



CHARLESTON  
COUNTY

SOUTH CAROLINA

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

**APRIL 3, 2023, 5:00 P.M.**

Notice of this meeting was published in *The Post and Courier* on **March 17, 2023**

A meeting of the BZA will be held **Monday, April 3, 2023, at 5:00 p.m., in the Council Committee Room, 2<sup>nd</sup> Floor, Room B225, 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 31, 2023**; 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 31, 2023**; 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 Committee Room by **4:30 p.m. on Monday, April 3, 2023.**

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 3, 2023, 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 6, 2023 ANNUAL BUSINESS MEETING AND MARCH 6, 2023 BZA MEETING**

**IV. BZA RULINGS FROM MARCH 6, 2023:**

**NEW BUSINESS:**

**1. CASE# BZA-01-23-00643**

**4004 Dorchester Road – North Area (TMS # 411-11-00-188)**

Variance request to install a fence (6' high chain link fence) within the required right-of-way landscape buffer.

Applicant/Property Owner: Brenda Faulk of Devine Child Care Center

Representative: Shane Seagraves of CDI Head Start

**APPROVED**

**2. CASE# BZA-01-23-00644**

**The Grand Trees are located within the Riverbend Drive Right-of-Way near TMS # 334-04-00-026, 334-04-00-027, 334-04-00-028, and 334-04-00-029 – James Island**

Variance request to remove one Grand Tree and to encroach more than twenty-five percent (25%) of the protected area of four (4) Grand Trees.

Applicant/Property Owner: William Donahue of Riverbend Property Owner's Association, Inc., c/o Toll Southeast LP Company, Inc.

Representative: Mark H. Fields of Toll Southeast LP Company, Inc.

**APPROVED WITH CONDITIONS**

**3. CASE# BZA-01-23-00646**

**2501 River Road – Johns Island (TMS # 317-00-00-012)**

Variance request to reduce the required 75' right-of-way landscape buffer along River Road by 40' to 35' for a proposed 10 lot subdivision.

Applicant: Kevin Coffey of Lowcountry Land Development Consultants, LLC

Property Owner: Pierce Cauthen and Brian Harvin of River Run Development, LLC

**DENIED**

**4. CASE# BZA-01-23-00647**

**5050 Highway 17 North – East Area (TMS # 629-00-00-206)**

Variance request for a proposed soccer field complex:

- To allow ingress/egress access from Highway 17 North, and access drive width to exceed 30' wide;
- To exceed the maximum 19' pole height requirement by 51' to 70' for soccer field lighting; and
- To locate off-street parking spaces in front of the proposed soccer field complex along Highway 17 North and Guerins Bridge Road.

Applicant: Tripp Moye

Property Owner: Richard McCaskill

Representative: Bob Almirall of Reveer Group

**APPROVED WITH CONDITIONS**

**5. CASE# BZA-01-23-00648**

**5050 Highway 17 North – East Area (TMS # 629-00-00-206)**

Variance request to prune four (4) Grand Trees more than 25% for a proposed soccer field complex.

Applicant: Tripp Moye

Property Owner: Richard McCaskill

Representative: Bob Almirall of Reveer Group

**APPROVED WITH CONDITIONS**

**6. CASE# BZA-01-23-00649**

**1919 Savannah Highway – St. Andrews Area (TMS # 350-05-00-056)**

Special Exception request for the sale of alcoholic beverages onsite (beer, wine, and liquor) in the Dupont-Wappoo Area Overlay (Community Commercial) Zoning District.

Applicant: John Douglas Allison of CHS Golf LLC

Property Owner: Teddy M. Hendricks of Expressway Center LLC

Representative: Mark Peper of Peper Law Firm

**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-02-23-00650**

**4230 River Road – Johns Island (TMS # 259-00-00-018)**

Variance request to encroach more than twenty-five (25%) of the protected area of five (5) Grand Trees for a proposed driveway.

Applicant/Property Owner: Matthew Alt

Representative: Ryan Mattie of JMT Inc.

**2. CASE# BZA-02-23-00651**

**1132 Carter Avenue – East Area (TMS # 559-14-00-019)**

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Mount Pleasant Overlay (Suburban Residential) Zoning District.

Applicant/Property Owner: Danielle Michaels of Cattleya Investments, LLC

**3. CASE# BZA-02-23-00652**

**1137 Carter Avenue – East Area (TMS # 559-14-00-025)**

Special Exception request to establish a Short-Term Rental Property, Extended Home Rental (EHR) in the Mount Pleasant Overlay (Suburban Residential) Zoning District.

Applicant: Danielle Michaels of Cattleya Investments, LLC

**4. CASE# BZA-02-23-00654**

**759 W. Westchester Drive – St. Andrews Area (TMS # 310-03-00-046)**

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

Applicant: Rachel Crisp of 4Cs Properties, LLC

**5. CASE# BZA-02-23-00655**

**2064 Medway Road – James Island (TMS # 343-03-00-100)**

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: Abigail E. McClam

**6. CASE# BZA-02-23-00653**

**3321 Jesse Qualls Drive – Johns Island (TMS # 256-00-00-063)**

Variance request for three (3) existing detached accessory structures:

- To reduce the required 15' interior side setback by 13.6' to 1.4' for a garage;
- To reduce the required 15' interior side setback by 14.1' to 0.9' for a shed; and
- To reduce the required 15' interior side setback by 7' to 8' for a shed.

Applicant/Property Owner: Virginia Haynes

**7. CASE# BZA-02-23-00656**

**2592 Bohicket Road – Johns Island (TMS # 257-00-00-034)**

Variance request for two (2) existing detached accessory structures:

- To reduce the required 50" OCRM Critical Line setback by 44.4' to 5.6' and to reduce the required 35' OCRM Critical Line buffer by 29.4" to 5.6' at the closest point for a barn; and
- To reduce the required 50' OCRM Critical Line setback by 44' to 6' and to reduce the required 35' OCRM Critical Line buffer by 29' to 6' at the closest point for a shed.

Applicants/Property Owners: Baker and Cortney Bishop

Representative: Bridges Williams of Flyway SC, LLC

**8. CASE# BZA-02-23-00657**

**8932 Peters Point Road – Edisto Island (TMS # 025-00-00-154)**

Special Exception request for Hemp Farm Production in the Agricultural Preservation (AG-10) Zoning District.

Applicant: Cody Callarman of Zitro Farms, Inc.

Property Owner: Pinkney Mikell

**VIII. ADDITIONAL BUSINESS**

1. Next BZA Meeting: May 1, 2023, location and time TBA
2. 2023 Continuing Education Training Update

**IX. ADJOURNMENT**