

Old Business

Item # 1

Request to Reconsider Case # BZA-04-24-00772

# Reconsideration Procedure

## Charleston County Board of Zoning Appeals Rules of Procedure:

20. *Upon vote of the BZA, a member from the prevailing side may make a motion to reconsider a case at the same or next BZA meeting. Any member may second the motion. If the motion to reconsider the case is granted, then the case will be scheduled and heard by the BZA at the same or next available BZA public hearing provided all required notifications have been met. A case may be reconsidered only once.*

- Public comment is at the Board's discretion.
- If a motion to reconsider is not made, the BZA's decision stands and the party may appeal the BZA's decision to Circuit Court.
- Final Decision and Orders for the June 3<sup>rd</sup> cases were mailed on June 14<sup>th</sup>.  
*Any person with a substantial interest may appeal the Board of Zoning Appeals' decision to the Circuit Court of Charleston County within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.*
- If a motion to reconsider is made and passes by majority vote, the case will be scheduled for September 9, 2024 5:00 p.m. and will be a public hearing open to written and oral public comments from all parties.

## Old Business Case # BZA-04-24-00772

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 **was denied on June 3, 2024.**

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

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.

Motion to Deny passed 4 to 3

In favor of the motion: Jordan, Neal, Truslow, and Williams

Opposed to the motion: Marchant, Nelson, and Siedell

Absent

Mr. Ray and Ms. Switzer-Small



June 11, 2024

#22-103.2

**VIA ELECTRONIC MAIL**

Charleston County Board of Zoning Appeals  
4045 Bridge View Drive  
North Charleston, SC 29405

**Re: 2521 N Hwy 17 Offices  
TMS #580-14-00-031 (Formerly TMS #578-00-00-027)  
Request for Reconsideration Case #BZA-04-24-00772**

Dear Chairman Ray:

On behalf of the property Owner/Applicant, AMDG 17N LP, please accept this letter as written request to the Board of Zoning Appeals ("BZA") in accordance with ZLDR Sec. 3.1.12(E) for reconsideration of the above referenced application heard before the Board on June 3<sup>rd</sup>, 2024.

The following information is provided in response to questions and discussion by members of the Board at the previous meeting.

1. The landscape buffer to the southern adjoining neighboring property is not requested for reduction. This southern buffer will be densely landscaped. A screen fence is called to be provided against an existing loading area. Other measures may be considered by the owner to address concerns, if any remain. **Please reference Attachment #1.**
2. The access easement thru the subject property is existing, to access the rear residential area. The rear residential area is comprised of four (4) rural undeveloped lots. The access easement continues thru the subject property to the most remote lot. **Please reference Attachment #2.**
3. The owner has spoken with neighboring property owners and owner representatives regarding this project. Response to the plans submitted has been favorable. Since the previous BZA meeting, the owner has contacted the two parties that appeared in opposition to possibly meet and discuss further. There was no comment received in favor, or opposition, to the application prior to the previous meeting. Public comment indicated interest in the new building appearance. **Please reference Attachment #3 for conceptual Architectural Elevations.**

Thank you for your consideration and support for this application.

Very sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle A. Taylor', is written over a printed name and title.

Kyle A. Taylor, P.E.  
Principal

cc:





# Attachment #2 Recorded Access Easement (Highlighted yellow)

NEW LOT 5A		55,207	1,326
EXISTING LOT B (PRIOR TO SUBDIVISION)	578-00-00-027	43,663	1,002
NEW LOT B	578-00-00-027	86,326	1,978

**APPROVED PLAT**

*Julia M. Royal*  
Director of Planning  
Charleston County Planning Commission

5/20/24 07:05:33  
April Date

Book Page: **L23 0261**    Drawn: **Large Plat**  
 Karen Hastings, Registrar of Deeds, Charleston County, SC

Project File: **0810**    **CHARLESTON COUNTY PLANNING**  
 Package: **18586**    **B**  
 Sheet: **1**    **B**  
 Date: **5/20/24**    **B**  
 Location: **DUGGAN LANE**

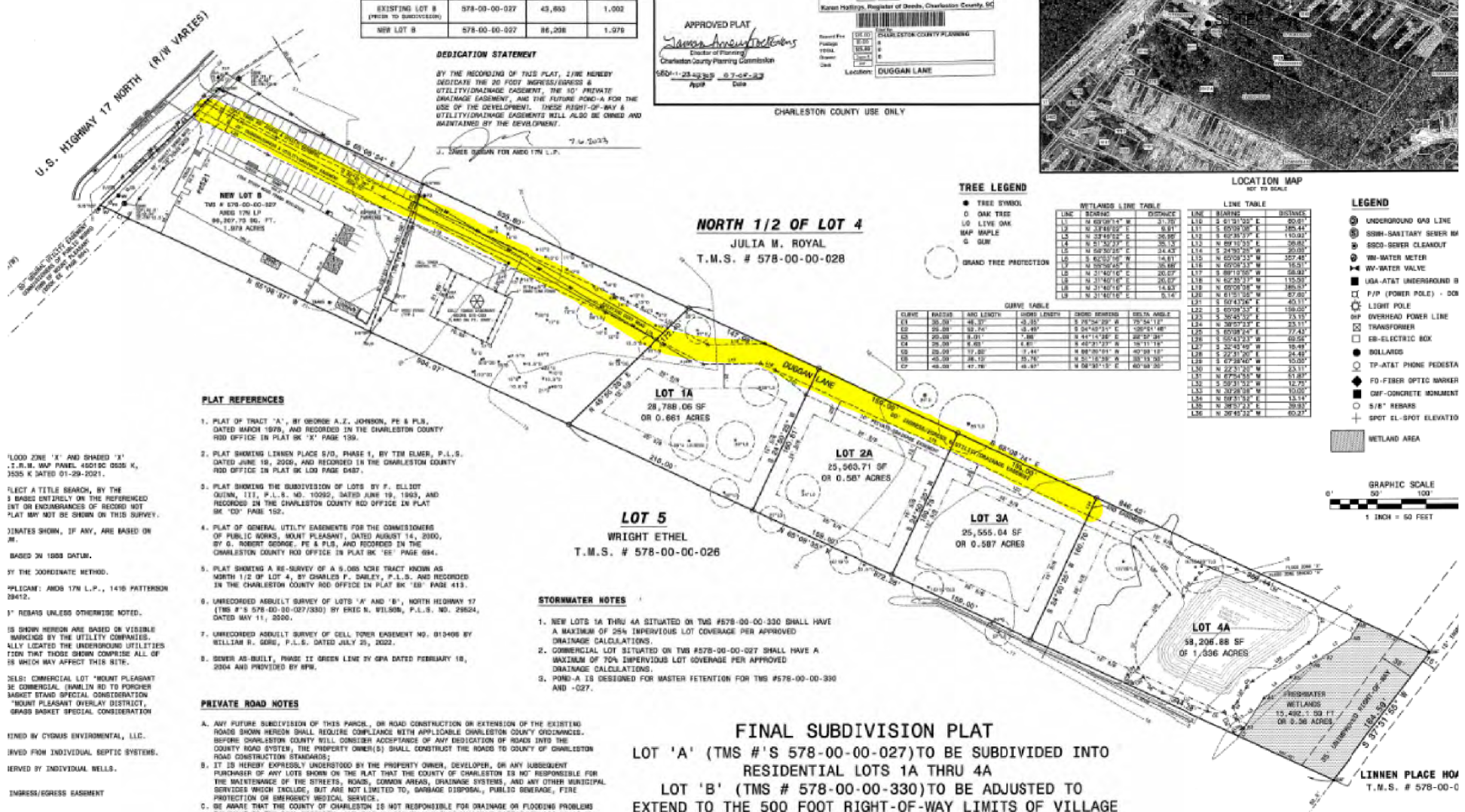


**DEDICATION STATEMENT**

BY THE RECORDING OF THIS PLAT, I/WE HEREBY DEDICATE THE 30 FOOT WIDENESS/EXPRESS & UTILITY/DRAINAGE EASEMENT, THE 30' PRIVATE DRAINAGE EASEMENT, AND THE FUTURE ROW-A FOR THE USE OF THE DEVELOPMENT. THESE RIGHT-OF-WAY & UTILITY/DRAINAGE EASEMENTS WILL ALSO BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

J. LAMES DUGGAN FOR ARD 17N L.P.

CHARLESTON COUNTY USE ONLY



**PLAT REFERENCES**

1. PLAT OF TRACT "A", BY GEORGE A.Z. JOHNSON, PE & PLS., DATED MARCH 1979, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK "X" PAGE 199.
2. PLAT SHOWING LINNEN PLACE S/D, PHASE 1, BY TER ELMER, P.L.S., DATED JUNE 18, 2026, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK LNO PAGE 0497.
3. PLAT SHOWING THE SUBDIVISION OF LOTS BY F. ELLIOT OLSON, III, P.L.S., NO. 10092, DATED JUNE 19, 1969, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK "OD" PAGE 152.
4. PLAT OF GENERAL UTILITY EASEMENTS FOR THE COMMISSIONERS OF PUBLIC WORKS, MOUNT PLEASANT, DATED AUGUST 14, 2000, BY G. ROBERT GEORGE, PE & PLS., AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK "GE" PAGE 094.
5. PLAT SHOWING A RE-SURVEY OF A S.065 ACRE TRACT KNOWN AS NORTH 1/2 OF LOT 4, BY CHARLES F. DAILEY, P.L.S. AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK "EB" PAGE 413.
6. UNRECORDED ASBUILT SURVEY OF LOTS "A" AND "B", NORTH HIGHWAY 17 (TMS #'S 578-00-00-027(330)) BY ERIC N. WILSON, P.L.S., NO. 29624, DATED MAY 11, 2020.
7. UNRECORDED ASBUILT SURVEY OF CELL TOWER EASEMENT NO. 010406 BY WILLIAM R. GORU, P.L.S. DATED JULY 29, 2022.
8. SEWER AS-BUILT, PHASE II GREEN LINE TV GWA DATED FEBRUARY 18, 2004 AND PROVIDED BY R/W.

**PRIVATE ROAD NOTES**

1. ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROAD SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH APPLICABLE CHARLESTON COUNTY ORDINANCES. BEFORE CHARLESTON COUNTY WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROAD TO COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS.
2. 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 SEWERAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICES.
3. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE OR FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE

**STORMWATER NOTES**

1. NEW LOTS 1A THRU 4A SITUATED ON TMS #578-00-00-330 SHALL HAVE A MAXIMUM OF 25% IMPERVIOUS LOT COVERAGE PER APPROVED DRAINAGE CALCULATIONS.
2. COMMERCIAL LOT SITUATED ON TMS #578-00-00-027 SHALL HAVE A MAXIMUM OF 70% IMPERVIOUS LOT COVERAGE PER APPROVED DRAINAGE CALCULATIONS.
3. POND-A IS DESIGNED FOR MASTER RETENTION FOR TMS #578-00-00-330 AND -027.

**FINAL SUBDIVISION PLAT**  
**LOT 'A' (TMS #'S 578-00-00-027) TO BE SUBDIVIDED INTO**  
**RESIDENTIAL LOTS 1A THRU 4A**  
**LOT 'B' (TMS # 578-00-00-330) TO BE ADJUSTED TO**  
**EXTEND TO THE 500 FOOT RIGHT-OF-WAY LIMITS OF VILLAGE**

'LOOD ZONE 'X' AND SHADED 'X' . I.R.M. MAP PANEL 4501SC 0535 K, 3535 K DATED 01-29-2021.

LECT A TITLE SEARCH, BY THE S BASED ENTIRELY ON THE REFERENCED SET OR ENCLOSURES OF RECORD NOT PLAT MAY NOT BE SHOWN ON THIS SURVEY.

INATES SHOWN, IF ANY, ARE BASED ON M.

BASED ON 1988 DATUM.

BY THE COORDINATE METHOD.

\*PLICAM: ARD 17N L.P., 1410 PATTERSON 28412.

1' REBAR UNLESS OTHERWISE NOTED.

IS SHOWN HEREON ARE BASED ON VISIBLE MARKINGS BY THE UTILITY COMPANIES. ALLY LOCATED THE UNDERGROUND UTILITIES ITEM THAT THOSE SHOWN COMPRISE ALL OF IS WHICH MAY AFFECT THIS SITE.

51S: COMMERCIAL LOT "MOUNT PLEASANT BE COMMERCIAL (HAMLIN RD TO PORCHER MARKET STAND SPECIAL CONSIDERATION "MOUNT PLEASANT OVERLAY DISTRICT, GRAND MARKET SPECIAL CONSIDERATION

INVED BY CYRUS ENVIRONMENTAL, LLC.

INVED FROM INDIVIDUAL SEPTIC SYSTEMS.

INVED BY INDIVIDUAL WELLS.

INBRESS/EGRESS EASEMENT

**TREE LEGEND**

- TREE SYMBOL
  - OAK TREE
  - LIVE OAK
  - MAPLE
  - BIRCH
- GRAND TREE PROTECTION

**WETLANDS LINE TABLE**

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 N 69°07'14" W	31.75	L10 S 21°13'25" E	20.91
L2 N 73°00'52" E	4.91	L11 S 10°10'30" E	265.44
L3 N 23°49'52" E	36.85	L12 S 62°38'39" E	110.92
L4 N 31°03'37" E	35.13	L13 N 59°33'17" E	78.84
L5 N 56°30'20" E	33.23	L14 S 24°52'31" W	25.03
L6 S 82°57'10" W	14.81	L15 N 00°02'31" W	287.45
L7 N 50°02'04" E	30.86	L16 N 60°01'11" E	16.51
L8 N 31°40'10" E	26.07	L17 S 89°10'30" W	66.94
L9 N 31°40'10" E	26.07	L18 S 52°32'11" E	115.99
L10 N 31°40'10" E	26.07	L19 N 00°02'31" W	185.93
L11 N 31°40'10" E	14.84	L20 N 61°13'10" W	87.85
L12 N 31°40'10" E	5.14	L21 S 69°47'44" W	45.11
L13 S 60°08'53" W	159.05	L22 S 60°08'53" W	159.05
L14 S 30°45'21" E	25.11	L23 S 30°45'21" E	25.11
L15 S 07°08'24" E	77.45	L24 S 10°08'24" E	77.45
L16 S 10°08'24" E	68.05	L25 S 10°08'24" E	68.05
L17 S 20°45'49" W	19.49	L26 S 20°45'49" W	19.49
L18 S 22°41'20" W	24.49	L27 S 22°41'20" W	24.49
L19 S 69°47'44" W	100.00	L28 S 69°47'44" W	100.00
L20 N 22°31'31" W	23.11	L29 N 22°31'31" W	23.11
L21 S 69°47'44" W	45.11	L30 S 69°47'44" W	45.11
L22 S 60°08'53" W	12.75	L31 S 60°08'53" W	12.75
L23 N 30°45'21" E	10.00	L32 N 30°45'21" E	10.00
L24 N 10°08'24" E	13.14	L33 N 10°08'24" E	13.14
L25 N 20°45'49" E	39.93	L34 N 20°45'49" E	39.93
L26 N 20°45'21" E	60.27	L35 N 20°45'21" E	60.27

**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- UNDERGROUND GAS LINE
- SSRIH-SANITARY SEWER RM
- SSOO-SEWER CLEANOUT
- WW-WATER METER
- WW-WATER VALVE
- USA-AT&T UNDERGROUND B
- P/P (POWER POLE) - COB
- LIGHT POLE
- OVERHEAD POWER LINE
- TRANSFORMER
- EB-ELECTRIC BOX
- BOLLARDS
- TP-AT&T PHONE FEDESTA
- FD-BARRIER OPTIC MARKER
- CMF-CONCRETE MONUMENT
- 5/8" REBAR
- SPOT EL-SPOT ELEVATION



Attachment #3  
Conceptual Architectural Elevation

