



Case # BZA-05-24-00785

Charleston County BZA Meeting of July 1, 2024

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

Property Location: 136 Plymouth Avenue – James Island

TMS#: 343-02-00-102

Zoning District: Low Density Residential (R-4) Zoning District

Request:

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

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses states, "An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance." Sec. 6.1.6 Table 6.1-1 Use Table indicates that Short-Term Rentals, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District is a use type allowed only if it complies with use-specific conditions of (Article 6.8 Short-Term Rentals) all other applicable regulations of this Ordinance and is approved by the BZA as a Special Exception.

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in CHAPTER 12, *Definitions*, of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

Sec. 6.1.4 Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*, of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

Sec. 6.1.6 Table 6.1-1, Use Table

Principal uses shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1-1, *Use Table*.

Table 6.1-1 Use Table																				
A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses																				
Land Uses	ZONING DISTRICTS																			Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	
AGRICULTURAL																				
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT																				

Table 6.1-1 Use Table																							
A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses																							
Land Uses	ZONING DISTRICTS																				Condition		
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI		IN	
Aquaculture			A	A	A	A	C	C														Sec. 6.4.1	
Mariculture			C	C	C	C	C	C														Sec. 6.4.1	
Apiculture (Bee Keeping)			A	A	A	A	A	A															
Animal and Insect Production			A	A	A	A	C	C	C													Sec. 6.4.1	
Concentrated Animal Feeding Operation			S	S	S	S																	
Horticultural Production			A	A	A	A	A	A	A	C				A				C	A	A	A	A	Sec. 6.4.1
Hemp Crop Production and/or Processing			S	S	S	S	S															Sec. 6.4.1	
Winery			C	C	C	C	C	C											C	A	C	A	Sec. 6.4.21
Agricultural Processing			C	C	C	C	C	C	S										A	A	A	A	Sec. 6.4.1
Agricultural Sales or Service			A	A	A	A	C												A	A	A	A	Sec. 6.4.44
Roadside Stand; Sweetgrass Basket Stand		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.8
Community Garden		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Farmers Market			A	A	A	A	A	C	C	C	C	C		A	A	A	A	A	A	A	A	A	Sec. 6.4.47
FORESTRY AND LOGGING																							
Bona Fide Forestry Operation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.23
Lumber Mill, Planing, or Saw Mill			A	A	A	A	S														A	A	
RESIDENTIAL																							
ASSISTED LIVING																							
Assisted Living			S	S	S	S	S	S	S	S	A	S		S	S	A	A	S	A	S	A		
MANUFACTURED HOUSING																							
Manufactured Housing Unit			A	A	A	A	A	C	C	C	C	A	A									Sec. 6.4.24	
Manufactured Housing Park													A										
MULTI-FAMILY DWELLING																							
Dwelling, Multi-Family											A									C	C	Sec. 6.4.31	
Triplex and Fourplex									S	S	C	C		C	C	C	C			C	C	Sec. 6.4.35	
Duplex									S	S	C	C		C	C	C	C			C	C	Sec. 6.4.35	
Dwelling Group			C	C	C	C	C	C	C	C	C	C										Sec. 6.4.7	
Dwelling, Single-Family Attached									S	S	C	C		C	C	C	C			C	C	Sec. 6.4.2 Sec. 6.4.31	
SHORT-TERM RENTAL																							
Short-Term Rental Property: Limited Home Rental (LHR)			C	C	C	C	C	C	C	C	C	C										Art. 6.8	
Short-Term Rental Property: Extended Home Rental (EHR)						S	S	S	S		S											Art. 6.8	
SINGLE-FAMILY DWELLING																							
Dwelling Unit, Single-Family Detached	C	A	A	A	A	A	A	A	A	A	A	A	C		C	C	C	C	C	C	C	Sec. 6.4.25	

ARTICLE 6.8 SHORT-TERM RENTALS

Sec. 6.8.1 Purpose and Applicability

A. **Purpose.** The County is committed to working to protect the traditional quality of life and character of its residential neighborhoods. The County has concerns about permitted Short-Term Rentals resulting in increased traffic, noise, trash, parking needs, safety and possible adverse impacts and other undesirable changes to the nature of the County's neighborhoods. Therefore, after providing many opportunities for public input and following careful study and consideration, County Council finds it appropriate and in the best interests of its residents, property owners, and visitors to regulate Short-Term Rental Properties (STRPs) within unincorporated Charleston County.

This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of Dwellings as STRPs by:

1. Providing for an annual permitting process to regulate STRPs;
2. Balancing the interests of properties that are frequently used in whole or in part by Short-Term Rental Tenants;
3. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance for the Zoning District in which a particular Dwelling is located;
4. Providing alternative accommodation options for lodging in residential Dwelling Units; and
5. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.

B. Applicability.

1. *Short-Term Rental Types.* The following Short-Term Rentals shall be authorized pursuant to this Article:
 - a. STRP, *Limited Home Rental (LHR)*;
 - b. STRP, *Extended Home Rental (EHR)*; and
 - c. STRP, *Commercial Guest House (CGH)*.
2. *Applicable Zoning Districts.* STRPs shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1.1, *Use Table*, applicable Overlay Zoning District Regulations, and as approved in Planned Development Zoning Districts. Planned Development Zoning Districts that do not specify STRPs as an allowed use must be amended to allow STRPs.
3. *Application.* Applications for STRPs shall be made in compliance with this Article.
4. *Variations.* Variations from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards*, are prohibited.

C. **Registration.** All STRPs require a Zoning Permit and Business License, which must be renewed annually pursuant to this Article.

D. **Compliance with Other Regulations.** All STRPs, including Nonconforming Uses as allowed for in this Article, shall comply with all applicable local, state, and federal rules and regulations.

Effective on: 10/27/2017, as amended

Sec. 6.8.2 Permitting Processes

A. **Zoning Permit Application.** No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.

1. The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).
2. Completed STRP application signed by all current property owner(s). For properties owned by corporations or partnerships, the applicant must submit a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership.
3. Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.
4. Address and Property Identification Number of the property on which the STRP is located.
5. The type of STRP that is the subject of the application (LHR, EHR, or CGH);

6. Owner-Occupied STRP affidavit, as applicable;
 7. The type of Dwelling(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, 6.5.9, Single Family Detached, Duplex, Single Family Attached, Manufactured Housing Unit not located in a Manufactured Housing Park, Triplex, and/or Fourplex, and documentation of Zoning Permit and Building Permit approvals for the structures, as applicable. Tents, RVs, boats, sheds, garages, and similar structures shall not be used as STRPs; and
 8. The maximum number of bedrooms available at the STRP.
- B. Short-Term Rental Property Site Plan Review Categories.** Notwithstanding the provisions of Art. 3.7, *Site Plan Review*, or this Ordinance, STRPs must complete Site Plan Review as prescribed in this Section based on the Permitting Process provided in Table 6.8.2 prior to obtaining a STRP Zoning Permit. The Building Inspection Services Department may require a building safety inspection and/or Building Permit as a condition of the STRP Site Plan Review approval.
1. *STRP, Administrative Site Plan Review.* Requires a Zoning Permit application, fee, aerial photographs, and photographs of the property. At the discretion of the Zoning and Planning Director, a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking, shall be submitted, and site visits by Zoning and Planning Staff may be required.
 2. *STRP, Limited Site Plan Review.* Requires a Limited Site Plan Review application and fee and must include a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking.
 3. *STRP, Full Site Plan Review.* Requires compliance with the requirements of Art. 3.7, *Site Plan Review*, of this Ordinance.
- C. Special Exception.** Notwithstanding the provisions of Art. 3.6, *Special Exceptions*, of this Ordinance, the following approval criteria shall apply to STRPs in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:
1. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community; and
 2. Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and
 3. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.
- All other provisions and requirements of Art. 3.6, *Special Exceptions*, shall apply.
- D. Zoning Permit Issuance and Business Licenses.** After a STRP Application has been approved, a STRP Zoning Permit and a Business License must be obtained prior to a property owner offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.
- E. Annual Zoning Permit Renewal.**
1. All STRP Zoning Permits must be renewed annually in compliance with this Article. An application for annual renewal of the Zoning Permit must include:
 - a. The application fee;
 - b. A notarized affidavit signed by the Property owner stating that the type of STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the most recently adopted version of this Article (form of Affidavit provided by the County); and
 - c. Owner-Occupied STRP affidavit, as applicable.
 2. The Zoning and Planning Director may request STRP records including days the STRP was rented, STRP advertising records, STRP rental income, and STRP rental receipts. The records shall be provided to the Zoning and Planning Director within 10 working days from the date requested; otherwise, the STRP Zoning Permit will be denied.
 3. The applicant shall file an application for a new STRP Zoning Permit if the aforementioned requirements are not met.
 4. If the Zoning and Planning Director determines that the STRP use is not consistent with the Special Exception approval that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new STRP Zoning Permit, including applicable Special Exception and/or Site Plan Review applications and fees, and all requirements in effect at the time of STRP Zoning Permit application submittal shall apply.

5. The owners of all registered STRPs must renew the Zoning Permit for the STRP use by December 31st of each year or their existing Zoning Permit will expire. The Zoning Permit for the STRP use will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director.

	Limited Home Rental (LHR) [1]	Extended Home Rental (EHR) [2]	Commercial Guest House (CGH) [1][2]
Applicable Zoning Districts	RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, MHS, and UR (including Goat Island)	AG-8 [3], AGR [3], S-3, R-4, and MHS (including Goat Island)	RO, GO, NC, RC, and CC
Owner-Occupancy Requirements	Must comply with the Owner-Occupied Short-Term Rental Property definition contained in this Ordinance.	None	None
Maximum Number of Days STRPs May be Rented (note: days apply per Lot and not per Dwelling)	72 days in the aggregate per calendar year	144 days in the aggregate per calendar year	No Limit
Zoning Review Type	STRP, Administrative Site Plan Review	STRP, Limited Site Plan Review, and Special Exception	STRP, Full Site Plan Review [2]

Table Notes:

- The following shall apply to all STRP types:
 - A STRP Zoning Permit is required and the STRP Zoning Permit Number for the current year must be visible on all advertisements. Zoning Permits must be renewed annually pursuant to this Article.
 - A Business License is required and the Business License Number for the current year must be visible on all advertisements. Business Licenses must be renewed annually.
 - Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.
- If a proposed STRP is located in an Office or Commercial Zoning District and contains a Residential use, STRP, Limited Site Plan Review shall apply instead of STRP, Full Site Plan Review.
- EHRs shall be allowed in the AGR and AG-8 Zoning Districts subject to Special Exception approval if they are Bona Fide Agricultural Uses and the owner of record: (1) has designated the subject property as his/her legal voting address; or (2) has designated the subject property as the address on his/her driver's license or other government issued identification.

Sec. 6.8.3 General Standards

A. Use Limitations and Standards.

- Legally permitted Principal Dwelling Units and Accessory Dwelling Units may be used as STRPs, even when they are located on the same property; however, Accessory Structures shall not be used as STRPs.
- Parking for Short-Term Rental Tenants shall be in compliance with Sec. 9.3.2, *Off-Street Parking Schedule A*, of this Ordinance.
- Signage advertising STRPs is prohibited in Residential Zoning Districts.
- Dwellings located in Dwelling Groups shall not be used as Short-Term Rental Properties, regardless of the Zoning District in which the Subject Property is located.

B. **Advertising.** Whether by a hosting platform, via Internet or paid advertising, or other postings, advertisements, or announcements, the availability of a STRP shall include the County issued STRP Zoning Permit Number and Business License Number for the current year.

C. **Special Events.** The applicable requirements of Article 6.7, *Special Event Use*, of this Ordinance apply.

D. **Short-Term Rental Property Tenant Notices.** Each STRP must contain a Short-Term Rental Tenant notice posted in each room where Short-Term Rental Tenants may lodge. The notice must provide the following information:

- Contact information for the owner of the STRP;
- STRP Zoning Permit and Business License Numbers for the current year;
- Trash collection location and schedules, if applicable; and
- Fire and Emergency evacuation routes.

Effective on: 11/8/2017, as amended

Sec. 6.8.4 Enforcement and Violations

A. Notwithstanding the provisions of CHAPTER 11, *Violations, Penalties, and Enforcement*, of this Ordinance, a STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of

this Article on three or more occasions within a 12-month period. However, a STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no current Business License for the property, the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use, or the advertisement for the STRP does not include the County issued STRP Zoning Permit Number and Business License Number for the current year.

- B. If a STRP Zoning Permit is administratively revoked or an application for a STRP Zoning Permit is administratively denied, a STRP owner (or authorized agent) may appeal the Zoning and Planning Director's administrative decision revoking or denying the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of CHAPTER 3, Article 3.13, of this Ordinance.
- C. Once a County-issued STRP Zoning Permit and/or a Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application may be filed and all requirements, processes, and fees in effect at the time of the STRP Zoning Permit application submittal shall apply.

Effective on: 10/26/2017, as amended

Sec. 6.8.5 Amortization of Nonconforming STRPs

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to terminate a nonconformity by specifying the period or periods in which the nonconformity is required to cease or be brought into compliance pursuant to S.C. Code Ann. Section 6-29-730 (2007).

Therefore, if a Dwelling was legally used as a STRP prior to July 24, 2018, the Dwelling may continue as a Nonconforming Use pursuant to CHAPTER 10, Nonconformities, of this Ordinance until July 24, 2023 to allow for the recovery or amortization of the investment in the Nonconforming Use, after which the Nonconforming Use as a STRP shall terminate.

During the amortization period, all Nonconforming STRPs must comply with all other requirements of this Article as is reasonably possible, including but not limited to, making an application for a Short-Term Rental Permit. Exceptions will be made for restrictions on maximum number of rental days, special exceptions use conditions, owner occupancy status, or use subject to conditions.

Not less than 60 days before the end of the amortization period, the owner of the Dwelling may request a special exception to the amortization period. All requests shall be made to Board of Zoning Appeals in writing, and all decisions shall be subject to the provisions of Art. 3.6 of the ZLDR except for Art. 3.6.1 and Art. 3.6.5.

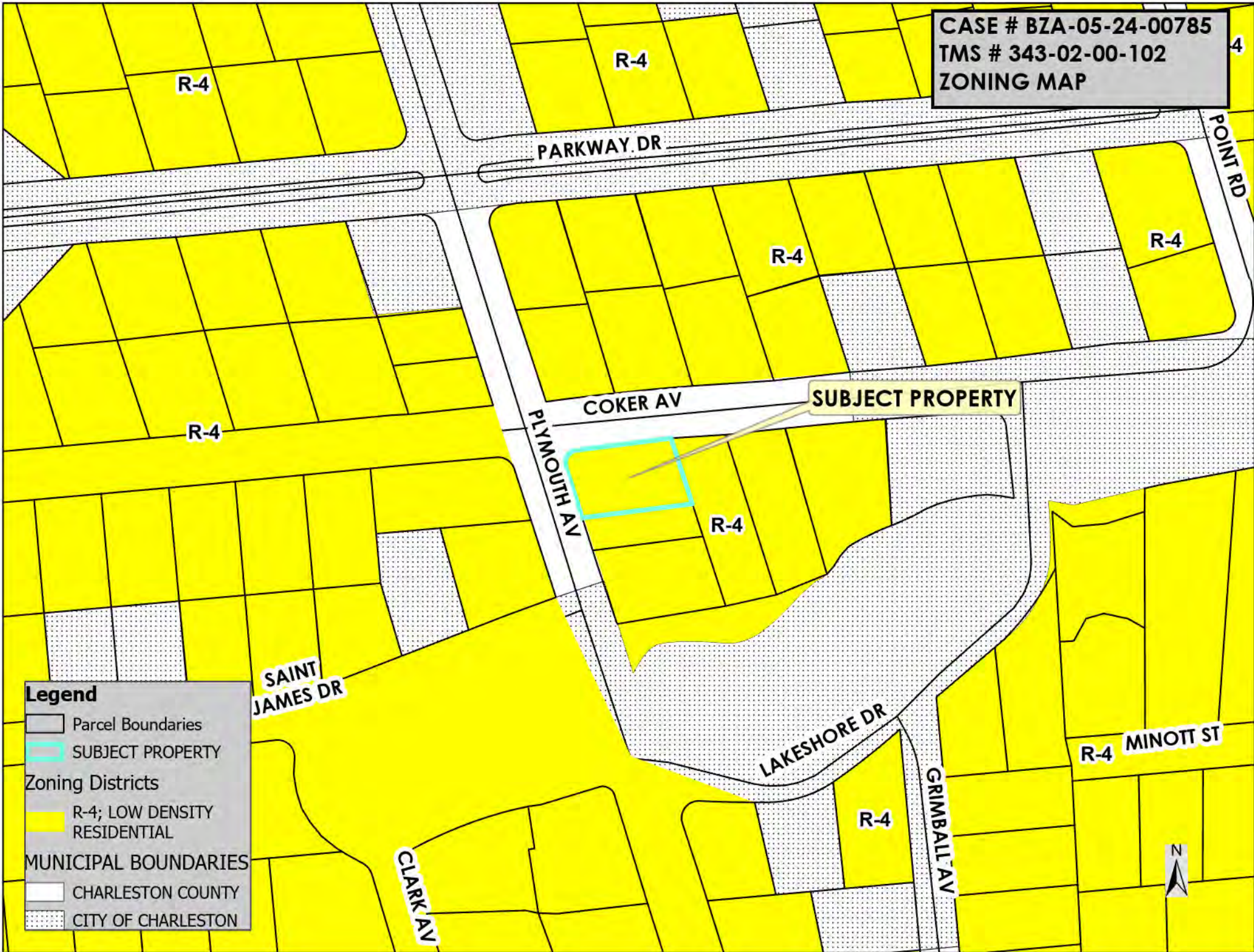
The Board of Zoning Appeals may grant an extension of the time of the amortization period if the owner of the Nonconforming STRP proves that he is unable to recoup his investment in such property by the conclusion of the amortization period.

Criteria and Findings. In determining whether to grant an extension of the amortization period for a Nonconforming STRP, and in determining the appropriate length of such an extension, the Board of Zoning Appeals shall consider the following factors:

- A. The gross income and expenses from the Nonconforming STRP since the use began;
- B. The amount of the property owner's investment in the Nonconforming STRP prior to July 24, 2018;
- C. The amount of such investment that has been or will have been realized at the conclusion of the five-year amortization period;
- D. The present actual and depreciated value of the property and improvements;
- E. The applicable Internal Revenue Service depreciation schedule;
- F. The total length of time the Nonconforming Use has existed;
- G. The existence or nonexistence of lease obligations, as well as any contingency clauses permitting termination of such lease;
- H. The remaining value and allowed uses of the property after discontinuing the Nonconforming Use;
- I. The ability of the property owner to change the use to a conforming use;
- J. The effects of the Nonconforming Use on the surrounding area;
- K. The extent to which the Nonconforming Use is incompatible with surrounding uses and properties;
- L. The interference with or threat to the public health, safety, and welfare of the community; and
- M. Any other factor the Board of Zoning Appeals reasonably determines is related to determining whether the investment in the Nonconforming Use has been recovered.

The Board of Zoning Appeals shall receive and consider evidence presented by the Applicant, and shall make findings that the amortization period it establishes is reasonable in view of the evidence and the criteria set forth above.

CASE # BZA-05-24-00785
TMS # 343-02-00-102
ZONING MAP



Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
 - R-4; LOW DENSITY RESIDENTIAL
- MUNICIPAL BOUNDARIES
 - CHARLESTON COUNTY
 - CITY OF CHARLESTON



CASE # BZA-05-24-00785
TMS # 343-02-00-102
300' RADIUS MAP

PARKWAY DR

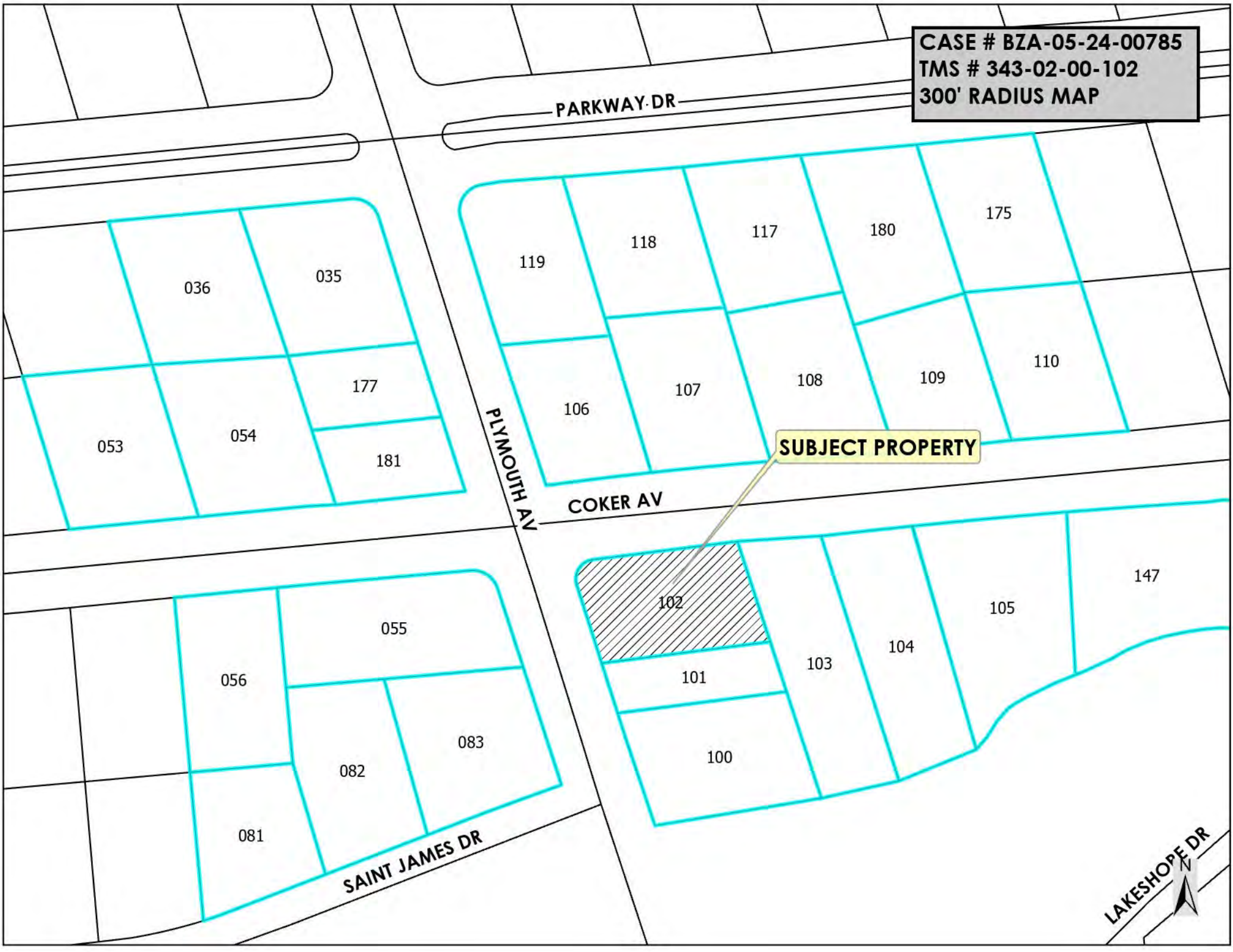
PLYMOUTH AV

COKER AV

SAINT JAMES DR

LAKESHORE DR

SUBJECT PROPERTY



CASE # BZA-05-24-00785
TMS # 343-02-00-102
AERIAL MAP

COKER AV

SUBJECT PROPERTY

PLYMOUTH AV



CASE # BZA-05-24-00785
TMS # 343-02-00-102
AERIAL MAP

COKER AV

SUBJECT PROPERTY

PLYMOUTH AV

SAINT JAMES DR



Case # BZA-05-24-00785

BZA Meeting of July 1, 2024

Subject Property: 136 Plymouth Avenue – James Island

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



Subject Property

Single Family Residence



Parking



Surrounding Properties



Plymouth Avenue



Coker Avenue



Photographs provided by
the Applicant

82

A Few Photos
Of
136 Plymouth
Ave
STRP Applicant



Staff Review:

The applicant and property owner, Edith DuBose Schaller of CLUBICW, LLC, is requesting a Special Exception to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 136 Plymouth Avenue (TMS# 343-02-00-102) on James Island in Charleston County. The subject property and all surrounding properties are located within the Low Density Residential (R-4) Zoning District.

The property contains a single-family residence that was constructed in 1950 per Charleston County records. The applicant would like to rent two (2) bedrooms in the single-family and shows four (4) parking spaces their site plan. *The applicant's letter of intent explains, "Requesting Special Exception and Extended Short Term Home Rental permit allowing guests for less than 29 days for a fee for a maximum of 144 days in the aggregate during any calendar year for a 2 bedroom, 1 bath house. Three (3) Letters of Support from neighbors are attached. Additionally, many neighbors have contacted us to rent the property for a short-term rental for their visiting family and friends as Riverland Terrace has no hotels nearby, and James Island has no hotels. Why travel to Downtown to a hotel if you can stay in the neighborhood with friends and family and no gas costs or traffic problems."*

Please note that if the BZA approves this request, they may restrict the number of days the Short-Term Rental Property (STRP) may be rented in aggregate during any calendar year.

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses states, *"An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance."* Sec. 6.1.6 Table 6.1-1 Use Table indicates that Short-Term Rentals, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District is a use type allowed only if it complies with use-specific conditions of (Article 6.8 Short-Term Rentals) all other applicable regulations of this Ordinance and is approved by the BZA as a Special Exception.

Staff conducted a site visit on June 12, 2024. Please review the attachments for further details regarding this request.

Article 6.8 Short-Term Rentals, Sec. 6.8.2 Permitting Processes, C. Special Exception: Notwithstanding the provisions of Art. 3.6, Special Exceptions, of this Ordinance, the following approval criteria shall apply to STRPS in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:

§6.8.2C.(1): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: *The applicant's letter of intent states, "The location and requested use is compatible with the R-4 zoning ordinance. I have lived in Riverland Terrace for 22 years at the property next door to this subject proposed SRTP property. I am very familiar with the community's needs and concerns. As adjacent*

residents, we have had the unique ability to improve and maintain this subject rental property as if we lived in it ourselves. All our neighbors have been complimentary of the sprucing up we have done to the yard and house that was much needed after the former owner sold. To keep the house for use for our family overflow, we have to generate an income to pay our mortgage. An STRP license accomplishes both these things while bringing a needed accommodation to the local neighborhood and greater James Island Community. As mentioned, James Island doesn't have hotels, and this STRP would help fill a neighborhood need while accomplishing our personal goals." In addition, this property has met all the residential and Short-Term Rental requirements for this zoning district. Therefore, the request may meet this criterion.

§6.8.2C.(2): Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and

Response: The **applicant's** letter of intent states, "The property meets its setback requirements and has ample parking options which keeps our incredibly special neighborhood free of additional cars on street shoulders. As Owners, our permanent home to this property is next door which allows us to provide a laser eye on it at all times with routine trash and recycling, plus pristine upkeep; our living next door gives us and neighbors a sense of confidence in our ability to control any noise nuisances. This property is naturally well landscaped along its perimeters creating privacy buffers to neighbors and those staying in the house. There are only 2 adjacent neighbors. To the side at 144 Plymouth is us as Owner of the 136 Plymouth subject property; to the rear is a neighbor, the Cowens, who have expressed support of this application thru a Letter attached; and our neighbor across the street also has written a Letter in support." In addition, the applicant has shown the required parking on their site plan. The applicant has also produced a tenant notice that shows all rules and regulations of their house such as where to keep the trash and recycling. Therefore, the request may meet this criterion

§6.8.2C.(3): Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.

Response: The applicant is currently in the STRP, Limited Site Plan Review process to ensure the property is in compliance with the applicable requirements of this Ordinance and to coordinate with other pertinent regulatory agencies including Revenue Collections (Business License) and Building Inspection Services. Therefore, the request may meet this criterion.

All other provisions and requirements of Art. 3.6, Special Exceptions, shall apply.

Board of Zoning Appeals' Action:

According to Article 3.6 *Special Exceptions*, Sec. 3.6.5B. of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, "In granting a *Special Exception*, 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."

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-05-24-00785 [Special Exception to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low Density Residential (R-4) Zoning District at 136 Plymouth Avenue (TMS# 343-02-00-102) on James Island in Charleston County.] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. **The Board may modify any of Staff's recommended conditions below**, including but not limited to restricting the number of days the STR may be rented. In the event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

1. Prior to zoning permit approval, the applicant shall complete the STRP, Limited Site Plan Review process.
2. The use shall comply with all requirements of Article 6.8.
3. This property shall not be used as a Short-Term Rental for more than 144 days in aggregate during any calendar year.
4. The property owner shall be responsible for ensuring that tenants comply with the Charleston County Noise Ordinance.

P7



SPECIAL EXCEPTION APPLICATION FOR SHORT-TERM RENTAL, EXTENDED HOME RENTAL
Charleston County Board of Zoning Appeals (BZA)

Property Information: Subject Property Address: 136 Plymouth Avenue Charleston, SC 29412; Tax Map Number(s): 343-02-00-102; Current Use of Property: long term rental; Proposed Use of Property: short term rental.
Applicant Information (Required): Applicant Name (please print): CLUBICW, LLC with Edith DuBose Schaller as Sole Member; Name of Company (if applicable): ; Mailing Address: 144 Plymouth Avenue; City: Charleston; State: SC; Zip Code: 29412; Email Address: ewdubose@gmail.com; Phone #: 843-224-3972; Applicant Signature: CLUBICW LLC by Edith DuBose Schaller; Date: 4-30-24.
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.): Print Representative Name and Name of Company: ; Mailing Address: ; City: ; State: ; Zip Code: ; Email Address: ; Phone #: .
Designation of Agent (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): ; 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: .
FOR OFFICE USE ONLY: Zoning District: R-4; Flood Zone: Shaded X (0513K); Date Filed: 5/21/24; Fee Paid: \$250.00 check #285; Application #: BZA-05-24-00785; TMS #: 343-02-00-102; Staff Initials: jji

ps

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.)

Requesting Special Exception and Extended Short Term Home Rental permit allowing guests for less than 29 days for a fee for a maximum of 144 days in the aggregate during any calendar year for a 2 bedroom, 1 bath house. Three (3) Letters of Support from neighbors are attached. Additionally, many neighbors have contacted us to rent the property for a short term rental for their visiting family and friends as Riverland Terrace has no hotels nearby, and James Island has no hotels. Why travel to Downtown to a hotel if you can stay in the neighborhood with friends and family and no gas costs or traffic problems. See attached Photo Page (page 2) plus 3 Letters of Support (pages 3,4,5).

Applicant's response to Article 6.8 Short-Term Rentals, §6.8.2 Operating Standards and Requirements, C. Special Exception

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 3 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. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

The location and requested use is compatible with the R-4 Zoning ordinance. I have lived in Riverland Terrace for 22 years at the property next door to this subject proposed SRTP property. I am very familiar with the community's needs and concerns. As adjacent residents, we have had the unique ability to improve and maintain this subject rental property as if we lived in it ourselves. All our neighbors have been complimentary of the sprucing up we have done to the yard and house that was much needed after the former owner sold. To keep the house for use for our family overflow, we have to generate an income to pay our mortgage. An STRP license accomplishes both these things while bringing a needed accommodation to the local neighborhood and greater James Island Community. As mentioned, James Island doesn't have hotels, and this STRP would help fill a neighborhood need, while accomplishing our personal goals.

2. Describe what adequate provisions are being made and/or exists, for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors.

The property meets its setback requirements and has ample parking options which keeps our incredibly special neighborhood free of additional cars on street shoulders. As Owners, our permanent home to this property is next door which allows us to provide a laser eye on it at all times with routine trash and recycling, plus pristine upkeep; our living next door gives us and neighbors a sense of confidence in our ability to control any noise nuisances. This property is naturally well landscaped along its perimeters creating privacy buffers to neighbors and those staying in the house. There are only 2 adjacent neighbors. To the side at 144 Plymouth is us as Owner of the 136 Plymouth subject property; to the rear is a neighbor, the Cowens, who have expressed support of this application thru a Letter attached; and our neighbor across the street also has written a Letter in support attached here.

3. Explain how the proposed use complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.

The understanding of the Short Term Rental Permit is that we would operate within its criteria by allowing guests for less than 29 days for a fee for a maximum of 144 days in the aggregate during any calendar year for a 2 bedroom, 1 bath house. Our research indicates that this property meets all the Ordinance and district standards. We have complied with the criteria of the Limited Site Plan Review committee and welcome any questions from the Special Exception committee. In the Limited Site Plan Review process, we received comments showing requirements for removing a shed, applying for a permit to install plus install a driveway, and creating a separation gap on the property line. We responded and complied by doing all these things over the past 14 months.

Short-Term Rental Property Zoning Permit Application

Type of Short-Term Rental: Limited Home Rental
 Extended Home Rental
 Commercial Guest House

Owner Information

First Name: CLUBICW LLC | *Last Name:* Sole Member for CLUBICW, LLC= Edith DuBose Schaller
Mailing Address: 144 Plymouth Avenue Charleston, SC 29412
Home/Cell Phone: 843-224-3972
Email Address: ewdubose@gmail.com

Applicant Information (if not being submitted by owner)

First Name: | *Last Name:* |
Mailing Address: |
Home/Cell Phone: |
Email Address: |

Short-Term Rental Property Information

Address: 136 Plymouth Avenue Charleston, SC 29412
TMS #: 343-02-00-102
Zoning: R4
Type of Dwelling Unit to be used as a Short Term Rental (e.g. single-family home, principal dwelling unit, accessory dwelling unit etc):
 single family
Maximum Number of Bedrooms to be used for Short-Term Rentals (Note: The use of 5 or more bedrooms for Short-Term Rental purposes may result in the application of building code requirements. Please speak to the Building Inspections Department regarding any potential building code requirements): 2
Number of Parking Spaces Provided Onsite (required parking is 1 space per permitted bedroom plus the required parking for the applicable use):
 4 parking spaces
Maximum Number of Guest: 5
Maximum Number of Nights the Short-Term Rental Property is Proposed to be Rented Per Year : 144
Is the Short-Term Rental Property Owner Occupied (Circle One): Yes No

Notes:

- After receiving a Zoning Permit for a Short-Term Rental – Limited Home Rental, a **Business License must be obtained** prior to offering, advertising, or providing Short-Term Rental Properties for lodging.
- The advertisement of a Short-Term Rental shall include the County issued Zoning Permit Number and Business License Number.
- Tax Assessments of the property may change due to its partial use as a Short-Term Rental Property. Please contact the County Assessor's Office on 843-958-4100 for further information regarding this.
- Zoning Permits for all Short-Term Rentals must be renewed annually, on or before December 31st of each year (see the Short-Term Rental Property zoning requirements contained in the Charleston County Zoning and Land Development Regulations Ordinance for details)..
- The property owner is responsible for contacting the Charleston County Building Services Department (843-202-6930) to ensure the Short-Term Rental Property complies with all Charleston County Building Code requirements. This will include applying for and receiving a Building Safety Permit.
- See the Charleston County Zoning and Land Development Regulations Ordinance for all Short-Term Rental Property Zoning requirements.

By signing this application, I certify that I understand and will comply with the Short-Term Rental Property requirements contained in the Charleston County Zoning and Land Development Regulations Ordinance, and that all required information has been submitted and is accurate.

Property Owner Signature (required):

Date: 3/2/23

Edward D. Bore & Shellen for CLVBSW LLC

Applicant Signature (if not the owner):

Date:

OFFICE USE ONLY

Amount Received _____ Cash? Check? # _____ Invoice Number _____

Permit Specialist/Planner's Signature

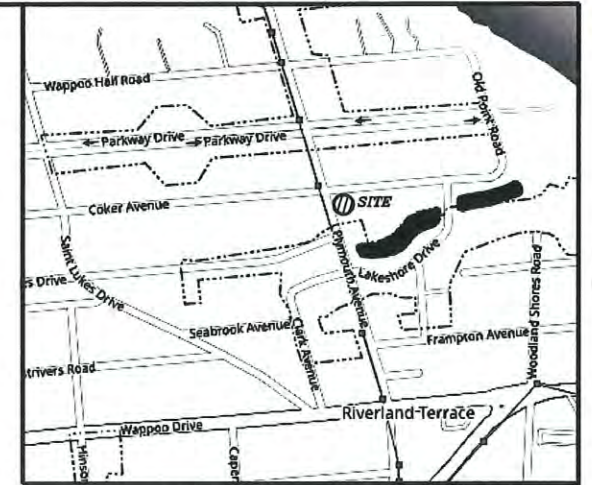
Date

SHORT-TERM RENTAL ZONING PERMIT APPLICATIONS FEES	
<p>a. Short-Term Rental Permit: Limited Home Rental (LHR) <i>Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.</i></p>	\$100.00 Zoning fee.
<p>b. Short-Term Rental Permit: Extended Home Rental (EHR) <i>Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for EHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.</i></p>	\$200.00 Zoning Fee.
<p>c. Short-Term Rental Permit: Commercial Guest House (CGH) <i>Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.</i></p>	\$300.00 Zoning Fee.

ROBERT FRANK SURVEYING
 1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
 Phone: 843-762-4608 Fax 843-795-5970
 E-mail - robertfranklandsurveying@comcast.net
 WEB ADDRESS: www.robertfranksurveying.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	26.35'	23.09'	N 32°29'14" E	100°39'18"	18.09'

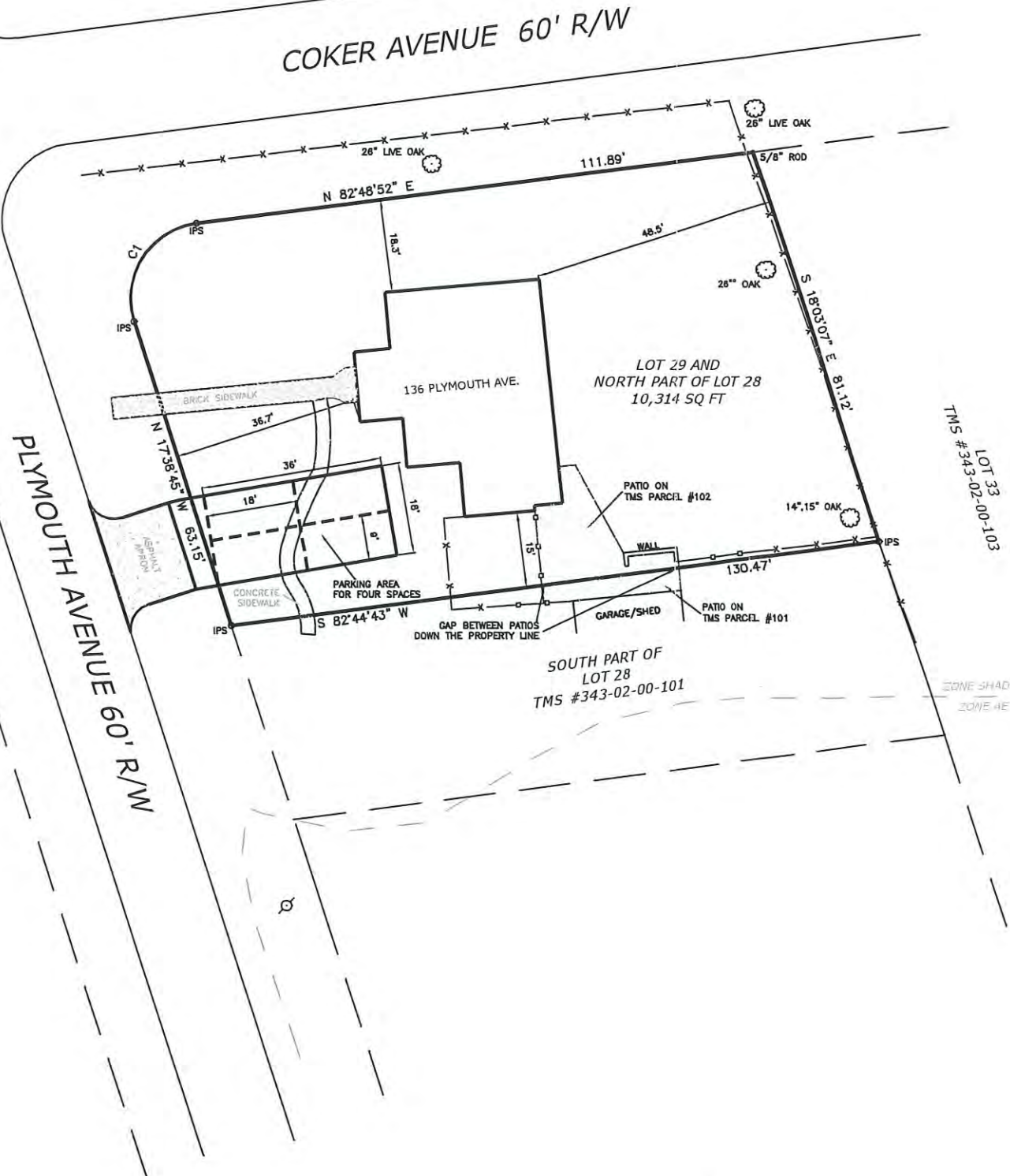
- LEGEND**
- IRON PIPE FOUND
 - IPS (IRON PIN SET 1/2" REBAR)
 - △ COMPUTED POINT
 - PROPERTY LINE
 - - - ADJOINER LINE
 - - - FLOOD ZONE LINE
 - X- FENCE LINE



LOCATION SKETCH (N.T.S.)

A SITE PLAN OF 136 PLYMOUTH AVENUE
 LOT 29 AND NORTH PART OF LOT 28 OF
 THE RIVERLAND TERRACE S/D
 LOCATED ON JAMES ISLAND
 CHARLESTON COUNTY, S.C.

- NOTES:** 1. TMS #343-02-00-102
 2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 3. IPS = IRON PIPE SET. (1/2" REBAR)
 4. PLAT REFERENCE: BOOK S21 PAGE 0199.
 5. DEED REFERENCE: BOOK 1034 PAGE 340
 6. LOCATED IN FLOOD ZONE SHADED "X" NO MINIMUM ELEVATION PER
 FIRM COMMUNITY-PANEL #455413 0513-K, PANEL INDEX DATED
 01/29/21, MAP REVISED 01/29/21. (MAP #45019C0513K).
 7. NOW OWNED BY: CLUBICW LLC



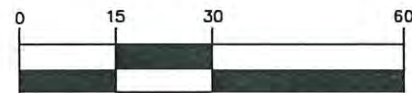
GENERAL PROPERTY SURVEY

NOTES:
 THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS, SC REG. NO. 4177. COPYRIGHT © 2024, ROBERT L. FRANK

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.

ROBERT L. FRANK PLS NO. 4177

DATE: SEPTEMBER 14, 2023
 REVISED: MARCH 26, 2024
 GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

P22

NOTICE of EMERGENCY ESCAPE PLAN

136 Plymouth Avenue

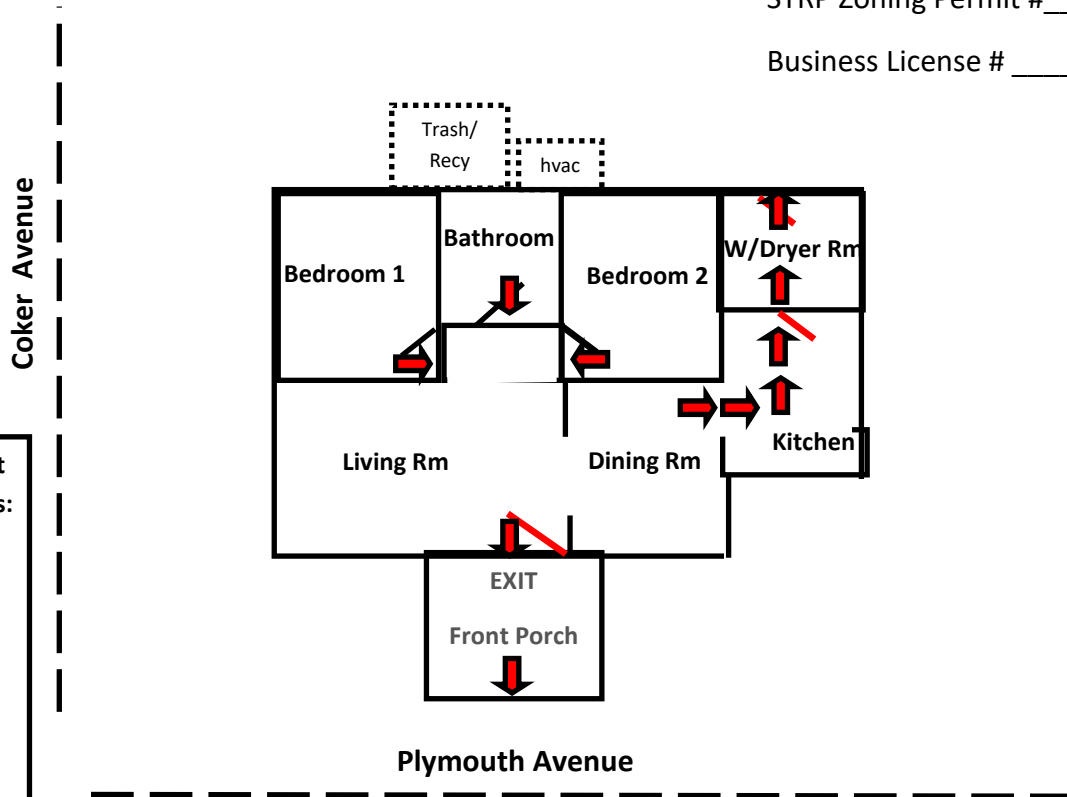
Owner Contact Info:

CLUBICW, LLC

843-224-3972 cell

STRP Zoning Permit # ___ tbd ___

Business License # _____ tbd ___



**Please Roll To Street
for Pickup as Follows:**

TRASH- Mon am

RECYCLING- every
other
Wed am

ROBERT FRANK SURVEYING
 1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
 Phone: 843-762-4608 Fax 843-795-5970
 E-mail - robertfranklandsurveying@comcast.net
 WEB ADDRESS: www.robertfranksurveying.com

ZLOR ARTICLE 8.5.9

I. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THOSE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
 II. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THOSE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

SEWER/WATER NOTES

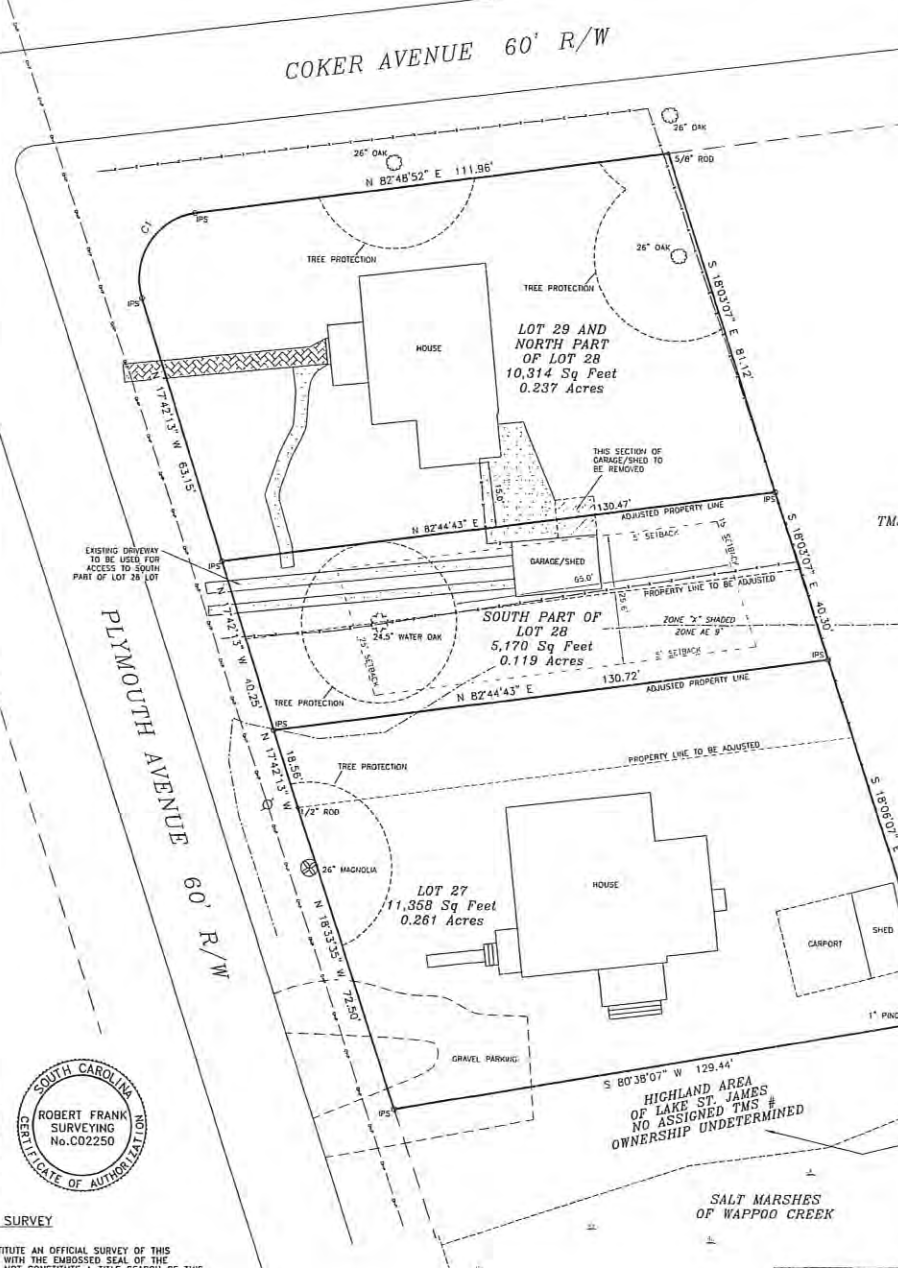
SEWER FOR THESE LOTS PROVIDED BY THE JAMES ISLAND PUBLIC SEWER DISTRICT.
 LOTS 27 AND 29 CONTAIN EXISTING DWELLINGS AND/OR HAD PREVIOUS ELECTRICAL CONNECTIONS TO THE SITES AND ARE EXEMPT FROM CURRENT SC DHEC REGULATION 61-56 AND APPLICABLE STANDARDS.
 WATER SUPPLY FOR THESE LOTS PROVIDED BY THE CHARLESTON WATER SYSTEM.



LOCATION SKETCH (N.T.S.)

LEGEND

- IPS (IRON PIN SET 1/2" REBAR)
- △ COMPUTED POINT
- UTILITY POLE
- ☆ LIGHT POLE
- PROPERTY LINE
- - - ADJUSTER LINE
- - - OVERHEAD POWER LINE
- - - FENCE
- - - FLOOD ZONE CHANGE AS SCALED FROM FLOOD MAP
- - - DHEC-DCRM CRITICAL LINE
- - - BUILDING SETBACKS



LOT 33
 TMS #343-02-00-103
 SCOTT COWEN

R-4 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MAXIMUM DENSITY	4 DWELLING UNITS PER ACRE
MINIMUM LOT AREA WITH PUBLIC SEWER AND WATER	7,250 SQUARE FEET
MINIMUM LOT AREA WITH PUBLIC WATER AND SEWER	10,000 SQUARE FEET
MINIMUM LOT AREA WITH PUBLIC WATER AND SEWER	14,500 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM SETBACKS	
FRONT/STREET SIDE	25 FEET
INTERIOR SIDE	5 FEET
REAR	15 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET



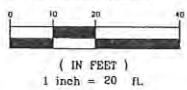
GENERAL PROPERTY SURVEY

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ROBERT L. FRANK PLS NO. 4177

AUGUST 18, 2021
 GRAPHIC SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	26.32'	23.07'	N 32°33'20" E	100°31'05"

A BOUNDARY SURVEY AND
 PROPERTY LINE ADJUSTMENT
 OF LOTS 27, 28, AND 29
 OF THE RIVERLAND TERRACE S/D
 LOCATED ON JAMES ISLAND
 CHARLESTON COUNTY, SC

NOTES:

- TMS #343-02-00-100 - LOT 27 - EDITH WILLS DUBOSE, II
- TMS #343-02-00-101 - SOUTH PART OF LOT 28 - EDITH WILLS DUBOSE, II
- TMS #343-02-00-102 - LOT 28 - CLUBICW LLC
- IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATION 9' AND ZONE "X" (SHADED) PER FIRM COMMUNITY-PANEL #455413 0513-K. PANEL INDEX DATED 01/29/21. MAP REVISED 01/29/21 (MAP #455019C0513K).
- PLAT REFERENCES: PLAT BOOK E PAGE 033, UNRECORDED PLAT BY GEORGE A.Z. JOHNSON OF LOT 27 AND SOUTH PART OF LOT 28 DATED 4/30/02.

APPROVAL AND RECORDING STAMPS

APPROVED PLAT

 Director of Planning
 Charleston County Planning Commission
 App'd Date: 8/18/2021

RECORDED

DATE: 10/8/2021 TIME: 9:48:55 AM
 Book Page: S21 0199 DocType: Small Plat
 Michael Miller, Register, Charleston County, SC

Record Fee: \$25.00
 Postage: \$0.00
 TOTAL: \$25.00
 Drawer: []
 Clerk: []

Location: RIVERLAND TERRACE

Letters of Support
provided by the
Applicant

83

Scott and Ella Cowen
2047 Coker Drive
Charleston, SC 29412
404 – 408 - 4209

April 28, 2024

Re: Support of Short Term Rental Permit Application
136 Plymouth Avenue

Dear Chs County Board of Zoning Appeals (BZA):

We understand the owner of the property at 136 Plymouth Avenue is seeking a short term rental license thru the Special Exception committee of Charleston County Planning and Zoning. We live next door and adjacent to the subject property, 136 Plymouth Avenue and we support this application. We have watched the owner of 136 Plymouth Avenue make improvements to the yard and home ever since they bought in 2021. In addition to living next door to 136 Plymouth Avenue, we also live adjacent to the Owner of the rental property at 144 Plymouth Avenue. We have no concerns that they will continue to maintain the rental property as a great neighbor in terms of noise, condition, appearance and communications, etc. We write this letter now to show our support of the property at 136 Plymouth Avenue in its application for a Chs County Short Term Rental Permit license.

Sincerely,



Ella and Scott Cowen
2047 Coker Drive
Riverland Terrace


TO: Charleston County Planning & Zoning

From: Ms. Jackie Fink
139 Plymouth Avenue
Charleston, SC 29412

Re: Letter of Support for 136 Plymouth Avenue
(my across the street neighbor)

Date: April 30, 2024

It has been brought to my attention that my neighbors at 144 Plymouth Avenue are requesting a Short Term Rental License for their adjacent rental property at 136 Plymouth Avenue. I cast my support of this endeavor as I have lived across the street from the Owner for over 20 years, and I understand the ability to rent short term will help them with visiting family and friends as well as with financial goals to keep the property. This neighbor has made very positive changes in freshening up this property since purchasing several years ago. They are always very engaged in Riverland Terrace issues and concerns and since they actually live next door to the subject property, I have no doubt they will continue to keep the neighborhood and its residents at the top of their list in making rental decisions and hosting any short term occupants.

All my best,

Jackie Fink
139 Plymouth Avenue - Riverland Terrace
Charleston, SC 29412
843-270-2812

85

Mrs. Robert Thorn
2027 Parkway Drive
Charleston, SC 29412

April 26, 2024

Re: 136 Plymouth Avenue/ corner of Plymouth Avenue and Coker Avenue
Special Exception Request re: 136 Plymouth Avenue

Dear Board of Zoning Appeals for Charleston County:

I write today regarding the application we understand is submitted for the property at 136 Plymouth Avenue for a short term rental license. My husband, Robert, and I live in Riverland Terrace approximately two blocks away and have lived and raised our children here for approximately 20 years. Please accept this letter as a **Letter of Support for the Special Exception request with Charleston County Planning and Zoning for 136 Plymouth Avenue.** We believe a 2 bedroom, 1 bath furnished option that may allow a pet will be a welcome addition to the neighborhood for our visiting family and friends, as well as for our neighbors who might have visiting family and friends.

Respectfully yours,



Paige Thorn
843-270-2541