

4/19/97 - 9:54 am

Timber?

Hi Chuck. Love your paper the community affairs. But I just came down Mathis Ferry Road and it appears that they have four trees they're going to chop down. I thought this was a National Historic Highway and you couldn't even look at it cross-eyed. Now they turn around and they're going to have trees cut down for this traffic circle or whatever? I don't know. Maybe someone can get me a written answer somewhere.

Paul Papineau - Mt. Pleasant

4/21/97 - 1:09 pm

Your wish is my command. I spoke to Gordon Geer of the Planning Department and he explained that the trees you saw are within the Jordan Tract boundaries. However, they are only doing surveys for access points, live oak plantings, and so forth and so on. They are not cutting down those trees. The marks you saw on them were for survey purposes only. Hope that helps. - CD.

Let's clarify the issue

I am not against development. I would just like it to be done with an eye to the future quality of life of ALL Mt. Pleasant citizens. I am not against the Grahams. They are in business to make a profit and that is the American way.

Mt. Pleasant Town Council allowed the density to be increased considerably to the great financial benefit of the Grahams and to the detriment of the thousands of citizens that live along Mathis Ferry Road. This was done over the written objections of over 2,000 people when less than 200 wrote requesting the higher density. This is NOT the American way.

We have been told that if the Grahams do not get the increased density they desire, there is another developer standing by to develop with inexpensive vinyl siding houses. Let's be realistic. That property is much too expensive for anyone to purchase and build "cheap" houses. This is a hollow threat.

As far as the "round about" that will or will not be built. They will build it if the traffic gets so bad that they can not sell lots there. Don't let the developer hold that or the "cheap houses" issue over your head.

Brickyard had over 5,600 signatures in opposition to Town Council's way of thinking. When will Town Council learn to listen to the majority?? That is what democracy is all about, majority vote.

Maybe Town Council will learn about "majority rule" at the next election. The next election will be held in August of 1998. Start keeping score now.

I've thought a lot about the Council's decision to vote against the overwhelming 10 to 1 majority against the increase in density and for the life of me, I can not understand why they did not listen to the voters??

Remember, if you do not stand up for yourself, you will have no one to blame except yourself for the actions of Town Council.

Sincerely

Vincent D. Adams

Hobcaw Point Subdivision

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VOLUME 33 NUMBER 16

CIRCULATION: 16,500

APRIL 23 - 29, 1997

the Editor

Houltrie News, P.O. Box 2014,
Mount Pleasant, SC 29465.

is the delegation picking apart Patriots Point? Development plans were thoroughly reviewed and approved. Development at Patriots Point was an assigned mission back in 1973 approved by the General Assembly. Now, we finally are seeing some light instead of a broken down building that out-of-town visitors have mistaken as Fort Sumter (the morning after the first shot was fired on the Fort in the Civil War).

Does the Delegation not understand that the on going development and the revenues it will generate is part of the crucial solution to expedite repair of the ships. The YORKTOWN flight deck needed repairs the day it was towed into Charleston Harbor in 1975. Instead of a confrontation with Patriots Point Development Authorities, why is the Delegation not working together with the Authority to help raise funds? After all, Patriots Point is the State of South Carolina's most popular paid tourist attraction and, more importantly, a memorial to all who have given their lives in serving their country.

Dear Delegates, please assist Patriots Point in continuing on its long overdue road to success and achievement.

**Roger A. Heide
Mount Pleasant**

Jordan Tract

Dear Editor,

I believe I have an issue that participants on both sides of the Jordan Tract fight can agree upon. Nobody would want a factory hog operation or a new SPA terminal to be built on David Jordan's land, but the "takings" legislation now proposed in the State House and Senate will severely affect the ability of our local governments to set and enforce laws and regulations on land use. Presently, a landowner or developer has to go through our town's planning and zoning system to get approval for a project. Hypothetically, under the takings legislation, the SPA could buy Mr. Jordan's land and declare that they want

to build their new terminal there. Our citizens and town government could say no, but the SPA could then say, "Fine. Reimburse us for what the land would be worth with a terminal." Or any citizen could say he wants to erect a billboard on his lawn. The town could say no, and he could say "Fine. Reimburse me for the income I would have generated with the billboard."

The idea of compensating landowners in response to state or municipal regulations may sound good to some initially, but it is impossible in practice. Takings legislation would require local governments and the state to pay landowners if regulations lower the potential property value of their land. This legislation would undermine municipal and county authority, especially in the areas of planning and zoning.

Charleston is the beautiful city (and tourist mecca) we know today because of the city's planning and zoning regulations that began with its historic 1931 Zoning Act. South Carolina cities and towns do not have the means to compensate every homeowner who says he wants to place a billboard in his yard and wants payment if he is not allowed. Mr. Neil Robinson, a member of the South Carolina Tourism Council and a Charleston attorney, says the desire "to prevent strip shopping centers on every corner ... is laudable - but I'm just saying [the taxpayers] ought to be prepared to pay for it." We don't pay criminals to obey laws in this country, Mr. Robinson, so we are not going to start paying people just to do the right thing. Every democratic society has rules that have to be obeyed because the people of that society want those rules. Payments to citizens to ensure that they comply are not a part of the system. This legislation could undo every effective state and local land use law now in place and will simply become a means for lazy, greedy, and/or amoral individuals to make some "easy money."

**Ward Reynolds
Paces Watch Apartments
Mount Pleasant**

Zulliger

Dear Editor,

Hearing all the controversy over Chip Zullinger moving to Texas, I thought that I would speak my mind on the subject. I believe that he's a great guy, and

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VOLUME 33 NUMBER 17

CIRCULATION: 16,500

APRIL 30 - MAY 6, 1997

Jordan Tract

I'm excited about the Jordan tract and the possibility of a close-in, traditional neighborhood. The convenience of accessing the marketplace, park and other entities by foot or bike is certainly a concept who's time is overdue. And, with proper planning by the developers and Town Council the concern over traffic flow should be minimized.

As we broach the twenty-first century and look closely at the way we've chosen to grow and at the magnitude of sprawl that envelops our countryside, we surely need to look at other viable options of community development. Not everyone (myself included) would choose to live in a location where a car is necessary for every single trip to anywhere.

Many of us enjoy the option of walking and biking in a setting not endangerous to our well-being. This, unfortunately is not the case in many municipalities, as the rapidity of the ever present automobile proves a hazard to those who would try to share the sidewalks and roadways.

I look forward to the coming of the new development...a new concept of environmentally correct living for our progressive community!

**Sincerely,
Suzanne Ackert
Harbor Point Drive
Mt. Pleasant**

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the Past**

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VOLUME 31 NUMBER 39

THIS WEEK'S CIRCULATION 16,000

SEPTEMBER 13 - SEPTEMBER 19, 1995

Jordan tract

from page two

The sad thing for Mt. Pleasant is that there doesn't seem to be anybody at the helm. We must all ask ourselves if we will be able to look at the town 20 years from now and be happy with what we created. If Mt. Pleasant continues on its present course the answer will be a resounding NO. Someone is going to have to take a firm hold on development and truly decide what is right and what is wrong for our community. The people proposing most of this development do not live in our community and once they have built they move on. We, the citizens of Mt. Pleasant, are the ones that have to live with what is left behind.

It is with these thoughts in mind that I urge you to leave the Jordan tract single family residential. Mathis Ferry Road is not a place for a high density living/commercial area. It is a road that has already been laid out to support single family homes with neighborhoods like the Groves and Hobcaw. Let's have the strength to keep it this way.

**Thank you,
Nancy G. Arnold
The Groves
Mt. Pleasant**

comply with the pharmacy health and safety regulations that our state has enacted to protect consumers.

Although some patients may not know it, independent pharmacists routinely make interventions on their behalf, such as when patients are given the wrong dosage or are given prescriptions by two different doctors that will interact and harm the patient, possibly fatally. Beyond these concerns, most patients value highly the personal attention they receive from their local independent pharmacist.

For years, independent pharmacies have been protesting the growing practice of health insurance plans that takes away patients' right to choose their pharmacy. The insurance companies have turned a deaf ear to our legitimate concerns, so we are taking our case directly to the people. "High noon for your local pharmacy" is an invitation to consumers to demand that they be allowed to continue to receive convenient, high-quality care from their local pharmacist.

If they do not, soon there may be no independent pharmacies to provide these services.

Sincerely,
Larry Amick, Pharmacist -
Island Pharmacy
Lavern James, Pharmacist -
Pitt Street Pharmacy
Gene Whitley, Pharmacist - Pitt
Street Pharmacy
Anne Cisa, Pharmacist - East
Cooper Family Pharmacy
Jeri Black, Pharmacist - East
Cooper Family Pharmacy

In Support Of The Jordan Tract

I, for one, will be very disappointed if the excellent plan proposed for a neo-traditional neighborhood on the Jordan Tract is not approved. Not all residents in neighboring subdivisions are opposed! I currently live in Waken-daw Lakes, also located on Mathis Ferry Road, and have no NIMBY (not in my back yard) problem with this plan. I would love to live there, if it comes into being.

I'll refrain from repeating all the things that have already been said

in favor of the plan, but one thing the opponents seem to forget is that someone will eventually develop this tract of land; and yes, there will be more traffic because of it. But, I would venture to say that no other developer will have a plan that comes close to the one proposed by the Grahams, who have taken such great care and effort to preserve this property (and Mathis Ferry Road) in such a responsible manner.

Being a baby-boomer, I have often lamented that I was born a generation too late, comparing neighborhoods of today to those where our parents grew up. I am well aware that we can't go back, but this would be the closest thing to it! I would love to live in an old-fashioned neighborhood, such as the Old Village, or downtown Charleston, or Rockville -- or Newpoint (in Beaufort, but my roots are too deep in Charleston to move away). I love the old southern-style houses and compact gardens, the narrow streets with side-walks, the beautiful open spaces, and shops so close that I, or my children (or my parents!), could walk there.

What are my neighbors so afraid of? If change must come, as it inevitably will, I don't understand why they don't see that the pros outweigh the cons in the Graham's plan. If they would take a couple of hours to drive down to Newpoint, they would see why my husband and I immediately fell in love with it's charm, and what Mt. Pleasant would be missing if the proposal is not approved. It may be our only chance to re-capture something special. The opponents cannot keep the Jordan property in its pristine state indefinitely, and I'm afraid they'll be sorry later if this opportunity is lost.

Katherine Jenkins Plair
Mt. Pleasant

Politically Correct?

Your bizarre cartoon in the August 30 edition resembles the convoluted drawings made by those supporters of European church dogma when they insisted the sun travelled around the earth. Other lucid societies already knew the

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Oddities at

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VOLUME 31 NUMBER 40

THIS WEEK'S CIRCULATION 16,000

SEPTEMBER 20 - SEPTEMBER 26, 1995

AN OPEN LETTER TO MT. PLEASANT TOWN COUNCIL AND THE MEMBERS OF THE MT. PLEASANT PLANNING AND ZONING BOARD:

I am extremely concerned that the town of Mt. Pleasant is being influenced by the developers of the Jordan tract to consider changing the zoning regulations in order to create a high-density neighborhood. These developers are "wooing" the public with romantic images of traditional neighborhoods from days gone by. Personally, I don't see anything very romantic in the fact that this high-density "traditional neighborhood" is going to add 1240 homes, townhouses and apartments in addition to commercial properties on the 243 acres adjacent to Hobcaw and Molasses Creek. These 1240 units are greater than the sum of all the units in Hobcaw Point, Molasses Creek, Heron Point, Somerset, Wakendaw, Point Pleasant and Greenpond put together. Believe me, "roundabout" or not, traffic on Mathis Ferry and Muirhead is not going to be very romantic when all these people are driving their cars to work in the morning. Please don't be fooled that this traditional setting is going to be so self-sufficient that people won't have to leave to go to work and school.

These developers would also like you to believe, that those of us who live in areas like Hobcaw Point and Heron Point don't really live in a neighborhood setting in the true sense of the word where your neighbors are your extended family. Obviously, they have not taken the time to look around these neighborhoods because they would certainly see families and neighbors walking, riding bikes and being quite "neighborly" towards one another. Cramping in more people by changing the already existing zoning regulations is not going to automatically make us all "family". It's just going to make us CROWDED!

There are some very valid points to the Jordan tract proposal that would be beneficial to our community. I support the concept of "green zones" and public docks, but this is also possible under the present zoning regulations and makes even more sense with less people. Imagine the ecological impact on Hobcaw Creek of the population of 1240 units of housing! I find it rather ironic that these developers' answer to the problem of "urban sprawl" is to ask you the members of Town Council and the Planning and Zoning board to approve a zoning change that will allow 50% more residences than the present R-1 zoning. This does not seem very logical to me.

I implore you to look past the "bill of goods" that you are being sold and to look directly into what this

issue is all about...\$\$money\$\$ Monday in the pockets of the developers who stand to profit directly from a change in our zoning regulations. It's pretty simple, more units, more money! It is also very apparent that the quality of life for the residents of the existing Mathis Ferry subdivisions will be greatly impacted by a change in our present zoning regulations. Please don't sacrifice us to line the pockets of the Jordan tract developers.

I trust that common sense will prevail and you will see through the smoke screens and make the proper decision...no apartments, no stores, no commercial - keep the Jordan tract zoned as it is for single-family residences.

**Reyne Miller
Mt. Pleasant**

Shelters - from page one

Stubbs, Muldrow & Herrin was selected by Charleston to redesign the shelters. The new design met Town standards and Charleston Transit Office's wishes - consisting of steel construction with concrete footings, glass panels and vented areas at top and bottom. The new design increased costs and soon, Charleston reduced the proposed number of shelter from eight to four. Except for the reduced number of proposed shelters, all looked well...that is until the highway department stepped in and said that the design did not meet their standards, which required that the shelter break away upon impact from a vehicle. The problem was the more-expensive steel design required by Charleston.

"If we had been allowed to use

portation Feasibility Study and a study done by the City of Charleston to determine sites for the shelters.

"Not only did some of the number disagree, but they identified 11 stops in the wrong place and did not even survey nine of them," Embrey said. "In fact they showed a possible shelter location at the corner of Coleman Boulevard and Middle Street...those street don't even intersect."

Other delays have hindered the project. A recent bid invitation to build the shelters brought not a single response from any construction companies. Susan Pearlstine-Foster, Chairman of the Gimme Shelter Project, said she is amazed at how such a generous, caring endeavor could

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VOLUME 31 NUMBER 41

THIS WEEK'S CIRCULATION 16,000

SEPTEMBER 27 - OCTOBER 3, 1995

Jordan Tract

I'd to read an excerpt from page 71 of the Town of Mount Pleasant Master Plan - Land Use, Development and Design. "Mount Pleasant's Old Village area illustrates the development form alternative to the planned developments of more recent years. The Village's great street systems, with threes located in the center and it's mix of land uses offers an example of what is today referred to as a Neo-Traditional development. The Village's identity and sense of community are a direct result of the development's form and design. Commercial services are integrated with residential uses in structures of such similar scale and bulk that there differentiation is not always apparent. Parks and Town greens together with churches scattered throughout the area heighten the Village image and anchor the strong residential identity and history woven into its design fabric. Effort needs to be taken to encourage developers to repeat this pattern in Mount Pleasant."

**Withheld by request - Mount Pleasant
(adult female)**

9/22/95 - 10:09 am

I'd like to thank you for printing the signed letter from Raine Miller about the Jordan Tract proposal. I couldn't have said it better myself. She certainly has spoken eloquently and clearly for a great number of us who oppose this particular proposal for this particular piece of property. Thank you.

Anonymous - (adult female)

9/29/95 - 3:58 pm

Hey Chuck. As a longtime resident of both the Charleston and East Cooper area, I must speak out about the Jordan Tract development. This proposal is by far the best subdivision plan this area has seen in years. Not only will it outshine it's well-to-do neighbors, it will serve to provide a much needed dose of quality, character and identity to the Mount Pleasant region. Also, as a frequent visitor to Council meetings, I ask those on Council to remember, as I do, the red, venomous faces of the movie-theater critics, who I now see standing in line at the door of that 'traffic-generating, social-disrupting, property-devaluating' theater. It is those same type of people, who now speak so bitterly against the Jordan Tract, that we will see walking through the streets and parks of this development at it's completion. Thanks Chuck, have a good day.

Anonymous - (adult male)

9/22/95 - 6:34 pm

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VOLUME 31 NUMBER 42

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OCTOBER 4 - OCTOBER 10, 1995

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Mt. Pleasant Streets

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Oddities about town

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Vote "No"

To: Zoning Board; City Council of Mt. Pleasant; Special Attn: Mayor Flowers

Re: Development of the Jordan Tract, Mathis Ferry Road

Common sense and foresight are among the prerequisites for those of you who are responsible for the town's welfare and development. Planning to increase the numbers - by *hundreds* - of people and cars in this *limited* area is a far cry from common sense; commercial zoning within a residential area already so near other shopping conveniences is a far cry from any *foresight!*

Build this project in its proper setting; in a location where the small stores and a "village atmosphere" is really needed and appreciated (e.g., up along Rt. 17N).

If we in Hobcaw Point had wanted to be packed into a high-density development we would not have moved to Hobcaw; nor, indeed, to Mt. Pleasant in the first place. Please do not inflict this monstrosity upon us under the guise of "old Village No. 2."

Please show us you truly care about what is already established here in Mt. Pleasant, and vote NO to the development of this high density project.

Keep the Jordan tract Single Family Residences as planned.

**Thank you,
Evelyn McKay
Hobcaw Point**

"Highway 61 Revisited"

Most residents of Mt. Pleasant will probably agree with me that growth in our beautiful town needs to be slowed down.

Some developers from Beaufort have concluded that they have the solution. Take 240 acres on scenic Mathis Ferry Road and put 1240 units on this property. Include about 400 apartments and 60,000 square feet of office and commercial

space. This will only generate 15,000 car trips daily!

Does this sound like "slowing down growth" to you?

How about lots as narrow as 18 feet wide (not a misprint.)?

These developers claim that many of our nice neighborhoods have created "urban sprawl." I think their development will create something even worse than "urban sprawl." We should call their development "Highway 61-Revisited."

Please help us slow down traffic nightmares. Contact your town council member and ask them to not rezone the Jordan Tract.

**Sincerely,
Teddy Blanchard
Mt. Pleasant**

Water on the way

ity, there is no planned no rate increase.

Charleston Mayor Joe Riley reminisced about his parents first home being on the Isle of Palms, other relatives who owned homes on Sullivan's Island and he and his wife's current summer home on the Isle of Palms. He said it was a great thing for Charleston to be able to share its resources with its neighboring communities.

Anthony Maglione, Director of Design and Construction for the Charleston CPW, said the project would become a model for the whole world to follow, showing that precious resources can be shared by neighboring communities, solving a number of problems.

When completed, the water main will be the largest project of its type in the world.

A proposed pipeline has been studied for years and a variety of methods of getting water from the Charleston CPW to East Cooper have been discussed, including, joked Maglione, running the pipe through "the holes in the Cooper River Bridge pilings" to Mount Pleasant.

The drilling method, Horizontal Directional Drilling, allows 5,400 feet of pipeline to be pulled through a 20" diameter hole underneath the entrance to Charleston Harbor from

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**Writings of
the Past**

See page 3

**Business
Spotlight**

See page 20

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VOLUME 31 NUMBER 43

THIS WEEK'S CIRCULATION 16,000

OCTOBER 11 - OCTOBER 17, 1995

Don't Change Zoning

The Jordan Tract on scenic Mathis Ferry Road is presently zoned R-1 residential.

The purposes of such zoning as stated in the towns master plan and zoning codes are:

"To lessen congestion on streets; To secure safety from fire, panic, and other dangers; To prevent overcrowding of population; To protect scenic areas, and preserve historic sites; and To promote the sustained stability of neighborhoods."

There is a growing number of thousands of Mt. Pleasant residents who believe our present zoning designation of the Jordan tract is correct. It should not be changed to allow commercial development, apartments, substandard streets, and the aesthetic degrading of scenic Mathis Ferry Road.

We believe in the traditional single family neighborhoods that have put real meaning into the Pleasant in Mt. Pleasant!

If you would like information to help preserve our way of life please call the Mathis Ferry Road committee at 937-1994.

Carlton Poulnot
Past chairman
Mt. Pleasant
Planning Committee

To The Opponents

The Mt. Pleasant Town Council has granted a deferment of the vote on the proposal by Vince and Tom Graham to develop the Jordan Tract, allowing them more time to further modify their plan to try and appease the adjoining neighborhoods. A spokesman for the opposition stated that 80% (?) of the residents of Mathis Ferry Road were totally against this development. I'm curious as to how they arrived at this number. All the residents of Mathis Ferry Road were not asked to sign their petition, and knowing the way petitions usually work, I would suspect that a large percentage of those who signed were persuaded to do so without full knowledge and fact.

Having been to all the Planning and Zoning Board hearings, I know that 80% of the resident were not in attendance, therefore, how can they form their own opinion? I'm sure those who were asked to sign a petition were told things such as: the traffic will be horrendous, the apartments will cause "undesirables" to move in, the developers are only out to make more money (in regard to density), our property values will be affected, etc., etc. These are scare tactics and misrepresentations. I would appeal to those of you who have not personally seen the Grahams' plan to attend whatever presentations they offer and find out for yourselves what the plan entails.

Traffic is a moot point - two independent traffic studies were performed which settled that matter to the P&Z Board's satisfaction. As for the type of apartments. And as to the types of neighbors, there are plenty of decent people who rent - one on the P&Z Board, who took exception to being called an undesirable! And, who's kidding who? Of course they want to make money! So will any other developer! Why would the Grahams want their project to fail?!

As to the concern of the decrease in property values of adjacent neighborhoods, I don't see how they could do anything but increase. It stands to reason that another R-1 community could be detrimental to those surroundings. If another subdivision is developed like Hobcaw, Molasses Creek and Heron Point, this would simply create more of the same thing. If given the choice of buying an older home in Hobcaw, versus a new home, in a new subdivision similar to Hobcaw, I believe a person would choose a new home. Therefore,

MOON
east cooper's week



property values would decrease in Hobcaw. On the other hand, if someone looking for a home was not interested in the style of development proposed by the Grahams, they would continue to look at Hobcaw, Molasses Creek and Heron Point. Therefore, property values would remain stable in those areas. Why can't there be some variety for those of us who want it? No one's saying you have to want it.

An opposing spokesman also discussed a meeting in which it was cited that the Grahams were not willing to compromise. Well, all I heard after the statement was that the opponents were NOT going to change their minds concerning the plan - no matter what - whether it was today or six months from now! Where is their spirit of compromise?

Speaking of the P&Z Board.... as you know, their purpose for being is to fully investigate matters such as this and to make their recommendations to the Town Council. They have done this... Hopefully, the Town Council will heed the P&Z Board's advice, trusting that the plan was carefully examined.

It has been unfortunate (as with all such matters) that the most vehement opponents, who scream the loudest, are the ones to appear at the town hearings. They have continued for weeks to misrepresent this case to all who would listen. Remember, there are proponents, too. You need to see for yourselves what the Grahams are proposing. Change will come, whether it's with this developer or another. Please do not make the assumption that a defeat of the Grahams is a way to save this piece of property from development. Even if it remains zoned R-1, there would still be approximately 700 homes that could be built there.

Again, those "opponents" (residents who have not had an opportunity to see the presentation), I urge you to attend, with an open mind, the upcoming meetings that will be held by the Grahams and make your own decision on the matter. You owe it to our community to decide for yourself. I'm sure many of your fears will be calmed. Our Town Council is willing to listen - how about you?

Katherine J. Plair
Wakendaw Subdivision

Jordan Tract

(Mr. Diggle, the following is a letter I sent to the mayor and each town council member regarding the Jordan tract. I was hoping that it (along with many other letters I know they received) would have helped persuade them not to defer this issue and to go ahead and vote it down. In light of the Town Council meeting held on October 10th, I am sending this letter to the Moultrie News...)

(Sept. 21) - It is with much regret that I read the paper this morning that the Zoning Board has chosen to recommend to Town Council the rezoning of the Jordan tract to high density and commercial. It is now time for the residents of Mt. Pleasant to appeal directly to you; our Town Council members.

I was born and raised in Mt. Pleasant. My parents still occupy the same home they lived in when I was born. It is located in one of the neighborhoods that the Grahams would say is inefficient. I should also point out that it is one of the older neighborhoods that never has an unoccupied home; a sign that says "for sale" is never seen in any one yard for very long. I attended school, from kindergarten until I graduated, in the very same place you now hold your town council meetings.

The neighborhood that I write about so fondly is known as the "Groves." You will not find any businesses stuck in

this neighborhood, nor will you find apartments stacked one against the other. What you will find are children riding their bikes through the streets and people, young and old, out walking their dogs in the evenings. It is truly one of the sleepy little communities that helped Mt. Pleasant earn its reputation as a desirable place to live.

I also have very fond memories of Mathis Ferry Road. At one time (not so long ago) the sign that declared it a "scenic highway" has some meaning to it. The majestic oaks that spread across the highway used to form a tunnel with spanish moss dangling and sunlight streaming through on occasion. These trees are now few and far between. This beautiful road can stand no more development. Someone has to have the foresight to put a stop to the developing before we all find ourselves saying "This WAS a beautiful road at one time."

I fully understand the need to grow. I am grateful that Mt. Pleasant has the business opportunities that it does. For without them, I would not be able to work full time in a town that I truly think of as home. I could not imagine myself living anywhere else. I would not be telling the truth if I said I didn't miss the town that Mt. Pleasant used to be, however, progress is something that we must all learn to adapt to.

(See Jordan, page 17)

Jordan Tract

I live off Mathis Ferry Road, in Wakendaw Lakes, and I would like to say that I am in full support of the proposed plans for the Jordan tract. I think a community like this is sorely needed and I've been excited about it since the beginning. The idea of being less dependent on automobiles is a wonderful concept. It would be much safer, especially for our children and our elderly people - having the opportunity to walk or ride their bikes to school or church. I think that the elderly being able to go to the corner pharmacy to fill their prescriptions (is great), where right now we have so many people who are unable to drive at all, let alone trying to tackle getting across Highway 17 or Coleman Boulevard. So, I'm in full support of the idea. I have no business or economic interests in this plan. I think it sounds terrific and I just hope our Town Council doesn't let the loud voices of a few alter their decision in approving this plan.

**Gretchen Marker - Wakendaw Lakes
Mount Pleasant
10/12/95 - 6:13 pm**

Talk about the Jordan tract always compares it to the old village. I think most of this is due to concerns about traffic. My question is: What exactly is the old Village population density per acre. Has it ever been calculated and applied to the number of acres in the Jordan tract to see what the number of people would be if it were 'like the old Village?' Would this be more or less than the developer is proposing? I've never seen this published anywhere.

**'Wayne' - Hobcaw Point
Mount Pleasant
10/16/95 - 8:55 am**

I am handicapped and for that reason, there are days I cannot drive. For that reason, the Jordan tract would be the type of development that would be perfect for me - to be able to take care of all my needs from a wheelchair; to be within five minutes of a store, a pharmacy, a doctor's office - to make it so that I wasn't dependent on anyone but myself and I could get it done myself. Being 28 and not being able to do these things on my own at times can be very frustrating. I'm sure there are older people who have...lost the ability to drive and because of that reason and the way that Mt. Pleasant is laid out, they cannot take care of their needs and I'm sure that is degrading for them. The density issue I don't quite understand. Talking about attracting the wrong elements - I live in an apartment, in Paces Watch. Apparently people who are against the 'wrong elements' haven't really looked at the Mt. Pleasant area apartments. Paces Watch, Runaway Bay, Eastridge - those kinds of apartments are beautiful. I don't think there's any kind of crime problem or anything along those lines. Commercial - for someone like me it would be very helpful, I think for other people it would be helpful - to be able to walk to the store as opposed to driving to the store. I think that anyone over 50 grew up in this kind of neighborhood...I can't quite understand the opposition. The traffic issue could not become another Highway 61. Highway 61 is miles longer and outside of Parish Place, we are only developed on one side of the road. The roundabouts work very well in England and work very well in Maryland. And regardless, with the 3.5 R1 zoning, you're still going to have 850 units and you might not have a developer who is going to make any kind of traffic solutions, whereas the Grahams have done just that and have tried to address the traffic issue. I think we're going to have more problems with traffic with an R1 community. I would like the public land, the public docks, the town centers, getting to know my neighbors, the sidewalks, having the houses close to the street, having big front porches. I don't know my neighbors now, I don't know any of the neighbors at my parents' house in Wakendaw - I think because of the way subdivisions are laid out now...I think with the kind of neighborhood they're planning, everyone could walk off their dinner and come across a neighbor sitting on the front porch...I love the way it's laid out...I just don't understand the opposition, but I'm working to (do so) and I'm going to try to speak to as many people as possible before the final vote. I think of the 1300 names on this petition, a lot have been given misinformation, and I'm going to do my best to win these people back over again.

**Ward Reynolds - Paces Watch
Mount Pleasant
10/16/95 - 2:35 pm**

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VOLUME 31 NUMBER 44

THIS WEEK'S CIRCULATION 16,000

OCTOBER 18 - OCTOBER 24, 1995

Dear Mr. Diggle,

I take great exception to a couple of the "Letters To The Editor" that appeared in last weeks paper, especially since both of them were aimed at things I said in my address to Town Council recently. I never said that we had 80% of the people living on Mathis Ferry Road sign our petition. However, I did say that we had the following percentages in the following neighborhoods sign: 83% in Somerset Point, 90% in Heron Point, 100% in On The Harbor, and over 50% in Hobcaw, Molasses Creek and Wakendaw.

As to the opponents implying that we have misinformed the people who signed our petition, I say that is crazy. Our petition is very simple. It states that we are not opposed to the development of the Jordan Tract, we only ask that Town Council keep the zoning R-1, single family residential. If you want to talk about misinformation, check with the Grahams. There are no schools planned for their development, and when was the last time you saw a new small independent pharmacy! And as for new churches, please go check with the leaders of the Seacoast Christian Community Church or the East Cooper Baptist Church. Look at the demographics that they looked at to see where new churches should be built. It ain't Grahamville.

Ms. Plair talks about the two independent traffic studies, but in truth there has only been one study and that was done by the Grahams' consultant. How independent do you think that was? The other "study" was only a review by traffic consultants who only reviewed the Grahams' numbers. If you take time to read the reviewed report, there are eleven areas of concern that they pointed out in the Grahams' study. The one concern that everyone in Mt. Pleasant should be worried about, is the negative affect that this development would have on Highway 17 by-pass, as well as Mathis Ferry Road.

Speaking of the P&Z Board...did you know that one of the more level headed members of that Board was so upset by poor judgement displayed by the Board in recommending the rezoning of the Jordan Tract, that he has resigned. You can believe his wisdom will be missed by the Town Council.

Another misconception that the Grahams would like for you to believe is that if they aren't allowed to build Grahamville, an evil developer will come to Town and put in 700-1000 tract homes. Once again, the truth is that the property, if kept R-1, will only support about 425-450 homes. There are several plans that have been drawn of the Jordan Tract that will verify this.

We are not against people who live in apartments. However, we are against high density and over crowding in an area that is designed for single family residential, and should remain that way. Good neighbors can be found anywhere if you take the time to look for them. We still have good friends that we met years ago when we lived in apartments.

Finally I'll end with this. Ms. Plair is right, we are not going to change our minds. And why should we? We like where we live, and we are going to do every thing we can to keep it that way. We don't believe in the Grahamville fairy tales.

**Sincerely your,
Gordon L. McCay
Hobcaw Point Subdivision**

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Sincerely your,
Gordon L. McCay
Hobcaw Point Subdivision

Whole-hearted Support

Dear Mr. Diggle:

We would like to take this opportunity to introduce ourselves as new members of the Mt. Pleasant community, and to comment on the proposed Jordan Tract development plan.

First let us say that we are delighted with our choice of Mt. Pleasant, SC as our home. Having lived in Boca Raton,

FL during the last 4 years, and originally coming from Huntington, WV, we were looking for what we considered a return to The South. Mt. Pleasant has provided this and more.

My business, in the international segment of a major Biotechnology and Medical Device company, has kept me on the road, or literally in the air, for the past 15 years. South Florida, while a beautiful physical environment, was not the type of socioeconomic climate in which Beth and I wanted to raise our four children. So we began looking for a community in the South East, that had the type of environment that we desired.

The essential ingredients in our selection of new home were a city not too large, yet with a feeling of vitality that comes from growth and development; a community with a strong sense of family values, and a selection of neighborhoods with a wide range of ages and interests to accommodate our children (ages 6 to 19) as well as my wife and me. We were also looking for a strong sense of community involvement where neighbors knew and took care of each other, and people worked together toward common goals. For all these reasons and more we have come to love Mt. Pleasant.

Having read the recent comments concerning the Graham's proposed development plans for a neighborhood/community on the Jordan Tract in Mt. Pleasant, and thinking that his sounded like a place that fit the Bryant family perfectly, we decided to do a little investigation of our own in order to better understand the concepts and evaluate the objects that some members of our community have raised. We recently visited the Beaufort, SC community of Newpoint, also developed by the Grahams, along the same code and residential guidelines as the proposed Jordan Tract. I can say without reservation that even with it's very high density of buildings to acreage that Newpoint is one of the nicest well planned residential developments that we have seen, and believe me we have looked at many in the last two years.

In addition I asked to meet with the Grahams to better understand their concepts of multipurpose use of commercial and residential properties within the proposed community. They were very accommodating and open

about their plans. With regard to their plans for commercial store fronts and mixed use "Neighborhood Centers" I find this to be very appealing and in fact quite refreshing from the current day trend toward strip center and convenience store development supported by rather than purpose built to support a local community. Their architectural and landscape plans I believe to be of a quality and standard that will be an asset to Mt. Pleasant, and feel that their enforcement of those standards will likely be strict as evidenced in the Newpoint development in Beaufort, SC.

They have also proposed a roundabout on Mathis Ferry road to handle the increased traffic flow. During my business travel over the past 15 years, I have driven extensively in England and Australia where roundabouts are commonly used traffic low regulators. They have also recently been introduced to South Florida, and they work to eliminate the congestion that develops at high traffic intersections as well as to make motorists more aware of their speed approaching such areas. This would be an asset to the communities along Mathis Ferry Rd. as the average motorist still approaches that area at too high speeds.

We have seen the Old Village of Mt. Pleasant and love it, we however prefer a new home to one that has been renovated. We have see Hobcaw Point, Molasses Creek, Heron Point, and many others here in our town, as well as others like them around the South East. Each neighborhood has it's own charm and character and this is what makes a community interesting, offering choices to the citizens of Mt. Pleasant and those that will someday chose Mt. Pleasant as their home just as we have.

The Town of Mt. Pleasant has an opportunity to offer something unique. We have the ability to embrace an old concept and give it a new life. We can accept change, certainly with an appropriate due diligence of council and adherence to a "master plan", or we can stick our heads in the sand and say no we only want more of the same. Choice is what makes, and will keep our town great!

In closing I would like to say that we feel the proposed development on the Jordan Tract will uphold the traditional values that we looked for in selecting

Mt. Pleasant as our home, and will enhance the strong community environment that will keep us here for generations to come.

We whole-heartedly support the Graham's proposed development plan for the Jordan Tract.

Sincerely,
Steven R. Bryant,
Longpoint subdivision

New Information

In the beginning we heard, "would you rather have 850 homes with no connector to Highway 17 or 1240 homes and a connector?" (Talk about a scare tactic). The 850 number was derived from multiplying the maximum allowable density under R-1 zoning against the 243 acres. As we have become more curious, that number has subtly declined to 800 to 750 and in last weeks letter, 700.

We now have information taken from Town records on densities of other R-1 subdivisions (10,000 square foot lots) and guess what? Densities average just over two units per acre - the result of setbacks, street requirements and other town codes. Even R-2 subdivisions (8000 square feet) average around 2.5 units per acre.

A development plan professionally drawn recently for a developer shows 423 homes on the Jordan Tract. (Geography doesn't always cooperate with planning codes.) It actually includes some R-2 lots. Let's reverse the question. "Would you rather have 423 homes and no road or 1050 (the new revised number), plus retail and commercial development and a road.

To help with that question, we consulted with a traffic engineer who revised traffic numbers based on the latest compromise proposal. He found that there will be fewer trips on Mathis Ferry Road under the proposed single family development with no connector to Highway 17 than under the revised Jordan Tract proposal with the connector.

Better still, when the connecting road to Highway 17 is eventually cut as the frontage property is developed, the increase in traffic on Mathis Ferry Road will be easily absorbed.

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caller even joked about being concerned that nothing as dramatic as that.

Our production manager went on vacation this week with a few more duties than usual. Time caught up with me and I ate a column. You know (for anyone who is interested) I write that contains - what? maybe ten reports? - I think. I just didn't have time last week. But rest assured I'll be back together for this week and I'm already working hard to know the column is missed when it's not.

Oh, yea - and just as an additional note: I had to put together a book of the "Best of the Police Blotter" and it has been pushed back and pushed back and look! - it's out faster than you can say "Merry Christmas!" I don't have it out early next year. Maybe it would make a good Christmas gift.

Traffic P

I'm calling regarding the traffic on Rifle Range Road daily basis. It's going to be very heavy when they build the connector (Rifle Range and the IOP connector). There is no stop sign on Rifle Range Road. There's not even one stop sign there. The traffic is horrendous. I've seen teenagers weaving over the side of the road. I think it needs to be scrutinized. Thank you for your help.

(The Community Response column is a regular feature of the Community Response Line, 727-6070, or the Moultrie News reserves the right to refuse to publish libelous or defamatory comments. The responses are compiled by Chuck Diggles and all comments by the columnist should be substantiated in fact. Response Diggles)

ing action was taken while the developer worked on a compromise. The new proposal is for 1050 units. That is 200 fewer apartments than the original proposal to Planning and Zoning, leaving 239 remaining. Retail/commercial was reduced initially by 47% with an option to increase it in 1998 if approved. That remains in place.

In addition, only a one way road from Muirhead to the Jordan Tract is proposed and some lots backing up to the houses along East Hobcaw will be increased in size.

I can hear the supporters now calling us unreasonable when we say that we still can't find this project appropriate. It remains a high-density, multi-family, multi-use development in an area for which it is not suited. We don't dispute the value of the concept. The Graham's idea has a great deal of promise in a less constricted and developed area. Mathis Ferry Road is not the place for it.

As for compromise, there is a great deal of difference between that and "settling" for something. The latter is what we are being asked to do.

This development is not Newpoint, which is a high priced, R-1 single family subdivision with no apartments, row houses or commercial or retail spaces. It isn't the Old Village either. The density of this development far surpasses that of the Old Village. Comparisons to either are irrelevant.

At the end of her letter, the writer urged residents to attend future meetings with the Grahams with an "open mind." She said you owe it to your community. Where was the appeal to listen to your friends and neighbors?

Stephen Brock
Mathis Ferry Road Committee

by Manny Gonzales 10/25/95

d *** - Good ** - Fair * - Poor

Comments

ther has improved fishing. Redfish very good and shipping channels on cut bait, medium and bucktail jigs.

g improving for large redfish. Cut bait in holes and sides still best bet. Should get even better with ps.

size, down a bit over last week. better with full moon.

np fished with very little weight and no float very good trout action although most fish are all side. Redfish also very good trolling white, green twister tails.

th steady throughout the day, plastic worms late with crankbaits during the middle of the tide beginning to make move to shallows.

Weekend Tides :

Sun., Oct. 22	
Sat., Oct. 21	12:23 am 5.6 High
5:32 am 0.1 Low	5:30 am 0.3 Low
12:05 pm 6.6 High	12:05 pm 6.4 High
6:21 pm 0.4 Low	6:20 pm 0.6 Low

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"Someone we know" is Gary's campaign slogan, and it's true: everywhere I go in Mt. Pleasant I meet people who have known him since childhood. If you are a newcomer to the community like me (and registered to vote!), sometimes it is hard to sort out one candidate from another. In the run-up to December 5, I hope you will meet Gary; I am sure you will see that his election will be a promise for the future of our town.

Oh, and he's easy to meet: just look for him at the town football fields on Thursday evenings. He's the coach of the Steelers (PeeWee) Team. Come by and say hi after the game.

**Your neighbor,
Rev. Thomas B. Hope
Port Chaplain
British and International
Sailors' Society**

Profiles In Courage

I found Linda Leseemann's letter in last week's Moultrie News most interesting. Her recitation of the facts in the Jordan Tract rezoning and her frustration with the lack of support from Town Council members for the project brought to mind the story of Jesus' trial before Pontius Pilate. Pilate said to Jesus' accusers: "I have examined him in your presence and have found no basis for your charges against him." He then said, "He has done nothing to deserve death" (Luke 23:14-15). Pontius Pilate knew the truth; he just didn't have the courage to act on that knowledge in the face of the angry mob clamoring for Jesus' life.

And so it goes with the Jordan Tract chronicles. Certainly Town Council knows the truth: (1) that Mt. Pleasant's Master Plan (adopted as official policy by the Town in 1992) encourages neo-traditional neighborhood development and identifies the Jordan Tract as a place where this type of development should go; (2) that the Town's Planning Department and Planning and Zoning Board strongly endorse the Jordan Tract plan; (3) that the town has been encouraging this type of approach for years; and (4) that virtually no one questions that this is an excellent plan, is in the best long range interests of the town and will greatly enhance the immediate surrounding neighborhoods. Yet, they refuse to stand up and acknowledge these

truths; choosing instead to cave-in to the angry "mob" (Mathis Ferry Road Committee) who clamors for the project's life!

What shall it be Council-profiles in courage or abandoning truth?

**Sincerely,
Frank McDade
Hobcaw Point
Mt. Pleasant**

Nothing Sacred About Plan

As a long time resident of Mt. Pleasant's Wakendaw subdivision, I am totally opposed to the development of the Jordan tract in any format other than that as mandated by R-1 zoning with single-family, low-density housing and with no commercial development.

I can conceive of no reason why we, the residents of Mt. Pleasant who live adjacent to Mathis Ferry Road, should be obligated to maximize the profits of an out of town developer to the detriment of our quality of life. I would hope that both our elected and our non-elected town officials would reinforce this view.

Various arguments have been presented supporting the developer's plan. Many of them, in my opinion, are patent nonsense. Probably the most singular in this regard would be the argument that purports that as Mt. Pleasant spreads along Highway 17 North, as a writer to your paper put it, "the environment is affected and costs to the Town escalate," the implication being that a concentration of population would somehow forestall the "spread of businesses and residences in undeveloped lands." Were this argument carried to its end point, we might assume that high rise apartments and condominiums (i.e., jamming as many people as possible into a limited space) would be the answer to Mt. Pleasant's "sprawl" problems.

There is nothing sacred about the Master Plan. Any plan which stands to adversely affect the lives and property of a very large segment of Mt. Pleasant's residents can be and should be altered regardless of when or by whom it was conceived. Let us hope that it will be.

**Robert F. Blakely
Wakendaw
Mt. Pleasant**

the leaders of the opposition to the current proposal to develop the Jordan Tract. There is no doubt in my mind that the intent is to try an undermine their credibility. They are also accused of opposing any development of the Jordan Tract. They support development and their petitions say that they support single-family development of the property as it is zoned.

The guys who organized the Mathis Ferry Road Committee are well-known to me as honest, long-time citizens of this community. They attended the Planning and Zoning Board hearings. They have studied the proposal. They came to the same conclusions that convinced me and then fellow Board member Ken Dandridge to vote against this project.

The Constitution recognizes the right of citizens to "petition the government for redress of grievances". That is exactly what they are doing. They have spent their own money and given their time to preserve this community. Unlike a great many of the supporters of the Graham's proposal, these men have nothing to gain from their efforts. If the project is approved, they have nothing more to lose that we all do.

The development's supporters have run out of anything positive to say, and there was very little good to say about it. Now the strategy is to smear their opponents reputations to try to silence them. I hope my neighbors and Council note what is being done to these people. They have a right to speak without being personally attacked.

**Tom McLaughlin
Member, Mt. Pleasant
Planning & Zoning Board**

Misrepresentation

Misrepresentation and selective use of facts continues to plague this issue. The angry letter by Ms. Leseemann continues the trend. I and many opponents have visited Newport on Lady Island in Beaufort. I would be delighted to have that subdivision (as it is now appears) built on the Jordan tract. Newport currently contains perhaps 30-50 traditional houses. There are no apartment buildings, no parking lots, no commercial stores. There was a sign on an entrance lot advising of a zoning hearing on a request for a retail store at that corner location.

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Newpoint would be most welcome as a neighbor to Hobcaw Point. That is NOT what is proposed by the developers. The densities are quite dramatically different, probably because the land must be made to produce more revenue per acre to buy it.

A major difference between the boosters and the opponents centers on the questions of zoning and the Master Plan. The former is a matter of regulation, the latter is a suggested plan. The fact is that the proposed development cannot be built without substantial changes to the zoning regulations pertaining to it. That's what the battle is about. The Master Plan is just that, a proposal by a committee as to the possible directions the town might take, IF and only if the public agrees with the modifications to the zoning regulations. Many of us don't believe that the merits of this plan outweigh its disadvantages.

Creating a "town" of 3,000 to 5,000 inhabitants on this tract is just not the same as building single family dwellings which would house 1,200-1,500 people. This isn't rocket science. Beyond these concrete issues,

(see Letter, page 19)

if long-standing zoning regulations can be over-

Book

from page four

using a combination of watercolor and pen and ink, is more than simple cartooning; her alligators, dogs and frogs emerge with full personalities. Turtle eggs are represented as baby turtles "nesting," donned in lacy caps and pacifiers. Even a pod of okra ("*...some call it slime, some call it goo, some say it sticks like homemade glue,*") cuts a sly grin on the page.

"There are zillions of stars in a lowcountry sky, and zillions of nights to see them by...and zillions of shells line a lowcountry beach, with zillions of days to pick up each..." Whether you're a child at heart or have a child's heart in mind

turned whenever a powerful developer requests it despite the opposition of those who are neighbors, no property owner in Mt. Pleasant should consider themselves secure from similar attack. It is curious that before a homeowner can obtain a zoning variance to modify his property, he is expected to obtain concurrence from every adjacent neighbor; but a developer can apparently force a substantial zoning change in the face of significant neighborly opposition.

Clearly, as George Orwell observed, all the animals are equal, but some are more equal than others. In this case the superior creature need not even be a resident of the community to achieve that status.

**John B. Bonds
Hobcaw Point**

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Rain Tax

I listened with interest to the discussion at the November 4, 1995, Town Council meeting concerning requested variances for curb and gutter in the Phillips Community.

The Planning Director, Public Service Director and several Council members cited very good reasons for not granting such variances. These reasons had to do with the additional burden placed on the Town for maintaining the storm water run off system.

It was also pointed out that large developers such as those of Dunes West and Rivertown have been granted variances for private streets and streets without the required curb and gutter.

The Town now is considering a "rain tax" (first proposal = \$18/property) to help defray expense in maintaining drainage.

It is extremely unfair to grant developers cost saving variances and transfer the cost to the tax paying citizens of Mt. Pleasant.

It is also interesting to note that this same staff and the Town Planning Board have recommended approval of such variances as no gutters and private dirt streets for the Graham Developers in the Jordan Tract. The Town Council should deny such variances.

**Sincerely,
Carlton J. Poulnout
Mt. Pleasant**

Correction

In the interests of accuracy, although the point is obscure, I was incorrect about the zoning of the condominiums at the end of East Hobcaw. Unknown to any of the residents, Town Council approved rezoning last February. This allows rebuilding of the homes should they be destroyed, which could have been denied under previous zoning.

**Steve Brock
Hobcaw Point**

Jordan Tract

Dear Sir:

I am a resident of Hobcaw Point and I support the development of the Jordan Tract as proposed by Tom and Vince Graham. I think that their neo-traditional plan combining residential and commercial uses and encouraging pedestrian traffic would be an asset to all of Mount Pleasant, especially the neighboring subdivisions. I urge the mayor and members of Town Council to grant the zoning changes asked for by the Grahams.

**Sincerely,
Penny Parker
Hobcaw Point**

Mt. Pleasant Welcome Dog

Smiley the Mt. Pleasant Welcome dog is alive and well. Thanks to Carol Linville and Ann Erwin of Pet Helpers who caught Smiley recently.

This is a black part collie dog that is known by everyone traveling on Hwy. 17N. For over a year she avoided automobiles and Animal control. Hopefully Pet Helpers will find a good home for Smiley.

Again, many thanks to a wonderful group of people, Pet Helpers. You are on my Xmas list.

Sincerely,
Carl Wolff
Ivy Hall Subd.
Mt. Pleasant

Work Toward Compromise

The Jordan Tract controversy has now reached an intermediate impasse; the developers, Tom and Vince Graham, recently suggested only limited changes to their master plan, which did not come close to appeasing the Mathis Ferry Road Committee, who have demanded no multi-family units (apartments) and no commercial development (a drugstore, a cleaners, etc.)

In this first stage of compromise, the Grahams suggested traffic flow modifications and the reduction of the number of apartments - the later in order to reduce the density-per-acre of the community. These modest appeasements did not adequately address the concerns of Mt. Pleasant citizens who apparently have a different world-view than the developers and the award-winning architect from Miami.

At this juncture it might be helpful to take a step back and look at the concerns and ideals of each side in order to understand why this new concept for a subdivision is meeting so much opposition.

In theory, many things about this development are appealing: tree-lined streets, sidewalks, centrally located parks and ponds, and architectural styles that harken back to the days of Pollyanna. No one has a problem with any of these things. The architect has rejected many of the ugly components of urban sprawl that we see in Stephen Spielberg movies; double garage doors facing the street; garish fluorescent streetlights; wider-than-needed streets meant for cars but not for pedestrians or bicycles; and isolation from the larger community that makes so many developments down the highway undesirable.

But what the architect has seemed to unwittingly embrace from the modern day suburban sprawls is the crowded conditions found today in America's large cities. In most cities, space is now a premium. Subdivisions must make use of the limited amount of land available. Fortunately for us, however, we still have plenty of land in our area to develop. In that respect, our city is very different from Miami, Atlanta, Washington D.C., etc. We don't want our neighbor's house 10 feet away from our own. We do want, however, some sort of front lawn - certainly more than the developers are currently proposing. In short, life in the suburbs should offer the natural beauty of county life, while offering the convenience of city life, but without the crowding and congestion!

The density-per-acre difficulty is indeed the central problem facing the

Jordan Tract development. Any high density development would have serious traffic ramifications on such a scenic road as Mathis Ferry, no matter how many entrances and exits were provided.

Another point of contention is the apartment issue: to have or not to have them. The developers have the vision that this community will be pluralistic. That is, young and old, middle-class and upper-middle, married and single, people will co-exist within the neighborhood. Apartments, they reason, should be available for those who, for whatever reason, do not wish to buy a house. This concept is idealistic and may sound better in theory than in actual application.

It's my observation that Mt. Pleasant does not lack in the availability of apartment complexes anyway, but whatever the generalizations one may make - fairly or unfairly - about apartment dwellers, one fact remains true: people live in apartments on a temporary basis. The transient nature of apartment dwellers is incompatible with the values of homeowners, who desire a stable neighborhood, where neighbors remain the same year after year, and families know each other better than just to say hello to on their way to the front door.

The last major point of contention is whether or not to have any commercial development within the community. Would be home-owners fear that any commercial business would attract more traffic and more "outsiders" to their otherwise safe neighborhood. While this is a legitimate concern, it may prove to be unfounded. A small convenience store and gas station on the outside perimeter of the property would not necessarily disrupt the environment of the "inner" neighborhood. Also this may be sentimental, but a neighborhood drugstore with a soda fountain would be a marvelous thing to have in any neighborhood! The children could ride their bicycles there after school and meet each other for a chocolate shake - neighbors could stop by and have their prescriptions filled by a pharmacist they knew... the entire scene conjures visions of George Bailey's drugstore in "It's a Wonderful Life."

I, for one, am not opposed to limited commercial development in this proposed community. If the architecture and location of these businesses is appropriate, I cannot succumb to a knee-jerk reaction against such development.

I hope that the Grahams are successful in building this wonderfully conceived neighborhood. I hope that the final layout does include large parks where the children can play unorganized pick-up games of football, basketball, soccer, and baseball, without the involvement of grown-ups. I hope that with all parties working toward compromise, the concept will become a reality. I think that the Mathis Ferry Road Committee and all other Mt. Pleasant residents will one day embrace the Jordan Tract development wholeheartedly and it will become the most desirous place to live in Charleston.

Sincerely,
Janie Behr

A man had rather
have a hundred lies
told about him, than
one truth which he
does not wish should be
told.

—Samuel Johnson

Apology

I recently sent a letter to all the residents of five Mathis Ferry Road subdivisions regarding my support for the proposed neighborhood for the Jordan Tract. Although I still stand behind all my positions, I want to apologize to Mr. Steve Brock for singling him out by name. My purpose for writing the letter was to appeal to people to put their emotions aside and try to work toward a compromise on this issue. Singling out Mr. Brock worked counter to that purpose. I also want to thank Mr. Brock's friend, Leigh-Ann Atkins, for getting me to see the light on that point.

Ward Reynolds - Mt. Pleasant
11/8/95 - 7:51 pm

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VOLUME 31 NUMBER 49

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NOVEMBER 22 - NOVEMBER 28, 1995

Support For Plan

Charleston, Savannah, Beaufort, and the Old Village represent wonderful models of humans settlement. By maintaining the attitude that we are incapable of equaling them in quality, in diversity, in civic pleasure, and in freedom we cheat ourselves and our children.

The Grahams have made quantitative changes in their plan that address the concerns of residents surrounding the Jordan Tract. Join me in support of the new neighborhood's plan so that the residents of Mt. Pleasant will be able to soon enjoy the qualitative benefits it will bring.

Sincerely,

Gretchen M. Johnson,

Vice President

Alan W. Jackson,

Vice President

McKellar & Assoc. Architects

Mt. Pleasant

How Many Loaves

Visualize the size of five football fields, the distance between Qunicys and Houston Northcutt Blvd or $\frac{3}{10}$ of a mile 100 feet deep, whatever is easier to conceptualize. That is equal to 1/5% of the total acreage of the Jordan tract which is what the Grahams have designated commercial/retail.

That is just a bit larger than the darling little corner drugstore image they are conjuring up in every scenario they present. How many loaves of bread and ice cream cones to they intend to sell?

Karen McCay

Mount Pleasant

Letters

from page two

ing, intelligent and honest person.

Paul's father, Joe Gawrych, has been active in the recreation department by coaching for over 30 years. Paul has also been active in the recreation department by working as an umpire, coach, and has served as the special programs director for the department.

Paul truly is a product of Mount Pleasant, what I term as a "Cradle Hungrynecker." He attended public schools in Mount Pleasant and graduated from The Citadel in 1985. He has resided in Mount Pleasant his entire life.

I believe that Paul has the character and integrity to serve the Community. He has proven leadership qualities as well as the desire to serve Mount Pleasant in an honest and effective way.

Please vote for Paul S. Gawrych on December 5, 1995.

Sincerely,
G.M. Gordy Darby, III

Open Letter

I hope the Mt. Pleasant residents who have opposed the development of the Jordan Tract saw the developers' open letter that ran in the paper on Thanksgiving Day. The open letter detailed all of the changes that the Grahams have made to address the concerns raised

by neighboring property owners. The list was impressive, and demonstrates the Grahams' desire to build a project that is true as their principals but also fits in with surrounding neighborhoods. With these changes in place, I cannot imagine how most of those who had concerns would not feel comfortable with the project now.

Sincerely,
Freeman H. Milligan
Oakhaven subdivision
Mt. Pleasant

Don't Be Fooled

In there full page advertisement in your paper on November 22nd, the developers of the Jordan Tract try to give the impression that they have given the residents off Mathis Ferry Road a present, a compromise.

The residents near Mathis Ferry should not be fooled. The 1,000 residences that they now propose are over triple the number of residences of Hobcaw Point alone. That means triple the traffic generated by just Hobcaw Point. Even if they proposed to eliminate the 200 multi-family units, they would still have over double the number of residences of just Hobcaw Point.

Mt. Pleasant zoned this tract R-1, and the residents in the area built or bought their homes assuming the

(see Letters, page 17)

Letters

from page four

zoning would remain R-1. The developers are trying to put a lower grade development in between R-1 developments so they can charge almost R-1 for their lots. If they really want to help improve Mt. Pleasant, why do they not build near R-2 or R-3 areas, and help improve them?

**William M. Lyons
Hobcaw Point**

Jordan Issues

There are some issues concerning the proposed Jordan Tract development that still have not been fully addressed. A letter in the November 22-28 edition of the *Moultrie News* restated the argument that "the transient nature of apartment dwellers is incompatible with the values of homeowners, who desire a stable neighborhood, where neighbors remain the same year after year, and families know each other..." The vast majority of apartment-dwellers are good people and not immoral trouble-makers who would be a bad influence on "the values of homeowners." If some people really feel this way, then they should also right now be campaigning for the abolition of the renting of houses in their neighborhoods. As the same letter continued, "people live in apartments on a temporary basis." So, too, do renters of houses.

The same letter made a comment about the proposed lots for the development. It said, "We do want, however, some sort of front lawn - certainly more than the developers are proposing. In short, life in the suburbs should offer the natural beauty of country life." Speak for yourself. I don't consider a big, green, sterile lawn as the natural beauty of country life. Many people, for various reasons, do not want a big lawn. Hating having to mow it or pay someone else to mow it tops the list. I would be very happy with a big front porch, a few azalea bushes, and a few feet of lawn. R-1 zoning mandates that everyone have a front lawn at least 30 feet deep. A possible reason that people don't know their neighbors is that their houses are too far off of the street, and they rarely come in contact with their neighbors.

In regard to the traffic solutions proposed by the Grahams, they will be needed regardless of what type of development is finally built on the Jordan Tract. The connecting road to Highway 17 will be paid for by the Grahams; they are under no obligation to do this. Opponents of the Grahams' development say that the town of Mount Pleasant will build such a road in the future, anyway. But *that* road will have to be paid for with taxpayers' money.

Many of the people (including myself) who have said they want to live in the Grahams' development now live or have in the past lived along Mathis Ferry Road. They are aware of the traffic presently on the road and believe the Grahams' traffic proposals will prevent future problems. If they didn't believe it, they probably would not want to move to the Jordan Tract; people seem to forget that anyone living in the Jordan Tract will be in the middle of Mathis Ferry's traffic as well. The town of Mount Pleasant used their own independent traffic consultants to confirm or refute the Grahams' traffic engineer's numbers. Except for the numbers involving the connecting road to Muirhead Road, which has since been eliminated from the proposal, the Town's consultants confirmed the Grahams' engineer's numbers.

Mr. Gordon McCay's comments to the *Post and Courier* on October 30 disturb me. In response to concessions made by the Grahams, Mr. McCay said to a reporter that it was "too little, too late." He does not speak for all the signers of the petition against the project and did not have the authority to make that

statement. Mr. McCay, Mr. Poulnot, Mr. Brock, Mr. Blanchard, and Mr. Thomas were not elected by those 1300 people as their leaders; they are just the five most vocal opponents. I believe most of the 1300 are willing to accept a compromise on this proposed development.

**Ward Reynolds
Paces Watch Apt's
Mt. Pleasant**

nt
**Master Plan
"A Guide"**

es The request for planned
ed development for the Jordan
nt Tract on Mathis Ferry Road
ly which is to be developed as
be neo-traditional is for home-
of s, apartments, commercial,
ed a school, five churches and a
ne ballfield. This should not be
t- granted but remain R-1
li- residential zoning which
e- only permits fewer homes
le and less density and would
h- be in keeping with the many
ar subdivisions on Mathis Fer-
es ry Road. It would certainly
ne have an adverse affect on
le Mathis Ferry which is a
t- scenic highway which the
le town sought and had
e- approved by the South Car-
id olina Highway Depart-
of ment. It restricts large
o- trucks and cannot be wide-
m- ned. Regarding the prop-
w- oposed "round-about," I have
le heard they have not proved
of satisfactory in some area.

r- I note "Letters to the Edi-
or" endorsing this plan
n have been written by many
y who do not live in Mount
of Pleasant and some who live
in other sections of town
a and will not be affected.

> Many residents of Mount
> Pleasant commute to work
t, in other areas but enjoy liv-
it ing in Mount Pleasant
n which is "a special place to
r- live." It seems to draw many
r- retirees and professionals.

r- My husband and I moved
" to Mount Pleasant more
t than 40 years ago when Pitt
e Street was the shopping
y center with the only depart-
r- ment store, grocery store
o and drugstore. It served its
g purpose then. Today, com-
y_ petition is so great with last
e- ger stores where we can
p- shop for groceries, pick up
a laundry, bank and stop at
a the snack bar. The hard-
g ware store on Pitt Street
e has been empty for several
o years and only a few years
ago a corner grocery store
r opened but closed shortly
r thereafter. The "Old Vil-
e lage" is the historic district
e of Mount Pleasant. Before a
r property owner can even
c build a fence or change col-
e- ors they have to appear
e before the appearance com-
e mission. I see no compar-
t- son of these old beautiful
l- churches and homes with
l- what is proposed for the
o Jordan Tract.

r Having served on the
e Mount Pleasant Town
o Council for 18 years I
r- always felt the responsibili-
t- ty of preserving and pro-
t- tecting our town. I voted for
e the Master Plan which
t seems to have created a
r misunderstanding of its pur-
e- pose. It is a guide and not
e- "written in concrete." It is
e- unfortunate if the developer
e- assumed he could develop
v the property as such.

l The developer is compar-
l- ing this with Newpoint in
c Beaufort. Having gone
l there, I observed very lovely
c homes on a beautiful bluff
t and other homes, but I did
y not see apartment houses or
- commercial. His plan could
o perhaps be very effective in
; an outlying area, but not
t the Jordan Tract.

l I have observed the con-
o- cerns of many in opposition
; and feel that many are long
t- time taxpayers of the town
l- and should be given consid-
- eration in lieu of allowing
; mixed density consisting of
; apartments, commercial,
; school, churches in an area
; which should conform to its
; surroundings.

l Mrs. Dorothy B. Kearns
; Tall Pine Road
; Mt. Pleasant

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50

Nov. 29, 1995

VOLUME 31 NUMBER 49

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NOVEMBER 22 - NOVEMBER 28, 1995

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COLUMN

What's going on in local gov't

See page 3

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We are still holding a few letters regarding the Jordan Tract. Due to the fact that this issue will come out after the first reading of the ordinance has been decided, we won't be printing any of the letters regarding this issue that have not made it in the paper yet.

I might particularly note two letters that came in Tuesday of last week. Tuesday is our production day - the day we put the paper together. When something is received on Tuesday, it is too late for publication. So I hope the writers will understand why their letters did not appear. And since argument about the Jordan Tract is now (as you read this) a moot point, I see no reason to print them now.

A number of letters have been received over the last month that had nothing to do with the Jordan Tract and were not published. Because the development issue was so hot, I felt it necessary to print as many of the letters regarding the issue as I could. Some of the letters regarding other topics that did not make it in are now out of date. I apologize to those writers for not being able to get them in.

We try to print every letter we receive and will continue to do so. I hope some letter writers are limbering up their fingers even now on some new topic. Thank you all for participating in the exchange of information and opinion. - Chuck Diggle, editor.

East Cooper's Weekly Newspaper Since 1964!

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VOLUME 31 NUMBER 52

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DECEMBER 13 - DECEMBER 19, 1995

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What's happening around Town

See page 4

The strange crimes of our times

See page 6

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