



CHARLESTON
COUNTY

SOUTH CAROLINA

CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

AUGUST 1, 2022, 5:00 P.M.

Notice of this meeting was published in *The Post and Courier* on **July 17, 2022**

A meeting of the BZA will be held **Monday, August 1, 2022, at 5:00 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.

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 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 by **12:00 p.m. on Friday, July 29, 2022**; 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, July 29, 2022**; 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 Council Chambers by **4:30 p.m. on Monday, August 1, 2022.**

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 – AUGUST 1, 2022, 5:00 P.M.

I. CALL TO ORDER AND INTRODUCTIONS

II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

III. REVIEW AND APPROVE SUMMARY OF JULY 11, 2022 BZA MEETING

IV. BZA RULINGS FROM JULY 11, 2022:

OLD BUSINESS:

1. CASE# BZA-02-22-00560

1101 Quiet Road – East Area (TMS # 535-00-00-385)

Variance request to prune more than twenty-five percent (25%) of the leaf surface of a 37" DBH Grand Laurel Oak tree.

Applicant/Property Owner: Brad Hawkins of Hunter Holdings LLC

APPROVED WITH CONDITIONS

NEW BUSINESS:

1. CASE# BZA-05-22-00579

212 Hickory Street – St. Andrews Area (TMS # 418-13-00-116)

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: Richard Callari

APPROVED WITH CONDITIONS

2. CASE# BZA-05-22-00580

1980 Wild Wing Lane – James Island (TMS # 331-07-00-107)

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low-Density Manufactured Housing Subdivision (MHS) Zoning District.

Applicant: Jenny Fedewa of Twenty Twenty Properties LLC

Property Owner: Halley Friedman

APPROVED WITH CONDITIONS

3. CASE# BZA-05-22-00581

1588 Macoma Drive – East Area (TMS # 614-09-00-023)

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Low-Density Manufactured Housing Subdivision (MHS) Zoning District.

Applicant/Property Owner: Sandra Quast

APPROVED WITH CONDITIONS

4. CASE# BZA-05-22-00582

3340 Oak Branch Road – Johns Island (TMS # 256-00-00-012)

Variance request to reduce: the required 30' rear setback by 27' to 3' and the required 15' interior side setback by 10' to 5' for an existing (18' x 20') shed; the required 15' interior side setback by 11' to 4' for an existing (8' x 10') shed; the required 50' front/street side setback by 28' to 22' and the required 15' interior side setback by 3' to 12' for an existing (10' x 12') shed; and the required 50' front/street side setback by 35' to 15' for an existing (18' x 20') carport.

Applicant: Ross Appel, Esq. of McCullough, Khan, Appel

Property Owner: Gregory F. Rayburn

APPROVED WITH A CONDITION

- 5. CASE# BZA-05-22-00583**
9705 Highway 78 (TMS # 390-00-00-444) – North Area
 Variance request to remove a 26" DBH Grand Red Oak Tree for a proposed office/warehouse development.
 Applicant/Property Owner: Craig Calhoun of CLR Ladson, LLC
 Representative: Kyle M. Hoyt of Hoyt + Berenyi
APPROVED WITH CONDITIONS
- 6. CASE# BZA-05-22-00584**
2028 Covey Lane – James Island (TMS # 331-07-00-010)
 Variance request to reduce: the required 35' OCRM Critical Line setback by 16.73' to 18.27' at the closest point for a proposed residence; and the required 35' OCRM Critical Line setback by 19.77' to 15.23' at the closest point and to reduce the required 15' rear setback by 4.23' to 10.77' for a proposed porch.
 Applicant/Property Owner: Clay Heck
APPROVED WITH CONDITIONS
- 7. A. CASE# BZA-05-22-00585**
1632 Wappoo Drive – St. Andrews Area (TMS # 351-12-00-009)
 Variance request to remove a 24" DBH Grand Poplar Tree and a 27" DBH Grand triple Magnolia Tree for a proposed single-family residence.
 Applicant/Property Owner: David Wertan of Nevonna Homes, LLC
 Representative: Jeffrey T. Spell, Attorney at Law
TABLED
- B. CASE# BZA-05-22-00586**
1632 Wappoo Drive – St. Andrews Area (TMS # 351-12-00-009)
 Variance request to reduce the required 5' interior side setback by 0.6' to 4.4' at the closest point and to increase the maximum building coverage by 0.1% to 30.1% for a proposed single-family residence.
 Applicant/Property Owner: David Wertan of Nevonna Homes, LLC
 Representative: Jeffrey T. Spell, Attorney at Law
TABLED
- 8. CASE# BZA-05-22-00587**
3140 Marginal Road – St. Andrews Area (TMS # 307-09-00-054)
 Variance request to site the majority of the parking spaces in front of the principal building for proposed vehicle sales use.
 Applicant/Property Owner: Vernon Krause of RECH, LLC
 Representative: Ross Appel, Esq. of McCullough, Khan, Appel
DENIED
- 9. CASE# BZA-05-22-00588**
3140 Marginal Road – St. Andrews Area (TMS # 307-09-00-054)
 Variance request to remove seven (7) Grand Trees for proposed vehicle sales use.
 Applicant/Property Owner: Vernon Krause of RECH, LLC
 Representative: Ross Appel, Esq. of McCullough, Khan, Appel
DEFERRED
- 10. CASE# BZA-05-22-00589**
3140 Marginal Road – St. Andrews Area (TMS # 307-09-00-054)
 Variance request from the following required Architectural Design Guidelines for proposed vehicle sales use: Structures with walls of more than 1,500 sq. ft. should incorporate multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 sq. ft. or less; To allow loading areas/doors to be oriented toward and visible from Residential districts and from the Marginal Road/Savannah Highway and Ponderosa Drive

rights-of-way; and Site Lighting: maximum foot-candles for outdoor sales lot exceeds 30 foot-candles; exceeds one-half foot-candles at rights-of-way; and light sources are visible.

Applicant/Property Owner: Vernon Krause of RECH, LLC

Representative: Ross Appel, Esq. of McCullough, Khan, Appel
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-05-21-00497

652 Saint Andrews Boulevard – St. Andrews Area (TMS # 418-15-00-032) The BZA will consider whether or not to hear a request to amend condition # 3 of the Final Decision and Order. Special Exception application (Case # BZA-05-21-00497) for the sale of alcoholic beverages onsite (beer, wine, and liquor) in a restaurant in the St. Andrews Area Overlay (Community Commercial, CC) Zoning District was approved with conditions on July 12, 2021. The applicant requests an amendment to condition # 3 (hours of operation 10:00 a.m. to 10:00 p.m.) to change the hours of operation to 8:00 a.m. to 10:00 p.m.
Applicant/Property Owner: Carly Paume of Maison Paume LLC

NEW BUSINESS:

1. CASE# BZA-06-22-00590

1819 Wallace Lane – St. Andrews Area (TMS # 351-02-00-021)

Special Exception request for a proposed Affordable Attached Dwelling Unit development in the Ashley River Road Corridor Overlay (Low Density Residential [R-4]) Zoning District.

Applicant/Property Owner: P. John DeStefano

2. CASE# BZA-06-22-00591

2061 Medway Road – James Island (TMS # 343-03-00-095)

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: Tanya Boggs

3. CASE# BZA-06-22-00592

554 Fleming Road – James Island (TMS # 340-03-00-021)

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: John Popelka of JSP Parcels, LLC

4. CASE# BZA-06-22-00593

656 Stoneboro Court – James Island (TMS # 343-15-00-106)

Variance request to locate a detached accessory structure (swimming pool) to the side of the principal structure.

Applicant/Property Owner: Philip Devine

VIII. ADDITIONAL BUSINESS

1. Next BZA Meeting: September 12, 2022, time TBD
2. 2022 Continuing Education Training Update

IX. ADJOURNMENT