



CHARLESTON
COUNTY

SOUTH CAROLINA

CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

JULY 1, 2024, 4:00 P.M.

Notice of this meeting was published in *The Post and Courier* on **June 14, 2024**

A meeting of the BZA will be held **Monday, July 1, 2024, at 4:00 p.m., in the Council Chambers, 2nd Floor, Room 249, Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405.** This hearing is open to the public and will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at <https://www.charlestoncounty.org/departments/zoning-planning/bza.php> one week prior to the meeting. Inquiries should be directed to the Zoning and Planning Department (843) 202-7200 or bza@charlestoncounty.org referencing the case number and TMS number.

Public Comment Instructions

Please use one of the following methods:

1. Send comments by email to bza@charlestoncounty.org by **12:00 p.m. on Friday, June 28, 2024**; or
2. Mail comments to the Zoning & Planning Department, Attn: BZA, 4045 Bridge View Drive, North Charleston, SC 29405 by **12:00 p.m. on Friday, June 28, 2024**; or
***Please include your name and address when submitting public comments.**
3. Sign up to speak in person at the meeting. The sign-up sheet will be available in the Council Chambers by **3:30 p.m. on Monday, July 1, 2024.**

The BZA public hearing will be livestreamed (for viewing only) on the Charleston County Government website at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>

In keeping with the Americans with Disabilities Act, persons needing assistance should contact the County's ADA Coordinator in Human Resources at (843) 958-4700 during regular business hours in advance of the meeting.

<https://www.charlestoncounty.org/files/ADA-Citizen-Request-for-Accommodation.pdf?v=570>

BZA AGENDA – JULY 1, 2024, 4:00 P.M.

I. CALL TO ORDER AND INTRODUCTIONS

II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

III. REVIEW AND APPROVE SUMMARY OF JUNE 3, 2024 BZA MEETING

IV. BZA RULINGS FROM JUNE 3, 2024:

NEW BUSINESS:

1. CASE# BZA-04-24-00769

2125 Saint Lukes Drive – James Island (TMS# 343-01-00-122)

Variance request to reduce the required 10' rear setback by 6.5' to 3.5' and the required 5' interior side setback by 1.5' to 3.5' for a proposed attached Accessory Dwelling Unit (ADU).

Applicant/Property Owner: Thomas A. Kozlik

APPROVED

2. CASE# BZA-04-24-00770

105 Hickory Street – St. Andrews Area (TMS# 418-13-00-094)

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District.

Applicant/Property Owner: Stephanie Sykora

APPROVED WITH CONDITIONS

3. CASE# BZA-04-24-00771

10053-B Highway 78 – North Area (TMS # 388-06-00-302)

Special Exception request to establish a liquor store in the Community (CC) Zoning District.

Applicant: Amitkumar Kanitibhai Patel

Property Owner: Ruby Halteh

APPROVED WITH CONDITIONS

4. CASE# BZA-04-24-00772

2521 Highway 17 North – East Area (TMS# 580-14-00-031)

Variance request to reduce/eliminate the 8' perimeter landscape area required along the property line adjacent to TMS # 578-00-00-028 and to eliminate the 15' landscape right-of-way buffer required along the ingress/egress easement for existing and proposed parking.

Applicant/Property Owner: James Duggan of AMDG 17N LP

Representative: Kyle A. Taylor of Taylor Consulting Group, LLC

DENIED

5. CASE# BZA-04-24-00773

1742 Habersham Road – East Area (TMS # 583-00-00-383)

Variance request to remove a 27" DBH Grand Pecan Tree located within an existing ingress/egress easement for a proposed four lot subdivision.

Applicant: William Brodsky of Cedar Brook Homes

Property Owner: Ashby Johnson

APPROVED WITH CONDITIONS

6. CASE# BZA-04-24-00774

3104 Sandy Pearl Way – East Area (TMS # 561-00-00-652)

Variance request to reduce the required 25' front/street side setback along an ingress/egress easement for a proposed detached two-car garage.

Applicant/Property Owner: Bennett Rogers of DRB Group South Carolina LLC

DENIED

7. CASE# BZA-04-24-00775

4683 Lazy Creek Lane – Wadmalaw Island (TMS # 217-00-00-079)

Variance request to remove a 28" DBH Grand Red Oak Tree and to remove an 18"/32" DBH Grand codominant-stemmed Live Oak Tree for a proposed (60' x 80') Accessory Dwelling Unit (ADU)/storage building.

Applicant/Property Owner: Jose Vazquez

POSTPONED

8. CASE# BZA-04-24-00776

9581 Highway 78 – North Area (TMS # 390-00-00-089)

Variance request to locate the gasoline pump dispensers in front of the proposed gas station building.

Applicants: Blake Greco and Keith Saltzman of Drayton-Parker Companies, LLC

Property Owner: Michael A. Kocak of Ladson Road LLC

Representative: Andrew Todd-Burke, PLA, ASLA of Kimley-Horn & Associates

APPROVED WITH CONDITIONS

9. CASE# BZA-05-24-00777

1100 Saint Andrews Boulevard – St. Andrews Area (TMS # 418-06-00-084)

Variance request to reduce the required 75' access drive separation by 8.5' to 66.5' from the Gunn Avenue and Saint Andrews Boulevard intersection and to reduce/eliminate the required land use buffer along the property line adjacent to TMS # 418-06-00-083 for a proposed parking lot.

Applicant/Property Owner: Michael Melton of Melton & Katz Ventures, LLC

APPROVED WITH A CONDITION

10. CASE# BZA-05-24-00778

1100 Saint Andrews Boulevard – St. Andrews Area (TMS # 418-06-00-084)

Variance request to reduce the 8' perimeter landscape area required along the property line adjacent to TMS # 418-06-00-086 for proposed parking.

Applicant/Property Owner: Michael Melton of Melton & Katz Ventures, LLC

APPROVED WITH A CONDITION

V. BRIEF THE PUBLIC ON THE BZA'S RULES OF PROCEDURE

VI. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY

VII. REVIEW THE FOLLOWING REQUESTS:

OLD BUSINESS:

1. CASE# BZA-04-24-00772

2521 Highway 17 North – East Area (TMS # 580-14-00-031)

Variance request to reduce/eliminate the 8' perimeter landscape area required along the property line adjacent to TMS # 578-00-000-028 and to eliminate the 15' landscape right-of-way buffer required along the ingress/egress easement for existing and proposed parking **was denied on June 3, 2024**. Request from Kyle A. Taylor of Taylor Consulting Group on behalf of the Applicant/Property Owner, James Duggan of AMDG 17NLP for the BZA to reconsider this case at the next available BZA public hearing.

2. CASE# BZA-03-24-00764

244 Riverland Drive – James Island (TMS # 343-06-00-127)

Variance request for construction within a restricted area three times the DBH (Critical Root Zone) of a 25.5" DBH Grand Laurel Oak Tree for an accessory building.

Applicant/Property Owner: James Ellis

NEW BUSINESS:

1. CASE# BZA-05-24-00779

2818 Waldman Drive – North Area (TMS# 486-05-00-106)

Variance request for existing structures to encroach more than twenty-five (25%) of the protected root zone area and to encroach within a restricted area three times the DBH (Critical Root Zone) of three (3) Grand Willow Oak Trees.

Applicant/Property Owner: Leticia De La Cruz Gonzalez

2. CASE# BZA-05-24-00780

2818 Waldman Drive – North Area (TMS# 486-05-00-106)

Variance request to reduce the required 5' interior side setback b 4' to 1' for an existing unpermitted covered porch.

Applicant/Property Owner: Leticia De La Cruz Gonzalez

3. CASE# BZA-05-24-00781

1923 Stromboli Avenue – North Area (TMS # 466-08-00-455)

Variance request for a distribution facility:

- to waive the required minimum thirty percent (30%) of parking spaces that must have a pervious surface and to exceed the maximum seventy percent (70%) impervious surface coverage; and
- to waive the pedestrian way installation requirement.

Applicants: Jonathan L. Yates & Brian Hellman of Hellman Yates, PA

Property Owner: Ron Patti of Crown Enterprises, INC

4. CASE# BZA-05-24-00782

1923 Stromboli Avenue – North Area (TMS # 466-08-00-455)

Variance request to reduce the required 15' right-of-way landscape buffer along Stromboli Avenue and to reduce the required 60' land use buffer for a distribution facility.

Applicants: Jonathan L. Yates & Brian Hellman of Hellman Yates, PA

Property Owner: Ron Patti of Crown Enterprises, INC

5. CASE# BZA-05-24-00783

1923 Stromboli Avenue – North Area (TMS # 466-08-00-455)

Variance request to waive the requirement that the site comprises of a least 10 percent undisturbed open space that is either part of, or contiguous with, the perimeter buffer and to eliminate foundation planting for a distribution facility.

Applicants: Jonathan L. Yates & Brian Hellman of Hellman Yates, PA

Property Owner: Ron Patti of Crown Enterprises, INC

6. CASE# BZA-05-24-00785

136 Plymouth Avenue – James Island (TMS # 343-02-00-102)

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District.

Applicant/Property Owner: Edith DuBose Schaller of CLUBICW, LLC

7. CASE# BZA-05-24-00786

844 Trent Street – St. Andrews Area (TMS # 310-02-00-102)

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District.

Applicant: Emily Glen

Property Owner: John Glen

8. CASE# BZA-05-24-00788

3621 Bonche Road – Johns Island (TMS # 215-00-00-190)

Special Exception request for the establishment of a Resource Extraction/Mining use in the Rural Agricultural (AG-8) Zoning District.

Applicant: Hank Walpole

Property Owner: Guerry Glover of Long Hill Farms Limited Partnership, L.P.

9. CASE# BZA-05-24-00789

7200 Highthorne Road– St. Pauls Area (TMS # 175-00-00-023)

Special Exception request for the establishment of a Resource Extraction/Mining use in the Resource Management (RM) Zoning District.

Applicant/Property Owner: Jeffery McLain

Representative: Jenna Nelson of Bowman Consulting Group Ltd.

VIII. ADDITIONAL BUSINESS

1. Next BZA Meeting: August 5, 2024
2. 2024 Continuing Education Training Update

IX. ADJOURNMENT