



CHARLESTON
COUNTY
SOUTH CAROLINA

CHARLESTON COUNTY BOARD OF ZONING APPEALS (BZA) AGENDA

MAY 6, 2024, 4:00 P.M.

Notice of this meeting was published in *The Post and Courier* on **April 19, 2024**

A meeting of the BZA will be held **Monday, May 6, 2024, at 4:00 p.m., in the 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, May 3, 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, May 3, 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 **3:30 p.m. on Monday, May 6, 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 – MAY 6, 2024, 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 1, 2024 BZA MEETING

IV. BZA RULINGS FROM APRIL 1, 2024:

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
DEFERRED

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
APPROVED WITH A CONDITION

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
APPROVED WITH CONDITIONS

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
APPROVED WITH CONDITIONS

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: Lauren Lee Worrell
APPROVED WITH CONDITIONS

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

APPROVED WITH A CONDITION

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

WITHDRAWN FROM THE AGENDA

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-02-24-00753

1935 Culver Avenue – St. Andrews Area (TMS# 350-13-00-118)

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: Paul St. Clair

2. CASE# BZA-03-24-00760

2128 Golfview Drive – James Island (TMS# 343-06-00-010)

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: Kevin Sellon

3. CASE# BZA-03-24-00761

2160 Golfview Drive – James Island (TMS # 343-06-00-019)

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: Samuel Britton

4. CASE# BZA-03-24-00762

3252 Benchmark Drive – North Area (TMS# 390-00-00-456)

Variance request to waive the pedestrian way (sidewalk) installation requirement for a proposed warehouse.

Applicant: Joseph Bayless, EIT of Earthsource Engineering

Property Owner: Dora Brazelton of Southern Image Landscape, LLC

5. CASE# BZA-03-24-00763

2414 Midland Park Road – North Area (TMS # 478-15-00-022)

Variance request for an impervious driveway that was constructed within three times the DBH (Critical Root Zone) of a 44" DBH Grand Live Oak Tree.

Applicants/Property Owners: Hermelindo Menolez Leyva and Araceli Ruiz

6. CASE# BZA-03-24-00764

244 Riverland Drive – James Island (TMS # 343-06-00-127)

Variance request for construction within a restricted area three times the DBH (Critical Root Zone) of a 25.5" DBH Grand Laurel Oak Tree for an accessory building.

Applicant/Property Owner: James Ellis

7. CASE# BZA-03-24-00765

3375 Westphal Drive – Johns Island (TMS # 202-00-00-191)

Variance request to encroach a multi-stem 59" DBH Grand Live Oak Tree more than twenty-five percent (25%) of the protected root zone area for a proposed porch expansion.

Applicant: Jodi Crosby of Crosby Creations

Property Owners: Joseph and Gail Dunn

8. CASE# BZA-03-24-00766

20 Lolandra Avenue – St. Andrews Area (TMS # 418-13-00-202)

Variance request to remove a 24" DBH Grand Live Oak Tree adjacent to an existing single-family residence.

Applicants/Property Owners: Jennifer Berwick Slater and Mark W. Slater

9. CASE# BZA-03-24-00767

200 Black Tupelo Lane – Johns Island (TMS # 205-00-00-074)

Variance request to encroach a 30" DBH Grand Live Oak Tree and a 17"/18" DBH Grand Live Oak Tree more than twenty-five percent (25%) of the protected root zone area and to construct within a restricted area three times the DBH (Critical Root Zone) of the 17"/18" DBH Grand Live Oak Tree for a proposed single-family residence.

Applicants: Tim and Kathryn Luwis

Property Owners: Timothy and Lisa Broadbent

Representative: Charlie Miraziz of Drafted Architecture

VIII. ADDITIONAL BUSINESS

1. Next BZA Meeting: June 3, 2024
2. 2024 Continuing Education Training Update

IX. ADJOURNMENT