

Ben Wilson
cell 345-0500

Planned by Mayor
- feels dev. needs to do
more work

249 Meeting



POSITION STATEMENT

To: The Honorable Joseph P. Riley Jr., Mayor, and Members of Charleston City Council

Date: December 21, 2004

Re: Item 3 – Ordinance Amendment for the rezoning of 247-249 Meeting Street

Historic Charleston Foundation opposed the request to rezone 247-249 Meeting Street from General Business to MU-2 when it came before the Planning Commission on November 17th, 2004. The Foundation expressed several concerns regarding this request and joined the Historic Ansonborough neighborhood and the Preservation Society of Charleston in opposition.

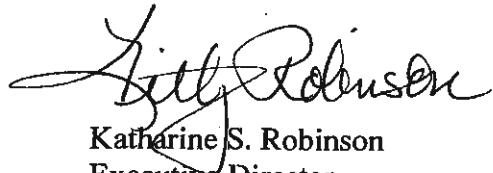
The MU-2 Zoning Category allows an unlimited amount of residential units, as long as the applicant can meet parking and height requirements. If allowed, this development would have approximately 30 residential units, combined with 16,950 sq. ft. of office space, a bank with 3,875 sq. ft. with two drive up windows, and 2,364 sq. ft. of retail space. The traffic study submitted by the developers referenced 40 parking spaces that are proposed to be provided on site, but then states that additional parking will probably be required off site. The inability of this development to provide the needed parking on-site for all of the proposed uses speaks to the overall problem with the developers plan; namely, that the development is simply too much for this site.

The Foundation believes that intensity of use is only further exaggerated by the proposed shift toward residential development. The parking required for commercial office space would be utilized during business hours whereas residential parking would present a 24-hour, seven day a week burden that would undoubtedly affect the Ansonborough neighborhood.

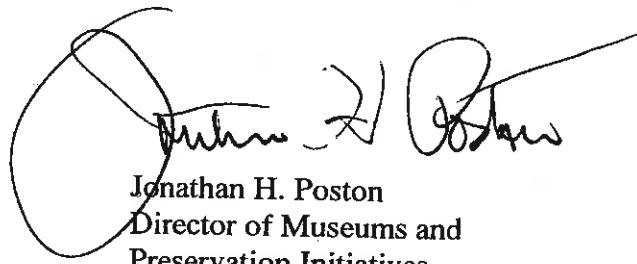
This development has been unable to obtain the approval of the Board of Architectural Review, the Board of Zoning Appeals, and the Planning and Zoning Commission. Each board independently deemed this development as too much for the site. Historic Charleston Foundation agrees with their assessment and believes this development would have a negative impact on the adjoining neighborhoods

Historic Charleston Foundation urges that you please follow the direction of boards that have already reviewed this development and deny this request.

Respectfully Submitted,



Katharine S. Robinson
Executive Director



Jonathan H. Poston
Director of Museums and
Preservation Initiatives