

**CHARLESTON COUNTY  
BOARD OF ZONING APPEALS (BZA)  
SUMMARY OF THE FEBRUARY 5, 2024 MEETING  
5:00 P.M.**

In compliance with the Freedom of Information Act (FOIA), notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.

**Members Present**

Chair, Mr. William H. Ray, Vice Chair, Mr. Ross Nelson, Mr. AD Jordan, Mr. Marc Marchant, Mr. Robert Siedell, Mr. Doug Truslow, and Mr. Jesse Williams.

**Members Absent**

Mr. Roy Neal and Ms. Tonnia Switzer-Small

**Staff Members Present**

Kevin DeAntonio, Assistant County Attorney; Grayson Anderson, Planner II; Sally Brooks, Planner III; Genesis Clark, Planning Technician II; Joshua Downey, Planning Technician II; and Jenny Werking, Planner III and Secretary for the BZA

**Notification Procedures**

Staff has met the requirements of state law and *Section 3.1.6* of the *Charleston County Zoning and Land Development Regulations Ordinance* for notification for all cases to be heard by the BZA at this meeting. The notification procedures were completed by staff 15 calendar days prior to this meeting as follows:

- January 19th: Site Visits and Postings were completed by this date.
- January 19th: Letters were mailed to property owners within 300' and to Parties in interest for all cases. These notifications are above and beyond the state requirements.
- January 20th: Notice of this meeting was published in the *Post and Courier*.

The February 5, 2024 BZA meeting was called to order at 5:00 p.m. by the Chair, Mr. William Ray.

**Minutes**

Mr. Truslow made a motion to approve the January 8, 2024 public hearing meeting minutes. Mr. Williams seconded the motion. The motion carried unanimously.

**Mr. Jordan arrived after the vote for the minutes.**

**New Business**

**CASE# BZA-12-23-00735**

Tracy Helms of Valvoline Instant Oil Change ("the Applicant") and Mikell C. Harper of GH Ladson, LLC ("the Property Owner") filed a Variance request for the loading area and dumpster to face the right-of-way for proposed vehicle service use at 3746 Ladson Road in the North Area of Charleston County, (TMS # 389-00-00-125). Community Commercial (CC) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Truslow made a motion to approve the Variance request with the following condition: (1) Prior to zoning permit approval, the applicant shall complete the Site Plan Review process. Mr. Nelson seconded the motion. The motion to approve the application was unanimous and therefore granted with the above referenced condition.

**CASE# BZA-12-23-00736**

Arica Harville (“the Applicant” and “the Property Owner”) filed a Variance request to reduce the required 3’ interior side setback by 2’ to 1’ for an existing detached accessory structure (carport) at 1641 Oak Island Drive on James Island in Charleston County, (TMS # 328-03-00-069). Low Density Residential (R-4) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant’s presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Nelson made a motion to approve the Variance request. Mr. Truslow seconded the motion. The motion to approve the application was unanimous and therefore granted.

**CASE# BZA-12-23-00737**

Travis Beddingfield of Kia Country of Charleston (“the Applicant”), John Lee of Harbour City Investments LLC (“the Property Owner”), and Kelsey Santiago of Hussey Gay Bell (“the Representative”) filed a Variance request to encroach more than twenty-five (25%) of the protected area of a Grand Tree for proposed renovations/additions to the existing vehicle sales and service use at 2355 and 2361 Savannah Highway in the St. Andrews Area of Charleston County, (TMS # 310-06-00-108). Community Commercial (CC) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant’s presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Marchant made a motion to approve the Variance request with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the Site Plan Review process; (2) If the Grand Tree requested for encroachment (30” DBH Live Oak) dies within 3 years of the installation of completion of the project, the applicant shall mitigate the tree by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in *Sec. 9.2.6* of the *ZLDR*, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to its removal; (3) Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40’ of disturbance prior to any construction, pursuant to *Sec. 9.2.4* of the *Charleston County Zoning and Land Development Regulations*; and (4) The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees onsite through the duration of construction. The applicant shall provide a copy of the treatment plan to Zoning Staff for review and approval prior to Site Plan Review approval. Mr. Williams seconded the motion. The motion to approve the application was unanimous and therefore granted with the above referenced conditions.

**CASE# BZA-12-23-00738**

Travis Beddingfield of Kia Country of Charleston (“the Applicant”), John Lee of Harbour City Investments LLC (“the Property Owner”), and Kelsey Santiago of Hussey Gay Bell (“the Representative”) filed a Variance request to reduce the required 8’ perimeter landscape area for proposed landscape area for proposed renovations/additions to the existing vehicle sales and service use at 2355 and 2361 Savannah Highway in the St. Andrews Area of Charleston County, (TMS # 310-06-00-108). Community Commercial (CC) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant’s presentation, and any public comments concerning the application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Marchant made a motion to approve the Variance request with the following condition: (1) Prior to zoning permit approval, the applicant shall install a 6’ high opaque fence along the eastern property boundary and the applicant shall complete the Site Plan Review process. Mr. Nelson seconded the motion. Therefore, the application was granted with the above referenced condition.

**CASE# BZA-12-23-00739**

Travis Beddingfield of Kia Country of Charleston ("the Applicant"), John Lee of Harbour City Investments LLC ("the Property Owner"), and Kelsey Santiago of Hussey Gay Bell ("the Representative") filed a Variance request for the loading area to face residential districts or uses for proposed renovations/additions to the existing vehicle sales and service use at 2355 and 2361 Savannah Highway in the St. Andrews Area of Charleston County, (TMS # 310-06-00-108). Community Commercial (CC) Zoning District standards apply.

Findings: After hearing the Staff Review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Marchant made a motion to approve the Variance request with the following conditions: (1) Prior to zoning permit approval, the applicant shall complete the Site Plan Review process; and (2) The applicant shall install an 8' high fence along the entire distance of the southern/rear property boundary, in addition to the buffer, to create a more substantial buffer between the residential neighborhood and the Kia dealership. The applicant/property owner shall work with Zoning and Planning Staff to produce the appropriate design. Mr. Jordan seconded the motion. The motion to approve the application was unanimous and therefore granted with the above referenced conditions.

**The BZA had a 10-minute recess.**

**CASE# BZA-12-23-00740**

Andrew Greenspan of GHP Main LLC ("the Applicant" and "the Property Owner") and Jake Serrano of Live Oak Consultants, LLC ("the Representative") filed a Variance request to reduce the required DBH/number of trees per acre for proposed commercial flex space use at 860 Main Road on Johns Island in Charleston County, (TMS # 250-00-00-002). Main Road Corridor Overlay (Belvedere-Main [BMC]) Zoning District standards apply.

**CASE# BZA-12-23-00741**

Andrew Greenspan of GHP Main LLC ("the Applicant" and "the Property Owner") and Jake Serrano of Live Oak Consultants, LLC ("the Representative") filed a Variance request to reduce the required minimum thirty percent (30%) of parking spaces that must have a pervious surface and to exceed the maximum seventy percent (70%) impervious surface coverage for proposed commercial flex space use at 860 Main Road on Johns Island in Charleston County, (TMS # 250-00-00-002). Main Road Corridor Overlay (Belvedere-Main [BMC]) Zoning District standards apply.

**CASE# BZA-12-23-00742**

Andrew Greenspan of GHP Main LLC ("the Applicant" and "the Property Owner") and Jake Serrano of Live Oak Consultants, LLC ("the Representative") filed a Variance request to omit or to reduce the required 8' perimeter vehicular use landscape area adjacent to other commercial/industrial type use, tree islands within the parking areas, and land use buffers 50' Type G at AGR parcel (- 036) and 60' Type H where adjacent to AGR parcel with dwelling on site (-135) for proposed commercial flex space use at 860 Main Road on Johns Island in Charleston County, (TMS # 250-00-00-002). Main Road Corridor Overlay (Belvedere-Main [BMC]) Zoning District standards apply.

**CASE# BZA-12-23-00743**

Andrew Greenspan of GHP Main LLC ("the Applicant" and "the Property Owner") and Jake Serrano of Live Oak Consultants, LLC ("the Representative") filed a Variance request to reduce open space and omit foundation plantings for proposed commercial flex space use at 860 Main Road on Johns Island in Charleston County, (TMS # 250-00-00-002). Main Road Corridor Overlay (Belvedere-Main [BMC]) Zoning District standards apply.

Findings: After hearing the Staff Review and the applicant's presentation, the board discussed deferring the applications to allow the applicant to submit additional information. Mr. Marchant made a motion to defer the four variance applications. Mr. Jordan seconded the motion. The motion passed unanimously. therefore, the four variance applications were deferred for up to 90 days.

**Additional Business**

The BZA's Annual Business Meeting will be held on March 4, 2024 from 3:00 – 5:00 p.m. in the Council Committee Room. Dinner will be served, and the annual meeting will count towards 1.5 hours continuing education (CE). The BZA will hear two (2) old business cases and seven (7) new business cases at the March 4, 2024 BZA Public Hearing that will be held in-person in Council Chambers at 5:00 p.m. Mrs. Werking reminded the board members that the annual continuing education training is self-study and the deadline to finish the training is December 31, 2024.

**Adjournment**

There being no further business, the board adjourned at 8:30 p.m.

Respectfully submitted,



Joshua Downey, Planning Tech II  
Acting Secretary to the BZA