



Case # BZA-01-25-00838

Charleston County BZA Meeting of March 3, 2025

Applicant/Property Owner: Adam Steen of Steen Properties, LLC

Representative: Thomas M. Durante, P.E. of Empire Engineering, LLC

Property Location: 7634 Savannah Highway – St. Pauls Area

TMS#: 121-00-00-048

Zoning District: Parkers Ferry Community Overlay (Commercial) Zoning District

Request:

Variance request to waive the required 35' (Type E) right-of-way buffer along Savannah Highway and to waive the required 15' (Type B) land use buffer for existing gravel and chain link fence to remain and to add new gravel and chain link fence in the right-of-way buffer west of the easement.

Requirement:

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers, Table 9.4.4-1, Buffer Types by Roadway requires a 35' (Type E) right-of-way buffer along Savannah Highway.*

*Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers, B. Land Use Buffers, Table 9.4.4-2, Land Use Buffers and Table 9.4.4-3, Buffer Depth and Landscaping Standards requires a 15' (Type B) land use buffer.*



## CHAPTER 9 | DEVELOPMENT STANDARDS

### ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

#### Sec. 9.4.4 Landscape Buffers

##### A. Right-of-Way Buffers.

1. *Applicability.* Right-of-Way buffers shall be required adjacent to road Rights-of-Way and ingress/egress Easements for all uses except for agricultural and Residential Uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.
2. *Buffer Types by Roadway.* Landscape Buffers are required along Roadways in accordance with Table 9.4.4-1, *Buffer Types by Roadway*. Streets, Rights-of-Way, and ingress/egress Easements not indicated in this table shall comply with the Type B buffer requirements.
3. *Development within Buffer Areas.*
  - a. No Development, storage, or display may occur within required buffer areas except for sidewalks and permitted drives and Signs;
  - b. All buffer areas shall accommodate the required Plant materials;
  - c. Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and when they meander through the buffer in a natural manner; and
  - d. Stormwater ponds and swales may not occupy more than 25 percent of the buffer depth.

**Table 9.4.4-1, Buffer Types by Roadway**

Abbapoola Road	G	Main Road (Limehouse Bridge to Maybank Hwy.)	I
Ashley Hall Road	B	Main Road Corridor Overlay Zoning District	[3]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	B	Main Road (Bees Ferry Road to Limehouse Bridge)	G
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	E	Manse Road	G
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	I	Mark Clark Expressway	I
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line) [1]	J	Mary Ann Point Road	E
Bears Bluff Road	I	Mathis Ferry Road [1]	G
Bees Ferry Road	G	Maybank Highway Corridor Overlay Zoning District [Johns Island]	[2]
Belvedere Road	G	Maybank Highway Corridor Overlay Zoning District [James Island]	[4]
Betsy Kerrison Parkway [1]	I	Maybank Highway (Main Road to Rockville)	I
Bohicket Road [1]	I	Meeting Street	B
Botany Bay Road [1]	I	Murraywood Road	G
Brownswood Road	G	Old Georgetown Road	G
Cane Slash Road	G	Liberia Road	G



Chisolm Road	G	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	B
Chuck Dawley Boulevard	B	Old Jacksonboro Road	G
Coleman Boulevard	B	Old Pond Road	G
Doar Road	G	Old Towne Road	B
Dorchester Road	A	Orange Grove Road	B
Eddingsville Beach Road	G	Orleans Road	B
Edenvale Road	G	Parkers Ferry Road	G
Fort Johnson Road [1]	E	Patton Avenue/Fickling Hill Road	G
Hamlin Road	E	Peters Point Road	G
Harborview Road	B	Pine Landing Road	G
Highway 162	G	Plow Ground Road	G
Highway 165	G	Raccoon Island Road	G
Highway 17 (Hwy. 41 to County Line)	I	Rifle Range Road	E
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	G	River Road [1]	I
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	B	Riverland Drive [1]	G
Highway 17 (west of Isle of Palms Connector including bypass)	B	Rivers Avenue	B
Highway 174 (Highway 164 to Edisto Beach) [1]	I	Rutledge Road	G
Highway 174 (Highway 17 to Highway 164)	E	Saint Andrews Boulevard	B
Highway 41	G	Savannah Highway [Bees Ferry Rd. to County Line] otherwise C	E
Highway 45	G	Seewee Road	G
Humbert Road	E	South Santee Road	G
Hyde Park Road	G	Steamboat Landing Road (Jenkins Hill to Steamboat Creek)	G
James Island Bridge/Highway 61 Connector	C	Tibwin Road	G
James Island Expressway	G	Toogoodoo Road	G
Liberia Road	G	Venning Road	E
Long Point Road (SPA Wando Terminal to I-526)	B	Wappoo Road	B
Long Point Road (Outside of MP-O District) [1]	G	Wescott Road	G
Magwood Road	E	Willtown Road	G



[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all Trees 6 inches or greater in Diameter Breast Height (DBH) which are located within Rights-of-Way.

[2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.

[3] Buffer type as described in the Main Road Corridor Overlay District.

[4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.

#### 4. Buffer Depth and Planting Standards.

(See Table 9.4.4-3)

5. The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:
- a. A required Right-of-Way buffer not within an Overlay Zoning District may be reduced by up to one-third its depth when the following circumstance exist:
    1. The Parcel is located on a Corner Lot with required Right-of-Way buffers of 35 feet or more; or
    2. The area of all the required buffers, including land use buffers and Tree protection areas, exceeds 30 percent of the site.
  - b. A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:
    1. When no parking or vehicular use area is located between the building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
    2. When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
    3. Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and Tree preservation requirements of this Ordinance.
    4. Buffers are not required along newly created internal Rights-of-Way and ingress/egress Easements on Parcels containing exclusively Duplex, Triplex, Fourplex, or Single Family Attached Dwellings.
  - c. The Zoning and Planning Director may require additional site improvements., including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted.

#### B. Land Use Buffers.

1. *Applicability.* Land use buffers shall be provided in accordance with the standards of this Section. In the case of conflict between the land use buffer requirements of this section and those contained in [CHAPTER 6, Use Regulations](#), of this Ordinance, the land use buffer requirements contained in [CHAPTER 6, Use Regulations](#), shall govern.
2. Single-Family Detached Dwelling Units on individual Lots are exempt from the land use buffer requirements of this Section.
3. The Zoning and Planning Director is authorized to modify or waive the buffer or landscape planting requirements and may require that additional plant material be added within remaining buffers or elsewhere on the site, as described below:
  - a. When buffers will not serve any useful purpose due to the location of the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses; vehicles; buildings; structures; or storage; parking; loading; display or service areas; or
  - b. The Zoning and Planning Director is authorized to allow a one-third reduction of required buffers, if all required buffers would exceed 25 percent of the site proposed for Development.
4. *Determination of Required Buffers.* The following procedure shall be used in determining which of the buffer types in Table 9.4.4-2, *Land Use Buffers*, apply:
  - a. Determine the type of proposed use for the site being developed. (Column 1);
  - b. Determine the residential use type (if residential) or the Zoning District that exists on the adjacent Parcel. This is the "Adjacent Site's Use or Zoning";



- c. At the intersection of the proposed use and the use or zoning of the adjacent site, identify the land use buffer type (A, B, C, D, E, or F) required along the developing site's boundary(ies); and
- d. Lastly, refer to Table 9.4.4-3, *Buffer Depth and Landscaping Standards*, for the applicable buffer type.

5. *Land Use Buffer Table*. Land use buffers are required along Side and Rear Yards in accordance with the requirements of the following table:

<b>Table 9.4.4-2, Land Use Buffers</b>									
Proposed Use	Use or Zoning of Adjacent Site								
	Residential Type			Civic/Institutional	Commercial Type		Industrial Type		Agricultural
	1	2	3		1	2	1	2	
Agricultural	B	B	B	-	-	-	-	-	-
Residential Type 1	-	-	-	-	-	-	-	-	-
Residential Type 2	A	-	A	B	B	C	E	F	B
Residential Type 3	B	A	-	A	B	C	E	F	B
Civic/Institutional	B	B	A	-	B	C	D	E	B
Commercial Type 1	B	B	B	A	-	C	D	E	B
Commercial Type 2	D	D	C	D	-	-	D	D	D
Industrial Type 1	H	H	H	F	E	B	-	A	G
Industrial Type 2	J	J	J	J	G	B	A	-	I

General Notes:

Residential Use Types:  
 Type 1 = Single family Detached and undeveloped Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and Multi-Family and all other residential use types, including Manufactured Housing Parks

Commercial Use Types:  
 Type 1 = Any commercial use allowed by right in an RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses

Industrial Use Types:  
 Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste-Related uses and Recycling Centers.

**6. Buffer Depth and Landscaping Standards.**

<b>Table 9.4.4-3, Buffer Depth and Landscaping Standards</b>										
Standard	Buffer Type									
	A	B	C	D	E	F	G	H	I	J
<b>MINIMUM BUFFER DEPTH (feet from property line) [1]</b>	10	15	20	25	35	40	50	60	75	100
<b>MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet) [2] [3]</b>										
Canopy Trees [4]	2	2	2	3	4	5	6	7	9	12
Understory Trees (at least 50 percent evergreen)	3	3	4	4	6	7	9	10	12	15
Shrubs	20	25	30	35	40	45	50	55	60	75



TABLE NOTES:

1. Buffers may be traversed by permitted driveways and pedestrian ways.
2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.
3. Bradford Pears cannot be used to fulfill any of the Tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.
4. Palmetto Trees may be substituted to fulfill the Canopy Tree requirements. These Trees are to be planted at a ratio of three Palmetto Trees for each Canopy Tree and are to be planted in groupings of three.

GENERAL NOTES:

1. The Zoning and Planning Director shall be authorized to require the installation of Berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.
2. All Trees with a Diameter Breast Height (DBH) of eight inches or greater within buffers shall be preserved.

**C. General.**

1. *Location of Buffers.* Buffers shall be located along the perimeter of a Lot or Parcel and shall extend to the boundary of the Lot or Parcel. They shall not be located on any portion of public Right-of-Way. Where drainage or other utility Easements exist along property lines, required Landscape Buffers shall be located adjacent to the Easement and may be reduced in width by the width of the Easement, but in no case shall the buffer width be less than 10 feet and shall be located adjacent to the Easement. Required buffers shall be noted on all Plats, plans and permit requests submitted for review and approval under this Ordinance.
2. *Plant Material within Buffers.* Plant material shall be selected and spaced properly to allow the Plants to thrive considering site specific conditions. Plant materials located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed so as not to impede access or maintenance, including low-lying lateral branches. Additionally, plant material within required buffers that contain Utility Easements shall be selected and located to minimize pruning for future maintenance and clearance of such Utilities. All selections are subject to the review and approval of the Zoning and Planning Director and may also require modifications (substitutions and relocation) of plant materials on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or Rights-of-Way and to preserve the public health, safety, and welfare.
3. *Use of Buffers.* The Zoning and Planning Director is authorized to allow On-Premises Signs, Fences, Walls, Berms, mailboxes, access to community Boat Ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Zoning and Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse effect on adjacent property.

Effective on: 12/6/2022, as amended

CASE # BZA-01-25-00838  
 TMS # 121-00-00-048  
 ZONING MAP

SUBJECT PROPERTY

FBZD-1

OD\_PF

OD\_PF

OD\_PF

048

OD\_PF

FBZD-1

IN

SAVANNAH HWY

OLD JACKSONBORO RD

AGR

RC











AGR

AGR

OD\_PF

OD\_PF

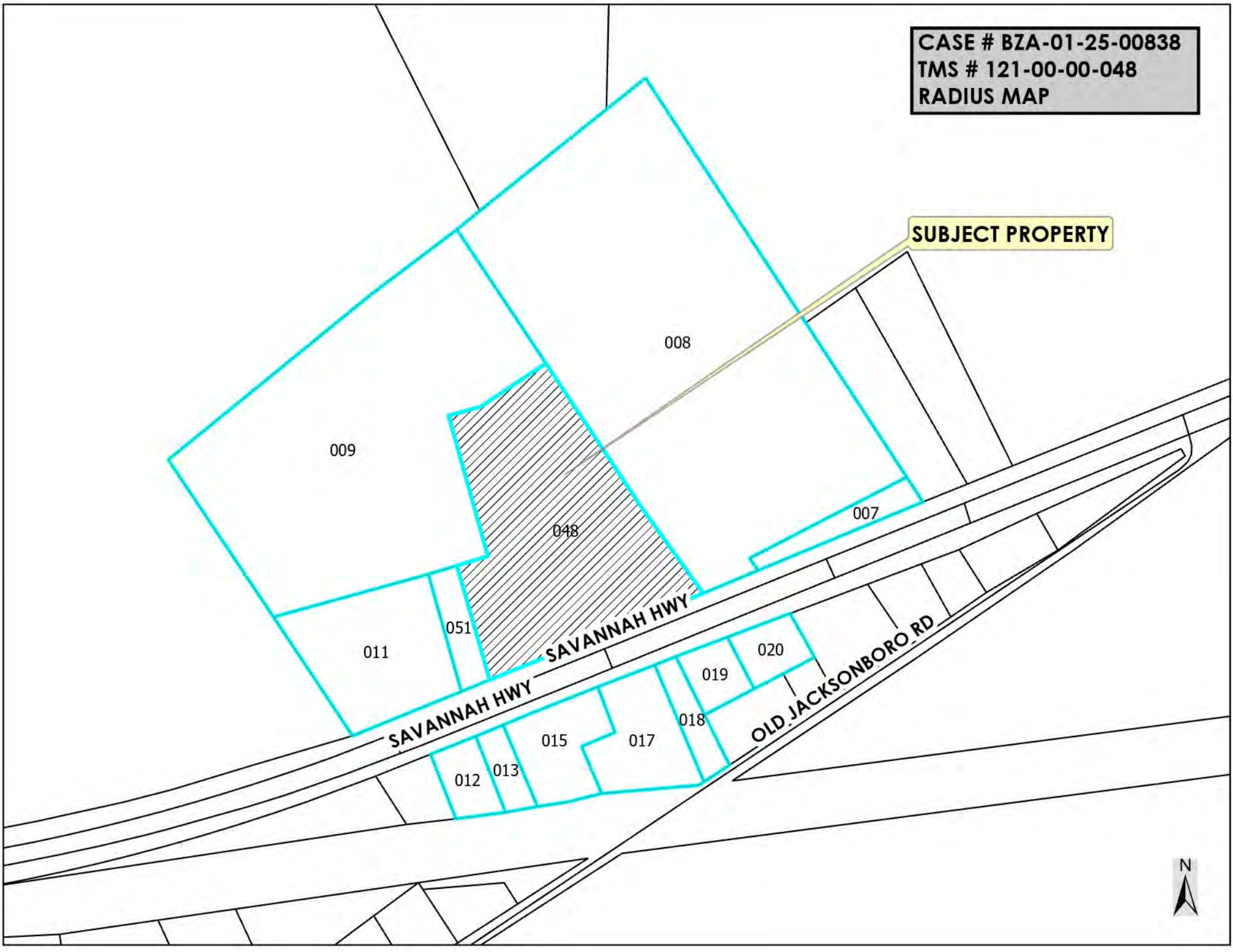
**Legend**

-  Parcel Boundaries
-  SUBJECT PROPERTY
- Zoning Districts**
-  AGR; AGRICULTURAL RESIDENTIAL
-  FBZD-1; FORM BASED ZONING DISTRICT-1
-  IN; INDUSTRIAL
-  OVERLAY ZONING DISTRICTS
-  RC; RURAL COMMERCIAL
- Chas County Overlay Zoning Districts**
-  Parkers Ferry Overlay Zoning District
-  COMMERCIAL PROPERTIES
-  RESIDENTIAL AREA



CASE # BZA-01-25-00838  
TMS # 121-00-00-048  
RADIUS MAP

SUBJECT PROPERTY





CASE # BZA-01-25-00838  
TMS # 121-00-00-048  
AERIAL MAP

SUBJECT PROPERTY

SAVANNAH HWY

SAVANNAH HWY



CASE # BZA-01-25-00838  
TMS # 121-00-00-048  
AERIAL MAP

SUBJECT PROPERTY

SAVANNAH HWY  
SAVANNAH HWY

OLD JACKSONBORO RD



**Case # BZA-01-25-00838**

**BZA Meeting of March 3, 2025**

**Subject Property: 7634 Savannah Highway – St. Pauls Area**

**Proposal: Variance request to waive the required right-of-way buffer along Savannah Highway and to waive the required land use buffer for gravel and chain link fence.**



# Subject Property



# Subject Property



Staff Review:

The applicant and property owner, Adam Steen of Steen Properties, LLC, represented by Thomas M. Durante, P.E. of Empire Engineering, LLC, are requesting a variance to waive the required 35' (Type E) right-of-way buffer along Savannah Highway and to waive the required 15' (Type B) land use buffer for existing gravel and chain link fence to remain and to add new gravel and chain link fence in the right-of-way buffer west of the easement at 7634 Savannah Highway (TMS # 121-00-00-048) in the St. Pauls Area of Charleston County.

The 12.165-acre subject property is located in the Parkers Ferry Community Overlay (Commercial) Zoning District. The adjacent properties to the north and west are also located in the Overlay in the Commercial Zoning District. The adjacent property to the east is located in the Parkers Ferry Community Overlay (Residential Area) Zoning District. The property owner, Steen, owns the adjacent properties to the east (TMS # 121-00-00-008) and to the north (TMS # 121-00-00-009).

The proposed project is currently in the Site Plan Review process (ZSPR-04-24-01020). Steen Enterprises sells new and used farm and construction equipment. The applicant's letter of intent explains, "Leave existing gravel and fence at the front of the site instead of installing a 35' Type E buffer along Savannah Highway in front of TMS 121-00-00-048 & 009"  
\*After this application was submitted, the referenced portion of -009 was combined with -048 by Deed Book 1293, Page 624 as shown on Plat Book L24, Page 0478.

*Eliminate 35' buffer along frontage of TMS 121-00-00-047\*\* to be consistent with existing Steen's established business with gravel and fence, as well as to leave the existing gravel and fence on the Eastern part of the site (TMS 121-00-00-048 & 008\*\*\*) instead of removing and installing a 15' buffer."*

\*\*After this application was submitted, the entire parcel -047 was combined with -048 by Deed Book 1293, Page 624 as shown on Plat Book L24, Page 0478.

\*\*\*Parcel -008 is zoned residential. The business was expanded onto a portion of -008 without zoning approval. This issue must be resolved by moving the fence onto -048, or adjusting the property line through the subdivision process and rezoning that portion of -008 to commercial.

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers, Table 9.4.4-1, Buffer Types by Roadway requires a 35' (Type E) right-of-way buffer along Savannah Highway.

Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers, B. Land Use Buffers, Table 9.4.4-2, Land Use Buffers and Table 9.4.4-3, Buffer Depth and Landscaping Standards requires a 15' (Type B) land use buffer.

Staff conducted a site visit on the subject property on February 12, 2025. Please review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There may be extraordinary and exceptional conditions pertaining to the 12.165-acre property. **The applicant's letter of intent states, "There are many existing grand trees dotted around the site, all of which are proposed to be saved which impacts the useability of the site for our specific use (outside storage of farming/construction equipment). Furthermore, there are existing wetlands at the rear of the property that will remain undisturbed and buffered, as well as existing SCDOT drainage ditches traversing and bordering the site that drain Savannah Highway further restricting the **amount of useable space remaining on our site.**" Therefore, the request may meet this criterion.**

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: These conditions may not generally apply to other property in the vicinity. **The applicant's letter of intent states, "These conditions are unique due to the existence of wetlands on this site, many grand trees and the SCDOT drainage ditches traversing the site. Adjacent sites might have one or two of these challenges but all three drastically affect the useability of this site."** Therefore, the request may meet this criterion.

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: The application of this Ordinance, Article 9.4 Landscaping, Screening, and Buffers to 7634 Savannah Highway does not unreasonably restrict the utilization of the property, because the western portion of the property can comply with the current ZLDR buffer requirements (35', Type E buffer, along Savannah Highway). Therefore, the proposal to waive the buffer along the western portion of the property does not meet this criterion. However, the **applicant's letter of intent states** contends, "Yes, without a variance to leave the existing gravel and fence in place, the property would be severely impacted relative to its historic use. The Steen's have owned and operated their business for 40+ years and have relied heavily on the amount of

*useable space on the site. Their continued success has resulted in a need to expand their outside storage area, but the many grand trees, wetlands, drainage ditches, etc. confine the useable space to the front of their site and reducing several of the existing, previously useable areas would be counter-productive to their business, especially since it has been used for the past 40 years with no issues.”*

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: The authorization of this variance request may be of substantial detriment to the adjacent properties and to the public good, and the character of the Parkers Ferry Community Overlay (Commercial) Zoning District may be harmed if the variance is granted. The Parkers Ferry Community Overlay standards were adopted in 2017 and would apply to all new development and redevelopment. Therefore, the request may not meet this criterion. However, **the applicant’s letter of intent** contends, **“No, the authorization of a variance will not be a detriment to the adjacent properties or the public good. The Steen’s have owned and operated their business at this site for more than 40 years and are a well-respected member and fixture of the community. The Steen’s use of the site continues to fit well with the intent of the Parkers Ferry Overlay District, specifically the rural character and preservation of important natural resources such as grand trees and wetlands within this zoning district.”**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. This request does not meet this criterion. However, the request will meet this criterion if the zoning district boundary issue on -008 is resolved as suggested in the Staff conditions.

§3.10.6(6): *The need for the variance is not the result of the applicant’s own actions;*

Response: The need for the variance **is the result of the applicant’s own actions** because the western portion of the property can comply with the current ZLDR buffer requirements. Therefore, the proposal to waive the buffer along the western portion of the property does not meet this criterion. However, the **applicant’s letter of intent** contends, **“No, this variance is not the result**



*of our own actions. The Steen's have been in business at this location long before the current Charleston County Zoning & Land Development Ordinance went into effect in 1999."* Therefore, the request may meet this criterion.

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: Granting of the variance may not substantially conflict with the *Comprehensive Plan* or the purposes of the *Ordinance* if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship. In addition, **the applicant's letter of intent states**, *"No, this variance would not conflict with the Charleston County Comprehensive Plan as the existing and proposed Future Land Uses on this property is business and meets the general intent of the Parkers Ferry Overlay District."* Therefore, the request may meet this criterion.

#### **Board of Zoning Appeals' Action:**

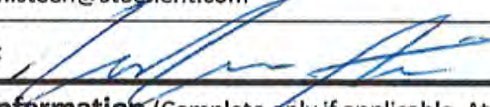

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case BZA-01-25-00838 [Variance to waive the required 35' (Type E) right-of-way buffer along Savannah Highway and to waive the required 15' (Type B) land use buffer for existing gravel and chain link fence to remain and to add new gravel and chain link fence in the right-of-way buffer west of the easement at 7634 Savannah Highway (TMS # 121-00-00-048) in the St. Pauls Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following conditions:

1. The applicant shall resolve the encroachment issue by one of the following methods:
  - (a) The portion of the chain link fence that encroaches onto TMS # 121-00-00-008 shall be relocated to the commercial side of the property line on TMS # 121-00-00-048 within 6 months of this approval; or
  - (b) Within 1 year of this approval, the applicant shall submit a plat in approvable state that adjusts the property line through the subdivision process, and they shall successfully complete the rezoning process for that portion of -008 to commercial.
2. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process. The site plan will not be approved until the encroachment issue referenced in condition # 1 is resolved.
3. The applicant shall add a canopy tree island as shown in the February 5, 2025 email from Staff.

**ZONING VARIANCE APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

<b>Property Information</b>			
Subject Property Address: 7634 & 7674 Savannah Highway			
Tax Map Number(s): 121-00-00-048, 047, 009 & 008			
Current Use of Property: Steen Enterprises - Commercial Farming & Construction Equipment Sales			
Proposed Use of Property: Same			
<b>Zoning Variance Description: Leave existing gravel and fence at front and side of site instead of installing new 35' &amp; 15' buffers. Add new gravel and fence along TMS 121-00-00-047 to be consistent with the existing Steen site frontage.</b>			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): Adam Steen			
Name of Company (if applicable): Steen Properties, LLC			
Mailing Address: 7634 Savannah Highway			
City: Adams Run	State: South Carolina	Zip Code: 29426	
Email Address: adam.steen@steenent.com		Phone #: (843) 889-2292	
Applicant Signature: 			Date: 1-13-2025
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: N.A. – Applicant is the Owner			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): N.A. – Applicant is the Owner			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: OD PF	Flood Zone: X (440K)	Date Filed: 1/27/25	Fee Paid: \$250
Application #: BZA-01-25-00838	TMS #: 121-00-00-048	Staff Initials: 	

**Description of Request**

*Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)*

**Leave existing gravel and fence at the front of the site instead of installing a 35' Type E buffer along Savannah Highway in front of TMS 121-00-00-048 & 009, eliminate 35' buffer along frontage of TMS 121-00-00-047 to be consistent with existing Steen's established business with gravel and fence, as well as to leave the existing gravel and fence on the Eastern part of the site (TMS 121-00-00-048 & 008) instead of removing and installing a 15' buffer.**

**Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria**

**Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.**

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

**There are many existing grand trees dotted around the site, all of which are proposed to be saved which impacts the useability of the site for our specific use (outside storage of farming/construction equipment). Furthermore, there are existing wetlands at the rear of the property that will remain undisturbed and buffered, as well as existing SCDOT drainage ditches traversing and bordering the site that drain Savannah Highway further restricting the amount of useable space remaining on our site.**

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

**These conditions are unique due to the existence of wetlands on this site, many grand trees and the SCDOT drainage ditches traversing the site. Adjacent sites might have 1 or two of these challenges but all three drastically affect the useability of this site.**

3. Because of these extraordinary and exceptional conditions, would the application of this ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

**Yes, without a variance to leave the existing gravel and fence in place, the property would be severely impacted relative to its historic use. The Steen's have owned and operated their business for 40+ years and have relied heavily on the amount of useable space on the site. Their continued success has resulted in a need to expand their outside storage area, but the many grand trees, wetlands, drainage ditches, etc. confine the useable space to the front of their site and reducing several of the existing, previously useable areas would be counter-productive to their business, especially since it has been used for the past 40 years with no issues.**

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

**No, the authorization of a variance will not be a detriment to the adjacent properties or the public good. The Steen's have owned and operated their business at this site for more than 40 years and are a well-respected member and fixture of the community. The Steen's use of the site continues to fit well with the intent of the Parkers Ferry Overlay District, specifically the rural character and preservation of important natural resources such as grand trees and wetlands within this zoning district.**

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

**Yes, this variance meets this criterion in that there will be no change to the zoning district boundaries and the use is remaining consistent with the historic use of this site for 40+ years.**

6. Is the need for the variance the result of your own actions? Explain:

**No, this variance is not the result of our own actions. The Steen's have been in business at this location long before the current Charleston County Zoning & Land Development Ordinance went into effect in 1999.**

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

**No, this variance would not conflict with the Charleston County Comprehensive Plan as the existing and proposed Future Land Uses on this property is business and meets the general intent of the Parkers Ferry Overlay District.**

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

STEEN WILLIAM C TRUST  
TMS: 121-00-00-009

STEEN WILLIAM C TRUST  
TMS: 121-00-00-009

NEW DETENTION POND  
(PREVIOUSLY USEABLE SPACE)

STEEN PROPERTIES, LLC  
TMS: 121-00-00-008

LAND USE BUFFER TO BE  
ELIMINATED ALONG THIS  
PROPERTY LINE

STEEN PROPERTIES, LLC  
TMS: 121-00-00-048

EXISTING GRAVEL & SECURITY FENCE  
TO REMAIN INTACT  
(NO 35' & 15' LANDSCAPE BUFFERS)

STEEN PROPERTIES, LLC  
TMS: 121-00-00-047

EXISTING GRAND  
TREE TO REMAIN  
(TYP.)

SHENNA NATRICE MYERS  
TMS: 121-00-00-051

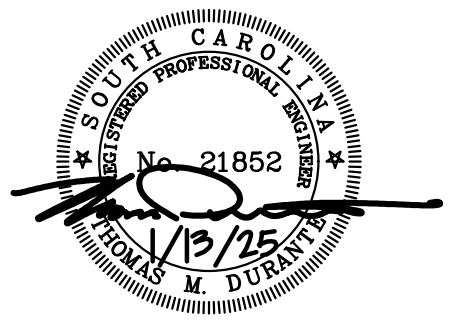
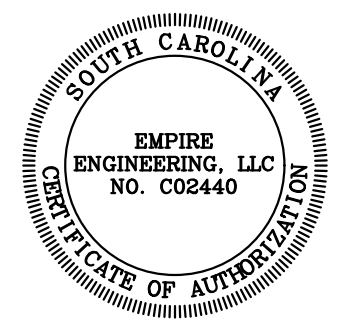
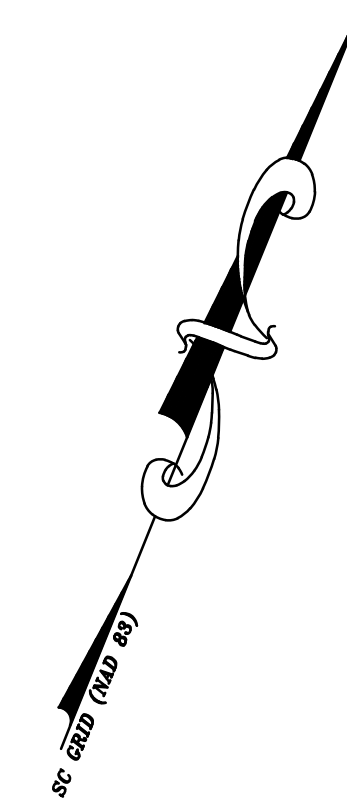
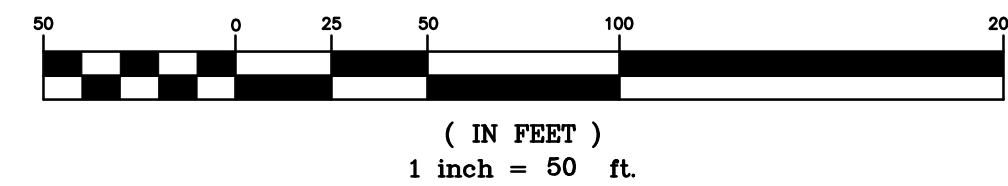
NEW GRAVEL & SECURITY  
FENCE  
(NO 35' BUFFER)

STEEN PROPERTIES, LLC  
TMS: 121-00-00-008

LEGEND	
EXISTING FEATURES	---
EASEMENTS/SETBACKS	---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	18" RCP
PROPOSED STORM SEWER	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEV.	+26.75
PROPOSED WATER SERVICES	1" DW
PROPOSED SANITARY SEWER SERVICE	6" DIP SS

**BZA PLAN**

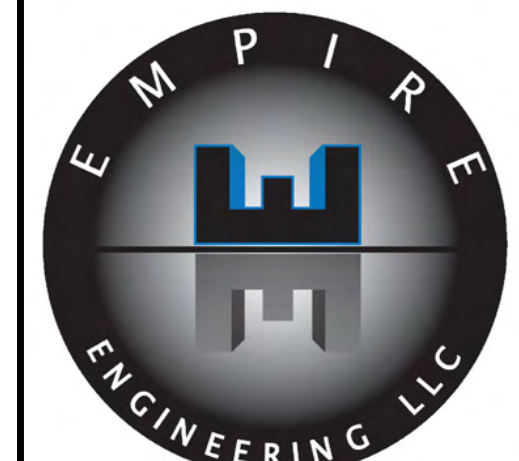
GRAPHIC SCALE



CIVIL & STRUCTURAL  
CONSULTING ENGINEERS

590 Lone Tree Drive Suite 101  
Mt. Pleasant, S.C. 29464

Phone: (843) 308-0800  
email: tdurante@empireeng.com

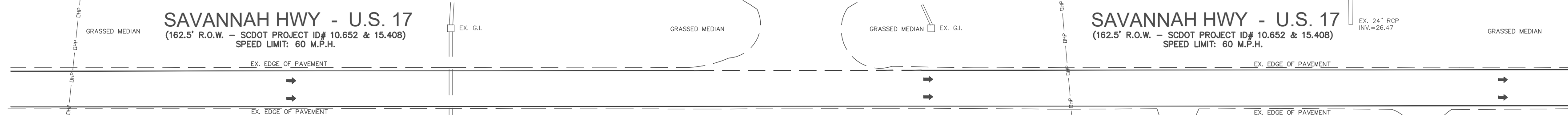


**STEEN  
MAINTENANCE SHOP**  
7674 SAVANNAH HIGHWAY  
CHARLESTON COUNTY, SOUTH CAROLINA  
FOR  
STEEN PROPERTIES, LLC

NO.	REVISION	SCHEDULE	BY	DATE

DESIGNED: T.M.D.  
DRAWN: T.M.D.  
CHECKED: T.M.D.  
JOB NUMBER: 22-024  
DATE: JANUARY 13, 2025  
SCALE: 1" = 50'

**BZA**



COORDINATE EXACT FINAL LOCATION AND PAD SIZE WITH OWNER (TYP.)

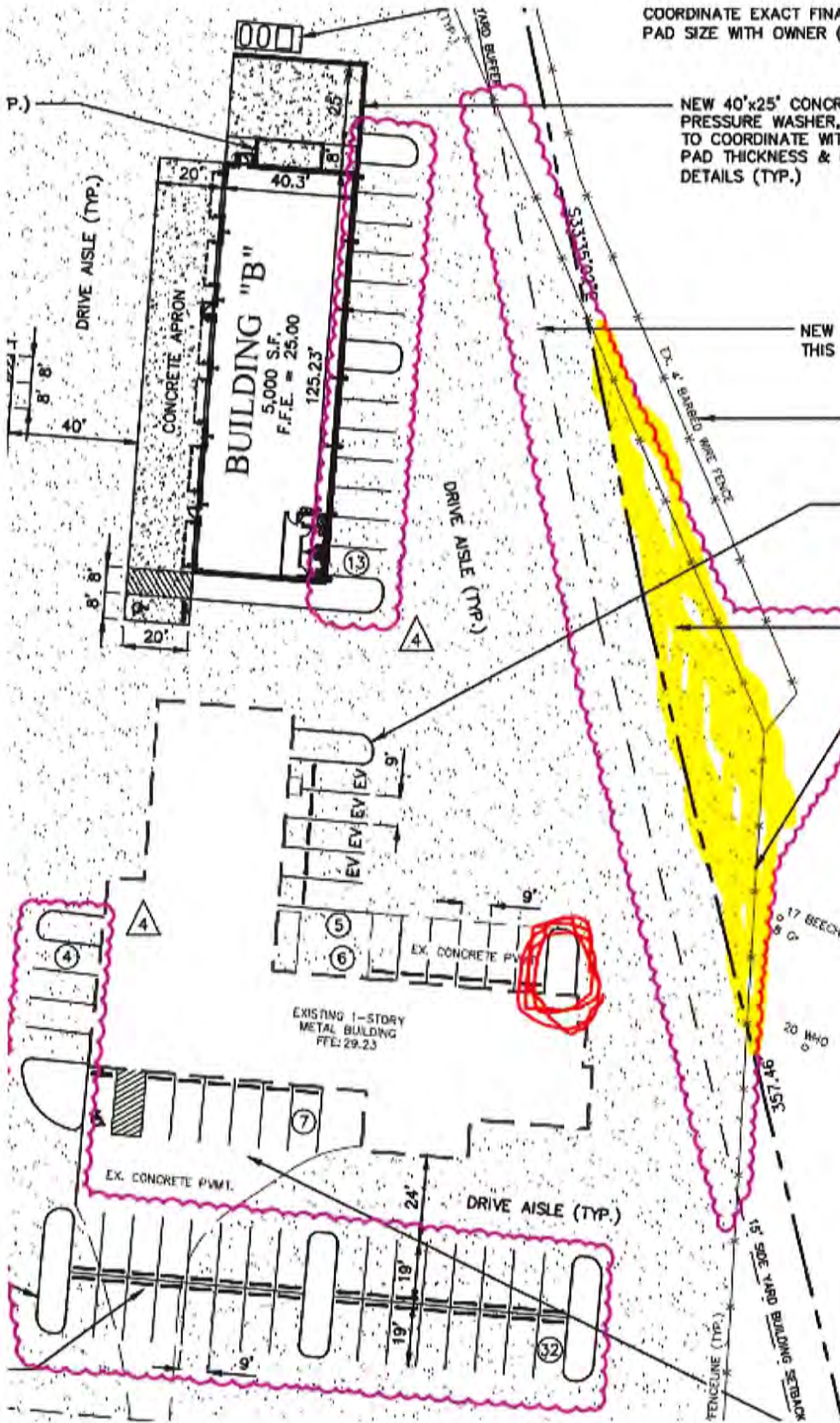
NEW 40'x25' CONCRETE PAD FOR PRESSURE WASHER, CONTRACTOR TO COORDINATE WITH OWNER ON PAD THICKNESS & REINFORCEMENT DETAILS (TYP.)

NEW 18" CURB & GUTTER ALONG THIS PARKING LINE (TYP.)

EXISTING FENCE TO REMAIN (TYP.)

ELECTRIC VEHICLE CHARGING STATION/PARKING SPACES. CONTRACTOR TO COORDINATE EXACT LOCATION AND NUMBER WITH OWNER AND DOMINION ENERGY (TYP.)

EX. DURABERM & FENCELINE TO REMAIN



ZONING: O.D.-P.F. - PARKERS FERRY OVERLAY DISTRICT  
STEEN PROPERTIES, LLC  
TMS 121-00-00-008

Thanks,

Sally

## Jennifer Werking

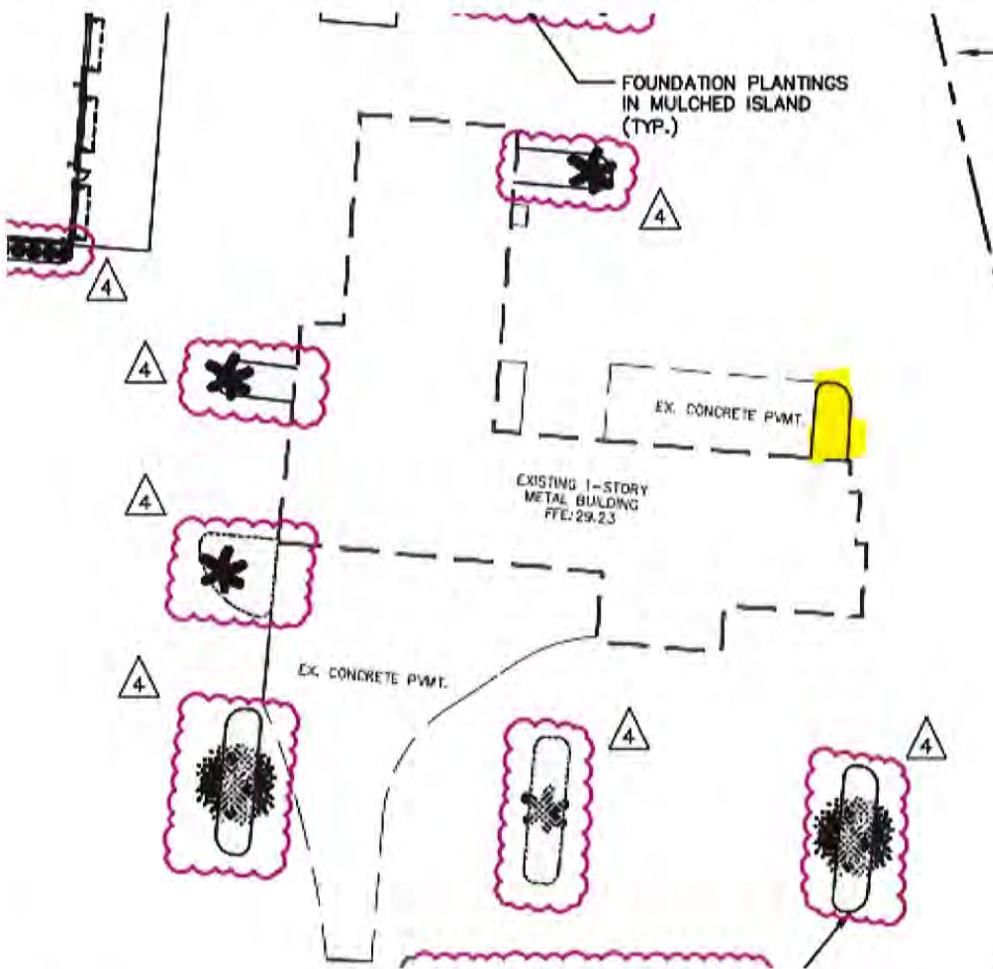
---

**From:** Sally Brooks  
**Sent:** Wednesday, February 05, 2025 11:22 AM  
**To:** ADAM.STEEN@STEENENT.COM; tdurante empireeng.com  
**Cc:** SITEPLANREVIEW; Brett Champion; BZA  
**Subject:** ZSPR-01020 Steen Maintenance Shops - Resub Comments  
**Attachments:** ZSPR-01020 Steen Maintenance Shops - Resub Comments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hey,

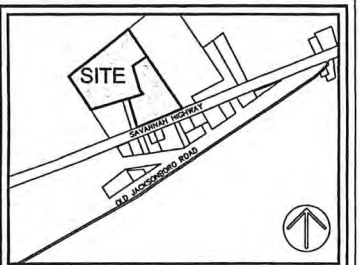
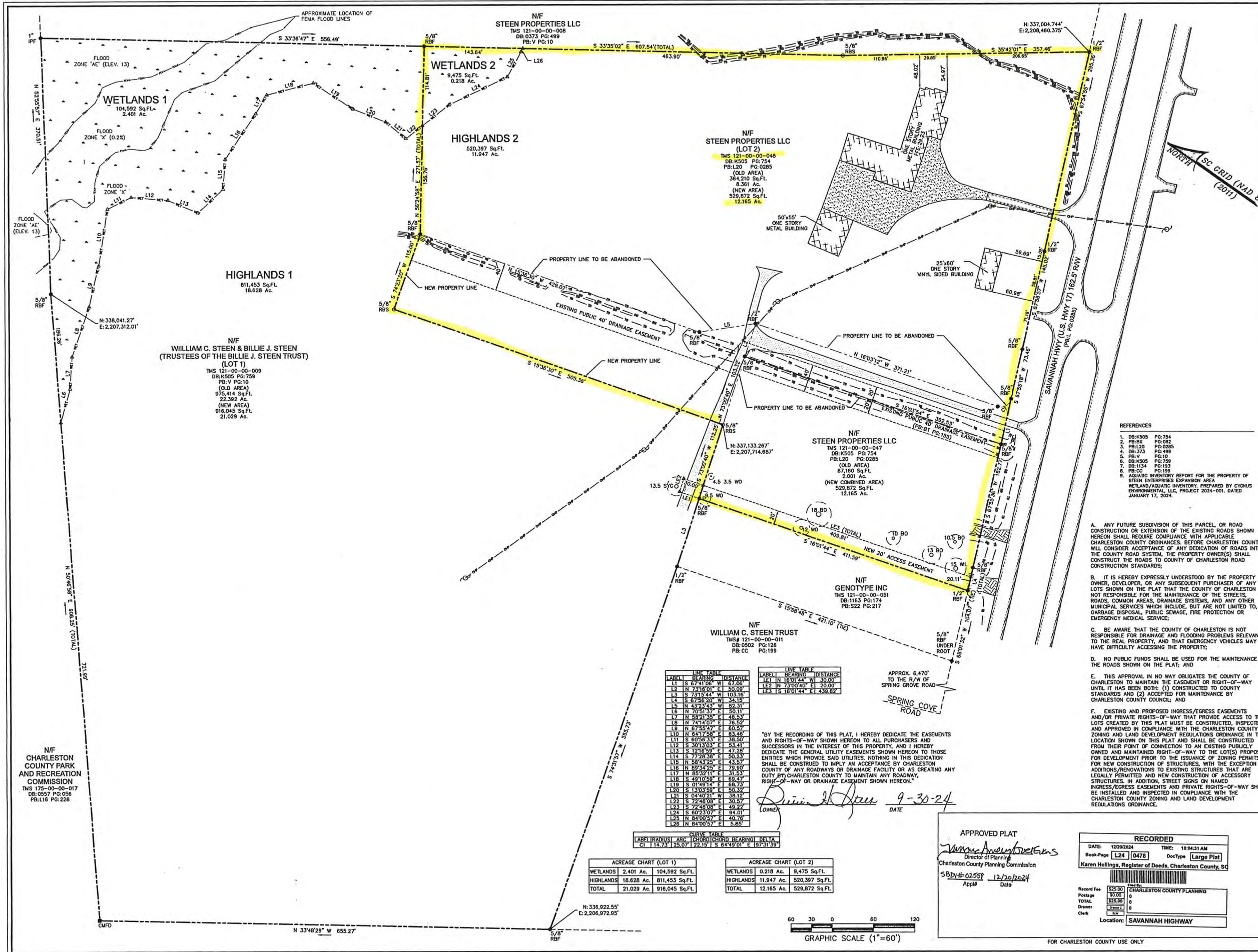
We are working on your plan cases. Just a few follow ups from the SPR side. The main one being to add a canopy tree in the island highlighted below. Also, it looks like the plan changes triggered a few comments from Stormwater. Sounds like you are on the BZA agenda for March, so see y'all then.



Thanks,

Sally





- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
  - IPF ● IRON PIPE FOUND
  - OTF ● OPEN TOP PIPE
  - RBF ● IRON REBAR FOUND
  - Rbfd ● IRON REBAR FOUND DISTURBED
  - RBS ○ IRON REBAR SET W/ CAP
  - BO BLACK OAK
  - SYC SYCAMORE
  - WL WILLOW OAK
  - WO WATER OAK
  - BB BOTTOM OF BANK
  - FEMA FEMA FLOOD LINE
  - X FENCE LINE
  - WET WETLAND LINE
  - TB TOP OF BANK
  - TREE PROTECTION
  - SURVEY PROPERTY LINE
  - ADJONER PROPERTY LINE
  - ▨ BUILDING
  - ▨ CONCRETE
  - ▨ EDGE OF PAVEMENT
  - ▨ DIRT
  - ▨ GRAVEL
  - ▨ WETLANDS

- NOTES**
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FLOOD ZONE X (0.2%), & FLOOD ZONE AE (ELEV. 13'). COMMUNITY 455413, MAP NUMBER 4501900440K EFFECTIVE JANUARY 25, 2021.
  2. ALL BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION AND DESIGN.
  3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID NAD 83(2011).
  4. NOT ALL IMPROVEMENTS TO LOTS ARE SHOWN ON THIS SURVEY.
  5. WETLANDS WERE DELINEATED BY CYGNUS ENVIRONMENTAL WETLAND/AQUATIC INVENTORY, ON JANUARY 4, 2024, AND WERE FIELD SURVEYED BY ATLAS SURVEYING.
  6. PRECISION OF PLAT CLOSURE:  
LOT 1: 1 IN 1,075,800  
LOT 2: 1 IN 738,300  
NEW 20' ACCESS EASEMENT: 1 IN 110,300
  7. THE PARCELS ARE CURRENTLY ZONED OO-PF.
  8. MAXIMUM IMPERVIOUS SURFACE COVERAGE "40% OF LOT OR AS ALLOWED BY THE CURRENT EDITION OF THE CHARLESTON COUNTY STORMWATER MANUAL".
  9. TREE SIZES ARE MEASURED IN DIAMETER BREST HEIGHT INCHES WITH THE RADIUS SHOWN.

PREPARED FOR:  
**EMPIRE ENGINEERING, LLC**  
AN EXEMPT SUBDIVISION OF  
**±33.194 ACRES ON SAVANNAH HIGHWAY**  
TAX PARCEL No's: 121-00-00-009, 121-00-00-047, & 121-00-00-048  
ADAMS RIVER UNINCORPORATED COMMUNITY  
CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: LC  
FIELD CHECK: CB  
DRAWN BY: JCB  
FIELD DATE: 08-05-2024  
PLAT DATE: 09-24-2024  
SCALE: 1"=40'  
PROJECT No.: 025-2204  
FILE: 025-2204 SURV.DWG

**ATLAS SURVEYING, INC.**  
1017 BANKTON CIRCLE  
HANAHAN, SC 29410  
PHONE: (843) 573-7831  
WEBSITE: WWW.ATLASSURVEYING.COM

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

*Colin J. Bearden*  
COLIN J. BEARDEN  
S.C.P.L.S. No. 40205  
NOT VALID UNLESS DRAINED WITH SEAL

- REFERENCES**
1. DB-K505 PG:754
  2. PB-W PG:759
  3. PB-L20 PG:0285
  4. DB-0373 PG:499
  5. PB-V PG:10
  6. DB-K505 PG:759
  7. DB-1134 PG:193
  8. PB-CC PG:199
  9. AQUATIC INVENTORY REPORT FOR THE PROPERTY OF STEEN ENTERPRISES EXPANSION AREA WETLAND/AQUATIC INVENTORY, PREPARED BY CYGNUS ENVIRONMENTAL, LLC, PROJECT 2024-001, DATED JANUARY 17, 2024.

A. ANY FUTURE SUBDIVISION OF THIS PARCEL OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH APPLICABLE CHARLESTON COUNTY ORDINANCES. BEFORE CHARLESTON COUNTY WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS;

B. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE;

C. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY;

D. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT; AND

E. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE EASEMENT OR RIGHT-OF-WAY UNTIL IT HAS BEEN BOTH: (1) CONSTRUCTED TO COUNTY STANDARDS AND (2) ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL; AND

F. EXISTING AND PROPOSED INGRESS/EGRESS EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY THAT PROVIDE ACCESS TO THE LOTS CREATED BY THIS PLAT MUST BE CONSTRUCTED, INSPECTED, AND APPROVED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE IN THE LOCATION SHOWN ON THIS PLAT AND SHALL BE CONSTRUCTED FROM THEIR POINT OF CONNECTION TO AN EXISTING PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY TO THE LOTS) PROPOSED FOR DEVELOPMENT PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR NEW CONSTRUCTION OF STRUCTURES, WITH THE EXCEPTION OF ADDITIONS/RENOVATIONS TO EXISTING STRUCTURES THAT ARE LEGALLY PERMITTED AND NEW CONSTRUCTION OF ACCESSORY STRUCTURES. IN ADDITION, STREET SIGNS ON NAMED INGRESS/EGRESS EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHALL BE INSTALLED AND INSPECTED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

LINE LABEL	BEARING	DISTANCE	LINE LABEL	BEARING	DISTANCE
L1	S 67°41'00" W	87.06'	LE1	N 16°01'44" W	30.00'
L2	N 73°16'01" E	50.09'	LE2	N 73°02'40" E	20.00'
L3	S 73°17'44" W	103.16'	LE3	S 16°01'44" E	439.82'
L4	S 67°52'20" W	34.15'			
L5	N 43°23'43" W	82.31'			
L6	N 10°51'31" E	50.11'			
L7	N 58°21'30" E	46.53'			
L8	N 74°14'07" E	76.52'			
L9	N 67°52'47" E	60.57'			
L10	N 64°17'58" E	83.46'			
L11	S 60°56'33" E	38.50'			
L12	S 50°13'03" E	53.41'			
L13	S 12°18'50" E	47.28'			
L14	S 77°28'38" E	50.23'			
L15	N 88°32'25" E	43.57'			
L16	N 89°32'25" E	79.90'			
L17	N 85°32'11" E	31.53'			
L18	S 49°10'50" E	89.24'			
L19	S 01°10'14" W	68.75'			
L20	S 13°03'58" E	50.32'			
L21	S 14°00'00" E	38.79'			
L22	S 72°48'08" E	30.57'			
L23	S 72°48'08" E	49.22'			
L24	S 60°23'00" E	84.01'			
L25	N 84°00'57" E	40.76'			
L26	N 84°00'57" E	5.85'			

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENTS SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY CHARLESTON COUNTY OF ANY ROADWAYS OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY CHARLESTON COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON."

*William C. Steen* 9-30-24  
OWNER DATE

**CURVE TABLE**

LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	14.73	125.07	122.15°	S 64°49'01" E 187.51

**ACREAGE CHART (LOT 1)**

WETLANDS	2.401 Ac.	104,592 Sq.Ft.
HIGHLANDS	18.628 Ac.	811,453 Sq.Ft.
TOTAL	21.029 Ac.	916,045 Sq.Ft.

**ACREAGE CHART (LOT 2)**

WETLANDS	0.218 Ac.	9,475 Sq.Ft.
HIGHLANDS	11.947 Ac.	520,397 Sq.Ft.
TOTAL	12.165 Ac.	529,872 Sq.Ft.



**APPROVED PLAT**

*Karen Hollings*  
Director of Planning  
Charleston County Planning Commission

SB DY# 02559 12/20/2024  
App# Date

**RECORDED**

DATE: 12/20/2024 TIME: 10:04:31 AM  
Book-Page [L24] [0478] DocType [Large Plat]  
Karen Hollings, Register of Deeds, Charleston County, SC

Record Fee: \$25.00  
Total: \$25.00  
Clerk: [Signature]

Location: SAVANNAH HIGHWAY

FOR CHARLESTON COUNTY USE ONLY