



CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

MAY 5, 2025, 4:00 P.M.

Notice of this meeting was published in *The Post and Courier* on **April 18, 2025**

A meeting of the Charleston County BZA will be held **Monday, May 5, 2025, at 4:00 p.m.**, in **Council Chambers, 2nd 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. The BZA public hearing will be livestreamed (for viewing only) at: charlestoncounty.org/departments/county-council/cctv.php
The meeting information will be available online at engage.charlestoncounty.org/BZAPortal one week prior to the meeting.

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>

I. CALL TO ORDER AND INTRODUCTIONS

II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

III. REVIEW AND APPROVE SUMMARY OF APRIL 7, 2025 BZA MEETING

IV. BZA RULINGS FROM APRIL 7, 2025:

OLD BUSINESS:

1. CASE# BZA-11-24-00823

311 Papa Charlie Way – James Island (TMS# 334-12-00-016)

Variance request to remove two (2) Grand Trees for a proposed single-family residence.

Applicant/Property Owner: J. Marshall Milligan of Tiger Devil, LLC

APPROVED WITH CONDITIONS

NEW BUSINESS:

1. CASE# BZA-12-24-00834

**1572 and 1576 Joe Rouse Road and 3037 Julius Robertson Road – East Area
(TMS # 583-00-00-007, -008, and -236)**

Variance request to remove two (2) Grand Trees for a proposed subdivision.

Applicant: Tyler Spears of Bessemer Road, LLC

Property Owner -007: Nancy Lynn Martin

Property Owner -008: Daniel A. Martin

Property Owner -236: Priscilla Lynn Martin
Representative: Bob Almirall of Reeve Group

APPROVED WITH CONDITIONS THE REMOVAL OF THE 14"/16" DBH GRAND LIVE OAK TREE
DISAPPROVED THE REMOVAL OF THE 27" DBH GRAND WILLOW OAK GRAND TREE

2. CASE# BZA-02-25-00843

2173 Welch Avenue – James Island (TMS # 343-06-00-063)

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: Colin Garner of Garner & McCulloch LLC

Representative: Kimberly Sayre and Justin Hetherington

DEFERRED

3. CASE# BZA-02-25-00844

2117 Chancellory Lane – St. Andrews Area (TMS # 355-14-00-120)

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: Luis Javier Garcia

APPROVED WITH CONDITIONS

4. CASE# BZA-02-25-00845

7810 Oakville Road – St. Pauls Area (TMS 096-00-00-038)

Variance request to reduce the required 30' rear setback and the required 15' interior side setback for three (3) existing unpermitted detached accessory structures.

Applicant/Property Owner: Robert and Crystal Corner

APPROVED WITH A CONDITION

5. CASE# BZA-02-25-00846

216 Shady Lane – St. Andrews Area (TMS 350-14-00-083)

Variance request to remove a 33" DBH Grand Live Oak Tree for a proposed single-family residence.

Applicant/Property Owner: Bryan Weatherford of Ion Venture, LLC

APPROVED WITH CONDITIONS

6. CASE# BZA-02-25-00847

4453 Clovewood Street – North Area (TMS 388-06-00-152)

Variance request to reduce the required 5' interior side setback for an existing unpermitted attached carport and to reduce the required 3' interior side setback for an existing unpermitted detached accessory structure (pavilion).

Applicant/Property Owner: Macario Lopez Ramirez

APPROVED WITH A CONDITION

7. CASE# BZA-01-25-00841

1159 River Road – Johns Island (TMS 311-00-00-057)

Variance request to remove a 46" DBH Grand Live Oak Tree near an existing single-family residence.

Applicants/Property Owners: Gary J. and Susan E. Gilberti

APPROVED WITH CONDITIONS

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

VI. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY

VII. REVIEW THE FOLLOWING REQUESTS:

NEW BUSINESS:

1. **CASE# BZA-03-25-00849**
1990 Wild Wing Lane – James Island (TMS # 331-07-00-074)
Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low-Density Manufactured Housing Subdivision (MHS) Zoning District.
Applicants/Property Owners: Michael Hager and Joseph Hager
2. **CASE# BZA-03-25-00850**
1582 River Road – Johns Island (TMS # 312-00-00-083)
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: Stanley Harrold
3. **CASE# BZA-03-25-00851**
1675 and 1675-A Pierpont Avenue – St. Andrews Area (TMS # 353-03-00-050)
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: Jessie Schuberg
4. **CASE# BZA-03-25-00852**
434 Riverland Drive – James Island (TMS 343-10-00-024)
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: Brandon Sights of Insightful Properties LLC
5. **CASE# BZA-03-25-00853**
5524 Katy Hill Road – Wadmalaw Island (TMS 197-00-00-083)
Variance request to reduce the required 30' rear setback by 13.4' to 16.6' for an existing unpermitted detached accessory structure (16' x 40' shed).
Applicant/Property Owner: Sean C. Carey
Additional Property Owners: April Lynn Carey, William Edward Carey and Denise Rosemarie Carey
6. **CASE# BZA-03-25-00854**
3340 Oak Branch Road – Johns Island (TMS 256-00-00-012)
Variance request to reduce:
 - the required 50' front/street side setback by 10' to 40' and the required 15' interior side setback by 4.7' to 10.3' for a proposed detached accessory structure (22' x 24' garage); and
 - the required 50' front/street side setback by 39.6' to 10.4' for a proposed detached accessory structure (22' x 36' guesthouse).Applicant/Property Owner: Gregory F. Rayburn
Representative: Ross Appel, Esq. of McCullough Khan Appel
7. **CASE# BZA-03-25-00855**
1689 Dillway Street – St. Andrews Area (TMS 351-07-00-021)
Special Exception request for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District.
Applicant/Property Owner: Corinne Marie Bodnar
Representative: Ben Charlet and Matthew Johnson of Oakwood Homes

8. CASE# BZA-04-25-00856

2568 Cherry Point Road – Wadmalaw Island (TMS 151-00-00-293)

Variance request to reduce the required 50' front/street side setback by 34' to 16' for a proposed single-family residence.

Applicants/Property Owners: Enoch R Smiley and Chiresse D Smiley

VIII. ADDITIONAL BUSINESS

1. Next BZA Meeting: June 2, 2025
2. 2025 Continuing Education Training Update

IX. ADJOURNMENT