



CHARLESTON
COUNTY

SOUTH CAROLINA

CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

MAY 2, 2022, 4:00 P.M.

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

A meeting of the BZA will be held **Monday, May 2, 2022, 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.

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, April 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, April 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 **3:30 p.m. on Monday, May 2, 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 – MAY 2, 2022, 4:00 P.M.

I. CALL TO ORDER AND INTRODUCTIONS

II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

III. REVIEW AND APPROVE SUMMARY OF APRIL 4, 2022 BZA MEETING

IV. BZA RULINGS FROM APRIL 4, 2022:

NEW BUSINESS:

1. CASE# BZA-02-22-00554

4041 Humbert Road – Johns Island (TMS # 250-00-00-108)

Variance request to reduce the required 50' front/street side setback measured from the Corbetts Alley property line by 38' to 12' at the closest point for a proposed garage.

Applicants/Property Owners: Louis Nexsen III and Becca Nexsen

APPROVED WITH CONDITIONS

2. CASE# BZA-02-22-00555

3557 Old Ferry Road – St. Andrews Area/Johns Island (TMS # 285-15-00-015)

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: Linda Crosby

APPROVED WITH CONDITIONS

3. CASE# BZA-02-22-00556

500 Brailsford Road – East Area (TMS # 764-00-00-426)

Variance request to reduce the required 15' interior side setback by 10.5' to 4.5' for an existing accessory building.

Applicants/Property Owners: Scott and Meghan Kinney

POSTPONED

4. CASE# BZA-02-22-00557

1578 Teal Marsh Road – James Island (TMS # 331-07-00-212)

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

Applicants/Property Owners: Erin Schleich and Werner Christian Schleich

APPROVED WITH CONDITIONS

5. CASE# BZA-02-22-00558

2370 Candance Lane – East Area (TMS # 622-00-00-036)

Variance request to reduce the required 50' front/street side setback by 38' to 12' for an existing accessory structure.

Applicant/Property Owner: John Phillip Truesdell

APPROVED

6. **CASE# BZA-02-22-00559**
2401 Royal Oak Drive – Johns Island (TMS # 320-00-00-072)
 Variance request to reduce the required 50' OCRM Critical Line setback by 19.2' to 30.8' and to reduce the required 35' OCRM Critical Line buffer by 4.2' to 30.8' at the closest point along the eastern property line for a portion of the proposed swimming pool; Variance request to reduce the required 50' OCRM Critical Line setback by 3.5' to 46.5' at the closest point along the southern property line for a portion of the proposed swimming pool.
 Applicant/Property Owner: Loren D. Van Oordt
APPROVED WITH CONDITIONS
7. **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
DEFERRED
8. **CASE# BZA-02-22-00561**
6601 Point Farm Road (TMS # 134-00-00-008), 6651 Point Farm Road (TMS # 134-00-00-009), 1807 Sunny Point Road (TMS # 134-00-00-10), and 6636 and 6674 Point Farm (TMS # 135-00-00-001) – Wadmalaw Island
 Variance request to allow encroachment into 1.3 acres of the required 35' OCRM Critical Line buffer for restoration of tidal salt marsh within existing impoundments and agricultural fields
 Applicant/Property Owner: Erik Weir of Point Farm Investors, LLC
 Representative: Ross Nelson of American Mitigation Company
DENIED
9. **CASE# BZA-02-22-00562**
1807 Sunny Point Road – Wadmalaw Island (TMS # 134-00-00-010)
 Variance request to remove a 33" DBH Grand double Live Oak tree for restoration of tidal salt marsh within existing impoundments and agricultural fields.
 Applicant/Property Owner: Erik Weir of Point Farm Investors, LLC
 Representative: Ross Nelson of American Mitigation Company
DENIED

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-02-22-00556**
500 Brailsford Road – East Area (TMS # 764-00-00-426)
 Variance request to reduce the required 15' interior side setback by 10.5' to 4.5' for an existing accessory building; and Variance request to reduce the required 50' front/street side setback by 49' to 1' for an existing accessory structure.
 Applicants/Property Owners: Scott and Meghan Kinney

2. CASE# BZA-03-22-00563

1521 Murphy's Island Court – East Area (TMS # 617-14-00-005)

Variance request to reduce the required 35' OCRM Critical Line buffer by 32.67' to 2.33' at the closest point for a portion of the proposed pervious driveway; and Variance request to reduce the required 35' OCRM Critical Line buffer by 2.25' to 32.75' at the closest point for a portion of the proposed steps.

Applicant: Craig Munson

Property Owner: Kevin Munson of Tiger Holdings 98 LLC

3. CASE# BZA-03-22-00564

3345 Cottage Plantation Road – Johns Island (TMS # 215-00-00-080)

Variance request to reduce the required 50' front/street side setback measured from the Cottage Plantation Road property line by 25' to 25' for an existing unpermitted accessory structure.

Applicants/Property Owners: Joseph F. Bogdan, Jr. and Erica M. Welzenbach

4. CASE# BZA-03-22-00565

1737 Oak Estates Way – Edisto Area (TMS # 071-00-00-066)

Variance request to reduce the required 15' interior side setback by 8.6' to 6.4' at the closest point for an existing accessory building.

Applicants/Property Owners: John Miraziz and Laila Miraziz

5. CASE# BZA-03-22-00566

943 Gadsdenville Road (TMS # 614-00-00-060), 935 Gadsdenville Road (TMS # 614-00-00-061), and 927 Gadsdenville Road (TMS # 614-00-00-062) – East Area

Variance request to remove five (5) Grand trees and to encroach more than twenty-five percent (25%) within the protected area of two (2) Grand trees for a proposed 29 lot subdivision.

Applicant: Henry Maloney of David Weekley Homes

Property Owner: Thomas and Corrie Tidsdale

Representative: Yesim Yazgan of Bowman

6. CASE# BZA-03-22-00568

1768 Wambaw Avenue – James Island (TMS # 424-09-00-014)

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: Lake Howard of Cedar Point Holdings, LLC

7. CASE# BZA-03-22-00569

1158 Pilot Boy Lodge – Wadmalaw Island (TMS # 157-00-00-075)

Variance request to reduce the required 50' OCRM Critical Line setback by 9' to 41' at the closest point for a portion of the proposed swimming pool.

Applicants/Property Owners: Allen and Maddin Corey

Representative: John Goodwin of Stono Construction

8. CASE# BZA-03-22-00570

1620 Terns Nest Road – James Island (TMS # 331-07-00-064)

Variance request to remove a 30" DBH Grand Live Oak tree.

Applicant/Property Owner: Eric M. Underwood

9. CASE# BZA-03-22-00571

7219 Corporation Way – North Area (TMS # 390-00-00-457)

Variance request to delay installation of the required 10' perimeter land use landscape buffer adjacent to a railroad easement.

Applicant/Property Owner: Malcolm Glenn of Live Oak Consultants, LLC

Representative: Vincent Marino of 9801 NDHighway 78, LLC

10. CASE# BZA-03-22-00572

7283 Awendaw Landing Road – East Area (TMS # 683-00-00-072)

Variance request to reduce the required 50' OCRM Critical Line setback and to reduce the require 35' OCRM Critical Line buffer to the OCRM Critical Line at the closest point for an existing unpermitted cottage and decks; and Variance request to reduce the required 15' interior side setback by 4' to 11' for an existing accessory structure (pump house/shed).

Applicant: Becky Fenno of Fenno Architecture LLC

Property Owner: Pamela and Kerry Browning

VIII. ADDITIONAL BUSINESS

1. Next BZA Meeting: June 6, 2022, time TBD
2. 2022 Continuing Education Training Update

IX. ADJOURNMENT