



## CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

**APRIL 1, 2024, 5:00 P.M.**

Notice of this meeting was published in *The Post and Courier* on **March 15, 2024**

A meeting of the BZA will be held **Monday, April 1, 2024, at 5:00 p.m., in the Council Chambers, 2<sup>nd</sup> Floor, Room 249, Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405.** This hearing is open to the public and will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at <https://www.charlestoncounty.org/departments/zoning-planning/bza.php> one week prior to the meeting. Inquiries should be directed to the Zoning and Planning Department (843) 202-7200 or [bza@charlestoncounty.org](mailto:bza@charlestoncounty.org) referencing the case number and TMS number.

### **Public Comment Instructions**

Please use one of the following methods:

1. Send comments by email to [bza@charlestoncounty.org](mailto:bza@charlestoncounty.org) by **12:00 p.m. on Friday, March 29, 2024**; or
2. Mail comments to the Zoning & Planning Department, Attn: BZA, 4045 Bridge View Drive, North Charleston, SC 29405 by **12:00 p.m. on Friday, March 29, 2024**; or  
**\*Please include your name and address when submitting public comments.**
3. Sign up to speak in person at the meeting. The sign-up sheet will be available in the Council Chambers by **4:30 p.m. on Monday, April 1, 2024.**

The BZA public hearing will be livestreamed (for viewing only) on the Charleston County Government website at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>

In keeping with the Americans with Disabilities Act, persons needing assistance should contact the County's ADA Coordinator in Human Resources at (843) 958-4700 during regular business hours in advance of the meeting.

<https://www.charlestoncounty.org/files/ADA-Citizen-Request-for-Accommodation.pdf?v=570>

**BZA AGENDA – APRIL 1, 2024, 5:00 P.M.**

**I. CALL TO ORDER AND INTRODUCTIONS**

**II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**

**III. REVIEW AND APPROVE SUMMARY OF MARCH 4, 2024 ANNUAL BUSINESS MEETING AND MARCH 4, 2024 BZA MEETING**

**IV. BZA RULINGS FROM MARCH 4, 2024:**

**OLD BUSINESS:**

**1. CASE# BZA-11-23-00724**

**2594 Ashley River Road – St. Andrews Area (TMS # 355-07-00-009)**

Variance request to reduce the required 50' OCRM Critical Line setback and to reduce the required 35' OCRM Critical Line buffer for the encroachment of three proposed hotel/motel buildings.

Applicant/Property Owner: Chet Carter of Inspirations Stations LLC.

Representative: Andrew Bajoczky of Barrier Island Engineering & Consulting

**APPROVED WITH CONDITIONS**

**2. CASE# BZA-11-23-00727**

**2594 Ashley River Road – St. Andrews Area (TMS # 355-07-00-009)**

Variance request to waive the requirement to plant canopy trees in the required 8' perimeter landscape area.

Applicant/Property Owner: Chet Carter of Inspirations Stations LLC

Representative: Andrew Bajoczky of Barrier Island Engineering & Consulting

**APPROVED WITH CONDITIONS**

**NEW BUSINESS:**

**1. CASE# BZA-01-24-00744**

**1552 N Avalon Circle – St. Andrews Area (TMS# 352-13-00-101)**

Variance request to remove a 31" DBH Grand Live Oak Tree for a proposed single-family residence.

Applicant: Douglas Hickerson

Property Owner: Mark Lipsmeyer of Nest Coastal LLC

**APPROVED WITH A CONDITION**

**2. CASE# BZA-01-24-00745**

**1169 Highway 41 – East Area (TMS# 580-00-00-035)**

Variance request to remove a 28" DBH Grand Red Oak Tree for a proposed commercial development.

Applicant: Hudson Rogers

Property Owners: Dolores and Doyne Love

**APPROVED WITH CONDITIONS**

**3. CASE# BZA-01-24-00746**

**3948 Gift Boulevard – Johns Island (TMS # 249-01-00-013)**

Variance request to reduce the required 50' OCRM Critical Line setback by 15' to 35' at the closest point for a proposed swimming pool.

Applicant/Property Owner: Robert E. Bennett Jr

Representative: Mike Petrini of Aquatica Pools

**APPROVED WITH CONDITIONS**

**4. CASE# BZA-01-24-00747**

**2324 Eagle Drive – North Area (TMS # 475-05-00-082)**

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

Applicant/Property Owner: Lyndia M. Harrison

**APPROVED WITH CONDITIONS**

**5. CASE# BZA-01-24-00748**

**2628 Rifle Range Road – East Area (TMS # 578-00-00-063)**

Variance request to remove a 37" DBH Grand Live Oak Tree adjacent to an existing single-family residence.

Applicant/Property Owner: Mary Ellen Williams

**APPROVED**

**6. CASE# BZA-01-24-00749**

**2535 Jack Leland Drive – East Area (TMS # 614-00-00-004)**

Variance request for a proposed 20' wide ingress/egress easement road to encroach into portions of the required 15 OCRM Critical Line buffer.

Applicant: Ken Wroblewski of Leland Park LLC

Property Owner: James Cone, CFO of Leland Park, LLC

Representative: Marshall Badeaux of Charleston Tree Experts

**DEFERRED**

**7. CASE# BZA-01-24-00750**

**2535 Jack Leland Drive – East Area (TMS # 614-00-00-004)**

Variance request for a proposed 20' wide ingress/egress easement to encroach more than twenty-five percent (25%) of the protected area of a 36" DBH Grand Live Oak Tree.

Applicant: Ken Wroblewski of Leland Park LLC

Property Owner: James Cone, CFO of Leland Park, LLC

Representative: Marshall Badeaux of Charleston Tree Experts

**DEFERRED**

**V. BRIEF THE PUBLIC ON THE BZA'S RULES OF PROCEDURE**

**VI. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY**

**VII. REVIEW THE FOLLOWING REQUESTS:**

**OLD BUSINESS:**

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

**860 Main Road – Johns Island (TMS # 250-00-00-002)**

Variance request to exceed the maximum seventy percent (70%) impervious surface coverage for proposed commercial flex space use.

Applicant/Property Owner: Andrew Greenspan of GHP Main LLC

Representative: Jake Serrano of Live Oak Consultants, LLC

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

**860 Main Road – Johns Island (TMS # 250-00-00-002)**

Variance request to omit or to reduce the required 8' perimeter vehicular use landscape area adjacent to other commercial/industrial type use, 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.

Applicant/Property Owner: Andrew Greenspan of GHP Main LLC

Representative: Jake Serrano of Live Oak Consultants, LLC

**NEW BUSINESS:**

**1. CASE# BZA-02-24-00751**

**3935 James Bay Road – St. Andrews Area (TMS# 286-00-00-196)**

Variance request to reduce the required 35' OCRM Critical Line setback by 10.6' to 24.4' at the closest point and to reduce the required 20' front/street side setback by 12.7' to 7.3' at the closest point for a proposed single-family residence.

Applicants/Property Owners: Igor Shevchuk and Zoryana Kakhnovets

**2. CASE# BZA-02-24-00752**

**8925 and 8917 Pine Landing Road – Edisto Island (TMS# 010-00-00-001 & 010-00-00-003)**

Variance request for a connection to a saltwater impoundment dike and pond to encroach within the required 35' OCRM Critical Line buffer.

Applicant/Property Owner: M. Donald Alexander, Jr. of Old Dominion Plantation, LLC

Representative: Jeff Tibbals of Bybee & Tibbals

**3. CASE# BZA-02-24-00754**

**2151 and 2151A Welch Avenue – James Island (TMS # 343-06-00-049)**

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

Applicant/Property Owner: Christopher Tift Mitchell

Representative: Laura Lee Worrell

**4. CASE# BZA-03-24-00758**

**5536 and 5228 Hyde Park Road – St. Pauls Area (TMS # 233-00-00-049 & 233-00-00-051)**

Variance request for a new Fire Station:

- To reduce the required 50' type G right-of-way landscape buffer along Hyde Park Road;
- To reduce the required 15' Type B land use buffer adjacent to a residential use/AGR Zoning District; and
- To reduce the number of plantings in the required Type G buffer adjacent to Hyde Park Road.

Applicant: Clayton Stoddard of Mitchell Construction Co.

Property Owner: Truss Johnson, Fire Chief, St. Paul's Fire District

Representative: Kelsey Santiago of Hussey Gay Bell

**5. CASE# BZA-03-24-00759**

**3234 Johnstowne Street – Johns Island (TMS # 203-10-00-084)**

Variance request to construct a pervious driveway and a detached garage within three times the DBH (Critical Root Zone) of a Grand Live Oak Tree.

Applicant: Phil Spitz of Grantham Homes, LLC

Property Owners: Timothy D. Arnold and Cheryl A. Arnold

Representative: Marshall Badeaux of Charleston Tree Experts

### **VIII. ADDITIONAL BUSINESS**

1. Next BZA Meeting: May 6, 2024
2. 2024 Continuing Education Training Update

### **IX. ADJOURNMENT**