except downtown Charleston so more housing types like small apartment buildings and town homes can be built there without variances or expensive processes. Rezone areas near transit including, the Neck, Navy Yard, Charleston Farms and Walyn neighborhoods for much higher densities than they are currently. I have seen so many property owners heartbroken when the plans they have for their property are denied by a few fellow residents.</p>	
<p>should be a much stronger emphasis on diversity of housing types/forms/values. Without a robust diversification of housing opportunities, the area will be gridlocked, with diminished QOL with business closings due to lack of staffing.</p>	
<p>Under strategies: Establish and provide funding for a Regional Housing Trust Fund to provide financial incentives to the private sector for adding more affordable housing in the County.</p>	<p>Add a new Housing Element strategy as follows: <i>Identify and implement partnerships and initiatives that provide financial incentives for the development of affordable and workforce housing.</i></p>
<p>The county does not define, set milestones, nor specify the supporting measures to know if a goal is achieved and how far it has come and needs to go. This is true of all the plans but housing is measurable and necessary to have a working economy. So is the housing loss at 5, 10, and 15% of surge to know that the flood defenses are protecting residents. The county does not want affordable housing.</p>	
<p>The county needs to take stronger action than just encouraging affordable housing. Generate funding and create affordable housing supply.</p>	
<p>The County should take an active role in providing affordable housing for the population that needs it. Encouragement is not enough!</p>	
<p>The County's disastrous track record for real estate and investment decisions disqualifies it from playing any role in management of workplace/affordable housing projects. Offer tax incentives and land sales on favorable terms to private developers (with appropriate requirements) and stay out of the way.</p>	
<p>Further emphasis on Community Land Trusts would help to accomplish affordable housing as well as promote cultural and minority populations. SC is one of the few states that allow it. We have just not used it as others have in states like Delaware. The use of set asides for affordable housing seems like a temporary solution while building in an upward pressure of housing costs.</p>	
<p>Needs to be stronger, perhaps by requiring developers/ owners of housing blocks to include or donate towards TRULY affordable housing, which currently is almost unattainable in Charleston County.</p>	<p>Add a new Housing Element strategy as follows: <i>Investigate the feasibility of requiring new developments to provide affordable and workforce housing.</i></p>
<p>Other Comments</p>	
<p>Affordable housing creates slums.</p>	
<p>Failed.</p>	
<p>I don't think that y'all have a qualified and reputable plan for the way you are approaching this with Johns Island.</p>	
<p>No answer.</p>	
<p>No more housing, until the roads can handle the traffic.</p>	

Once again, if you can't afford or there isn't a place that meets your needs, you should look for an area that has those needs.
Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.
Price everyone out of their current multi-generational houses and lands.
Same as previous answers re urban business and population control.
See previous question comments.
See previous responses.
Stop building.
There should be a moratorium on housing development until road infrastructure is addressed.
We need no new housing developments.
"Quality housing" should mean "green" housing and site planning.
Affordable housing is great but often tends to be more houses in a small space which or roads can't handle.
Affordable housing will be created in regulation with an updated AMI according to the current population. Affordable/accessible housing will be defined by income to accommodate and properly create housing opportunities/ownership for individuals in the middle and lower class/income. Incentives to create first-time homebuyer opportunities will be created in zoning regulations to meet comp plan recommendations.
Again, my concern is not necessarily with the element goal, but rather the complete housing element. The County must play a different role from the municipalities. If interests between the municipalities and the County are not clear or overlap, the greater needs of the community will be neglected. For example, if the role of the County is to facilitate inter-municipality travel but it is appropriating more funding to housing, it can not succeed in its main function. However, if the role of the municipality is clear that it should be primarily concerned with housing, the County will be freed to succeed in one of its primary functions and will, therefore, benefit the community as a whole.
All of the strategies are admirable and acceptable; however, it should be added/pointed out that housing densities should not exceed the allowable densities, as currently zoned.
Charleston is increasing in population much more quickly than could have reasonably been predicted and as a result, is meeting a great housing shortfall for people that would like to buy and own property.
Consider removing "age" from the goal, as I feel that this is being included out of habit. The high cost of housing and a lack of accessible dwellings are definitely issues. I'm not sure that age discrimination in housing is an issue.
County resources should be focused less on encouraging development of private resort communities and more on maintenance of affordable housing and quality services for middle and lower income residents. The divide between increasingly affluent communities and lower income areas needs to be bridged to provide economic stability for all residents.
Current Housing Goal: Quality housing that is affordable will be provided for people of all ages, incomes, and physical abilities.
Current plan allows for too much development and dense population. New neighborhoods should require larger lots and more green space. Government should hold developers accountable when they claim to be creating "affordable housing". Too many developers are allowed to build apartments and other population dense housing options in the name of "affordability", but then charge \$1200+ for studio apartments because the "development costs prohibit lower rents". They are not being held accountable by local governments and are contributing to scarcity of affordable housing units.
Currently, no density bonuses are available on Edisto Island - as a result of historic Land Plans - this should be stated.
Elaborate on the word "quality".
Is "affordable" the correct word? I'm not sure.
low income housing needs to be addressed by existing residents.
Maybe you need to add another element - Interlock Element that tests/joins/aligns the other relevant elements together around specific milestones, metrics or cause/effect. You would start with a top-down Interlock cross-walk to find the areas that need to be interwoven and then manage via this overlay or Interlock element.
Must not force diversity in all locations. There are some higher end property areas that should not be forced into co-mingling with lower end housing therefore bringing values down.
No density bonuses.
No quality senior housing .
Our area is rapidly becoming out of reach for middle class citizens. As a semi-retired teacher, myself and many others couldn't afford to buy in today's prices where we currently live. That market includes buyers and renters. There has been much talk of reduced rate housing for First responders, teachers, military, etc. but progress in that area has been very slow. They all deserve better.
Out of control building !! Without any concern for utilities roads or environmental elements.
Planning & Zoning is not going to address affordable housing in the region. The county has to take a proactive role in developing affordable housing.
Provide for public transportation when developing affordable housing. Use as a pilot the corner of Maybank and River in John's island. Hundreds of new apartments and units. No public transportation off the island to downtown. Add that developers must provide stops or roundabouts for Stops. Perhaps this is in transportation.
Quality house in locations that are desirable and allow people to find employment near them.
Quality housing that is affordable is essential for people of all ages, incomes, and physical abilities.
See prior responses. A community full of subdivisions is a spotty approach to development.

The bulk of large industry and businesses are in North Charleston -other than MUSC. Affordable housing is important, but for now, should be geared toward single or more mobile individuals who work for service or retail businesses. Families want to live in a more stable or long term situation such as a neighborhood.

The County should NOT be in the real estate business period! And losing the recent director hired to work on affordable housing is just another example of the ineptness particularly after the Naval Hospital debacle.

The Element Goal "Quality housing that encouraged for people of physical abilities" makes no sense. it must be reworded.

The housing you are providing does not favor traditional African American residents and in no case are you providing the roads to accomodate the bulging population.

The need for affordable housing is great, the make up of the neighborhoods is severely lacking.there is no interconnection, we are still building on the strip models.all dumping out onto one main and congested roadways.we have NO sidewalks or bus service on Johns Island!

The ship on affordable housing has sailed long ago... Thanks Conde Nast. I live in Colleton County now because Chas Co is too expensive but I still own land in Chas.

This entire document is based on data from a minimum of 7-11 years ago. I think we need to start with current data under current economic conditions to even make this document a useful or valid argument for any actionable item.

Using the term "encouraged" in this goal is vague. What do you really mean in this context? Will it be subsidies/grants/tax relief/rebates/etc. to home owners, new buyers, banks/lenders, real estate agencies, etc.?

We are top heavy with apartments. We must provide a bigger percentage of affordable single family dwellings.

What are you trying to do to us? This is a terrible plan. We don't need more mixed-use developments, density bonuses and amendments to the zoning regulations. You are pushing the population off of their land by encouraging such unsustainable growth.

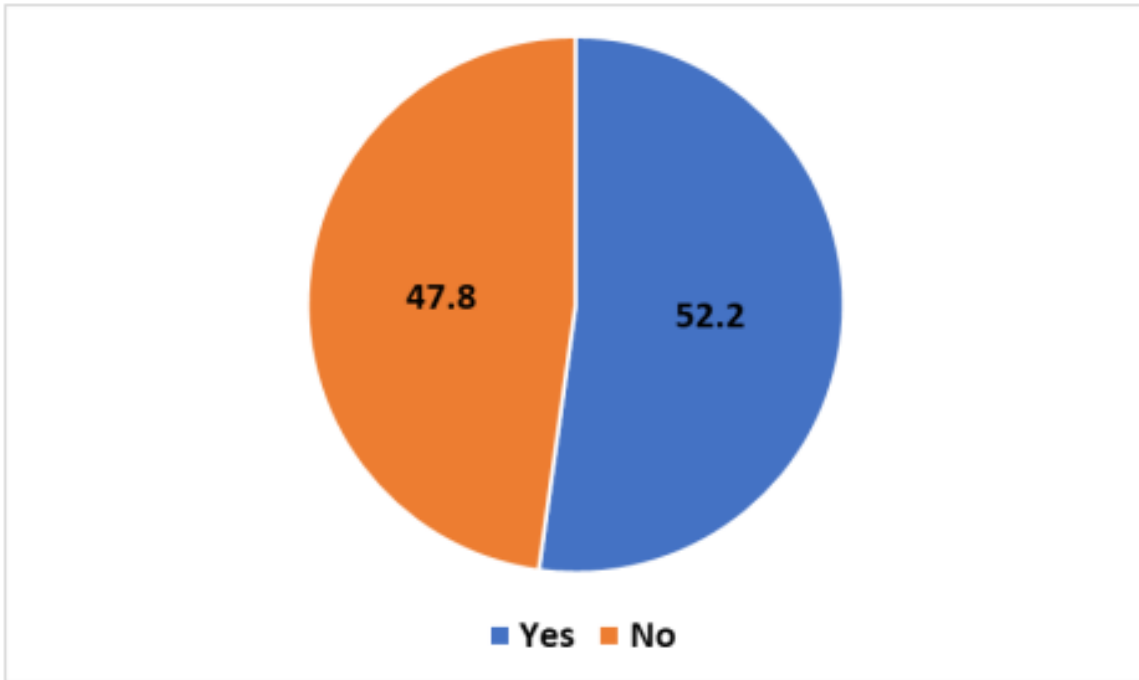
While I agree with this statement, it seems rather unspecific.

You should add race in your requirements also.

Chapter 3.7

Transportation Element

Transportation: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in green: Indicates comments that have been incorporated into the Comprehensive Plan Five-Year Review (the locations) of where the comments are addressed are included in ***bold, italic text***. These comments appear in the Five-Year Review in green text.
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration.
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Transportation Element

<u>Already Addressed in the Comprehensive Plan/Five-Year Review</u>	<u>Location Addressed</u>
Encourage CARTA to provide shuttles like the James Island Music Shuttle on John's Island and elsewhere. Like to businesses who could provide funding.	T17
Focus on exploring possibilities for a passenger light rail servicing Charleston County, which would alleviate traffic and provide a much more efficient alternative to proposed roadway expansion.	T20
Include multidimensional solutions to mass transit and look beyond "pavement only" strategies. If not, at least have a strategy to increase city bus usage.	T13, T17, and T20
Maybe doesn't belong here, but why isn't there a viable water-based transport system of ferries to reduce land-based traffic loads?	T13 and T20
Should acknowledge that sometimes widening roads should not be pursued where it would require destroying precious natural resources	LU1, LU2, and LU8
The County must do a lot of traffic studies of various areas at least several times per yr. Count the cars for a week, not just peak hours. Do not depend on SCDOT to take care of the state roads. I live on a state road, SCDOT did a neighborhood traffic study a couple of years ago, and they found no improvements were needed. The study was conducted in my area between Christmas and New Years, probably the least traveled time. Look and see if there are bikes being used in the road. Data collected for example, developments on 78, uses 2019 and 2021 data.	T1 and T3
1) Supporting the roll out of infrastructure for electric vehicles. 2) on T-14, add the City of Charleston's People Pedal Plan, 3) Collaborate with BCDCOG to start planning mass transit from West Ashley to downtown peninsula.	T14, T17, and T20
Does not incorporate other elements of the plan that cross over into the transportation areas, preserving scenic vistas, preserving rural roads, protection of natural and cultural resources - concern is expressed that these elements are missing and need to be an element associated within the Transportation goals.	LU1, LU2, and T18
Edisto Island needs a transportation connection to neighboring communities for daily shopping in Hollywood/Ravenel - should be a continuous loop.	T17
I deeply respect your linking transportation and land use, but this does not seem to be the reality. Greater control, if not downright ownership of the surrounding parcels is the only way to allow the public to benefit from the massive investment in infrastructure. Right now, the public pays for the expensive infrastructure and the private property owners benefit. In addition, we need to be broadening the reach of our transport systems to allow for a greater market area for employees and employers in SC. The lack of any mass transit has been systematically stymied on the state level and needs to be addressed. Otherwise, we will not be building the market area to support our expanding need to get to employment affordably and conveniently.	T17
Include language that addresses the need to protect the scenic beauty of the National Scenic Byway on Edisto Island, which limits inappropriate construction of any kind that does not meet the standards of the comprehensive plan and protects the NSB.	T18
Increase the number of streetlights/visibility on the streets, create more benches/weather proof bus station stops for CARTA use.	T17
This goal should not solely focus on economic development and quality of life, but also take into account the development that invariably follows new roads. It is important to evaluate the impact new and future roads (and subsequent development) will have on rural and environmentally/culturally sensitive areas.	T17 and T18
<u>For Planning Commission Consideration</u>	<u>Potential Action</u>
And be accessible and efficient for everyone. And pedestrian improvements need top priority to relieve pressure on roadways.	
Non personal automobile transportation must be of the highest priority. The county should be doing everything in its power to develop transportation infrastructure that allows people to safely bike, walk, or anything else they come up with that isn't a personal automobile.	
Please prioritize walkability, public transit and having concurrent routes to places instead of dumping everyone on the interstate. If we build the schools nearby and allow mixed use development there would be less need for every person to pile in their car and drive across town multiple times a day.	

A transportation system that is coordinated with land use patterns and community character. The level of service should support economic development and a high quality of life for all income levels.
Level of service seems to speak to automobile transportation only. Would like to see both level, multiple types of transportation, and safety for all users emphasized. "High quality of life" - how this is defined and for whose value of high?
Level of service should apply to biking, walking, and public transit, with or without assistive devices. LOS should not only apply as a metric for vehicles, especially since it contrasts with safety and quality of life when applied to vehicles.
Just stating "transportation system" is too vague. A goal for the future should include "a PUBLIC transportation system" in CC to decrease reliance on cars.
The goal statement highlights economic development and quality of life. Instead, consider highlighting safety, affordability, and a diversity of travel options. Consider the inclusion of Intelligent Transportation Systems (ITS) and Transportation Systems Management & Operations (TSMO) strategies so that we don't just keep widening roads and ballooning our area's maintenance budget. For coordination with CARTA, consider highlighting a need for bus stop amenities like shelters along bus routes. The intermodal freight section describes freight projects that are under construction. This section needs to be updated to reflect that some of these facilities are complete and operational. Similarly, the Charleston Harbor dredging project is discussed in the present tense in the blurb, and Walk Bike BCD was currently being developed five years ago. It now exists. Also, it's probably worth updating the language on pedestrian and bicycle facilities, as pedestrian facilities are not limited to sidewalks and bicycle facilities are not limited to "bicycle paths". In fact, a pathway by definition is for pedestrians and bicyclists.
The level of service should include maintaining and fostering community cohesiveness.
The level of service should support healthy communities, diversity in transportation options (bicyclists, pedestrians, etc), environmental impact, economic development and a high quality of life.
The level of service will support economic development and a high quality of life.
Transportation elements need to include considerations for movement of workforce to/from places of employment.
Charleston desperately needs a concerted effort focusing on alternative forms of transportation such as light rail, better bus service, and much more investment in bicycle and pedestrian lanes to enable residents to commute and travel anywhere from Charleston peninsula and the surrounding islands by bike. Thank you for your consideration with this challenge.
A transportation system of public transportation, roads and multi-use paths that is highly coordinated with land use patterns and community character through a high level of interaction with the community. The level of service shall be based upon a complete streets approach and shall support a high quality of life and economic development. (Received 14 separate comments)
In T2, where it states: "Coordinate with municipalities, surrounding counties and SCDOT on all major projects", please consider adding to that sentence or adding another section that requires "coordinating with residents and community groups in areas considered for changes, and to host public meetings for input from the residents and community groups."
Change the paradigm: Land Use patterns need to be framed and managed by transportation patterns and resulting infrastructure. Allowing development to sprawl or become more dense or intense AHEAD of transportation/transit capacity is formula for the inappropriately sited development the County sees today.
Language should address the current need for transportation infrastructure to address untenable traffic that exists today. We need this addressed before we can start talking about smart growth.
No new housing should be allowed without additional roads.

Amend the goal statement as follows: A *public* transportation system that is coordinated with land use patterns and community character through a high level of interaction with the community , and includes a diversity of transit options, prioritizes pedestrian infrastructure, and is accessible and efficient for all residents . The level of service should support economic development and a high quality of life for all income levels .

Amend Strategy T2 as follows: Continue to coordinate with *residents, community groups, municipalities, surrounding counties and SCDOT on all major projects.*

Please provide mass public transport options BEFORE continuing to approve massive developments. How about a commuter rail down 26 or meaningful bus service to James and John's island that actually runs a route and times that people can use to get to work down town or run errands around the islands.

The goals are appropriate but your implementation is decidedly not appropriate. Build roadway infrastructure for each development (housing, commercial or residential) BEFORE building begins.

All goals and strategies are acceptable except T6. Infrastructure planning should always be done PRIOR TO development, not concurrent with. It should be the first priority, strictly scrutinized and exhaustively evaluated.

Charleston County policy will prioritize a multi-modal transportation system that directs rather than follows future growth in accordance with the Comprehensive Plan. The transportation policy will support and enhance existing neighborhoods and community character and will prioritize planning, designing, building, operating, and maintaining streets that enable safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

The strategy is appropriate for the next five years but T6 and T7 are being significantly ignored and are creating dangerous and increasingly difficult transportation issues.

I agree with the strategy but it seems that building the road and bridge infrastructure to accommodate the housing and commercial developments lags behind these developments. More needs to be done to improve our traffic issues.

Better pedestrian infrastructure.

Connect and widen sidewalks and bike lanes.

Provide accommodation for "complete streets" including safe, connected bicycle and pedestrian infrastructure. Mass transit should be a priority.

The strategy to connect pedestrian- and bike-ways to existing road infrastructure is fine, and highly needed in many areas, however there is a great opportunity for dedicated pathways that completely segregated from vehicular traffic. Charleston has a beautiful landscape and unfortunately, a terrible record on cyclist and

Use specific language to provide accommodations for complete streets with pedestrian, bicycle and mass transit infrastructure.

Although all strategies appear to be good in nature, I think it seems like too many things to focus on for a five year goal. If they are all interconnected then perhaps these should be re-evaluated to multiple overarching goals and then broken down into strategies for each goal. Providing adequate bike and pedestrian access to all of Charleston county should be a priority over widening roadways. I appreciate the strategy to work with local organizations and strategic plans to accommodate safe pedestrian transportation efforts and think that this is a very achievable 5 year pursuit. We have the climate for biking and walking, we have the community scale for it, and geography to promote it as a healthy and convenient alternative to motor vehicle transportation. Lets embrace more walkability and bikeability as much and quickly as possible.

we need to address climate change and amend our current transportation means as well as infrastructure to permit more travel by foot, bicycle, e-bike, etc. and to install charging stations to those who have already committed to electric travel means. We need to look to Europe to model our bicycle transportation infrastructure. Healthier for the planet and the individual!

What happened to commuter train that runs along 26? More bike access considered with every new development. Consider flooding and water run off with all new transportation development.

Bike lanes, pedestrian trails and sidewalks, and public transportation should be a priority.

It doesn't go far enough. You need to encourage multi-modal options and stop dedicating all time/resources/thought to accommodating single occupancy vehicles. get rid of parking requirements

Severe need for "good" public transportation with sheltered stops.

The county should emphasis the growth and usage of public transportation more. Charleston has the ability to have a great public transit system and the country really should invest in the public transit and encourage (even with incentives) the public to utilize it.

Amend Strategy T7 as follows: *Coordinate Base land use strategies, development decisions, and growth management policies on existing and planned transportation infrastructure and levels of service.* ~~planning with growth management and land use strategies.~~

Amend Strategy T15 as follows: *Prioritize pedestrian infrastructure by requiring that Encourage pedestrian and bike access be incorporated on in all existing and planned public roadways, including bridges, and explore-exploring potential funding sources for additional pedestrian and bike access projects.*

Amend Strategy T17 as follows: *Coordinate with CARTA, adjacent jurisdictions, and residents to ensure bus routes are consistent with land use and development patterns, to serve the maximum number of people to improve the efficiency of the bus system, enhance bus stops,*

<p>There is no reasonable public transportation into downtown from outlying communities. Offer express service from outlying communities that doesn't stop at every local street corner on the way into downtown. Right now, if someone wanted to take the bus from West Ashley into downtown for work, the bus would travel through all of West Ashley and North Charleston before arriving downtown almost two hours later. No wonder there's so many cars downtown.</p>	<p><i>and implement incentives and regulations that reduce reliance on single-occupancy vehicles including, but not limited to, reducing parking availability in targeted areas and improving pedestrian infrastructure.</i></p>
<p>This statement is so vague that it is worthless. Try electric buses downtown and maybe shuttle buses from outlying parts of the county downtown to help people without their own transportation.</p>	
<p>County must work better with City of Charleston on roads. Too much fighting now with no results. Engage and listen and adopt community input. Eliminate old bigger is better approach to road building. Adopt roundabouts rather than huge stoplight intersections. Always require protected sidewalks and bike paths in new developments, near schools, and places where pedestrians walk to commercial sites.</p>	<p>Add a new Transportation Element strategy as follows: <i>Coordinate transportation plans and projects with adjacent counties and municipalities in Charleston County.</i></p>

Other Comments

<p>Agree with the plan, but make sure the Act 36 Utility Relocation Bill stays in place so that the residents are not paying millions of dollars in their utility rates for the relocation of utilities for future growth transportation projects.</p>
<p>Failed again.</p>
<p>Finish 526.</p>
<p>Finish 526 period do not discuss, evaluate, any longer. Do not lose the millions already spent finish the road! Provide a reliable bus service for Johns Island citizens to get around.</p>
<p>Growth must stop until roads can accommodate the gridlock traffic that exists on Johns Island. It is becoming not only annoying but dangerous as well.</p>
<p>In the 8 years we have lived here, traffic has worsened exponentially. The Keystone Kops could plan better. Indiscriminate allowance of new housing developments with absolutely no consideration to traffic. You're choking the life out of an awful lot of people and communities.</p>
<p>It seems that there have been numerous studies compiled, for years and yet there has been little progress. How long will it take to decide thing like the 526 expansion? By the time that project is completed the population, if it continues to grow as it has been, will more that overwhelm that project.</p>
<p>Light years behind where it should be already. Good luck.</p>
<p>Not applicable. I think the goal and strategies are appropriate for the next five years.</p>
<p>Plans are outdated before they are implemented.</p>
<p>Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.</p>
<p>Public transportation is a government run money loser. Private businesses will step in if there's a profitable need.</p>
<p>Reduction in car use.</p>
<p>Require private/ parochial schools on the peninsula to provide bus service to their students to decrease traffic at school drop off and pickup times.</p>
<p>Same as previous responses to population, urban growth and husing answers.</p>
<p>See previous responses.</p>
<p>Sounds like a good strategy, but the county is failing miserably. Roads are congested and need immediate attention. Many new developments are being built along Bohicket and Main roads and the two lane roads are completely inadequate. Traffic is bad now. What happens when these new developments are built out?</p>
<p>Stop studying roads and get them built; traffic congestion is becoming a daily issue county wide.</p>
<p>Stop building.</p>
<p>Terrible transportation.</p>
<p>The goal and strategy should be to ensure that residents who chose Charleston for its quality of life in regards to minimal traffic and congestion be upheld for them. If this cannot be achieved, or has to result in large and intrusive roadways and highways, population growth should be limited by restricting land development for residential and commercial use.</p>
<p>There is no transportation system on the islands. We have same two roads that we had 60 years ago but many more people. Get the roads fixed before you allow anymore Developement. When one road closes there is no access to the islands in an emergency. It has take me as long as 4 hours to get off Johns island. Mark Clark will not solve this!!! Fox Main Rd and Maybank first!!!!</p>
<p>This goal has been in place forever but never accomplished because you just keep building but not improving the roads.</p>
<p>Traffic impact studies are important, keep that. We need an aggressive transportation plan because you aren't keeping growth in-check. Keep our scenic byways and stop the growth that is ruining our county.</p>
<p>What goal? No road improvements for 25 years. Millions to built a bike bridge while our historic bridges crumble.</p>

While the strategies are admirable, the execution has been poor. The I-526 extension must be abandoned and replaced with far more affordable and feasible improvements to chokepoints
You are not recognizing how behind our roads are. People are tired of vague lip service.
"the level of service should support" should be changed to "the level of service shall support".
A very vague statement; not clear whether this pertains to public transportation, roadways, and what should be done.
Again not strong enough; so vague. I'd rather see a goal of: transportation that gets people where they need to go for work and healthcare. Added to that should be transportation that is efficient enough to encourage people who have cars to use public transit instead. All road construction should encourage alternate transportation (like bike lanes, restriction of private/ low occupancy vehicles at certain times and places).
Build 526 so that people on Johns and James Island don't have to negatively affect the West Ashley neighborhoods by traveling through the area causing air and noise pollution.
I have been coming here for twenty years spending about 6 months per year. They have been studying the roads and getting feedback for each of those years but they never do anything. Stop planning and do something. Raise the road tax to 1 cent and let's get on with it.
I moved from an area with high-density mass transit that pre-Covid was used extensively. It requires a central city hub-and-spoke commuting pattern to make a dent in daily commuting. That does not exist in Charleston. Don't waste your time or our money on more bus routes. They will never be used to any extent that helps reduce traffic. Build and expand the roads we need now for safety! As for the bike paths, that's good for health but in no way will ever make a dent in car traffic.
Improve traffic on Johns Island / Main Road. Develop a plan to enlarge the feeder roads to Main Road to help take traffic Off Main Road. Widen Main Road in strategic locations and add a round about to Main and Maybank.
Most people like to use their own transportation. Areas around Kiawah do not need big buses on their roads
Nothing is really being done about the roads and highways in the Charleston area. Many of the roads are moving parking lots. Many of these roads have not been changed in at least 60 years.
OK, the Mark Clark extension project can just be removed at this point. We've been talking about that since I moved here in 2006. The BRT sound great in theory, but what is mixed traffic? If it's just going to get stuck in rush hour traffic like the rest, no one is going to have any incentive to use it. CARTA is useless and expensive. When I lived in Hanahan, I looked into taking it into downtown for work everyday, but I would've had to drive to a parking lot anyway, and it would've added hours to my commute every day. It just wasn't feasible. There was only one sentence about bike lanes, Holy Spokes bikes WERE SENT TO THE DUMP, and there is no mention of e-scooters, which were taken out of the city within 24 hour of being placed here.
Our transportation infra-structure is a joke. Expressways and flyovers should be included on all major intersections, such as Main Rd. and Hiway #17.
Our transportation is in a real mess! Somehow the governing bodies do NOT understand what is needed!!! We desperately need turn lanes, better traffic signals, safe pedestrian and bike lanes not like the extremely poor excuses for ones that are supposedly on the edges of Maybank on Johns Island! We need better enforcement of speed limits and extreme ticketing of motorists choosing to run red lights! Some of them think that RED lights are just a suggestion for stopping. you really don't have to! Most of all please build the over pass on 17 and Main this will do so much to help! The proposed 526 Ext onto Johns Island and James Island will NOT solve the traffic...we have no where for that traffic to go to! It is far too expensive, a terrible waste , no egregious waste of tax payers monies for a long long time!
Poor roads. Need a goal of improving roads to alleviate congestion and allow people to get to work and to move between communities
Pricing affects decision making; if it werent so cheap and easy to drive and park, people might be more inclined to take public transport whether to airport or work/shop.
Push ahead on the financing dedicated to the most critical projects, secure funding, make schedule commitments, particularly the Mark Clark widening and extension. Let the private sector determine the project prices and use the SCDOT Design Build experts to allow many bidders to get qualified. See the work taking place in Columbia as an example.
Since our roads are currently overburdened, and concern to many, I believe that any changes to transportation should be a swift and made a top priority. Noted was that more funding is coming for transportation. We also seem to be quick to fund anything to help the Port or manufacturing, but slow to help ease the congestion of local roads for the public.
Stop widening roads that have no purpose. Build I-26, and widen the roads that are predominantly travelled. Especially on Johns Island.
Subdivisions need to be built only on the condition that they will connect to each other.
T-6 is absolutely necessary but has not been implemented. This needs to be much stronger.
The 526 extension to connect West Ashley to Johns Island and James Island should be completed. This is the major thoroughfare around Charleston and is arguably the most important roadway in the city and the outskirts. The extension will improve travel in Charleston immensely and I'd greatly appreciate this being embedded into the transportation goal and strategies. Thank you.
The 527 Mark Clark investment is unaffordable and getting in the way of making realistic investment decisions that include raising roads and more nodes to the road net to permit alternative escape pathways during evacuations and everyday congestion. The county transportation needs to be defined using these assumptions: A regional and local definition of where we will put the excess water heading this way putting flood control in our places; Genuine local plans for where to combine the water and residential development that is affordable in sufficient numbers; A thoughtful look at de-commuting the regional space defining more economic-residential centers; Water-based transportation to access the existing and proposed centers.
The SCDOT has been consistently incompetent and inept in managing anything transportation related on or near Johns Island. The Maybank Highway and Riverland Road interchange is one of the most dangerous and deadly intersections in the County. It remains so, with no attempt to make even minor improvements, such as restrict turns or time the lights. A pathetic attempt to relieve the traffic gridlock on/off the island by adding 300 feet of an extra lane at River Road was helpful..... for about 3 months (and took 2 years to accomplish).

The second sentence is not strong. I think you should take a position that is stronger in terms of easing traffic congestion, safer roads for both drivers and pedestrians / biker riders and generally better traffic flow and control.

The use of half cent transportation tax needs to be fully transparent & not used to stuff the expansion of I-526 into the budget.

The words are good, but there is no coordination, no holistic view of infrastructure needs. This must be addressed or its a useless goal. Change permitting process, consider PPP (public private partnerships), federal funding priorities.

There should be an element of fiscal responsibility required of our transportation element. For instance, would the cost to extend and maintain Glenn McConnell be re-couped by the additional revenue it would generate? The County has a vast transportation infrastructure that is not necessarily solvent to the functions that infrastructure supports. Of course, the County has a responsibility to provide a certain level of services to its inhabitants, and that may require some infrastructure that is provided at a loss, but that requires us to be financially responsible where we can.

Transportation needs to have "fast track" working group (sub-element) to find the minimum viable product (example Alt 6 from Rational Roads) to solve some immediate pain for John's Island traffic.

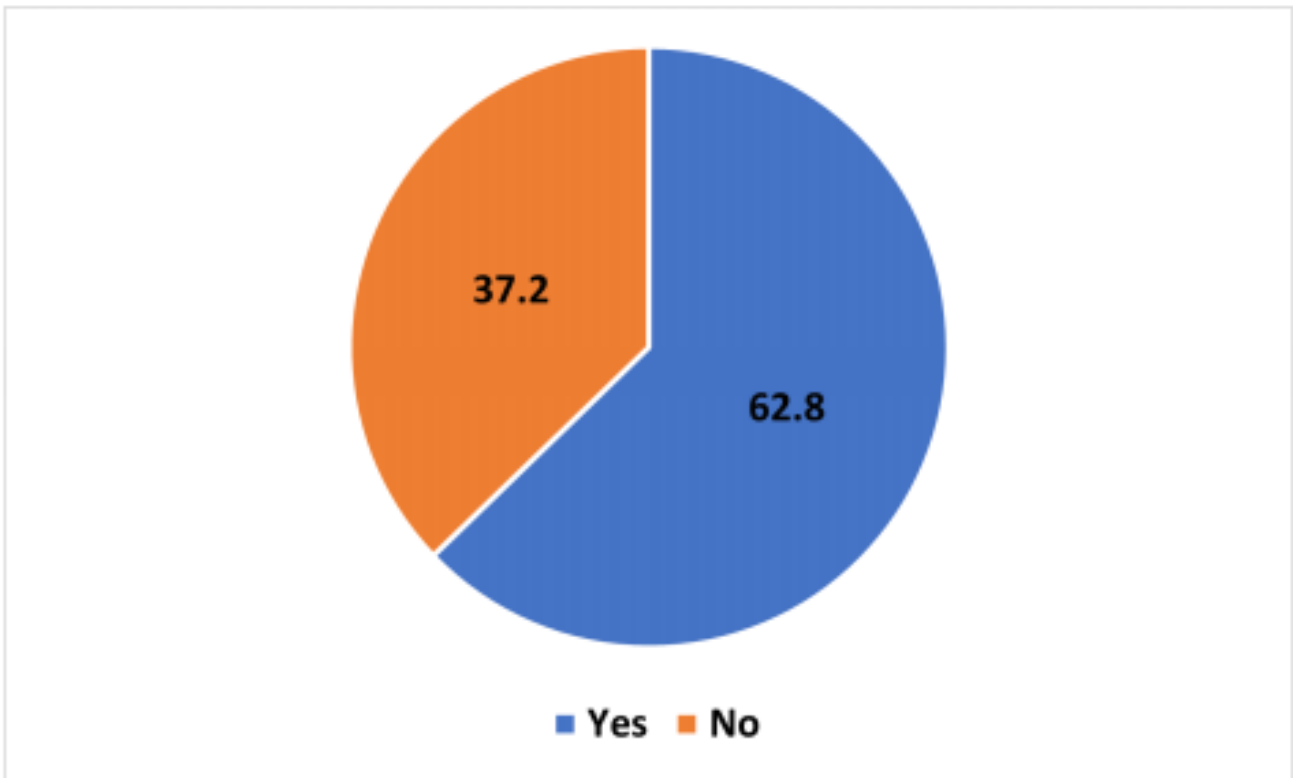
We have no public transit on Johns Island and when we as citizens want to leave our home we better be careful or we will hit traffic that is upsetting

Chapter 3.8

Community Facilities

Element

Community Facilities: Are the goal and strategies appropriate for the next five years?



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- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in green: Indicates comments that have been incorporated into the Comprehensive Plan Five-Year Review (the locations) of where the comments are addressed are included in ***bold, italic text***. These comments appear in the Five-Year Review in green text.
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration.
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Community Facilities Element

Already Addressed in the Comprehensive Plan/Five-Year Review

access to walking paths and restricting bicycles to certain lanes **(Covered in T8 , T14, and T15)**

Accessible parks and recreational facilities **(Covered in CF3 and NR5)**

Again natural resources need to be considered **(Covered in LU1, LU2, and NR Element strategies)**

Better public transportation **(Covered in T13 and T17)**

Bring cost down of housing in the area. When Atlanta & Durham NC are paying more and housing cost less. It is incredibly expensive to live in the Charleston area **(Covered in H1 and ED9)**

C2 is important above all other worthy goals and strategies stated. "Fair share" should be defined in concrete terms with increasing burdens on developers. Developers need to be requires to make higher investments into infrastructure and expect less attractive profits. **(Covered in CF2 and LU7)**

Charleston County has too few recycling drop off locations. Why was the Romney St. center closed? It used to be a vital facility for many residents. Why not have drop offs located throughout the county so that residents are encouraged to recycle properly? Also, the county could use more recreational assets. The new park near the Limehouse Bridge is a good example of what our community needs. Access to nature and recreational outlets are a strong component of a healthy lifestyle. **(Covered in CF8 and CF13)**

Community facilities should be bike and pedestrian accessible. **(Covered in T8, T14 and T15)**

Consider the Dutch Duologues and plan from Chief Resilience Officer. We need to deal with sea level rise in order to protect communities more than facilities **(Covered in NR17, RE1 and RE2)**

continue buying and preserving greenspace. **(Covered in NR5)**

County CCSD and Transportation must coordinate and agree on all plans involving both. Transportation must include coordination with Zoning approvals for future development. **(Covered in CF11 and all the Transportation Element strategies)**

Create more sessions on affordable housing. A big issue is a workforce and young professionals cannot afford to live and work in Charleston County. Affordable housing along with transportation should be the 2 major focuses in terms of goals and strategies for our community. **(Covered in H1 and ED9)**

Encompass flood mitigation strategies in community facilities **(Covered in NR17, RE1 and RE2)**

Ensure protection of natural areas. **(Covered in NR1 through NR5, LU1 and LU2)**

Execute strategies and development to decrease overwhelming traffic issues **(Covered in LU4, LU7, LU8, LU15, LU18, T1, T2 and T6 through T8)**

Facilities that are open, accessible, and safe are required. **(Covered in CF13)**

Focus needs to be on reducing flooding in all areas while preserving open spaces and farm lands **(Covered in NR1 through NR5, NR17, RE1 and RE2)**

I recommend that developers be charged impact fees to cover some of the costs resulting from the increase in population including new schools, parks and playgrounds, police, EMS, fire departments, etc., etc. **(Covered in CF2 and LU7)**

Include coordination of facilities needed in existing areas. **(Covered in CF13)**

Johns Island's infrastructure isn't keeping up with our current construction sites. We need to concentrate on building an infrastructure that can support increasing population. **(Covered in CF2 and LU7)**

light rail **(Covered in T13)**

Link land use planning and development decisions coordinates with surrounding jurisdictions to ensure capacity for expected growth **(Covered in T7, LU4 and LU18)**

Make more greenway like projects available. **(Covered in CF13 and T15)**

More access to public transportation and more options **(Covered in T13)**

More Greenspace needed (Covered in CF13, T15 and NR5)
More local recreation centers (Covered in CF13)
More parks. (Covered in CF13 and NR5)
More public access to water. (Covered in CF13)
More public transportation would be great. Might commuter trains for the outskirts of the county be helpful? (Covered in T13 and T20)
Need a library (Covered in CF1)
Need public parks for baseball, basketball, tennis, etc (Covered in CF13)
Not exactly sure what you mean by "community facilities," but I suspect it is related to improvement of county parks and other public venues. I think they are great resources but underused. Some way of making them more visible (advertising?) and accessible (better public transportation) would be ideal. (Covered in T14 and T17)
Please keep up infrastructure with development plans (Covered in CF2 and LU7)
Preserve as much green space and public water access as possible, especially in the more rural areas. More parks with walking trails, dog parks, etc. On John's Island.. (Covered in CF13 and NR5)
Provide public with a list of specific projects along with projected completion dates. (Covered in PI2)
Providing community facilities for all ages and walks of life is paramount to a welcoming region. From playgrounds and ball fields to libraries and senior citizen wellness centers. (Covered in CF1 and CF13)
Providing community facilities that benefit all Charleston County residents. (Covered in CF1 and CF13)
Road infrastructure should be included as well. (Covered in the Transportation Element Strategies)
Stop letting development of subdivisions take place before comprehensive, improved transportation network is in place on Johns Island. (Covered in T6)
Strive to have community centers and parks to bring the community together (Covered in CF13)
support local efforts to improve health care access (Covered in CF10)
Support our local library system to the fullest extent possible. (Covered in CF1)
Support parks and green space (Covered in CF13 and NR5)
The government entities are allowing far too much development, we cannot support this level. Our utilities are stretched to the limit now! Existing communities should NOT have to bear the burden of costly increases to provide utilities and services for all of the new and proposed development! (Covered in CF2 and LU7)
The main issue i see in Charleston is that development is generally very car-centric, even in the urban areas. Charleston is not up to speed with similar cities on bike connectivity, bus usability, etc (Covered in T13 and T20)
The southern part of the county is entering a rapid growth phase. The Hollywood/Ravenel/Edisto area is lacking in medical facilities. The closest ER or urgent care is an hour away. Doctors and dentists are also scarce. (Covered in CF10)
There is a great need to have bicycle and pedestrian safe trails throughout Charleston County. There needs to be a concerted effort to preserve green space that is readily available to everyone. There is a definite need to preserve open space and trees in all the new developments to help with the environment and preserve our natural beauty and safety. (Covered in T14, T15, CF13 and NR5)
There is a severe lack of safe bike pathways around Charleston County. Many areas don't even have sidewalks. There is no good ability for people to walk and bike to school, parks and shopping. (Covered in T14 and T15)
We have to preserve the marsh and wildlife intrinsic to Johns Island while still accommodating the influx of people - I don't know how this is going to happen realistically except if the money coming in from homeowners is better allocated to infrastructure issues. (Covered in CF2, LU4, LU7, LU8 and T7)
Incorporated into the Comprehensive Plan Five-Year Review

Edisto is lacking support and facilities for parks and recreation. (Added as CF15)
Edisto Island is in need of community recreational facilities. Currently there are none for the youth and/or adult population. (Added as CF15)
I'm not really very familiar with available community resources. In my area old school building in Adams Run and Wiltown facility are used to some degree. Are other school buildings available that might be converted to senior housing but that needs to come with upkeep and on site support. (Added as CF15)
Improve access for rural communities where resources are limited. (Added as CF15)
More public facilities unincorporated rural communities. (Added as CF15)
Need more open space available to all socioeconomic individuals within the County. (Incorporated into CF13)
Please support the Youth Recreation Center/Library complex proposed for Edisto Island. (Added as CF15)
To provide a better living condition for everyone. To provide a recreation center in this community so we won't have to travel 20 miles or more, this will benefit the young and the old. We also need to do things that will keep the younger generation here in Awendaw. We need everyone to work together. (Added as CF15)
<u>For Planning Commission Consideration</u>
Better connectivity & focus on sustainability.
Bricks and mortar "facilities" may not be the answer here. Technology allows us an opportunity to "connect" on a community level in many new, and potentially more affordable ways . We need a thoughtful step back on this one with an eye towards new ways of "connecting" technology access and affordability will be paramount, as will expertise at the government level in how to activate.
Change to: Community facilities and services shall be provided with levels of service acceptable to the community, that are tightly linked to land use planning and development decisions, and coordinated with surrounding jurisdictions to ensure capacity for expected growth. (Received 10 separate comments)
Change to: Community facilities and services shall be provided with appropriate levels of service to meet the needs of the community and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions to ensure capacity for expected growth.
Community facilities and services will be provided in a fiscally AND ENVIRONMENTALLY responsible manner...
Community facilities and services will be provided in a fiscally responsible manner taking into account the value of investing wisely in technology and design decisions that postpone obsolescence. Facilities and services will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions to ensure capacity for expected growth.
Expand recycling for food waste, involve more restaurants. Build more public parks when the opportunity is available.
Governmental responsibility to provide community facilities to the public should be clarified by, and coordinated through, the multiple options that are available. It "could" be through government-owned-and-operated facilities, notwithstanding that private and/or non-profit ventures are not stifled. To the extent that for-profit facilities can be encouraged, they should be prioritized.
The above statement is of particular importance in consideration of the budget limitations that are presented each year. A cost-benefit analysis of ownership of, and continued operation of, various facilities should be a discussion point.
Heat shelters known as schools that are closed during the summer need to be used to provide heat relief. Access to water needs to be a public good. Every bus stop should be sheltered and have free water fountains.
African American clusters remain underserved in multiple ways. It is a crime.

I didn't see anything on Community Facilities and elements but this is one area that is lacking. Most of the new development areas don't have any town centers or community gathering places like parks, town squares, community centers where all feel welcome. The traditional ones we do have are so packed with people even in the last 10 years it's not worth the fight to battle all the people to attend community events.
I would like to see more greenspace, a composting program, more community gardens, expanded and SAFE greenways
If a tax increase is needed to achieve the plan's goals, that is okay.
improve and add recycling center - mainly in the Peninsula area
Increase bike/walking access pathways. Require commercial properties to provide bike parking/locking stations. DECREASE ANY building over current wetlands.
More community info and input on potential and upcoming public transportation opportunities, how it may be used, ease traffic and make for better commuting.
Need more sidewalks and bike lanes on Johns island for those that cannot afford vehicles. Also, the apartment complexes need to stop. It's too much population and the infrastructure can't support. Y'all are allowing the complexes to be built but not addressing the roads first.
Parking & toilet facilities at Beaches & Parks
Please make these decisions with COMMUNITY input: "Community facilities and services shall be provided with levels of service acceptable to the community, that are tightly linked to land use planning and development decisions, and coordinated with surrounding jurisdictions to ensure capacity for expected growth."
Preserve as much land as we can!
Progress at the detriment of the ecosystem is not progress. By allowing more businesses to strip virgin land because they have the money to do it will be the demise of what every politician says they are against and that is to keep Mount Pleasant and surrounding small towns quaint . What these areas have become is what everyone is leaving from other states. Traffic, crime, cost of living, and access to beaches and parks due to overcrowding. Limit growth or we will be compared to Atlanta, Ga.
Provide adequate community facilities compatible with respective cultural and ecological attributes in designated regions of county.
Rather than "Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions to ensure capacity for expected growth." It should be "Community facilities and services must be provided with acceptable levels of service that are linked to land use planning and development decisions to ensure capacity for expected growth."
restrict the rezoning of agricultural lands to commercial in areas that have historical importance for example Edisto Island!
Should also add "ecologically sustainable" to "fiscally responsible"
The goal should be to go beyond "adequate" levels of service to at least "good" levels of service that support existing community needs. If we can only provide adequate levels of service, why continue to expand?
the proposed mt pleasant rec center passed by the narrowest of margins and we will lose far too many trees and greenspace. we need to better utilize what community resources we already have and establish a means to communicate that availability and prevent further paving over of the limited greenspace that still exists.
what is written on the comprehensive plan seems good. I'd like to see less houses per acre for permits... ie like 3 house per acre allowed by Chs.Co. / ToMP
You need to define what adequate levels of service are. And there is a certain reluctance to actually follow the planning by local municipalities. What kind of follow up is there after the planning?
Other Comments
A swimming pool on Johns Island would be a great addition.

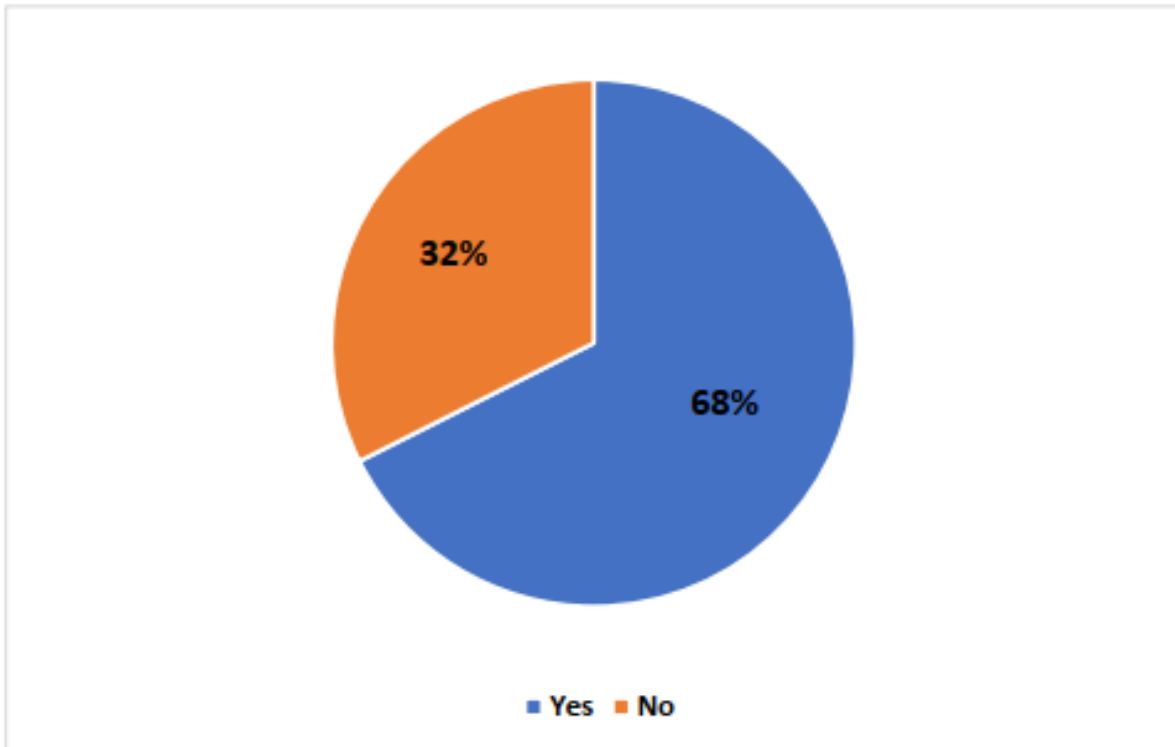
Avoid wasting money on vanity projects like I-526 extension and invest in short to medium term projects to enhance existing infrastructure and improve low emission public transport options for peopl moving
Be conservative with your plans
Complete I526, resolve main road traffic issue
Complete park and recreation facility in the Awendaw area
Costs are out of line
did not see that element
Finish 526
Fire tecklenburg
I don't have any other suggestions. Those you have are fine.
I don't have enough information about existing county facilities in order to comment.
I don't have enough knowledge of this element to have an opinion
I don't know the community facilities goals and strategies
I feel that you are doing a great job with community facilities.
I have no suggestions at this time; however, I reserve the right to submit suggestions at a later date.
It sounds good if you will follow it.
Keep building them
Less development
Link for this is broken.
Love the county parks Hate the poor roads
Moratorium on building new housing developments
My main concern is how these strategies (which all look wonderful) will actually be achieved.
Not sure which facilities you are referring to, need to be more specific.
Not sure? I feel like it skipped a question.
Over Building
Perfect example an on line survey the only interaction with the public 98% of your constituents will never see.
Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.
Reduce bureaucracy, promote conservative ideals while promoting educational studies of history, civics, science, and mathematics programs for our children's future through school, sports, and mentoring by professionals in each of the aforementioned elements.
Rumor only is that we do not have timely police response.
See previous responses
Seems like from all these questions are asking you know where the problems are at
Stop building on Johns until the roads can handle the volume.
stop filling in wetlands and approving buildings and concrete, which do not allow the marshes to remain and the flooding to stop. Respect our ambience as well.
Survey didn't display the facilities element goal or strategies
the goal should be minimal government!

The Strategies listed are currently appropriate.
There are not enough parks, but we do have a ton of playgrounds attached to schools. Those should be available for public use after hours and on the weekends. It makes economic sense and will help build community.
There was no basis for comment
This is a very bland, unhelpful statement: very vague on what these facilities are and what needs to be improved and how.
This is just not happening. Again, the need for a holistic approach to development and infrastructure is needed.
This isn't visible to read
Traffic signal at Hwy 17 North and Sewee Road. Dangerous intersection
Unfortunately though the strategies are good, many are either not true nor I believe the county will pursue these strategies and look out for the improvement of the low country
Where is it?
Where is this element? Missing?
You have absolutely no regard for proper land use

Chapter 3.9

Priority Investment, Implementation, and Coordination Element

Priority Investment: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in green: Indicates comments that have been incorporated into the Comprehensive Plan Five-Year Review (the locations) of where the comments are addressed are included in ***bold, italic text***. These comments appear in the Five-Year Review in green text.
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration.
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan.

Public Survey Comments - Priority Investment, Implementation and Coordination Element

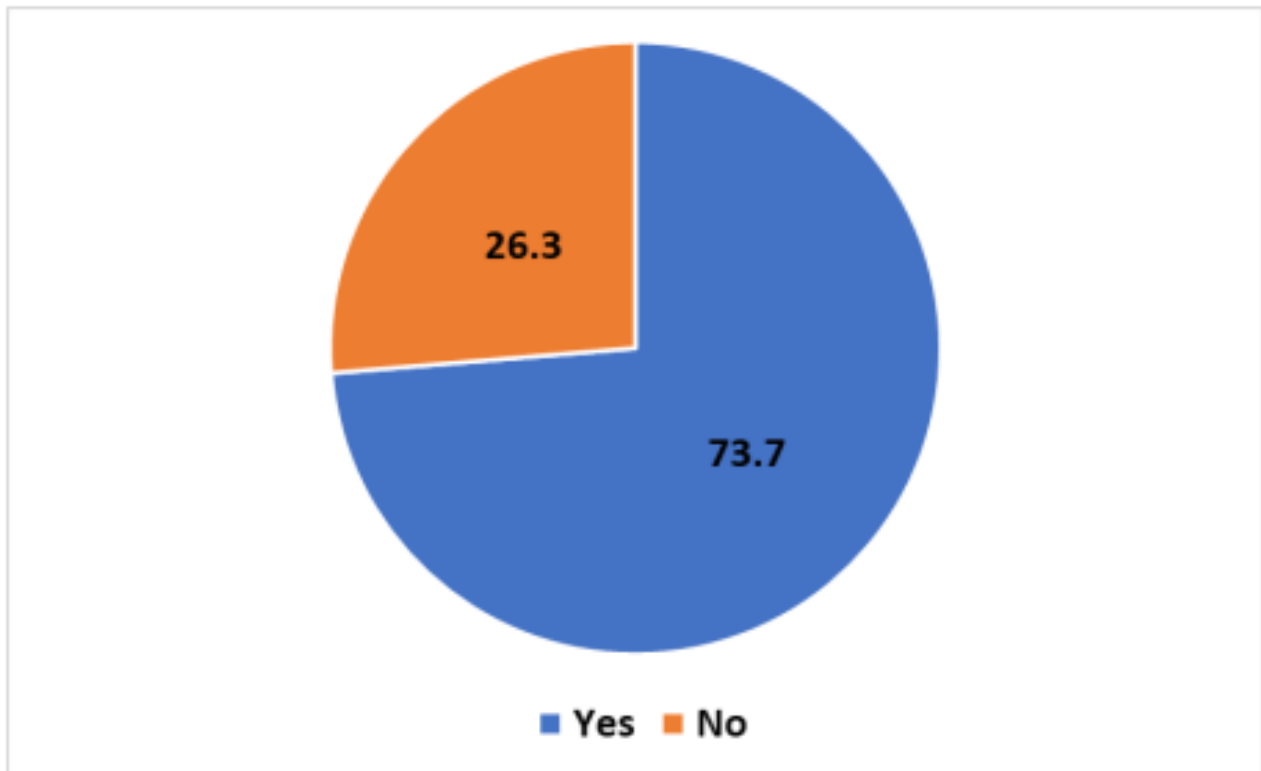
Already Addressed in the Comprehensive Plan/Five-Year Review	Location Addressed
1st priority should be to consider sea level rise and storm mitigation	RE1 and RE2
design of state highways should produce impact studies of historic communities, intentionality should be place to avoid displacement concerning traditional African American communities and minority/people of color communities	CR1, CR3, CR9
Flood mitigation implementation.	P14, RE1, and RE2
Focus on providing affordable housing.	PI4 and Chapter 3.6, Housing Element
Invest more funding into the Greenbelt Program so that conservation organizations and municipalities are better able to preserve greenspace, ecosystem services, limit inappropriate development, and slow infrastructure strain in a future of ballooning interstate immigration, skyrocketing property values, and rampant speculative residential development and real-estate investments.	NR5
Prioritize preservation of the Rural Area. Preserve Edisto Island's unique undeveloped/natural/unspoiled beauty - it is an incalculable asset to Charleston County - that will be lost forever if not protected!	LU3
The five-year planning horizon is insufficient to address the multiple threats to our communities. The half-cent sales tax find remains uncommitted, used as a council piggy bank, and confounds the needed planning commitments. The current council needs to specify a concrete 20-year vision that lays out the strategy for addressing transportation, downpour flooding, and groundwater flooding (rising water table , sunny day) to drive the capital plan. What is in place is piecemeal lacking the value suggested by having a comp. plan translated into the capital plan. Again the lack of tracking actual accomplishments/ implementation means the comp. plan is an idea of what could be as opposed to where the county is being driven towards.	P2, RE1, and RE2
The infrastructure needs to be in place before. Not playing catch up years after like is being done now.	P10
This would be great if the county was actually filling this. The idea is great but it's not being done. Please stop saving for pie in the sky projects like the completion of 526 at the detriment of completing smaller projects that would actually help now. I understand our state loves keeping prices low and taxes low which I love but you have to do a better job of balancing. You have all these people coming in and no infrastructure to handle it and you're not charging any of them user fees. In the meantime it's driving prices up on this like housing for locals that now can't afford living near their jobs.	P10
Why doesn't - PI 4. address preservation of natural resources of give them consideration	LU1, LU2, and NR1 through NR5
For Planning Commission Consideration	Potential Action
Public infrastructure and planning projects shall be prioritized through active and open coordination with the community and with adjacent and relevant jurisdictions and agencies.	Amend the goal statement as follows: Public infrastructure and planning projects will shall be prioritized <i>and implemented</i> through <i>active and open</i> coordination with <i>the community as well as with</i> adjacent and relevant jurisdictions and agencies.
Change Goal to: Public infrastructure and planning projects shall be prioritized through active and open coordination with the community as well as with adjacent and relevant jurisdictions and agencies. <i>(Received 15 separate comments)</i>	
Priority investments not only need to be prioritized and coordinated, but most importantly, implemented. That is not explicitly stated in this goal statement.	
Projects shall be prioritized through coordination with the local community being impacted.	
Public projects must have input from the local community as well as continued input from experts across all areas that are affected by growth (naturalists, historians, etc). This should be included in the goal.	
What about being coordinated with the citizens of Charleston County?	
Other Comments	
Again you have been talking about this forever.just do it and stop pontificating	
I have seven years of higher education and I don't get anything informative out of this statement. Vague bureaucratcspeak.	

It's a scam. The infrastructure plan gets approved but the studies and regulations stall the project until more money is needed and the process starts again. It's a goat loop. The engineering companies are the only beneficiaries.
Please limit development of all as my previous answers state.
Replace county council
See previous responses
The Plan is fine but PI11 does not happen.
We over plan and under deliver. Fire the planners and consultants and set specific short term goals. Let's set the top three problems in 2023 and fix them.
Absolutely no quality infrastructure improvements...only small amts of fill here & there.
Adequate public input will be solicited as an essential element in consideration of priority Investment and Implementation.
Apparently there isn't any priority to correct the inadequate infrastructure on John's island.
Build infrastructure first.
Complete the complete pitchfork and flyover now!!
Find best practices that improve your current one it takes way to long to get any or see any implementation of this projects underway. Why is it a 7 or 10 year timeframe! It does not have to be this way.
Fix our current roads and bridges and stop over building.
For instance it states they take the rural lowcountry flavor into consideration, the County's actions are contradictory to these goals and strategies.
Herein lies part of the problem. Streamlining the permitting process with local, state, federal entities is needed. Explore PPP as part of fiscal element. The development process for building new homes and businesses is far simpler than the coordination of political jurisdictions.
I don't see a sub-element on contractor process, management and governance that seems vital to execution of the approved projects/developments/investments using outside vendors. Seems like a core competency that must be operational excellence to delivery on these complex plans. Could also be part of the Interlock Element to provide shared services to the planning / delivery programs/projects.
I have heard what they are going to do on the main and Chisolm Road intersection and also on the main and Savannah highway intersection if that happens I'll be impressed.
I think the Priority Investment element could probably list some priorities instead of just saying that "Public infrastructure and planning projects will be prioritized...". Or at the very least, provide some direction to County Council on how to go about prioritizing projects that reflect the most pressing needs discussed earlier in the plan.
I understand that the Priority Investment, Implementation and Coordination element is interconnected with all other elements of the comprehensive plan, but the strategies don't sound specific enough. I'm hesitant to just say 'yes' as the 'strategies' are sort of assumed given the name of this element. Maybe add another tier to this element, goal > strategy > specific objective for coordinating with each aspect of the comprehensive plan. P14, P15, and P16 seem tacked on and are too vague - do we assume every knows what those initiatives are? Perhaps clarity is in 3.9.5 implementation initiatives, and would require a long study to effectively comment on this element. Thanks.
I would include wording with regard to agencies and organizations responsible for environmental and infrastructure considerations.
In PI6, please add a codification requirement to the UGB.
Include opportunities for Charleston County residents to share in the establishment of priorities and goals.
Infrastructure should be a HIGH priority! Thr roads are terrible and there are few all purpose pathways connecting neighborhoods with commercial/retail areas.
Instead of trying to get other jurisdictions to foot the cost, why don't you prioritize based on how badly something needs to be done.
It seems that Charleston County elected officials and staff give lip service to the need for added and improved infrastructure, particularly roads, but nothing gets done. Our schools are horrible in the sea islands and nothing gets done quickly enough to support our students and their families. Charleston County is reactive, not proactive.
Joe Riley did a disservice to the city of Charleston by attracting so much tourism and business over the 40 years of his tenure, but completely ignored infrastructure. Now it's almost too late to even try to fix the road and infrastructure problems. There's so many people moving into the area and everyone in government is turning a blind eye to the problems staring them right in the face.
Just go back and look at all the 'priority investment' work that has gone into the I526 Extension over the past 30 years and figure out what went wrong. Had it been completed in 1995, many of the infrastructure issues on Johns Island would not be present. Learn from the mistakes, or sadly.... repeat them.
Lots of analysis but doesn't appear to be aggressive on changes. Don't spend 5 years doing analysis. Please make roads a priority.
Need to add timely decisions and fiscally responsible. Delays make changes obsolete.
Our priority investment needs to be limiting growth and focusing more on environmental conservation.
PI 1. Should be completed before any new developments are begun.
Plan to transition smaller state roads to the county for more localized maintenance.
Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.

Read the head lines issues with traffic roads building density utilities.
Reduce permitting by agencies whose sole purpose is to thwart progress.
Review need for state legislative changes to improve the safety of state owned roads. Need for stop signs and new lights hampered by state rules on state run roads. Look to River road and number of accidents for an example.
Road infrastructure should be priority 1A. Gridlocking people to/from jobs and their homes and shopping will deteriorate property values and tax base. Roads, roads, roads should be the priority.
Roads and infrastructure have not kept up with development. This has to be a priority.
Safety should be addressed now, not in 5-10 years. Slow traffic speeds and provide sidewalks and bike paths and save lives.
The County will be unable to meet these goals if it proceeds with building the Mark Clark Extension/Parkway.
There are way too many problems in this section to name them all but one of the biggest ones is once again allowing the Urban Growth Boundary to be altered..it must be maintained, especially here on Johns Island!
This state can't get out of it's own way. Poor roads, unsafe roads, bad planning the individual towns need to have more say.
Would like to see coordination of Complete Streets implementation called out as a strategic priority.
Yes, they should be coordinated, but the County needs to stand up and make sure its needs are met, and at a top priority.
Many times it seems other jurisdictions take precedence at the expense of CHS County.
You are NOT implenting the transportation quality required for sane traffic flow and not considering the amount of trees necessary for wildlife, drainage, etc.

Chapter 3.10 Energy and Sustainability Element

Energy and Sustainability: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration;
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan;
- Green Text = Suggested amendments resulting from the public input survey; and
- ~~Strikethrough Text~~ = Text proposed to be deleted.

Public Survey Comments - Energy and Sustainability Element

<u>Already Addressed in the Comprehensive Plan/Five-Year Review</u>	<u>Location Addressed</u>
"alternative energy" should really say "clean energy" or "renewable energy". Add: Incentivize clean energy in zoning regulations. Add: Partner with utilities to provide community solar programs.	ES8
All public buildings and facilities should be as efficient and sustainable as possible.	ES4
Energy elements should support conservation and take into account Long Term Cost considerations as well as short term "trendy" energy solutions.	ES1, ES2, and ES3
Expand and prioritize EV stations throughout the county. Switch all public transport to electric power.	ES1, ES2, and ES10
Greater emphasis should be placed on incentivizing rural ownership to have renewable resource energy generation placed on site. It is a way for families who own farm land to generate additional income to preserve the open spaces. It can also help to offset the cost of farming by providing a steady stream of income.	ES4
I believe that a revision should be made to ES8. As currently written, it only addresses the installation and use of alternative energy sources, i.e. development of alternate supply, however this does not address the demand side. I propose that tax incentives would be equally important to energy policy if residents and businesses are encouraged to develop a means to minimize their demand.	ES11
Include more specific goals for green energy, such as how much green energy/what percent green energy the county wants to use	ES1, ES2, and ES3
Invest more in facilitating, incentivizing, and implementing renewable energy generation in the County, particularly the incorporation of small-scale solar panels into urban and residential infrastructure and buildings.	ES6 and ES8
Is there an EV element to add to the energy element goal?	ES10
Lets be more specific about how to encourage such things as green building codes in view of stifling state building regs on municipality creativity. Capturing and using rain water, home weatherization assistance, etc all needed.	ES1
Need to link the CC Greenhouse Gas study/working group into this element and also look at impacts of expanding EV fleet on electric rates.	ES1 and ES2
Need to look for safer renewables to support consumption while working toward affordable energy sources.	ES1 and ES2
Promote and facilitate "measurable uses" of alternative energy sources.	ES1 and ES2
Require new construction to provide it's own energy.	ES6 and ES8
Solar incentives for local households.	ES8
The Energy Element Goals and Strategies Statement is totally meaningless. Charleston County needs a network of charging stations strategically located for electric vehicles.	ES10
The county should have all electric or propane powered vehicles by 2030. All efforts shoul be used to not use any fossil fuels. Tide generators should be used wherever possible.	ES2
We need an "all the above" approach to energy. Grow green initiatives but keep the gas and oil energy options open until they are proven.	ES1 and ES2
Would it make sense to add a sentence on replacing county vehicles that use gas and diesel with electric or alternative energy vehicles?	ES1, ES2, and ES10
This goal should include the planning and development of solar farms that can be coordinated with traditional land use practices, such as farming.	ES8
The transportation section is pretty out of date. Trident Smart Ride and Trident Rideshare no longer exist, but BCDCOG does have a Lowcountry Go vanpool program and on-demand transit services. The I-26 Alt project is now the Lowcountry Rapid Transit project and the construction date is bit further into the future. The Trolley is now the Dash shuttles. Consider making electric vehicle charging (public light duty, fleet, workplace, residential, and heavy-duty) a highlight of this section and including specific strategies to promote their installation.	Transportation section has been updated. See also ES10.
Plan omits energy security and resiliency as elements that need addressed.	Chapter 3.11, Resilience Element

For Planning Commission Consideration	Potential Action
Again, "promote" is somewhat general. Being more specific here would help people understand the goal more.	<p>Promote <i>Charleston County will emphasize and invest in the use of alternative energy sources and energy conservation measures and the reduction of greenhouse gas emissions that benefit our communities and reflect our responsibility to steward our natural resources with future generations in mind .</i></p>
"Aggressively promote....."	
Change to: Emphasize use of alternative energy sources and energy conservation measures that benefit our communities and natural environment.	
Don't just promote alternative energy and energy saving, "invest" in it county wide.	
Electric vehicles and renewable energy need to be topics of significant focus. Charleston, South Carolina deserves renewable energy.	
Promote use of alternative energy sources and energy conservation measures that benefit our communities and reflect our responsibility to steward our natural resources with future generations in mind. Short term measures that benefit only our current citizens to the detriment of the future are to be seriously questioned.	
Promote use of alternative energy sources and energy conservation measures that benefit our communities in an environmentally conscious and efficient way.	
Promote use of alternative energy sources, IMPROVED ELECTRICAL GRID SYSTEM and ...	
There is a need to implement a wholesale transformation of energy sources to renewable starting with municipal investments and link the wholesale conversions to tax forgiveness (incentives) going beyond a job headcount. Factor in the energy savings as part of the transmission conversion awards to avoid overpaying.	
In addition to promoting alternative energy sources, the County should support it fiscally.	
Please include encouraging energy-efficient mass transit	<p>Add a new Energy and Sustainability Element strategy as follows: <i>Coordinate with CARTA and adjacent jurisdictions to develop a more energy efficient mass transit system.</i></p>

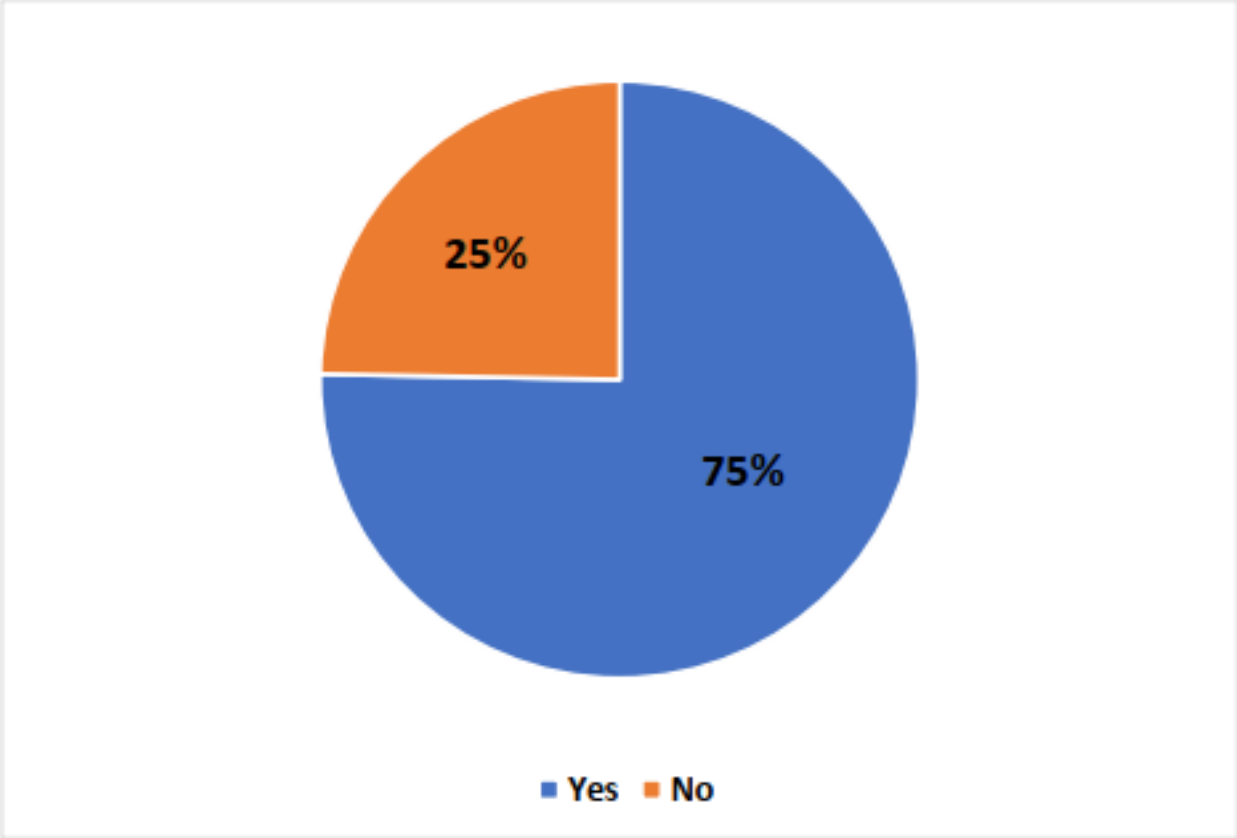
Other Comments
Are you kidding? Green energy is another scam. Y'all have no idea what you're talking about. If you can't afford a house, you certainly can't afford green energy.
No quality public servants currently in positions to acknowledge these issues.
not a function of government.
Not applicable. I think the goal and strategies are appropriate for the next five years.
Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.
See previous responses.
All initiatives must be economically justified in the near term (5 years or fewer).
Alternative energy while a laudable goal is not sufficient to sustain the growth of the areas energy needs -
Be efficient
Believe since there is so much growth happening in Johns Island right now we will Start having blackouts due to not enough energy for all the homes are being built.
Better use of past and current tax dollars. Much more conservation and rural areas.
Considering the global economy, these goals may be too ambitious for the next five years.
Do not provide subsidies for alternative energy. There are plenty of federal subsidies already. And they usually benefit upper income people at the expense of the poor who have to stick with ratepaying to utilities, whose rates go up because of payments to people who are subsidized to go off the grid. Do not allow people to set up ancillary wind or solar farms on their properties. That would cause endless strife with neighbors.
Expand this to include requiring ALL new construction to either include or pay a premium for not including use of alternate energy in new buildings.
Follow the Biden plan for energy.
Green energy is a falsehood. The technology is not present to switch to green energy. Solar, battery, and wind power are more costly and more harmful to the environment than coal, gas, oil and nuclear. Promotion of hydrogen and fusion power should be what we're focused on in lieu of destructive so called green power.
Green energy is not sustainable -- certainly put in measures where appropriate but we cannot plan to become completely reliant on alternative energy sources. I don't see disaster relief arriving in a Prius.

However, until such time as alternative sources of energy are readily available and affordable for the community, CHS County should move to insure historical sources of energy remain accessible for residents.
If alternatives make sense fiscally and financially, fine. Otherwise don't try to shove them down people's throats or adopt programs that cost more money in the name of "Green". Let entrepreneurs and business find the best ways to achieve better solutions. Don't use government force.
Improve current infrastructure.
Include development of strategies for development and transition of power delivery grid to underground service to reduce recovery time and will eliminate delays from supply chain failures.
I've lived on the island twice. This time for 5 years. In this period of time, I've never seen/heard anything about encouraging energy alternatives, use, etc.
Just be realistic about wind/solar... they will play a small role in the foreseeable future.
Just please do not promote wind farms or solar fields on our beautiful landscapes and waterways.
Make sure that the Insurance industry allows the use of alternative energy on residential homes and does not increase the rates to where insurance is not affordable! Also make sure that the utility companies are not allowed to put homeowners in a higher rate level if they use LESS energy!
No wind generators!
Provide incentives for building a solar farm on Johns Island.
Realistic Energy goals.
Tax incentives to promote green/alternative energy are wrong. The amount of money spent nationally over the past 30 years is astronomical and has not been a wise investment. Better to encourage private development rather than government mandated/supported initiatives.
The goal should include what energy uses the authors are referencing. I do not believe you intended for energy to include transportation, so you should list out the sectors you are referring to, and work in conjunction with the sustainability coordinator for the proper language.
This should not be a focus. Charleston has lots bigger issues.
until "alternative energy sources" can be proven to be economical and environmentally sound...stick to gas.
We understand the need to maintain trees along Dominion's Power lines - but trees are the essence of Edisto Island and other rural areas - establish a plan that doesn't butcher scenic areas. I can (must) be done.
With the Federal programs concerned about power grid water system is currently having brown water.

Chapter 3.11

Resilience Element

Resilience: Are the goal and strategies appropriate for the next five years?



Legend for the public input survey comments:

- Text shaded in grey: Indicates comments that are already addressed in the Comprehensive Plan/Five-Year Review (the location(s) of where the comments are addressed are included in ***bold, italic text***);
- Text shaded in yellow: Indicates comments that are for Planning Commission consideration;
- Text shaded in pink: Indicates other comments such as those that are not applicable to the Comprehensive Plan;
- Green Text = Suggested amendments resulting from the public input survey; and
- ~~Strikethrough Text~~ = Text proposed to be deleted.

Public Survey Comments - Resilience Element

<u>Already Addressed in the Comprehensive Plan/Five-Year Review</u>	<u>Location Addressed</u>
You should explain what "resilience" is, as far as the County is concerned. I suspect many of us have competing definitions.	Defined in Sec. 3.11.1 as the ability of a community to respond, adapt, and thrive under changing conditions, including, but not limited to, recurrent burdens and sudden disasters.
Define "resilience" - the plan itself is encouraging.	
Define "resilience" in the statement.	
I did not see a sub-element on communications resiliency (emergency, voice, data and satellite). I would also like to see sub-element on CERT alignment.	Included in Ch. 3.8, Community Facilities Element
Increase freeboard/require elevation for new construction, residential and commercial. Require pervious parking areas and driveways. Stricter controls on clearcutting of both grand and minor vegetation.	RE1 and RE2
Increase the capacity of the Greenbelt Program to provide funding to acquire, protect, and restore properties critical to ecosystem services, climate corridors for wildlife, and marsh migration space.	NR5
The County will also prioritize resilience when making zoning decisions. This should be stated explicitly.	RE1
<u>For Planning Commission Consideration</u>	<u>Potential Action</u>
Change to: Charleston County shall ensure resilience to stormwater events and rising sea levels is included in all County plans, policies, and regulations to ensure the long-term survival of the community. <i>(13 separate requests received)</i>	Amend the goal statement to: Charleston County will prioritize resilience, <i>including resilience to stormwater events and rising sea levels and protection of natural defenses such as wetlands, woodlands, and floodplains, in all County plans, policies, and regulations to ensure the long-term survival of the community.</i>
Change to: Charleston County will ensure resilience in all County plans, policies, and regulations, with careful attention regarding integrated water management, urban and rural development, and infrastructure.	
Prioritize resilience in all County plans, policies, and regulations, with particular focus on protecting nature's defenses, such as wetlands, woodlands, and floodplains.	
Resilience must take into account the recommendation from the City's Dutch Dialogues. Any development undertaken without long term study of sea level rise, frequent flooding, and more severe storms will lead to disastrous results. There should be very limited development in areas most prone to flooding, and leaders must look long-term rather than short-term when evaluating potential development.	Add an action item in Strategy RE1 as follows: <i>Investigate the feasibility of limiting development in areas prone to flooding.</i>
The BCD counties need to specify where to put the water and residents need to know how high is their protection so they can decide accordingly. Building in the floodplain implies it is safe as responsible officials would not have approved to plan if it were not safe. How high is that safety? Put it in the deed document. resilience has not been developed and there is no intent to achieve this.	
We need to take a lead from the City's data-driven Dutch Dialogues and City Plan to identify those areas of the county that are most prone to water events and ensure there is either no development or limited, highly-resilient development in those areas.	
Why on earth did Charleston County choose to not be involved with the Dutch Dialogues as the city did??? The county is permitting and allowing fill and build...extremely short sighted! We will in the future see the devastating effects that this will cause! The rules pertaining to the OCRM are just flapping in the wind now. it can be and has been moved recently to accommodate development!	
<u>Other Comments</u>	
A lot of good talk lacking progress that can be seen.	
Add a review in planning and zoning to make sure that developers are using the most energy efficient appliances and practices.	
Again, the goals are fine ... the implementation is decidedly not fine.	
another garbage statement. what does this even mean and who constructed this survey?	
Doesn't go far enough.	
Don't believe County even knows what resilience is.	

I have no specific recommendation to improve this virtually meaningless statement.
Joke.
meaningless vague statement.
No answer.
Not sure exactly what that means but I wish you luck on getting something right.
Resilience to what? Just don't build in a flood plane or backfill swamp. Don't allow over development on rural roads unless the builder pays to improve the infrastructure.
See previous responses.
Stop building.
The format on this needs some work.
Again, not necessarily critical of the goal, but rather the complete element. I understand these action items in 3.11.4 are not concrete yet, but certain items could have potentially negative consequences. What stands out most are potentially recommending freeboard and restricting fill outside of flood zones (x-flood). This would have the potential of making construction much more expensive, which would have the effect of either driving less wealthy people out of the county or increasing their reliance on government subsidy; both outcomes being negative.
All of the issues, and I cannot emphasize "all" enough, can be mitigated by slowing growth. It's just that simple, yet not talked about at all in this entire document.
I agree but would like more explicit language on what is meant by "resilience" and what it entails.
If resilience means continuing to try and develop in the face of facts that say it's not good for the land or other natural resources then no. Resilience is not good.
I'm just concerned that old practices will continue.
In general, your goals are admirable but I am disappointed in the implementation of them. Infrastructure is terrible and not keeping pace with the influx of people, There should be a hold on all building. Both James and Johns Island have way too many apartments and condos for the size of the islands. STOP the BUILDING....
Its Time to set aside areas that will be subject to the perils of sea-level rise/storm surge - as undevelopable.
Maybe the only way to make this goal more generic would be to say, "We're going to do some resilience." The strategies appropriately highlight flooding/stormwater as issues. Consider also highlighting extreme heat as an issue.
No Slab-On-Grade Ordinance for 500 year flood plain.
Not sure we need a Resilience Officer if we have competent and properly paid folks do everything else in this plan.
Please see earlier comments regarding definable goals and measurable metrics being necessary for achieving success.
Preserve our trees. Change the grand tree preservation from 24" at breast height to 8". 24" is not preserving and trees.
You have expressed thoughtful and pertinent intention in all elements. They won't mean anything if not carried out with intent and commitment.
Slab construction should no longer be allowed.
Take action on resilience plan, incorporate into all new building and NOT just talk about it
Reduction of red tape and reformation of laws to prevent frivolous lawsuits in infrastructure to move forward expeditiously in lieu of taking decades of lawsuits and permitting to start projects.
Resilience is a buzz word and not a priority. Preserving charleston quality, character and culture with the rapid growth is the biggest issue we face.
Resilience strategy may be at the top. Embedded in other environmental and economic goals, the ability for Charleston to prepare for and have a plan for now inevitable catastrophic events is mandatory.
Since there is no "general comment / feedback" section at the end here .. I'll fit a few things in under resilience. The resilience of this plan will hinge on three factors IMO: 1) Effective broad communication that demonstrates how key decisions support the plan, and where they may appear to be unsupportive; why or where the counterbalance is in some other area; 2) Honest policy decisions that "walk the talk" on adherence to the plan; 3) continuity in decision making. Final thought: we are sooo past reasonable traffic demand vs current road infrastructure on Johns island. It is not safe, it does not support moving forward on most any areas of this plan. it must be the number one priority to fix PRIOR to ANY additional or potEntial traffic lost being added. It should be an embarrassment to past council or anyone who has more that 5 years in allowing this evolution. As I vote it will remain my number one issue.
This section is really heavy on resilience to hazards. I like the content in the section "OTHER RESILIENCE ISSUES", but feel like the title isn't appropriate, almost like these items are after thoughts. Maybe it makes more sense to title a section "Resilience to Hazards" and list each hazard under it, and eliminate OTHER RESILIENCE ISSUES. Energy resilience is just as important as resilience to hazards. Under health resilience, you could also expand upon sustainable construction materials and techniques and how they affect health. i.e. some wall insulation is really bad for human lungs and causes allergies and long term breathing challenges, vs. using sustainable clean insulation allows for healthy breathing in your home leading to a healthier life.

Additional public comments received for the April 10, 2023 Planning Commission meeting that were not part of the public input survey.

Public Comments Received After Close of the Public Input Survey

Updated for the April 10, 2023 Planning Commission meeting to include
comments received as of April 7, 2023

Land Use Element Goal

- 141 letters/emails as of April 7, 2023 suggesting the following: Change Section 3.1.1, Overview, as follows:
 - From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."
 - To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."
- Staff Response: This change has already been addressed in proposed changes to the Land Use Element Goal. *"Protect our cultural and natural resources while accommodating smart Accommodate growth that respects the unique character and landscape of the County, promotes sustainable economic opportunity, fosters resilience, respects private property rights, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities, but protects cultural and natural resources."*

Land Use Element

- 144 letters/emails as of April 7, 2023 suggesting the following: Change Table 3.1.1, Future Land Use Residential Densities, as follows:
 - From: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"
 - To: " Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**"
 - ** Not permitted on Johns Island including in Planned Developments." Land Use Element • Staff Response: No changes to Future Land Use Residential Densities Table.
- Staff Response:
 - No changes to the Future Land Use Residential Densities Table.
 - *Instead, include a recommendation in Table 3.9.1, Priority Recommendations, 2023-2028, and Section 3.9.5.A, Major Planning Efforts and Projects, to review and amend the Comprehensive Plan and ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density of 1 dwelling per 4 acres through the Planned Development process, and to better define open space as it relates to Planned Developments, with a time frame recommendation of two to three years.*

Definitions

- 142 letters/emails as of April 7, 2023 suggesting the following: Change Section 4.1, Definitions, as follows:
 - From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."
 - To: "Open Space; Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."
 - Staff Response: Change the definition of "Open Space" to "Any parcel of highland or portion thereof, **exclusive of impervious surfaces**, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." *This is also included in the staff recommendation to address the open space definitions and requirements as they relate to Planned Developments discussed on the previous slide.*

Priority Investment Element

- 142 letters/emails as of April 7, 2023 suggesting the following: Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:
 - Add "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year" to Table 3.9.1, Priority Recommendations, 2023 - 2028
 - **Add Rural Johns Island Overlay Zoning District:** In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.
- Staff Response: The Future Land Use recommendations and current zoning address these concerns. Therefore, staff recommends a review of the land uses allowed in the agricultural zoning districts on Johns Island to prioritize agricultural, silviculture, equestrian, and other agriculturally related uses. This can be included as a Work Plan Item in Table 3.9.1, with a time frame recommendation of two to three years, *with a description of the project in Sec. 3.9.5.A, Major Planning Efforts and Projects.*

Priority Investment Element

- 142 letters/emails as of April 7, 2023 suggesting the following: Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:
 - Add "Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year" to Table 3.9.1, Priority Recommendations, 2023 - 2028
 - **ZLDR Update for Tree and Forest Protection:** Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."
- Staff Response:
 - Initial response: This is not a Comprehensive Plan issue. This issue is addressed in the ZLDR. Staff recommends no change.
 - Updated response: Add to Table 3.9.1, Priority Recommendations, 2023-2028, and Sec. 3.9.5.A, Major Planning Efforts and Projects, a review/amendment of the Comprehensive Plan and ZLDR to prohibit clear cutting of properties and incentivize the retention of swaths of trees with a time frame of two to three years.

From: [Steve Cavanaugh](#)
To: [CCPC](#)
Subject: Comments to Comp Plan - Recommended changes
Date: Wednesday, March 15, 2023 8:13:31 AM
Attachments: [image001.png](#)

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Good Morning,

I am Steve Cavanaugh and I live at 2688 Bohicket Road, Johns Island. I have reviewed the proposed update to the Comprehensive Plan and have some recommended changes (see below). Please consider these important revisions as they are intended to assure responsive and cohesive growth in harmony with the unique characteristics of our land and community. Please confirm receipt and assure that these comments will be reflected in the official commenting process. If you have any questions, please email, or call me directly on my cell at 336.816.3582

Thank you

Steve

Recommended Changes to the Comp Plan

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either

public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]



Steve Cavanaugh, P.E.
President/CEO
O: 877-557-8923 **C:** 336-816-3582
www.CavanaughSolutions.com
[Our Water Loss Programs](#)

From: [Debby Perelmuter](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:37:01 AM

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Please update the Land Use Element of the Comprehensive Plan as follows: **emphasis added indicating my level of importance**

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the **provision of transportation infrastructure** and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened **to maintain the rural character of this area. Due to development pressures,**

this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

Debby Perelmuter
Sea Lavender Ct
Kiawah Island
Mobile: 973-856-0430

"The noblest question in the world is: What good may I do in it?" — Ben Franklin

From: [Marie McNeice](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:55:07 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:24:51 AM

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I am a Johns Island resident and support the following changes as recommended by the Johns Island Advocate:

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box

stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you for your consideration.

Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455

Sent from my iPad

From: [Sally Clemence](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:21:35 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Jim Eisenhauer](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:24:44 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Barbara Goss-brown](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:16:21 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Sarah Roe](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:12:38 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.”

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and

conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

Thank you for your time and consideration of these important changes.

Sincerely,

Sarah Roe
Johns Island Resident

From: [Steve Green](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:09:03 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.

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources." To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights." [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre" To: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments." [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following: "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year" Add the following: "Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." [This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Nancy Harold](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:00:58 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

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From: [Craig W. Bernabei](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:08:53 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned

Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Craig Bernabei
Johns Island resident and home owner

From: [jenny_welch](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:59:10 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by

clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." [This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you,
Jenny Welch
James Island SC

From: [Ellen Silver](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:08:38 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned

Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you,
Ellen Silver, Johns Island resident

From: [Russ Pritchard](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:02:32 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features

and agricultural lands”.]

Regards,

Russ Pritchard

From: [Dale Snyder](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:52:01 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Nanette Ramsey](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:10:43 AM

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

As a resident of Johns Island it is appalling to see the destruction of this rural sanctuary. Have we not learned anything in the overdevelopment of Mt Pleasant and downtown Charleston mistakes?

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

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Nanette

From: [Steve Kolaski](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:48:14 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.

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should

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Steve Kolaski
2450 Preserve Rd
Johns Island, SC 29455

From: [Deborah LaRoche](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:44:18 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also

provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." [This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you for your consideration of these changes. As a 20+ year resident of Johns Island, I want to ensure the rural character and charm (not to mention mitigation of the environmental impact of sprawl) for generations to come.

Deborah LaRoche

From: [CKM-W](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:15:21 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

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

From: [Michel Hammes](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:39:03 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be

strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Michel Hammes (she, her, hers)

From: mcbtobi@comcast.net
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:10:09 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

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year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Loretta McCoy](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:42:15 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Kimberly Nugent](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:15:28 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusio

Sent from [Mail](#) for Windows

From: [Anne Albers](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:49:07 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.

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Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
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Add the following:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPad

From: [T.K](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:21:59 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

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From: [JR](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:18:26 AM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [R.Locke](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:08:29 AM

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--

R Locke

From: [Karen Norval](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:09:17 AM

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Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or

reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

--

“If you want to leave the best wake possible, leave behind a trail of people who have experienced your being ‘for them.’”

Henry Cloud

From: [Elizabeth Angyal](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:56:39 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

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From: [Jill Zlogar](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:58:47 AM

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

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1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Leslie Self](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:27:47 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sincerely,
Leslie Self
3358 Bohicket Road
Johns Island

From: [Jeff Arnold](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:23:21 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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** Not permitted on Johns Island including in Planned Developments.”

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“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Jeff Arnold

From: [Kristen Meierer](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:21:45 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

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Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Jeff Meierer
2482 River Rd
Johns Island, SC 29455

From: [randy.leatherman](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:24:35 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: %20Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.%20 To: %20Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.%20 [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre%20 To: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.%20 [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a %20Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations%20 table and include the following: %20Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year%20 Add the following: %20Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County%20s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.%20 [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: %20Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.%20 To: %20Open Space:

Any parcel of highland or portion thereof,
exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space. [This change reflects the purpose of open space which is the protection of natural features and agricultural lands.]

[Sent from Yahoo Mail on Android](#)

From: [Naomi Zeiset](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:15:30 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [LIEN MILLER](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:07:20 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.

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: %20Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.%20 To: %20Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.%20 [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre%20 To: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.%20 [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a %20Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations%20 table and include the following: %20Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year%20 Add the following: %20Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.%20 [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: %20Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.%20 To: %20Open Space:

Any parcel of highland or portion thereof,
exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space. [This change reflects the purpose of open space which is the protection of natural features and agricultural lands.]

[Sent from Yahoo Mail on Android](#)

From: [Bucky Parker](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:00:04 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

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To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Bucky Parker
bucky.parker@yahoo.com
229 869-9447

From: [Kimberly Nugent](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:15:09 AM

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2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusio

Sent from [Mail](#) for Windows

From: [Peters, John S](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 9:03:58 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

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[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my mobile device
John S. Peters, Ph.D.
5074 Coral Reef Dr.
Johns Island, SC

From: [Lynn Williams](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:58:14 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

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2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Stefanie Snead](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:50:37 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,

What is being allowed to happen to Johns Island is horrible. Please do better for us and our island.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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To:
“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
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Add the following:

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Thank you,

A voting resident

Sent from my iPhone

From: [Jim Vincent](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:48:50 AM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

James Vincent
2904 Wilson Creek Ln

From: [Jan Degerberg](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:30:24 AM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Jessica Hofford](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:09:15 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Thank you,

Jessica Hofford
Fort Pemberton Drive
Charleston, SC

From: [Kimberly Nugent](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:14:55 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusio

Sent from [Mail](#) for Windows

From: [Mary Walker](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan and thanking you in advance
Date: Wednesday, March 15, 2023 11:08:54 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned

Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Mike](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:03:38 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Daniel Pittman](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:01:58 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Sue Myrick](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:37:14 AM

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I want to add my voice to those who are advocating all the issues listed below:

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box

stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you for your consideration,

Sue Myrick
Johns Island full time resident

From: [John Zlogar](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Tuesday, March 14, 2023 8:11:21 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
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Add the following:

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Annie Acree](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:21:33 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources. To: Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights. [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: %Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre To: Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments. [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations table and include the following: Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year Add the following: Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the Countys iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected. [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space To: Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf

courses, and impervious surfaces,
set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and
enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space [This change
reflects the purpose of open space
which is the protection of natural features and agricultural lands

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

[Sent from Yahoo Mail on Android](#)

From: [Jane Howell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:55:12 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Jennifer Mitchell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:11:31 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Hugs,

Jennifer Hess Mitchell

Yoga & wine lover

[https://urldefense.com/v3/_http://Www.jenniferhessmitchell.com_!!FyuN5H5wA9FHAKde!8R7jW-qwRAIwWRx4nHs9P87r8Gtb5A3oYGLoRyVS0cVgD9820Un5sxu-i-ykeOCHyLbrU8bpjwdg8iTFPJZbSiIDhFbz\\$](https://urldefense.com/v3/_http://Www.jenniferhessmitchell.com_!!FyuN5H5wA9FHAKde!8R7jW-qwRAIwWRx4nHs9P87r8Gtb5A3oYGLoRyVS0cVgD9820Un5sxu-i-ykeOCHyLbrU8bpjwdg8iTFPJZbSiIDhFbz$)

Sent from my iBelieve in You!

From: [Jane Howell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:54:11 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thanks,
Jane Howell

From: [Alison Mullen](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:23:22 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Submitted Respectfully from,
Alison Vaughan
Sent from my iPad

From: [ROBERT CARROLL](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:22:40 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: %20Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.%20 To: %20Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.%20 [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre%20 To: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.%20 [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a %20Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations%20 table and include the following: %20Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year%20 Add the following: %20Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County%20s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.%20 [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: %20Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.%20 To: %20Open Space:

Any parcel of highland or portion thereof,
exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space. [This change reflects the purpose of open space which is the protection of natural features and agricultural lands.]

[Sent from AOL on Android](#)

From: [Whitney Degerberg](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:15:23 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you for taking all of these into consideration!!!

-Whitney Degerberg
degerbergw@gmail.com

From: [nanette.ramsey](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 8:12:12 AM

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

Please take the time listen to us, the Johns Island residents.

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024–2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water

feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

--

Nanette

From: [Carol Lalumia](#)
To: [CCPC](#)
Subject: Concerned Johns Island residents
Date: Thursday, March 16, 2023 8:57:23 AM

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

Please stop ALL further building and permitting for building on Johns Island until the roads are fixed, widened and adding of traffic lights.

More and more accidents are occurring as the population has exploded and there are twice the amount of people trying to get off the island. People are driving recklessly to try and get off in under an hour. Tempers are flaring and all because you refuse to address the real issue – the roads are woefully inadequate and in need of widening and repair. We need relief.

Despite what a few people say, 526 MUST be added soon; some roads must be widened immediately; some roads are in need of major repair now!

We do not have the infrastructure to support this endless construction. PLEASE STOP. Your primary responsibility is to the safety and security of the public. Do your job. Stop being so reckless and get the infrastructure in place BEFORE you add one more house or apartment complex to the island.

Your focus is solely on collecting more money through taxes – ENOUGH! Safety first. Fix and expand the roads before you do anything else.

Sincerely,

Carol and Rob Lalumia

Sent from [Mail](#) for Windows

From: [Meg O'Halloran](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 6:18:51 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.

Hello,

I'm writing to share suggested updates to the comprehensive plan. I live on Johns Island within the City of Charleston (29455). I studied sustainable urban development in college, and I work at a land conservation organization, though these suggestions reflect my opinion as an individual citizen.

As a Johns Islander, I am concerned about the vague language of Section 3.1.1, Overview, and would suggest specificity so as to restrict growth to designated urban areas that are on higher ground and therefore more resilient. Limiting paved surfaces by increasing public transportation infrastructure is a must. More specific language suggested could be, "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

I'm also deeply concerned that the already taxed road infrastructure of Johns Island cannot withstand the density increases suggested in Table 3.1.1, and it should merit a restriction on Johns Island including in Planned Developments, similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.

In Section 3.9.5 A, Major Planning Efforts and Projects, I suggest adding a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following: "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Please also consider adding a "Rural Johns Island Overlay Zoning District." In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

We need Johns Island to stay as rural and undeveloped as possible, with substantial tree cover. Forests provide resilience to water events such as hurricanes and floods. They also provide

higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

Finally, I suggest narrowing the definition of "open space" to exclude landscapes that should NEVER be even considered for development (wetlands and marsh in particular), and prevent developers from counting golf courses as having any semblance of conservation value. A recommended definition could be, "Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

Thank you for your consideration,

Meg

--

Meg O'Halloran

216.403.3674

meg.ohalloran410@gmail.com

From: [Katie & Pam Family](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 5:31:09 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Katie Hodgson](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 5:31:02 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Christina Gammons White](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 12:14:30 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.

Please consider recommended items listed for the Comprehensive Plan.

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following: PLEASE CONSIDER DEFINING THE UGB LINES.

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Respectfully,
Christina White

From: [Jan](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 9:10:52 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity

than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Robert Susinno](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 8:43:05 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned

Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Cheryl Carmody Murphy](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 8:33:24 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Parker Dudley](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 8:10:59 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Richard May](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 7:33:11 AM

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

As a former resident of Johns Island, I am appalled at both current and planned development. Please make the recommended changes to provide current and future residents an opportunity to thrive on this beautiful island.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

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Add the following:

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ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Michael Kedzerski](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 7:27:54 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: %20Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.%20 To: %20Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.%20 [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre%20 To: %20Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.%20 [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a %20Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations%20 table and include the following: %20Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year%20 Add the following: %20Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County%20s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.%20 [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: %20Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.%20 To: %20Open Space:

Any parcel of highland or portion thereof,
exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space. [This change reflects the purpose of open space which is the protection of natural features and agricultural lands.]

[Sent from Yahoo Mail on Android](#)

From: [Claudia J Brown](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 5:54:46 AM

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Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

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[Www.claudiabrown.info](http://www.claudiabrown.info)

From: [Pam DeChellis](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 5:44:36 AM

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Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

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Follow me on [Facebook](#) and [Instagram](#)

Pam DeChellis

Website: [Pam DeChellis Wildlife Photography](#)

pjdeche@gmail.com

508-294-2514

From: [Ted Smith](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 10:14:35 AM

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

I agree with the following. Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Amy Zange](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 10:16:15 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Melody Kedzierski](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:46:12 PM

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I am a very concerned, tax paying citizen of Johns Island, and I am pleading with anyone who has the ability to stop the greed that is destroying what we all love about this precious island before it's too late! Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box

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ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

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From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPad

From: [Paul Wood](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:35:49 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPad

From: [Kirk Mortimer](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 7:00:44 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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From:

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Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Simply please slow down on all this development of our fragile island. Save the Grand Oaks at all cost. We have to be stewards of the land for our future generations.

From: [Chris Chin](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 6:28:14 PM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sincerely,

Christopher, Linda & Kyle Chin
2905 Swamp Sparrow Circle
Johns Island
Get [Outlook for iOS](#)

From: [Lisa Baggett](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 6:05:16 PM

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Pamela Gage](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 4:25:11 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
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Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Peace & love
Pam
Sent from my
iPhone

From: [Joan Klein](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 3:56:25 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Joan Klein
1538 Royal Colony Rd.
Johns Island

From: [Sammye Foster](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 3:50:33 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows: From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources." To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights." [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre" To: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments." [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following: "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year" Add the following: "Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.]

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Thank you for your consideration.

~Sammye B. Foster~

4024 Brown Trout Dr.
Johns Island, SC 29455

From: [Fredrica Cryan](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 3:21:38 PM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you,
Fredrica Cryan

Sent from my iPhone

From: [Michael Swider](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 2:27:29 PM

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[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Kathy & Michael Swider

From: [leisa.peterson](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:44:22 PM

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Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: basin_boll_0u@icloud.com
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:41:21 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: basin_boll_0u@icloud.com
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:41:21 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Sarah Sutton](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:40:50 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Janet Rugheimer](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:39:12 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

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3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Respectfully submitted,

Janet T. Rugheimer
4492 Chisolm Road
Johns Island, SC 29455

From: [A O L](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:36:17 PM

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From: tl43@aol.com
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:25:19 PM

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From: [curtis shelton](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 1:16:57 PM

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From: [Cherie Gallagher](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:59:34 PM

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

I urge you to support the following recommendations for the Update of the comp Plan.
Thank you!

Cherie Gallagher
119 Spartina Court
Kiawah Island, SC 29455
704-589-8879

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:
“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:
“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Marissa Mc](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:56:15 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.

JOHNS ISLAND HAS BECOME UNLIVABLE WITH THE TRAFFIC AND CONGESTION CAUSED BY IRRESPONSABLE DEVELOPMENT!!!

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Pat Luck](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:45:55 PM

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Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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From: [Pete Rubino](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:32:44 PM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Celia R0chford Toraya](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:28:47 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.

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Celia Rochford, ASID

From: [Kate Tucker](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:24:40 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.

To Whom it May Concern:

Please update the Land Use Element of the Comprehensive Plan as follows:

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From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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Thank you.

Kate Tucker-Ostergard
2662 Coquina Drive
323-219-3113

From: [Glenda Miller](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:23:38 PM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Glenda L. Miller
3377 Cottage Plantation Road
Johns Island
Sent from my iPhone

From: [Kathy Harmon](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:21:46 PM

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Sent from my iPhone

From: [Debra Lehman](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 12:13:46 PM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties

and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." [This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [L.D. RACKLEY](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:56:15 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows: From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources." To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights." [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre" To: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments." [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following: "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year" Add the following: "Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities

should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.]

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From: gslong@aol.com
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 11:42:34 AM

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

Dear Charleston County Planning Commission,

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows: From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources." To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights." [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following: "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year" Add the following: "Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section

4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their

guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Thank you,
Lee Carpenter
36 Surfsong Road
Johns Island 29455

From: [Ellen Silver](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 9:12:41 AM

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Dear County Commissioners,

I live on Johns Island. I would like the island to be protected and developed with thought and care for all who live here: including the wildlife and marshes.

Please consider the following recommendations, which I agree with.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the

rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Suzanne Olvera](#)
To: [CCPC](#)
Subject: recommended changes to the land use element of the Comp Plan
Date: Wednesday, March 15, 2023 4:57:13 PM

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

Please consider the following suggestions. Our island is very important to us and the people that live on Johns Island want to protect it.

Thanks,

Suzanne Bostick Olvera

Recommended Changes to the Comp Plan

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged.

The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

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From: [Craig W. Bernabei](#)
To: [CCPC](#)
Subject: Save Johns Island
Date: Thursday, March 16, 2023 9:15:07 AM

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Dear Commissioners,

As a homeowner on Johns Island, I am deeply concerned about the over development already happening, the personal requests for bridges to small islands in Penny's Creek, and the disregard for marshes and wildlife. I totally support the suggestions written below and ask that you please take them in to consideration.

> Craig Bernabei
2066 Utsey Street

>

> Please update the Land Use Element of the Comprehensive Plan as follows:

>

> 1) Change Section 3.1.1, Overview, as follows:

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> From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

>

> To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

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> [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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> [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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> Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

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> Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

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> Add the following:

- >
- > “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.
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- > [These changes are in line with Land Use Strategies LU3 and LU5.]
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- > 4) Change Section 4.1, Definitions, as follows:
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- > From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”
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- >
- > [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]
- >
- > Craig Bernabei
- > Johns Island resident and home owner

From: [Pamela Cisneros](#)
To: [CCPC](#)
Subject: URGENT: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 15, 2023 2:11:07 PM

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

As a long-time Johns Island and Charleston County resident, I implore you to PLEASE update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:
“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Sincerely,
Pamela Cisneros

 [Pamela Cisneros](#) 

843.259.1123 mobile



From: [Alison Mullen](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to the Comp Plan
Date: Monday, March 20, 2023 10:27:38 AM

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I note that in Table 3.1.1 there are carve outs for Edisto and Wadmalaw Islands that exclude them from future higher densities. If the County is serious about maintaining the area on Johns Island outside the UGB as rural, then this area should be treated similarly and should also be excluded from future higher densities. Preserve what's left of the rural character of Johns Island and do not allow higher density outside the UGB!

Regards,
Alison Vaughan
Sent from my iPad

From: [Louise Ravenel](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to the Comp Plan
Date: Monday, March 20, 2023 9:47:28 AM

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PLEASE don't change zoning to increase more houses for Wadmalaw and Johns Island. Protect this last rural area. The roads are what need changes, as they are in bad shape and way too crowded! Why does the county approve more apartments and housing development when the existing roads can't handle ANY MORE TRAFFIC.

Louise C Ravenel
252.883.8886
Louiseravenel73@gmail.com

From: [J.R.](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to the Comp Plan
Date: Monday, March 20, 2023 10:39:47 AM

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

To Whom It May Concern:

Johns Island is presently over developed and continues to be developed beyond the capacity of the transportation infrastructure to handle increased traffic requirements.

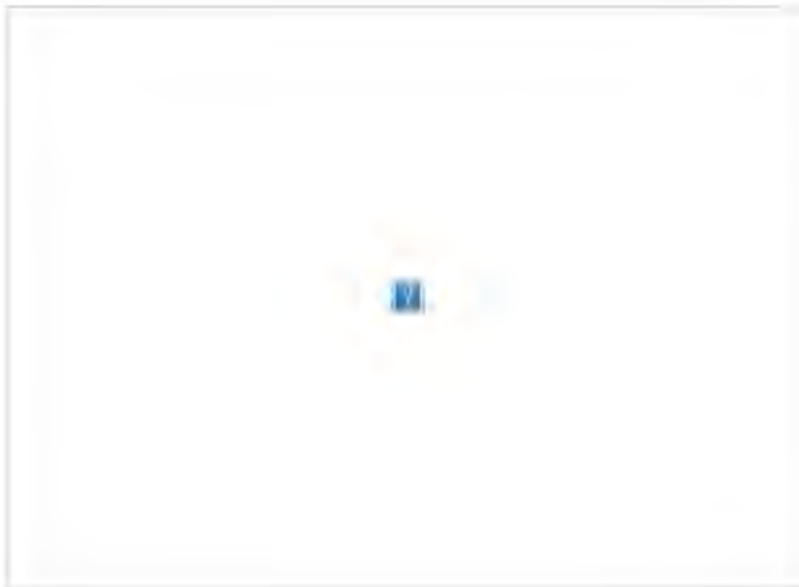
The vast majority of land on Johns Island outside the Urban Growth Boundary is currently zoned as follows:

- [AG-8](#): Rural Agriculture, 1 house per 8 acres
- [RR](#): Rural Residential, 1 house per 3 acres
- [AGR](#): Agricultural/Residential, 1 house per acre

It is imperative that the County maintain these areas on Johns Island outside the UGB as rural and should also be excluded from future higher densities.

J. R. Robinson

Charleston County 5-Year Comprehensive Plan Update



From: [Annie Acree](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to the Comp Plan
Date: Monday, March 20, 2023 8:48:48 AM

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

Dear Commisioners, please treat the area on John's Island outside the urban growth boundary with the same respect and zoning restrictions as Edisto and Wadamalaw Islands are being treated. Please do not increase the dwelling density!

Thank you for your consideration,
Annie Acree
Chris Acree
3622 Berryhill Road
Johns Island

[Sent from Yahoo Mail on Android](#)

From: [Claire Richardson](#)
To: [CCPC](#)
Subject: Johns Island Rural Zoning Outside the UGB
Date: Monday, March 20, 2023 10:23:44 AM

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

Good morning-

Please amend the Charleston County 5-Year Comprehensive Plan Update to respect intent of the AG-8 and RR zoning designations. To allow higher density in either is a mistake which completely rules out keeping these areas as rural. This is clearly not the intent of the existing zoning which needs to continue to be respected to keep these areas of Johns Island from becoming extensions of the area within the Urban Growth Boundary. To its credit, the plan respects the rural areas of Wadmalaw and Edisto. The same protection needs to be afforded to the remaining rural areas of Johns Island that are clearly at risk.

Please keep Johns Island rural.

Thank you.

Claire Richardson
Muhler
630 Skylark Drive, Suite U
Charleston, SC 29407
crichardson@muhler.com
(843) 200-3059



From: [Scott Wallinger](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Saturday, March 18, 2023 11:45:05 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” **(Development without supporting infrastructure from the beginning is irresponsible!)**

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

There is strong consensus there should be no urban type development on Johns Island outside of the Urban Growth Boundaries of Charleston and Towns of Kiawah Island and Seabrook Island.

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. **An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained.** The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. **(Action related to Johns Island has to have “teeth” in it!)**

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” **(Identification of Grand Trees and plans to protect them should come BEFORE developer plans are approved similar to wetlands mitigation, not after a developer has invested to create a detailed lots/streets/drainage plan for forested parcel of land.)**

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Note: I’ve driven across Johns Island since early 1965 when Bohicket Road ended at a farm gate with two locks. Westvaco had forest tracts on Johns Island where we experimented with eucalyptus and sweetgum plantations. I helped create the Johns Island Task Force as a vehicle to help retain this vestige of earlier county land use history. The City of Charleston annexed a portion of Johns Island with absolutely no plan for how it would be developed or serviced, or its traffic accommodated. It falls upon the County Government outside of the Urban Growth Boundary to ensure remaining development is subject to an overall plan that encompasses ALL FACETS of land use, protection of critical areas, traffic management.

I’m not against good development as such. In my earlier business career, the President of Westvaco Development Corporation reported to me when we developed Ashborough East, Oakbrook of Summerville and Crowfield Plantation.

**Scott Wallinger
James Island**

From: [Kristen and Jeff Meierer](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 3:16:14 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments."

Jacob Meierer
2482 River Rd
Johns Island, SC 29455

[Note this is similar to other exclusio
Sent from [Mail](#) for Windows

From: [Tony Brown](#)
To: [CCPC](#)
Subject: I support Recommended Changes to the Land Use Element of the Comp Plan ...
Date: Saturday, March 18, 2023 5:25:33 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and

conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

From: dpmtw@aol.com
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Friday, March 17, 2023 9:42:35 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Robin Dyess](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Saturday, March 18, 2023 8:16:51 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.

I wholeheartedly agree with these changes to land use element of the Comp Plan! PLEASE work together to preserve the life, cultural and environment, on John's Island everyone enjoys and loves...PLEASE protect this ONE- OF-A-KIND legacy for future generations.
Thank you.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

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[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

“Mastering the ART of loving & living well together”

Wellness & Spiritual Life Coach

Robin Perry Dyess

covenantlifecoach@gmail.com

[404.695.3155](tel:404.695.3155)

From: [Stacy Baker](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Saturday, March 18, 2023 6:57:38 AM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPad

From: [Gretchen Montgomery](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 4:17:37 PM

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

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[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Becky Mohr](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 10:29:55 PM

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Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.” [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated,

designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.” [This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Becky Mohr](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 10:26:40 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.

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From: [Charles Edward](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 8:33:21 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

-Charles Edward

From: [Dawn Bell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Friday, March 17, 2023 6:37:04 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Dawn Bell
704-390-5167

From: [Brittany Fournet](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Monday, March 20, 2023 9:26:38 AM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres

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Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth

Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Dawn Bell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 8:30:58 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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Add the following:

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[These changes are in line with Land Use Strategies LU3 and LU5.]

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Dawn Bell
704-390-5167

From: [Jessica Shaner](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 7:57:00 PM

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Please update the Land Use Element of the Comprehensive Plan as follows:

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Add the following:

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: markghadlock@gmail.com
To: CCPC
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 4:53:31 PM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

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To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

Best regards,

Mark

Mark Hadlock
Johns Island, SC
203-517-8383
markghadlock@gmail.com

From: [Dawn Bell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 8:31:31 PM
Attachments: [image001.png](#)

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

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** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table

and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

Dawn Kole-Bell



email: Dawn@digitaldnamarketing.com
office: 704-870-7091 | mobile: 704-390-5167

[SCHEDULE A MEETING](#)

From: [Billy Goad](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 16, 2023 12:46:58 PM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To: "Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments." [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following: "Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year" Add the following: "Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels,

franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." [This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Thank you for your consideration
Regina B Goad
Foxlair Ct,
Johns Island, Sc

From: johnsislandtf@gmail.com
To: [CCPC](#)
Cc: [Joel Evans](#); [Andrea Melocik](#); cmfloydlaw@aol.com
Subject: Five-year update to the Charleston County Comprehensive Plan, Land Use Element
Date: Monday, March 20, 2023 5:20:52 PM
Attachments: [2023-03-17 JITF Letter re Comp Plan Update.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 find attached a letter from the Johns Island Task Force regarding recommended changes to the Land Use Element of the Charleston County Comprehensive Plan.

John Zlogar
Chair, Johns Island Task Force



Johns Island Task Force
Respect, Protect, Enhance

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

Mar 20, 2023

Reference: Five-year update to the Charleston County Comprehensive Plan, Land Use Element

Dear Commissioners:

The Johns Island Task Force recommends the attached changes be made to the Land Use Element of the Charleston County Comprehensive Plan as part of its five-year update.

There are significant development pressures on Johns Island and these will only increase over time. Fortunately, the Urban Growth Boundary established by Charleston County in 1999 has been an impactful tool to contain urban/suburban type commercial and residential developments to within the UGB.

To continue to maintain the 80% of Johns Island outside the UGB as rural, we recommend three actions be taken:

- Reinforce the location of the UGB,
- Reinforce the zoning outside the UGB, and
- Recognize that growth needs to be focused inside the UGB with adequate transportation infrastructure.

Reinforce the location of the UGB: Fortunately the current Comprehensive Plan includes the need to “reinforce the location of the Urban Growth Boundary” as one of the County’s major planning efforts and projects. We recommend the County bring this effort to the forefront to develop an intergovernmental agreement among Charleston County, the City of Charleston, and the towns of Kiawah and Seabrook Island that **codifies the UGB**.

Reinforce the zoning outside the UGB: To reinforce land use in the rural portion of Johns Island located outside the UGB we recommend the Comprehensive Plan be updated to:

- Maintain the **future land use housing densities** on Johns Island outside the UGB as they are today, rather than increasing them as is the case in the current Compressive Plan. This “carve out” for Johns Island is consistent with similar carve outs which already exist in the Comprehensive Plan for Edisto and Wadmalaw Islands.
- Develop a **Rural Johns Island Overlay Zoning District** that reinforces rural land uses outside the UGB.
- Define **open space** to be consistent with its stated purpose of “protection of natural features and agricultural lands”.

- Develop a **ZLDR Update for Tree and Forest Protection** which recognizes the need for contiguous forests to provide greater resilience to water events such as hurricanes and to provide wildlife corridors.

Focus growth inside the UGB: We recommend the “**Element Goal**” for Land Use be updated to provide more emphasis on coordinating land use with transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.

You can find the details of these recommendations in the attachment.

We appreciate your thoughtful consideration of these recommendations to update the County’s Comprehensive Plan.

Sincere regards,



John Zlogar

Chair, Johns Island Task Force

Attachment: Recommended Changes to the Land Use Element of the Charleston County Comprehensive Plan

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

Attachment

Recommended Changes to the Land Use Element of the Charleston County Comprehensive Plan

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**

Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**

** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year

Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should

encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County’s iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected.”

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: “Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

To: “Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.”

[This change reflects the purpose of open space which is the “protection of natural features and agricultural lands”.]

From: [Susan Leggett](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to the Comp Plan
Date: Tuesday, March 21, 2023 10:06:00 AM

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

As you consider changing the housing density outside of the Urban Growth Boundary on Johns Island, I urge you not to increase the density of housing in the rural section of the Island. The proposed changes to those 3 categories outside the UGB would have a negative impact on the area and essentially strip the area of its rural character. Please don't do it! We are 15 year residents of Johns Island and have witnessed the suburbanization of the northern part of Johns Island. We hope not to see the same thing on the southern part of the Island.

Susan and Bob Leggett

3063 Greggs Ct.

Johns Island, SC

Sent from [Mail](#) for Windows

From: [David Hochberg](#)
To: [CCPC](#)
Subject: Johns Island UGB zoning
Date: Monday, March 20, 2023 2:01:04 PM

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Please keep Johns Island and surrounding environs as rural as possible. Let developer build dense housing north of Charleston and keep the residential densities as they exist.

Johns Island outside the Urban Growth Boundary is currently zoned:

- AG-8: Rural Agriculture, 1 house per 8 acres
- RR: Rural Residential, 1 house per 3 acres
- AGR: Agricultural/Residential, 1 house per acre

Thank you.

David Hochberg, Vice President, Retail

Coldwell Banker Commercial Atlantic

Office: 843.725.6256

Cell Phone: 914.552.6722

Email: dhochberg@cbsatlantic.com

3506 W Montague Ave. Suite 200 North Charleston, SC 29418

www.cbsatlantic.com | cbcretailatlantic.com

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From: [Thomas Pierce](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Monday, March 20, 2023 2:55:14 PM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.”

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre”

To:

“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following:

“Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year”

Add the following:

“Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPhone

From: [Linda Brechko](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Tuesday, March 21, 2023 1:36:16 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.

Please update the Land Use Element of the Comprehensive Plan as follows: 1) Change Section 3.1.1, Overview, as follows: From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.” To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.] 2) Change Table 3.1.1, Future Land Use Residential Densities, as follows: From: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre” To: “Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres** Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre** ** Not permitted on Johns Island including in Planned Developments.” [Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.] 3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows: Add a “Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations” table and include the following: “Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year” Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments. ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties

and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected." [These changes are in line with Land Use Strategies LU3 and LU5.] 4) Change Section 4.1, Definitions, as follows: From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." [This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Tony Brown](#)
To: [CCPC](#)
Subject: Regarding Future Land Use in the 5-year Update to the Comp Plan
Date: Thursday, March 23, 2023 12:13:39 PM

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Greetings,

I support the carve outs for Edisto and Wadmalaw Islands that exclude them from future higher densities.

If Charleston County is serious about maintaining as rural the area on Johns Island outside the UGB, then this area should be treated similarly and should also be excluded from future higher densities.

Thanks,

Charles A. Brown

2115 Bohicket Rd.

Johns Island, SC 29455

From: [Susan Kershaw](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, March 23, 2023 11:17:04 AM

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

I have some feedback on the Land Use piece of the new Comprehensive Plan you are working on. Primarily, I would like to see that we:

- Develop an overlay district for Johns Island outside the [Urban Growth Boundary](#) to ensure it remains rural.
- Maintain the future land use densities outside the UGB to what they are currently.
- Ensure that contiguous forests and smaller grand trees are protected.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

To: “Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights.” [This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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Add the following: “Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB

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From: [Lauren Meehan](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Wednesday, March 22, 2023 3:52:43 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: “Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.”

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[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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“Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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** Not permitted on Johns Island including in Planned Developments.”

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

-Lauren

Lauren L. Meehan

From: [Luci Elsey](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Tuesday, March 21, 2023 4:08:26 PM

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

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

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From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

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"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
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[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

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Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Mary Beth Osusky](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Sunday, March 26, 2023 7:30:07 PM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From Mary Osusky. Johns Island resident

From: [Anne Freeman](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Sunday, March 26, 2023 5:17:33 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.

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

From: [Richard Wildermann](#)
To: [CCPC](#)
Cc: [Dick Wildermann](#); [Meg Carter](#); [Carl Voelker](#)
Subject: Comprehensive Plan comments
Date: Monday, March 27, 2023 9:56:41 AM

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March 27, 2023

Dear Commissioners:

I am a Seabrook Island resident and a director with the Seabrook Island Green Space Conservancy. Please consider the following comments as part of your review and update of the Charleston County Comprehensive Plan.

A primary goal of the comprehensive plan should be to maintain the rural character of the majority of Johns Island. The allowable density of all types of development is the basic parameter that determines the character of a community. Prohibiting over-development is fundamental to sustaining the quality of life on Johns Island. Therefore, the urban growth boundary (UGB) on the island must be maintained in its current position, and the residential and commercial density for all land use categories should not be increased anywhere outside the UGB.

The existing infrastructure on Johns Island does not meet the plan's transportation element goal to ".... *support economic development and a high quality of life.*" (section 3.7.1). Johns Island's roads have notoriously failed to keep pace with the rapid residential and commercial development that is occurring. Serious traffic congestion occurs twice a day most weekdays on Main Road and Maybank Highway, the only two roads leading on and off the island. In no way do these traffic conditions support a "*high quality of life,*" and, in fact, they are an impediment to the safety, efficiency, and productivity of the island's workers and residents alike. To remedy this problem, the comprehensive plan must include strategies and initiatives to bring the island's roads to a level that adequately supports the existing community, and all future development projects should only proceed once the roads and other infrastructure needed to support those projects are in place.

The goal of the plan's natural resources element is: "*To preserve, enhance, and revitalize natural resources and take actions to mitigate potential negative impacts of growth and development.*" To accomplish that goal, the County's focus should be to maintain large, contiguous natural areas rather than singling out individual trees for protection. Maintaining sizable expanses of forests, wetlands, and all natural areas is the most effective way to sustain wildlife habitat, mitigate flooding, and ensure the resilience of the island for future generations.

Thank you,

Richard Wildermann

From: [Steve Green](#)
To: [CCPC](#)
Subject: Comprehensive plan
Date: Thursday, April 06, 2023 2:30:43 PM

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As a 40 year resident of Johns Island, I implore you to adopt these changes to the Comprehensive Plan:

Recommended Changes to the Charleston County Comprehensive Plan

Reinforce zoning outside the UGB

- Restrict allowed uses outside the UGB to **bonafide agriculture commercial and rural residential uses** only. For example, currently permitted uses include amusement parks and miniature golf courses. Uses such as these would be more appropriate in Myrtle Beach and should not be allowed uses in rural Johns Island. **This requires the addition of an action plan in the comprehensive plan for the review of rural land uses.**
- Require any [future land use](#) housing density bonus currently allowed in rural areas to have **significant natural open space** in exchange for the higher densities. For example, currently for a planned development in AG-8 (1 house per 8 acres) to obtain a 100% density bonus and include commercial usages, only 0.2 acres per house and only 10% of the area designated for commercial activity has to be open space. **This requires a change to Appendix A.1Aii of the comprehensive plan.**
- In a rural area "**open space**" **should consist of natural highland areas** that preserve the rural character of the land and enhance its natural resilience. Currently items such as golf courses, swimming pools, and public squares can be counted towards this rural open space to obtain density bonuses. Only the preservation of natural highland areas should be allowed to count as open space to obtain any density bonus in rural areas. **This requires a change to Chapter 4.1 of the comprehensive plan.**

Increase resilience

- Provide **greater protection for smaller grand trees and contiguous swaths of forests.** Currently a grand tree is defined as any tree 24 inches or greater in diameter, with the exception of pine and sweetgum trees. Using a growth factor of 4, that means live oak trees which are 100 years old can be cut down without public input. This needs to be addressed. Also, the preservation of landscape-scale swaths of trees that provide resilience to water events and provide wildlife

corridors needs to be addressed. **This requires the addition of a tree/forest action plan in the comprehensive plan.**

Thank you.
Steve Green
2156 River Rd.
Johns Island, SC 29455

From: [Charles T. Shepperd](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to Comp Plan
Date: Friday, April 07, 2023 7:35:05 AM

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CCPC,

Traffic concerns and infrastructure conditions have major life impacts on the residents of Johns Island. Changes in density restrictions will only add to traffic congestion which is fairly intolerable at present.

I understand that the 526 extension and Main /17 modifications have been in the works for years, but until these are completed or well on their way to completion, it would be irresponsible to make any changes that increase density on the island.

Please keep the density restrictions as follows:

AGR-8 Rural Agriculture , 1 house per 8 acres

RR-8 Rural Residential , 1 house per 3 acres

AGR Rural/Residential , 1 house per 1 acres

Please address the infrastructure concerns before saying "yes" to further development. Thank you kindly.

Respectfully'

Charlie Shepperd
4040 Gift Blvd , Johns Island

From: [Anne Shepperd](#)
To: [CCPC](#)
Subject: Future Land Use in the 5-year Update to the Comp Plan
Date: Wednesday, April 05, 2023 12:13:42 PM

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- [AG-8](#): Rural Agriculture, 1 house per 8 acres
- [RR](#): Rural Residential, 1 house per 3 acres
- [AGR](#): Agricultural/Residential, 1 house per acre

Please leave the above current land use parameters in place for Johns Island. As you well know, increased traffic is a huge concern and until 526 extensions happen (if ever) it is irresponsible to increase traffic on the current roads.

Furthermore, the removal of foliage and trees to increase more dense housing and development increases flood risk with much greater run-off.

Please respond responsibly by allowing infrastructure demands first, more development later. Thank you!

Anne Shepperd
Gift Plantation resident

Sent from my iPhone

From: [Jane Howell](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Thursday, April 06, 2023 12:42:17 PM

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[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Fred Palm
2301 Highway 174
Edisto Island, SC 2948

April 5, 2023

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

5-Year Comprehensive Plan Review

Honorable Members of the Charleston County Planning Commission,

The Comprehensive Plan must adapt its core vision to include more water. The derived county plans must be predicated on an increasingly wet or flooded environment. More water is heading this way, and decisions need to be made now about where the increased volume of water will be directed. The overarching Comprehensive Plan will require explicit adaptation direction to support investment schedules to achieve those goals.

The volumes of water are found in data developed from NOAA's forward-looking studies. FEMA's flood risk is backward-looking or historical in character. The comprehensive planning failure is expecting the future to be like the past. See the water future here: <https://coast.noaa.gov/slr/#/layer/flid/7/-8901491.649268292/3870586.109734663/11/satellite/none/0.8/2050/interHigh/midAccretion>

For an overall perspective of trends that will be expressed in Charleston County's climate in the lifetimes of children attending CCSD schools, see Policymakers Report, IPCC, 202303 https://report.ipcc.ch/ar6syr/pdf/IPCC_AR6_SYR_SPM.pdf

Nature has served the water storage function. Overlays that integrate marsh retention, water control, biodiversity, and recreation are needed to channel further the preferred growth vectors.

Heat exposure will kill more people than flooding if the current assumptions remain unaddressed. The heat impacts will harm the population more significantly as age and health disparities increase. Sheltering architecture, free water availability, and other heat-moderating features need definition.

Water follows typography unless it has been engineered differently. An overlay of water storage and flow ways needs to be at flood scale. It goes beyond the parcel definition. Investments and permissions that will reduce flood risks need to be framed in the Comprehensive Plan. Additions or improvements to the land should have freeboard heights that correlate with the expected flood levels or risk. Highways and roads requiring raisings should be identified and incorporated into area-wide watershed plans.

Moreover, the county needs to resolve its existing policy conflict or abstinence regarding its role beyond roads. Housing remains unaddressed. The current concentrated population resides and pays county taxes in three municipal entities who are at increasing risks not of their making.

Charleston County Population			
US Census Estimate, July 1, 2021			
<u>Geographic Area</u>	<u>Population</u>	<u>%</u>	<u>Cumulative Sum</u>
3 Planets			
Charleston	151,612	37%	37%
North Charleston	117,472	28%	65%
Mount Pleasant	92,398	22%	88%
13 Moons			
James Island	11,602	2.8%	90.2%
Hollywood	5,392	1.3%	91.6%
Isle of Palms	4,307	1.0%	92.7%
Ravenel	2,558	0.6%	93.3%
Folly Beach	2,056	0.5%	93.8%
Seabrook Island	2,046	0.5%	94.3%
Kiawah Island	1,986	0.5%	94.8%
Sullivan's Island	1,880	0.5%	95.2%
Awendaw	1,406	0.3%	95.6%
Meggett	1,389	0.3%	95.9%
Lincolnton	1,159	0.3%	96.2%
McClellanville	601	0.1%	96.3%
Rockville	136	0.0%	96.4%
Reside in city or town	398,000	96%	96%
Total	413,024	100%	100%

Annual Estimates of the Resident Population for Incorporated Places in South Carolina: July 1, 2021, US Census

Respectfully requested,

s/ Fred Palm

April 5, 2023

Charleston County Comprehensive Plan Five Year Review

Dear Charleston County Planning Commission:

The Charleston Metro Chamber of Commerce believes that Charleston County is at the center of growth, mobility, and economic achievement in the state of South Carolina. As you revisit the comprehensive plan, we want to provide feedback with regard to how these improvements will support the business community in Charleston County.

Specifically, the Charleston Metro Chamber support the following components of the Charleston County Comprehensive Plan:

Land Use

The Chamber strongly encourages smart and strategic development models for growth management. We recognize that the County seeks to “accommodate growth that respects the unique character of the County” and we encourage you to keep identifying opportunities to utilize land. We further recommend utilizing land to address “missing middle” housing types, where feasible. These strategies encourage diverse and thriving communities.

Transportation and Infrastructure

The Chamber supports the improvement of roadways and drainage. We thank the County for committing to fund the next steps on the Mark Clark Completion project, and we hope that this momentum around improving our roads will continue. Future projects like the Lowcountry Rapid Transit Line will increase mobility and address many of the traffic concerns we hear every day from our members.

Economic Development

The Chamber supports efforts that advance a prosperous and sustainable business environment. As Charleston County continues to see record population growth, it is important that we have a diverse industry pool and increased



opportunities for employment, both for existing residents and future residents. Talent attraction and retention are critical to our economic success as a region.

Resiliency and Sustainability

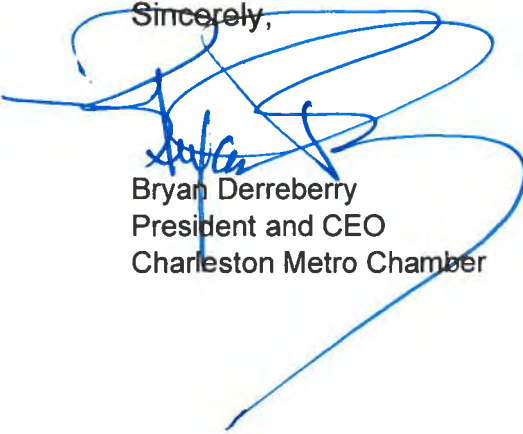
The Chamber believes in creating sustainable and responsible solutions that benefit our businesses for years to come. We support the County in creating a Resilience and Sustainability subdivision, including dedicated staff and a Advisory Committee, to look at these issues more closely.

Housing Attainability

Finally, the Chamber supports attainable housing opportunities that increase supply, decrease cost, and encourage free market solutions. The 'Housing Our Future' Plan is a forward thinking roadmap that will help us navigate existing housing challenges. We have, and will continue to, encourage the County to adopt this plan and begin implementing action items.

In conclusion, we commend Charleston County for revisiting the comprehensive plan. We at the Chamber recognize that thriving communities do not just happen, but rather are the result of smart planning, collaboration, and dedication to driving solutions. We hope to support Charleston County in this work and look forward to the updates.

Sincerely,



Bryan Derreberry
President and CEO
Charleston Metro Chamber



From: [Fred Palm](#)
To: [CCPC](#)
Subject: 5-Year Comprehensive Plan Review, Transportation Element
Date: Saturday, April 08, 2023 10:29:18 PM
Attachments: [5-Year Comprehensive Plan Review Transportation Element, 20230409 .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 the attached filing.

Fred Palm
2301 Highway 174
Edisto Island, SC 2948

April 9, 2023

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

**5-Year Comprehensive Plan Review
Transportation Element**

Honorable Members of the Charleston County Planning Commission,

Not only could a Charleston County resident deal with flooding multiple times over a lifetime, which is a real risk when living in a coastal area, but compounding that is the risk of being isolated from services relied upon every day as conveniences, and those in an emergency evacuation.

Flood outcomes of being displaced from emergency access or essential services like grocery stores, hospitals, and schools are estimated in this research paper: [Estimate of isolated individuals in each census tract at different levels of combined surge plus sea level rise, using current road and street configuration.](#) Measured are the number of individuals in each census tract subject to possible isolation driven by high water (surge and or sea level rise due to climate change.)

The research team tracked every street in 48 states and compared them to sea level rise projections developed by the National Oceanographic and Atmospheric Administration (NOAA). <https://coast.noaa.gov/slr/> They then tracked each neighborhood's access to the nearest essential service such as schools, police, and hospitals. Some neighborhoods that won't see floods until 2060 could end up isolated as early as 2030 as inundation rises and accelerates.

It is easy to dismiss escape and isolation as temporary conditions addressable by transitory emergency services and state emergency authorities; and not in the purview of the county comprehensive planners. Congestion delay is a permanent condition framed by the current infrastructure. So is the risk of being trapped by high-water.

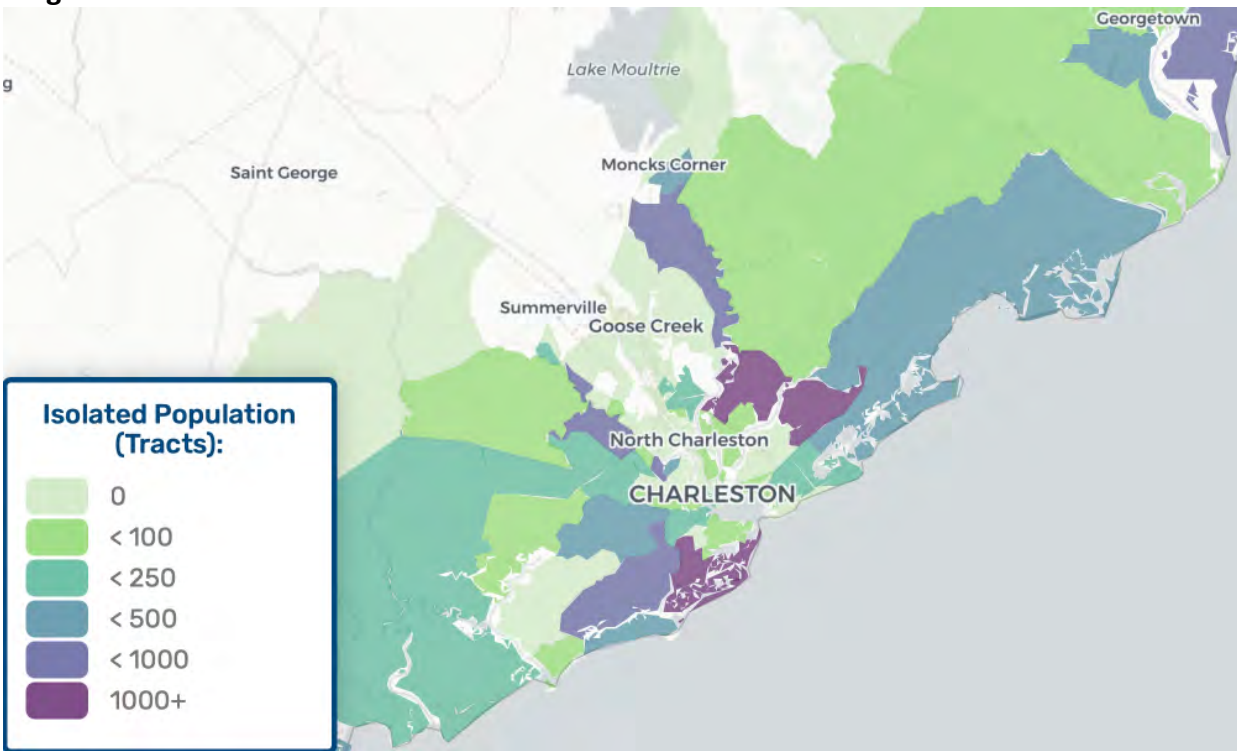
What ameliorates the local isolation risks are either additions to the road network and or the raising of the roads commensurate with the water levels that constitutes the risk coefficient. Both are capital budget items. That is not a transitory consideration. It would be incorrect to relegate evacuation outside of the scope of the Comprehensive Plan Transportation Element.

Regards,
Fred Palm

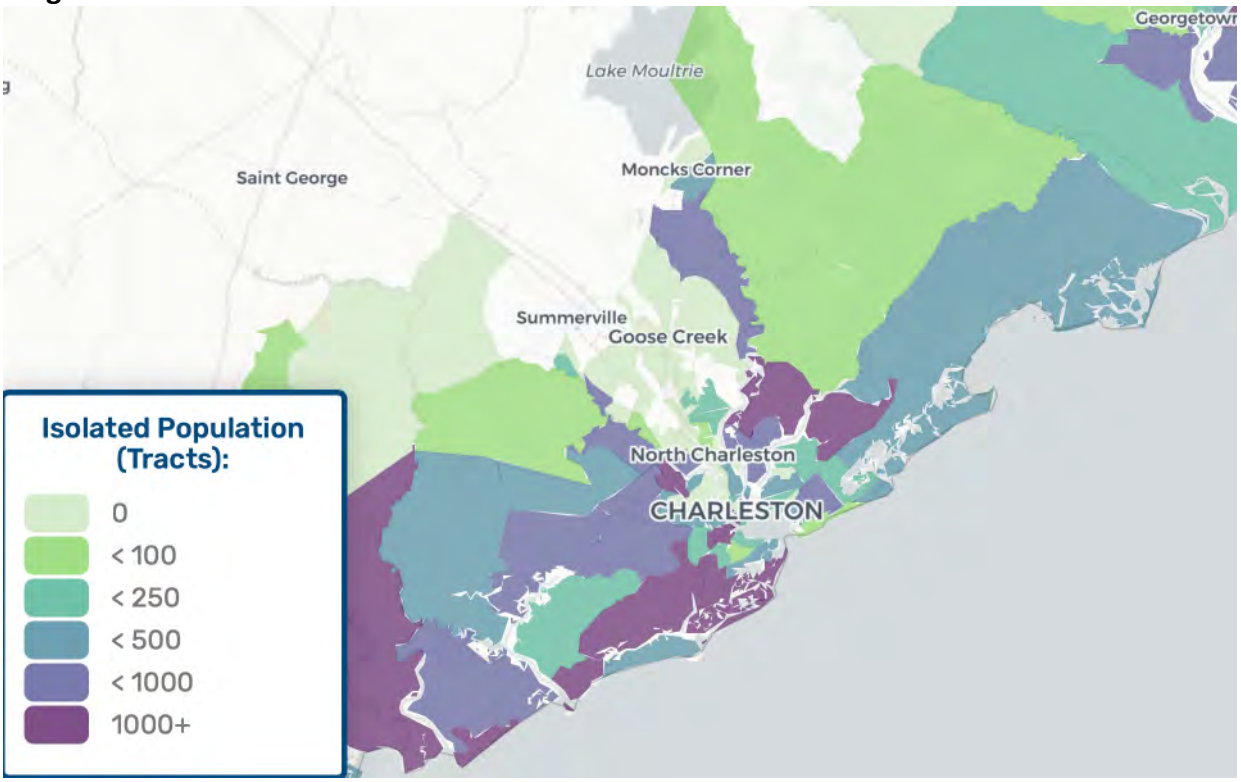
¹ Research Briefing, Risk of isolation increases the urgency and spatial extent of climate change adaptation, Nature Climate Change volume 13, pages 322-323 (2023), Published: 23 March 2023, <https://research.uintel.co.nz/slr-usa/>

Roadway flooding as a bellwether for household retreat in rural, coastal regions vulnerable to sea-level rise, Zeinab Y. Jasour, Allison C. Reilly, Gina L. Tonn, Celso M. Ferreira, 2022
<https://www.sciencedirect.com/science/article/pii/S2212096322000328?via%3DiHub>

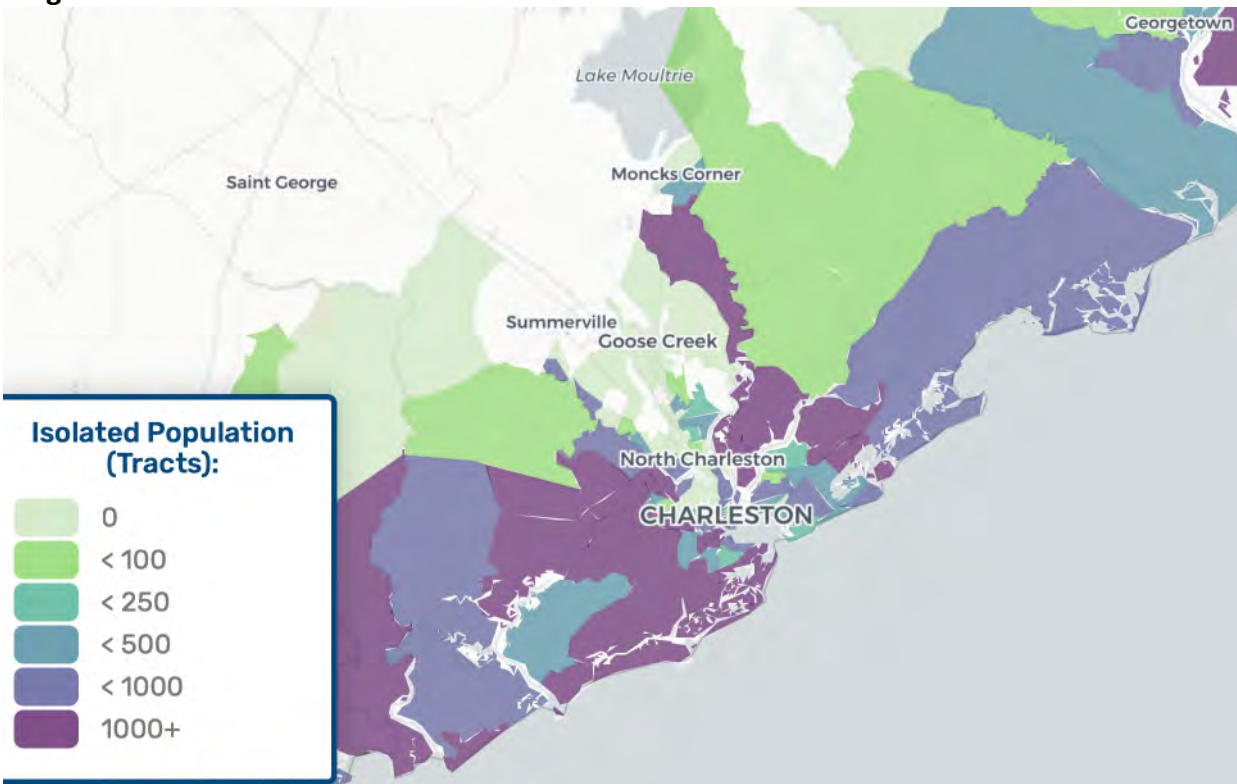
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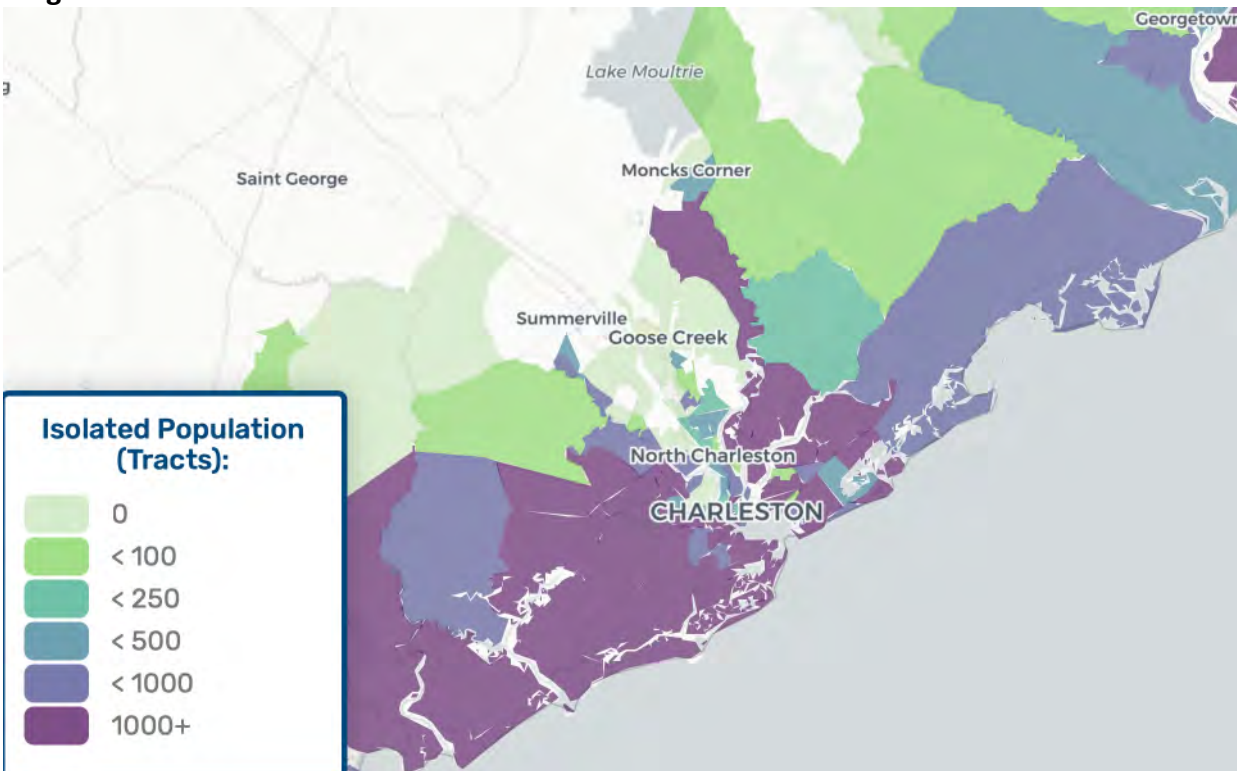
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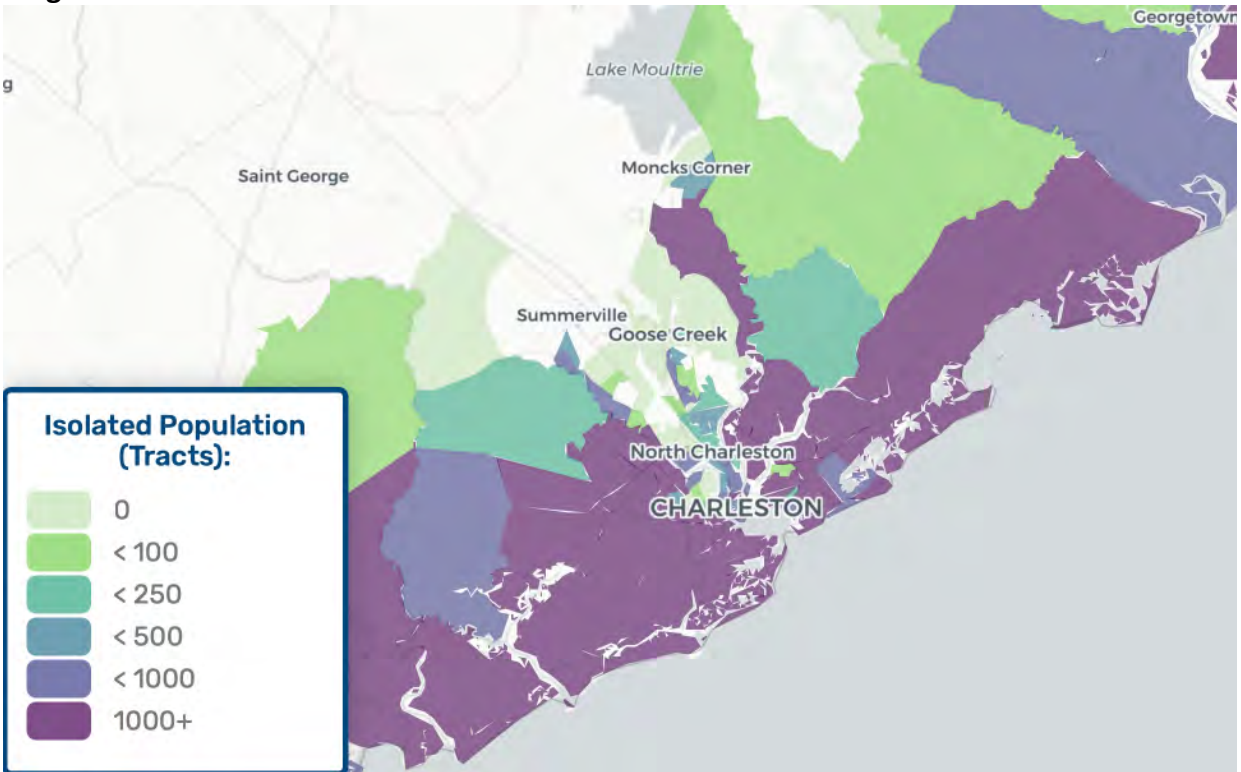
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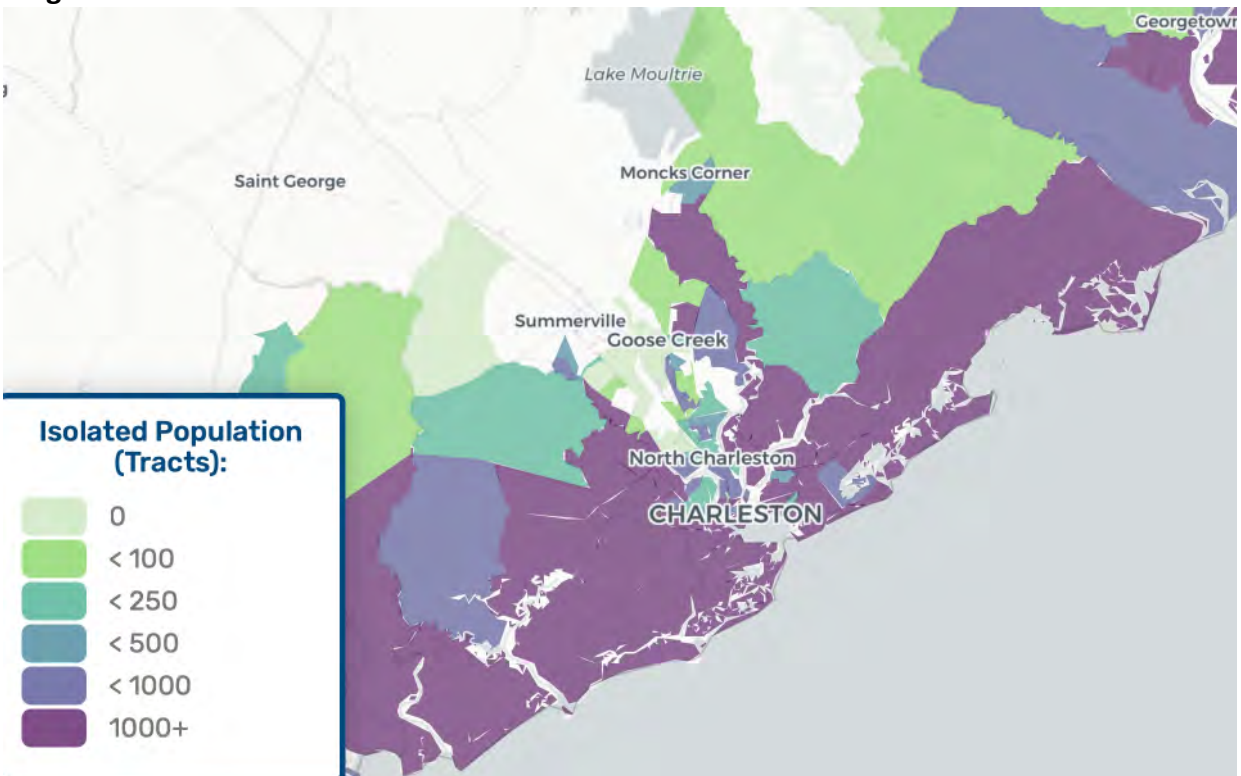
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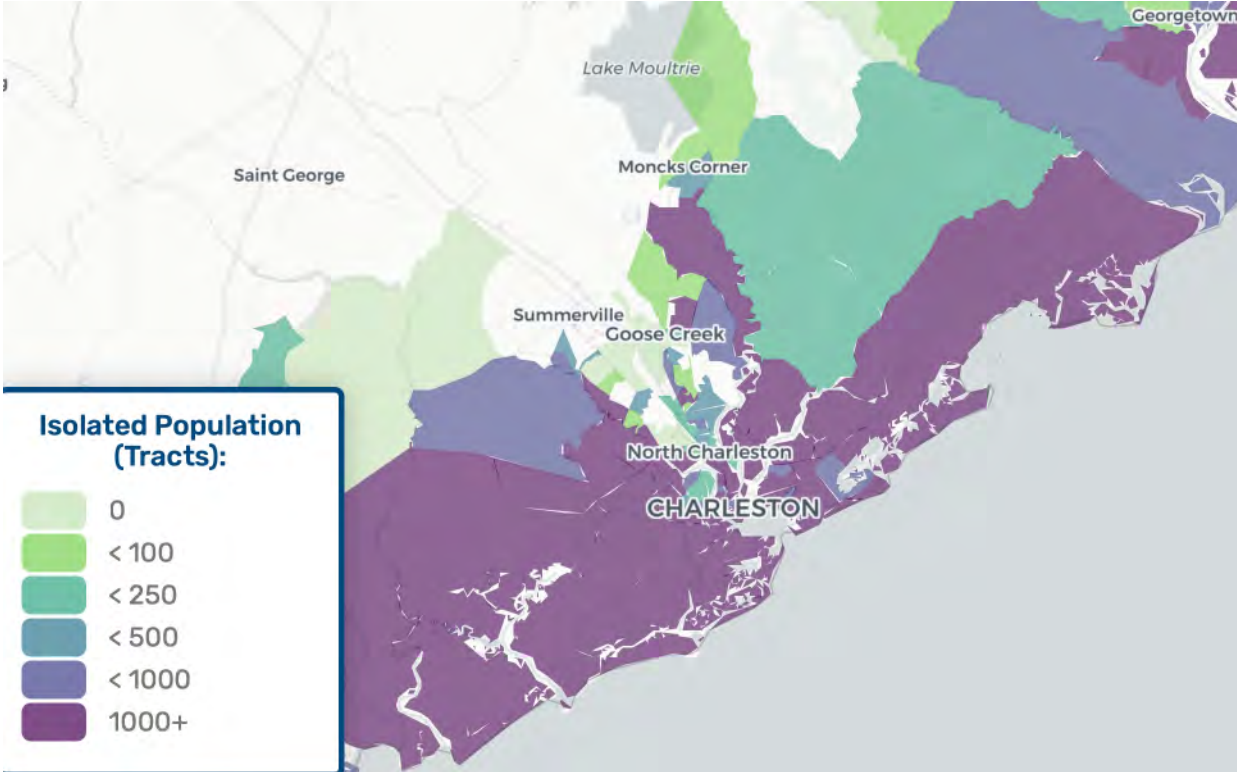
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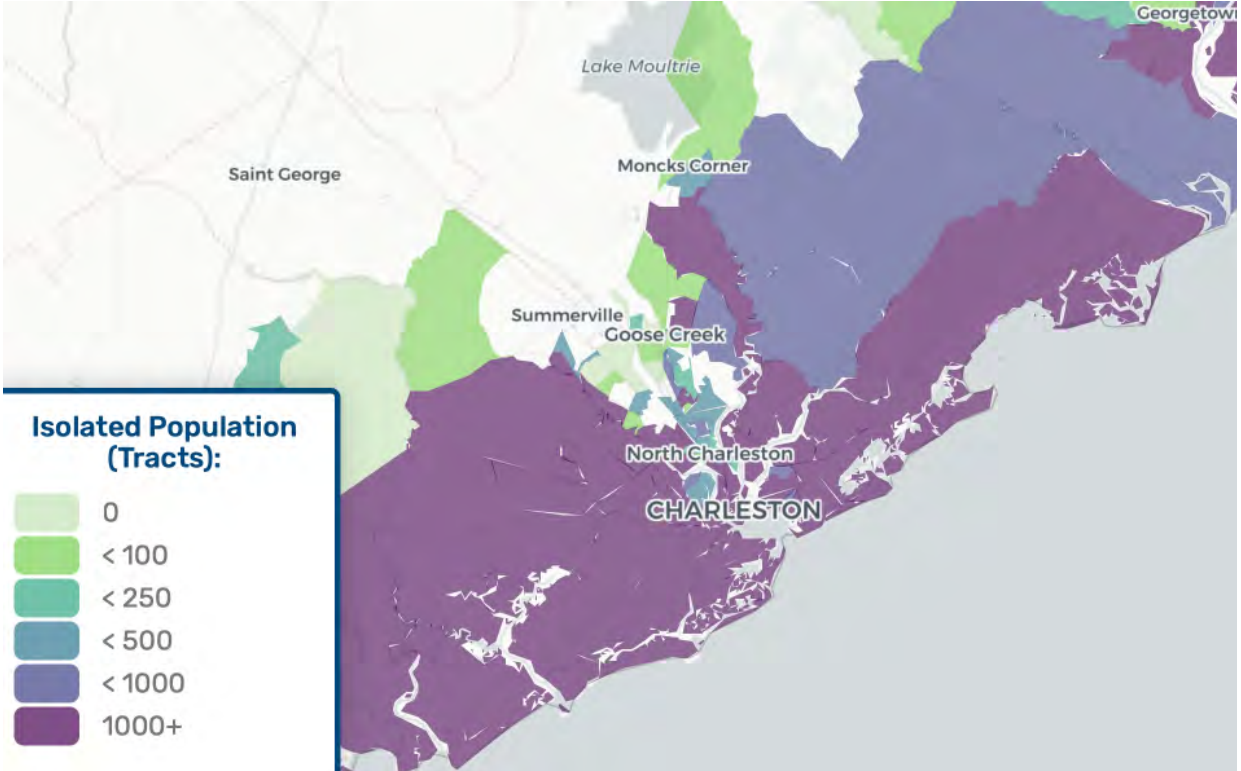
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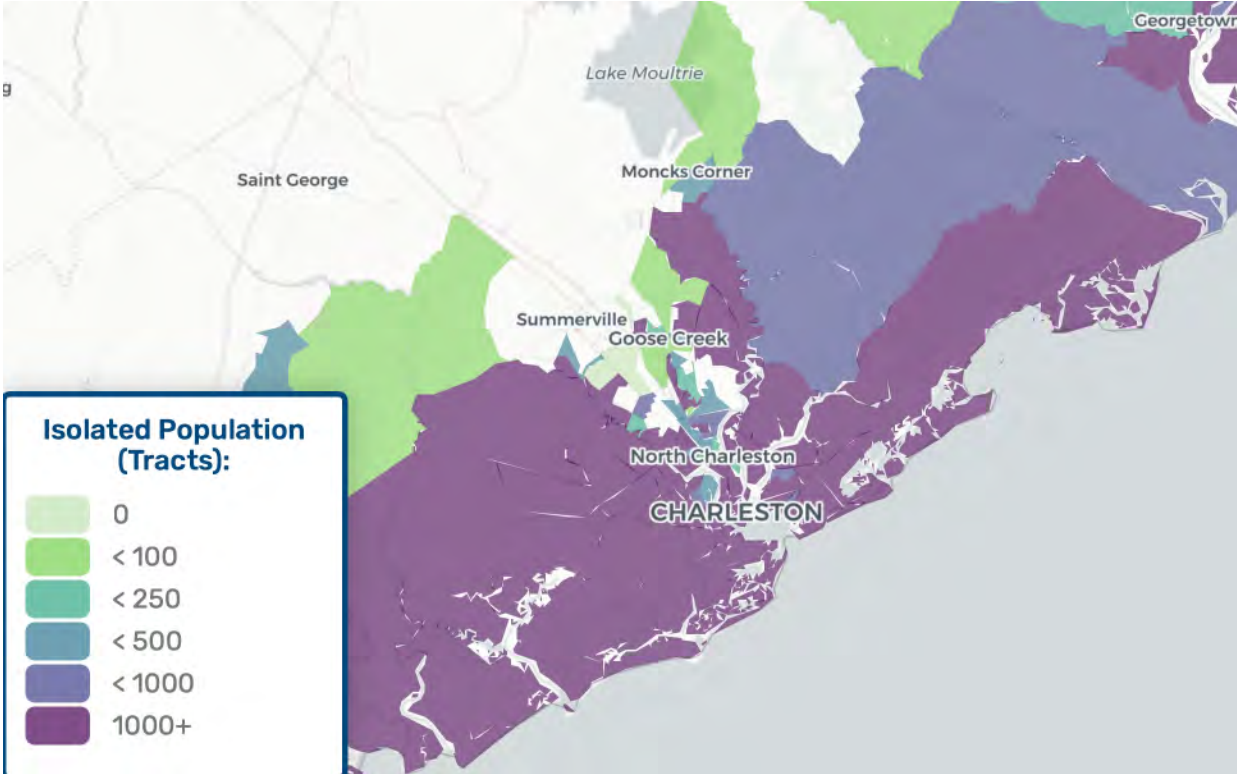
Surge and SLR + 7'



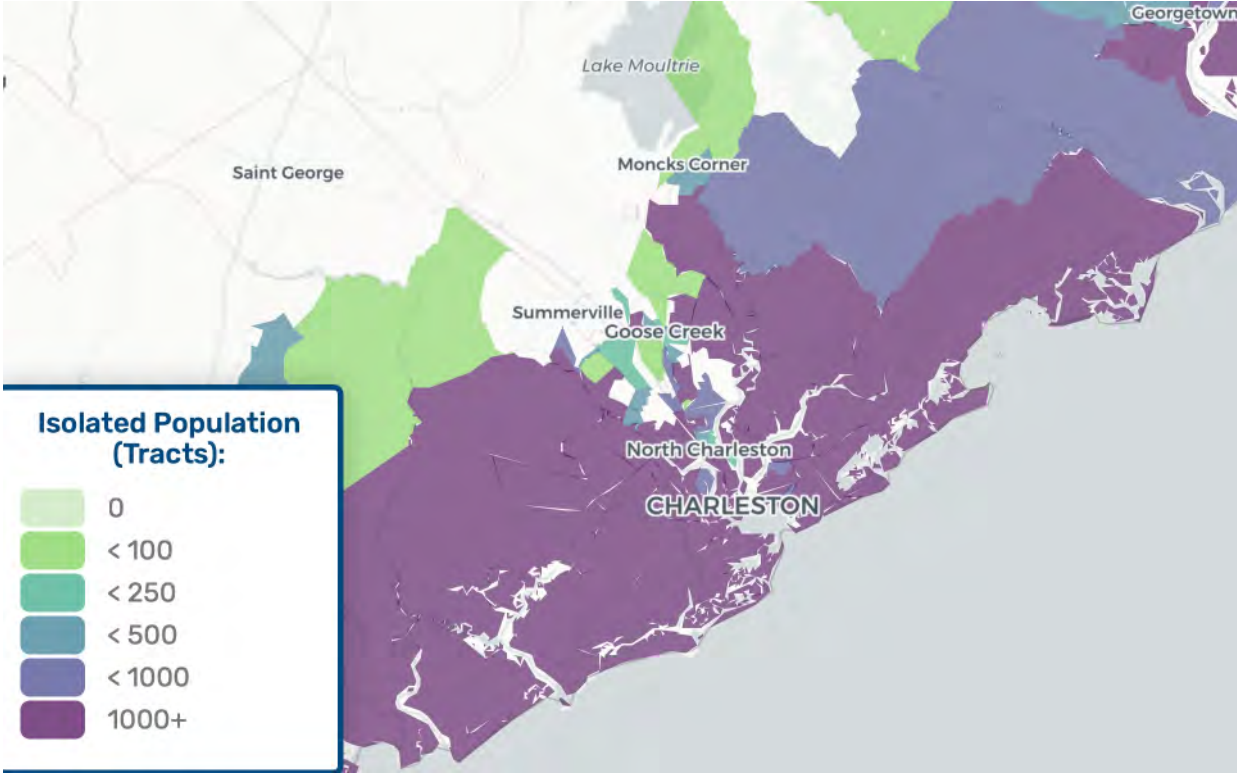
Surge and SLR + 8'



Surge and SLR + 9'



Surge and SLR + 10'



From: [Carol Hale](#)
To: [CCPC](#)
Subject: Recommended Changes to the Land Use Element of the Comp Plan
Date: Sunday, April 09, 2023 11:02:28 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.

Please update the Land Use Element of the Comprehensive Plan as follows:

1) Change Section 3.1.1, Overview, as follows:

From: "Element Goal: Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources."

To: "Element Goal: Accommodate growth in designated urban areas that is coordinated with the provision of transportation infrastructure and community facilities, respects the unique character of the County, protects cultural and natural resources, promotes economic opportunity, and respects private property rights."

[This change reflects the pressing need for coordinating land use and transportation infrastructure, concentrating growth within the Urban Growth Boundary, and prioritizing the importance of the community.]

2) Change Table 3.1.1, Future Land Use Residential Densities, as follows:

From:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre"

To:

"Rural Agriculture: 1 dwelling per 8 acres to 1 dwelling per 4 acres**
Rural Residential: 1 dwelling per 3 acres to 1 dwelling per acre**
** Not permitted on Johns Island including in Planned Developments."

[Note this is similar to other exclusions already in the table for Edisto and Wadmalaw Islands. This change is in line with Land Use Strategy LU3.]

3) Change Section 3.9.5 A, Major Planning Efforts and Projects, as follows:

Add a "Land Use Element Strategies and Time Frame, 2024-2028 Priority Recommendations" table and include the following:

"Project: Rural Johns Island Overlay Zoning District, Recommended Time Frame: 1 year
Project: ZLDR Update for Tree and Forest Protection, Recommended Time Frame: 1 year"

Add the following:

"Rural Johns Island Overlay Zoning District: In addition to reinforcing the Urban Growth Boundary through interjurisdictional agreements, the zoning outside the UGB must be strengthened to maintain the rural character of this area. Due to development pressures, this issue is most pressing on Johns Island. An overlay district for the rural portion of Johns Island should be developed to ensure that its rural character is maintained. The overlay should prioritize agricultural, silviculture, and equestrian uses. Commercial uses should be limited to those needed to service the rural community and businesses. The overlay should encourage long-term conservation through the use of tools such as the transfer of development rights and conservation easements. Suburban uses such as big box stores, apartments, motels/hotels, franchise businesses, golf courses, and gated communities should be prohibited. Public access to the waterways should be encouraged. The overlay should apply to all future Planned Developments.

ZLDR Update for Tree and Forest Protection: Forests provide resilience to water events such as hurricanes and floods. They also provide higher levels of biodiversity than fragmented stands of trees. Land development should require the preservation of contiguous forests within properties and between adjacent properties. A significant percentage of all trees should be required to be conserved by clustering housing units. Grand trees are an integral part of the County's iconic viewscape. Since trees take generations to grow, even moderate sized grand trees should be protected."

[These changes are in line with Land Use Strategies LU3 and LU5.]

4) Change Section 4.1, Definitions, as follows:

From: "Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

To: "Open Space: Any parcel of highland or portion thereof, exclusive of wetlands, stormwater ponds, golf courses, and impervious surfaces, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

[This change reflects the purpose of open space which is the "protection of natural features and agricultural lands".]

Sent from my iPad

Public Workshop Notifications



Upcoming Public Workshops

We invite you to help shape WHERE and HOW growth in Charleston County should take place!

The public workshop dates, times and locations are listed below. (Please note these are drop-in style workshops)

Berkeley Electric Cooperative
(Johns Island Community Room)

1135 Main Road, Johns Island
Wednesday, June 7, 2023
5:30pm-7:30pm

Baxter - Patrick James Island
Library (Community Room A)

1858 South Grimball Road, Charleston
Wednesday, June 14, 2023
5:30 pm - 7:30 pm

Wando Mount Pleasant Library
(Community Room A)

1400 Carolina Park Blvd., Mount Pleasant
Wednesday, June 28, 2023
5:30pm-7:30pm

Bees Ferry West Ashley Library
(Community Room A)

3035 Sanders Road, Charleston
Wednesday, July 12, 2023
5:30pm-7:30pm

Charleston Metro Chamber of
Commerce
(Second Floor Boardroom)

4922 O'Hear Avenue, North Charleston
Wednesday, July 26, 2023
5:30pm-7:30pm

Jane Edwards Elementary
(Cafeteria)

1960 Jane Edwards Road, Edisto Island
Monday, August 28, 2023
5:30pm-7:30pm

Come share your ideas concerning: Population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation, priority investment, energy and sustainability and resilience!

Envision it!

Share your ideas at one of the public workshops near you to create a foundation for the Comprehensive Plan.

Plan it!

After the workshops, the ideas received will be incorporated into the Comprehensive Plan for Planning Commission and County Council to review.



Do it!

Once the Comprehensive Plan Update is adopted, implementation steps will begin to turn the public's vision into reality.

Enjoy it

Enjoy the community you envisioned through this process!

Have Questions?

Visit the project webpage at <https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php> or contact the Zoning & Planning Department at (843) 202-7207 or meustace@charlestoncounty.org.

Can't attend a workshop?

Submit your ideas on the project webpage starting Monday, June 5.

<https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php>

Note: The online workshop will close on Wednesday, August 30.

For citizens who were unable to attend the workshops, a virtual workshop opened on June 5, 2023 and remained open until August 30, 2023. The public workshops were advertised in The Post and Courier on May 19 and July 5, 2023, and in the County Courier and in a press release from the Charleston County Public Information Officer on May 31, 2023. Notification via email occurred on May 16, 2023, and was sent to members of the Planning Commission, the Board of Zoning Appeals, and the Historic Preservation Commission. This flier was also sent to the Clerk of Council on May 16, 2023 for inclusion in the County Council's packages for their next meeting. Members of the department's Interested Parties lists received email notification on May 19, 2023. Additionally, the workshops were advertised on the County's and the Planning Department's websites and on the County's social media pages.

**CHARLESTON COUNTY
COMPREHENSIVE PLAN
FIVE-YEAR REVIEW
PUBLIC WORKSHOPS**

Charleston County Government will hold public workshops at the following locations to gather input on the Five-Year Review of the Charleston County Comprehensive Plan:

1. Wednesday, June 7, 2023 (5:30 PM – 7:30 PM)

Berkeley Electric Cooperative, Johns Island Community Room (1135 Main Road, Johns Island)

2. Wednesday, June 14, 2023 (5:30 PM – 7:30 PM)

Baxter-Patrick James Island Library, Community Room A (1858 South Grimball Road, James Island)

3. Wednesday, June 28, 2023 (5:30 PM – 7:30 PM)

Wando Mount Pleasant Library, Community Room A (1400 Carolina Park Boulevard, Mount Pleasant)

4. Wednesday, July 12, 2023 (5:30 PM – 7:30 PM)

Bee's Ferry West Ashley Library, Community Room A (3035 Sanders Road, West Ashley)

5. Wednesday, July 26, 2023 (5:30 PM – 7:30 PM)

Charleston Metro Chamber of Commerce Building, Second Floor Board Room (4922 O'Hear Avenue, North Charleston)

6. Monday, August 28, 2023 (5:30 PM – 7:30 PM)

Jane Edwards Elementary, Cafeteria (1960 Jane Edwards Road, Edisto Island)

Each workshop will be set up as a drop-in format, where attendees can view the proposed amendments and submit comments and suggestions. If you cannot make it to one of the workshops, please visit this page for the information presented during the public meetings:

<https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php>

Questions should be directed to the Charleston County Planning Department at (843) 202-7200 or planning@charlestoncounty.org.

AD# 2044428

Public Workshop Ad that ran in *The Post and Courier* on May 19, 2023.

News Release



May 31, 2023
Release Number: 4738

MEDIA CONTACT

Kelsey Barlow, Public Information Officer
Phone: (843) 202-6090
Email: kbarlow@charlestoncounty.org

Public Input Needed: Growth in Charleston County

Public workshops will be held to gather input for the County's Comprehensive Plan Five-Year Review starting June 7.
Online public workshop available June 5 <https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php>

[Charleston County Government](#) will hold six public workshops in the coming months to gather input on proposed amendments to the [Charleston County Comprehensive Plan](#) as part of the five-year review of the plan.

Details on the six public workshops:

Wednesday, June 7, 2023, 5:30 p.m. - 7:30 p.m.
Berkeley Electric Cooperative, Johns Island Community Room
1135 Main Road, Johns Island

Wednesday, June 14, 2023, 5:30 p.m. - 7:30 p.m.
Baxter-Patrick James Island Library, Community Room A
1858 S. Grimball Road, James Island

Wednesday, June 28, 2023, 5:30 p.m. - 7:30 p.m.
Wando Mount Pleasant Library, Community Room A
1400 Carolina Park Boulevard, Mount Pleasant

Wednesday, July 12, 2023, 5:30 p.m. - 7:30 p.m.
Bee's Ferry West Ashley Library, Community Room A
3035 Sanders Road, Charleston

Wednesday, July 26, 2023, 5:30 p.m. - 7:30 p.m.
Charleston Metro Chamber of Commerce Building, Second Floor Board Room
4922 O'Hear Avenue, North Charleston

Monday, August 28, 2023, 5:30 p.m. - 7:30 p.m.
Jane Edwards Elementary, Cafeteria
1960 Jane Edwards Road, Edisto Island

The draft is a compilation of public input, staff recommendations, and amendments added by the Charleston County Planning Commission. The public will now have a chance to provide feedback on the changes. "Public participation in the comprehensive planning process is critical to ensure County growth is consistent with the community's vision. Public input also helps guide the provision of County services and impacts future policy decisions that improve the general welfare of all citizens and visitors to Charleston County," said Planning Director Joel Evans.

What is the Charleston County Comprehensive Plan?

- Charleston County's Comprehensive Plan is an expression of the County's intent for where and how future growth and development should occur. The Plan also identifies parts of the County that may or may not be appropriate for certain types of growth, given the Lowcountry's unique character and natural conditions.

Why does the Comprehensive Plan need to be reviewed?

- Title 6, Chapter 29 of the South Carolina Code of Laws requires that the Comprehensive Plan be reviewed at least once every five years and updated at least once every ten years. The original Comprehensive Plan was adopted by County Council on April 20, 1999. The first Five-Year Review was adopted in 2003 and the first Ten-Year Update was adopted in 2008. The second Five-Year Review was adopted in 2013 and the subsequent Ten-Year Update was adopted in 2018.

Residents can view the plan and submit comments at <https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php> beginning Monday, June 5, 2023. The deadline to submit them is August 30, 2023.

In keeping with the Americans with Disabilities Act (ADA), those needing assistance should contact Charleston County at (843) 202-6917 during regular business hours

For information on Charleston County Government news and services, visit our website: www.charlestoncounty.org



- getting the Public Information Office -

Meeting Notices

CHARLESTON COUNTY COMPREHENSIVE PLAN FIVE-YEAR RE- VIEW PUBLIC WORK- SHOPS

Charleston County Government will hold public workshops at the following locations to gather input on the Five-Year Review of the Charleston County Comprehensive Plan:

1. **Wednesday,
July 12, 2023**

(5:30 PM 7:30 PM)

Bees Ferry West Ashley Library, Community Room A
(3035 Sanders Road,
West Ashley)

2. **Wednesday,
July 26, 2023**

(5:30 PM 7:30 PM)

Charleston Metro Chamber of Commerce Building,
Second Floor Board Room
(4922 O'Hear Avenue,
North Charleston)

3. **Monday,
August 28, 2023**

(5:30 PM 7:30 PM)

Jane Edwards
Elementary, Cafeteria
(1960 Jane Edwards Road,
Edisto Island)

Each workshop will be set up as a drop-in format, where attendees can view the proposed amendments and submit comments and suggestions. If you cannot make it to one of the workshops, please visit this page for the information presented during the public meetings:

<https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php>

Questions should be directed to the Charleston County Planning Department at (843) 202-7200 or planning@charlestoncounty.org.

AD# 2017984

Comprehensive Plan Workshop Ad that ran in *The Post and Courier* on July 5, 2023 on page B7.

Public Workshop Meetings

Johns Island Public Workshop Meeting

On June 7, 2023, the first Comprehensive Plan Public Workshop was held at Berkeley Electric (1135 Main Road, Johns Island) from 5:30 pm to 7:30 pm. There were 46 attendees and we received 7 comment cards.



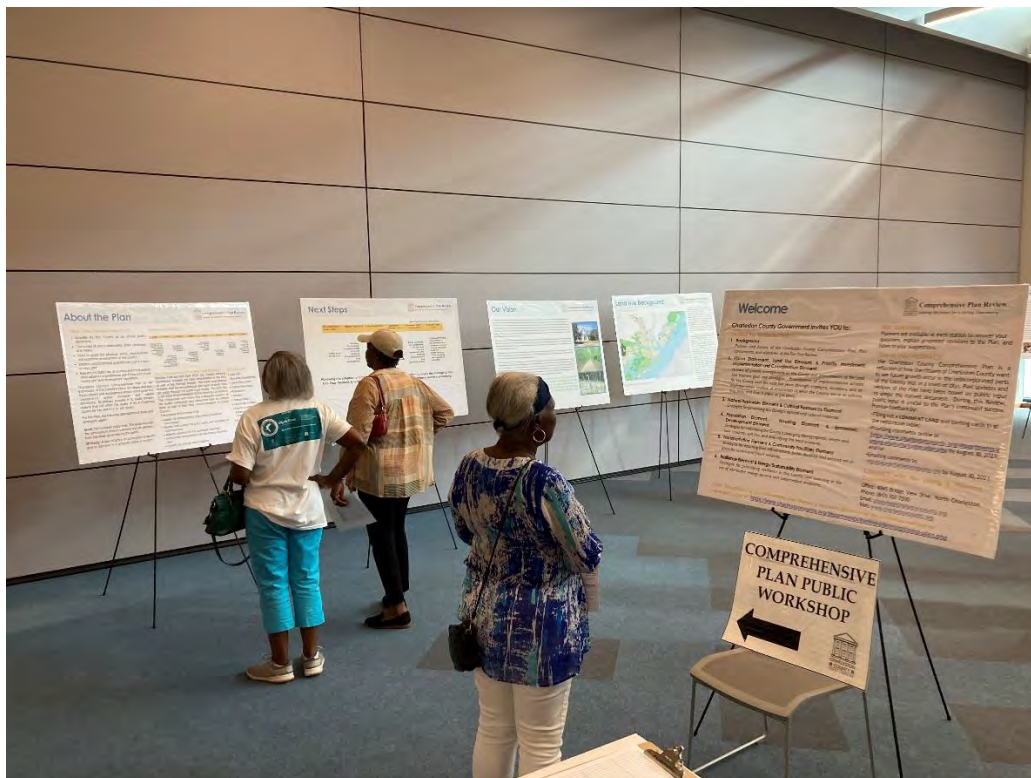
James Island Public Workshop Meeting

The second Comprehensive Plan Public Workshop was held on June 14, 2023 at the Baxter-Patrick Library (1858 South Grimball Road, James Island) from 5:30 pm to 7:30 pm. There were 31 attendees and 10 comment cards were returned.



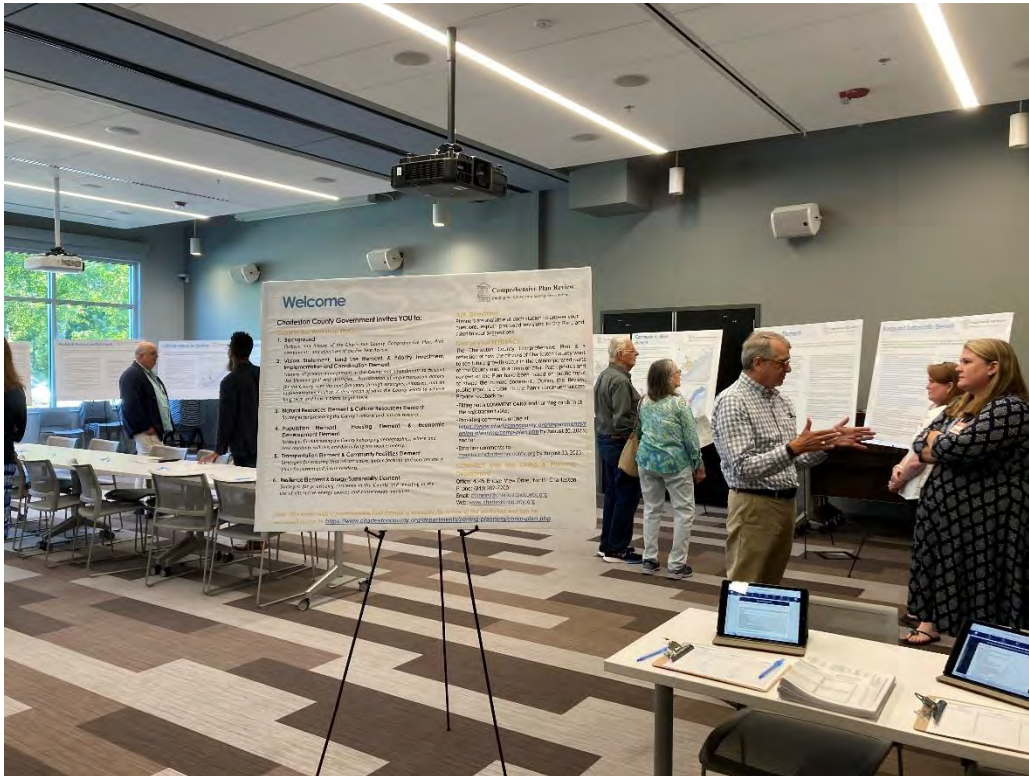
Mt. Pleasant Public Workshop Meeting

The Wando Library (1400 Carolina Park Blvd., Mt. Pleasant) was the site of the third Comprehensive Plan Public Workshop, held on June 28, 2023 from 5:30 pm to 7:30 pm. There were 16 attendees and 3 comment cards were returned.



West Ashley Public Workshop Meeting

The Bees Ferry Library (3035 Sanders Road, West Ashley) is where the fourth Comprehensive Plan Public Workshop was held on July 12, 2023 from 5:30 pm to 7:30 pm. There were 6 attendees and 2 comment cards were returned.



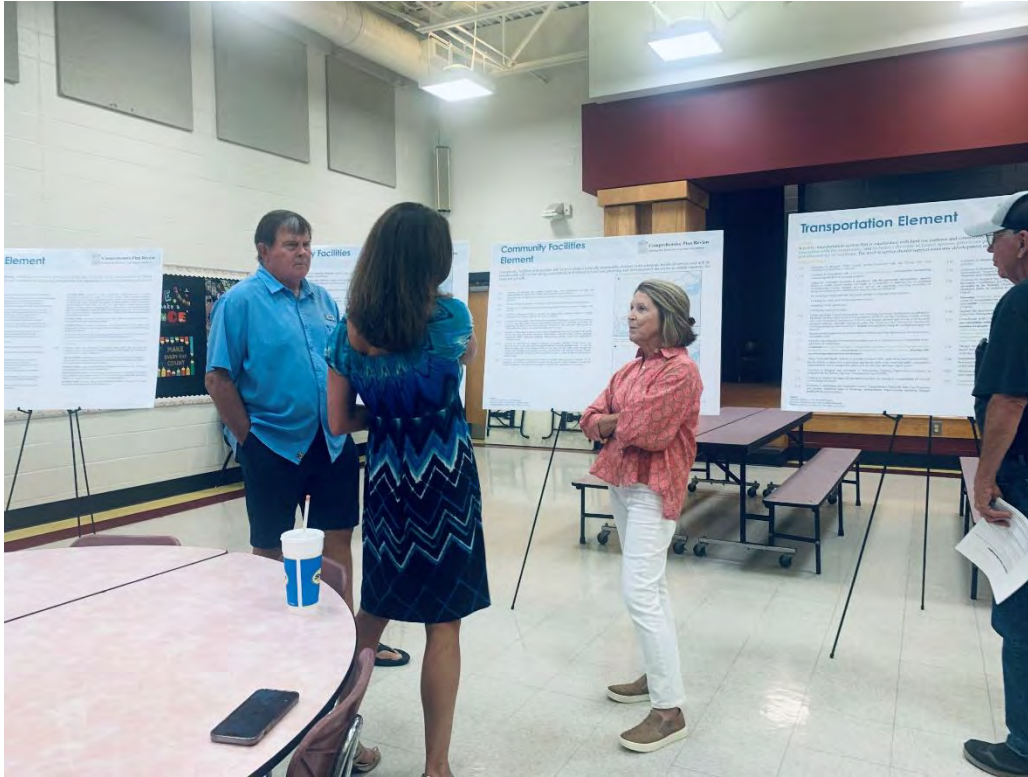
North Charleston Public Workshop Meeting

The fifth Comprehensive Plan Public Workshop was held at the Charleston Metro Chamber of Commerce building (4922 O'Hear Avenue, North Charleston) on July 26, 2023 from 5:30 pm to 7:30 pm. There were 10 attendees and 2 comment cards were returned.



Edisto Island Public Workshop Meeting

The sixth and final Comprehensive Plan Public Workshop was held at Jane Edwards Elementary School (1960 Jane Edwards Road, Edisto Island) on August 28, 2023 from 5:30 pm to 7:30 pm. There were 45 attendees and 5 comment cards were returned.



Input received after the April 10, 2023 Planning Commission meeting

Public Comment from
the Wadmaw Island
Land Planning
Committee (WILPC)

Monica L. Eustace

From: Wadmalaw Land Planning <wadmalawlandplanning@gmail.com>
Sent: Friday, August 25, 2023 12:45 PM
To: Monica L. Eustace
Cc: wadmalawlandplanning@gmail.com
Subject: Draft Comprehensive Plan Comments from the Wadmalaw Island Land Planning Committee

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 Ms. Eustace:

The Wadmalaw Island Land Planning Committee is sending the attached comments to the Draft Comprehensive Plan update, to be included as public comments.

Thanks very much.

Best regards,
John Taylor, Jr., Chair
Melinda Kelley, Vice Chair

THE 10 ELEMENTS IN THE CHARLESTON COUNTY COMPREHENSIVE PLAN THAT WILL BE AMENDED/UPDATED.

Element 1 LAND USE

3.1.1 OVERVIEW/GOAL/PURPOSE AND INTENT:

Element Goal

Accommodate protect our cultural and natural resources, AAD, and rural residential and agricultural communities while accommodating smart growth that respects the unique character of the County, promotes sustainable economic opportunity, better education, preserves private property rights, and is highly coordinated with transportation infrastructure planning and with the provision of other community facilities, but prohibits industrial and mixed-use uses. AAD. This shall be accomplished through the use of zoning, subdivisions, housing preservation ordinances, and other land planning principles that promote appropriate growth and preservation, recognizing the need to support individual and cooperative values within the parameters of existing development regulations.

3.1.2 EXISTING LAND USE (No comments)

3.1.3 GENERAL LAND USE POLICIES - LU 1-20

Land Use Element Strategies and Time Frames

The following strategic actions shall be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a maximum of every five years and updated every ten years from the date of adoption of this Plan.

comp_plan_comments_2023
PDF Document · 572 KB

Wadmalaw Island Land Planning Committee

WadmalawLandPlanning@gmail.com

Monica L. Eustace

From: J. Scott Gilmore <scott@strategievents.com>
Sent: Friday, August 25, 2023 1:53 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

wilpc.org



-Scott Gilmore
2485 Anchor Watch Drive

Wadmalaw Island, SC 29487



Scott Gilmore

Strategic Events

US Mobile: +1.770.331.2357

US Office: +1.770.379.9334

Thailand Mobile: +66.(0)84.542.9093

Email: Scott@StrategicEvents.com

Web: www.StrategicEvents.com

Web: www.StrategicEvents.asia

 [Follow us on Facebook!](#)

Monica L. Eustace

From: Louise Maybank <lmaybank@MaybankProperties.com>
Sent: Friday, August 25, 2023 2:01 PM
To: Monica L. Eustace
Subject: Fwd: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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This is most important for Wadmalaw !!!
Louise J Maybank

Begin forwarded message:

From: Land Planning <wadmalawlandplanning@gmail.com>
Date: 25 August 2023 at 13:38:34 GMT-4
To: Wadmalaw Land Planning <WadmalawLandPlanning@gmail.com>
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

PLEASE FORWARD TO: MEustace@charlestoncounty.org Before August 30th!

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

wilpc.org



You may delete the following in your email: If you are in agreement, we ask that you please email or forward this email to the Charleston County Zoning and Planning staff, to support our recommendations *before the August 30th deadline*. Emails should be sent to Monica Eustace, Planner II, MEustace@charlestoncounty.org In the subject line of the email, please insert "I Support of the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee"

Thanks for your help to protect our Island!

Wadmalaw Island Land Planning Committee

WadmalawLandPlanning@gmail.com

www.WILPC.org

Monica L. Eustace

From: Beth Settle <ewsettle@comcast.net>
Sent: Friday, August 25, 2023 2:10 PM
To: Monica L. Eustace
Cc: ewsettle@comcast.net
Subject: Comprehensive comprehensive Plan

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 Ms. Eustace. Please be advised that I strongly support the recommendations of the Wadmalaw Island Land Planning Committee with respect to the Charleston County Comprehensive Plan proposed updates. It is imperative that the rural character of Wadmalaw Island is respected.

Thank you.

Elizabeth W. Settle
2 Greenhill Street
Charleston, SC. 29401

and

1806 Leadenwah Road, Wadmalaw Island, SC. 29487

Monica L. Eustace

From: Dana Beach <danabeach55@gmail.com>
Sent: Friday, August 25, 2023 2:18 PM
To: Monica L. Eustace
Cc: Virginia Beach
Subject: Wadmalaw Land Use Plan

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 Ms. Eustace,

I would like to express my support for the Wadmalaw Land Use Plan, with the recommendations developed by the Wadmalaw Island Land Planning Committee. I would, however, like to add one recommendation.

When the county plan passed in 1999, almost a quarter century ago, a provision was added that allowed lots created prior to that date to have one subdivision, even if they did not meet the density minimum for the zoning category, as long as the minimum lot size requirement could be met. This applies primarily to AG-15 on Wadmalaw, which, as you know, has a density limit of 15 acres with a minimum lot size of 3 acres.

While this provision may have made some sense, politically, 24 years ago, most properties that fall into this category -- those that are smaller than 30 acres and created prior to 1999 -- have changed ownership at least once. Further, there are now many lots in the size range, in the AG-15 zone, that were created after 1999. This creates a system of unequal treatment of lot owners -- those who own lots created prior to 1999, and those who own lots in the same size range created after 1999 -- that seems both unfair and unnecessary.

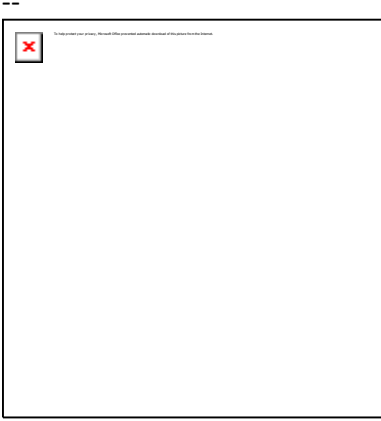
For this reason, the provision no longer is defensible. It compromises the rural/agricultural goals that are primary in the plan.

Consequently, I would urge you to eliminate this "one extra subdivision" option, so that all lots in this category and this size range are treated equally, regardless of who owns them and when they were purchased.

I suspect this provision would have been already deployed by the vast majority of landowners who wanted to deploy it over the past 25 year (which was the point in the first place). Thus, I doubt there would be consequential objections to its removal.

Sincerely,

Dana Beach
6890 Maybank Highway
Wadmalaw Island, SC



Monica L. Eustace

From: Riley Bradham <rileybradham@att.net>
Sent: Friday, August 25, 2023 3:14 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recomendations made by the Wadmalaw Island Land Planning Committee.

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.

Monica:
Please allow the above to serve as support of the WILPC's recommendation for preserving the Island's Comprehensive Plan and its updates.
With thanks,
Riley Bradham
Mayor, Town of Rockville

Monica L. Eustace

From: Robert Siedell <rasiedell@gmail.com>
Sent: Friday, August 25, 2023 4:11 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planing Committee

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you.

Robert Siedell

Monica L. Eustace

From: Bruce Elliott <elliottbm2@gmail.com>
Sent: Friday, August 25, 2023 4:24 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Bruce M Elliott, MD
1928 Long Creek Road
Wadmalaw, SC

Sent from [Mail](#) for Windows

Monica L. Eustace

From: Ned Legare <ned@chemtexcarolina.com>
Sent: Friday, August 25, 2023 4:55 PM
To: Monica L. Eustace
Subject: Plan

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Lifelong resident of Wadmalaw.

I wholeheartedly support Wadmalaw Planning committee recommendations.

We are tired of outsiders wanting to change the rules. They knew the rules before they came(or should have known them) Sincerely Ned legare

Sent from my iPhone

Monica L. Eustace

From: Michelle Higgins <bearfan83@hotmail.com>
Sent: Friday, August 25, 2023 5:14 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

THANK YOU!
Michelle Higgins

Sent from my Verizon, Samsung Galaxy smartphone

Monica L. Eustace

From: Dale Fort <dale@bucklumber.com>
Sent: Friday, August 25, 2023 5:28 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low-density development, and to codify the Urban Growth Boundary.

THANK YOU!

Dale Fort

V.P. Purchasing

◇ 843.224.9279
☎ 843.266.4143
👉 www.bucklumber.com

1911 Maybank Hwy • Charleston, SC 29412



Monica L. Eustace

From: HARRIETT WRIGHT <hmwright63@comcast.net>
Sent: Friday, August 25, 2023 5:57 PM
To: Monica L. Eustace
Subject: In support of the Comprehensive Plan suggestions from the WILPC Wadmalaw Island Land Planning Committee

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 Sir or Madam:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles which are designed to protect the character of Wadmalaw are represented within the Plan.

The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan.

We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please protect this jewel of the lowcountry by codifying the suggested changes so that our community plan, representing the wishes of the Wadmalaw community as a whole, is preserved.

Thank you,

Harriet Middleton Wright
6695 Point Farm Road
Wadmalaw Island, SC 29487

Monica L. Eustace

From: John Smoak <jsmoak@charlestonegreen.net>
Sent: Friday, August 25, 2023 6:10 PM
To: Monica L. Eustace
Subject: I Support of the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee"

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.

Be it known that I fully support the comprehensive plan recommendations made by the Wadmalaw Island Land Planning committee. Thanks for your consideration on this as it is of the utmost importance to protect this Island nowso more than ever.

Sincerely
John H Smoak
Commissioner- Charleston County Soil and Water District
843-830-2644

Monica L. Eustace

From: Ford Menefee <fmenefee@banksc.com>
Sent: Friday, August 25, 2023 6:23 PM
To: Monica L. Eustace
Subject: Ford P. Menefee (Charleston County Comprehensive Plan Recommendations)

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“I Support of the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee”

Ford P. Menefee
Senior Vice President

The Bank of South Carolina
2027 Sam Rittenberg Blvd.
Charleston, SC 29407

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Monica L. Eustace

From: Gerald Brokaw <gerry.brokaw@gmail.com>
Sent: Friday, August 25, 2023 6:32 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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.

Sir:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you.

Respectfully,
Gerald Brokaw

--

Gerry Brokaw

4651 Lazy Creek Lane
Wadmalaw Island, SC 29487

Tele: [843.442.8308](tel:843.442.8308)

gerry.brokaw@gmail.com

www.linkedin.com/in/gerrybrokaw.com

Monica L. Eustace

From: Martha Smalls <marsml@aol.com>
Sent: Friday, August 25, 2023 6:39 PM
To: Monica L. Eustace
Subject: I Support the Recommendations of the Wadmalaw Island Land Planning Committee

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank You

Martha Smalls

Monica L. Eustace

From: benjamin smalls <bsmall@hotmai.com>
Sent: Friday, August 25, 2023 7:04 PM
To: Monica L. Eustace
Subject: I Support the Recommendations of the Wadmalaw Island Land Planning Committee

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank You

Benjamin Smalls

Sent from [Outlook](#)

Monica L. Eustace

From: henri bianucci <henribianucci@gmail.com>
Sent: Friday, August 25, 2023 7:19 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

With SIncere thanks,
Henri C. Bianucci, DVM

Monica L. Eustace

From: Edward Hay <hayel@bellsouth.net>
Sent: Friday, August 25, 2023 8:58 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Edward

Edward L. Hay, Jr.
843-478-3567

Monica L. Eustace

From: Carrie Griffen <griffenc@mac.com>
Sent: Friday, August 25, 2023 11:10 PM
To: Monica L. Eustace
Subject: Important: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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

I am a Wadmalaw Island resident. Please help us maintain Wadmalaw Island's rural character forever. Please do the right thing. The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you.

Monica L. Eustace

From: KEITH KNAPP <kknapp@bellsouth.net>
Sent: Saturday, August 26, 2023 7:21 AM
To: Monica L. Eustace
Subject: CHS County Comprehensive Plan

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you.

Monica L. Eustace

From: JTaylor <sailandiamo@yahoo.com>
Sent: Saturday, August 26, 2023 8:01 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive I support the Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan and made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but please encourage the County to preserve our island by maintaining our longstanding, rural residential character and low density development. We also encourage the County to codify the Urban Growth Boundary.

Jane Taylor
6366 Oak Grove Plantation Rd, Wadmalaw Island, SC 29487

Monica L. Eustace

From: Cheryl Bailey <cheryl@charlestonpms.com>
Sent: Saturday, August 26, 2023 8:08 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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To whom it may concern

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

THANK YOU!

Cheryl Bailey
Property Management Services
Office: [843-637-4056](tel:843-637-4056)
Fax: [843-881-5616](tel:843-881-5616)
www.charlestonpms.com

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Sent from my iPhone please excuse typos and incorrect autocorrections

Monica L. Eustace

From: William Moore <billmooresouth@bellsouth.net>
Sent: Saturday, August 26, 2023 8:14 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

William M. Moore
843 708 9300

Monica L. Eustace

From: Margaret Hallett <hallett330@me.com>
Sent: Saturday, August 26, 2023 8:25 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

Madge Hallett
hallett330@me.com

Monica L. Eustace

From: Elizabeth Ravenel <ebravenel@comcast.net>
Sent: Saturday, August 26, 2023 9:10 AM
To: Monica L. Eustace
Subject: Wadmalaw Island Land Planing Committee suggestions

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We support WILPC suggestions to Comprehensive Plan Update.

Thank you, James and Elizabeth Ravenel, 2071 Sunny Point Road, Wadmalaw Island, S.C.

Monica L. Eustace

From: Don Rutledge <donaIdtrutledge@gmail.com>
Sent: Saturday, August 26, 2023 10:37 AM
To: Monica L. Eustace
Subject: Fwd: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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Monica L. Eustace

From: Phyllis Mikula <phyllismikula@gmail.com>
Sent: Saturday, August 26, 2023 11:09 AM
To: Monica L. Eustace
Subject: Support

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Sent from my iPad pmikula@comcast.net
I support WI in its effort to stay rural.

Monica L. Eustace

From: Phyllis Mikula <phyllismikula@gmail.com>
Sent: Saturday, August 26, 2023 11:11 AM
To: Monica L. Eustace
Subject: comprehensive Plan

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We give 100% to support WICP

Sent from my iPad pmikula@comcast.net

Monica L. Eustace

From: Patrick Autore <patrickautore@att.net>
Sent: Saturday, August 26, 2023 11:58 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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

As a Wadmalaw Island resident for the past 15 years, I feel it extremely important to preserve our island's pristine beauty and charm. It is the Wadmalaw Plan that has kept it that way, along with its residents constant vigilance and involvement in policing our rules and guidelines. We love our island home out of the hustle, bustle and noise of the city life. Please do not change the current Wadmalaw plan in a way that allows for large developments, commercial establishments and multiple family dwellings. There is a great reason much of Wadmalaw is locked up in conservation easements protecting the beauty and charm of our island.

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

I wholeheartedly support and agree with the new WILPC recommendations.

Regards,

Patrick Autore
5991 Joseph Blake Lane
Wadmalaw Island, SC

Monica L. Eustace

From: GAILLARD T DOTTERER <gilly@bellsouth.net>
Sent: Saturday, August 26, 2023 11:59 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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Sent from my iPhone

Monica L. Eustace

From: Chris Coley <airjock@choicegraphx.com>
Sent: Saturday, August 26, 2023 2:55 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank You – Chris & Lisa Coley

Monica L. Eustace

From: John Barter <jbarter@gmail.com>
Sent: Saturday, August 26, 2023 3:29 PM
To: Monica L. Eustace
Cc: Mary Lou Barter
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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

Dear Committee,

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

On a personal basis, my wife and I are 25 year residents of Charleston County. We have had a home on Wadmalaw for the last five years and wish it had been much longer. It is a beautiful island with many, many residents who care deeply about it. How many places in Charleston County could you find a committed group of approximately 150 people, organized into teams who clean up all of the major roads and some of the secondary ones every week?!

We have had the pleasure in our 25 years to live in Charleston and on Kiawah Island. With that perspective, I ask you to reflect on the jewel that is Wadmalaw Island. People will continue to move there and that is fine. They will be welcomed just as we were. Just please follow the recommendations of the Wadmalaw Island Land Planning Committee and preserve our rural character and low density.

Respectfully,

John and Mary Lou Barter

Monica L. Eustace

From: Sarah McDaniel <sarahmcdanielw@bellsouth.net>
Sent: Saturday, August 26, 2023 5:38 PM
To: Monica L. Eustace
Subject: I support the comprehensive plan recommendations made by Wadmalaw Island Land planning Committee

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The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you,
Sarah McDaniel
1140 Pilot Boy Rd.
Wadmalaw Island, SC 29487
sarahmcdanielw@bellsouth.net

Monica L. Eustace

From: Fred HOLLAND <hellenandfred@bellsouth.net>
Sent: Sunday, August 27, 2023 6:12 AM
To: Monica L. Eustace
Subject: Wadmalaw Island

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

County Planning Department,

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee and I have studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low-density development, and to codify the Urban Growth Boundary.

Fred & Helen Holland
1906 Long Creek Road
Wadmalaw Island, SC 29487
843-559-4236 (House)
843-810-7720 (Helen's Cell)
843-860-4494 (Fred's Cell)
hellenandfred@bellsouth.net

Monica L. Eustace

From: Annette Zaro <drannettezaro@gmail.com>
Sent: Sunday, August 27, 2023 10:06 AM
To: Monica L. Eustace
Subject: Wadmalaw planning
Attachments: CHS COUNTRY Compr. Plan WILPC Comments .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.

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Monica L. Eustace

From: Murry Thompson <cmurryt22@gmail.com>
Sent: Sunday, August 27, 2023 10:31 AM
To: Monica L. Eustace
Subject: Support of the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee

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 Ms. Eustace;

I have been a part-time resident of Wadmalaw Island since 1959. Like my fellow Islanders, I have watched with dismay as John's Island has disappeared to developmental pressures with exponential consequences on infrastructure and the now-disappeared quality of rural life on the island. This CANNOT be allowed in any shape or form to occur on Wadmalaw Island. To destroy Wadmalaw's way of life would be criminal.

Thank you for reading.

Dr Murry Thompson
6204 Rockefeller Road
Wadmalaw Island SC 29487
843-696-5037

Monica L. Eustace

From: Thelma David <thelma.david58@gmail.com>
Sent: Sunday, August 27, 2023 10:37 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thelma Julia David
1137 Harts Bluff Rd, Wadmalaw Island, SC 29487, USA

Monica L. Eustace

From: John Coppedge <jbcoppedge3@gmail.com>
Sent: Sunday, August 27, 2023 1:37 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Planning Committee

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

I am a 20 year resident of Wadmalaw Island
The comprehensive plan sets the foundation for how properties and communities are developed and preserved , so it is very important that our ideals and principals to protect the character of Wadmalaw are represented within the Plan The Wadmalaw Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan update , and has made specific recommendations to the county zoning and planning staff. These recommendations address many of the extensive details of the 10 elements of the Plan , but primarily we ask the County to preserve our island by maintaining our longstanding , rural residential character and low density development , and to codify the Urban Growth Boundary

Thank you for your attention to this important matter

--

JOHN B. COPPEDGE III

MOBILE: (843) 822-6321

EMAIL: jbcoppedge3@gmail.com

**Please note new email address*

Monica L. Eustace

From: Elizabeth McKown <emmckown@gmail.com>
Sent: Sunday, August 27, 2023 2:14 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Elizabeth McKown
6528 Southmount Road
Wadmalaw Island, SC 29487
803.873.8893
Sent from my iPhone

Monica L. Eustace

From: John Huey <johnhuey@ymail.com>
Sent: Sunday, August 27, 2023 4:49 PM
To: Monica L. Eustace
Subject: I support the recommendations of the Wadmalaw Planning Committee for the Charleston County comprehensive plan

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.

Monica L. Eustace

From: Louise Ravenel <louiseravenel73@gmail.com>
Sent: Sunday, August 27, 2023 5:13 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

Louise and Daniel Ravenel
6394 Oak Grove Plantation Road
Wadmalaw Island

wilpc.org



Monica L. Eustace

From: John M Murphy <jmurphy1462@bellsouth.net>
Sent: Sunday, August 27, 2023 6:09 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

THANK YOU!

John M Murphy
6556 Southmount Rd
Wadmalaw Island, SC 29487

Monica L. Eustace

From: Leroy Linen <leroylinen@yahoo.com>
Sent: Sunday, August 27, 2023 6:35 PM
To: Monica L. Eustace

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary

I Support the Comprehensive Plan Recommendation Made by the Wadmalaw Island Planning Committee (WILPC)

Monica L. Eustace

From: Margaret Peck <margaretkpeck@aol.com>
Sent: Sunday, August 27, 2023 7:27 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

THANK YOU!

Margaret Peck, MPH
Healthy Plate Living
Margaret@MyHealthyPlateLiving.com
843-343-7556
MyHealthyPlateLiving.com

DTTAC Master Trainer Select-NDPP
Fitness Nutrition Coach

Monica L. Eustace

From: April Long <longajs49@gmail.com>
Sent: Monday, August 28, 2023 8:14 AM
To: Monica L. Eustace
Subject: Support for Wadmalaw Island Plan

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

wilpc.org

[April Long2236 Leadenwah DriveWadmalaw](#)

Monica L. Eustace

From: John M Murphy <jmurphy1462@bellsouth.net>
Sent: Monday, August 28, 2023 8:20 AM
To: Monica L. Eustace
Subject: Fw: Comprehensive Plan Comments: I Support the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee

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.

Monica,

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning staff. These recommendations address in detail many of the elements of the Plan, but primarily we ask the County to preserve our rural community by continuing to control the density of development and to codify the Urban Growth Boundary.

Please see the recommendations in the below PDF document. OUR comments are in RED:

THE 10 ELEMENTS IN THE CHARLESTON COUNTY COMPREHENSIVE PLAN THAT WILL BE AMENDED/UPDATED.

Element 1, LAND USE -

3.1.1 OVERVIEW/GOAL/PURPOSE AND INTENT:

Element Goal

Accommodate Protect our cultural, and natural resources, ADD: and rural residential and agricultural communities while accommodating smart growth that respects the unique character of the County, promotes sustainable economic opportunity, fosters resilience, ~~respects private property rights~~, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities, ~~but protects cultural and natural resources~~. ADD: This should be accomplished through the use of zoning, subdivision, historic preservation ordinances, and overall sound planning principles that promote appropriate growth and preservation, recognizing the need to support individual and community values within the parameters of existing development regulations.

3.1.2 EXISTING LAND USE (No comments)

3.1.3 GENERAL LAND USE POLICIES - LU 1-20

Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

Thanks for your continuing help to protect our Island!

Wadmalaw Island Land Planning Committee
WadmalawLandPlanning@gmail.com
www.WILPC.org

Monica L. Eustace

From: John Shannon <john@marshlodge.com>
Sent: Monday, August 28, 2023 9:16 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Ms Eustace,

I am a resident of Wadmalaw Island. The comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of the island are reflected in the Plan. The Wadmalaw Island Land Planning Committee (on which I have served previously) has studied the draft of proposed amendments to the Charleston County Plan Update, and has made specific recommendations for the Elements of the Plan. Recommendations were forwarded to the County Zoning and Planning Staff. They address many of the extensive details of the ten Elements of the Plan, but first and foremost we ask the county to preserve our island by maintaining its long-standing rural residential character and low density development; and to codify the Urban Growth Boundary.

Thank you.

Sincerely,

John Shannon
1229 Harts Bluff Road
Wadmalaw Island, SC 29487
C +1.843.973.0390

Sent from my iPhone

Monica L. Eustace

From: scott.rossbach@wellsfargo.com
Sent: Monday, August 28, 2023 9:51 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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

Hello –

I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary

Thank you !

Scott R. Rossbach
1924 Longcreek
Wadmalaw SC

This electronic communication is subject to a disclaimer, please click on the following link or cut and paste the link into the address bar of your browser.

<https://www.wellsfargo.com/com/disclaimer/ged5>

Monica L. Eustace

From: Claudia Boyce <claudiapboyce@gmail.com>
Sent: Monday, August 28, 2023 9:57 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

Please help us preserve this jewel, beautiful Wadmalaw island.

Claudia Boyce
5737 Boone Haven Rd
Wadmalaw island, SC
29487

Monica L. Eustace

From: Patricia Gibbs <peachyglee@gmail.com>
Sent: Monday, August 28, 2023 11:39 AM
To: Monica L. Eustace
Subject: "I support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee. "

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.

Subject: "I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee."

Good morning,

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Planning Committee.

Best regards,
Patricia Gibbs

Monica L. Eustace

From: Norma Callen <njcallen@gmail.com>
Sent: Monday, August 28, 2023 11:52 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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.

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Norma and Monte Callen
1948 Long Creek Rd.
Wadmalaw Island, SC 29487

Monica L. Eustace

From: mark cashel <markcashel@yahoo.com>
Sent: Monday, August 28, 2023 11:56 AM
To: Monica L. Eustace
Subject: I Support the Recommendations of the Wadmalaw Island Land Planning Committee

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

Hello Ms. Eustace:

As a homeowner on Point Farm Road in Wadmalaw, I fully Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Please see the County's Draft of the Elements of the Plan in detail. Our Recommendations are in red in the attached pdf document:

wilpc.org

Thanks kindly,

Mark Cashel
6691 Point Farm Rd
Wadmalaw Island, SC 29487
415-336-4094
markcashel@yahoo.com

Monica L. Eustace

From: Bob Long <longrobertl@bellsouth.net>
Sent: Monday, August 28, 2023 11:56 AM
To: Monica L. Eustace
Subject: Wadmalaw Land Planning Committee Recommendations

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I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan as noted in the link attached.

http://www.wilpc.org/uploads/1/2/4/9/124953158/comp_plan_comments_2023.pdf

Thank you for your consideration.

Robert L Long
2236 Leadenwah Dr.
Wadmalaw Island, SC

Monica L. Eustace

From: Peggy Ricker <peggy.ricker1279@gmail.com>
Sent: Monday, August 28, 2023 12:13 PM
To: Monica L. Eustace
Subject: Comprehensive Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary. Peggy Ricker

Monica L. Eustace

From: John Sosnowski <jsosno22@gmail.com>
Sent: Monday, August 28, 2023 1:29 PM
To: Monica L. Eustace
Subject: Proposed Revisions to the CHS county Comprehensive Land Use Plan

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I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you for your considerations,
Rev. John Sosnowski

Monica L. Eustace

From: Steve Marler <smarler@bellsouth.net>
Sent: Monday, August 28, 2023 4:14 PM
To: Monica L. Eustace
Subject: Supporting the Comprehensive Plan recommendations made by the Wadmalaw Island Land Planning Committee.

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 Sir or Madam,

This email is intended to support the recommendations of the Wadmalaw Island Land Planning Committee. The committee has made some amendments to the proposed Charleston County Comprehensive Plan which serves as a foundation for how properties and communities are developed and preserved. Those of who live and/or enjoy Wadmalaw Island feel it is important that our shared ideals are protected within the proposed amendments. Those ideals look at the awarded, model Wadmalaw Plan that has been utilized to maintain a rural natural setting within Charleston county. Charleston County deserves a rural, natural community.

The recommendations of the Wadmalaw Island Land Planning Committee address many of the details of the 10 Elements of the Plan. Most important to these recommendations is the overall consideration of the County preserving the Island's character by maintaining its rural residential feel with low density development and set and codify the Urban Growth Boundary.

Respectfully Submitted,

Stephen Marler

[Sent from AT&T Yahoo Mail for iPad](#)

Monica L. Eustace

From: Dennis Vane <denvane@gmail.com>
Sent: Monday, August 28, 2023 4:17 PM
To: Monica L. Eustace
Subject: Comprehensive plan comments

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning staff. These recommendations address in detail many of the elements of the Plan, but primarily we ask the County to preserve our rural community by continuing to control the density of development and to codify the Urban Growth Boundary.

Please see the recommendations in the below PDF document. OUR comments are in RED:

http://www.wilpc.org/uploads/1/2/4/9/124953158/comp_plan_comments_2023.pdf

Dennis Vane
1340 Polly Point Rd
Wadmalaw Island, SC 29487
Sent from my iPhone

Monica L. Eustace

From: Alys Anne Wiedeke <aatreehouse@att.net>
Sent: Monday, August 28, 2023 6:17 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Charleston County Council and its Committees:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

A sea island is a distinct place in the history of the Lowcountry. After hundreds of years, Wadmalaw Island remains a rural sanctuary for its residents, and *because* of its residents. They treasure its land and waterways and enjoy every wonderful asset it has to offer, which is enough for a good quality of life on this sea island.

Primary homes are deliberately chosen by residents for what their communities provide. We chose to make Wadmalaw Island our last permanent home because of its unspoiled rural character and simpler pace of life, the overwhelmingly prevalent thinking here. We do not want to see Wadmalaw turned into another John's Island, where hundreds of millions of dollars in new county infrastructure and 4-lane roads connecting to Highway 17 would be demanded from the County by developers for thousands of new residents. Please let Wadmalaw Island, through its dedicated public Land Planning Committee, choose its own path and character.

Thank you for your consideration.

Alys Anne Wiedeke

1766 Little Smith Road

Wadmalaw Island, SC 29487-7114

aatreehouse@att.net

843-640-3055

Monica L. Eustace

From: Lynn Wiedeke <cypressbar@att.net>
Sent: Monday, August 28, 2023 7:11 PM
To: Monica L. Eustace
Subject: I support the Comprehensive Plan recommendations made by the WILPC

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 Comprehensive Plan sets the foundations for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the plan. These recommendations address many of the extensive details of the 10 Elements of the plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

We have seen the changes to Johns Is., Mt Pleasant, and Awendaw and they are not pretty. The developers made money and the residents and municipal officials are left to deal with the impacts. Wadmalaw is a unique island and deserves to remain, as much as possible, as it is today. Sincerely, Lynn Wiedeke.

Monica L. Eustace

From: Deidre Menefee <dpmenefee@gmail.com>
Sent: Monday, August 28, 2023 7:24 PM
To: Monica L. Eustace
Subject: I Support of the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee

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

I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you,
Deidre Menefee
6119 Bears Bluff Rd, Wadmalaw Island, SC 29487

Deidre Menefee
843.345.0369

Monica L. Eustace

From: John William Lackey <jwlackey51@gmail.com>
Sent: Monday, August 28, 2023 9:06 PM
To: Monica L. Eustace
Subject: Support of WILPC Comprehensive Plan Recommendations

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

I support the Comprehensive Plan Recommendations made by the Wadmalaw Island Planning Committee (WILPC)

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

J. William Lackey
HOA President
Long Creek Plantation
Wadmalaw Island

Monica L. Eustace

From: John William Lackey <jwlackey51@gmail.com>
Sent: Monday, August 28, 2023 9:11 PM
To: Monica L. Eustace
Subject: I support the Comprehensive Plan Recommendations made by the Wadmalaw Island Land planning committee (WILPC)

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

I support the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee (WILPC)

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J William Lackey
1855 Long Creek Rd
Wadmalaw Island
SC 29487

Monica L. Eustace

From: Andrew Barrett <atbarrett1@gmail.com>
Sent: Tuesday, August 29, 2023 8:14 AM
To: Monica L. Eustace
Subject: Comprehensive Plan for the County

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

To whom it may concern:

My wife and I own the property at 6258 Josie Ridge Road on Wadmalaw Island. We are very concerned about the encroachment of development affecting the quality of life on our special island.. We have reviewed the response of the Wadmalaw Island Planning Committee to the proposed Comprehensive Plan and fully support its recommendations to you.

Thank you for your thoughtful consideration.

Andrew Barrett

Monica L. Eustace

From: Frances Gunter <fsg1949@gmail.com>
Sent: Tuesday, August 29, 2023 8:52 AM
To: Monica L. Eustace
Cc: fran Gunter
Subject: Comprehensive Plan: I Support the Comprehensive Plan

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning staff. These recommendations address in detail many of the elements of the Plan, but primarily we ask the County to preserve our rural community by continuing to control the density of development and to codify the Urban Growth Boundary.

Please see the recommendations in the below PDF document. OUR comments are in RED:

THE 10 ELEMENTS IN THE CHARLESTON COUNTY COMPREHENSIVE PLAN THAT WILL BE AMENDED/UPDATED.

Element 1, LAND USE -

3.1.1 OVERVIEW/GOAL/PURPOSE AND INTENT:

Element Goal

Accommodate Protect our cultural, and natural resources, ADD: and rural residential and agricultural communities while accommodating smart growth that respects the unique character of the County, promotes sustainable economic opportunity, fosters resilience, ~~respects private property rights~~, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities, ~~but protects cultural and natural resources~~. **ADD:** This should be accomplished through the use of zoning, subdivision, historic preservation ordinances, and overall sound planning principles that promote appropriate growth and preservation, recognizing the need to support individual and community values within the parameters of existing development regulations.

3.1.2 EXISTING LAND USE (No comments)

3.1.3 GENERAL LAND USE POLICIES - LU 1-20

Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

Thanks for your continuing help to protect our Island!

Fran and Fred Gunter
2595 Southmount Road
Wadmalaw Island, SC 29487

Monica L. Eustace

From: William Griffen <william.griffen@gmail.com>
Sent: Tuesday, August 29, 2023 10:22 AM
To: Monica L. Eustace
Subject: Ms. Eustace, I Support the Recommendations of the Wadmalaw Island Land Planning Committee (WILPC) for the Charleston County Comprehensive Plan Proposed Updates

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 Ms. Eustace,

I am a Wadmalaw resident and land owner. I care deeply about and have committed to preserving the rural character of Wadmalaw land that I have known since the 1950's. I have placed conservation easements on Wadmalaw land that I have inherited, and my wife and I have bought and have counted on the perpetuation of AG-15 zoning and limitations on building density on OCRM critical boundaries of surrounding lands, so critical to the marsh habitat and water quality our island treasures.

The WILPC represents Wadmalaw residents who through the committee's deliberations and Wadmalaw community meetings have devoted fifty years to providing an island neighborhood that values and commits to preserving Wadmalaw's rural character, a consensus and commitment now unique within Charleston County.

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. The Committee has forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the ten Elements of the Plan. We Wadmalaw residents ask our County to preserve the character of our island by maintaining our longstanding, rural residential character and low density development, and we ask County Council to codify the Urban Growth Boundary.

Thankyou for your attention to our community's concern, and I thank you for the careful work of you and your colleagues.

Sincerely,

William Griffen
william.griffen@gmail.com
+1.843.868.1775

Monica L. Eustace

From: Anthony Black <anthony@marinepropulsionsc.com>
Sent: Tuesday, August 29, 2023 10:27 AM
To: Monica L. Eustace
Subject: "I Support of the Comprehensive Plan Recommendations made by the Wadmalaw Island Land Planning Committee"

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.

Thanks very much.
Anthony Black

Monica L. Eustace

From: Kay Hudson <hudson.brokaw@gmail.com>
Sent: Tuesday, August 29, 2023 10:46 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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 Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the external details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

THANK YOU!

Most sincerely,
Kay Hudson
4651 Lazy Creek Lane
Wadmalaw Island, SC 29487

Monica L. Eustace

From: Wilson Rembold <bill@threadsofcharleston.com>
Sent: Tuesday, August 29, 2023 11:10 AM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPIC)

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The residents of the entire Island of Wadmalaw support the recommendations of WILPIC.

If you vote to override these recommendations and support mass development on our Island Your only motivation must be personal gain. Johns Island has already been destroyed with out of control Housing and horrendous traffic conditions. Can you even imagine Wadmalaw's only little bridge handling The additional volume this new development would create?

Please support the recommendations of WILPIC. Thank you.

Wilson Rembold

Monica L. Eustace

From: CHARLES T WALLACE <charlestwallace@bellsouth.net>
Sent: Tuesday, August 29, 2023 11:51 AM
To: Monica L. Eustace
Subject: Comprehensive Plan for Charleston County

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I support the comprehensive plan recommendations made by the Wadmalaw Island Land Planning Committee (WILPC).

Thank you,
Charles and Sylvia Wallace
4670 Lazy Creek Lane
Wadmalaw Island, SC 29487

Monica L. Eustace

From: Mike Taylor <mike.taylor@cistech.net>
Sent: Tuesday, August 29, 2023 12:09 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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.

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THANK YOU!

Mike Taylor
1984 Long Creek Road
Wadmalaw island, SC 29487

423-488-5723

Monica L. Eustace

From: Tomas Hainich <tomashainich@gmail.com>
Sent: Wednesday, August 30, 2023 11:51 AM
To: Monica L. Eustace
Subject: Charleston County Comprehensive Plan Comments

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 Mrs. Eustace

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan.

The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Thank you.

Tomas Hainich
6542 Southmount Rd.
Wadmalaw Island SC 29487

Monica L. Eustace

From: DAVID GIBBS <march57@verizon.net>
Sent: Wednesday, August 30, 2023 12:12 PM
To: Monica L. Eustace

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

TO: MEUSTACE@CHARLESTONCOUNTY.ORG (Monica Eustace Planner II)

Subject: I Support the Recommendations of the Wadmalaw Island Land Planning Committee for the Charleston County Comprehensive Plan Proposed Updates:

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning staff. These recommendations address in detail many of the elements of the Plan, but primarily we ask the County to preserve our rural community by continuing to control the density of development and to codify the Urban Growth Boundary.

Best regards,

David Gibbs

Monica L. Eustace

From: Maria Riva <mcriva8@gmail.com>
Sent: Thursday, August 31, 2023 8:37 PM
To: Monica L. Eustace
Subject: I Support the Comprehensive Plan Recommendations Made by the Wadmalaw Island Land Planning Committee (WILPC)

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.

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THANK YOU!

Concetta Maria Riva
4959 Bears Bluff Rd, Wadmalaw Island, SC 29487

Public Comment from
the Johns Island
Council and the Johns
Island Advocate

Monica L. Eustace

From: James <bigmaduros@gmail.com>
Sent: Tuesday, August 22, 2023 7:16 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Thank you,

James Smith
Johns Island Resident
--
James Smith

Sent from Gmail Mobile

Monica L. Eustace

From: Pam Smith <ppsmith8757@gmail.com>
Sent: Tuesday, August 22, 2023 7:17 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Monica L. Eustace

From: Louise Ravenel <louiseravenel73@gmail.com>
Sent: Tuesday, August 22, 2023 7:23 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

PLEASE do NOT approve any more developments until our roads can accommodate the new traffic!!!

Monica L. Eustace

From: Vanessa Sirois <vanessapirois@gmail.com>
Sent: Tuesday, August 22, 2023 7:26 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Good morning,

Please make the following changes to the Comprehensive Plan. Thank you.

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to “Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments” Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence “These density bonuses shall not be applicable to ...” add “(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island”.

Monica L. Eustace

From: MJ White <whitemj56@gmail.com>
Sent: Tuesday, August 22, 2023 7:26 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Monica L. Eustace

From: Joan Hughes <pwhughes95@gmail.com>
Sent: Tuesday, August 22, 2023 7:28 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Monica L. Eustace

From: Richard Grabowski <rhgrabowski@gmail.com>
Sent: Tuesday, August 22, 2023 7:28 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Sent from my iPad

Monica L. Eustace

From: Steven Sutton <slsutton4@gmail.com>
Sent: Tuesday, August 22, 2023 7:45 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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

Hello,

Can you please make the following changes to the Comprehensive Plan?

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Thank you,

Steve Sutton

Monica L. Eustace

From: Ean Monday <eanmonday@yahoo.com>
Sent: Tuesday, August 22, 2023 7:47 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments"

Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

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Thanks.

Ean Monday

Monica L. Eustace

From: Jackie Baer <jackiebaer@gmail.com>
Sent: Tuesday, August 22, 2023 7:51 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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

I believe we need to keep Johns Island history intact and use an alternative that is more suited to improving access and safety of this Island for generations to come.

We need an intersection between Bohicket Rd and Main that is low traffic and eliminates a 4 lane highway. This will allow the elderly rural housing and disabled persons to use the intersection to buy groceries as well as the middle school children that walk back and forth to school without having to dodge cars traveling at high speeds. We also need to maintain the location of the rural health clinic that has provided healthcare to locals for over 2 decades in addition to the minority and female owned businesses that rely on the location to provide for their families. In addition we have a historic landmark, the Angel Oak tree that is over 800 years old that will be affected by increased traffic and pollution causing environmental damage.

Let's make Johns' Island safe and accessible while maintaining its history for generations to come.

Monica L. Eustace

From: Basil Atwood <basilwatwood@gmail.com>
Sent: Tuesday, August 22, 2023 7:52 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Basil Atwood

Sent from my iPhone

Monica L. Eustace

From: Judy O'Shea <joshea46@yahoo.com>
Sent: Tuesday, August 22, 2023 7:56 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Sent from my iPad

Monica L. Eustace

From: Stacy Baker <stbaker21@comcast.net>
Sent: Tuesday, August 22, 2023 7:59 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Sent from my iPad

Monica L. Eustace

From: Sharon Johnson <scjohnson@ars-corp.com>
Sent: Tuesday, August 22, 2023 8:06 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you,
Sharon Johnson

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Monica L. Eustace

From: Barrie Tyler <btyler5756@gmail.com>
Sent: Tuesday, August 22, 2023 8:13 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Monica L. Eustace

From: jenny welch <jerdone@gmail.com>
Sent: Tuesday, August 22, 2023 8:15 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you

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Sincerely,
Jenny Welch

Monica L. Eustace

From: Randi Hardwick <crjhardwick@yahoo.com>
Sent: Tuesday, August 22, 2023 8:15 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you,

Carolyn Hardwick
4134 Nature View Circle
Johns Island SC 29455

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Monica L. Eustace

From: Karen Norval <knorval111@gmail.com>
Sent: Tuesday, August 22, 2023 8:14 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan/Johns Island Growth

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 “official” remarks you are receiving from so many on Johns Island are significant and important. I lived in a community before where quick and unplanned growth took place (can you say 11 schools built in less than ten years, roundabouts built then removed for being too close together, no signage regulation, and of course, roads built in a panic after subdivisions of all shapes and sizes sprung up everywhere. The community center was primarily a senior center, and while there were two community pools, they were packed and run as always, until not modernising IT systems allowed for the director to abscond with LOTS of money.

I returned about a month ago for the first time in three years. While positive growth had begun while I was still there, it is obvious there is a tremendous and comprehensive PLAN for the growth as it’s happening, and the city looks GREAT. Education is still key as they pay their teachers well and they work in beautifully maintained buildings. The streets are wide and tree lined. A new Recreation facility is being built, new leadership brought in from a neighboring community known for its planned growth, a new system of government exists and a DORA has attracted restaurants and bars on the Main Street, along with an arts center for local theatre and a children’s splash pad. Remembrance of those who died in wars exists, and the city looks vibrant.

I write this because we often think we can “do it myself”, rather than learning from places who have done it right the first time, out of stubbornness, holding on to old ways, or just not caring. And one only has to look once at the Johns Island Unfiltered page to see how much my input would be welcomed as an Ohio transplant. I didn’t move because I hated Ohio or because I want to change how things work here. I moved for family, for sunshine and have even adjusted to the lizards, but it is heartbreaking to watch what is happening without saying a word.

My suggestion is to hold a zoom meeting with Hilliard, Ohio leadership and speak about how they shifted gears to create what they now enjoy. Ask how they communicated ideas, how they brought the community on board, (hard to do in the age of social media), why schools need to be important and first, and even how many people, due to variances in types of housing, have chosen to empty nest there as well as how many have grown up there to return to raise their own kids there post university. I am not a disgruntled transplant- I’m someone who recognize a a very familiar scenario- and I want to prevent errors that cause discontent and struggle down the road. We CAN learn from others, even if up north, and we can embrace the ideas of “transplants” without the nasty “go home” comments we hear daily, while still fully appreciating all that has come before us. Change is good. Life is good. And we can help each other to create spaces to enhance life here on the island.

If you are interested in learning more about how Hilliard (near Columbus Ohio), always considered less than in comparison to neighboring Dublin and Upper Arlington, reinvented itself, retained its rural roots and feel, while continuing to grow, please contact me at the email below.

Thank you fo your consideration. We love living here, but the communication and vitriol has to change for the health of all involved.

Planned growth is healthy

Communication allows it to happen
Representation is necessary
Schools must be prioritised
Community building and life must be prioritized
Traffic and roads matter for all of the above

Thank you very much,

Karen Norval
Knorval111@gmail.com
2362 Brinkley Road
Johns Island, SC 29455

”
.

***“If you want to leave the best wake possible, leave behind a trail of people
who have experienced your being ‘for them.’”***

Henry Cloud

Monica L. Eustace

From: Barbara Johnson <barbjohn0630@gmail.com>
Sent: Tuesday, August 22, 2023 8:19 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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--

Barbara Johnson

Monica L. Eustace

From: W Presutti <presuttifamily@gmail.com>
Sent: Tuesday, August 22, 2023 8:24 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. We are very concerned about overdevelopment and traffic issues.

Thank you

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Whitney and Guy Presutti
279 Doral Open
Kiawah, SC 29405

781-771-8378
presuttifamily@gmail.com

Monica L. Eustace

From: anncbeever@gmail.com
Sent: Tuesday, August 22, 2023 8:24 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Sent from my iPhone

Monica L. Eustace

From: Patty Djordjevic <pdjord@yahoo.com>
Sent: Tuesday, August 22, 2023 8:30 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

- The following text includes recommendations from Johns Island Advocate. I agree with their assessment and also want to add my main concern which is the lack of planning for the traffic volume. Quality of life is already negatively impacted and will significantly worsen with current dense residential building. I would like to be able to exit my neighborhood safely all hours of the day. Maybank needs at the very least more turn lanes and will need to be widened to 4 lanes. Maybank needs the second lane exiting the island at the River intersection completed urgently. All Johns Island roads need to be made safer. The process is way too slow.

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Sent from my iPad

Monica L. Eustace

From: Steven Hardwick <sfhardwick@yahoo.com>
Sent: Tuesday, August 22, 2023 8:35 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Steve

Monica L. Eustace

From: ROSE PETERSON <fpeter5224@aol.com>
Sent: Tuesday, August 22, 2023 8:37 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Rose Drill Peterson.
1621 Emmets Road
John's Island SC

Monica L. Eustace

From: Robert Williams <willrob2@me.com>
Sent: Tuesday, August 22, 2023 8:57 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

Table 3.1.1, Future Land Use Residential Densities: Limit the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Add roundabouts to any intersection recommended by the Johns Island Advocate. This clearly reduces accidents, saves lives and reduces speed.

Rob Williams
734 Goodlet Cir
Charleston 29412
270-293-1502

Monica L. Eustace

From: RJ Swist <rswistjr@gmail.com>
Sent: Tuesday, August 22, 2023 9:01 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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

Hello,

I am a resident of Johns Island, and over the past 8-10 years, I have seen nothing but greed and wasted time funding terrible infrastructure projects that have done nothing. If anything, the projects have made traffic and flooding worse.

The county needs to make major changes to the infrastructure and regulations to help Johns Island (the redheaded stepchild of the Charleston area).

The city and county board have not done a good job at all to help the residents. For example, why do we need more affordable houses in an area that doesn't have the infrastructure for more cars? Or changing the road at Cane Slash for a community so far back they can dump off on Maybank instead. Let's remove more trees to help communities, which I understand, but stop building until the roads can handle it. All the projects are band-aids; that's it. Nothing more.

Buy the Maybank and River gas stations to build the proper infrastructure instead of using side roads. I am unsure who comes up with these plans that don't work.

You should start hiring out-of-state firms also to build it. The instate construction companies are awful from what everyone can see and take forever.

If you are worried about cost, make developers pay for all of it. Yeah, it trickles down to the buyers, but it gets paid for instead of raising taxes. Use our tax money for Johns Island, not a pedestrian bridge not needed in West Ashley to Charleston.

There need to be major changes to help people instead of the greed.

Please make the following changes to the Comprehensive Plan.

Thank you

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

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Monica L. Eustace

From: Steve Kolaski <sckolaski@yahoo.com>
Sent: Tuesday, August 22, 2023 9:04 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to “Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments” Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence “These density bonuses shall not be applicable to ...” add “(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island”.

Monica L. Eustace

From: Russ Knapp <russ@mybrokerruss.com>
Sent: Tuesday, August 22, 2023 9:06 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 sir, as a resident of Johns Island, I would like to suggest that we do not build any more residential properties without making road improvements including widening all existing main thoroughfares and sidewalks or bike paths.

Thank you for your consideration.
Russ Knapp

Please make the following changes to the Comprehensive Plan.

Thank you

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Sent from my iPhone

Monica L. Eustace

From: Jennifer Mitchell <jhessmitchell@gmail.com>
Sent: Tuesday, August 22, 2023 9:06 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Hugs,

Jennifer Hess Mitchell

Yoga & wine lover

[https://urldefense.com/v3/__http://Www.jenniferhessmitchell.com__;!!FyuN5H5wA9FHaKde!6yWiSUW8BrqUF5mojxuDSZkgYyqnaxu5FbkU6rYbrqNNwPK_iM34QFPsJZ2RflxJrrmzQN3tUaOZ3fhHX_osRkuhKZq32bI\\$](https://urldefense.com/v3/__http://Www.jenniferhessmitchell.com__;!!FyuN5H5wA9FHaKde!6yWiSUW8BrqUF5mojxuDSZkgYyqnaxu5FbkU6rYbrqNNwPK_iM34QFPsJZ2RflxJrrmzQN3tUaOZ3fhHX_osRkuhKZq32bI$)

Sent from my iBelieve in You!

Monica L. Eustace

From: Frank Stanley <fstanley@att.net>
Sent: Tuesday, August 22, 2023 9:07 AM
To: Monica L. Eustace
Subject: Changes to the Comprehensive Plan

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 make the following changes to the Charleston County Comprehensive Plan:

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence “These density bonuses shall not be applicable to ...” add “(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island”.

Thanks,

Frank and Nancy Stanley
2990 Edenborough Road
Johns Island, SC

Monica L. Eustace

From: Kathy Usher <kathyduhig@gmail.com>
Sent: Tuesday, August 22, 2023 9:15 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Monica L. Eustace

From: B.Colin Landrith <bclandrith@gmail.com>
Sent: Tuesday, August 22, 2023 9:19 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Jack Barnett <rjkbarnett@aol.com>
Sent: Tuesday, August 22, 2023 9:33 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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

To Whom it may concern:

Please make the following changes to the Comprehensive Plan. I support not increasing housing densities and completion of 526 to Johns Island.

Thank you
Robert Barnett
557 Black Duck Ct.
Kiawah Island, SC 29455
212-755-2141

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Monica L. Eustace

From: STUART MCDANIEL <mcdanielstuart@bellsouth.net>
Sent: Tuesday, August 22, 2023 9:40 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

I ask for your strong consideration for these changes. Thank you for your effort and work.

Sincerely ,

J Stuart McDaniel M D
1140 Pilot Boy Rd.
Wadmalaw Island SC 29487

Monica L. Eustace

From: Jen Jerome <jeromejen71@gmail.com>
Sent: Tuesday, August 22, 2023 9:48 AM
To: Monica L. Eustace
Cc: Jennifer Jerome
Subject: Changes to the Comp Plan

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

As a long time resident of Johns Island I am concerned about future development on the island. I am asking that you please consider making the following changes to the Comprehensive Plan.

Thank you
Jennifer Jerome
3451 Hobson Drive
Johns Island

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

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Sent from my iPhone

Monica L. Eustace

From: joanne gallivan <gallivanjoanne@gmail.com>
Sent: Tuesday, August 22, 2023 9:52 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Sent from my iPad

Monica L. Eustace

From: tll43@aol.com
Sent: Tuesday, August 22, 2023 9:56 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Thank you. Terrance Little, Johns Island Resident

Monica L. Eustace

From: Arthur Klein <ajklein31@gmail.com>
Sent: Tuesday, August 22, 2023 9:57 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Pam Madaio <pamadaio1112@gmail.com>
Sent: Tuesday, August 22, 2023 10:08 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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.

In general, any plans for Johns Island must consider and address solutions to the current horrendous traffic conditions on the Island. The roads can not handle the current population, no less any increases with further development. And the planned solutions will be overwhelmed before they are completed unless future residential development is reigned in.

You basically can't leave Johns Island before 10 am or after 3 without having to contend with backups. Residents who need to travel between Johns and James Islands via Maybank Highway can face commutes of 45 minutes or more during morning and evening rush hours. And the issue is as bad coming from the south as from the north - which for some reason has gotten all the attention and the interim solutions (change in lanes on Maybank coming from James, and the northern pitchfork.) Meanwhile more housing is being built south of Maybank while no road improvements have been made or approved coming from the south. River Road backs up for over a mile in the morning approaching Maybank.

Specifically, I urge you to consider the following changes to the Plan.

Thank you

Pam Madaio
2837 Old Drake Drive
Johns Island

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Monica L. Eustace

From: Gale Matthews <galem02@yahoo.com>
Sent: Tuesday, August 22, 2023 10:09 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan:

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Thank you.

Gale Matthews
613 King Haven Lane
Johns Island, SC
29455

Sent from my iPhone

Monica L. Eustace

From: Lee Spong <scleeps45@gmail.com>
Sent: Tuesday, August 22, 2023 10:21 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Lee Spong

Monica L. Eustace

From: Kevin Colleluori <kcolleluori13@gmail.com>
Sent: Tuesday, August 22, 2023 10:21 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Best,
Kevin Colleluori

Monica L. Eustace

From: Jim Vincent <jv9200@yahoo.com>
Sent: Tuesday, August 22, 2023 10:25 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Thank you

James Vincent
2904 Wilson Creek Ln
Johns Island
714-864-1917

Monica L. Eustace

From: Monique Sporn <moniqueboissier321@gmail.com>
Sent: Tuesday, August 22, 2023 10:36 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Sent from my iPhone

Monica L. Eustace

From: Sean Chamness <slcjni@gmail.com>
Sent: Tuesday, August 22, 2023 10:38 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

As a general guide: Increasing residential zone density prior to completing major changes to traffic flow is unacceptable.

But specifically:

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Sent from my iPhone
Sean Chamness
661-373-0398

Monica L. Eustace

From: Jeremy & Bridge <jeremyandbridge@gmail.com>
Sent: Tuesday, August 22, 2023 10:45 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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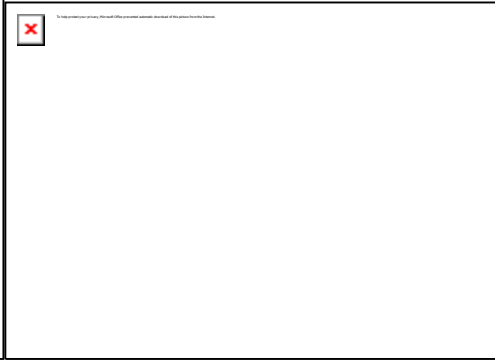
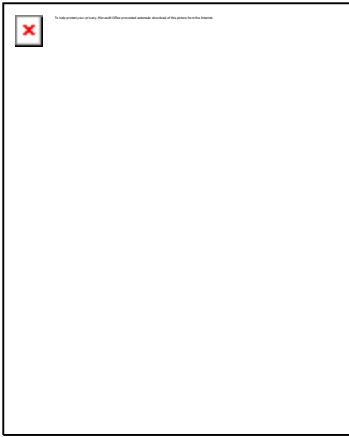
Jeremy Beggs

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Monica L. Eustace

From: paula baram <paula.baram@gmail.com>
Sent: Tuesday, August 22, 2023 10:59 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Paula Baram

Monica L. Eustace

From: svonende@sbcglobal.net
Sent: Tuesday, August 22, 2023 11:03 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you for your consideration and for protecting Johns Island, our home.

Suzanne Von Ende
1213 Creek Watch Trace
29455

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Sent from my iPhone

Monica L. Eustace

From: Melissa Madaio <mpmadaio@gmail.com>
Sent: Tuesday, August 22, 2023 11:04 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Melissa Colleluori
Johns island resident

--

Melissa P. Madaio
mpmadaio@gmail.com
610.761.4813

Monica L. Eustace

From: MaryJo Manning <mjmanning70@gmail.com>
Sent: Tuesday, August 22, 2023 11:06 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Monica L. Eustace

From: YeeHaw Junction <yeehawjunction@gmail.com>
Sent: Tuesday, August 22, 2023 11:09 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Monica L. Eustace

From: Kristen Meierer <meiererfamily@gmail.com>
Sent: Tuesday, August 22, 2023 11:09 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Monica L. Eustace

From: Tom Weisser <tweisser1@comcast.net>
Sent: Tuesday, August 22, 2023 11:19 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you
Tom & Chris Weisser
4673 Tennis Club Lane
John's Island SC 29455

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Sent from my iPhone

Monica L. Eustace

From: Jane Howell <janehowell37@gmail.com>
Sent: Tuesday, August 22, 2023 11:53 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Debra Menard <Debra@koenigbuilt.com>
Sent: Tuesday, August 22, 2023 12:16 PM
To: Monica L. Eustace
Subject: Changes to the comp plan

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Recommended Changes to the Comp Plan

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

Monica L. Eustace

From: Naomi Zeiset <omi1384@hotmail.com>
Sent: Tuesday, August 22, 2023 12:18 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Sent from my iPhone

Monica L. Eustace

From: Kim Przyborowski <kimprzyborowski@yahoo.com>
Sent: Tuesday, August 22, 2023 1:05 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Thank you

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Resident of Johns Island for 19 years

Sent from my iPad

Monica L. Eustace

From: Scott Wallinger <scott@scottwallinger.com>
Sent: Tuesday, August 22, 2023 1:31 PM
To: Monica L. Eustace
Subject: Changes to the Charleston County Comp Plan

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.

Monica, I very much support the changes below in the Comprehensive Plan suggested by the Johns Island Advocate.

A further observation: I first rode on Main and Bohicket Roads to Seabrook Island in 1965 before Seabrook and Kiawah islands were developed. For many years I managed Westvaco Corporation's forest land including a couple of tracts on Bohicket Road. From 1975 to 1985 while living in Summerville I was part owner of a cottage on Kiawah Island and we drove there year around. At that time Bees Ferry Road was single lane dirt, today it's multilane paved.

Main Road is the same as it was in 1965 and 1975-85. Bohicket Road is essentially the same. Maybank Highway, other than a three-lane section, is the same.

Over the years the county has planned.....and planned.....and planned.....and planned road improvements. Other than what is now going to bid for Main Road from River Road to Savannah Highway and some tinkering with Maybank/River Road the county has only tinkered. The Pitchfork so far is a farce – the North will be local street clogged with local and through traffic dumping into River Road a block from Maybank Highway and the South is still not a plan.

But: Wadmalaw and Johns Island outside of the Urban Growth Boundary are essentially the only remaining legacies of rural Charleston County. Other areas are essentially developed. It is essential for the Comprehensive Plan and County policies to maintain rigid standards for the lowest possible development densities on Johns Island outside of the UGB.

I'm not a Johns Island resident but, as noted, I've had a 60-year exposure to Johns Island and driving across it. I drive across Johns Island regularly on River Road when going from my home on James Island to our cottage on Toogoodoo Creek in Meggett. So, I've got a 60-year view of what Charleston County has mostly not done. The Comprehensive Plan is a strong step in the right direction and will be even stronger if you make the following changes to the Comprehensive Plan:

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Also, it is essential the County join with the City of Charleston and the Towns of Kiawah and Seabrook Island to enter into a mutual four-party agreement to solidify the Urban Growth Boundary in its current location.

Thank you.

Scott Wallinger

R. Scott Wallinger

600 Quay Circle – Unit 615
Charleston, SC 29412

Email scott@scottwallinger.com

Phone 843-818-4523

Mobile 843-729-4718

Monica L. Eustace

From: Deborah Yannascoli <debyannascoli@gmail.com>
Sent: Tuesday, August 22, 2023 2:02 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Monica L. Eustace

From: branden johnson <brandenn@gmail.com>
Sent: Tuesday, August 22, 2023 2:09 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you,
Branden Johnson

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Monica L. Eustace

From: Nancy Miller <nemiller143@gmail.com>
Sent: Tuesday, August 22, 2023 2:17 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Monica L. Eustace

From: Patrick Kelley <prkelley@yahoo.com>
Sent: Tuesday, August 22, 2023 2:24 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 responded to the earlier request for input and I would like to make sure the following items are put into the Comprehensive Plan.

I believe these items will contribute to preserving at least some of our remaining Johns Island character.

Thank you Patrick Kelley

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Sent from my iPhone

Monica L. Eustace

From: Daniel Farrae <djfarrae@gmail.com>
Sent: Tuesday, August 22, 2023 2:45 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Mimi Kramer <mimi.kramer@verizon.net>
Sent: Tuesday, August 22, 2023 2:53 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. This place is quickly becoming a Florida /Hilton Head development nightmare.

Thank you
Mimi Kramer
John's Island

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Monica L. Eustace

From: gslong@aol.com
Sent: Tuesday, August 22, 2023 3:17 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Good afternoon,

Please make the following changes to the Comprehensive Plan.

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Thank you,
Lee Carpenter
36 Surfsong Road
Kiawah Island, SC. 29455

Monica L. Eustace

From: Alison Vaughan <alisonmullen@bellsouth.net>
Sent: Tuesday, August 22, 2023 3:42 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Sent from my iPhone

Monica L. Eustace

From: Jodie Ball <balljo@bellsouth.net>
Sent: Tuesday, August 22, 2023 4:28 PM
To: Monica L. Eustace
Cc: Joe Boykin
Subject: Changes to the Comp Plan

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Thank you

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***Thank you for allowing us to supply our comments. It is imperative that something be done about the traffic getting on and off Johns Island, especially during peak hours. It has become so incredibly congested and the time it takes to get to and from work or anywhere off the island has increased exponentially over the past few years. This is before CCSD is back in session and the hundreds of new residents that will be using these already congested roads when the new apartments open near Food Lion. Please make this a huge priority and do everything you can to expedite some relief for us. Additionally, the unsafe intersections and people turning out of neighborhoods and shopping centers has become increasingly dangerous. Please help us on Johns Island. We have 2 newer drivers in our household and we are concerned on a daily basis for their safety navigating the heavily congested and dangerous Johns Island roads. The left turn from River Road onto Maybank is a nightmare. Since the road goes from 2 lanes down to 1 lane then back to 2 lanes, making that turn is dangerous, incredibly time consuming, and very frustrating. The intersection at Main and 17 to get onto or off of Johns Island is also something that needs to be addressed. Please help us on Johns Island to get some traffic relief.**

Thank you so much for listening.

Sincerely,

Jodie Ball

Johns Island resident for 17 years.

Monica L. Eustace

From: Pamela Gage <pamelagage1@yahoo.com>
Sent: Tuesday, August 22, 2023 4:34 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments"

Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space."

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Peace & love
Pam
Sent from my
iPhone

Monica L. Eustace

From: robertendemann@hotmail.com
Sent: Tuesday, August 22, 2023 4:36 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Johns Island desperately needs these changes along with Main Road expansion, Maybank expansion and the Main Road flyover Route 17 to begin much sooner than proposed keeping the current status quo is totally unacceptable.

Sincerely,

Robert Endemann

Monica L. Eustace

From: ross wagner <rwagner2000@yahoo.com>
Sent: Tuesday, August 22, 2023 5:00 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

Thank you,

Ross Wagner
Johns Island

Monica L. Eustace

From: Annie Acree <diskodj@yahoo.com>
Sent: Tuesday, August 22, 2023 5:09 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to %20Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments%20Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious%20surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence %20These density bonuses shall not be applicable to %20%6%20 add %20(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island%20.

Thank you for your consideration,

James Christian Acree
Anne Marie Acree
3622 Berryhill Road
Johns Island
[Sent from Yahoo Mail on Android](#)

Monica L. Eustace

From: Lauren Meehan <laurenmeehan@comcast.net>
Sent: Tuesday, August 22, 2023 5:11 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

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In addition, please ensure that the necessary **INFRASTRUCTURE IS IN PLACE PRIOR TO ANY NEW CONSTRUCTION PROJECTS!**

-Lauren

Lauren L. Meehan
Rushland Plantation
1204 Gregorie Commons
Johns Island, SC 29455
239-405-5556
laurenmeehan@comcast.net

Monica L. Eustace

From: Floy Work <floywork123@gmail.com>
Sent: Tuesday, August 22, 2023 6:28 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Carolyn Utt <uttcrs@aol.com>
Sent: Wednesday, August 23, 2023 12:05 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Thank you,

Carolyn Spann Utt
Johns Island, SC
713-857-3071

Sent from my iPad

Monica L. Eustace

From: Kirk Mortimer <kirkmortimer@gmail.com>
Sent: Wednesday, August 23, 2023 11:33 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Jan <jgrandcolas@aim.com>
Sent: Wednesday, August 23, 2023 11:40 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you

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Monica L. Eustace

From: ginny carlisle <gingin_marie@yahoo.com>
Sent: Wednesday, August 23, 2023 11:53 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Monica L. Eustace

From: Linda McHugh <lsmhugh@comcast.net>
Sent: Wednesday, August 23, 2023 1:56 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Mary Beth Osusky <meobeach@gmail.com>
Sent: Wednesday, August 23, 2023 2:47 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan from Mary Osusky Gift Blvd Johns Island

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Please make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: MIKE BRADY <brady265@comcast.net>
Sent: Wednesday, August 23, 2023 2:51 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Monica L. Eustace

From: Jill Zlogar <jill.zlogar@gmail.com>
Sent: Wednesday, August 23, 2023 3:39 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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

As a county resident of Johns Island I was pleased to see inclusion and revision of a number of items as the result of citizen input. The below items still require attention and inclusion. Please make the following changes to the Comprehensive Plan:

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. The need to assure the portion of the island outside the urban growth boundary on Johns Island remains rural is of utmost importance to Johns Islanders.

Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. This alignment is essential to make this pitchfork provide traffic relief as well as safety to motorists and pedestrians that it was intended to provide.

Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments." Item 8 in Priority Recommendations needs this revision to provide clarity to all parties.

Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." This clarification will prevent unwanted and unplanned developments into Open Space.

Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island". This will prevent increases in density levels in Rural Agriculture and Rural Residential Future Land Use which is what county residents have loudly voiced their opposition to.

Sincerely,

Jill Zlogar
5528 Frisco Lane
Johns Island, SC 29455

Monica L. Eustace

From: Frank Osusky <fpoman@gmail.com>
Sent: Wednesday, August 23, 2023 7:18 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Appreciate your taking these important point under serious consideration. Let's do what is right.

Frank Osusky
Johns Island

Monica L. Eustace

From: Lisa Cook <lisa.cook@comcast.net>
Sent: Thursday, August 24, 2023 7:21 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork.

Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments"

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Sent from [Mail](#) for Windows

Lisa Cook

Monica L. Eustace

From: Sandra Selengut <sjselengut@aol.com>
Sent: Thursday, August 24, 2023 11:47 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments" Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Sandra and Steve Selengut

Monica L. Eustace

From: Donald Gibson <donjgib@gmail.com>
Sent: Thursday, August 24, 2023 12:00 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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Please make the following changes to the Comprehensive Plan.

Thank you

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

In general, addressing infrastructure/road development on Johns Island is substantially delayed while developments continue to be approved. It can lead to a very dangerous condition in the event of forced evacuation. It results in alarming traffic congestion already. It needs a significantly higher degree of emphasis.

Monica L. Eustace

From: Susan McLaughlin <seabrooksr@gmail.com>
Sent: Thursday, August 24, 2023 3:26 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan, as recommended by The Johns Island Advocate. As a resident of Johns Island, I am especially supportive of the first recommendation. Please help us preserve the rural quality of Johns Island. It is being eroded by developers who want to come in and commercialize every piece of property on the island. Our traffic issues are horrendous, and no one seems interested in addressing them.

Thank you.

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455
Sent from my iPad

Monica L. Eustace

From: burldicken99@aol.com
Sent: Friday, August 25, 2023 2:36 PM
To: Monica L. Eustace
Cc: Burl Dicken
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. Thank you Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to “Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments” Chapter 4.1, Definitions, Open Space: Modify the definition of Open Space to be "Any parcel of highland or portion thereof, exclusive of impervious surfaces and golf courses, set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space." Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence “These density bonuses shall not be applicable to ...” add “(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island”.

Monica L. Eustace

From: kim carpenter <bobandkim840@gmail.com>
Sent: Sunday, August 27, 2023 6:59 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you
Kim Carpenter
840 Sonny Boy Ln, Johns Island, SC 29455

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Monica L. Eustace

From: Edith Haman <ephaman@gmail.com>
Sent: Sunday, August 27, 2023 2:22 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Monica L. Eustace

From: Patricia Fair <patriciaa.fair@gmail.com>
Sent: Sunday, August 27, 2023 9:58 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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,

The infrastructure (roads) on Johns Island is among the worst I've seen. Even without an emergency it's a huge problem during rush hour and if an accident occurs on one of the only two exits off the island, then there is gridlock. Certainly, one road access to hurricane prone areas is insufficient. The developers continue building high density apartments but roads aren't put in place to accommodate the growth. Why aren't the developers paying for improved infrastructure? There should be a moratorium on building until the road system can accommodate the current population. It is irresponsible to do otherwise. Specific improvements to transportation on Johns Island should include the completion of the double lane on Maybank Highway leading to the Paul Gelegotis Bridge, also known as the Stono Bridge. Currently, the 2 turn lanes from River Road turn onto Maybank Highway and then have to merge into 1 lane for a mile or so and stop at a light and then resume into 2 lanes. This is nonsensical, bizarre, hazardous and inefficient. This needs to be completed as a proper two lane road and eliminate the merging of this section.

It would also behoove the Comp Plan to incorporate a town center for Johns Island to give it a sense of identity and promote community spirit and well-being. The public would benefit from enhanced community amenities, a greater sense of identity, and increased economic development.

Additionally, please make the following changes to the Comprehensive Plan.

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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sentence “These density bonuses shall not be applicable to ...” add “(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island”.

Thank you,
Patricia Fair, 3956 Gift Boulevard, Johns Island, SC 29455

Monica L. Eustace

From: Mary Walker <mwalker4588@earthlink.net>
Sent: Monday, August 28, 2023 7:55 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan. I am a Johns Island resident and these changes are important to me.

Mary Walker

Thank you

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Monica L. Eustace

From: Lynne Bauman <lynnebauman@comcast.net>
Sent: Monday, August 28, 2023 9:54 AM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Sent from my iPad

Monica L. Eustace

From: Lisa Cook <cooklialisa@gmail.com>
Sent: Monday, August 28, 2023 5:02 PM
To: Monica L. Eustace
Subject: Changes to the Comp Plan

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 make the following changes to the Comprehensive Plan.

Thank you

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Sent from [Mail](#) for Windows

Monica L. Eustace

From: Tom & Rose McNamara <tomrose.mc5@gmail.com>
Sent: Wednesday, August 30, 2023 12:42 PM
To: Monica L. Eustace
Subject: Comp Plan Comments

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

Dear Charleston County Council,

I am a resident of Johns Island and live in the unincorporated part of the County and outside the Urban Growth Development Zone.

I have reviewed the Comprehensive Plan 5 year review and workshop board presentation. I commend you for your ongoing efforts and dedication to this project. The mission statement in the workshop board is very good and does seem to capture the essence of what is needed for Charleston County and City for future planning. However, in the four years that I have lived on Johns Island, reality does not seem to match the vision. I do have concerns about the rapid growth and transformation that is occurring on Johns Island.

Overall, I would advocate for a halt in further planned community development until the proposed road projects are agreed upon and completed. While that may be an overly optimistic expectation, I do have some of the items in the Comprehensive plan recommendations particularly with respect to the redefinition of Land Use definitions.

The specific items I would like to address are:

Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands.

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Appendix A1, Planning and Land Use Strategies, ii. Planned Development Zoning Districts, Open Space: At the end of the sentence "These density bonuses shall not be applicable to ..." add "(3) Rural Agriculture and Rural Residential Future Land Use designations on Johns Island".

Thank you for your consideration of these issues.

Sincerely,

Dr. Thomas McNamara
4021 Gift Blvd.

Johns Island, SC 29455.

--

Thomas W. McNamara

Public Comment
Received After
August 30, 2023

Monica L. Eustace

From: Planning
Sent: Tuesday, September 05, 2023 8:31 AM
To: Savannah D. Murray; Monica L. Eustace
Subject: Fw: Comprehensive Plan/Edisto

From: Barbara Gould <bag5525@yahoo.com>
Sent: Saturday, September 2, 2023 10:25 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Comprehensive Plan/Edisto

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 current comprehensive plan for Edisto Island has served the community well and will continue to do so for many years to come without alterations. There continues to be adequate commercial property available for any future needs without rezoning any parcels of land. In order to keep this island diverse in all meanings of the word, it is crucial that inappropriate and large developments not be allowed. We need to retain the rural economy and family oriented focus of the island as a way to protect cultural diversity and heirs properties that have been lost through zoning changes and corporate buyouts in other areas.

Respectfully,
Barbara Gould
8390 Chisolm Plantation Rd
Edisto Island

Sent from my iPad

Monica L. Eustace

From: CCPC
Sent: Friday, September 08, 2023 1:36 PM
To: Savannah D. Murray; Monica L. Eustace; Andrea Melocik
Subject: FW: comp plan review comments

Please see below email.

Thanks,

Marche' Miller
Planning Technician II
Charleston County Zoning & Planning
mlmiller@charlestoncounty.org
843-202-7248

From: wetwo@tds.net <wetwo@tds.net>
Sent: Friday, September 08, 2023 11:04 AM
To: CCPC <CCPC@charlestoncounty.org>
Subject: comp plan review comments

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

To Charleston County Planners,

I apologize for my informality and tardy comment regarding the 5 year review of the Charleston County Comp Plan. Communication has been variously interrupted by effects of salt water inundation from Idalio.

The McClellanville Planning committee's greatest concern is that lower density and areas designated as ag remain unchanged.

Virginia Prevost, Chairman
McClellanville Planning Committee

Monica L. Eustace

From: mcoon@alphacare.biz
Sent: Sunday, August 27, 2023 10:08 AM
To: Monica L. Eustace
Subject: Wadmalaw planning
Attachments: CHS COUNTRY Compr. Plan WILPC Comments .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.

The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary.

Monica L. Eustace

From: CCPC
Sent: Monday, October 02, 2023 11:15 AM
To: Savannah D. Murray; Monica L. Eustace; Joel Evans; Andrea Melocik
Subject: FW: Charleston County Planning Commission: Comprehensive Plan Five-Year Review
Attachments: Charleston County Planning Commission will discuss the above-referenced Comprehensive Plan, Five-Year Review (Sink or Swim), 20230925 .pdf

Please see below.

Marche' Miller

Planning Technician II
Charleston County Zoning & Planning
mlmiller@charlestoncounty.org
843-202-7248

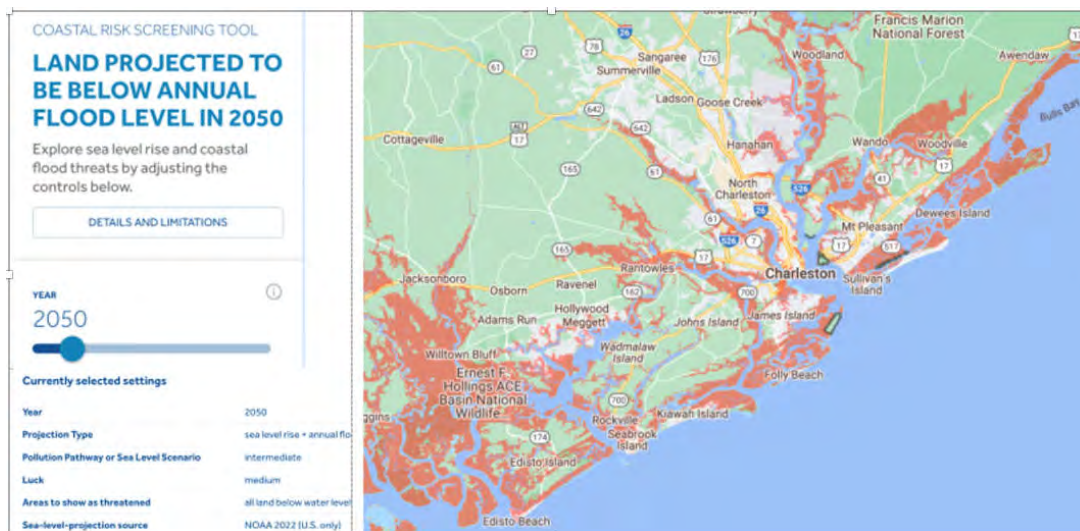
From: Fred Palm <fredpalm1@gmail.com>
Sent: Thursday, September 28, 2023 5:34 AM
To: CCPC <CCPC@charlestoncounty.org>
Subject: Fwd: Charleston County Planning Commission: Comprehensive Plan Five-Year Review

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

Honorable Members of the Charleston County Planning Commission,

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

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



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

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

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

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

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

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

- District 1: <https://www.dropbox.com/scl/fi/z849zyqubfihdiut35p5/SLR-Map-District-1-Sass-6-10.pdf?rlkey=heqod6q7lw1hd9rgp24rvxc9&dl=0>
- District 2: <https://www.dropbox.com/scl/fi/ngfgky5p1ib6y5z6l4skv/SLR-Map-District-2-Kobrovsky-6-10.pdf?rlkey=brl3cretnz751dvxrmhin2qj0&dl=0>
- District 3: <https://www.dropbox.com/scl/fi/39qg1tdn5ce2vr7a33z1w/SLR-Map-District-3-Wehrman-6-10.pdf?rlkey=itc3j0fejh7v0pl2inh8rzxzz&dl=0>
- District 4: <https://www.dropbox.com/scl/fi/4e1vgyref2okvtw5958dp/SLR-Map-District-4-Darby-6-10.pdf?rlkey=bmdfry9v6dfy9hlnsu1lzf99r&dl=0>
- District 5: <https://www.dropbox.com/scl/fi/uy2h9t3d25qnh379k409/SLR-Map-District-5-Pryor-6-10.pdf?rlkey=cjaygkscomfek8bxqiktu4sn&dl=0>
- District 6: <https://www.dropbox.com/scl/fi/5eiot0u25d38vdyb3zpgz/SLR-Map-District-6-Middleton-6-10-.pdf?rlkey=dsxauofvj0tio20x8g984fkf5&dl=0>
- District 7: <https://www.dropbox.com/scl/fi/4zbpquyphk5qavldfalw5/SLR-Map-District-7-Moody-6-10.pdf?rlkey=29f2z9ut96umbdfj5vlsmhzj2&dl=0>
- District 8: <https://www.dropbox.com/scl/fi/p8nnypx5yoqm2yv7mv9q8/SLR-Map-District-8-Boykin-6-10.pdf?rlkey=eddwtoqfwg6kuuhzpt5koi9y1&dl=0>
- District 9: <https://www.dropbox.com/scl/fi/si40t9czw1mvlbqq8pz0n/SLR-Map-District-9-Honeycutt-6-10.pdf?rlkey=8y7srr6aq9vfc9omqmpm7szd&dl=0>

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

Respectfully submitted,
Fred Palm

Edisto Island
September 25, 2023

• https://coastal.climatecentral.org/map/10/-79.5649/32.2373/?theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=gmsl1p0m&percentile=p50&refresh=true&return_level=return_level_1&rl_model=tebaldi_2012&slr_model=noaa_2022

Monica L. Eustace

From: CCPC
Sent: Monday, October 02, 2023 11:15 AM
To: Monica L. Eustace; Savannah D. Murray; Joel Evans; Andrea Melocik
Subject: FW: Mark Clark Extension (526), Again

Please see below.

Marche' Miller

Planning Technician II
Charleston County Zoning & Planning
mlmiller@charlestoncounty.org
843-202-7248

From: Fred Palm <fredpalm1@gmail.com>
Sent: Thursday, September 28, 2023 5:38 AM
To: CCPC <CCPC@charlestoncounty.org>
Subject: Fwd: Mark Clark Extension (526), Again

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Honorable Members of the Charleston County Planning Commission,

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

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

The nakedly immoral 2024 referendum proposed by the county majority of Boykin, Honeycutt, Moody, Pryor, and Chair Sass will sacrifice residents in the long term. The referendum approval maintains the revenues of the retail sector for a decade or two,

depending on the rate of climate impacts, without providing answers to the increasingly high-water threats residents bear in the same time frame. County residents and council members can expect greater unaddressed flood risk impacts.

The absence of defined flood risk mitigation programming creates harm. The inherent fault is found in the council majority's absence of protection matched to the impending risk. The flood protection plans will also be as costly to county taxpayers as 526. Road work and flood work plans must be developed in cognizance of each other. Otherwise, it may not be possible to feasibly finance essential flood protection that will be diverted by the magnitude and inherent risks of the proposed 526 financing plan.

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

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

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

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

*"The first duty of government is the protection of life, not its destruction.
Abandon that, and you have abandoned all." Jefferson*

The range of future climate threats are unrecognized threats to life in Charleston County. A protection of life focus is the time required to evacuate James and Johns Islands. The daily vehicle backups on and off the islands are compelling evidence of the predictable consequence that is multiplied in emergency conditions. The evidence of unmitigated conditions will provide the evidence for the additional millions for each county's life lost or injured.

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

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

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

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

Fred Palm
August 20, 2023

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

BY THE EDITORIAL STAFF
Aug 17, 2023

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

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

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

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

That reality reflects our enhanced ability to study, plan and communicate these risks, but we must not get complacent. That’s the real lesson to be learned from Maui, where residents understandably are asking why they got no warning about the deadly blaze. As The New York Times reported, Chelsea Denton Fuqua of Lahaina

was lounging in bed with blue sky out her window; three hours later, she was swimming in the Pacific Ocean seeking refuge from heat, embers and ash. And she was among the lucky ones who fled.

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

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

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

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

Monica L. Eustace

From: CCPC
Sent: Friday, October 06, 2023 10:08 AM
To: Andrea Melocik
Subject: FW: Seek and ye shall find

Marche' Miller

Planning Technician II
Charleston County Zoning & Planning
mlmiller@charlestoncounty.org
843-202-7248

From: Fred Palm <fredpalm1@gmail.com>
Sent: Thursday, October 05, 2023 5:57 PM
To: CCPC <CCPC@charlestoncounty.org>
Subject: Fwd: Seek and ye shall find

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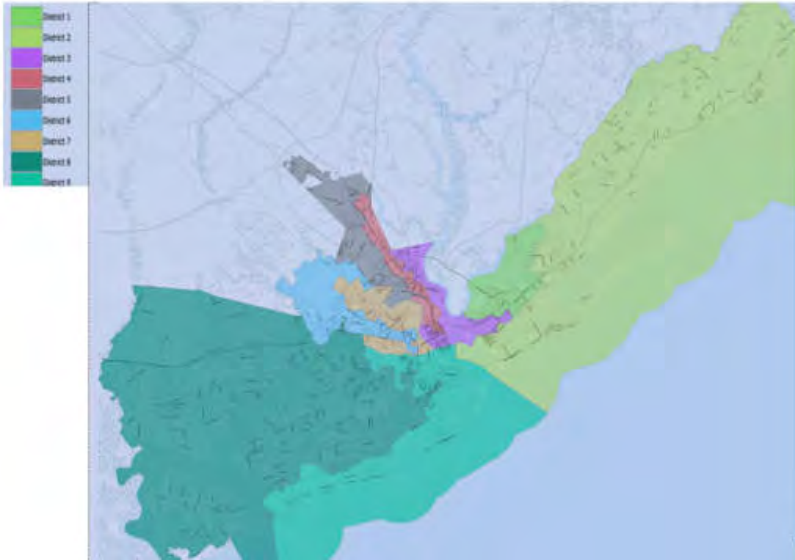
Honorable Members of the Charleston County Planning Commission,

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

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

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

[Charleston County Council District Flood Inundation Maps](#)



- District_1:
<https://www.dropbox.com/scl/fi/z849yzyqubfihdiut35p5/SLR-Map-District-1-Sass-6-10.pdf?rlkey=hegod6q7lw1hd9rgp24rrvc9&dl=0>
- District_2:
<https://www.dropbox.com/scl/fi/ngfgky5p1ib6y5z6l4skv/SLR-Map-District-2-Kobrovsky-6-10.pdf?rlkey=brl3cretnz751dvxrmhin2gj0&dl=0>
- District_3:
<https://www.dropbox.com/scl/fi/39gg1tdn5ce2vr7a33z1w/SLR-Map-District-3-Wehrman-6-10.pdf?rlkey=itc3j0fejh7v0pl2inh8rxzz&dl=0>
- District_4:
<https://www.dropbox.com/scl/fi/4e1vgvref2okvtw5958dp/SLR-Map-District-4-Darby-6-10.pdf?rlkey=bmdfrv9v6dfy9hlnsu1lf99r&dl=0>
- District_5:
<https://www.dropbox.com/scl/fi/uy2h9t3d25qnhs379k409/SLR-Map-District-5-Pryor-6-10.pdf?rlkey=cjxayqkscomfek8bxqiktu4sn&dl=0>
- District_6:
<https://www.dropbox.com/scl/fi/5eiot0u25d38vdyb3zpgz/SLR-Map-District-6-Middleton-6-10-..pdf?rlkey=dsxauofvj0tio20x8g984fkf5&dl=0>
- District_7:
<https://www.dropbox.com/scl/fi/4zbpguypk5qavldfalw5/SLR-Map-District-7-Moody-6-10.pdf?rlkey=29f2z9ut96umbdfj5vlsmhzi2&dl=0>
- District_8:
<https://www.dropbox.com/scl/fi/p8nnypx5yoqm2yv7mv9q8/SLR-Map-District-8-Boykin-6-10.pdf?rlkey=eddwtogfwq6kuuhzpt5koj9y1&dl=0>
- District_9:
<https://www.dropbox.com/scl/fi/si40t9czw1mvlbqq8pz0n/SLR-Map-District-9-Honeycutt-6-10.pdf?rlkey=8y7srr6ag9vfcf9omqmpm7szd&dl=0>

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

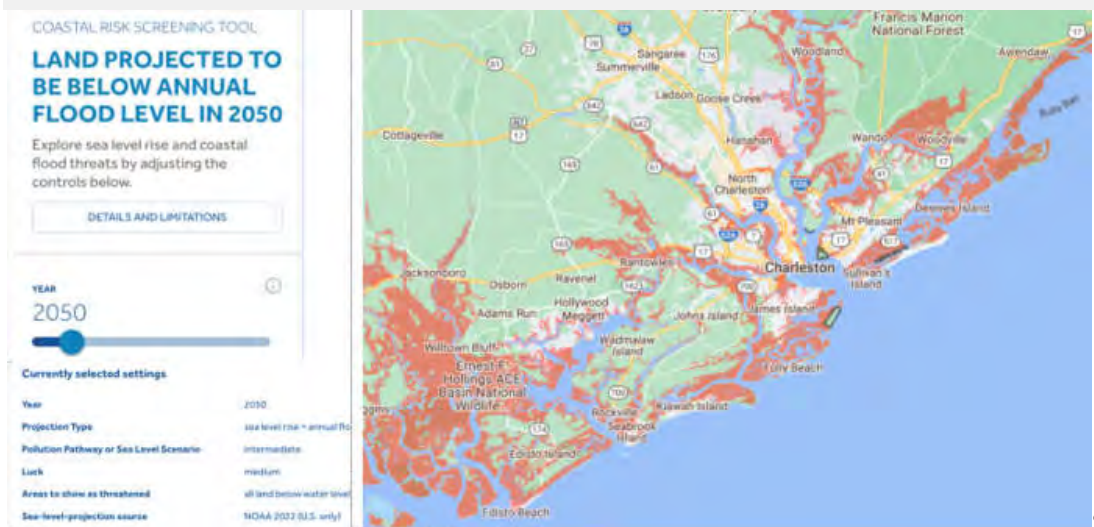
The county council majority members made up of Boykin, Honeycutt, Moody, Pryor, and Chair Sass, do not seek to match the needed flood protection to the scale of the threats, preferring to leverage billions of a proposed referendum to finance a single road investment as priority #1. Funding their county piggy bank to exercise their

will by doling it out in the absence of the transparent budget allocation and change process used with the general fund.

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

For instance, First Street makes its flood, wildfire, wind, and extreme heat risk statistical data available at the census tract, zip code, county, congressional district, and state levels for non-commercial (public and government) users to maximize the use of data for public good. First Street recognizes that sharing aggregated data with government experts and researchers will allow it to be leveraged immediately in service to local communities and the nation. *(Finer detail about an individual parcel level requires purchase).*

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



Source: Climate Central.

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

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

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

- Residential Extreme Risk 77,272 out of 133,416 homes

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

The Deletion

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

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

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

Fred Palm

October 1, 2023

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

EXECUTIVE SUMMARY

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

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

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

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

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

Monica L. Eustace

From: CCPC
Sent: Friday, October 06, 2023 10:08 AM
To: Andrea Melocik
Subject: FW: Do no harm

Marche' Miller

Planning Technician II
Charleston County Zoning & Planning
mlmiller@charlestoncounty.org
843-202-7248

From: Fred Palm <fredpalm1@gmail.com>
Sent: Thursday, October 05, 2023 5:59 PM
To: CCPC <CCPC@charlestoncounty.org>
Subject: Fwd: Do no harm

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Honorable Members of the Charleston County Planning Commission,

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

The climate is changing and we need to act

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

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

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

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

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

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

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

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

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

Other important ideas for the state to move on:

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

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

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

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

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

Dry wood or soggy local wood

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

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

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

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

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

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

The overall regional economy slowly drifts to dry land to avoid the added risks, expenses, and intrusions of flooding. Map the significant regional businesses. They are dry. The wet commuters journey there. The council's inaction chalks up the existing policy to getting lucky and unaddressed by the county stormwater system that now floods.

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

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

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

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

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

6.0 feet above high tide = downpour+ SLR + surge

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

9.0 feet above high tide = downpour+ SLR + surge

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

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

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

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

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

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



Fred Palm
July 25, 2023

From: [Ashleigh Dane](#)
To: [CCPC](#)
Cc: [Emily M. Wynn](#)
Subject: Planning Commission November 13, 2023 - St Johns Farmland and Equestrian Preserve
Date: Thursday, November 09, 2023 5:19:57 PM
Attachments: [St Johns Farmland and Equestrian Preserve.pdf](#)

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

Hello

I would like to submit the attached presentation and below information for the Planning Commission meeting Monday November 13th.

I am a resident and landowner in Charleston County on Johns Island. I own a horse farm and am active in the equestrian community and also on the Johns Island Task Force as the Equestrian Representative.

As I have searched for ways to honor the Charleston County Comprehensive Plan's goal to preserve rural character, I have reached out and studied how other communities have accomplished this same goal to balance growth and conservation to achieve sustainable growth that honors the land, the heritage and the economy.

As a developer myself, I also recognize the challenges faced to conserve land in the face of growth, but I also wholeheartedly understand the benefits of conserving land as it increases neighboring property values and improves community aesthetic while simultaneously bringing tremendous ecological benefits.

I am proposing that:

1. The Comprehensive Plan adds a Farmland and Equestrian Preserve on Johns Island
2. The County Council Agricultural Issues Advisory Committee is reinstated and becomes active not only to create the aforementioned Farmland and Equestrian Preserve on Johns Island but to strengthen the vision of all rural communities in Charleston County and to further define 'rural' elements and the means to protect and promote them.

I look forward to speaking about this issue on Monday!

Thank you,

Ashleigh Dane

Equus Development Partners

www.EquusDP.com

910-470-6444

A PLACE WORTH PROTECTING

ST JOHNS FARMLAND & EQUESTRIAN PRESERVE

Presented by St Johns Preservation Pathways





MISSION

Establish a Farmland Equestrian Preserve South of Plowground Road on Johns Island terminating at the UGB at Kiawah.



CHARLESTON COUNTY COMPREHENSIVE PLAN

OVERVIEW

Rural preservation is very important. **The Plan needs to place emphasis on the protection of the unique Lowcountry character.** The Urban Growth Boundary needs to be institutionalized through intergovernmental agreements and/or working relationships in order to direct higher intensity growth to the Urban/ Suburban Area where adequate infrastructure and services are in place, **allowing for preservation of the rural character of the majority of the County.**

VISION GOALS

As this growth continues, **it is essential that the people embrace a vision for the County which respects the natural environment and traditional lifestyles** and allows for responsible growth and quality development, with an emphasis on regional cooperation. While striving to enhance our quality of life, a balance must be maintained between fostering growth and development and preserving our natural and cultural resources, without compromising traditional values and settlement patterns, and always respecting the rights of the individual, including private property rights.

Historically an agrarian community, expanses of land remain in some form of agricultural use. We should make every effort to support these activities for cultural, economic, and scenic reasons. This is in keeping with the vision of Thomas Heyward, Jr., a Charleston signer of the Declaration of Independence who said “. . .Agriculture is the parent of commerce; and both together form the great sources from which the wants of individuals are supplied. . .”

COMP PLAN VISION ELEMENTS



LAND USE ELEMENT GOAL

Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.

NATURAL RESOURCE ELEMENT GOAL

To preserve, enhance, and revitalize natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitats, beaches and dunes, groundwater, forests, farmland soils, and air quality, and take actions to mitigate potential negative impacts of growth and development.

COMPREHENSIVE PLAN 3.9.5

Preservation of the natural and cultivated rural character of the Lowcountry landscape is among one of the highest priorities of this Plan, particularly in regard to its contribution to the character and quality of life for residents of the County and region. The unique Lowcountry rural landscape and the historic properties and landmarks benefit the local economy through their contributions to production, tourism, and recreation. In order to effectively protect the Rural Area, the County should continue to undertake efforts to promote traditional rural uses, preserve natural resources, and maintain the Lowcountry landscapes. **The County should institute programs to support the preservation of rural character.** The County has already taken many steps in this direction by having a future land use plan and zoning regulations that protect the Rural Area and creating the County Council Agricultural Issues Advisory Committee, which is focused on fostering agri-business in Charleston County and South Carolina. This Plan carries forward the Rural Area designation and strengthens the strategies to protect and preserve the unique features of the Lowcountry rural landscape.

INTENT OF FARMLAND & EQUESTRIAN PRESERVE



PRESERVE THE RURAL NATURE OF JOHNS ISLAND

including natural and cultural resources as envisioned by the County and City Comprehensive Plan

DEFINE THE ELEMENTS OF RURAL CHARACTER in order to create an ordinance that preserves, protects and promotes these elements

PROMOTE RURAL USES & CONSERVATION to encourage a rich and diverse farmland preserve that enhances local community and creates long term increased value and higher tax revenues

First Steps

DEFINE THE VISION

Strengthen the Agricultural Issues Advisory Committee with voices of local and regional experts to create a cohesive vision

DEFINE RURAL CHARACTER

1. Uses
2. Transit Standards
3. Lighting
4. Development Standards

INVENTORY NATURAL RESOURCES

Understand what is being saved. Leverage local experts

- a. Trees
- b. Soil
- c. Waterways
- d. Wildlife

INVENTORY CULTURAL & ECONOMIC RESOURCES

1. Mullet Hall Equestrian
2. Bohicket Highway
3. Equestrian Trails
4. Gullah heritage



END GOAL

AN AMENDMENT TO THE ZLDR DEFINING THE AREA OF THE EQUESTRIAN PRESERVE AND DEFINING DEVELOPMENT STANDARDS WITHIN THE PRESERVE THAT PROTECT AND PROMOTE FARMLAND AND EQUESTRIAN USES INCLUDING PRIVATE FARMS AND COMMERCIAL VENTURES

Mullet Hall Summer Classic

HOW TO ENCOURAGE EQUESTRIAN DEVELOPMENT

a.	Plan for horse in the community
b.	Conservation Tools (PDR and TDR) for horse properties
c.	Equine access to public lands
d.	Equine Access to private lands
e.	Best Management
f.	Promote benefits of horses in the community (CATR, veterans organizations, Carriage Companies,)

Communities successfully balancing growth and conservation



OCALA FLORIDA
Farmland Preservation Area
193,000 Farmland Preservation
Area protecting horse farms
and 'rural character'



WELLINGTON FLORIDA
Equestrian Preserve Area
9,000 acres within an
Equestrian Overlay District with
development regulations to
protect the equestrian
community. Includes 100 miles
of public and private trails



LEXINGTON KENTUCKY
Fayette Alliance created with
the vision to make Lexington-
Fayette County the model for
sustainable growth by
balancing and connecting our
vibrant city with our productive
and beautiful Bluegrass
farmland.

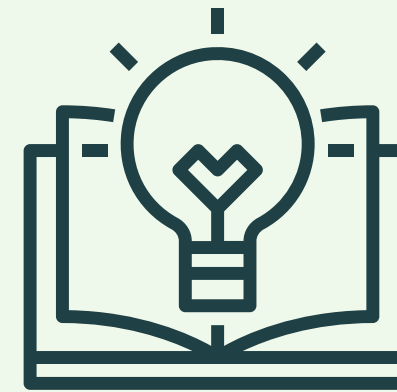
WHAT DO THESE COMMUNITIES HAVE IN COMMON?



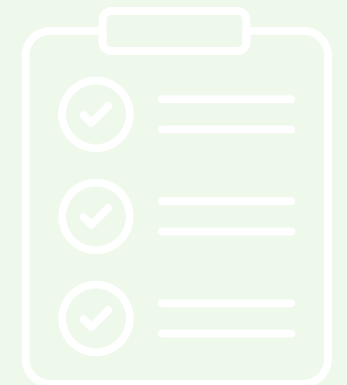
Coordinated Vision for the Rural Areas



Appreciation for Economic and Ecological Impact of Preserving Rural Areas



Educational and Outreach Efforts to Support the Vision, Standards and Promote Tools such as PDR and TDR



Development Standards to Protect and Promote Rural Uses

JOHNS ISLAND AND GREATER CHARLESTON CHALLENGES

DIMINISHING SUPPLY OF PROPERTIES

Suitable horse properties are being upzoned for development

PERMITTING CHALLENGES FOR BUILDING NEW FACILITIES

New facilities face unreasonable standards that are not applicable or designed for equestrian uses

LACK OF SERVICES/FACILITIES

- Feed Stores, Veterinarians
- Training Facilities: Mullet Hall needs investment or private/public partnership

LACK OF INTERCONNECTIVITY

Successful equine communities have strong trail and open space networks. See next slide

SUCCESSFUL TRAIL ASSOCIATIONS

AIKEN

Hitchcok Woods (2,100 acres) and Aiken Horse District

TRYON

Foothills Equestrian Trail Association - 125 miles of trails

WELLINGTON FLORIDA

57 miles of trails connecting horse facilities, barns etc.

SOUTHERN PINES

Walthour Moss Foundation

WALTHOUR MOSS FOUNDATION



1. The very horsey community of Southern Pines had the foresight to see that this gem known as the Walthour-Moss Foundation was all the more valuable when it was set in the midst of a neighborhood network of trails that allow everyone to access it from horseback. So, each of 80 neighbors deeded a linear right-of-way (easement) to the Foundation along their back fence line or down their farm path that allows fellow riders and walkers to enjoy a peaceful hack to the trails. These easements run with the property forever. In return, the Foundation gives the landowner a tax benefit when applicable, public thanks and a lovely plaque posted on the trail acknowledging their neighborly generosity. The community effect is powerful – property with an easement becomes more valuable, and nobody wants to break the link in the chain. This is a very practical model for a trail system for any community that has a large, central tract of land with trails surrounded by farms and homes. It works in Southern Pines because the community is like-minded in their support of equestrians.

From: [Fred Palm](#)
To: [CCPC](#)
Subject: Fwd: Mark Clark Extension (526) and Chronic Flooding in 2035
Date: Thursday, November 23, 2023 7:06:19 AM
Attachments: [Mark Clark Extension \(526\) Chronic Flooding in 2035 .docx 2023-11-19 08-57-36.png](#)
[Spatially interactive modeling of land change identifies location-specific adaptations most likely to lower future flood risk \(in Charleston, Berkely and Dorchester Counties, SC\) pdf.pdf](#)

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2023 Five-Year Review of the Charleston County Uncomprehensive Plan

Honorable Members of the Charleston County Planning Commission,

Where does the future water go?

"The Charleston County Comprehensive Plan is the future vision for preservation and development in Charleston County for the next five to ten years. The Plan establishes strategies for the County to pursue to maintain and enhance its high quality, unique landscapes with a focus on strategies that the County government can directly influence and achieve." The council's framing for the Charleston County Comprehensive Plan limits itself to what it can directly achieve in 5-10 years.

The state legislation requiring the preparation of Comprehensive Plans demands much more than what Charleston County incorporates into its comprehensive plan. The County reduces the scope of its comprehensive plan, thus eliminating responses to the future high water. There needs to be a decision on where to put the water coming to us in the current Five-Year Review and not limit the scope of the County's inherent responsibilities.

Chronically inundated areas (Flood 26 or more times a year) in 2035, and about when the Mark Clark Extension (526) opens for use.

- <https://ucsusa.maps.arcgis.com/apps/MapSeries/index.html?appid=64b2cbd03a3d4b87aaddaf65f6b33332>

The state legislation (CHAPTER 29. South Carolina Local Government Comprehensive Planning Enabling Act of 1994) requires the planning commission's role to be "The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include

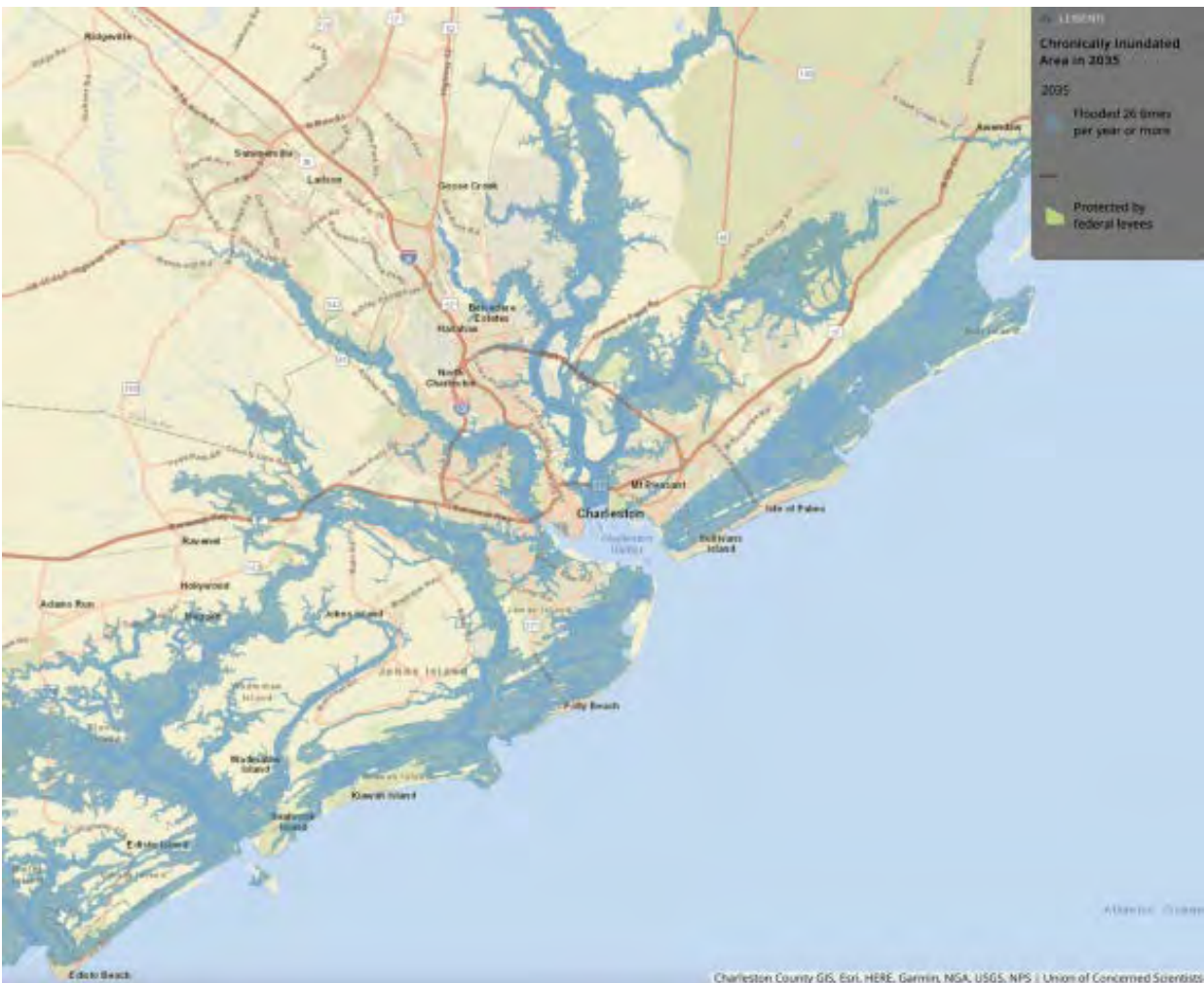
recommended means of implementation."

Further, " The local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction." Extensive data already exists concerning high water in Charleston County and is updated in US federal data stores. It can easily be used to identify where the water will go following the land's height and the improvements on the ground. Future flood conditions are knowable.

Intent matters greatly. "Zoning ordinances must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare. To these ends, zoning ordinances must be made with reasonable consideration of the following purposes, where applicable: ...(7) to secure safety from fire, flood, and other dangers."

There is no limitation in state law not to consider future flood conditions in the county comprehensive plan. The need to consider future conditions is a built-in assumption of the state requirement. That consideration is not circumscribed by the notion of what can be directly influenced and achieved.

Chronically inundated areas (Flood +26 times a year)



- <https://ucsusa.maps.arcgis.com/apps/MapSeries/index.html?appid=64b2cbd03a3d4b87aaddaf65f6b33332>

The quadrennial US Climate Summary was released this week. (<https://nca2023.globalchange.gov>). A Nobel prize winner who is not a climate scientist also said the report is a bunch of hooley. A subsection focused on the Southern US. (<https://nca2023.globalchange.gov/chapter/22/>).

The Southern Environmental Law Center **does a good job of bringing this needed focus to the attention of SC's elected officials for action.** In summary, urgent investments in local solutions are needed now more than ever as climate impacts grow across the South.

The report substantiates what we've been witnessing on the ground: Extreme heatwaves are already more common, sea level rise is encroaching into coastal communities, and throughout the region, we're seeing more flooding from increasingly unpredictable, volatile storms. According to the report, the country now sees a billion-dollar weather disaster every three weeks on average. In the 1980s, that average was every four months.

The National Climate Assessment lays the basis for why sound planning to adapt and prepare for climate impacts is so important. The good news is we're already seeing great strides in adaptation and resilience planning in our region.

To preserve our natural resources and communities, we need to aggressively invest in climate solutions and stop the southern gas buildout — the push to expand use of dangerous methane gas in the South — which will put our climate and communities in further risk.

Local climate leadership

“Climate action that addresses the impacts reviewed in the report must begin at the local level,” says Alys Campaigne, leader of SELC’s Climate Initiative. “In the South, we’re seeing climate leadership in cities like Nashville and Charleston, and states like South Carolina, developing climate adaptation plans to prepare communities for climate impacts.”

These plans can serve as templates for other communities as we work to ensure they’re meaningfully implemented.

South Carolina stands out as a leader for the extensive recommendations in its new Statewide Resilience Plan, released in June, that details what policies, resources, and investments are needed to prepare for flooding and other climate impacts. The plan recommends statewide protection of wetlands and other natural systems that help buffer against flooding, and it lays out a roadmap for how local governments can rethink their own land use policy and planning to better adapt to climate hazards.

The Southeast has historically suffered some of the costliest climate disasters. Development pressure along our vulnerable coastline has been increasing, putting more people in harm’s way. Spending money now on solutions helps protect our communities and save taxpayer money: federal agencies have reported resilience efforts are more cost-effective than recovery efforts on the back end of a disaster. According to the National Institute of Building Sciences, each dollar invested in resilience saves roughly 6 dollars when disaster strikes.

- o <https://www.southernenvironment.org/news/southeast-highlighted-in-latest-national-climate-assessment/>

For the Lowlands, it starts with water—lots of it. State and Federal action depends on local action.

The Mark Clark Extension (526) completion is expected to be in service in 2035 or after the access streets have been reconfigured and raised to descend from what will be a very high street to avoid the projected high storm surges riding on a rising sea level for service life to the end of the century. Residents and businesses will require flood protection. +\$2.2 billion investment to secure the retail sector but not the customer-users of 526 is a failed public policy given the knowable facts on the ground. Leaving out of the County Comprehensive Plan where the water is to go adds to the debasement.

The future inundation map links show the individual county districts and ubiquitous flooding.

- **District 1:** <https://www.dropbox.com/scl/fi/z849yzyqubfihdiut35p5/SLR-Map-District-1-Sass-6-10.pdf?rlkey=heqod6q7lw1hd9rgp24rrvxc9&dl=0>
- **District 2:** <https://www.dropbox.com/scl/fi/ngfgky5p1ib6y5z6l4skv/SLR-Map-District-2-Kobrovsky-6-10.pdf?rlkey=brl3cretnz751dvxrmhin2gj0&dl=0>
- **District 3:** <https://www.dropbox.com/scl/fi/39qg1tdn5ce2vr7a33z1w/SLR-Map-District-3-Wehrman-6-10.pdf?rlkey=itc3j0fej7v0pl2inh8rzxzz&dl=0>
- **District 4:** <https://www.dropbox.com/scl/fi/4e1vgyref2okvtw5958dp/SLR-Map-District-4-Darby-6-10.pdf?rlkey=bmdfry9v6dfy9hlnsu1zf99r&dl=0>
- **District 5:** <https://www.dropbox.com/scl/fi/uy2h9t3d25qnhs379k409/SLR-Map-District-5-Pryor-6-10.pdf?rlkey=cjayqkscomfek8bxqiktu4sn&dl=0>
- **District 6:** <https://www.dropbox.com/scl/fi/5eiot0u25d38vdyb3zpgz/SLR-Map-District-6-Middleton-6-10-..pdf?rlkey=dsxauofvj0tio20x8g984fkf5&dl=0>
- **District 7:** <https://www.dropbox.com/scl/fi/4zbpgyuyphk5qavldfalw5/SLR-Map-District-7-Moody-6-10.pdf?rlkey=29f2z9ut96umbdfj5vlsmhzj2&dl=0>
- **District 8:** <https://www.dropbox.com/scl/fi/p8nnypx5yoqm2yv7mv9q8/SLR-Map-District-8-Boykin-6-10.pdf?rlkey=eddwtoqfwq6kuuhzpt5koj9y1&dl=0>
- **District 9:** <https://www.dropbox.com/scl/fi/si40t9czw1mvlbqq8pz0n/SLR-Map-District-9-Honeycutt-6-10.pdf?rlkey=8y7srr6ag9vfcf9omqmpm7szd&dl=0>

Fred Palm
Edisto Island
November 23, 2023

Attached

Spatially interactive modeling of land change identifies location-specific adaptations most likely to lower future flood risk (in Charleston, Berkeley and Dorchester Counties, SC).

From: [Fred Palm](#)
To: [CCPC](#)
Cc: [Herb R. Sass](#); [Honorable Joseph Boykin](#); [Honorable Henry Darby](#); [Jenny C. Honeycutt](#); [Honorable Larry Kobrovsky](#); [Kylon J. Middleton](#); [Brantley Moody](#); [Teddie Pryor](#); [Robert L. Wehrman](#); [Honorable Thomas Alexander](#); [Honorable Nikki Setzler](#); [Honorable Joe Bustos](#)
Subject: Nip and Tuck the fat water away
Date: Friday, November 24, 2023 9:08:26 AM
Attachments: [Flood maps show potential hazards, development proposals differ - Charleston City Paper - Vivaldi 2023-11-24 08-42-47.png](#)

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Honorable Members of the Charleston Planning Commission,

Council member Sass is correct, "He hopes the county will construct the Mark Clark, I-526 extension and its access roads above floodplain elevation."

"I would think we'd be foolish to build a road that we thought was going to be covered by water."

Please tell the county council how not to be foolish. Specify in the comprehensive plan where the water is to go so all officials, planners, investors, home buyers, and anyone else who reads can know. This should not be the best well-kept government secret in the Lowlands or an executive session discussion of the county institutions.

Lots of individual things can be done and have been done, such as increased freeboard, impervious surfaces, tree retention, wetland protection, and carbon tweaks. To what avail?

The county cannot Nip and Tuck the fat water away absent an express valid plan scaled to the flood threats as the needed framework. This is the role of the comprehensive plan, which is our core foundational specification for the county's and private sector's derivative plans.

The water will flow over the current landscape unimpeded as it does now. Water storage capture calibrated to the projected inflows of compound water threats (sea rise, river rise, downpours, atmospheric rivers, storm surge) are additive, and the summation lets the insurance underwriters know we have not got this. They read from the available data we do not reference. For instance, what is communicated in the compound map below.

We must be cognizant of the future we will inherit to address that coming inheritance by laying in the keel.

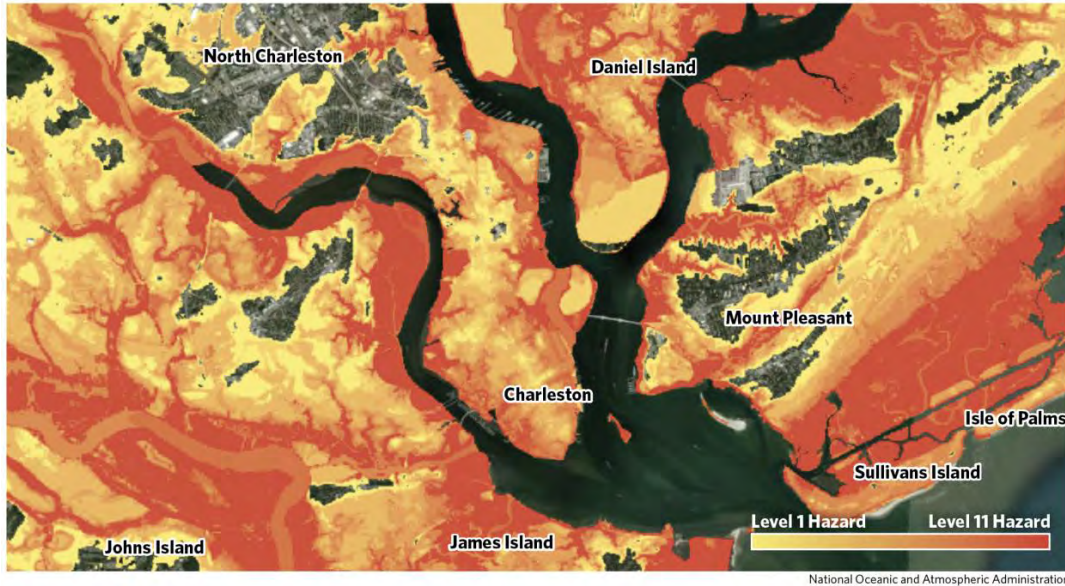
Start by saying where the first tranch of the water is to go in the comprehensive plan you have before so CM Sass does not buy the world's largest monumental outdoor sculpture for the county taxpayers, and the convenience travel street will have many surviving users.

Fred Palm
November 24, 2023

Flood maps show potential hazards, development proposals differ

by [Lily Levin](#)

November 24, 2023



Federal maps of Charleston show a significant portion of the county is in a high-risk coastal or inland flood zone | Credit: National Oceanic and Atmospheric Administration

Charleston County's five to 10-year plan for conservation and growth will be publicly available online Dec. 1, but some say they worry it won't adequately respond to the county's 2021 flood maps. The maps show a considerable flood risk in much of the county, including areas heavy with commercial and residential development.

The maps by the Federal Emergency Management Agency (FEMA) indicate a significant part of Charleston County is within either a coastal A zone or an inland V zone. Translated, that means both are classified as high-risk flood zones, which the United States Geological Survey (USGS) reported have a 1% "chance of occurring in any given year." So a 30-year mortgage on a home in one of these areas has at least a one-in-four chance of experiencing such an event.

In Charleston County, all homeowners seeking a mortgage in zones A or V must have flood insurance, but the requirement doesn't apply to existing structures. As the city's Chief Resilience Officer Dale Morris told the Charleston City Paper, the insurance requirement is "actually very narrow," because it only applies to mortgages, not leases or rentals.

Flood risk may be understated, experts say

“A lot of people think the [FEMA] mapping is out of date because of how quickly development is occurring in Charleston, the city, the county and the region,” Morris said. In other words, many who worry about coastal flooding believe FEMA’s maps understate the area’s flooding. The Woodwell Climate Research Center, for example, a prominent climate institute in Massachusetts, illustrates much higher rates of inland riverine flooding in Charleston by 2050 than the FEMA maps predict.

Morris added the reason these fairly recent maps might be outdated is because sea level rise is also worse than initially expected. The sea level, he said, “has risen 13 inches in the last 100 years here. Seven of that 13 was in the last 30 [years].”

The city of Charleston, according to Morris, is adapting its policies to assume an additional 14 inches of sea level rise by 2050. The resulting coastal inundation, paired with accelerated flooding, is only expected to threaten more homes and commercial buildings. The Woodwell Center in June reported that between 2040 and 2060 the number of at-risk structures in Charleston County is projected to be over 87,000 — about 58% of county developments.

Edisto Island resident Fred Palm, a retired professor of oversight and investigations at the John Jay College School of Public Management, said he became interested in Charleston’s severe flood risk after he heard the phrase “nuisance flooding” and felt it was an oxymoron.

Palm said a dirt-filling practice by developers to raise land to build on is common in floodplains — particularly when flood insurance regulations are dependent on base elevation. So those “who bought their houses not needing flood insurance are the ones needing flood insurance” later, after a rainfall or storm surge, he added.

But Morris said the city has “required two more feet of elevation of that foundation,” which adds resilience to its infrastructure. He told the City Paper that Charleston is a part of the Community Rating System, an economic incentive by FEMA to make cities more resilient to climate change. Every time the city’s rating improves — by implementing more regulatory policies and measures — homeowners get discounts on their flood insurance premiums.

Funding for I-526 expansion gets in the way

Despite all of the data about how many businesses and homes are at risk for severe flooding, Charleston County Council plans to propose a 2024 referendum for a half-cent sales tax, much of which would go toward extending the Interstate-526 Corridor (I-526), also known as the Mark Clark Expressway.

Moreover, the most recent update of the county’s comprehensive plan in 2017 included the highway extension. While the plan isn’t a set of enforceable legislation, it’s a “guide for future decision-making” for the public, government, developers and landowners. Given the proposed sales tax referendum, it seems that the council isn’t planning to cut the I-526 expansion out of the 2023 version.

County Council Chairman Herb Sass of Mount Pleasant defended the tax referendum, a measure he referenced when asked about raising money to prevent flooding for Charleston residents. As for the extension the referendum is also funding, Sass said it would help to alleviate traffic congestion and save time for commuters. He told the Charleston City Paper that the increase in sales tax, which has also been the subject of a 2004 and 2016 referendum, has funded necessary roads no other jurisdiction planned to build. Sales taxes also invest in the county's Greenbelt program and improve public transportation, Sass said.

But the cost of extending the interstate is growing — and not just by a little. Four years ago, it was priced at \$725 million. Now, it's more than \$2.35 billion. Sass, however, said the sales tax, which is predicted to raise around \$5.4 billion, will “more than cover Mark Clark and other road projects as well as CARTA [public transportation] and Greenbelt” projects.

Sass told the City Paper that the tax also funded the county's preservation of “44,000 acres of land from ever being developed.” The council chairman added that the county does not “build any roads to a place that's not developed. We build roads because we already need them.”

But according to a 2023 petition opposing the extension, it seems some residents are concerned about growth on James and Johns islands, two already partially developed areas. They're worried I-526 would make these places vulnerable to the negative impacts of additional mass infrastructure, citing Daniel Island as an example.

In general, both highways and development exacerbate flooding by replacing soil with “impermeable surfaces” like concrete and asphalt, which “accelerate runoff to ditches and streams,” according to USGS.

Palm said for the expressway not to be impacted by future flooding, the county would need to build high above ground level. Charleston County, he added, would have to build elevated access roads too, upping the project's price tag to closer to \$3 billion.

Sass said he hopes the county will construct the I-526 extension and its access roads above floodplain elevation. “I would think we'd be foolish to build a road that we thought was going to be covered by water.”

Progress at the city level

The city of Charleston in April 2023 passed an ordinance to ban slab-on-grade construction starting next year, a practice the Southern Environmental Law Center noted “disturbs the ecosystem” and can “exacerbate growing flood risk.” But the ordinance does not apply to residents of any town outside the city's jurisdiction.

The city of Charleston — alongside the U.S. Army Corps of Engineers — is also planning to build a sea wall, said Dale Morris, its chief resilience officer.

“If you don’t do [the sea wall], the peninsula is not manageable in 2050 or 2060,” he said, adding that when people think of a sea wall, they usually imagine something ugly — even though it may not be. The lower Battery, he noted, is one example that challenges public misconceptions. What’s more, Morris said, the peninsula sea wall is going to be complemented with nature-based features for aesthetics and conservation.

He added despite concerns that the wall doesn’t adequately address environmental justice, the city has mapped the location of communities most vulnerable to the effects of environmental racism to design focused resiliency plans.

Federal policy for a sea wall is based on a cost-benefit analysis, however, so any land without development won’t be protected. “There’s no financial reward right now for the city — for the federal government, which pays 65% of the costs — to extend the wall” to these areas, Morris added.

Flood policy watcher Fred Palm of Edisto Island said this is all part of the way economic policy values the things around us. Nature here, he said, is worth zero dollars.

“When we take nature out of circulation by putting an ‘improvement’ on it,” there’s no cost, per se, of destroying the land. “But if we take a life, then that becomes an economic discussion.”

Monica L. Eustace

From: Fran W <fran_0033@aol.com>
Sent: Thursday, December 07, 2023 4:59 PM
To: CCPC
Cc: public-comments
Subject: Comments about the Charleston County Comprehensive Plan

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

Greetings, Charleston County Planning Commission.

There's a lot of good goals and plans listed in the Comprehensive Plan. I believe that it is critical that the Planning Commission supports and executes the goals/plans expressed in the plan. Ensuring that subdivision requests comply with the goals and objectives of the Comprehensive Plan, specifically Comprehensive Plan Goal 2.2.1: Land Use Element Goal, Comprehensive Plan Goal 2.2.4: Cultural Resources Element Goal, and Comprehensive Plan Goal 2.2.6: Housing Element Goal and ensuring they contribute to smart growth are paramount in the success of the Charleston County Comprehensive Plan and Charleston County as a whole. The words look great in documentation and in theory, but that theory needs to be practiced and supported to achieve those goals talked about.

*Regards,
Ms. Frances P. White*

Planning Commission Subcommittees

Resilience, Housing,
Cultural Resources,
& Economic
Development
Subcommittee

The Resilience, Housing, Cultural Resources, and Economic Development Subcommittee met on September 26 and November 1, 2023. The recommendations of this subcommittee can be found in the attached spreadsheets.

Resilience Comments	Workshop	Subcommittee Recommendation
General Comments		
Incentive the creation of carbon sequestration banks, particularly forestry in the rural area.	Edisto Island	No Action.
Investigate rolling marsh buttes and elevation relative OCRM setbacks for water front lots. (Make people build further from the water on low lots, rather than elevating	Edisto Island	No Action.
Additional Subcommittee Recommendations		
N/A	N/A	<p>Amend Action Item: Investigate the feasibility of elevation-based zoning to limit development in areas prone to flooding and identify areas more appropriate for increased density based on flood zones. Make sure current proposed language is pulled out and changed to this.</p>
N/A	N/A	<p>Amend language of Purpose and Intent: "The primary purpose of the Resilience Element is to identify strategies to make the County more resilient. establish resiliency strategies and actions and identify resources that can aid in strengthening our resilience. The Resilience Element provides the long-range plan needed to coordinate these ongoing efforts. Although flooding is a major concern and addressed throughout the Element, other areas of concern are also discussed, and Charleston County is dedicated to taking an all-hazards approach to resilience planning. This means when planning for resilience, the County is not planning around specific events, but rather taking a big picture approach towards risk mitigation. Another purpose of the Resilience Element is to clarify the roles that government, the private sector, and individuals hold in regard to improving resilience.</p>

Housing Comments	Workshop	Subcommittee Recommendation
Actionable Item		
affordable housing is a huge issue that needs to be addressed	Johns Island	Change H4 to "Support the stabilization of existing, naturally occurring affordable housing stock through a revolving loan fund and other similar programs."
To create an environment of greater affordable housing, zone for greater housing density. It is ridiculous that there are county zoned properties in West Ashley or James Island where only single family residences are allowed by right AND with suburban dimensional requirements. There should be broad upzoning to allow increased housing construction especially in areas within the UGB and with easy access to transit. Doing this would help achieve the county's goals for environmental protection and housing affordability.	Online	Change to H7: Continue to encourage the provision of housing that is affordable to all residents and meets the needs of the diversifying population by allowing alternative housing types (e.g. Duplex, tri-plex, fourplex, townhouse) by right in the Urban/Suburban Area.
H11- Investigate...could not be weaker! How about "develop a plan for..."	Edisto Island	Change H11 to "Support State legislation to allow jurisdictions to require the inclusion of affordable and workforce housing in developments."
H3 - At the end of the strategy add "Housing densities utilizing the incentives should be compatible with overall allowable zoning densities in the surrounding areas of the properties using incentives." (70)	Email	No Action.
H9 - At the end of the strategy add "Such newly implemented strategies will be consistent with the location, land use character, and the guidelines for the Rural and Urban/Suburban areas of the County." (70)	Email	No Action.
H10. Implement the recommendations of the Charleston County Housing Our Future Plan, when adopted, ADD: provided the recommendations are consistent with current land uses, zoning, densities, and Rural Urban/Suburban standards	Online	No Action.
Change "those earning up to 120%" to "those earning 80% to 120%".	Online	No Action.
Be bold with the good of diverse housing	West Ashley	No Action.
General Comments		
I can't support any plan that increases housing density, especially in rural/agricultural areas. Strict hurdles must be in place for any development that requests increased density	Johns Island	No Action.
It is assumed that James Islanders are not in need of affordable housing. When surveyed the unincorporated is never mentioned. People assume that everyone is of equal wealth. Not true! My neighbors have air bnb which raised their appraisal through the roof. But lacking quality of home square footage and land mass	James island	No Action.
We need a plan for housing for young adults and older on the autism spectrum and individuals with intellectual disabilities as their parents and caregivers age! Plan ahead! As these kids will have nowhere to go.	Mount Pleasant	No Action.
Barrier; large lot requirement	West Ashley	No Action.
Affordability: consider incentives	West Ashley	No Action.
Great objectives. It is important to support attainable housing opportunities. Density, where it makes sense will help.	North Charleston	No Action.

Adding more housing and apartments on Johns Island is great, but the supporting infrastructure needs to be built first. Example: There are lots of road improvements being done on Glenn McConnell to support the construction of new home and apartments on that Parkway and Bees Ferry. There is no such effort being made on Maybank Highway on Johns Island	Online	No Action.
Housing growth must take into consideration the unique Lowcountry character of Charleston County. The county includes a lot of islands, marsh, and freshwater wetlands. These features protect the other areas of the county from water events such as hurricanes. Any housing strategy must put housing on highground outside of the 500 year floodplain (which is quickly becoming the 100 year floodplain) and recognize that these islands, marsh, and freshwater wetlands limit will where supporting infrastructure can be made available.	Online	No Action.
Questions?		
Will there ever be affordable housing on the Island? There are residence where housing is in disarray but can't compete with the current cost of lviing.	Edisto Island	No Action.
Not Applicable to Comp Plan		
Additional tax on waterfront, beach front homes to account for beach renourishment	Johns Island	No Action.
Additional Subcommittee Actions		
Population Element - Continue to S support a diverse population through land development regulations that accommodate a range of mixed housing types and sizes , transportation, and employment opportunities.		Edit P3.

Cultural Resources Comment	Workshop	Subcommittee Recommendation
General Comments		
Include scenic byways in this section	James Island	Addressed in CR8
James Island has one of the black high schools which still exist from the segregation era and without local community interest it would be gone because it is in a predominately black neighborhood I see NO PLANS to preserve it. As always blacks are never included where are voices make a difference. We are not at the table.	James Island	Addressed by grant funded projects conducted by the County such as the Gresham-Meggett Oral History Project.
There is so much history here, it needs to be preserved	Johns Island	No Action.
James Island is not mentioned for preservation; cultural areas of historic references. We are always excluded I wonder if this is about erasing history. The most prominent plantation in this area is off the Grimball Plantation. It has the largest area of land that can be preserved	James Island	No Action.
Questions?		
How has/will historic preservation been/be promoted within rural communities? What strategies have been suggested to communities regarding this matter?	Edisto Island	No Action.
Additional Subcommittee Recommendations		
N/A	N/A	Add new strategy stating: CR14. Coordinate with jurisdictions to pursue grant funding to complete a comprehensive study of historic land/places located in the unincorporated and incorporated areas of Charleston County.
N/A	N/A	Add new strategy: CR15. Create a publicly accessible repository of all cultural and historic surveys completed by the County and for development projects within the County. Came from subcommittee member.

Economic Development Comments	Workshop	Subcommittee Recommendation
Actionable Item		
ED5 - consider changing "agri-tourism" to "eco-tourism"		Add "eco-tourism" to ED 5 to read: Continue to encourage agri-tourism, eco-tourism , and other employment opportunities in the Rural Area.
ED 9 - Change CRDA to SCWorks -Trident"	James Island	Increase the average hourly wages and salaries in the region paid by existing industries, encourage the recruitment of businesses and industries that pay the wages necessary to afford housing, and train residents to obtain higher paying jobs through coordination with the Charleston Regional Development Alliance (CRDA), SCWorks - Trident, and local Economic Development Departments.
Economic Development Element Needs Second Bullet: Fostering a stable and competitive business climate, ADD: in areas appropriate for business (e.g., in commercial zoning districts within the Urban Growth Boundary)	Online	No Action.
3.2.1 Overview - After "A balance is necessary to ensure the community continues to thrive," add "particularly within the Charleston County Urban Growth Boundary areas." (70)	Email	No Action.
3.2.3 Economic Development Element Goal - After "Fostering a stable and competitive business climate" add " in areas appropriate for business (e.g., in commercial zoning districts within the Urban Growth Boundary)". (70)	Email	No Action.
ED1 - After "...maintain and improve the business climate" add "in appropriate Urban/Suburban areas." (70)	Email	No Action.
ED3 - After "...to neighborhoods and public transportation" add "in appropriate, commercially zoned areas." (70)	Email	No Action.
ED5 - After "...and other employment opportunities" add "and home based business". (70)	Email	No Action.
ED5 - After "...in the Rural Areas," add "where commercially zoned, or where home occupations are allowed." (70)	Email	No Action.
ED6.Continue to Promote the preservation and creation of high-quality, affordable housing to attract and retain businesses, ADD: in appropriate Urban/Suburban commercially zoned areas.	Online	No Action.

The County includes Economic Development as an Element to help balance business and employment growth with that of population, housing, transportation, and land use. A balance is necessary to ensure the community continues to thrive, ADD: particularly within the Charleston County Urban Growth Boundary areas. The County has an active Economic Development Department which liaises with the State, surrounding counties, and other entities. It has played a large largely significant role in attracting industries and commerce to the County.	Online	No Action.
Mixed-use development with employment opportunities is great	West Ashley	No Action.
General Comments		
What economic development will be brought to Edisto Island, and not Edisto Beach in Colleton County? We need more resources to help keep younger people on the island, We need other alternatives other than having to drive to the beach which may be a transportation problem and affordability issue.	Edisto Island	No Action.
Questions?		
Are there grants or incentives to promote land use activities such as farming /agriculture?	Edisto Island	No Action.
Charleston is listed as 9th in the State for Capital Investment - is this figure correct? it seems way too low...	Online	No Action.
Retail sales have steadily declined since reaching a peak in 2016 at \$36.2 billion, but remain relatively strong due to the visitor industry and air travel. According to the SC Department of Revenue, the Charleston region collected \$27 billion in retail sales. - What is the period being reported on as \$27 Billion?	Online	No Action.
Not Applicable to the Comp Plan		
ED 5- For city employees promote federal fringe benefits for remote working and transit.	James Island	No Action.
Increase the average hourly wage and train residents to obtain higher paying jobs through CRDA	James Island	No Action.
James Island have four harristeeters and two public grocery stores. Why is ther no Aldi, Sav-A- Lot or Lowes, or Neighborhood Walmart? Everything is designed to not include the local economy. People live here but they don't work here or stay forever.	James Island	No Action.
Curious what is happening with the Papermill. Believe we should get ahead of the property and development. Will it be another luxury condo community or remain industrial	North Charleston	No Action.
Additional Subcommittee Recommendations		
N/A	N/A	Add new strategy: ED 10. Support multi-county industrial parks, tax increment financing districts, and other economic development tools to provide funding for development of affordable and workforce housing.

N/A	N/A	Amend ED9 - Work with existing industries to increase the average hourly wages and salaries in the region paid by existing industries, ...
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Land Use, Population,
Natural Resources,
& Community
Facilities
Subcommittee

The Land Use, Population, Natural Resources, and Community Facilities Subcommittee met on September 25 and October 16, 2023. The recommendations of this subcommittee can be found in the attached spreadsheets.

Land Use Comments	Workshop	Subcommittee Recommendation
Actionable Item		
Land Use Element Goal: Following "Protect our cultural,natural resources" add "and rural residential and agricultural communities". (70)	Email	Protect our cultural and natural resources, and rural residential and agricultural communities while accomodating smart growth that respects the unique character and landscape of the county....
"Respects private property rights" is deleted! Outrageous!	Edisto Island	Leave in "respects private property rights" in Goal Statement.
Table 3.1.1, Future Land Use Residential Densities: Change the Future Land Use for Rural Agriculture and Rural Residential to 1 dwelling per 8 acres and 1 dwelling per 3 acres, respectively. This can be done for Johns Island only as was done for the Future Land Use for Rural Cultural Community Protection on Wadmalaw and Edisto Islands. (92)	Email and Online	In 3.9.5A, Major Planning Efforts and Projects, Table 3.9.1, Priority Recommendations 2023 - 2028 Language included in April 2023 draft comprehensive plan review: "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density of 1 dwelling per 4 acres in the Rural Agricultural Future Land Use designation through the Planned Development process, and better define open space as it relates to Planned Developments" Proposed language per 9/25/23 Subcommittee meeting: "Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve higher densities through the Planned Development process, refine the open space definition as it relates to Planned Developments, and remove the conservation subdivision provisions of the ZLDR."
3.1.4 Future Land Use Approach - Following "...and character through a series of guidelines for the Rural and Urban/Suburban Areas of the County," add "with codified adherence to the Urban Growth Boundary." (71)	Email and Online	Change 3.1.4, Future Land Use Approach , as follows: The approach to future land use includes a multi-tiered effort that incorporates recommendations for growth management, treatment of major planning efforts, specific land uses and densities within the Future Land Use Plan, and development quality and character through a series of guidelines for the Rural and Urban/Suburban Areas of the County adhering to the Urban Growth Boundary.
3.1.5 Growth Management - (Second Paragraph) After "To be implemented effectively, cooperation with jurisdictions such as the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers is needed." add "The Urban Growth Boundary location, standards, and enforcement criteria need to be developed and codified in with the above entities and established communities adjacent to and near the Urban Growth Boundary." (70)	Email	Addressed in Priority Investment Element.
3.1.5 Growth Management - (Second Paragraph) Remove "Cooperation regarding the location of the Urban Growth Boundary and criteria to change its location should be pursued." (70)	Email	Addressed in Priority Investment Element.
3.1.7 Future Land Use Recommendations - The map displayed as 3.1.4 Future Land Use is hard to discern among the various colors. Clarify the location of the Urban Use Boundary. (70)	Email	Already addressed.
LU3 - Following "Continue to foster the rural character of land" add "and land adjacent to waterways". (70)	Email	Covered in LU1
LU 4/LU15 focus on safe bike lanes. Considering the shoulder on Folly Rd as a bike lane does not help wth cyclist being struck by vehicles.	James Island	Change to LU 15 to say Encourage and support safe pedestrian and bikeway linkages.

LU 4- explicitly require developers to construct pedestrian, bicyclist and transit facilitators as a condition of development.	James Island	Already require
LU4 - Following "Continue to coordinate land use patterns with transportation, housing, employment and retail development to encourage compact growth in already developed areas," add "that are not flood-proned,". (70)	Email and Online	Coordinate land use patterns with transportation, housing, employment and retail development to encourage compact growth in already developed areas that are not susceptible to flooding , and infill existing vacant sites inside the Urban Growth Boundary requiring pedestrian connectivity between communities and local amenities, and ensuring that the infrastructure required to support development, including public transportation systems, is in place prior to development approvals.
LU5 re UGB should specifically mention Town of Seabrook Island and Town of Kiawah Island. A multiparty agreement involving County, Charleston and those two Towns would provide an agreement that would be much harder to annul in the future than a two-part agreement. (72)	Online	Reinforce the location of the Urban Growth Boundary and establish criteria to change its location through coordination with all municipalities the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and service providers.
LU8-Require that any application affecting County resources ADD: (eg,. List examples) be reviewed by the County for consistency with the adopted Future Land Use Plan.	Email and Online	Addressed through site plan review.
LU15 - After "...bikeway linkages" add "with special emphasis in underserved areas with residents who are walking/biking dependent." (70)	Email	Pedestrian connections are required by ZLDR.
LU 18- Go beyond just LCRT to state all high-capacity transit	James Island	Covered by Transportation element strategies in 3.7.4
Land Use Element Goal: At end of goal add "This should be accomplished through the use of zoning, subdivision, historic preservation ordinances, and overall sound planning principles that promote appropriate growth and preservation, recognizing the need to support individual and community values within the parameters of existing development regulations." (70)	Email	No Action
Map 3.1.7.A: The map has been updated to only show county properties, but what has been lost is the "town and country" concept that was visible with the previous map. Recommend you highlight the "town and country" areas.	Online	No Action
LU3 - Following "Maintaining or enhancing the visual identity of existing scenic roads" add "Support the promotion of additional scenic highway designations where appropriate." (70)	Email and Online	No Action
LU3 - Following "Maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern or in low concentrations in nodes at major intersections" add "where existing zoning districts would allow such commercial uses,". (70)	Email	No Action
LU7 - After "...associated with development" add " through impact fee assessments, and implementation, consistent with SC Code 6-1-910 et seq, the Development Impact Fee". (70)	Email and Online	No Action.
LU20 - Delete "Investigate the feasibility of" and change to "Limit development in areas prone to flooding, when no vested rights exist, through downzoning". (70)	Email	No action at this time.
LU 20. Add provisions for limiting development on Marsh Mitigation space as well.	Edisto Island	No Action.
General Comments		
Too many uses with similar colors, its hard to see which use goes to what area clean up map or use more colors to show differences	Johns Island	No Action.
No PUD's allowed outside of UGB	Johns Island	No Action.
Clarify language so residents understand the impact of number of houses per acre	Johns Island	No Action.
reinforce the urban growth boundary make this an ordinance not just a line on the map	Johns Island	No Action.
impact fees should be used to force developers to pay for infrastructure roads and transportation	Johns Island	No Action.

The new development on Johns Island. There have been no infrastructure improvements to support the out of control over development	Johns Island	No Action.
No PUD's beyond the UGB on Johns Island and elsewhere	Johns Island	No Action.
concerned about how pedestrian/bike trails will be "encouraged" current bike lanes and sidewalks are not maintained or safe in main areas	James Island	No Action.
Remove sidewalk up and down Folly Road and Connect all preserved greenway with bike lanes and sidewalks.	James Island	No Action.
Require commercial developments be consistent with local architecture and look appealing. For example, the Carolina One office being built by Ellis park on James island does not match the environment and it is ugly.	James Island	No Action.
To assure that Rural residential is allowed 3 to 4 units per acre	James Island	No Action.
Expand areas considered "urban/suburban mixed-use" to encourage more density and less sprawl	James Island	No Action.
Protect overlay zoning districts on James Island	James Island	No Action.
dwelling .25 acres on James Island	James Island	No Action.
Based on James Island less density communities no one seem to care one way or the other as to what happens here. No conservation measures are mentioned to preserve our communities. We have great land mass but we are not important enough to be included.	James Island	No Action.
Different, brighter colors that are easier to read - I might need glasses	Mount Pleasant	No Action.
Can we make developers pay for roads before they get the opportunity to build the profitable developments. They also need to give up some space for schools before building.	Mount Pleasant	No Action.
I like that pedestrian infrastructure is required for new development	West Ashley	No Action.
I am against increasing the land use density of rural agriculture, rural residential, agricultural residential, agricultural preservation and rural cultural community protection on Johns Island. Please keep the unincorporated parts of John s Island the same density as it is currently. And please do not allow developers to purchase land then request to change the zoning so they can increase density and increase their profit.	Email	No Action.
Please do not increase the housing density of the rural areas of Johns Island. Johns Island has been our home for the last 8 years and in that time over crowding has been more than visible to any eyes. This over crowding yes has visible impact on traffic but it is the other aspects that are more concerning, infrastructure, emergency exits, septic increases and related damage, propane tanks in the ground, stress on increase scale of water usage and quality of tap water, need an increase in cell towers so accommodate more usage which relates to one's quality of life. Please let's not lose the quality of life that makes Johns Island stand unique. This is not Mount Pleasant.	Email	No Action.
Please help us preserve the rural quality of Johns Island. It is being eroded by developers who want to come in and commercialize every piece of property on the island.	Email	No Action.
The Comprehensive Plan sets the foundation for how properties and communities are developed and preserved, so it is very important that our ideals and principles to protect the character of Wadmalaw are represented within the Plan. The Wadmalaw Island Land Planning Committee has studied the draft of proposed amendments to the Charleston County Comprehensive Plan Update, and has made specific recommendations for the Elements of the Plan. We have forwarded our recommendations to the County Zoning and Planning Staff. These recommendations address many of the extensive details of the 10 Elements of the Plan, but primarily we ask the County to preserve our island by maintaining our longstanding, rural residential character and low density development, and to codify the Urban Growth Boundary. (70)	Email	No Action.
I have been a part-time resident of Wadmalaw Island since 1959. Like my fellow Islanders, I have watched with dismay as John's Island has disappeared to developmental pressures with exponential consequences on infrastructure and the now-disappeared quality of rural life on the island. This CANNOT be allowed in any shape or form to occur on Wadmalaw Island. To destroy Wadmalaw's way of life would be criminal.	Email	No Action.

<p>On a personal basis, my wife and I are 25 year residents of Charleston County. We have had a home on Wadmalaw for the last five years and wish it had been much longer. It is a beautiful island with many, many residents who care deeply about it. How many places in Charleston County could you find a committed group of approximately 150 people, organized into teams who clean up all of the major roads and some of the secondary ones every week?!</p> <p>We have had the pleasure in our 25 years to live in Charleston and on Kiawah Island. With that perspective, I ask you to reflect on the jewel that is Wadmalaw Island. People will continue to move there and that is fine. They will be welcomed just as we were. Just please follow the recommendations of the Wadmalaw Island Land Planning Committee and preserve our rural character and low density.</p>	Email	No Action.
<p>As a Wadmalaw Island resident for the past 15 years, I feel it extremely important to preserve our island's pristine beauty and charm. It is the Wadmalaw Plan that has kept it that way, along with its residents constant vigilance and involvement in policing our rules and guidelines. We love our island home out of the hustle, bustle and noise of the city life. Please do not change the current Wadmalaw plan in a way that allows for large developments, commercial establishments and multiple family dwellings. There is a great reason much of Wadmalaw is locked up in conservation easements protecting the beauty and charm of our island.</p>	Email	No Action.
<p>I am a Wadmalaw Island resident. Please help us maintain Wadmalaw Island's rural character forever. Please do the right thing.</p>	Email	No Action.
<p>Please protect this jewel of the lowcountry by codifying the suggested changes so that our community plan, representing the wishes of the Wadmalaw community as a whole, is preserved.</p>	Email	No Action.
<p>Lifelong resident of Wadmalaw. I wholeheartedly support Wadmalaw Planning committee recommendations. We are tired of outsiders wanting to change the rules. They knew the rules before they came(or should have known them)</p>	Email	No Action.
<p>I would like to express my support for the Wadmalaw Land Use Plan, with the recommendations developed by the Wadmalaw Island Land Planning Committee. I would, however, like to add one recommendation. When the county plan passed in 1999, almost a quarter century ago, a provision was added that allowed lots created prior to that date to have one subdivision, even if they did not meet the density minimum for the zoning category, as long as the minimum lot size requirement could be met. This applies primarily to AG-15 on Wadmalaw, which, as you know, has a density limit of 15 acres with a minimum lot size of 3 acres. While this provision may have made some sense, politically, 24 years ago, most properties that fall into this category -- those that are smaller than 30 acres and created prior to 1999 -- have changed ownership at least once. Further, there are now many lots in the size range, in the AG-15 zone, that were created after 1999. This creates a system of unequal treatment of lot owners -- those who own lots created prior to 1999, and those who own lots in the same size range created after 1999 -- that seems both unfair and unnecessary. For this reason, the provision no longer is defensible. It compromises the rural/agricultural goals that are primary in the plan. Consequently, I would urge you to eliminate this "one extra subdivision" option, so that all lots in this category and this size range are treated equally, regardless of who owns them and when they were purchased. I suspect this provision would have been already deployed by the vast majority of landowners who wanted to deploy it over the past 25 year (which was the point in the first place). Thus, I doubt there would be consequential objections to its removal.</p>	Email	No Action.

<p>A sea island is a distinct place in the history of the Lowcountry. After hundreds of years, Wadmalaw Island remains a rural sanctuary for its residents, and because of its residents. They treasure its land and waterways and enjoy every wonderful asset it has to offer, which is enough for a good quality of life on this sea island.</p> <p>Primary homes are deliberately chosen by residents for what their communities provide. We chose to make Wadmalaw Island our last permanent home because of its unspoiled rural character and simpler pace of life, the overwhelmingly prevalent thinking here. We do not want to see Wadmalaw turned into another John's Island, where hundreds of millions of dollars in new county infrastructure and 4-lane roads connecting to Highway 17 would be demanded from the County by developers for thousands of new residents. Please let Wadmalaw Island, through its dedicated public Land Planning Committee, choose its own path and character.</p>	Email	No Action.
<p>My wife and I own the property at 6258 Josie Ridge Road on Wadmalaw Island. We are very concerned about the encroachment of development affecting the quality of life on our special island.. We have reviewed the response of the Wadmalaw Island Planning Committee to the proposed Comprehensive Plan and fully support its recommendations to you.</p>	Email	No Action.
<p>I am a Wadmalaw resident and land owner. I care deeply about and have committed to preserving the rural character of Wadmalaw land that I have known since the 1950's. I have placed conservation easements on Wadmalaw land that I have inherited, and my wife and I have bought and have counted on the perpetuation of AG-15 zoning and limitations on building density on OCRM critical boundaries of surrounding lands, so critical to the marsh habitat and water quality our island treasures. The WILPC represents Wadmalaw residents who through the committee's deliberations and Wadmalaw community meetings have devoted fifty years to providing an island neighborhood that values and commits to preserving Wadmalaw's rural character, a consensus and commitment now unique within Charleston County.</p>	Email	No Action.
<p>Very supportive of strengthening the boundaries of the urban/rural areas. As developers will continue to push the boundaries North and South in the County looking for higher density developments.</p>		No Action.
<p>These maps are hard to read, i think it maps sense to add a link to the interactive gis map</p>		No Action.
Questions?		
<p>Can we get all municipalities to abide by the urban growth boundary?</p>	West Ashley	No Action.
<p>The Urban Growth Boundary (UGB) is being "stress tested" with the Andwell Bluff developer's plan, Orange Hill development and more to come around Freshfields area with improved cross-talk with the towns/HOAs of Kiawah, Seabrook and the County. What else can be tweaked to make the UGB even more useful base on the recent "tests"?</p>	Online	No Action.
Not Applicable to Comp Plan		
<p>Map 3.1.7.B, Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity Map: To be effective, the Southern Pitchfork and Cane Slash Road must be aligned. Show the rerouting of Cane Slash Road to the north to align it with the Southern Pitchfork. (91)</p>	Email and Online	Addressed in the ZLDR (map).
<p>LU2 - Add "Clarify allowed uses and prohibited uses within scenic corridor areas." (70)</p>	Email and Online	No Action.
<p>LU14 - After "...as part of this Plan" add "(add relevant sections of the Comprehensive Plan that discuss community plans and corridor management plans)". (70)</p>	Email	No Action.
Additional Subcommittee Language -		
<p>LU4 - Coordinate radial (grid system) land use patterns with elevation, transportation, housing, employment and retail development to encourage compact growth in already developed areas, and infill existing vacant sites inside the Urban Growth Boundary <u>requiring pedestrian connectivity between communities and local amenities, and ensuring that the infrastructure required to support development, including public transportation systems, is in place prior to development approvals.</u></p>	N/A	N/A

N/A	N/A	LU4 - "Continue to coordinate radial (grid system) land use patterns with elevation , transportation, housing, employment and retail development..."
Add more language reinforcing protecting development patterns of historic African American settlement communities.	N/A	Under Urban/Suburban Cultural Community Protection , add info from 2016 Historic Resources Survey. After first sentence in first paragraph, add: Charleston County's historic African American communities date back to post the Civil War era when black freedmen and women began establishing their own political and economic independence. These communities, many of which are located in the county's unincorporated areas, have seen significant changes to their built environments as a result of demolition, redevelopment, or destruction from natural disasters. Due to this, a large portion of the late 19th- and early 20th-century historic fabric has had to be replaced. This includes homes, businesses, churches, institutional buildings (such schoolhouses and lodges), sheds used for agriculture, and other structures. Even though some of these communities have unofficial beginnings, their parcels' linear size, shape, and cadastral patterns are frequently visually striking and, in certain situations, may be the most significant features. It is these patterns of development that should be protected.

Population Comments	Workshop	Subcommittee Recommendation
Actionable Item		
P3 - At the end of the strategy add "that will be compatible in density and use within existing zoning classifications." (70)	Email and Online	No Action.
P3. Continue to Support a diverse population through land development regulations that accommodate a range of housing, transportation, and employment opportunities ADD: that will be compatible in density and use within existing zoning classifications.	Online	No Action.
General Comments		
consider removing property tax for senior citizens or heavily discount if have been in the house a long time	James Island	Not Applicable to the Comp Plan.
On James Island in the City of Charleston, it has become less inclusive and less diverse. And I see no plans for making it more divered community . Only high end homes are being built. Therefore that makes it only affordable to higher incomes.	James Island	Addressed in the Housing Element.
Question?		
with growth from 2010 over 100,000 people. Please explain how roads, flood infrastructure is being implemented.	James Island	No Action.

Natural Resources Comments	Meeting	Subcommittee Recommendation
Actionable Item		
3.3.3 Natural Resources Element Goal - After "...such as rivers, creeks," add "marshes, saltwater and freshwater". (70)	Email and Online	To preserve, enhance, and revitalize natural resources, such as rivers, creeks, fresh and salt water wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality and take actions to mitigate potential negative impacts of growth and development.
3.3.3 - In 3.3 Natural Resources, the map shows the former Westvaco East Edisto tracts as protected resources. That property has deed restrictions that limit houses to one per 25 to 200 acres, depending on tract size. Those restrictions are overseen by a formal body with an endowment to enforce the deed restrictions. Perhaps this should be specifically mentioned along with the other areas that have specific protection from development. (In one of your exhibit maps it's a black area without identification.)	Online	Explore adding layer to GIS that identifies the Greenbelt properties. Information on Greenbelt properties is already available here (https://storymaps.arcgis.com/stories/ebcd59a0b54a4373a5488f4b99c638a9) and here (https://chascogis.maps.arcgis.com/apps/webappviewer/index.html?id=5047aaa8a365417395daa173947cee50).
Continue to Encourage sustainable landscaping that includes attractive environments that are in balance with the local climate and minimize the use of fertilizers and pesticides, while at the same time conserving water. NR-12: ADD: Encourage electrical utility providers to remove brush from underneath power lines by hand or by mechanical means, instead of the usage of herbicides in rural areas where the main water sources are private wells and where groundwater is shallow	Online	NR12 - Continue to Encourage sustainable landscaping that includes attractive environments that are in balance with the local climate and more efficient minimize the use of fertilizers and pesticides, while at the same time conserving water.
NR15 - Add to end "Explain to community residents how water and sewer extensions stimulate growth and development and would impact the low-density character of rural communities that desire to have wells and septic tanks. Such extensions should cautiously be considered, based upon the desires and requests of rural communities in the County." (70)	Email	
NR 15-Change text to read "Strengthen programs such as Septic Maintenance Programs to protect water quality and provide clean and safe sewage systems to communities in the Rural Area, and educate residents in the Rural Area about well and septic system maintenance and the cost and implications of extending public water and sewer systems to rural areas."	Online	Addressed in Land Use and NR15.
General Comments		
Along designated scenic highways move the buffer to 150 ft. and on deisgnated highways move to 100	Johns Island	No Action.
Reduce protected tree from 24" to 12"	Johns Island	No Action.
I like what is included here	Johns Island	No Action.
Change the allowance to remove a protected tree under 24" TO 8" at breast height. Protect our baby grand oaks	Johns Island	No Action.

Charleston needs additional boat ramps. All are over crowded and like transportation are behind the growth curve. Larger boat ramps and bathroom facilities would be nice.	Johns Island	Add new strategy NR22 - Improve connections to the water by way of additional public landings and docks to promote individual, commercial and recreational transportation opportunities.
light pollution; I like this addition. Simple fixes like dimmer bulbs and fixtures pointing down will help	James Island	No Action.
There should be a strong emphasis on preserving natural land limiting development (i.e. sol legare, Johns Island), and using the land for parks and recreation outdoor spaces	James Island	No Action.
The septic tank program is important to rural areas that are 500 feet from Main Road.	James Island	No Action.
More parks and longer trails in the parks.	North Charleston	No Action.
Conserve marsh mitigation space	Edisto Island	No Action.
Create carbon sequestration bank incentives	Edisto Island	No Action.
NR 17 - there is a recently completed regional green infrastructure plan	James Island	No Action.
NR 21 - Already lights in neighborhoods are too bright and inconsistent. They hurt your eyes to look at disrupt sleeping in private residences and are not good for wildlife.	James Island	No Action.
Questions?		
Why was the Agricultural Issues Advisory Committee (the Committee) disbanded? Some context would be useful	Online	No Action.
Why is Charleston County NOT responsible for permitting development activities such as docks or wetland filling or crossings? Why is this left to the SC DNR who manage permitting from Columbia?	Online	No Action.
Not Applicable to Comp Plan		
Do more to protect the water quality in our area, and improve water treatment. Getting rid of issues such as fecal contamination. Also, want Better access to Philbin creek.	North Charleston	No Action.
Build a pulp mill in rural area to prop up the regionally collapsing timber market, in order to stave off rapid land use conversion and urbanization of timber lands	Edisto Island	No Action.
3.3.4- NR8 to promote prescribed burning in forestry is important. The practice is unknown to much of the population. It is the most effective means to prevent high intensity forest fires that generate dense smoke. Some of the most comprehensive research on prescribed burning was done over several decades at the Santee Experimental Forest on the Francis Marion National Forest. (2)	Email and Online	No Action.

Community Facilities Comments	Meeting	Subcommittee Recommendation
General Comments		
CF 9- adequate fire protection means having fire hydrants properly placed in all communities. This would help save lives, property, and finances for residents and businesses	James Island	No Action.
CF 14: make utmost certain this c.w.p.p. does not impede the necessary perscribed fire management required to maintain our endemic ecosystems and our T& E species.	Edisto Island	No Action.
Although it's good there are greenbelt projects (James Island for example) but there is no way for residents to reasonably access these dues to lack of parking, sidewalks, and bike lanes.	James Island	Addressed in Transportation Element.
Allow right of acquisition as part of the greenbelt program	James Island	No Action.
Questions?		
There is very little "plan" in this portion of the Comp Plan. Examples: WRT to Bees Ferry landfill, when will it reach capacity and what are the plans for another landfill? WRT to schools, what is the expected enrolment over the next 10 years and how does that relate to the location of new schools?	Online	No Action.
Not Applicable to the Comp Plan		
Fund the Edisto Island community area and library. ALSO, it has been 19 YEARS, provide public access to at least one of the Charleston county P.R.C properties on Pine Landing Road.	Edisto Island	No Action.
Part of the Traffic Problem on Johns Island is that people have to leave the Island to find and attend most cultural events and venues. I would be interested in seeing venues built here for such purposes.	Online	No Action.

Energy, Priority
Investment,
& Transportation
Subcommittee

The Energy, Priority Investment, and Transportation Subcommittee met on October 3 and October 31, 2023. The recommendations of this subcommittee can be found in the attached spreadsheets.

Energy Comments	Workshop	Subcommittee Action
Actionable Items		
<p>3.10.1 Overview: Remove: Energy plays an important role in the development of civilization. For centuries, the primary sources of energy came from human labor, domesticated animals, and biomass (wood related products). However, the primary source of energy over the past 150 years has increasingly shifted to fossil fuels. This shift has brought unprecedented growth and prosperity, changing every facet of human endeavor including transportation, medicine, agriculture, etc. In all levels of government, especially at a local level, energy consumption and conservation continues to be as a valid concern because of the impact fossil fuels have on the environment. despite fossil fuels remaining relatively inexpensive over the last several years. Integration of sustainable development through alternative energy planning into the comprehensive planning process at the local level is vital to achieving sensible growth in South Carolina. (For every environmental problem that may be resolved by discontinuing the use of fossil fuels many environmental problems arise from use of renewable energy such as the disposal of blades from wind farms and panels from solar farms, and negative affects on fauna.</p>	Email	No Action.
<p>3.10.1 Overview- Remove: Reducing the use of fossil fuels as the County's primary energy source will also lead to decreased greenhouse gas emissions which contribute to increased temperatures and extreme weather events. Increased temperatures and extreme weather events can lead to significant impacts like sea level rise and hurricanes. At the moment we need fossil fuels as the renewables have disposal problems and are not ready to fully replace fossil fuels.</p>	Email	No Action.
<p>ES1 - Following "...and across jurisdictional boundaries" add "developed within current zoning allowances". (70)</p>	Email	No Action.
<p>ES8 - At the end of the strategy, add " to ensure that there is public notice given for opportunities to give input, and the uses are not detrimental to the character of rural areas and surrounding communities." (70)</p>	James Island	No Action.
<p>ES 10- change "allow" to require make ready infrasturcture</p>	Online	No Action.
<p>ES 12- through the ongoing conversion to an all battery-electric fleet</p>	Online	No Action.
General Comments		
<p>Wonderful! Exciting to see proactive steps. Thank you!</p>	Mount Pleasant	No Action.
<p>Incentivize rooftop solar and other net-zero impervious surface installations of solar.</p>	Edisto Island	Covered in Resilience Element.
Questions?		

<p>Where are those investments going to take place? How will it affect me? How will I benefit? Black communities want to know. The west side of Charleston county has major land mass no water or sewer, How are those investments going to help improve the west lands of the county?</p>	<p>James Island</p>	<p>No Action.</p>
Additional Subcommittee Recommendations		
<p>N/A</p>	<p>N/A</p>	<p>Remove " and the reduction of greenhouse gas emissions" from element goal. (see attached PDF)</p>
<p>N/A</p>	<p>N/A</p>	<p>3.10.1 remove language starting with "From 2000 to 2010" to the bottom of the section (see attached PDF)</p>

3.10.1: OVERVIEW

The Energy and Sustainability Element includes information about energy use, available energy sources, and recommendations to help Charleston County become more energy independent to reduce harmful greenhouse gas emissions. Energy independence is vitally important for national security and economic stability because it minimizes reliance on imported fuel and sources of energy that have become increasingly scarce and costly to obtain. Ways to achieve energy independence include:

- Conservation;
- Efficiency;
- Utilizing Renewable and Alternative Energy Sources; and
- Utilizing Local Resources.

Reducing the use of fossil fuels as the County's primary energy source will also lead to decreased greenhouse gas emissions which contribute to increased temperatures and extreme weather events. Increased temperatures and extreme weather events can lead to significant impacts like sea level rise and hurricanes.

Energy plays an important role in the development of civilization. For centuries, the primary sources of energy came from human labor, domesticated animals, and biomass (wood related products). However, the primary source of energy over the past 150 years has increasingly shifted to fossil fuels. This shift has brought unprecedented growth and prosperity, changing every facet of human endeavor including transportation, medicine, agriculture, etc. In all levels of government, especially at a local level, energy consumption and conservation continues to be as a valid concern because of the impact fossil fuels have on the environment. ~~despite fossil fuels remaining relatively inexpensive over the last several years.~~ Integration of sustainable development through alternative energy planning into the comprehensive planning process at the local level is vital to achieving sensible growth in South Carolina.

When energy expenses are reduced, there is more disposable income to spend on other priorities. Reducing energy use and investing in efficiency measures keeps more dollars circulating in the local economy, as well. Energy efficiency, demand-side management, and conservation need to be promoted, publicized, and encouraged. By improving our energy efficiency, we reduce the size and cost of renewable and alternative energy systems needed to

power our homes and businesses. Conservation saves energy by changing attitudes and behavior to stop wasteful activities. The Energy and Sustainability Element underscores the significance of energy through an analysis of energy use and its sources and presents a series of strategies to promote alternative sources and conservation measures that can benefit our communities. The Energy and Sustainability Element is vital in this Plan as it both “sets the stage” and “reinforces” the concepts of most other Elements in the Plan.

The type and amount of energy used is a very important factor in the amount of greenhouse gases emitted into the Earth's atmosphere. When fossil fuels are burned for energy, greenhouse gases are added to the atmosphere. This buildup of gases, including carbon dioxide, methane, and nitrous oxide, which are naturally occurring and fluorinated gases that are man-made, acts like a blanket around the Earth that traps heat, leading to increased temperatures over the long-term that disrupt the climate. Not all greenhouse gases have

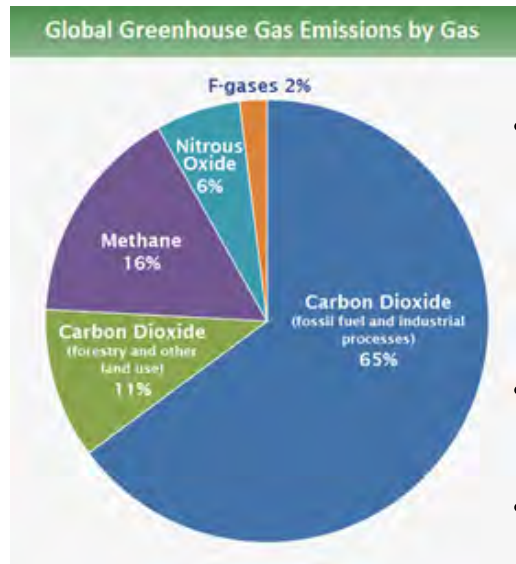
Element Goal

Promote Charleston County will emphasize and invest in the use of alternative energy sources and energy conservation measures, and the reduction of greenhouse gas emissions that benefit our communities and reflect our responsibility to steward our natural resources with future generations in mind.

Purpose and Intent

The purpose and intent of the Energy and Sustainability Element is to promote the reduction of greenhouse gas emissions through conservation and renewable energy. Additionally, Charleston County intends to lead by example. The strategies for energy conservation and renewability will aid in maintaining the character of scenic Charleston County without hindering business and employment growth of future generations.

the same impact. It depends on three factors: 1) concentration of the gas in the atmosphere; 2) how long the gas remains in the atmosphere; and 3) how effective the gas is at trapping heat. Although the burning of fossil fuels is the largest contributor to greenhouse gas emissions, other human activities also contribute. The four main greenhouse gases and the sources of these emissions are discussed below.



—**Figure 3.10.1 Source: United States Environmental Protection Agency.**—

- **Carbon dioxide:** As seen in Figure 3.10.1, the Fifth Assessment Report of the International Panel on Climate Change (IPCC) estimated that Carbon Dioxide comprises the majority of greenhouse gas emissions at 76 percent. The primary source of Carbon Dioxide emissions are the combustion of fossil fuels from transportation, electricity, and industry, but can also come from deforestation and land clearing as well as from agriculture.
- **Methane:** Accounts for 16 percent of total emissions; human activities that contribute to emissions include energy, landfills, and livestock production.
- **Nitrous Oxide:** Accounts for six percent of total emissions; the most prevalent human activity that contributes to emissions is the use of fertilizers.
- **Fluorinated Gases:** Account for two percent of total emissions; these gases only come from human activities like industrial processes, refrigeration, and the use of a variety of consumer products. These gases are the most potent and longest lasting type of greenhouse gases emitted by human activities.

From 2000 to 2010, annual greenhouse gas emissions grew by 2.2 percent compared to 1.3 percent between 1970 and 2000. Total greenhouse gas emissions from human activities were the highest in human history between 2000 and 2010. According to the IPCC, between preindustrial times and the present, the Earth's average temperature has increased 1.8 degrees Fahrenheit. This increase in temperature is changing the Earth's climate in many ways, including:

- More frequent and extreme weather events such as hurricanes and flooding;
- Worsening precipitation, causing more rain in traditionally rainy climates and less rain in traditionally dry climates;
- Rising sea levels due to glaciers melting and an increase in ocean temperatures; and
- Changing ecosystems and natural habitats, which pose a threat to plants and wildlife.

Greenhouse gas emissions and changes in the climate system also have a significant impact on human health. Examples include:

- Temperature extremes, especially heat exposure, can lead to increased mortality rates, particularly in vulnerable populations;
- Warmer temperatures allow insects like mosquitos to thrive, increasing the spreading of certain vector-borne diseases like dengue fever, Zika, and Lyme disease;
- Increased runoff from flooding can contribute to viral and bacterial water contamination from combined sewer overflows, and increased rainfall can impact recreational water and drinking water sources by introducing more pathogens and toxic algal blooms;
- Climate changes are projected to affect food security by threatening food safety, i.e., increased exposure to pathogens and toxins and also disrupting food availability which, in turn, increases food prices; and
- Individuals who experience a traumatic weather event, like a household flood, are at a higher risk for mental health issues due to this instability.

While greenhouse gas emissions is a significant component of sustainability because of its link to climate change, it is not the only important piece. Sustainability is about balancing social equity, economic viability, and environmental preservation. This means that when thinking about policy and projects, the effects on people and the environment should be considered.

Thinking about resource consumption is also an important piece of sustainability. The earth has a finite number of resources, some renewable and some non-renewable. When resources are overconsumed, the planet becomes unsustainable for current and future generations. For example, cutting down many trees causes increased heat effects and decreases the capture of carbon dioxide, the most common greenhouse gas. Sustainability has impacts on the quality for residents today and in the future.



Priority Investment Comments	Meeting	Subcommittee Action
Actionable Item		
Table 3.9.1, Priority Recommendations 2023-2028, Item 8: Change to “Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density in the Rural Agriculture and Rural Agricultural Future Land Use designations through the Planned Development process, and better define open space as it relates to Planned Developments”. (91)	Email	No Action.
PI6 - Following "Reinforce" add "/codify" and following "Urban Growth Boundary and establish" add "enforcement" and following "criteria" add "for violations, and time period criteria, (e.g., during five or 10 year Comprehensive Plan updates), to change for economic, infrastructure, traffic, and related impact studies as to possible changes in". (71)	Email	No Action.
General Comments		
key to coordinate between counties, cities, and state. If they work together better resources if it is coordinated.	Johns Island	No Action.
Funds put aside for small business development. Resilience for small business	James Island	No Action.
Questions?		
Why is reinforcing the location of the urban growth boundary limited to 1-2 year time frame?	James Island	No Action.

Transportation Comments	Meeting	Subcommittee Action
Actionable Item		
T1 - reduce threshold size for what triggers a traffic impact analysis	James Island	No Action.
T2 - At the end of the strategy add "Require coordinating and hosting public meetings in various areas of the County to gather input from residents and community groups in areas considered for changes.(70)	Email	No Action.
T3 - Following "...based on traffic impact studies" add "safety measures, and potential trip generation" and change "as a condition of approval" to "as conditions of approval". (70)	Email	No Action.
T8- consider adopting an access management plan	James Island	No Action.
T15 - At the end of the strategy add "including rural areas for those earning less than 120% of the Area Median income." (70)	Email	No Action.
T17 - consider adding specific language for park and ride lots - discuss parking maximums instead of minimums	James Island	No Action.
T17 - At the end of the strategy add "This requires coordinating with residents and community groups in areas considered for changes, and to host public meetings for input from the residents and community groups. Additional parking may be needed in areas near public transportation in order to encourage the usage of public transportation." (70)	Email	No Action.
General Comments		
Install rail system between Charleston and Summerville	Johns Island	No Action.
Install Rail system from Wando terminal to the foreign made sone on I-26	Johns Island	No Action.
Use the 75 million set aside for MCE (Mark Clark Expressway) to address critical infrastructure needs NOW	Johns Island	No Action.
infrastructure needs are critical there has to be a way to address this with developers	Johns Island	No Action.
The train has left the station- growth exceeds current infrastructure and won't catch up in all new growth. Halt or moratorium on any new construction on Johns Island. Any projects approved 10 + years ago should be reviewed again for approval.	Johns Island	No Action.
How about fixing our current infrastructure problems that we have had for years before any more thoughtless development.	Johns Island	No Action.
T. 15 Raised Pedestrian access and safe sidewalks, crosswalks etc is important	James Island	No Action.
Implement safe bike lanes, walkways and golf cart lanes (or a trolley) between Folly Beach and Harris Teeter	James Island	No Action.
Highway 41 needs to be completed straight through! The shortest distance between two points is a straight line (2nd grade math) What will happen when graves of slaves and native american are dug up when they plow through laurel hill park?? Not even to begin thinkingabout the discretion of wildlife and trees and foliage. This is a mess fix it!	Mount Pleasant	No Action.
I like that the strengthening of link between land use and transportation	West Ashley	No Action.
Explore other forms of transportation such as Water Taxis or Ferry Transport. Or is someone looking into the possibility of other forms of transportation that will not	North Charleston	No Action.
Better or Improved bike lanes and sidewalks for safer transportation for those without a vehicle. Completion of the North Bridge Project	North Charleston	No Action.
I believe we need to keep Johns Island history intact and use an alternative that is more suited to improving access and safety of this Island for generations to come. We need an intersection between Bohicket Rd and Main that is low traffic and eliminates a 4 lane highway. This will allow the elderly rural housing and disabled persons to use the intersection to buy groceries as well as the middle school children that walk back and forth to school without having to dodge cars traveling at high speeds. We also need to maintain the location of the rural health clinic that has provided healthcare to locals for over 2 decades in addition to the minority and female owned businesses that rely on the location to provide for their families. In addition we have a historic landmark, the Angel Oak tree that is over 800 years old that will be affected by increased traffic and pollution causing environmental damage. Let's make Johns' Island safe and accessible while maintaining its history for generations to come.	Email	No Action.

<p>The following text includes recommendations from Johns Island Advocate. I agree with their assessment and also want to add my main concern which is the lack of planning for the traffic volume. Quality of life is already negatively impacted and will significantly worsen with current dense residential building. I would like to be able to exit my neighborhood safely all hours of the day. Maybank needs at the very least more turn lanes and will need to be widened to 4 lanes. Maybank needs the second lane exiting the island at the River intersection completed urgently. All Johns Island roads need to be made safer. The process is way too slow.</p>	<p>Email</p>	<p>No Action.</p>
<p>Dear sir, as a resident of Johns Island, I would like to suggest that we do not build any more residential properties without making road improvements including widening all existing main thoroughfares and sidewalks or bike paths.</p>	<p>Email</p>	<p>No Action.</p>
<p>In general, any plans for Johns Island must consider and address solutions to the current horrendous traffic conditions on the Island. The roads can not handle the current population, no less any increases with further development. And the planned solutions will be overwhelmed before they are completed unless future residential development is reigned in.</p> <p>You basically can't leave Johns Island before 10 am or after 3 without having to contend with backups. Residents who need to travel between Johns and James Islands via Maybank Highway can face commutes or 45 minutes or more during morning and evening rush hours. And the issue is as bad coming from the south as from the north - which for some reason has gotten all the attention and the interim solutions (change in lanes on Maybank coming from James, and the northern pitchfork.) Meanwhile more housing is being built south of Maybank while no road improvements have been made or approved coming from the south. River Road backs up for over a mile in the morning approaching Maybank.</p>	<p>Email</p>	<p>No Action.</p>
<p>As a general guide: Increasing residential zone density prior to completing major changes to traffic flow is unacceptable.</p>	<p>Email</p>	<p>No Action.</p>
<p>Kiawah islands were developed. For many years I managed Westvaco Corporation's forest land including a couple of tracts on Bohicket Road. From 1975 to 1985 while living in Summerville I was part owner of a cottage on Kiawah Island and we drove there year around. At that time Bees Ferry Road was single lane dirt, today it's multilane paved.</p> <p>Main Road is the same as it was in 1965 and 1975-85. Bohicket Road is essentially the same. Maybank Highway, other than a three-lane section, is the same.</p> <p>Over the years the county has planned.....and planned.....and planned.....and planned road improvements. Other than what is now going to bid for Main Road from River Road to Savannah Highway and some tinkering with Maybank/River Road the county has only tinkered. The Pitchfork so far is a farce - the North will be local street clogged with local and through traffic dumping into River Road a block from Maybank Highway and the South is still not a plan.</p> <p>But: Wadmalaw and Johns Island outside of the Urban Growth Boundary are essentially the only remaining legacies of rural Charleston County. Other areas are essentially developed. It is essential for the Comprehensive Plan and County policies to maintain rigid standards for the lowest possible development densities on Johns Island outside of the UGB.</p> <p>I'm not a Johns Island resident but, as noted, I've had a 60-year exposure to Johns Island and driving across it. I drive across Johns Island regularly on River Road when going from my home on James Island to our cottage on Toogoodoo Creek in Meggett. So, I've got a 60-year view of what Charleston County has mostly not done.</p>	<p>Email</p>	<p>No Action.</p>

<p>It is imperative that something be done about the traffic getting on and off Johns Island, especially during peak hours. It has become so incredibly congested and the time it takes to get to and from work or anywhere off the island has increased exponentially over the past few years. This is before CCSD is back in session and the hundreds of new residents that will be using these already congested roads when the new apartments open near Food Lion. Please make this a huge priority and do everything you can to expedite some relief for us. Additionally, the unsafe intersections and people turning out of neighborhoods and shopping centers has become increasingly dangerous. Please help us on Johns Island. We have 2 newer drivers in our household and we are concerned on a daily basis for their safety navigating the heavily congested and dangerous Johns Island roads. The left turn from River Road onto Maybank is a nightmare. Since the road goes from 2 lanes down to 1 lane then back to 2 lanes, making that turn is dangerous, incredibly time consuming, and very frustrating. The intersection at Main and 17 to get onto or off of Johns Island is also something that needs to be addressed. Please help us on Johns Island to get some traffic relief.</p>	<p>Email</p>	<p>No Action.</p>
<p>Our traffic issues are horrendous, and no one seems interested in addressing them.</p>	<p>Email</p>	<p>No Action.</p>
<p>Priorities aren't correct. Let's concentrate on adding more traffic lanes, signals, and turn lanes at intersections. Not Bike Lanes and Sidewalks.</p>	<p>Online</p>	<p>No Action.</p>
<p>Urban sprawl has greatly exasperated our traffic issues. We continue to see this happen in places like Ravenel. Adding more lanes (see for example the interstates in Atlanta) is only a short-term solution. A more holistic land planning/transportation approach must be taken.</p>		<p>No Action.</p>
Questions?		
<p>a Rapid Transportation System won't work on Johns Island until the road infrastructure is first improved. Will that be that priority?</p>	<p>Online</p>	<p>No Action.</p>
Not Applicable to the Comp Plan		
<p>Coordinate better with the railroad company to improve railroad crossings. Too many instances where trains are stopped on the tracks and trains are not close by and often stuck.</p>	<p>North Charleston</p>	<p>No Action.</p>
<p>526 Extension wants the referendum to be honest and not mention greenspace to mislead people to get the bill passed. But be honest so that people can support it genuinely.</p>	<p>North Charleston</p>	<p>No Action.</p>
Additional Subcommittee Recommendations		
<p>Add new strategy - Create an Official Map showing federal and locally funded roads and planned road projects and CARTA projects. Add to PI Work Plan.</p>	<p>N/A</p>	<p>Add Strategy T22.</p>
<p>Infrastructure is lagging. This is a regional issue, but list what Charleston County is doing on this front in Section 3.7.2.</p>	<p>N/A</p>	<p>In 2004, Charleston County voters approved a half-cent sales tax on purchases made within the County for 25 years, or until \$1.3 billion is collected to help address the challenging issues of lagging infrastructure compared to the pace of growth in the County.</p>

<p>Add language about referendum for funding of CARTA. Ask Transportation personnel.</p>	<p>N/A</p>	<p>This language is already in the Comp Plan. From Devri DeToma: <i>In November 2016, the citizens of Charleston County voted to add a second half-cent sales tax. The passing of this ordinance adds an additional half-cent to purchases made within the County beginning May 2017 for twenty-five (25) years, or until \$2.1 billion is collected. The second referendum also splits funding between transportation improvements and the Greenbelt Program, where \$1,890,000,000.00 will be collected for transportation-related projects and mass transit and \$210,000,000.00 will finance the cost of greenbelts. Go to https://roads.charlestoncounty.org/files/TST-2016-Referendum.pdf to view the 2016 Half-Cent Sales Tax ordinance.</i></p>
<p>Ask about Pitchfork Road funding and add to list.</p>	<p>N/A</p>	<p>The Northern Pitchfork was funded through the 1st half cent sales tax in lieu of widening Maybank to 4 or 5 lanes several years ago. There is no funding source or work being done on the Southern because the Northern used up all the funds set aside to widen Maybank.</p>
<p>See if we can find information on growth of airport arrivals over last 10 years.</p>	<p>N/A</p>	
<p>Delete all information after first paragraph on Charleston Harbor Deepening</p>	<p>N/A</p>	

Public Comment
Received After
December 11, 2023
Planning Commission
Meeting

From: [Fred Palm](#)
To: [CCPC](#)
Cc: [Herb R. Sass](#); [Honorable Joseph Boykin](#); [Honorable Henry Darby](#); [Jenny C. Honeycutt](#); [Honorable Larry Kobrovsky](#); [Kylon J. Middleton](#); [Brantley Moody](#); [Teddie Pryor](#); [Robert L. Wehrman](#); [Honorable Thomas Alexander](#); [Honorable Nikki Setzler](#); [Honorable Joe Bustos](#); [Honorable Mayor-Elect William Cogswell](#); [Honorable Mayor-Elect Reggie Burgess](#); [Honorable Mayor Will Haynie](#)
Subject: Up to our ears in county smarts
Date: Sunday, December 24, 2023 10:34:41 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.

Honorable Members of the Charleston County Planning Commission.

We will know smart when we see it is the assumption of our county comprehensive plan, so there is no need to define or operationalize its meaning.

Since the county "planners" are bent on ignoring the surge inundation water that will be under our feet from compound flooding (where sea level rise is one threat), the county council hell-bent on locking existing residents into the existing retail economy footprint with a +\$2.2 billion investment in a local street, footed by the county taxpayers, while the underlying shift of economic investment is to dry land, leaving residents unprotected in the mud flats, let's have a comprehensive plan that ignores the need to redefine the existing and future development.

Let's assume we do not understand the more profound shifts for another five years clouded by in-migration and the need to satisfy the dominant retail interests. The critical need to adapt, channel, and preserve the many parts of the overall economy (besides the retail sector) to address the core vulnerability is unrecognized and unaddressed. Later, for the technical constraining stuff.

Let's ignore a comprehensive plan that requires integrating infrastructure decisions, future surge flood impacts, and the future permitted or encouraged development, offering up and leaving the state legislated element structure as the sufficient end product defining comprehensive.

The needed haze is to render the core plan, by definition, incomprehensive to staff, residents, and investors. They don't need predictable, derivable policies. Growth is the goal, and we will know smart when we encounter it. The fakery is as if the two county houses (appointers and appointed) are not linked inexorably at their hips in common policy.

For added measure to effect flexible county policy, let's have the county council prepare a strategic plan independent of the comprehensive plan. Two guiding ships for residents, staff, investors, and the media where either plan has sufficient contradictions and ambiguity to

justify almost any conclusion made by the county council. Two fundamental methods for deriving county policies and decisions, each with its own framing values, to better the odds that what the council decides is smart. The council, by definition, is smart and tautological.

For a county that cannot even define in the most modest of ways where the future inundation water goes, as the reality of flood insurance becomes unobserved, unpurchasable, or unaffordable, with surge water that will barrel at us like a freight train in the night, remains as it has for the past decade and one half, governance still incapable of charting a way through the thicket of dead-end roads and more than enough data unconsulted. Institutionally, it cannot bring itself to say that what worked in the past will be our dead, wet end in the future.

For planners, failing to act in the face of indisputable evidence is a grievous professional sin that will haunt future generations by their errs and is made well validated by our current conditions. So, residents get sacrificed again on the county planners' and councils' altars for five more years.

This council and its appointed "planners" are so smart they can drive the county without valid isomorphic mappings of reality. We are in Hubris County, not Charleston County. Smart is not in our middle name. A place that by definition, whatever results will be smart.

In conclusion, define the missing policy link in the county's comprehensive plan- where the compound inundation water will go and the uses of the remaining land follow. Then, the county will be better able to deliver on its stated goal: Protect our cultural and natural resources and rural residential and agricultural communities while accommodating smart (*an undefined term*) growth that respects the unique character and landscape of the county, promotes sustainable economic opportunity, fosters resilience, and is tightly coordinated with transportation infrastructure planning and with the provision of other community facilities.

County planners: Is the City of Charleston on Venus and Charleston County on Mars? Two separate worlds. The land typologies of the county's cities of Charleston, North Charleston, and Mount Pleasant, where 90% of the taxpayers call home, are the same, and they flood equally and at the same time.

Hicks: Charleston has only 2 options: A future or 'Waterworld'

December 24, 2023

The National Weather Service offers a detailed scientific explanation of why Charleston looked like "Waterworld" last Sunday.

A low-pressure system developed over the Gulf of Mexico, crossed Florida and strengthened as it moved up the coast. This "anomalous" nor'easter, packing winds up to 60 mph, hit the city at high tide, creating a storm surge that "reached a preliminary value of 9.86 feet mean lower low water."

Dale Morris can explain that in plain English: "The harbor was higher than the land."

Yep, that's pretty much the problem. And it will continue to get worse, the city's chief resilience officer says, unless we do something ... pronto.

Now, there are really only two solutions. But to understand that binary choice, it helps to look at the complicated circumstances at play. All of which were on display as Charleston flooded on Dec. 17.

All about sea level rise

Like it or not, it's accepted science that ocean levels will rise about 14 inches in the next 27 years.

The National Oceanic and Atmospheric Administration, U.S. Geological Survey, Army Corps of Engineers, FEMA and even NASA all say the sort of flooding we saw last weekend will happen regularly in Charleston — six to 12 times a year — by 2050.

Basically, Morris says, just add 14 inches to our regular full moon high tide levels, and well, "Waterworld."

"That's just math," Morris says.

Just look at the trend

The National Weather Service records all coastal flooding events for Charleston going back a century. The Top 10 worst years for flooding are ... the last 10 years.

And it's not even close.

Charleston didn't see double-digit flooding events until 1962, when there were 11. Two decades passed before the city again flooded that many times in a single year.

But in the past decade, the city hasn't seen a single year where it flooded fewer than 42 times. The current record is 2019, with 89 flooding events.

But 2023 is at 82 (or 84, the numbers are still being crunched). So, Sunday might've set a record for storm surge not related to a tropical weather system, but that's not an outlier. It's a preview.

"That was the fourth-highest surge ever, and it wasn't even a tropical storm," Morris says. "It's scary, right?"

Pumps turned off

The city, with much financial assistance from the state and the feds, has spent hundreds of millions digging deep-shaft drainage tunnels and installing huge pumps to keep water off the peninsula.

So why weren't we using them Sunday?

Well, those systems drain downtown of rain and runoff by collecting it in those tunnels and pumping it into the harbor. Which does absolutely no good when the water flooding the city is coming from the harbor.

As Morris says, there's not a pump big enough to pump the Atlantic Ocean, so all the city would do is burn out the bearings on those multimillion-dollar pumps as it moved water from one side of The Battery to the other.

That means all the equipment in the world won't keep downtown dry if the ocean freely pours onto the peninsula. The only way to save Charleston is to keep it out.

Charleston needs an edge

As the seas continue to rise, flooding in Charleston will become more frequent, stretch farther inland ... and do exponentially more damage.

"If we didn't like what happened Sunday, then the status quo is unacceptable and we have to raise the edge of the peninsula," Morris says.

Since we can't build up the peninsula higher than rising seas, we simply have to keep the ocean out.

The only option is building some sort of barrier, like a sea wall, and the Army Corps of Engineers has offered to pay 65% of the cost.

Alas, the idea is unpopular because many folks imagine a monstrosity that would block views and destroy Charleston's charm. But Morris and the consultants think that really looks more like an extension of The Battery, with some natural barriers here and there.

Without that, Charleston will soon flood so often, and suffer so much damage, that people will start to move away. Real estate value will collapse, and the Crosstown and Market and Water streets will revert to their natural states ... as tributaries.

"Without an edge, the peninsula is unmanageable and unsustainable," Morris says. "That's about the only option, unless the other option is retreat."

There you have Charleston's two options: A future, with some sort of barrier, or retreat. There is no middle ground.

It's already underwater.

Merry Christmas,
Fred Palm
December 24, 2023

From: Fred Palm <fredpalm1@gmail.com>

Sent: Friday, January 26, 2024 9:51 AM

To: Planning <Planning@charlestoncounty.org>

Subject: Study Reveals Compounding Risks of Atmospheric River Storms - News

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Honorable Members of the Charleston County Planning Commission,

Past is not future on many of these measures that the county council does not inform itself about, or through the county planning commission.

The floatable raft is a quick infrastructure project. It can be installed rapidly, advisable to have available at many planned unit developments added to the landscape since the last washing of our landscape, and available at an affordable price for many individual homeowners. About the cost of an annual flood insurance premium.

Question: Is this current state of county flood policy what referendum voters have in mind when it comes to charleston county flood protection focused on imagined assets that still leaves their homes out?

How can a proposed climate plan to be unveiled someday soon, intended to protect assets we have not put in place, will never put in place- displaced by the +\$2.4 billion for 526 that strangles the capital investment program needed to stay here, simply delete the current housing assets generating the tax revenues.

Land to be set aside for solar farms when the county planners and elected officials cannot even say in the comprehensive plan where all the additional water is to go.

Here is a suggestion. Install floating solar panels where the water goes. it is a BOGO.

Regards,
Fred Palm

<https://news.clas.ufl.edu/atmospheric-river-storms-damage/>

From: Fred Palm <fredpalm1@gmail.com>
Sent: Saturday, January 27, 2024 5:46 PM
To: Planning <Planning@charlestoncounty.org>
Subject: Comprehensive plan review

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Honorable Members of the Charleston County Planning Commission,

The urgency for the City of Charleston highlighted in this editorial is equally applicable to the entire county: We all get swamped with the same high water, at the same tide, sharing the the same surge height, at the same time.

Where to put the future water is step 1 so the planning to stay here begins. Where the water will go is defined by the existing and knowable through NOAA models. There is no mystery here. Just inaction, whistling past the flooded grave yard.

Please specify in the comprehensive plan where the water goes. This should not be a government secret.

Fred Palm
January 27, 2024

https://www.postandcourier.com/opinion/editorials/update-charleston-sc-zoning-for-climate-change/article_d4ee198e-bba7-11ee-9253-17f503ee81d2.html

From: [Fred Palm](#)
To: [CCPC](#); [Brantley Moody](#); [Honorable Henry Darby](#); [Herb R. Sass](#); [Jenny C. Honeycutt](#); [Honorable Larry Kobrovsky](#); [Kylon J. Middleton](#); [Robert L. Wehrman](#); [Teddie Pryor](#); [Joe Boykin](#)
Cc: [Clare Fieseler](#); [Honorable Joe Bustos](#); [Honorable Thomas Alexander](#); [Jonah Chester](#); [Toby Cox](#)
Subject: Rising Waters: You spoke. We listened.
Date: Tuesday, January 30, 2024 3:15:07 PM

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Honorable Members of the Charleston County Council and County Planners,

Make a wild-haired guess about why the community is turning out in overflow numbers to learn about individual, neighborhood and community flooding in our county.

Give up the current assumption that your constituents are fools. Don't understand climate based communication. Unconcerned about the cost of risk-based flood insurance.

Easily snookered .with a massive county council spending plan lacking full disclosure to provide +\$2.2 billion for 526 having zero economic benefits where the council proponents do not answer the reasonable questions and concerns expresses in fait accompli road shows. A \$5 billion road program that's has not even been modeled for its congestion impact.

The 526-Five give the voters just a single \$5 billion referendum question, built on the council majority's hubris - take it or leave it. A plan decorated like a Christmas tree with the stuff we really want and need. Instead, kowtowing to the unidentified 526 backers.

Yet at its heart lies another deceit of the county council to sneak it by the voters, as the majority twice attempted within the past year. Disdain expressed in the lack of full disclosure.

Aided by a complicit planning commission who refuses to see the water in the comprehensive plan that all the folks showing up in overflow numbers at P&C community discussions see quite clearly. How is it that residents understand but officials and the planners they appoint do not? The conspiracy to ignore future flood risk is afoot.

The legitimate community process has broken down and the ram-rod approval of the comprehensive plan amounts to another disservice that will evolve into another threat to the community. This one internal to it.

Shame, shame on all of us.

Fred Palm
January 30, 2024

Subject: Rising Waters: You spoke. We listened.



By Clare Fieseler & Jonah Chester

You spoke. We listened.

My name's Jonah Chester and I'm a reporter with the Rising Waters Lab. I'm writing the top section of this week's newsletter. Here's why:

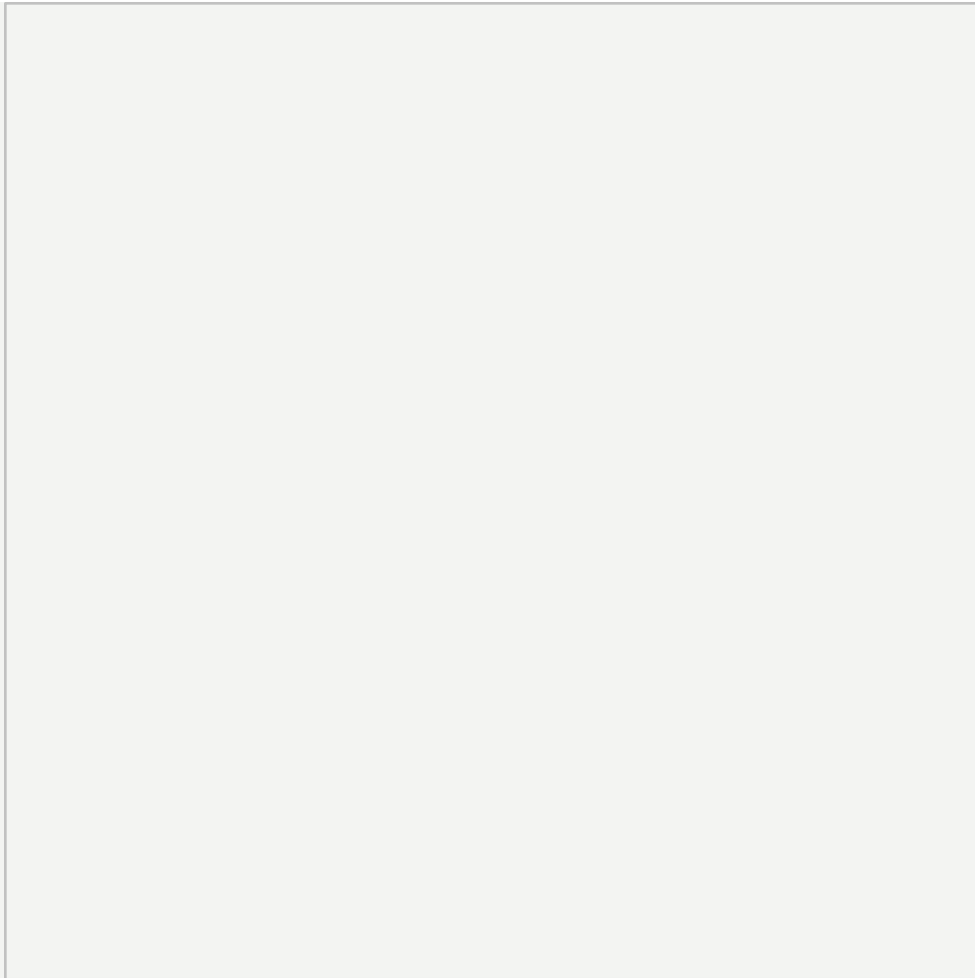
This past Wednesday, Jan. 24, the Rising Waters team held a community meet-and-greet event. It's the first in a series of community engagement events my colleague Toby Cox and I will be hosting over the coming year, as we try to gather community input on what flooding and rising waters-related issues you'd like to see more coverage of.

The newsroom event filled up pretty quickly, so don't worry if you wanted to attend but weren't able to snag a spot. We'll be hosting more events in 2024.

The team would like to extend a heartfelt thank you to everyone who attended. We had a great crowd with a diverse range of experiences: from long-time Charlestonians who've seen flooding become a pressing issue in recent decades to folks who work in the conservation, environmental law and government sectors.

There's one thing that came out of our discussions that Toby's already hard at work on.

Some of the folks who attended mentioned that they'd like more notice on upcoming public meetings for hot-button flooding issues, like Charleston's proposed [\\$1.3 billion sea wall](#) or the [Union Pier redevelopment](#), as well as other types of events our rising waters readers might be interested in.

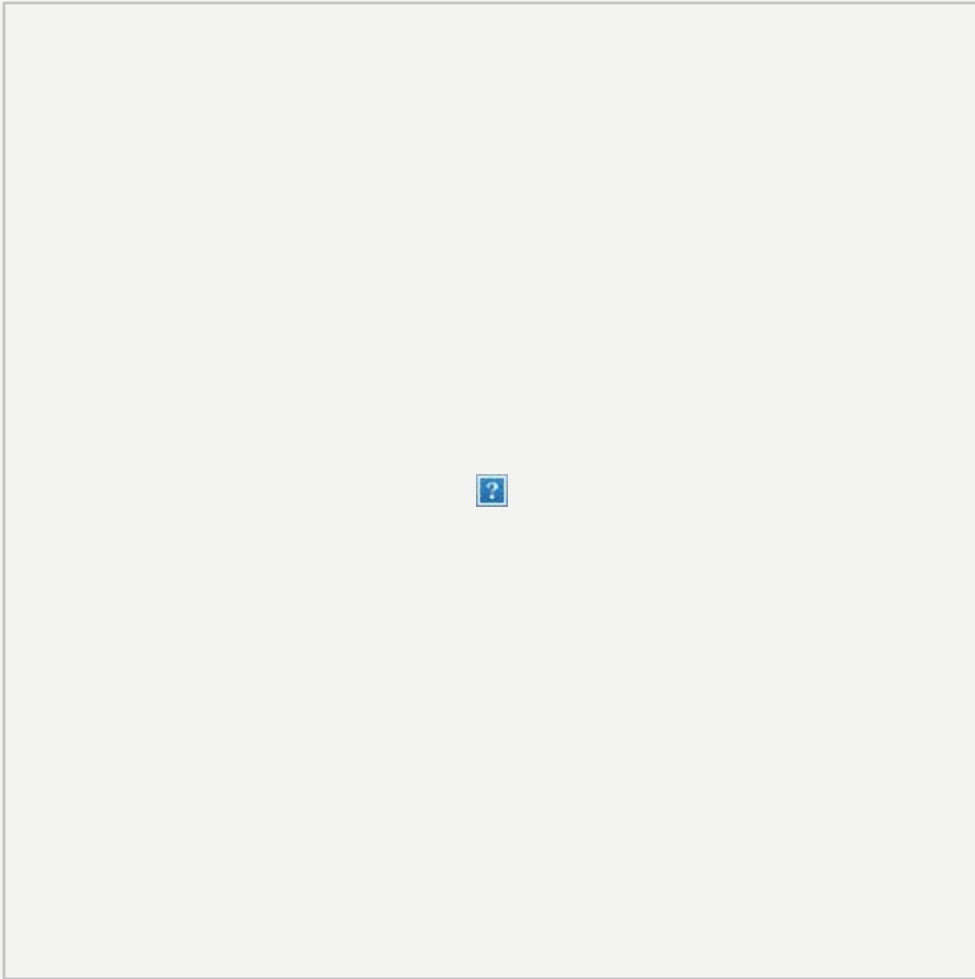


In response to that feedback, the Rising Waters Lab will be launching a new Rising Waters Community Calendar that will be embedded onto our [homepage](#). The calendar will be a one-stop-shop for public events and meetings hosted by Charleston's city government, neighborhood organizations and conservation groups.

Starting in February, we'll also include a "week-ahead" rundown of S.C. meetings and events in this newsletter.

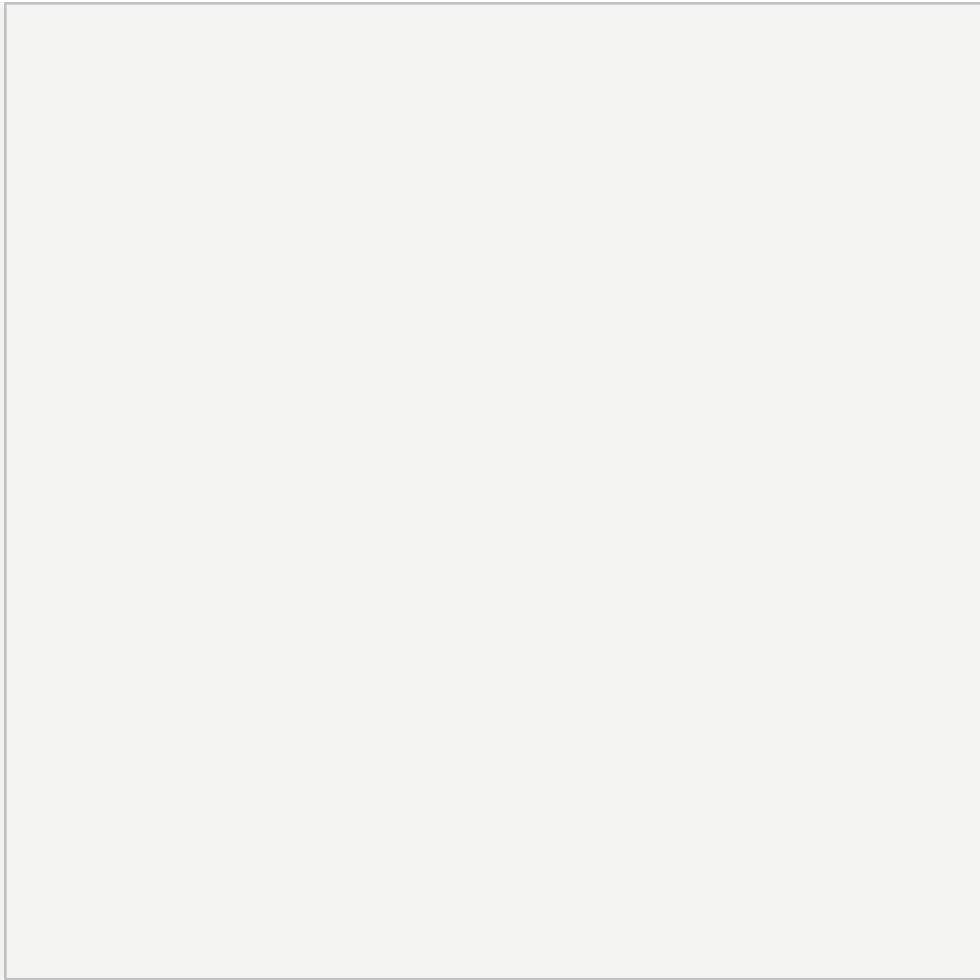
If you're someone who works in local government or the conservation space, please fire an email with your upcoming event to either Clare (cfieseler@postandcourier.com), Toby (tcox@postandcourier.com) or I (jchester@postandcourier.com).

The calendar is still in the works, but we'll be sure to update y'all as soon as it's live. Now onto this week's news.



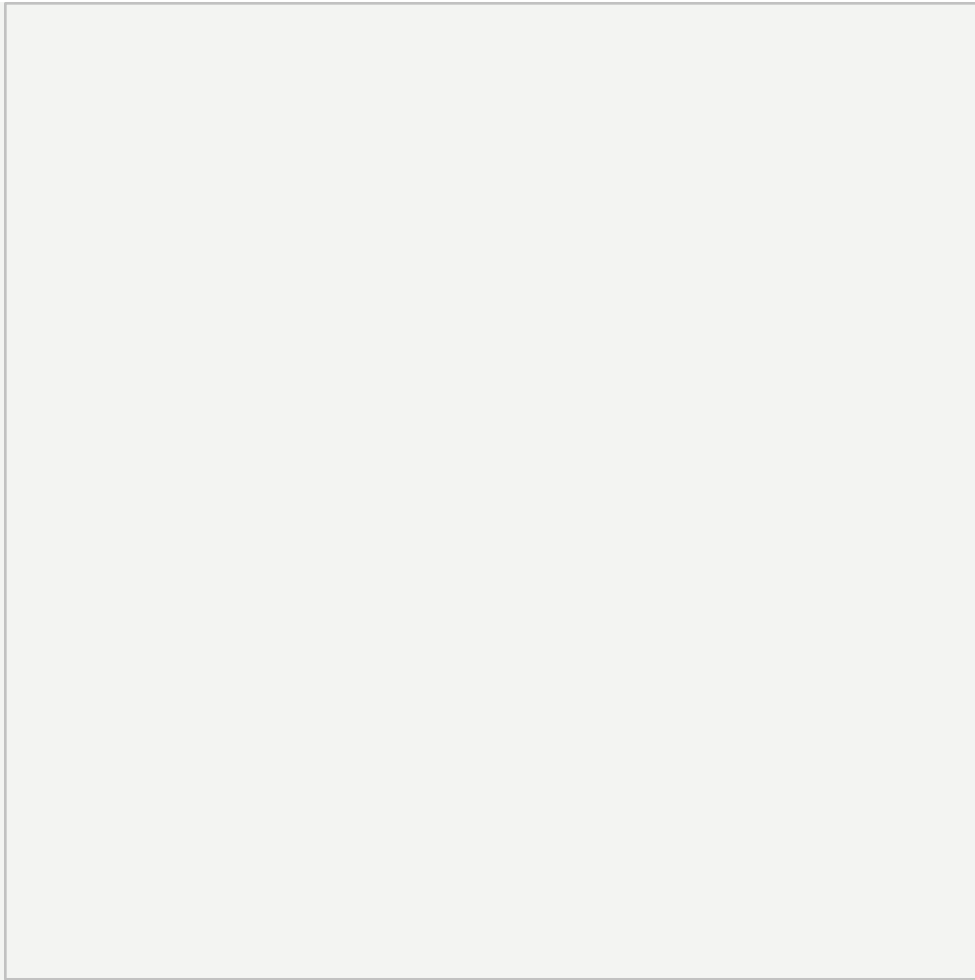
Readers of The Post and Courier gather on the patio of the newsroom on Jan. 24, 2024 for a meet-and-greet event hosted by the Rising Waters Lab. Jonah Chester/Staff

SOUTH CAROLINA STORIES



[Rising waters Q&A: Readers ask for updates on the city's seawall project](#)

This month, readers asked us about updates on the seawall project, including how it would affect adjacent communities and its timeline. Here's what we found out. [\(Read Toby's latest Q&A installment\)](#)



[Last haul? Shrimpers brace for end of working waterfront](#)

Georgetown's shrimpers face an uncertain future once the Cannon Street docks close. City redevelopment plans don't include a working waterfront. ([Read Janet's reporting on shrimping](#))

[Soaring hurricane and flood insurance in SC? There's a tax credit for that](#)

Columnist David Slade reminds readers that some S.C. home owners with high insurance costs could save up to \$1,250 this tax season.

[\(Read David's column on insurance\)](#)

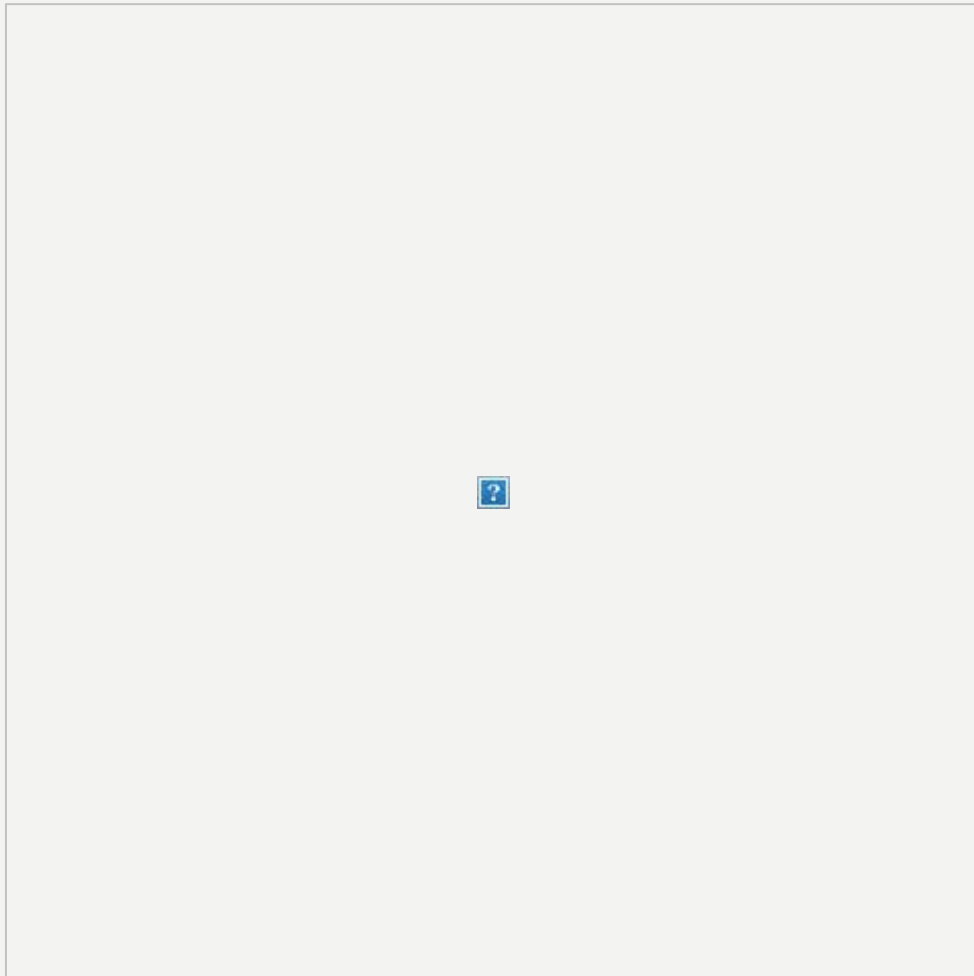
AROUND THE SOUTH

There's been a lot of news about electric vehicles across the region this week. Here are three that caught my eye:

- [Federal funding could launch the construction of new fast chargers in a coastal North Carolina community where they've been largely absent](#) (Wilmington Star News, Wilmington, N.C.)

- [A Georgia school district bucks trend and opts not to apply for electric buses, citing range concerns and charging times](#) (Columbus Ledger-Enquirer, Columbus, Ga.)
- [South Carolina Gov. Henry McMaster's fight against workers' attempts to unionize could affect the state's growing EV and battery manufacturing industry](#) (Associated Press)

WIND POWER & WHALES



A newborn right whale calf, seen here swimming with her mother "Juno" on Nov. 28, 2023, in South Carolina's waters. Photo taken under NOAA permit #26919. CMARI/Provided

On Jan. 25, two federal agencies [announced a new plan](#) to better harmonize two major environmental goals of the Biden

Administration: the recovery of North Atlantic right whales and expanding offshore wind power.

This is good news for a renewable energy sector that has been mired in [confusion and misinformation](#) over its impact on marine life. The new strategy outlines numerous new initiatives that fall under four categories:

- mitigation and decision-support tools
- research and monitoring
- collaboration
- communication and outreach

But the government's new whale conservation strategy comes at a grave time for right whales, which have been falling victims to other threats: boats and fishing gear.

Earlier this month, [we reported on a whale calf](#) that had been severely injured by a boat and seen swimming in South Carolina's waters. NOAA has since confirmed that the boat was 35 to 57 feet in length, which means the vessel was not subject to the current boat-slowng rule meant to protect whales.

News reports indicate that [the calf is still alive](#). It was last seen swimming in Florida waters.

Yesterday, a [dead right whale washed ashore](#) on Martha's Vineyard in Massachusetts. One source reported that the whale was entangled in fishing line.

Kim Elmslie, campaign director at Oceana in Canada had this to say about this latest news:

"January has started and ended with tragedy for critically endangered North Atlantic right whales. A female right whale calf found dead, right on the heels of news of another calf struck by a small boat at the beginning of the month, underscores the urgent need for continued, strong and mandatory protection to safeguard

these whales from entanglements in fishing gear and ship strikes."

Thanks for reading. See you next week.

Clare & Jonah

Reporters

The Post and Courier

cfieseler@postandcourier.com | jchester@postandcourier.com



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From: [Fred Palm](#)
To: [CCPC](#)
Cc: [Brantley Moody](#); [Honorable Henry Darby](#); [Herb R. Sass](#); [Jenny C. Honeycutt](#); [Honorable Joe Bustos](#); [Honorable Larry Kobrovsky](#); [Honorable Mayor Will Haynie](#); [Kylon J. Middleton](#); [Robert L. Wehrman](#); [Teddie Pryor](#); [Honorable Thomas Alexander](#); [Joe Boykin](#)
Subject: See where the water will go even more clearly, but that does not matter now
Date: Wednesday, January 31, 2024 8:07:55 AM

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Honorable Commissioners,

We all know we have too much water, more will be coming. It will follow the existing land contouring, land cover attributes, and the existing improvements placed upon it. All knowable and easily shown on your screen. Knowable future conditions if we choose to see them. That is a responsibility.

Despite the precision of adding detailed land cover recently made available thereby commissioning even more detailed studies, delaying the acknowledgement that serious macro action is required, continued silence is not a valid comprehensive plan. In effect casting the comprehensive plan you will ratify as inauthentic fiction.

Fritting away another half decade of the critical opportunity, added to the lost past decade of denial or selective inattention, having more detailed information to massage will not change the outlines where the added water will flow in the existing landscape; nor the future conclusions of those that follow in your steps. The outline of the die is cast.

Most needed is the primary location based broad decision so the follow on adaptation planning that can begin in earnest in a future valid direction. For all public and private sector actors this is essential information. It is being denied. The inward movement is underway. No county council investment will stem this tide unless effective companion action is launched. And that timing matters greatly.

Rise up to the needed decision as surely the future high water will. Specify broadly the first cut of water capture that is where the water will go naturally and unimpeded. Later the expansion, contraction, and engineering influences can be factored in to the outline.

The major addition of planned unit developments that is a significant portion of the tax base are at risk. The folks who will be paying the \$5.4 billion for the proposed road program sponsored by the county council majority.

Memorialize in the comprehensive plan where the added water is to be stored as altering that flow is precluded by the current county council majority diverting funding into unraised roads. Except for what needs to be the sky high 526 if it is to survive historic future high water surges.

Fred Palm
February 1, 2024

<https://www.noaa.gov/news-release/biden-harris-administration-shares-new-land-cover-data-to-help-communities-understand-coastal-change>

From: [Fred Palm](#)
To: [ANDY BRACK](#); [Autumn Phillips](#); [Clare Fieseler](#); [Herb Frazier](#); [Jonah Chester](#); [Rick Nelson](#); [Toby Cox](#)
Cc: [CCPC](#); [Brantley Moody](#); [Honorable Henry Darby](#); [Herb R. Sass](#); [Jenny C. Honeycutt](#); [Honorable Joe Bustos](#); [Honorable Larry Kobrovsky](#); [Honorable Nikki Setzler](#); [Kylon J. Middleton](#); [Robert L. Wehrman](#); [Teddie Pryor](#); [Honorable Thomas Alexander](#); [Joe Boykin](#)
Subject: Same high water, same surge, same tides, same river crest
Date: Friday, February 02, 2024 9:31:50 AM

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Members of the Fourth Estate,

Going Dutch: An approach to flood control flows into Charleston (Charleston City Paper) provides a focus on the City of Charleston because there is something decided, to see, take note of, assume, write about, show, point to, hope for. Evidence of meaningful flood policy and related actions that flow from a single critical decision.

Critical Decision: Deciding to let the water go where it wants to (living with the water) and acknowledging more high water will be upon us moderated by putting in place what is needed to address more of it.

Inundations on a time fuse, that the world knows will be at hand perhaps before adequate infrastructure can be put in place, especially outside the City of Charleston. The majority on the county council safely cannot be troubled to even think about or act on the easily knowable inundation information.

Evidently Charleston County residents outside the City of Charleston, principally Mount Pleasant and North Charleston, don't live in this same shared wet coastal space that is ignored by the fourth estate giving the county council another free accountability ticket. The residents of Mount Pleasant and North Charleston and the remainder of the small incorporated towns and unincorporated places nested along 100 miles of coastline go under at the same time as the City of Charleston. All together. What-me-worry county.

All of this legitimized by the county planning commission who simply cannot see the water to bring itself to answer the fundamental question in the root comprehensive plan: Where does all the additional water go?

You would think that county flooding is not the case given the media coverage. A reporting bias distorting the thinking of the current cohort of elected county officials and those they appoint; to act in our interest.

Examination of the nine districts of the county shows they all flood in different parts, some at very low heights of inundation, with many tax paying planned unit developments unprotected. Must be someone else's future problem. Certainly not the 526-Five with more important things to do.

Folks who report this stuff and send out the crews don't venture far from home base. They need to be productive; make good use of their time. PSC covers the entire state so it has lots to report. If the water level is dangerous, roads flooded, cut off from rapid escape routes using

poor or undocumented roads, then keep staff out of harms way.

As a result the Charleston County Council is permitted to focus in on going shopping to support the retail economy and its free riding backers passing the \$5.4 billion risk filled tab onto the county taxpayers.

The choice between shopping and dry shoes is already made by the 526-Five. The unspoken flood protection plan is to nip and tuck the fat (water) away. This is the same make-it-up-as-we-go-along that is the way this council conducts the use of the prior half-cent sales tax authorizations. Some will be taken care of. That does not need to be made explicit.

That there is no future in county planning as it is not needed to dole out money from the pot to compliant council members. Nascent ideas lacking systemic underpinnings works best for the 526-Five majority control of the boondoggle.

It is the stark legitimized absence of the future that will take lives and diminish the value of flooded or high-risk housing.

In response to the threat the 526-Five offer some green space, some mass transit, the unaffordable Mark Clark Extension (526), and other roads sprinkled in all the election districts without evidence. Highway engineers are excellent at predicting future traffic volume. For the single \$5.4 billion question simulating the impact of spending the bulk of the \$5.4 billion on congestion relief is not done. So who knows what the result is? The 526-Five don't do high water and they are not transportation engineers. But filled with hubris and guile to believe that buying this bridge is going to work well for residents.

The 526-Five referendum offer is for one humongous ball of wax entangling the entire proposal with uncertainty about what will done, when and some part eventually made made real. String 'em along with not enough money, in an absent budget, hidden behind the disclosure curtain in the proposed question. The same decision process that brought us here will continue as the council uses the make it up as we go along model. Residents can go shopping on clogged roads. That is good enough. At least for the 526-Five.

The 526-Five have failed to disclose how close to \$1 billion of the face amount of \$5.4 billion will be used to roll up future annual tax collections into the big pot of money they need for 526 to escape the folks on James and Johns Island, and the related 526 infrastructure outside the study area that yields \$2.2 billion, the working number for 526. Pay all the additional expenses placed on the county taxpayers created by having the county pay 100% of the 526 project risk costs conditioned by the \$420 million state funding loan approval. Another state failure created by the use of an grossly inefficient financing program.

Get Real: Break up the single \$5.4 billion question into functional pots of money isolating 526 as its own item, so the voters can say yes or no to any or all of this, and accept the consequences as adults. Trickery should not be how we spend \$5.4 billion for thirty years. Give the voters much more credit than the 526-Five gives.

Fred Palm
February 2, 2024

<https://charlestoncitypaper.com/2024/02/02/going-dutch-an-approach-to-flood-control-flows-into-charleston/>

Comments for Charleston County Council Meeting – Feb. 13, 2024

Hello, Charleston County Council.

Below are my comments for the subject meeting:

- I support the Ten Mile rezoning from R-4 and UR to S-3 **without** parcel exemptions.
- I oppose the Amendments to the Zoning and Land Development Regulations Ordinance that remove tree protection and remove public input.
- I support aspects of the Comprehensive Plan Five-Year Review specifically placing emphasis on the protection of the unique Lowcountry character and African American settlement communities. I support the Comprehensive Plan Goals: Land Use Element, Cultural Resources Element, and Housing Element. These are especially important when addressing subdivisions. I am concerned about what the county uses as a basis to determine smart growth.
- I oppose the proposed amendments to the Historic Preservation Ordinance and Historic Preservation Related ZLDR Ordinance.

Regards,

Printed Name	Signature	Address
Benny Robinson	Benny Robinson	
CHARLES P. SINGHIA	Charles P. Singhia	
Rose Marie S. Koning	Rose Marie S. Koning	
LaShonda Middleton	LaShonda Middleton	
Lucille Mitchell	Lucille Mitchell	
Betty S. James	Betty S. James	
Carmen L. James	Carmen L. James	
Laurine Walter	Laurine Walter	
Patrice Edwards Jones	Patrice Edwards Jones	
Patrice Edwards Jones	Patrice Edwards Jones	
SABRINA GENKIUS	Sabrina Genkius	
CHARSICAL NESBITT	Charislee Nesbitt	

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Comments for Charleston County Council Meeting – Feb. 13, 2024

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Regards,

Printed Name	Signature	Address
Izetta C. Swinton	Izetta C. Swinton	
Kevin J Brown	Kevin J Brown	
John Howard	John Howard	
Debra Brown	Debra Brown	
Termain Gilliard	Termain Gilliard	
Bernard Robinson	Bernard Robinson	
George Manigault	George Manigault	
Lucille Mitchell	Lucille Mitchell	
Charles Singleton	Charles Singleton	
Peggy Jenkins	Peggy Jenkins	
Danyelah Singleton	Danyelah Singleton	
Inez Singleton	Inez Singleton	
Jean Pritchney	Jean Pritchney	

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Regards,

Printed Name	Signature	Address
Jeanette P. Singleton	<i>Jeanette P. Singleton</i>	
Peggie Hutchinson	<i>Peggie Hutchinson</i>	
Barbara Hilliard	<i>Barbara Hilliard</i>	
Peggy Jenkins	<i>Peggy Jenkins</i>	
Leo Jenkins	<i>Leo Jenkins</i>	
Nathaniel Hilliard	<i>Nathaniel Hilliard</i>	
Jermaine Gilliard	<i>Jermaine Gilliard</i>	
Leo Jenkins	<i>Leo Jenkins</i>	
Alifay Edwards	<i>Alifay Edwards</i>	
Charnette Singleton	<i>Charnette Singleton</i>	
Carolyn Wright	<i>Carolyn Wright</i>	
Louis Wright	<i>Louis Wright</i>	
Bridget White	<i>Bridget White</i>	

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Regards,

Printed Name	Signature	Address
Rose Marie Brown	<i>Rose Marie Brown</i>	
Leslie Brown	<i>Leslie Brown</i>	
Victor J Hendrix	<i>Victor J Hendrix</i>	
Shawn Brown	<i>Shawn Brown</i>	

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Regards,

Printed Name	Signature	Address
Pauline Wright	Pauline Wright	
Janie W Matthews	Janie W Matthews	
Elizabeth W. Coleman	Elizabeth Coleman	
Felicia J. WRIGHT	Felicia J. Wright	
Mary L. Quarles	Mary L. Quarles	
Dana M. Coleman	Dana M. Coleman	
Shonda J. Coleman	Shonda Coleman	
Carla Pinckney	Carla Pinckney	
Lou Ester Pinckney	Lou Ester Pinckney	
Tara Pinckney	Tara Pinckney	
Tonya Misuraca	Tonya Misuraca	
Loumeray Wright	Loumeray Wright	
Desmond Howard	Desmond Howard	

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County Council
Public Hearing
February 13, 2024

The Charleston County Council Public Hearing for the Comprehensive Plan Five-Year Review was held on February 13, 2024 in Council Chambers at 4045 Bridge View Drive, North Charleston at 6:30 pm. Four members of the public spoke.

Mr. George Freeman had general comments not relating to the comprehensive plan itself

Mr. Anthony Bryant had praise for the staff but lamented that the plan did not address public safety/public health, and income and race. He also asked Council to urge the General Assembly to clearly define “growth”.

Mr. Mike McShane spoke in support of the comprehensive plan and thanked staff for their hard work. He is a representative of the Johns Island Task Force and stated that they support the proposed Land Use element changes and believe that many of the changes will strengthen the Urban Growth Boundary (UGB).

Finally, Mr. Warwick Jones spoke to advocate for the removal of the Energy and Sustainability element from the Comprehensive Plan. He reasoned that it was not an element mandated by the state, that utilities cannot be restricted by the comprehensive plan, and no other county includes the Energy element in their comprehensive plans. He said that energy generation is dictated by federal and state, not local policy, and that the plan’s promotion of the replacement of fossil fuels’ electricity generation with wind and solar is impractical and foolish. Further, carbon dioxide and greenhouse gases are questionable as the causes of climate change.