



CHARLESTON
COUNTY

SOUTH CAROLINA

CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

NOVEMBER 4, 2024, 5:00 P.M.

Notice of this meeting was published in *The Post and Courier* on **October 18, 2024**

A meeting of the Charleston County BZA will be held **Monday, November 4, 2024, at 5:00 p.m., in 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. The BZA public hearing will be livestreamed (for viewing only) at: charlestoncounty.org/departments/county-council/cctv.php
The meeting information will be available online at engage.charlestoncounty.org/BZAPortal one week prior to the meeting.

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>

I. CALL TO ORDER AND INTRODUCTIONS

II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

III. REVIEW AND APPROVE SUMMARY OF OCTOBER 7, 2024 BZA MEETING

IV. BZA RULINGS FROM OCTOBER 7, 2024:

OLD BUSINESS:

1. 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 (50' x 70') Accessory Dwelling Unit (ADU)/storage building.

Applicant/Property Owner: Jose Vazquez

APPROVED WITH CONDITIONS

2. CASE# BZA-06-24-00792

7753 Blue House Lane – Edisto Island (TMS# 069-00-00-013)

Variance request to reduce the required 50' Critical Line setback by 22.4' to 27.6' and the required 35' Critical Line buffer by 7.4' to 27.6' for an unpermitted swimming pool.

Applicants/Property Owners: Joseph Todd Manley and Meredith Hastings Manley

APPROVED WITH CONDITIONS

NEW BUSINESS:

1. **CASE# BZA-07-24-00799**
4435 Besty Kerrison Parkway – Johns Island (TMS # 204-00-00-019)
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: Christina L. Johnson
APPROVED WITH CONDITIONS

2. **CASE# BZA-08-24-00802**
2040 Wappoo Drive – James Island (TMS # 343-03-00-141)
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: Robert G. Roll
APPROVED WITH CONDITIONS

3. **CASE# BZA-08-24-00801**
2315 Spearfish Circle – James Island (TMS # 328-03-00-070)
Variance request to locate a proposed detached accessory structure (swimming pool) to the side, not wholly to the rear, of the existing principal structure and to reduce the required 35' Critical Line setback by 8.6' to 26.4' for the proposed swimming pool.
Applicant/Property Owner: William Johnson
APPROVED

4. **CASE# BZA-08-24-00803**
5335 Log Bridge Road – St. Pauls Area (TMS # 246-00-00-111)
Variance request to reduce the required 15' interior side setback by 8' to 7' for an existing unpermitted accessory building/porch.
Applicants/Property Owners: Richard and Angela Baughman
APPROVED WITH A CONDITION

5. **CASE# BZA-08-24-00804**
5732 and 5728 Anglers Pond Lane – Johns Island (TMS # 281-00-00-205 and 281-00-00-206)
Variance request to reduce the required 50' front/street side, setback, the required 15' interior side setback, and the required 30' rear setback for existing unpermitted accessory structures.
Applicants/Property Owners: Leona and Theodore Forbes
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:

NEW BUSINESS:

1. **CASE# BZA-09-24-00805**
1575 Folly Road – James Island (TMS# 334-11-00-001)
Variance request to encroach more than twenty-five percent (25%) of the protected root zone area and to encroach within a restricted area three times the DBH (Critical Root Zone) of ten (10) Grand Trees for a proposed dog daycare, boarding, and training facility.
Applicant: Chris MacDougal of Pluff Mutt LLC
Property Owner: Paul D. MacDougal of Equizetum LLC

2. CASE# BZA-09-24-00806

2408 Ashley River Road – St. Andrews Area (TMS# 353-02-00-191)

Special Exception request for the sale for alcoholic beverages onsite (beer, wine, and liquor) in a proposed event venue in the Ashley River Road Corridor Overlay (Community Commercial [CC]) Zoning District.

Applicant: Sameka M. Jenkins of Sweetgrass Hall, LLC

Property Owners: Daniel and Diane Ruegg

3. CASE# BZA-09-24-00807

2146 and 2150 Pierpont – St. Andrews Area (TMS # 353-03-00-042)

Variance request to remove a 27" DBH Grand Red Oak Tree for a proposed eleven (11) lot subdivision.

Applicant/Property Owner/Representative: Kevin J. Coffey of Lowcountry Land Development Consultants

Property Owner: Mark A. Woodall of MWKC LLC

VIII. ADDITIONAL BUSINESS

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

IX. ADJOURNMENT