

April 12, 2016

Mr. Blair Williams
Wetlands Section Manager
Office of Ocean and Coastal Resources Management
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

RE: Permit No. OCRM-15-211-B, Joint Use Dock, Peter J. Kuhns

Dear Mr. Williams:

My wife, Lisa, and I purchased the property at 1921 Lone Oak Point (Lot 32) in the Rivertowne Pointe subdivision on May 24, 2015.

We were just informed by our neighbors that Mr. Peter J. Kuhns had secured a permit from OCRM to build a dock directly next to our property, running the elevated walkway immediately behind our house, as well as behind the rest of the homes between our property and the Rivertowne Community Dock.

I am writing to inform you that, as owners of the property adjacent to the proposed site of the dock installation, **we were never contacted by anyone in writing about the proposed dock installation. If we had been contacted, we certainly would have voiced our vigorous opposition to this ill-conceived and irrational project.**

While all of the homeowners on Lone Oak Point and Brick Kiln Parkway will be harmed financially and emotionally if this project is allowed to proceed, Lisa and I have the most to lose.

Although our house on Lone Oak Point is very comfortable, we could have purchased a similar house anywhere in Rivertowne at a much lower price – we bought our home because of the view of the marshland and the Wando River, assuming that the Parkers Island Dock Master Plan (DMP) for Rivertowne would protect our property from detrimental projects like Mr. Kuhns'.

If the DMP is ignored and the dock permit is allowed to proceed, then the lesson learned is that neither our HOA nor OCRM will protect our community from projects which benefit only a few, at the expense of the rest of us.

As troubling as the project itself is, the means by which the permit was approved calls into question the integrity of the parties involved – Jeff Popper, as listing co-agent of the lots owned by Mr. Kuhns, was also the listing agent for the property we purchased on Lone Oak Point.

Mr. Popper never disclosed anything about the permit application to us, but certainly was aware of the potential harm such a project would cause to our property values. Also, as President of the HOA that is charged with protecting the rights of property owners in Rivertowne, he completely abdicated his responsibilities to the community when he failed to disclose the details of the dock proposal to the homeowners in Rivertowne.

It is simple to recognize who will benefit from this project, and who will lose – Peter Kuhns, with higher purchase prices for his lots, and Jeff Popper and Bob Crawford, who will make higher commissions from the sale of those lots.

The losers will be the homeowners along Brick Kiln Parkway and Lone Oak Point, as well as the Rivertowne residents who use the Community Dock – no one wants another oversized dock that mars the views of the Wando River and the marsh, and benefits no one but three future property owners.

I understand that a similar permit application was submitted in 2003, for a shared dock in the same proximity as Mr. Kuhns' lots. At that time, the permit was denied for several reasons, one which was that *“OCRM staff must consider the value and enjoyment of adjoining property owners who relied on the approved DMP when purchasing lots knowing other lots would never possess a dock”*. (Letter to Mr. John Wade from Mr. Curtis Joyner, OCRM, October 23, 2003, copy enclosed).

I hope that OCRM's responsibilities have not changed since that letter was written – the value and quiet enjoyment of our property and the other properties along the marsh should be a primary concern of OCRM, and the construction of the dock will certainly affect the value and enjoyment of our properties.

While it is easy to get emotional about the ramifications of this project, the facts remain the same - we were never notified about the permit application that had been filed, even though Mr. Kuhns was directed to supply OCRM with our names and mailing address for proper notification.

Because we were not notified about this project, the OCRM-15-211-B is inaccurate and incomplete, and should be revoked.

I am hopeful that you and your associates at OCRM will recognize that revocation of Permit No. OCRM-15-211-B is in the best interest of the Rivertowne community, but if that is not forthcoming, I and my fellow homeowners will take whatever legal steps necessary to ensure that this project does not proceed.

Sincerely,

Michael J. LaPlant
3622 Vineyard Ridge
Cincinnati, OH 45241

1921 Lone Oak Point
Mt. Pleasant, SC 29466

Cc: Steve Brooks